



HOLYWELLS PARK, IPSWICH

VISUAL AIDS





Landscape Character Areas

1. Holywells House and Gardens
2. Parkland Core
3. Bishop's Wyke
4. Eastern Woodland
5. Canals and Pond Network
6. Nature Conservation Area

Park Compartments

- A Old Orchard
- B Kissing Gate Lane and Meadow
- C New Orchard
- D New Meadow
- E The Canal
- F Bishop's Hill Woodland
- G Nacton Road and Bishop's Hill Woodland
- H Elmhurst Drive Woodland
- I The Dell
- J Pond 1 and Environs
- K Wetland Garden Stream and Environs
- L Pond 2
- M Play Area and Moat
- N Pond 3
- O Pond 4
- P Pond 5
- Q Pond 6
- R Pond 7
- S Pond 8 and Environs
- T Parkland Core



B	Text enlarged	ac	29.01.13
A	Park compartments added	ac	23.01.13
REV.	DESCRIPTION	APP.	DATE

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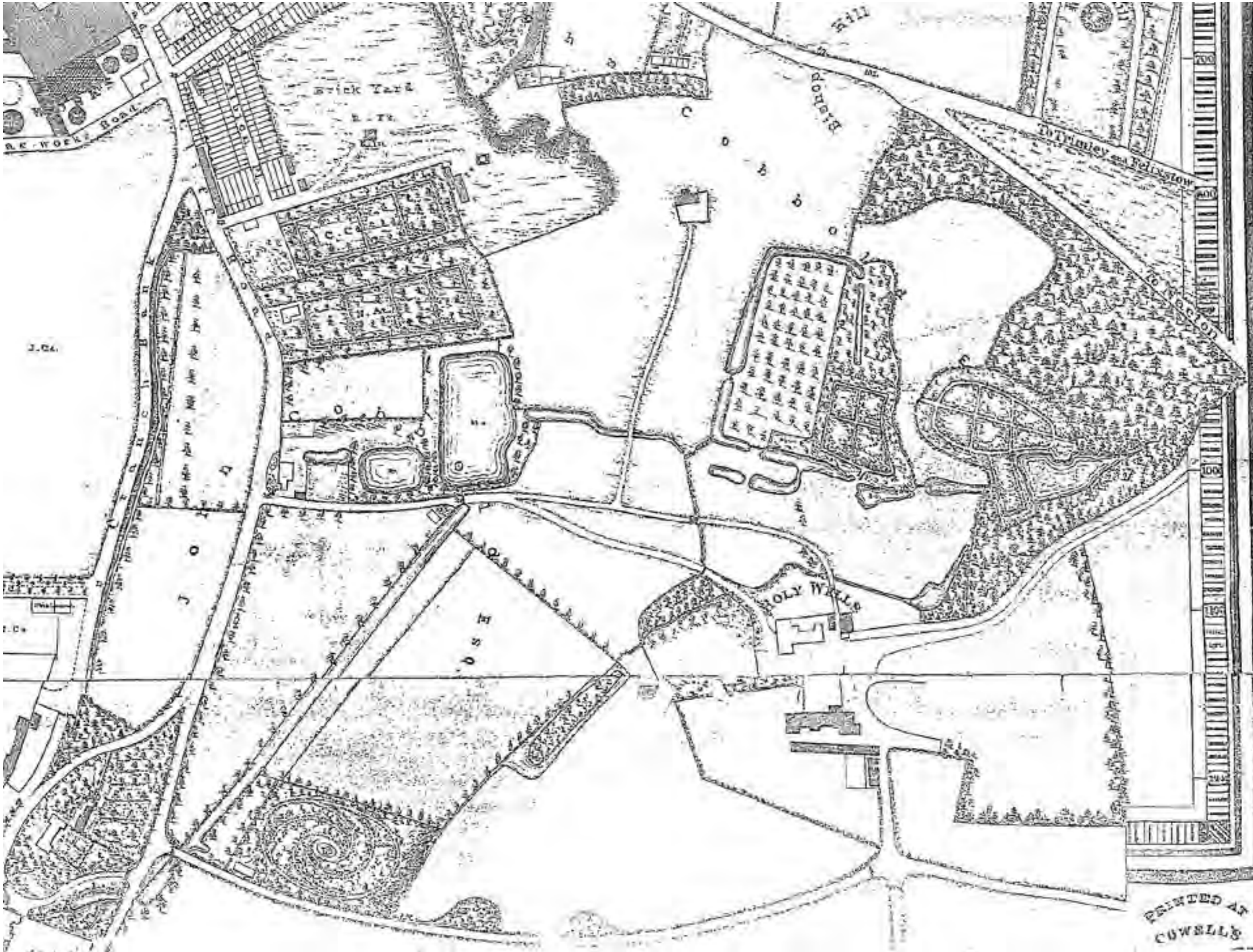
PROJECT TITLE
HOLYWELLS PARK
IPSWICH

DRAWING TITLE
Landscape Character Areas and Park
Compartments

ISSUED BY	Peterborough	T: 01733 310471	
DATE	Jan '13	DRAWN	tjh
SCALE@A1	1:1250	CHECKED	ac
STATUS	Planning	APPROVED	ac

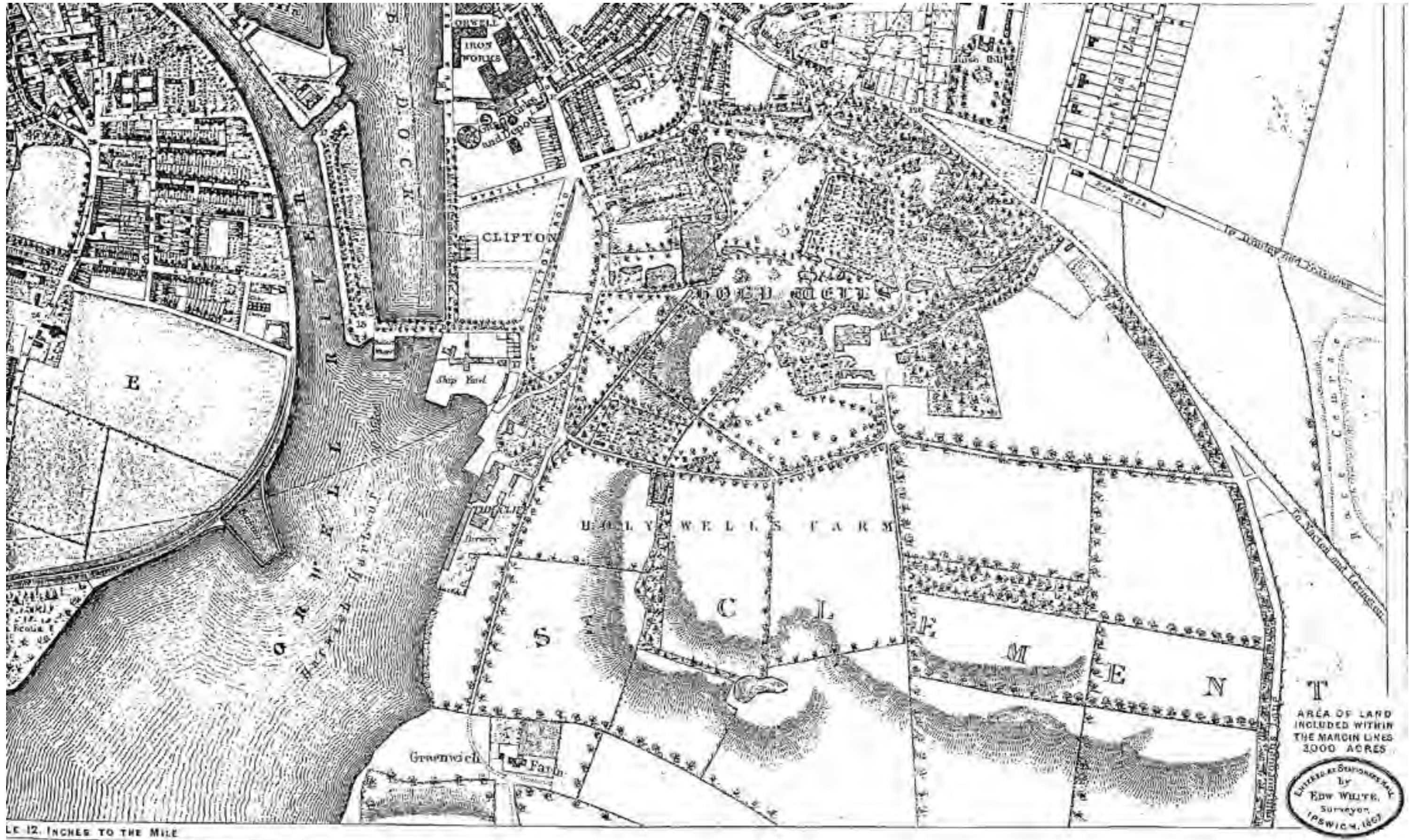
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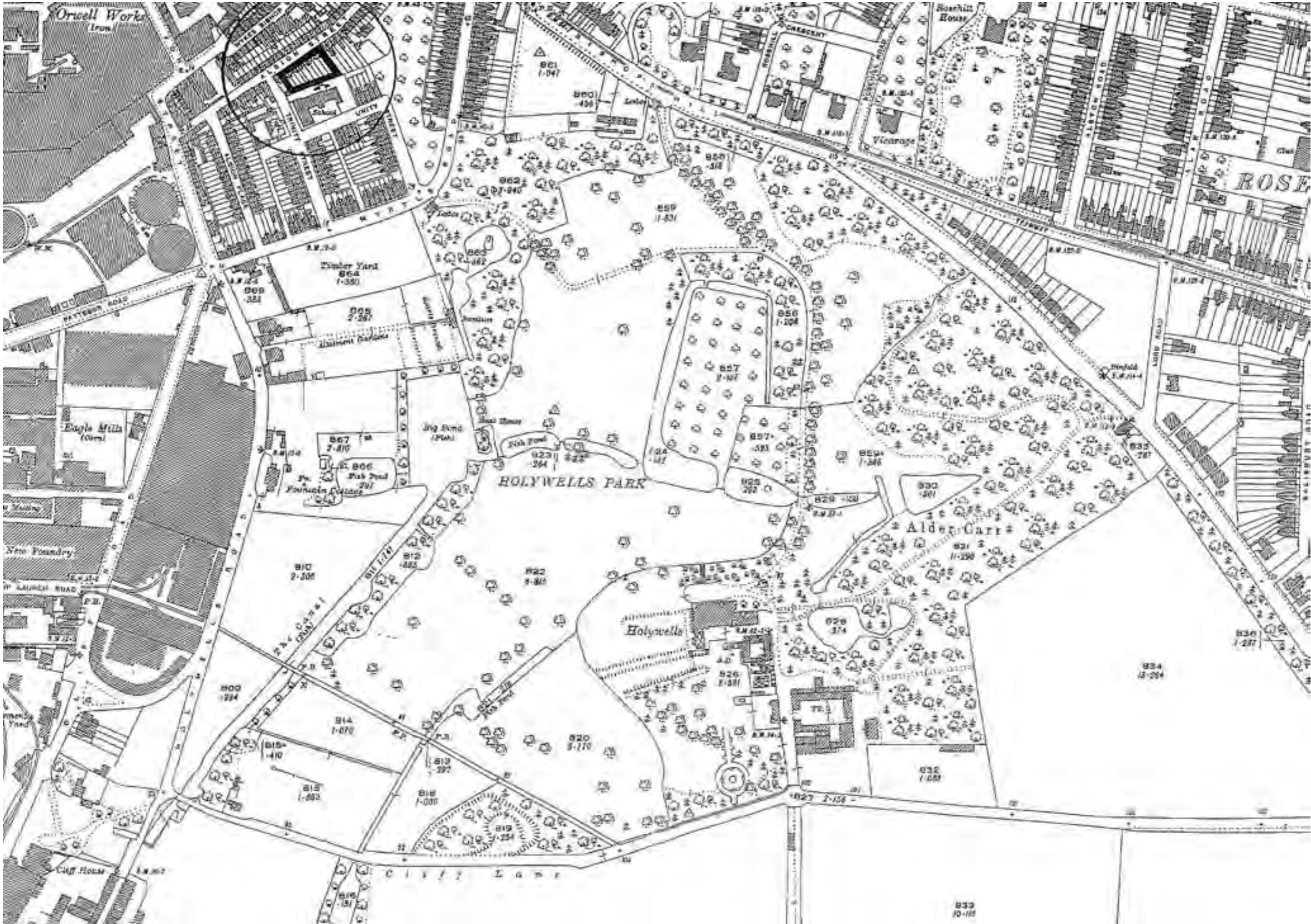
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The careful depiction of the unusual formation of ponds in the foreground is characteristic of Gainsborough's style from 1748-50 and the dramatic treatment of the panorama with its atmospheric weather effects is strongly influenced by Dutch artists such as Ruisdael. Although Gainsborough lived in Ipswich for seven years, this rare early work is his only known depiction of the Suffolk town. This work was acquired with assistance from the Wolfson Foundation.

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Holywells House as painted by Reverend Richard Cobbold in 1812



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Current planting lacks the exuberance of the original style

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The paddling pool before its removal



The paddling pool before its removal



The play area before its improvements in 2007



The pond and water lilies

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The entrance today.



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The lower terrace originally.



The lower terrace today.



Steps between the lower terrace and park.



Missing balustrading.



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The Myrtle Road entrance.



The Cliff Lane entrance.



The Nacton Road entrance.



The Cliff Lane entrance.

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

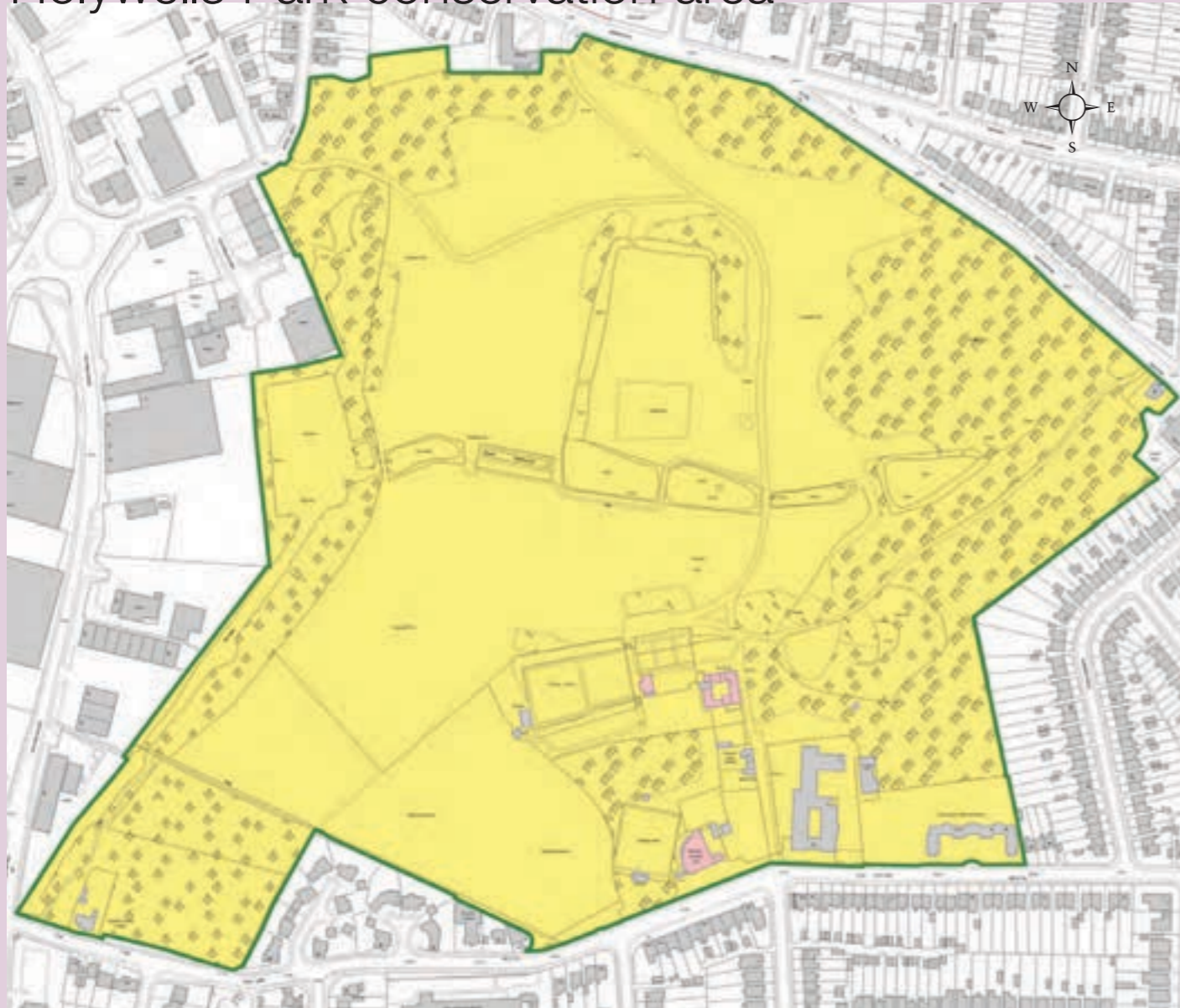
The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



HOLYWELLS PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

Holywells Park conservation area



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1 introduction

Ipswich is fortunate to have a long and important history reflected in many fine buildings and areas, which are distinguished by their architecture and landscape setting.

This creates an attractive environment that is the product of many different eras. These areas are unique examples of our social, cultural and aesthetic past and must be safeguarded from indiscriminate or ill-considered change.

The Planning (Listed Building & Conservation Areas) Act 1990 states that:

"Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as Conservation Areas".

Planning Policy Statement 5: Planning for the Historic Environment also makes clear:

"The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."

Holywells Park has previously been the subject of a bid for inclusion on the English Register of Historic Parks and Gardens. Although up to now English Heritage felt the Park did not justify inclusion, this view is now changing and it was considered to be of sufficient merit by the Heritage Lottery Fund to be included in the Urban Parks Programme.

Designation of the Park as a conservation area in September 2003 recognized its special status in the absence of inclusion on the Register and also allowed consideration of additional buildings of merit such as the Margaret Catchpole public house listed Grade II* and buildings of special local interest adjacent to the Park. The Park itself has two listed buildings, the Stable Block and Orangery both listed Grade II.

In recent years, the most significant alterations to the Parkland landscape have involved the appropriation of ground formerly occupied by a Holywells pond for a children's paddling pool, and the introduction of a play area into the moated site of the Bishops Manor. The disappearance of Holywells House and its elaborate formal gardens, and the deterioration of the line of ponds that run through the centre of the Park are also linked to its modern history.

Designation is not usually intended to prevent all change or development, but to ensure the special character of the area is protected and enhanced and that proposed changes are subject to particular scrutiny and to try to ensure that it is appropriate to an areas' special character where the presumption is in favor of preservation and enhancement of its special characteristics.

This document has three main aims. These are to:

- provide detailed guidance on the Council's expectations for the very limited development and related proposals affecting this conservation area and its setting by way of its approved policies;
- promote schemes of preservation and enhancement where appropriate, particularly in relation to the setting and adjacent development;
- provide an understanding of what is special about the character of the area.

The designated area includes the whole of Holywells Park and is bounded by Felixstowe Road and Nacton Road to the north, Cliff Lane to the south, Holywells Road to the east and by the rear boundaries of the properties on Elmhurst Drive to the west. The surrounding area is mainly residential.

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

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2 statement of significance of the area

Holywells Park is one of the finest parks in Ipswich. The Park as it seen today is the result of two principle development phases.

The Medieval period when there was a moated site of a Bishops Manor; and the Cobbold era when it was transformed from mainly farmland, to an early industrial landscape through the construction of reservoirs by Thomas Cobbold, to a landscaped park by successive generations of the brewing family. The Park landscape retains much of the layout and distribution of planting that characterized it during the Cobbold era, but its designed character has been eroded by a combination of modern alterations and a loss or deterioration of historic features. Although there are some recreational facilities the main focus is on natural features, particularly the complex of ponds, open spaces and woodland.

The present Park has reverted to a more informal open space although the lines of the carriage drives and remnants of the formal garden still remain.

The principle built structures remaining in the Park are the orangery and the stable block, both of which are listed. Built in the 1850s the orangery was used to display exotic plants collected on voyages of the Cobbold fleet. It has a rendered and colour washed brick plinth with a glazed roof. The stable block was an ancillary building to the mansion and is built of white and red brick with slate roofs. The most notable feature of the building is the five storey square clock tower with rusticated brick quoins.

The Margaret Catchpole public House, listed Grade II*, with its bowling green is situated just outside the northern boundary of the Park. Designed by Harold Ridley Hooper for the Cobbold Brewery, it was built in 1936. Its well detailed architecture and original interior make it outstanding among surviving inter-war public houses. To the east of the Park are 52 and 54 Nacton Road, mid 19th Century brick cottages, both of which are included in the Ipswich Society's Local List. Also locally listed is Holywells Garden Cottage, outside the south-western boundary of the Park, and 1 and 2 Holywells Farm Cottages at the Cliff Lane entrance which were originally part of the Holywells estate. On the southern boundary are the King George V Memorial Homes and the 18th Ipswich Scout Headquarters.

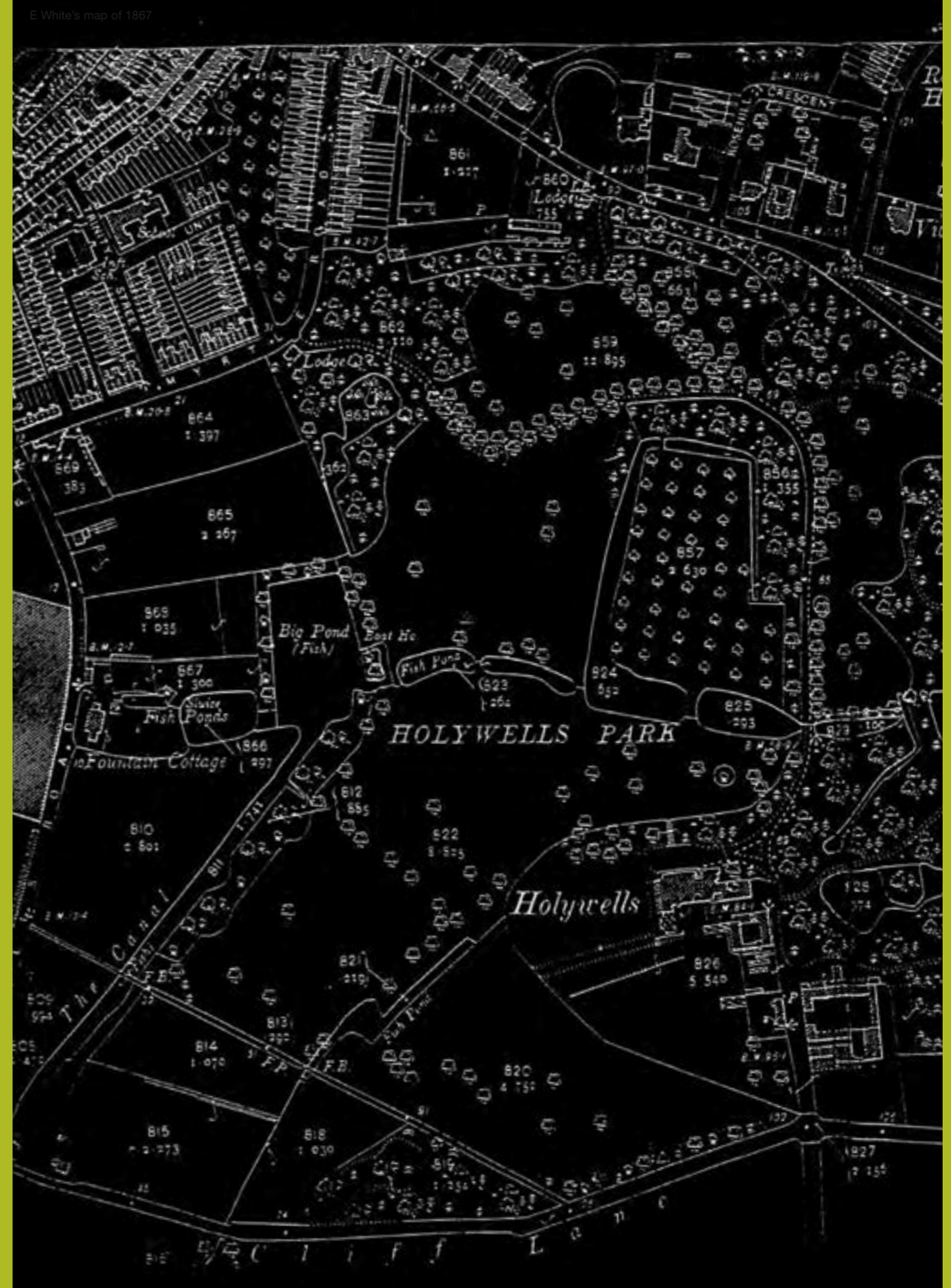
Holywells is a designated County Wildlife Site because of its importance for wildlife conservation. It contains over 30 different species of tree and a variety of different habitats supporting large numbers of birds, invertebrates, small mammals and amphibians.



Above: The Mansion painted by Rev Richard Cobbold 1814



Left: Remnants of the original carriage drives and formal gardens



3 historic development of the area

The origins of Holywells Park appear to date back to Saxon times when it was known either in part or whole as the Manor 'Wix Episcopi'.

It is believed that there was a moated site, which would have accommodated a house and farmstead within the Park, and there is still evidence of embankments to support this. The land remained in the ownership of bishops until the sequestration of all church property by Henry VIII in the 16th Century.

Water plays an important part in the history of the Park, there being several springs that supplied the streams in the valley and later formed ponds and marshes. This is presumably where the name 'Holy Wells' comes from. There is reference to pilgrimages to the springs, legend attributing curative powers to them. Indeed these springs formed an important part of the Town's water supply as early as the 12th century.

It was also the pure water in plentiful supply that attracted Thomas Cobbold to move his brewery from Harwich to the nearby 'Cliff' in 1744. Previously he had transported the water in barges to Harwich. Thomas purchased the Park in 1789 and proceeded to construct reservoirs for his brewery by the creation of the Ponds dammed in a stepped sequence.



Thomas Gainsborough painting c1750 of Holywells

The 1841-44 Tithe Returns show that wheat and barley were grown on the upper valleys whilst the lower part of the valley was used as meadows. By this time the Brewery was using artesian water although the family continued to use the Holywells water for other purposes.

A mansion, Holywells House, was built in 1814 and was the residence of John, second son of Thomas Cobbold. By the mid 19th Century the farmland had given way to a formal park with ornamental gardens and exotic plants and the building of a carriage drive through the Park.

The Cobbold era in the Park ended in 1929 and eventually it was purchased by Lord Woodbridge in 1935, and he presented it to the Borough of Ipswich in the same year. The house fell into disrepair and was eventually demolished in 1962 leaving only the orangery and stable block standing.



The Stable Block



Opposite page:
Holywells Park
Above:
The Margaret Catchpole

4 location, area, boundaries, landform, setting

The 70 acre site containing Holywells Park is roughly triangular in shape, the blunted apex of the triangle forming its northern end.

The Park is essentially a bowl-shaped valley with a wooded rim that still comprises a remnant of heathland vegetation around the high eastern edge. It is bounded on three sides by housing, to the south by Cliff Lane; to the north east and north west by Bishop's Hill and Myrtle Road and to the east by Nacton Road. To the west lies Holywells Road and a mixture of light industrial buildings, beyond which is the Ipswich Wet Dock Conservation Area.

ENTRANCES AND APPROACHES

The main entrance to the Park is marked by black wrought iron gates, fronting Cliff Lane. To the left is the Margaret Catchpole public house (Grade II*). A tarmac lane leads into the Park, passing the original home farm cottages on the left and modern retirement flats on the right. Just beyond the retirement flats is a small gravelled car park, bounded to the south by a low brick wall and on the north and east by mixed woodland. Opposite the car park is the listed stable block.

The Nacton Road entrance is marked by black wrought iron gates attached to brick gate piers. A substantial brick wall runs the length of the eastern boundary to the Bishop's Hill entrance.

Apart from the paths leading to the site of the mansion, the path junction inside this entrance joins with a third path, leading north through the heart of the tree belt that fronts the remainder of the eastern boundary of the Park.

The tree belt along the western edge of the Park stretches from Myrtle Road, in the north end of the Park, to Cliff Lane in the south. Access to the mixed woodland is provided by an informal footpath that runs almost the entire length of the area, beginning in the open space just south of the Myrtle Road entrance, and exiting from the south-west corner of the Park, through wooden field gates that lead onto Cliff Lane.

PRINCIPAL BUILDINGS

The principle buildings in the Park are the stable block and orangery, remnants of Holywells House and both listed Grade II. The stable block was built in the 19th century to a courtyard plan in white and red brick with slate roofs. The building is notable for its 5-storey square clock tower with white brick rusticated quoins. The tower is pierced at intervals by round-headed metal windows with glazing bars. There are clock faces to the north and west and the hipped roof is topped with an open cupola and weathervane. Internally the stables in the north range have two complete stalls with iron rail guards, feeding troughs and hay-racks. It now houses the headquarters for the Council's Parks Rangers Service.

The orangery is an elegant brick and glass structure built in the mid to late 19th century. The west side has a seven window range, the three centre bays projecting as a gabled transept. All windows are sashes with margin glazing bars and timber frames. The tiled interior features two rows of round cast-iron columns which rise to support wrought iron scrolled braces and beams.

The building has suffered badly from the weather and vandalism over the last few years resulting in the loss of a quantity of glass. In January 2005 the Council erected a temporary structure around the building to protect it. The shell will remain in place whilst the future of the orangery is planned.

Beyond the park the other listed building within the conservation area is the Margaret Catchpole public house listed Grade II*. Built in 1936 and designed by Harold Ridley Hooper for the Cobbold Brewery the building is of red-brown brick with hipped plain tiled roof and a prominent brick ridge. The front elevation is single storey with an attic with a four window range with single and three light wooden mullion and transome windows glazed with leaded lights. A principle doorway has a moulded brick surround and double doors. At either end of the central range are single storey projections with hipped roofs which have further doorways.

Within the conservation area are a number of locally listed buildings which are important to the character of the area. No's 1 and 2 Holywells Farm cottages were once part of the home farm on the Holywells estate. They are situated on the Cliff Lane entrance to the Park and are a pair of semi detached cottages in red brick with hipped peg tile roof. The cottages have a four window range with modern casement windows and modern tiled porches.

No's 52 and 54 Nacton Road (formerly 1 & 2 Pound Cottages) are a pair of mid 19th century cottages in red brick with peg tiled roofs. There are 6 light casements with rubbed brick arched lintels on the ground floor with the addition of a modern bay window at No 52. The cottages are enclosed by the Park boundary wall.

HISTORIC CHARACTER AND KEY FEATURES

Holywells Park can be divided into four distinct character areas; Holywells House and Gardens; the Parkland Core; Eastern Woodland; and Southwest Parkland.

Holywells House and Gardens

From the Cliff Lane entrance the drive leads to the stable block which is virtually all that remains of Holywells House. Just past the stable block to the west is the entrance to the walled garden area. Here an ornate garden door, formed by a brick arch and black wrought iron gate, pierces a brick wall about 2 metres in height. The enclosed garden beyond, comprises four terraces, roughly square in shape, and decorated with formal bedding.

The orangery marks the eastern extremity of the walled garden. The formal layout of the walled garden area and the presence of the orangery and stable block recalls some of the splendour of Holywells House and its gardens as they appeared in John Dupuis Cobbold's day. However much of the architectural garden ornamentation is missing including balustrading, urns, steps, pond and extensive herbaceous borders. The focal point of the area is the orangery but the modern loggia and timber storage buildings owned by the bowls club fail to harmonise with the building.



The Terrace is the most neglected feature of the former mansion site. The brick wall running along the rear of the terrace and forming the northern boundary of the walled garden, marks the frontage of the mansion. The remains of stone balustrading identifies the front of the terrace and stone steps, towards the western end of the terrace, lead down the bank to a bowl of lawn, beyond which is the line of ponds that run across the valley. At its opposite end, the terrace joins with the main drive (the former carriageway) that leads through the Park. The surfacing of the terrace, the neglected appearance of the adjoining shrubbery, and substantial deterioration of its decorative stonework have rendered this much recorded feature incapable of expressing its former grandeur.



Parkland Core

An avenue of lime trees follows the raised tarmac drive, which connects the main entrance, off Cliff Lane, with the two gated entrances in the northern end of the Park, Bishop's Hill and Myrtle Road. From the stable block, the drive proceeds down a gentle slope, then past a group of fine mature Holm oaks to pass over a balustraded brick bridge. Just beyond the bridge, to the left, the ground slopes down to a roughly rectangular area of lawn, thought to be a medieval moated site, now the children's play area. From the bridge, it is possible to view the complex of east-west running ponds. Each is roughly rectangular in shape, and enclosed by fencing. Behind this the ground rises gently through an open space of amenity grassland to meet with the Myrtle Road entrance drive. Beyond this is a scattering of semi-mature specimen trees, then a narrow tree belt, dominated by Scotch fir and running along the Park's northern boundary. There are isolated specimen trees scattered throughout the parkland, including Western Red Cedar, Lawson's cypress, weeping ash and magnolia.

The landscaped park that formed the setting for Holywells House has largely retained its spatial integrity, although its degree of ornamentation has declined dramatically from that evidenced in early 20th century photographs.

The line of ponds, aligned through the centre of the Park, were created by Thomas Cobbold to provide water for his brewery. This fine example of an early industrial landscape is now becoming overgrown by trees and shrubs. Several of the ponds have silted up and the heavy infestation of scrub species along the margins of Ponds 3 and 4 now block important historical views. The appearance of the ponds since they were first recorded by Gainsborough in 1748-50, has changed over the years and the ponds have developed into a group of dynamically different habitats that support a diverse range of wildlife. Pond 5 is now known as Alder Carr and is a Biodiversity Action Plan habitat.



This page: Eastern Woodland



Eastern Woodland

Taking the path opposite the Stable Block, on the far side of the entrance drive, the visitor is led past the Park's leaf yard, then up a gentle slope via a wide tarmac path that links Holywells House and Gardens Area with Nacton Road. On the right of the path is a hollow, thought to have once been a sand and gravel pit, known as the Dell. The housing that bounds the Park to the south is barely discernable through the thick undergrowth that defines the edge of the clearing and provides cover for the range of wildlife that inhabits the woodland.

The path surfacing in most of the eastern woodland consists primarily of a narrow track of compacted earth, with a grass verge. The very mixed woods in this area of the Park contain some fine specimens of Oak, and Sweet Chestnut, this despite the fact that the woodland was severely damaged by the great storms of 1987 and 1990. In recent years the Rangers have planted several hundred new native trees whilst at the same time removing the non -

invasive Sycamore that had been flourishing since the 1987 storm.

Walking through a field gate to the north-west of pond 5 reveals the islanded big pond, which takes water from the line of ponds higher up. A small clearing with rustic seating, defines the area between the main entrance and the shoreline. The trees in this area have largely grown up over the last hundred years, forming a screen which hides the semi-industrial areas and dockland beyond.

Along the Canal walk the effect of the dense tree canopy had been to create a dark tunnel-like experience. There has been a large amount of tree work carried out in this area and the canal path is now a bright and pleasant place to walk. The canal leads towards the sluices which controlled its entry to the brewery, although it is no longer used. An inlet to the canal shows where water flowed in from a ditch which once led down across the Park.



Southwest Parkland

The south-west corner of the Park comprises a roughly rectangular area lying between the Nature conservation area and the Holywells House and Gardens area. This part of the Park is the highest concentration of land mass managed principally for wildlife and forms a highly significant "nature reserve". It also serves as a platform for a variety of community involvement. Within the area are three fenced enclosures of planting known as the New Orchard, the Wildflower Meadow and the Old Orchard. These three spaces of planting give this area of the Park a distinctly rural feel. Divided by hedgerows and devoted to cultivation of sorts, they refer in form and purpose back to the early 19th century when Holywells was primarily farmland.

The Old Orchard is the oldest area, retaining its original boundaries and contains the remnants of the original Cobbold family orchard with many old apple varieties. The Wildflower Meadow to the immediate north is a completely self contained area enclosed by hedgerow and planted with native wildflowers. With the Old Orchard, it shares the eastern boundary of Holywells with a modern housing estate. The New Orchard comprises rows of traditional fruit and nut trees. Beyond its chainlink fence to the north is a recently established belt of woodland edge species.

The Stable Block and gardens



conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2006 are contained in Ipswich Local Plan 1997.

The Plan gives environmental issues a high priority and sets out among its specific objectives for the Built and Natural Environment. These include:

- To protect and enhance listed buildings and their settings and the designated conservation areas;
- To achieve high quality and sustainable new development;
- To bring about environmental improvements through development opportunities.
- To prevent loss of open space with natural amenity value by guiding development toward appropriate locations

The Local Plan Built Environment Chapter sets out detailed conservation policies (with supporting text) to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. The Natural Environment Chapter identifies a policy framework to protect and enhance existing open space in order to meet the needs of the people of Ipswich with respect to education, health, culture, recreation and leisure. It places at the core of the relevant policies, the identification, protection and enhancement of the built and natural heritage of Ipswich, including Holywells Park.

1. Detailed Policies

The Local Plan Built and Natural Environment Chapters set out detailed conservation policies to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. These and other policies with particular relevance to Holywells Park Conservation Area are identified below with the relevant Local Plan policy number.

NE5

In considering proposals for development on open land the Council will seek to safeguard those areas which have high natural amenity value and/or are of special historic interest. Such proposals will be judged against the following criteria:

- (a) the quantity and quality of trees and other natural features to be retained including open space;
- (b) in cases of parks and gardens of Special

Historic Interest, the extent to which the character and appearance of the open space is preserved and enhanced; and
(c) the improvement of public access to the remaining open space.

NE9

The Council will take steps to protect trees in the interests of amenity and wildlife by making Tree Preservation Orders and by imposing conditions of planning permission where appropriate.

NE10

The Council will seek to retain all trees of high amenity value. Consent will only be granted for the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order or trees located within a conservation area provided the works are necessary:-

- (a) to secure the proper maintenance of the tree(s) for good arboricultural reasons; or
- (b) to secure the removal of the tree(s) so that the survival or growth prospects of other protected trees are enhanced.

NE11

Where it is considered acceptable for the removal of a tree or trees by a Tree Preservation Order, conservation area designation or a condition of planning permission, the Council will normally require the replanting of at least an appropriate number of trees of a suitable size and species in an agreed location within the current or following planting season.

NE12

The Council will require an accurate survey of all the trees on sites proposed for development including details of protective measures to be undertaken during the development process to ensure the continuing health and safety of each specimen to be retained.

Other Local Plan policies may also be relevant depending on the nature and location of each specific proposal including NE9 on the landscaping of new development.

NE14

The Council will seek to conserve the nature conservation interest of the County Wildlife Sites and Local Wildlife Sites identified on the Proposals Map by controlling the type and intensity of development. The Council will not grant planning permission for development which would be likely to result in the destruction or damage to County Wildlife Sites and Local Wildlife Sites or other sites of high wildlife and nature conservation importance.

NE16

Development will only normally be permitted which would not have a material adverse impact on species protected by specific legislation, the Biodiversity Action Plan process and species listed in Red Data Books (nationally rare species). Where development is permitted conditions will be imposed that ensure that any effect on a protected species is kept to an absolute minimum and fully compensated.

NE19

The Council will seek to protect and enhance the nature conservation value of wildlife corridors. The impact of development proposals on wildlife corridors will be an important factor in considering planning applications.

Ipswich Landscape and Wildlife Strategy

Parks and Open Spaces Strategy Objectives

- Promote the landscape value of the Town's parks and public open space
- Establish good practice in the long-term management of our parks and public open spaces
- Maintain, and where possible, enhance the biodiversity value of parks and open spaces. Identify opportunities to increase availability of public open space in areas where a shortage exists.
- Identify opportunities to increase availability of public open space in areas where a shortage exists.

BE30

Consent to demolish a building or structure within or adjacent to a conservation area will only be granted where:-

- (a) the building/structure does not materially contribute to the townscape quality of the area and its removal would contribute to the enhancement of the area;
- (b) it can be demonstrated that the building/structure is incapable of repair and reuse; and
- (c) evidence of a completed contract for the full implementation of the comprehensive scheme of development has been submitted to the Local Planning Authority.

BE31

The Council will resist the removal of chimneys, skyline features and other parts of buildings that positively contribute to the character of conservation areas.

BE32

In conservation areas where specific townscape elements are in danger of being lost, consideration will be given to suspension of permitted development rights under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

BE33

The Council will seek to ensure that development proposals including changes of use within or close to a conservation area preserve or enhance the character and appearance of the area. Particular care will be taken to protect open spaces and other collective peculiarities that contribute to the character of each area.

BE35

Proposals for development in or close to conservation areas should be accompanied by a sufficient level of detail to enable a proper assessment to be undertaken of the impact of each scheme on the character and appearance of the area. Outline planning applications will only be appropriate in certain circumstances and only then if accompanied by sufficient material to demonstrate the townscape implications.

BE46

The Council will seek to preserve Scheduled Ancient Monuments and other remains of national importance and their settings. On other important archaeological sites the Council will seek mitigation of damage through preservation in situ as a preferred solution. When the balance of other factors is in favour of physical destruction of the archaeological site, the Council will wish to be satisfied that adequate provision is made for the excavation and recording of archaeological remains.

BE47

Where research indicates that archaeological remains may exist, the Council will require that a developer submits an archaeological field evaluation prior to the determination of a planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the extent to which the proposed development is likely to affect them. Where proposals are considered acceptable these conservation/preservation arrangements will normally be secured by a condition of planning permission and /or a planning obligation agreement.

BE3

The Council will promote mixed use development to achieve a more integrated urban environment providing that land use and environmental conflicts can be avoided.

BE15

In considering development proposals the Council will seek the retention and reinstatement of existing or former boundary walls, railings, fences and gates which complement the character and appearance of an individual building and the surrounding area.

Where changes to the elevations of buildings, alterations affecting boundary walls etc. on the street frontage or works to trees are proposed, owners and occupiers are advised to consult the Planning and Development Service for assistance and agreement on the need for consent for any such change.

Any Planning Applications for development in the area will receive particular advance publicity in the local press and on site. Representations about them will be welcomed and will be taken into account when considering such proposals.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Head of Planning and Development or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.

2. Supplementary Policies for the Holywells Park Conservation Area

In addition to the Local Plan policies above, the following policies are considered appropriate and apply to this conservation area.

SPP 1

In this Conservation Area, the Council attaches particular importance to encouraging the retention, repair or reinstatement of special features of the area such as original window types and decorative ironwork to windows, brick boundary walls and gate piers, porches, chimneys and other features of interest irrespective of the terms of the Article 4 Direction above.

SPP 2

Certain types of minor development outside Conservation Areas do not require planning permission. This is known as 'permitted development'. Where the Council considers such changes might be detrimental to the character and appearance of the area it will consider requiring planning permission for these alterations, subject to prior public consultation.

SPP 3

In special cases, the Council will consider supporting the relaxation of normal Planning Standards, Building Regulations, Public Health and Housing Standards where these conflict with sound conservation principles or practice for protecting or enhancing the character or appearance of the conservation area.

SPP 4

The Borough Council as Highways Agent for Suffolk County Council will aim to ensure that wherever possible, the visual and physical impact of works within the highway affecting conservation areas is minimized in line with the joint accord and the "Highways in Conservation Manual" 1998.

Management of trees within the Park

The Council's Parks Service has a responsibility to maintain the trees and woodland within the Park. Trees need to be managed to maintain their health and safety and the diversity of the wildlife and habitats within the Park. The Town and Country Planning Act 1990 makes special provision for trees within a Conservation Area that are not the subject of a Tree Preservation Order. Under Section 21 of that Act, anyone proposing to carry out works to a tree in a Conservation Area is required to give the Local Planning Authority six weeks prior notice. The purpose of this is to give the LPA an opportunity to consider whether a Tree Preservation Order should be made on the tree to prevent inappropriate pruning or unjustified tree removal which would be harmful to the amenity and character of the Conservation Area.

There are some exemptions to this notification requirement. Work to trees which are dead, dying or dangerous is exempt, as is work carried out by or on behalf of the LPA. Routine arboricultural maintenance, as well as minor woodland management work would usually be included under these exemptions. The Tree and Landscape Officer in liaison with the Planning Department would normally decide which work, if any, will require Conservation Area Consent. In addition the public may be informed of specific tree or woodland work through notices within the Park, via "Friends" or other local groups and press releases in the local paper of any extensive or highly visible works to trees.

3. Protection and Enhancement

Proposals for Holywells Park will focus on the protection, restoration and possible recreation of the principal design intentions of the medieval, 19th and early 20th century development phases that are most influential in the present day form of the Park particularly:

- restoration of the complex of waterbodies created by Thomas Cobbold and the canal;
- restoration of the Bishop's Wyke landform
- restoration of the pleasure grounds of the former Holywells House
- improvement to the entrances and boundaries
- upgrading of footpaths
- removal and addition of planting to restore historic design intentions
- restoration of the Holywells House Terrace, Orangery and the Stable Block
- recreation of the early 20th century formal gardens, wetland garden and “rhodoendron valley”
- improvement and relocation of the play area and paddling pool.

It would also be the intention to improve the fabric of the Park, such as paths, toilets, signs, seats and structural planting. Throughout the Park the introduction of an assortment of poor quality benches, litter bins, fences and signage and a lack of consideration for the siting of these items has adversely impacted on the overall quality of the historic environment.

New development

There is limited scope in this conservation area for new development. Where new buildings are proposed to stand alongside historic buildings, PPG 15 (para. 2.14) makes clear that their design will require very careful consideration. In considering applications for new development, the Council will need to be satisfied that these principles have been adequately taken into account. This does not mean that new buildings have to copy their older neighbours in detail, but they should form a harmonious group.

Architectural features

Protection

Boundary walls, particularly those with ornamental brickwork designs also contribute to the character of the area and should be maintained and repaired. If these are in poor

condition they should be carefully rebuilt rather than dismantled. Where good historical evidence exists or where original detailing is missing this should be reinstated in traditional materials when the opportunity arises. The design of gate piers (and gates) of suitable scale, height and materials will be important if openings are widened

4 Further Information

The Council's planning documents - Ipswich Local Plan; Character Descriptions which detail the special character and policies applicable to individual Conservation Areas, the particular supplementary policies to apply within those area to protect their special status and specific measures for their protection and enhancement; and general information and detailed technical leaflets on the following matters are all available from the Conservation and Urban Design Service at Grafton House.

Telephone: 01473 432934 or 432935 or
Email: www.ipswich.gov.uk/conservation.

APPENDIX 1

Listed Buildings The area contains a number of Listed buildings;

Building	Risk Rating	Grade
The Margaret Catchpole PH	6	II*
Holywells Park Stable Block	4	II
Holywells Park Orangery	3	II

Risk Rating

The risk rating category refers to the English Heritage system for measuring both the condition of the fabric and the level of potential risk of a listed building. The ratings range from 1-6 where 1 is in very bad condition and vacant, and 6 is in good condition and occupied. Category 4 are buildings which are increasingly in need of maintenance.

The following buildings within the conservation area have been identified as key unlisted buildings which contribute to its special character and appearance:

- Nos 1&2 Holywells Farm Cottages
- Nos 52 & 54 Nacton Road (formerly 1 & 2 Pound Cottages)
- Holywells Garden Cottages, Cliff Lane

**APPENDIX 2
Glossary of Architectural Terms**

		Gable	The triangular upper portion of a wall at the end of a pitched roof.
Acanthus	A plant with thick fleshy leaves used on carved ornamentation of Corinthian and Composite capitals and on other mouldings.	Hipped roof	A pitched roof without gables where all sides of the roof meet at an angle.
Bargeboards	Projecting boards placed against the gable of a building and hiding the ends of horizontal timbers; sometimes decorated.	Jetty	The projecting floor joists supporting the overhang of a timber framed building.
Bracket	A small supporting piece of stone or other material often formed of scrolls to carry a projecting weight.	Keystone	The central stone of an arch or a rib vault sometimes carved.
Canopy	A projection or hood over a door or window.	Modillion	A small bracket or console of which a series is frequently used to support a cornice arranged in pairs with a square depression between each pair.
Capital	The head or crowning feature of a column.	Mullion	A vertical post or other upright dividing a window or other opening into two or more lights.
Cartouche	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription.	Oriel	A bay window which projects from an upper floor only.
Casement window	A metal or timber window with the sash hung vertically and opening outwards or inwards.	Pantile	A roofing tile of curved S-shaped section.
Console	An ornamental scrolled bracket, normally in stone or timber, usually supporting a projecting lintel, fascia etc.	Parapet	A low wall protecting the edge of a roof.
Corbel	A projecting block, which may itself be carved, supporting a parapet, lintel or beam.	Pargetting	Exterior plastering of a timber framed building usually modeled in designs.
Cornice	Any projecting, ornamental moulding along the top of a building, wall, arch etc finishing or crowning it.	Pediment	A low pitched gable above doors or windows, it may be straight sided or curved segmentally.
Cupola	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.	Pilaster	A shallow pier or rectangular column projecting only slightly from a wall.
Dentilled	A series of small square blocks forming a moulding used in classical cornices.	Porte-Cochère	A porch large enough for wheeled vehicles to pass through.
Diaper-work	All over surface decoration composed of a small repeated pattern such as lozenges or squares.	Portico	A roofed space, open or partly enclosed, forming the entrance and centre piece of the façade, often with columns and a pediment.
Eaves	The lower border of a roof which overhangs the wall.	Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size or projection.
Entablature	The horizontal group of bands in classical architecture that rests on top of the columns or pilasters and consists of an architrave at the bottom, a frieze in the middle (which is sometimes decorated), and cornice at the top.	Rusticated	A surface or face to a wall with rough surfaced masonry blocks having bevelled or rebated edges producing pronounced joints.
Fanlight	A window, often semi-circular, over a door with radiating glazing bars suggesting a fan.	String course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Fascia	The horizontal board over a shop front which carries the name of the shop. Can be ornamental.	Stucco	Plasterwork
Finial	A formal ornament at the top of a canopy, gable, pinnacle etc.	Terracotta	Fired but unglazed clay, used mainly for wall covering and ornamentation as it can be fired in moulds.
		Tripartate	Made up of three parts.
		Venetian Window	A window with three openings, the central one arched and wider than the others.
		Vousoir	A brick or wedge shaped stone forming one of the units of an arch.