



Culford School Suffolk



Culford Park Management Plan Replacement Volume 1 2015-2019

CULFORD SCHOOL
Suffolk

CULFORD PARK
Management Plan

Replacement Volume 1
2015 - 2019

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CULFORD PARK
Replacement Management Plan
2015 - 2019

This volume (July 2014) replaces Volume 1 (February 2004). The Management Plan now comprises:

Volume 1 Replacement Management Plan 2015 - 2019

Volume 2 Supplement to Appendices to Volume 1 2015 - 2019

Original volumes (February 2004)

VOLUME 1 Management Plan

VOLUME 2 Appendices to Volume 1

VOLUME 3 History (in two parts)

The Historical Development of Culford Park

The Historical Development of Culford Hall

Associated reports to Replacement Management Plan

Culford School, Quinquennial Schedule of Condition, Whitworth Co-Partnership, January 2010

Culford Hall, Repairs to External Fabric, Henry Painter and Castons, April 2011

Ordnance Survey Maps

All Ordnance Survey Maps used in the volumes of this plan, and the maps and plans based on them, are reproduced under OS Licence No: 1000114023.



1: Culford Hall Listed Grade II*. View from south-west of the garden. See paragraph 1.3.3.

REPLACEMENT VOLUME 1

CONTENTS

| <u>Section</u> | <u>Title</u> |
|----------------|---|
| | Preface to Replacement Volume 1 |
| - | Purpose of plan |
| 1 | Description of Culford Park |
| 1.1 | Culford Park |
| 1.2 | Ownership |
| 1.3 | Location and general description |
| 1.4 | Soils and geology |
| 1.5 | Statutory and other designations |
| 2 | History |
| 3 | Assessment of significance |
| 3.1 | Introduction |
| 3.2 | The Park |
| 3.3 | Buildings and structures |
| 3.4 | Views |
| 3.5 | Assessment overview |
| 4 | Management issues |
| 4.1 | Introduction |
| 4.2 | The issues |
| 5 | Aims |
| 5.1 | Introduction |
| 5.2 | Aims |
| 6 | Management objectives |
| 6.1 | Introduction |
| 6.2 | Historical understanding and conservation of significance |
| 6.3 | Landscape - the park |
| 6.3.1 | Scope of sub-section |
| 6.3.2 | Landscape features of significance |
| 6.3.3 | Parkland grazing |
| 6.3.9 | Tree planting |
| 6.3.16 | The river and lake |
| 6.3.18 | Reservoirs Act 1975 |

| <u>Section</u> | <u>Title</u> |
|-----------------------|--|
| 6.3.20 | Park and lake annual maintenance |
| 6.3.21 | The gardens, shrubbery and sports pitches |
| 6.4 | Buildings and structures |
| 6.4.1 | Buildings and structures of significance |
| 6.4.2 | Past and general management of buildings |
| 6.4.3 | Future repair work - the Hall |
| 6.4.4 | Future repair work - school and other buildings etc |
| 6.4.5 | Refurbishment and new development |
| 6.4.6 | Repair ethos |
| 6.5 | Archaeological features |
| 6.6 | Nature conservation and wildlife |
| 6.7 | Woodlands |
| 6.8 | Sporting |
| 6.9 | Access to the park |
| 6.10 | Management |
| 7 | Environmental sustainability |
| 7.1 | Sustainable management |
| 7.2 | Work completed and assessments undertaken |
| 7.3 | Future projects and management |
| 8 | Future development of the school |
| 8.1 | Introduction |
| 8.2 | The need for development |
| 8.3 | Proposed school development - aims |
| 8.4 | Proposed development – Culford Hall |
| 8.5 | Proposed development – other heritage buildings |
| 8.6 | Proposed development – new buildings |
| 8.7 | Car parking |
| 8.8 | Management plan policy in relation to school development |
| 9 | Finance |
| 10 | Work programmes |
| 10.1 | Period 2015 - 2019 |
| 10.2 | Five year plan reviews |
| 11 | Monitoring and review |
| 11.1 | Annual meetings |
| 11.2 | Reviews of the plan |
| Schedule 1 | Plan objectives |
| Rear of plan: | School Development Diagram 2015 - 2019 |

PREFACE TO REPLACEMENT VOLUME 1

This replacement volume updates the original Volume 1. It continues to serve the same purpose as the original 2004 plan as well as providing for

- the future development of the school site;
- maintaining and conserving the existing historic and modern built fabric;
- maintaining and conserving the historic landscape of Culford Park; and
- phased work programmes.

In the period since 2004 the school has undertaken extensive repairs on the Hall as well as maintaining the fabric of school buildings and the park. This important work is planned to continue over the next five years as is the development of the school.

John Popham

May 2015

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The author wishes to acknowledge the considerable help given to him in the preparation of this replacement volume by Julian Johnson-Munday MA MBA Headmaster, Crispin Muir BSc MRICS, Martin Freeman FRICS, and Henry Painter RIBA.



2: Library, completed 2015. See paragraph R8.4.2.

CULFORD PARK

Management Plan

PURPOSE OF PLAN

In December 2000, at a meeting with representatives of English Heritage, St Edmundsbury Borough Council and the Garden History Society, when the future development of school buildings was discussed, it was agreed that the school should prepare a management plan.

The purpose of the plan is:

- to explain the significance of Culford Park and the buildings within it;
- to provide a framework within which informed and prioritised decisions about future management and development can be taken; and
- to ensure the long term conservation of Culford Park and its buildings for the benefit of the school and the wider community.

To achieve this purpose the plan treats all the property belonging to the school as a single management unit and provides for:

- the future development of the school site;
- maintaining and conserving the existing historic and modern built fabric;
- maintaining and conserving the historic landscape of Culford Park; and
- phased work programmes.

While the school owns and is responsible for the management of the property it recognises the important role that St Edmundsbury Borough Council, English Heritage and other statutory and voluntary organisations play in the authorisation of development, grant aid, and advising on the conservation of the many important features within the Park. Their interest and concern led to the production of the plan, and their advice will be sought at the annual monitoring meetings and, where appropriate, before proposals in the plan are implemented.

October 2003

CULFORD PARK

Replacement Management Plan 2015 - 2019

Scope of plan. This scope of this plan is limited to the conservation management of Culford Park. It does not contain guidance on complying with any legislative requirements including those relating to town and country planning and listed buildings, environmental protection, health and safety, and disability, about which separate advice should be sought.

Note. In this plan the words 'Culford Park' mean all the property (land and buildings) occupied by Culford School and owned by the Methodist Independent Schools Trust (MIST).

Plan text and paragraph numbers. With the exception of Section 8 (which has been entirely re-written) in this Replacement Plan text which has been replaced is denoted by strikethrough ~~thus~~. **New, replacement and amended paragraphs and objectives carry the prefix 'R', e.g. R3.9.1.** All aims and objectives are in bold type and underlined.

1 DESCRIPTION OF CULFORD PARK

1.1 Culford Park

1.1.1 Culford Park extends to some 166 hectares (410 acres). Virtually all the land falls within the parish of Culford, with a very small area at the extreme western edge of the Park lying within the parish of West Stow.

1.2 Ownership

1.2.1 All the land, except for the church, is owned by the Methodist Independent Schools Educational Trust and occupied by Culford School. The area in ownership is outlined in red on the Plan of School Ownership 2014 (see Supplement to Volume 2, 2015 - 2019). The school, which was founded in 1881, moved to Culford Park in 1935 and the Trustees have now owned the property for longer than any proprietor since it was sold in 1824 by the Cornwallis family.

1.3 Location and general description

1.3.1 Culford Park lies some 3 miles north of Bury St Edmunds. It is bounded to its east by the main street of the village of Culford, and to its west by the settlement of West Stow.

1.3.2 The centre of Culford Park is dominated by the river, widened in the late eighteenth century, which flows from east to west, with a lake at its western end. The river has as its focal point an iron bridge designed by Samuel Wyatt (c.1803). The northern sector of the park (The Upper Park) is bounded by a great east-west woodland belt. In between this and the river extensive planting still contains remnants of the early eighteenth century landscape recorded by Thomas Wright in a survey of 1742 but this is now almost entirely overlain with later phases of planting, dating from the late eighteenth century and various periods of the nineteenth. Humphry Repton prepared a Red Book in 1791, and although the river and lake broadly follow his design there is no evidence of his influence on the planting. While the Upper Park contains many trees, it no longer possesses the distinctive form of a designer's hand. To the south of the river the Lower Park now comprises a largely open area of rough grazing enclosed by a belt of trees that lie beyond the school's ownership.

1.3.3 The eastern third of the Park contains the Hall (photograph 1), now in the Italianate style, built in the sixteenth century and altered and extended in the late eighteenth (James Wyatt) and nineteenth (William Young), with its many outbuildings and the former kitchen gardens. The Hall apart, however, the dominant feature is the large number of school buildings - some converted from existing buildings, others purpose built - dating from shortly after the school acquired the property in 1935 to the present day. These are integrated into the parkland landscape by a mix of nineteenth and twentieth century planting including a fine 1850s approach to the Hall and church from the south-east, mown areas with sports pitches and, around the outbuildings, by interlinking lengths of flint and brick walling.

1.3.4 Visitors to Culford village see the 1861 park gates and look over a flint and brick boundary wall to see the 1807 extension to the park through a thin but important woodland belt part characterised by Scots pine, and then over a large close mown area of sports grassland to the buildings beyond.



3: Culford Park, with new planting in accordance with 2004 proposals. See paragraph 1.3.2.

1.4 Soils and geology

1.4.1 Breckland is a gently undulating plateau underlain with Cretaceous Middle and Upper Chalk. Thin deposits of sand and flint have produced free draining soils that are among the most infertile in England. The climate is semi-continental with very low rainfall and extremes of temperature.

1.4.2 At Culford the Geological Survey of Great Britain (1:50,000, sheet 189, 1982) depicts the land south of the river and north up to the east-west drive through the park, as Lacustrine deposits and second river terrace deposits. To the north of the drive, in the main planted area of the park, the west and centre north areas are glacial sand and gravel; and to the north-east the geology is boulder clay over upper chalk.

The Soil Survey of England records that (1:250,000 scale) along the alignment of the river and a short distance to its north and south, the soil is Isleham 2 glacio fluvial drift and peat. North and south of this area the soil is depicted as typical Argillic brown earths - chalky till (Melford Soils). The small scale of the map does not record the fact that on the ground in the centre north of the park much of the soil is close to pure sand, as is suggested by the geological survey information in para. 1.4.2 above.

1.5 Statutory and other designations

1.5.1 The plan area lies within the Breckland area (Area 85) of the Natural England character/natural areas. To the north of Culford the landscape is very typical with views across large arable fields to belts and plantations of Scots and Corsican pine. Breckland also contains a significant area of parkland of which Culford Park is a good example. The Park also lies entirely within the boundary of the Breckland Environmentally Sensitive Area and the Culford Conservation Area. The western part of the Park falls within the Special Protection Area Stone Curlew Buffer.

1.5.2 Within the plan area there are 9 listed buildings. Of these the Iron Bridge is listed Grade I, and Culford Hall is listed Grade II*. (See para. 3.3 and section 6.4 below). Culford Park is scheduled Grade II in the English Heritage Register of Parks and Gardens (See para. 3.2 and section 6.3 below).

1.5.3 Excluding listed buildings, structures, and the park itself the Suffolk County Historic Environment Record (SMR) contains 10 entries for the plan area. These include a leaf shaped flint point (Early Neolithic to Early Bronze Age) and a flint arrowhead (Late Neolithic to Early Bronze Age) as well as the sites of the former hall and its garden canal, and the site of an ice house (See section 6.5 below).

1.5.4 The Suffolk Wildlife Trust list of County Wildlife Sites includes Culford Park and Lake (See section 6.6 below). The site contains a diversity of habitats within a small area. The parkland trees support a wide range of invertebrates and lichen flora; the turf of the park contains typical Breckland flora; and there are areas of sedge/reed fen and carr woodland at the edge of the river and lake.

2 HISTORY

2.1 Volume 3 of this plan contains two histories written by Clive Paine BEd. *The Historical Development of Culford Park* (HDP), and *The Historical Development of Culford Hall* (HDH). This section summarises in very brief outline the development of the Park and Hall drawing on the historical chronologies of changes in the HDP and HDH. Reference to the relevant section of the history is, however, essential for a proper understanding of the development of the landscape.

2.2 The Park. The Park includes land belonging to the manors of Culford Hall and Easthall in the parish of Culford. Culford Hall belonged to Bury Abbey until 1539. Easthall had been held by the Coote family since c.1429, who purchased Culford Hall from the Crown in 1541 (HDP paras. 1.1-3).

2.3 The Seventeenth century. Sir Nicholas Bacon of Redgrave, who already owned Ingham and Timworth, purchased both Culford Manors from the Cootes in 1586. He built a red brick open-courtyard Hall on higher ground to the west of the church between 1586-91 (HDH para. 2.1). This replaced a moated Hall to the south-east of the new site. In 1624 he is recorded as digging the “great pond” to the south of the Hall - the large rectangular area of water shown on a survey of 1742 by Thomas Wright. By 1698 the tree lined formal canal, also featured on the 1742 survey, had been constructed (HDP para. 4.2).

2.4 The early eighteenth century. By the early 1720s part of the Park, including Ice House field, possessed a park pale or fence. In the area between North Wood and the drive from the Hall to West Stow there are some banks or balks which were the boundaries of the open fields before the park was enclosed. They contain several of the older oak trees in the present park. The oak tree “King of the Park” formed part of this pre-enclosure landscape (HDP paras. 5.1-5.4).

2.5 The Wright survey of 1742 is almost certainly an accurate depiction of plantations that he had recently created. The boundaries of the Upper Park (essentially the northern half of park as far south as the northern boundary of the river and lake) are enclosed by belts of trees to the east, north and west. Within the Upper Park the landscape is one of formal geometric shapes including blocks of woodland and a semi-circular plantation to the west of the Hall. A long drive ran to the west of the Hall leading to West Stow (HDP

paras. 6.1-6.10). At this period the Hall is described as being in a park without any garden around it (HDP para. 13.3).

2.6 In contrast to the Upper Park, the Lower Park was almost devoid of plantations. Its boundary was enclosed by a park pale. Fornham Lodge, which formed part of the southern boundary, lay due south of the Hall and was the focal point of a planned vista. To the south-east of the Hall the earlier moated Hall site has become part of the Kitchen Garden. To the north-east of the Hall the eighteenth century stables and farmhouse are screened by tree belts (HDP paras. 6.11-6.20).

2.7 Change between 1742 and 1793. The survey of 1793 by John Griffin of Mundford, who supplied trees to the estate, depicts the change in this period. North Wood was thickened to three times its original width, and the park extended to the west by the addition of nine acres. This is the first survey to depict the former village of Culford. After 1804 and possibly c.1807 the road through the village was closed to through traffic and a new bypass constructed along the eastern edge of Home Field, Six Acre Penn, Parsons Gap and diagonally across North Wood Penn. These fields were added to the park and the new road became its eastern boundary (HDP paras. 7.1-7.17). In 1789-93, Charles, 2nd Earl and 1st Marquis Cornwallis, altered the Hall by encasing it in mathematical tiles to give it a Georgian facade (designed by James Wyatt), the central courtyard is enclosed with a dome, and the main entrance moved from the south to the north front, with a semi-circular central bay (HDH para. 2.2).

2.8 From 1791-1823. Humphry Repton's proposals of 1791 did not lead to any replanting in the park but his suggestions for the river, drive and kitchen garden were adopted in modified form between 1795 and 1804. The Lower Park was extended between 1792 and 1823 by 101 acres to include the former Park Heath. However, the major feature of the period was the widening of the river and creation of the lake. Lord Cornwallis employed James Taite to undertake this work. The former canal was not retained and the serpentine river was constructed curving north rather than south as Repton had suggested. The cast iron bridge across the river, to a patented design by Samuel Wyatt, was erected in 1803.

2.9 The kitchen garden and the gardener's house were resited between 1795 and 1798. The area from Home Farm to the church, to the south-west and west of the road, had been cleared of buildings and replaced by "The Park Shrubbery Grounds" by 1804. Other work in this period included several

large plantations to the south of the river (HDP paras. 8.1-9.23). Charles, 2nd Marquis, added a new semi-circular portico, designed by George Wyatt, to the northern entrance bay to the Hall in 1807 (HDH para. 2.3).

2.10 The period 1824-1840. Two surveys by Lenny and Croft of Bury St Edmunds show the changes in this period. There was much planting. In the Upper Park to the north and east of North Wood four large plantations totalling 42 acres were established and gaps in the plantations along the western half of the river were filled and enlarged. In the Lower Park Dixon's Covert was planted c1825-6. Fornham Lodge, now inside the park was demolished 1825-6 and replaced by a new lodge, now called Little Farm, to the south of the West Stow to Fornham road, and a pair of flanking lodges were built in 1830 at the West Stow entrance to the park, the earlier Newmarket Lodge probably being demolished at the same time.

2.11 In this period the western end of the lake was doubled in size and an island constructed towards the south-west corner. The Kitchen Garden was also enlarged, the work being completed by 1834. The enlarged nursery area emphasises the importance of growing trees and shrubs, both for the park and the estate in general. The former village street became the main drive to the Hall and new model houses were built outside the park along the new road running north-south through Culford (HDP paras.10.1-10.27). Richard Benyon de Beauvoir extended the library to the Hall in 1827, and added an eight Ionic column portico to the south front in 1828 (HDH para. 2.4).

2.12 Changes between 1840 and 1882. During nearly all of this period the Revd. Edward Richard Benyon (1839-1883) was life tenant of the estate. There were few significant changes to the plantations. Only the Church and stables of the earlier village buildings remain. The drive was realigned in the period 1856-80. The section from the lodge to the church was re-laid in a curving line to the south of the former street. This resulted in a much wider depth of plantation against the kitchen garden and brought the drive nearer to the edge of the open parkland. The western length of the drive from the church to the stables was moved to the west passing over the site of the school curving around the west and north of the stables. It then continued northwards, inside the pre 1804 boundary, in a long sweep towards North Wood, around its eastern end and then in a straight line to Brockley Corner - the work being carried out in the period 1856-60. In 1856 the church was restored and the Widow's Houses erected (HDP paras. 11.1-11.19).

2.13 From 1882 to 1933. The landscape changes in this period are less than for many of the earlier ones. The drive north of the stables was re-routed in an earlier avenue slightly to the west of the c.1856-60 alignment, to the new stables, to join the new road west of Brockley Corner. In addition to alterations to plantations a new plantation was made between 1882 and 1903, to mask the sewage works, on the north side at the east end of the river. This may have been planted after 1893-4 when the Hall was enlarged. Also Duval's plantation was created between Dixon's Covert and South Wood in 1883-9. A new island was constructed in the lake between 1882-1903 in the large area at the west end (HDP paras. 12.1-12.10). In 1893-4, George Henry, 5th Earl Cadogan, greatly enlarged the Hall to designs by William Young. The original Tudor house, with its 1790s mathematical tiled exterior, south portico and domed courtyard, now became the south-west corner of the new mansion. At the same time it is most probable that ornamental gates at Culford were erected, the Home Farm was refronted in a mock Tudor style, and terrace gardens were laid out to the south and west of the Hall. (HDH para. 2.5).

2.14 From 1934 to 2002. In this last period changes following the purchase of Culford Park by Culford School have been the greatest influence on the Park. In addition to the conversion of buildings such as the Cadogan Stables to a preparatory school; the Hastings and Skinner teaching block, the Bristol Myers Biology Laboratory and the William Miller Science Centre, and Ashby and various boarding houses, now lie to the north-east of the Hall on what has become an educational axis. To the east of the Hall the Sports Centre is contained behind walls that once housed outbuildings. In the park sports pitches are now an important element in the landscape at its eastern end.



4: King of the Park. The oldest tree in the park, an oak probably in excess of 500 years of age. It is identified individually by Thomas Wright on the 1740 survey. It has died back significantly since the last survey. See paragraphs 2.4, and 6.3.2.2.

3 ASSESSMENT OF SIGNIFICANCE

3.1 Introduction

3.1.1 In this section the principal features of Culford Park are identified and their significance¹ explained. The landscape and buildings are assessed separately.

3.2 The Park (Register Grade II)

3.2.1 The significant features of the parkland landscape are:

- the balks or banks of the medieval landscape beneath the park;
- the ancient trees which are principally located on the balks and the oak tree known as “king of the park” including their nature conservation value;
- the plantations and shelter belts that surround and screen the park;
- the remnants of the early avenues, including that running west from the Hall towards West Stow, and the remains of the 1740s and other C18 planting;
- the nineteenth century planting including the drive to the Hall from the south-east;
- the grassland areas within the park including their nature conservation interest;
- the river and lake including its wildlife value;
- the principally nineteenth century terraced gardens to the south and west of the Hall;
- the shrubbery and woodland walks of the pleasure grounds that extend past the church to the kitchen garden;
- the open area of the Lower Park to the south of the river and lake;
- the sports pitches to the east and north-east of the park and the cricket pitch west of the Hall; and
- the treed area between, and to the east of, the Hall and the Cadogan Stables

¹ ‘Significance’ means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

3.3 Buildings and structures

3.3.1 The significant buildings and structures are:

- the Hall (Listed Grade II*) in its extended nineteenth century Italianate form with its earlier portion in the south-west corner;
- the Iron Bridge (Grade I) across the river;
- the outbuildings to the Hall and the Old Stables, Garden House, Carpenter's Yard and its house, Jocelyn House (now Eastfields);
- the Cadogan Stables;
- the Almshouses (1 and 2 Church Cottages);
- the Park Gates and lodge and the West Stow lodges;
- the distinctive kitchen garden and other lengths of walling that integrate the outbuildings to the east of the Hall;
- the modern (1935-2002) school buildings mainly to the north-east and east of the Hall including Cadogan House, Hastings and Skinner teaching block, Ashby and the various boarding houses, the Sports Centre, the Bristol Myers Biology Laboratory, the William Miller Science Centre; and
- Church of St Mary (not owned by the school and excluded from the plan area).

3.4 Views

3.4.1 While each of the above features is significant in its own right it is in combination that they take on an overall compositional significance. Views across the playing field area from the main street in Culford apart, the external influence of the Park is very largely the woodland that surrounds it. Internally the park sits on either side of a valley containing the river and lake from east to west, the area to the north of the river being well treed and to the south being very largely open. The principal views south and west from the Hall are dominated by the formal garden beds and terraces in the short distance. Beyond, and to the south over the river, a marshy foreground gives way to heathland interspersed with small groups of trees; west, the river extends to the Iron Bridge; to the north-west lies the main body of the parkland planting; and the north-east is dominated by school buildings interspersed with trees. From the Iron Bridge there are important views east to the Hall and west to West Stow church tower. (See Master Plan at end of this volume which indicates the principal vistas associated with the Hall.)

3.4.2 With the exceptions of the view at the end of the entrance approach from the east, and from the open area to the south of the river, views of the Hall itself are generally partial. It is glimpsed as one travels east along the largely disused west (West Stow) drive, and to be seen from various points across the body of the planted portion of the park. It is also very much at the centre of the backdrop, and a focal point, as one leaves the school buildings to its north-east and walks towards it.

3.5 Assessment overview

3.5.1 The impression one gains when viewing the park today reflects the fact Culford School has occupied the property longer than any other owner since the Cornwallis family sold the property in 1824. At the eastern end of the park the view is likely to be dominated by modern school buildings or sports pitches - but nearly always within a parkland setting. In contrast, to the centre and west, the view is almost entirely one of a mansion, river and lake, and historic parkland. Westwards, beyond the Hall, the scale of the park is such that one can almost get lost wandering in its interior.

3.5.2 For all that at any particular point within the property one element may dominate, much of the significance of Culford Park stems from the blend of the Hall and school buildings, the river and lake, and parkland and sports pitch landscapes. It is the mix of these elements that gives Culford Park an important part of its distinctiveness. At present, in the main, there is an overall balance between them such that none predominates to an unacceptable degree. This balance needs to be carefully retained if the significance of the park and its historic buildings is not to be unacceptably eroded. The Master Plan (at the rear of this volume) indicates the extent of planned landscape conservation work and proposed development.

4 MANAGEMENT ISSUES

4.1 Introduction

4.1.1. This section summarises the main management issues that arise within the plan area. It takes the conclusion from Section 3 (Features of Significance - assessment overview) as its starting point and considers this in the context of management concerns identified in Section 6, Management Objectives.

4.2 The issues

4.2.1 The assessment of significance overview concludes that at present, in the main, there is balance between the various major elements of Culford Park (the Hall and school buildings, and the parkland and sports pitch landscapes) such that none predominates. It adds that “this balance needs to be carefully retained if the significance of the park and its historic buildings is not to be unacceptably eroded”.

4.2.2 The issues that arise from considering the management of the school’s estate are:

- conflicts between different uses;
- problems arising from previous or existing management regimes;
- potential conflict between the need to provide new school buildings and infrastructure, and the impact that this will have on the setting of existing historic buildings and the conservation of the park;
- compliance with safety or access legislation affecting parts of historic premises; and
- options for resource allocation of limited funds particularly bearing in mind the educational remit of the school.

4.2.3 The above general issues give rise to the following specific items:

1. The quantity of work required to put the buildings and landscape of Culford Park into, and maintain them in, good order, and the availability of funds to implement the work in a reasonable timescale.
2. The school’s need to construct new buildings, and qualitatively to improve its existing stock if it is to continue to remain educationally

competitive, and the impact this may have on the surrounding parkland and the setting of existing historic buildings.

R3. New Issue A. The difficulty in planning ahead when there is a need for a rapid response to changes in the educational market if advantage is to be taken of important opportunities for the school.

R4. New Issue B. Sustainability. The need to enhance the sustainable management of the school's landscape and buildings, and the application of sustainability principles to new building, energy consumption and travel.

~~4.2.4 Issue 1. The quantity of work required to put the buildings and landscape of Culford Park into, and maintain them in, good order, and the availability of funds to implement the work in a reasonable timescale. Although the school has already made an excellent start on restoring the landscape of the park, including cleaning out the lake, and has done good work on the Hall, there remains a great deal to be done before the landscape and buildings can be said to be in good order. Essential repair work to buildings will be by far the most expensive repair item, but there are other important if less costly items, such as the replanting of the landscape that also require attention. At this stage it is not possible to quantify or cost the work since, the Hall apart, a baseline fabric survey of the listed and other buildings has yet to be undertaken. The plan therefore provides for completing the necessary building fabric survey within the first year of its operation and the compilation of a prioritised financial assessment for presentation to the first annual plan meeting (see section 8 below). This should help to ensure that the most urgent work is done first, the best use is made of the limited funds available, and that the work covers all the significant elements of the Park by the careful selection of priorities.~~

R4.2.4 Issue 1. The quantity of work required to put the buildings and landscape of Culford Park into, and maintain them in, good order, and the availability of funds to implement the work in a reasonable timescale. Since 2004, when the plan was first published, a great deal of work has been undertaken by the school, both to the buildings and within the landscape of the park. Repair work on the Hall has been carried out in accordance with work programmes which are updated on a five yearly basis, (see sub-section 6.4, below). A five year maintenance and repair programme is in also place for the modern school buildings (sub-section 6.4, below). These programmes, which cover both historic and modern buildings, are summarised in Section 10 of the plan – Work Programmes (Tables 3 & 4). It will be important to continue to ensure that funds are made available for these programmes to be

maintained but it is expected that finding them will represent a real challenge (see para. R6.4.4, below).

4.2.5 Issue 2. The school's need to construct new buildings, and qualitatively to improve its existing stock if it is to continue to remain educationally competitive, and the impact this may have on the surrounding parkland and the setting of existing historic buildings. Section 8 of the plan gives details of the exercise undertaken in 2004 to define the foreseeable future needs of the school and identify possible appropriate sites for development. Its starting point was to assess whether there were areas which did not impact to an unacceptable degree upon the landscape and the setting of the Hall and other historic buildings within the park.

R4.2.6 The position of existing school buildings has resulted in siting requirements which effectively restrict the location of certain new buildings (subject to obtaining planning permission) to a corridor between the Hall and Cadogan stables (preparatory school). Within this axis any development (which will be strictly limited) would need to meet stringent design and locational criteria (see section 7.8 below). A tightly drawn 'development line' on the School Development Diagram 2015- 2019 (rear of this volume), west and north of which there will be no school development, serves to protect the Hall and Cadogan Stables and open parkland. Elsewhere, within the existing developed footprint of outbuildings and high flint walling (east of the Hall) there are opportunities for appropriate infilling. ~~In addition to any new development the school is committed to restricting car parking in front of the Hall (photograph 8) and the Cadogan Stables in order to restore their parkland landscape settings. It will also prepare a sustainable travel plan over the next five years.~~ (See the Development Diagram at end of this volume for details of proposed development.)

R4.2.7 In addition to any new development the school remains committed to restricting car parking in front of the Hall and the Cadogan Stables in order to restore their parkland landscape settings. It will also be completing a sustainable travel plan during the early part of the forthcoming plan period.

R4.2.8 New Issue A. The difficulty in planning ahead when there is a need for a rapid response to changes in the educational market if advantage is to be taken of important opportunities for the school. When it comes to the provision of new facilities in a fast moving educational market it is becoming increasingly difficult to respond to educational needs and opportunities by long term planning alone. While it is essential that maintenance is planned

on a long term basis, and that locations where development may be appropriate are clearly defined, there is a need for a degree of flexibility as to the nature of proposed uses. A good example of this is the planned location for a proposed Performing Arts Centre (PAC) identified in the 2004 plan. In the event a studio theatre has been constructed within the Centenary Hall, and a Library has been granted planning permission on the site of the PAC. The final locations of both are entirely appropriate, but the requirement for the Library, with its significant added operational and educational benefit from its proposed location, could not reasonably have been foreseen ten years ago when work on the plan commenced.

R4.2.9 New Issue B. Sustainability. The need to enhance the sustainable management of the school's landscape and buildings, and the application of sustainability principles to new building, energy consumption and travel. The school appreciates the need for a sustainable approach to all aspects of its future management. This will cover the day to day management of its landscape and buildings and include energy efficient design, the use of decentralised energy, low carbon technology, water saving, and transport and travel. The consideration of ecological factors will continue to influence the management of the park. There will be a need to consider carefully the extra initial capital outlay which may be required to meet this commitment balancing it with the long term gains both for the environment and the school. A start was made (in 2012) with the installation of a wood chip centralised biomass boiler for the school together with energy reducing improvements to the Hall.



5: New wood chip biomass boiler adjacent to the Sports Centre, opened in 2012. This is a key part of the School's commitment to sustainable management practice. See paragraph R4.2.9.

5 AIMS

5.1 Introduction

5.1.1 This section contains a statement of the policies which underlie the management of Culford Park. While paying full regard to the need for adequate resources to further the educational needs of the school it sets out the aims for managing the property based on the conservation requirements of its heritage elements. This is in line with the school's Mission Statement - "We believe in our heritage and will always seek to meet the needs of the present without compromising either our past or future." (footnote 4, below).

5.2 Aims

5.2.1 **AIM 1. To conserve and where appropriate enhance Culford Park².**

In furtherance of this aim to:

- manage the land and buildings in accordance with the management objectives and work programmes set out in sections 6, 7 and 8 below; and

- pay particular regard to the conservation³ of the heritage qualities of the area identified as significant in section 3 above when carrying out repairs and development.

Subject to their prime duty as an educational charity the Governors will make every effort to make available sufficient resources to implement the plan in accordance with its aims, objectives and work programmes.

5.2.2 **AIM 2. Consistent with the heritage quality of the plan area to follow sustainable⁴ management practices. This approach applies to the**

² The words 'Culford Park' mean all the property (land and buildings) occupied by Culford School and owned by the Methodist Schools Educational Trust.

³ In this context 'conservation' means all the processes of looking after a property so as to retain its significance. For definition of 'significance' see footnote 1.

⁴ Sustainable management involves "negotiating the transition from past to future so as to secure the transfer of maximum significance". It includes the use of energy efficient design for all new work and on work to existing property where it does not compromise 'significance'; and the requirement that energy management shall follow current best practice insofar as this is reasonably practicable.

day to day management of Culford Park and when the plan is being monitored, amended and reviewed.

The purpose of this aim is to ensure that when managing the property, implementing the plan or planning any new work the essential character and qualities of the features of the area are not eroded or lost, and advantage is taken of any opportunities for energy efficient design, the use of decentralised energy, low carbon technology, and water saving.

[Note: Aim 2. The term “sustainable management practices” has been extended to include energy efficient design and management in this, 2014, plan revision. See definition in Footnote 4.]



6: The South Front. See paragraph 6.4.1.

6 MANAGEMENT OBJECTIVES

6.1 Introduction

6.1.1 Section 6 covers all aspects of the management of Culford Park. It describes current management practice, contains a topic by topic description of the features of the area, assesses their significance in detail, and defines objectives for future management.

6.2 Historical understanding and conservation of significance

6.2.1 Drawing on volume of 3 the plan (History), section 2 of this volume summarises the historical development of the Park and its buildings. The history, together with archaeological information, the tree survey and an inspection of the park have led to an understanding of the way in which the area developed. The information gained by this exercise was one of the principal factors taken into account when identifying the features of significance in section 3. It was essential to use these sources when preparing this plan, and it will also be necessary to refer to the history and archaeological information when implementing, amending or updating it. Proper regard should be paid to historical information about any feature or aspect in order to ensure that whatever is done respects and conserves its significance.

6.2.2 **OBJECTIVE 1. Historical understanding and significance. To ensure that before any work is planned or undertaken within the plan area, or any amendment is made to the plan, the history (as contained in volume 3) and the information on features of significance (in sections 5 and 6 of this volume) is consulted, and the importance of all relevant features is taken fully into account.**

6.3 Landscape - the park

6.3.1 **SCOPE OF SUBSECTION.** This sub-section of the plan covers the designed parkland landscape including:

- the grazed and planted areas
- the river and lake
- the sports pitches
- the terraced gardens; and
- the shrubbery and woodland walks of the pleasure grounds.

Buildings and structures within the park are covered under the Buildings topic (see sub-section 6.4).

6.3.2 **LANDSCAPE FEATURES OF SIGNIFICANCE.** Within the park the elements classified as significant in section 3 are set out below. In each case there is an explanation of what it is that gives the feature its significance.

1. **The balks or banks of the medieval landscape beneath the park.** The balks reflect the pre-park landscape of open fields, very largely situated north of the west-east (West Stow to the Hall) access drive through the park, the banks being on an approximately north-south alignment. They probably formed the boundaries of pre-park open fields.

2. **The ancient trees which are principally located on the balks and the oak tree known as “king of the park”.** The great majority of these important veteran trees appear to be on the balks described in item 1 above and were incorporated into the park when it was formed. They are not only of historic importance but also (together with the eighteenth century and some later trees) have nature conservation value for their lichen and invertebrates (see subsection 6.6 below - nature conservation). The ‘king of the park’, an oak close to the new science building, is the oldest tree in the park - over 500 years old (photograph 4), and given prominence in the 1742 survey by Thomas Wright.

3. **The plantations and shelter belts that surround and screen the park.** The park is first depicted as being enclosed by belts on its east, north and west sides on the 1742 survey. The north belt was subsequently widened and has been replanted. The belts still perform a vital visual function in enclosing the park and also make an important contribution to the wider landscape beyond the park.

4. **The remnants of the early avenues, including that running west from the Hall towards West Stow, and the remains of the 1740s and other C18 planting.** The long wide avenue forming a vista west of the Hall contains oaks of approximately 350 years of age. This is on a similar alignment to some great limes (c.300 y.o.) that form part of an avenue by the former pit at the west end of the park and originally curved round to the west entrance before it became the west end of the lake. Another lime avenue remnant is to be found in the centre west of the Upper park. This may date from the early C18. While there is not much left of the 1740s planting there are still some

large beech and sweet chestnut in the area immediately north of the Hall. There are also some remnants of beech and hornbeam in old clumps which have now become part of North Wood. The length of the north drive going towards the modern school buildings also contains some C18 lime in its avenue, and there is a magnificent C18 London plane around which the Victorian garden wall was built. These remaining ancient trees are of outstanding importance to the park, they are of historical significance and wildlife and visual value. They give an insight into the first two phases of the early parkland landscape which was one of avenues, vistas, and the block planting of the 1740s.

5. **The nineteenth century planting including the drive to the Hall from the south-east.** The work in this period includes additions east and west of north wood planted prior to 1830; planting in the body of the park including sycamore, horse chestnut, copper beech and beech, lime, maple; and the then altered access from the south-east now characterised by 1860s planting of cedars, Wellingtonia, and other exotic species as well as some older limes. There are also two large London planes between the drive and the river. The nineteenth century work is significant in that it provides much of the present tree cover in the eastern sector of the park and a very attractive approach to the Hall.

6. **The grassland areas.** As well as having nature conservation significance (see subsection 6.6 below), the grassland areas of the Upper and Lower parks perform the important function of linking the landscape together, provide a base for the planting, and support the livestock that graze, and are a feature of, the park.

7. **The river and lake.** The widening of the river and creation of the lake are the major Humphry Repton features (1791) that the Marquis of Cornwallis implemented. It is a principal element in the view west from the Hall and is the centrepiece of the body of the park. It leads the eye away from the Hall to the west and south. The main vista from the Hall and the views from the bridge apart, views of the river and lake tend not to be dramatic but have a regular influence on the changing scene as one travels along the park. The river and lake's form, and the topography of the park are such that its role is the important one of subtle cohesion quite as much as making a dramatic impact. Looking south from the Hall, down the mown vista to the water's edge, it is possible to see where the widened river crosses the alignment of the canal it replaced by the dip in the bank on the south side of the river and the increase in reeds over this sunken area. The river and lake are also significant for their nature conservation value including their marginal vegetation, aquatic plants and water birds (see subsection 6.6 below - nature conservation).

8. **The principally nineteenth century terraced gardens to the south and west of the Hall.** Although the division between park and gardens dates from the early C19 (the terrace walls and gates are listed - see Original Volume 2, Appendix 6), shortly after 1894 the gardens were relaid in their current Italianate terraced form. Entered from the west the upper terrace wraps around the south side of the Hall. The lower garden is separated from the park by a low retaining wall. Together they provide an important immediate setting for the Hall and link well with the wider parkland landscape. There are fine views to the south and west of the park from the upper terrace. The garden itself is principally characterised by extensive lawns and specimen trees - cedar, beech, horse chestnut and a magnificent plane - with herbaceous borders largely adjoining and at the foot of the inner walling, and spiral shaped borders entwined round cone-shaped box in their north-western corner.

9. **The shrubbery and woodland walks of the pleasure grounds that extend past the church to the kitchen garden.** The area consists of shrubbery and woodland walks, with a mixed woodland plantation including specimen cedars. It performs the vital function of linking the Hall, church and kitchen garden as well as connecting with, and providing a setting for, the south-east drive. The planting is characteristic of the last quarter of the C19 and, together with the south-east drive, provides a dramatic and very attractive approach to Hall and other school buildings.

10. **The open area of the Lower Park to the south of the river and lake.** This largely open and comparatively barren area of former heathland contrasts with the treed Upper Park adding an important sense of scale to the park.

11. **The sports pitches to the east and north-east of the park and the cricket pitch west of the Hall.** Since the purchase of the property by the school in 1934 the areas to the east and north east of the park and the cricket pitch have become a significant part of the parkland scene. The sports pitch landscape to the east of the buildings adjoining the village street and the cricket pitch have a well manicured appearance traditionally associated with such areas. The rugby football pitches to the north of the hall are appropriately rather less kempt but nevertheless possess a distinctive character of their own, and merge neatly into the parkland at their western edge.

12. **The treed area between, and to the east of, the Hall and the Cadogan Stables.** This area of tree cover runs north-east from the Hall to the Cadogan Stables and east until the start of the woodland north of the estate yard. To the east and north of Hastings there are important mature trees including oak and copper beech, and the King of the Park. East of this lies a north-south lime avenue, and beyond this a treed area including many young trees of

mixed species dominated by sycamore, oak and ash. In addition to containing a number of important individual trees this area is particularly significant for its vital role in integrating educational buildings into this part of the park.

6.3.3 PARKLAND GRAZING. Description. Broadly the grazing can be divided into two areas - the north or Upper park and the south or Lower park south of the river and lake. The grazing to the Upper park, which extends from the western boundary of the park to the commencement of the sports pitches a little to the west of the Hall (photograph 11), is currently in urgent need of attention due to nettle, thistle and gorse invasion, and mole damage. Towards the western end of the park immediately to the north of the western historic entrance drive (now a track) there is an old chalk pit which has recently been closed. Beyond the area currently grazed, at the extreme south-east of the Upper park, the parkland runs up to the ha-ha that protects the south-eastern entrance drive.

R6.3.4 South of the river the area is currently a mix of rough grazing recently extended by scrub clearance and clear felling of limited areas, interspersed with some new mixed broadleaved planting and part coppiced tree lines at the river's edge. In 2012 some 600 trees were planted in the area immediately north of Dixons Covert following earlier planting in the eastern area. Running from the western edge of the park, and adjoining the southern side of the lake, there is an arable area of approximately 11ha.

6.3.5 Current and proposed management. The main area of the Upper park (north of the east/west drive - pt OS 7075a) is currently grazed by sheep. It is let, by verbal agreement, rent free on an annual grazing licence, and is fenced by electric sheep netting. It is anticipated that the tenant will retire within the next five years. The current standard of management is poor. The quality of the sward has deteriorated over recent years by a combination of ingress from hawthorn and gorse scrub, and the lack of control of nettles, thistles, and some ragwort. This, and other areas, of the park are subject to an ESA agreement (in the process of being renewed for the next ten years - September 2003) as Tier 1, Heathland. Management over the next five years will include limited scrub clearance (photograph 12) while retaining historically significant hawthorn areas), improved weed control, mole control and the removal or tidying up of the sheep handling area. Care will be taken to ensure appropriate hard grazing without over grazing. Derogation from the ESA Tier 1 prescription may be required for some of the work. The scrub clearance in particular is essential prior to tree planting (see para. 6.3.11

below—Tree planting, future management). See volume 2, appendix 7, for a map of the ESA areas (with OS numbers) within the park and the scheme prescriptions.

6.3.6 Towards the western end of the park immediately north of the river the area of woodland (OS 4851) has been felled and is being returned to grassland—ESA Tier 3, River Valley Grassland. This is being regularly swiped during its establishment period to control weeds (photograph 15) but it may require a derogation for spraying. Once established it is to be grazed by cattle. Similarly, the area to the east of the Upper park which adjoins the ha ha (OS 4010), from which poplars have recently been felled, has also been included as Tier 3. This area will also be grazed by cattle.

6.3.7 South of the river the Lower park grazing is categorised ESA Tier 1 at the water's edge (OS pt9712B) and Tier 3 further south (OS pt9712B). The area has been stock proofed fenced with a cattle handling area, and the grassland is let on an annual grazing licence (photograph 13). The arable area (11ha approx—photograph 14) at the western end of the south side is let on a 1986 Act agricultural tenancy. It is currently in set aside reverting to heathland, and would be a suitable candidate to add to the ESA scheme.

6.3.8 Future management of the grassland areas includes complying with the ESA prescriptions, following a “parkland annual maintenance calendar” covering mowing including mowing the permissive path, chemical weed and hogweed control, and removing bankside scrub. In addition scheduled works include ditch restoration to the river and lakeside meadows, the erection of further stockproof fences and gates, the clearance of scrub from the Upper park, and controlling reed and poplar regeneration. Clearance of the old sheep pens in the Upper park will take place when the current tenancy ends. Covering the pit with topsoil is scheduled to be completed between years five and ten. (copies of the ‘Parkland Annual Maintenance Calendar’ and the ‘Schedule of Outstanding Works’ are at volume 2, appendix 9).

R6.3.5 Immediate past and current management. The 10 year ESA agreement expired in 2010. During the period of that agreement the North Park, The Avenue, Lake Meadows and the South Park were brought under a grazing regime. The North Park is predominantly grazed by sheep by one tenant and The Avenue, Lake Meadows and the South Park are grazed with cattle by another tenant. As part of the HLS agreement stock proof fencing was erected around Lake Meadows and the South Park.

R6.3.6 Entry Level and Higher Level Stewardship Agreement. The school has been accepted into an ELS/HLS agreement, which runs from 2010 to 2020. It incorporates additional grazing areas with Lake Field and Church Meadow, together with the majority of the established woodlands. The agreement covers the following management prescriptions:

- Maintenance of grassland for target features.
- Maintenance of wet grassland for wintering waders and wild fowl.
- Maintenance of species-rich, semi-natural grassland.
- Maintenance of successional areas and scrub.
- Maintenance of Park pasture and Park land.
- Maintenance of woodland.

The agreement also includes a schedule of capital works (see Supplement to Volume 2, Appendix S1, which contains a copy of Part 4 of the HLS agreement) which incorporates completing stock fencing around all grazing areas, planting of a broadleaf belt to the south of Lake Field (see para. R6.3.4, above), dike and ditch restoration, water supplies, tree surgery, park land planting and scrub removal, in particular in the North Park and the removal of stumps in the South Park. These capital works were completed by April 2013. However, applications for further capital works relating to tree surgery and tree planting can be submitted, subject to availability of funding.

R6.3.7 The HLS agreement also includes the provision of an extensive network of permissive paths around the Park, which in conjunction with the proposed footpath for diversion will provide far greater access for the public around the Park (see sub-section 6.9, below).

6.3.8 OBJECTIVE 2. Parkland grazing - overall objective. To improve the management of parkland grazing by using correct stocking densities, hard but not over hard grazing, and complying with the appropriate ESA- ELS & HLS prescriptions. , following the annual maintenance schedule, reducing areas of scrub and controlling weeds, and executing one-off works in the current and subsequent maintenance and works five year schedules. initially as described in paragraph 6.3.8 above.

6.3.9 TREE PLANTING. Past and current management. The parkland to the north of the river, or Upper (North) Park, has retained small areas of the original Wright layout including parts of the avenues, later eighteenth and nineteenth century planting (see Landscape features of significance, para. 6.3.2 above), and some recent replanting based on the Wright framework. ~~which lacks coherent form. Other than for clearance of fallen trees, some tree~~

surgery and limited comparatively recent replanting, there has been little active management. As a consequence the park has been in gradual decline over the last fifty years and now urgently needs attention if its character and health are not to continue to deteriorate. Long term losses from the landscape have meant that its pattern is becoming increasingly hard to distinguish. Further, recent new planting has not always respected the underlying design in the park.

6.3.11 Future management. The tree survey (volume 2, appendix 4) made by James Carr in September 2001 provides a baseline record of all the trees in the park. For the future the objective is to establish a steady continuity of tree planting in the park by planting limited areas each year, ensuring that the work is within the school's resources and that young trees are properly managed until they are well established. Parkland Planting Proposals (volume 2, appendix 3) contain the schemes for the first five years. This programme is restricted in the first five years because essential work on scrub clearance needs to be completed before planting in the central and western parts of the Upper Park takes place. Thereafter most areas of the park will require some replanting.

6.3.10 Restoration philosophy. The text in Parkland Planting Proposals (see Original Volume 2, Appendix 3) explains in detail the factors taken into account in arriving at the designs for new planting within the various areas of the park, and the Culford Park Master Plan (rear of original Volume 1) indicates the planting framework that will be which has been followed. The philosophy adopted in preparing the proposals for the first five years included gap filling in the case of the avenues, and a design that respected the historical development of the eastern sector of the Upper Park for the proposals around the new science block. In the latter case the scheme reflected the historic outline of the Wright planting and the early C19 changes that made the blocks less formal. The design includes a principal vista north from the main entrance to the Hall with the corner framework of 'Wright' blocks to its east and west. This provides the new science buildings with their own setting as well linking the scheme into the wider historic framework (see Original Volume 2, Appendix 3, drawing: Tree planting - north of Hall). The western half of the scheme reinforces the area immediately to the north-west of the Hall providing a start to the restoration of the remainder of the Upper Park.

R6.3.11 During the first period of the plan the tree planting scheme to the principal vista north of the Hall (eastern sector Upper Park), including

running up to the playing fields area, has been completed. The tree planting schemes for The Avenue, and the area around the lake have been partially completed.

R6.3.12 Future management. The tree survey made by James Carr in 2001 has been replaced by a GPS survey of all individual trees in the park (excluding the woodland areas). A tree condition survey including a risk assessment (especially in areas where there is public access) is also being undertaken identifying species, approximate age, and any work required including tree surgery, thinning or felling.

~~6.3.13 Once the scrub has been cleared it will be possible to consider in detail tree planting proposals for the centre and western portions of the Upper Park. These will follow the framework scheme on the Master Plan. At present the scatter of trees is such that this area appears visually formless. The proposals will conserve the remains of the existing planting re-establishing its form in a manner that once again gives the park a distinctive character. This will involve reinforcing existing clumps, planting new clumps and groups of trees, and the very limited thinning of trees which are either at too great a density, or are in conflict with the form of the proposed landscape. The detail of the planting proposals will be prepared as soon as scrub clearance has been completed so that this phase of work can commence without delay at the start of the second five year period.~~

R6.3.13 Planting within the park. In the current HLS agreement it is proposed that there will be 15 clumps of broadleaved trees planted, protected with stock proof fencing. This work is has been completed as has relocating or replanting trees planted in The Avenue to ensure that it is completely and accurately reinstated. Within the South (Lower) Park the majority of trees are self-set oak and ash, together with a number of some mis-planted broadleaves along the lake edge at the eastern end of the park and some poplar. These trees will be relatively heavily thinned to select better formed oak, retaining any specimen trees, in particular some fine Scots pine to stand out as features. In the longer term more clump planting will be undertaken.

6.3.14 **Veteran tree management.** The condition of the trees in the park will continue to be assessed by annual inspection. Following this, essential work may include the felling of dead or diseased trees and tree surgery. Wherever possible, however, ancient trees should be retained for their wildlife value. Before either felling or surgery takes place care needs to be taken to ensure that any decisions are properly informed - e.g. does the tree harbour a bat

population or, if it is to have surgery, can a proportion of the dead wood be retained for invertebrate populations? Depending on the location of the tree nature conservation objectives may have to be balanced with health and safety requirements. In this case the location of the tree within the park may be an important factor to bear in mind, especially in cases where school uses are close by. Even here, however, trees can often be saved by timely surgery.

6.3.15 OBJECTIVE 3. Historic parkland - overall objective. To conserve by good management the formally designed historic landscape in a manner that retains the distinctive character of each of its areas and features.

OBJECTIVE 4. Historic parkland trees - long term objective. To manage actively the open areas of the park by making an annual assessment of the condition of the trees, retaining existing trees as long as possible, using tree surgery where necessary, pollarding where appropriate, and felling only where essential. A proportion of dead wood, standing and fallen, should be retained for wildlife conservation. Where trees are lost regularly plant replacement trees identifying where planting is required at the time of five yearly plan reviews. Use species appropriate for the area and historic period concerned and retain historic groupings of trees. Wherever possible stock should be grown from seed from existing ancient trees within the park matching species, scale, form and location of tree.

OBJECTIVE 5. Historic parkland trees - short term objective. To complete the restoration of the historic parkland trees in accordance with the detailed proposals contained in Original Volume 2, Appendix 3 of the plan thereafter following the schemes prepared for each five year plan period. Once the restoration schemes have been completed the long term objective (Objective 4, above) should be followed.

R6.3.16 THE RIVER AND LAKE. Past and current management. The major restoration work undertaken within the park ~~over the past few years has been~~ during the 1990s was the cleaning out of the river and lake. The eastern section of the river was cleaned out in 1994. The western section from the iron bridge to the lake was undertaken in 1999, and the western lake end in 2000. The restoration work sought to maintain the historic profile of the lake. When the work was first completed the eastern section of the river had an average depth of around a metre and the western section was a little under two metres deep. However, in recent years, the gradual process of silting has begun to impact on the lake again (see next paragraph).

R6.3.17 Future management. Future management will include regular essential reed cutting on a rotational basis, and where required essential dredging parts of the river and lake as required, taking care to spread the spoil in appropriate areas. in accordance with the 1994 guidelines. The river also needs to be restocked with fish (carp and tench – see note under section 6.8 Sporting). Fishing platforms (pegs) are to be constructed around the northern boundary at the west end of the river and the lake, and at the east end along the river. Subject to obtaining the necessary consents a boathouse may also be provided. Maintenance and capital work on the river is undertaken as required and lake is included in the Works Schedule and Parkland Annual Maintenance Calendar. There is concern that The eastern end of the lake continues to silt up is silting up rapidly and the creation of a natural silt trap at the point where the river enters the school's land is being investigated, with a view to its construction at an early date. Essential works include an investigation for a silt trap at the eastern end of the river, the construction of a silt trap at the western (outfall) of the lake and Necessary annual tasks such as putting straw into the river, restocking the river with fish, including reed removal, and flailing areas of the banks.

R6.3.18 Reservoirs Act 1975. Culford Park Lake requires a supervising engineer's annual statement under Section 12 of The Reservoirs Act 1975. The lake was last inspected in November 2011. The next Inspecting Engineers scheduled inspection is November 2016. The work specified in the 2011 report has been included in the work programme in Section 10.

6.3.19 OBJECTIVE 6. The river and lake - overall objective. To manage the river and lake primarily for visual and wildlife benefit, while encouraging appropriate recreational uses (rowing, fishing, and lakeside walking), in a manner that conserves aquatic vegetation, water quality, and fringe habitats, and maintains open water by controlling the spread of reed growth, and minimises silting.

R6.3.20 PARKLAND & LAKE ANNUAL MAINTENANCE. A schedule of annual maintenance tasks has been prepared. The individual works are specified in Supplement to Volume 2, Appendix S1. The work requirement is noted in Table 2, Annual Tasks, (Sub-section 10.1, below).

6.3.21 THE GARDENS, SHRUBBERY & SPORTS PITCHES. Current and future management. The gardens, shrubbery and sports pitches are currently

very well managed with limited resources. At present there is a staff of five for the gardens and grounds. There are no plans to change staff numbers or management. No pesticides or herbicides are used in the garden area. ~~No expansion of the sports pitches is envisaged.~~

6.3.21 OBJECTIVE 7. The gardens, shrubbery and sports pitches - overall objective. To maintain the current high standard of management without the use of pesticides and herbicides in the garden area, and to continue to provide sports pitches of excellent quality within the existing sports area.

6.4 Buildings and structures

6.4.1 BUILDINGS AND STRUCTURES OF SIGNIFICANCE. The buildings identified as being significant in sub-section 3.3 are described below together with explanations of what it is that is significant about them. For Listed buildings and structures the list descriptions are in Original Volume 2, Appendix 6.

1. **The Hall.** (Listed Grade II*. A detailed description of its development is in volume 3, - The Historical Development of Culford Hall). The Hall is the central focus of the park. Its core, which dates from the sixteenth century, was clad in white mathematical tiles in the 1790s when its central courtyard was enclosed with a dome (James Wyatt). Further additions (by George Wyatt) were made in the early nineteenth century. In the 1890s the Fifth Earl of Cadogan employed William Young who greatly extended the mansion to its present form, the earlier structure becoming the south-west corner of the new building. The present three storey building of irregular form and constructed in white brick in the Italianate style, has an asymmetrically placed tower with a square copper roofed cupola. Within the park the Hall is the dominant structure although its landscape setting markedly reduces its impact on its immediate surroundings and views from afar tend to be partial (see para. 3.4.2 above).

2. **The Iron Bridge.** (Grade I. See volume 3, *Buildings in the Park*, for a detailed description.) c.1803. By Samuel Wyatt and built to a patented cast-iron single span design with granite abutments, composition stone balustrade, and marble urns. The bridge is of exceptional interest as one of the earliest bridges with an unmodified cast-iron structure to survive. It is located at a key position along the river, originally carrying the southern entrance drive over the water, and being visible from many directions within the park. From the bridge deck there are fine views up and down the river,

of the Hall to the east, the tower of West Stow church to the west, and large areas of the Upper and Lower portions of the park.

3. **Outbuildings to the Hall, the Old Stables, Garden House, Carpenter's Yard, and Jocelyn House.** (Detailed descriptions of the buildings are in volume 3, *Buildings in the Park*.) This range of buildings broadly runs east from the Hall immediately south of the main eastern access to the park (off the main road through Culford). Although some of the buildings have been adapted for school use, and the range is interrupted by the Sports Centre (see below, item 8), it typifies the ancillary buildings on a large agricultural estate and is given good cohesion by the extensive lengths of high flint walling which interweave the buildings (see item 7 below).

4. **The Cadogan Stables.** (See volume 2, *Buildings in the Park* for full description) Built c.1890 in the Tudor Style with a central gatehouse, these buildings now house the preparatory school. They occupy an important location on slightly elevated ground north-east of the Hall from which they can be seen. In the landscape today they form the northern end of the 'educational axis' between the stables and the Hall along which students at the school walk to get to the other teaching buildings between them. As well as being visible from the Hall the stables are also prominent in views to the east from the northern area of the Upper park.

5 **The Almshouses (1 and 2 Church Cottages).** (Grade II. See volume 2, *Buildings in the Park*.) Dating from 1856, originally a row of four cottages - now two- of kidney flint with white brick rusticated details, gabled porches and a fish scale slate roof. These cottages have details in common with the Church opposite and were almost certainly designed by the same architects - the Habershon brothers. They make a significant contribution to the south-east entrance drive with a character that relates well to the Victorian planting in the area, including Nootka Cypress and Cedar of Lebanon, and help to provide a visual balance for the Church at a point where the drive bends subtly.

6. **The Park Gates and lodge and the West Stow lodges.** (See volume 3, *Buildings in the Park*.) The West Stow lodges of knapped flint with white brick quoins and window surrounds and slate roofs, were designed as an impressive entrance from Newmarket. The Park Gates (Grade II), to the south-east entrance (the main entrance to the Hall) and the Lodge, (a two bay knapped flint cottage with white brick quoins, a central pitched roof entrance porch, and neo Tudor chimneys), provide an entrance to the park which sets the scene for what is to follow.

7. **The kitchen garden and other lengths of walling.** This walling - a mix of white brick, and knapped flint and brick - provides essential screening for activities within the enclosed areas, and gives a strong sense of cohesion to

the outbuildings and activities to the east of the Hall. (Note: the garden walls to the Hall are included as a landscape feature - see para. 6.3.2, item 8.)

8. **The modern (1935-2002) school buildings.** (A full schedule of these buildings is in Original Volume 2, Appendix 6) The main group of these buildings is located along the 'education axis' between the Hall and the Cadogan stables (now the preparatory school) and comprises (travelling in a north easterly direction from the Hall) the Hastings and Skinner teaching block (1958), the Bristol Myers Biology Laboratory (1989) and the William Miller Science Centre (2001), Ashby (1970) and the various boarding houses, and Cadogan House (1936). The Sports Centre (1990) is located within the range of buildings to the east of the Hall, and Fieldgate (1985), the pre-preparatory school, is an extension of the former Bothy adjoining the main south-east entrance. The buildings along the educational axis between the Hall and Stables reflect the purpose for which the Culford Park has been used for nearly seventy years. While not all the structures (Skinner and Hastings) have an architectural form that rests easily on the eye, they provide for essential educational need and reflect the functional style typical of their period. The recent addition of pitched roofs to these buildings has helped to relate them better to the most recent buildings (Bristol Myers and William Miller), with their pitched roofs, which integrate more readily into the parkland scene. The extensive tree cover in the area between the Hall and Stables enables this important area of landscape to assimilate the buildings (see item 12 in paragraph 6.3.2 above)

9. **Church of St Mary** The church (Grade II), in the early English style, dates from 1856. It is a significant element in the scene as one travels up the main south-east entrance drive and approaches the Hall. Lying back (west) from the road, views of it are framed by cypress and cedar trees. [Note: The church is not owned by the school. It is excluded from the plan area, but the school assists with minor maintenance.]

R6.4.2 PAST AND GENERAL MANAGEMENT OF BUILDINGS.

General. The school uses a combination of in-house labour and contractors for repair work. The in-house team comprises a working manager and five tradesmen. ~~In the past~~ To date nearly all maintenance to school buildings, except for major contracts, has been undertaken in-house.

The Hall. In the ~~last five years~~ period up to 2004 a valuable start ~~has been~~ was made on repairs to the Hall with expenditure in excess of £200,000. Works ~~have~~ comprised repairs to the cupola (copper and stonework), stonework over the main entrance, and upgrading the interior to comply with fire regulations. A fire alarm system ~~has~~ was also ~~been~~ installed. Since 2004 work has continued. As well as the development of a £540,000 studio

theatre in 2005/06 within the 1981 Centenary Hall construction, £280,000 was spent in 2007/08 on development of the ground and first floor of the eastern elevation, including restoring the original proportions of the original billiard and smoking rooms. Exterior repair work has included stonework and the north front façade, and stonework and mathematical tiling to two exterior elevations this work costing some £600,000 – leaving only one area to the south elevation to complete,. (see schedule of Recently Completed Works to the Hall in Supplement to Volume 2, Appendix S2) .

Iron Bridge. As part of the pre-2004 work in the park the **Iron Bridge** was restored with the help of an English Heritage grant.

School building repair work. In the last decade, refurbishment work to Jocelyn, Cornwallis and parts of Edwards houses has been completed and work is currently under way to Fitzgerald House. Cadogan House and the remainder of Edwards House remain to be done.

Total cost of repair work. The total cost of work to the school buildings (capital and revenue) from 2007 to 2012 exceeds £6m. A schedule of this work is in Supplement to Volume 2, Appendix S4.

R6.4.3 FUTURE REPAIR WORK - THE HALL AND OTHER HISTORIC STRUCTURES. ~~In 2001 English Heritage, which has grant aided work to the Hall, asked for a conservation statement to be prepared. The report *Culford Hall, Condition Survey and Conservation Statement (Draft, February 2003)* prepared by Purcell Miller Tritton (PMT), includes a phased prioritised repair schedule from which a detailed repair programme is to be prepared. The most urgent work includes maintenance items and meeting health and safety requirements, and roof and balustrade repairs.~~

The Hall. Repair work on the Hall has been based on quinquennial reports since 2003. The current inspection report dates from 2010 (Whitworth Co-Partnership) and is supplemented by a *Culford Hall, Repairs to External Fabric* report (2011, Henry Painter) which provides a monitoring tool to enable accurate repair progress and budgeting for repairs. It identifies more than £1m worth of repairs required over the next decade. Future works to the Hall for the period 2012 to 2022 are summarised in a Proposed Schedule of Major Repair Works (see Supplement to Volume 2, Appendix S2) and included in the Works Programme in Section 10. Their total estimated cost exceeds £1.1m representing a further major investment on the part of the school.

R6.4.4 FUTURE REPAIR WORK - SCHOOL AND OTHER BUILDINGS AND STRUCTURES, AND INFRASTRUCTURE. ~~As part of the work for this plan the school will, within the first two years of its operation,~~

School buildings and structures. The school has prepared a survey of all the buildings and structures (in addition to the Hall – for which see para. 6.4.3 above), including a baseline photographic record, within the plan area. It ~~will~~ includes walls, roads and car parks, and mains services (see Supplement to Volume 2, Appendix S4, *Proposed Annual Works Programme, for the period 2012- 2017*). The survey is updated on a quinquennial basis, and prioritised repair and maintenance (including redecoration) schedules ~~will be~~ are compiled from it. The repair work ~~will be~~ is undertaken by a combination of in-house staff (maintenance and minor repairs) and contractors for more substantial items. Difficult decisions lie ahead with School building maintenance and repair costs estimated to cost up to approximately £500,000 annually over the next five years.

Ha-Ha. One further significant item for which provision needs to be made is the repair of the ha-ha, which runs north-westwards along the west side of the central section of the main entrance drive (and which separates the drive from the park), between the iron gates and the church. The estimated cost of this work at 2012 prices is of the order of £70k (see report in Supplement to Volume 2, Appendix S3).

Lead Statues. The gardens contain two C19 life size lead statues of Hercules and a Gladiator. The estimated cost of conserving these is £20k at 2011 prices (see report in Supplement to Volume 2, Appendix S3).

King of the Park – iron fence. The important historic iron fence which surrounds the King of the Park dates from the early C19, and is possibly older, is in need of conservation repair.

R6.4.5 REFURBISHMENT AND NEW DEVELOPMENT. Over the past decade several of the existing school buildings, both educational and residential, have been refurbished. Work to Jocelyn and Cornwallis houses has been completed and work is under way to Fitzgerald House. Extensive work to Cadogan is programmed for the years 2014-2017. The Annual Works Programme (see Supplement to Vol. 2, Appendix S4) also includes Hastings and Skinner refurbishment in 2016/7. Proposed new buildings - both those needed now and planned for the future - are described in section 8 of this plan (below) *Future Development of the School*.

6.4.6 **REPAIR ETHOS.** The **historic and traditional buildings** within the park have the distinctive style of estate buildings, characterised in the main by Victorian architectural styles and the use of materials such as knapped flint and white brick (e.g. the lodges, the almshouses), red brick and stone (the stables), and red brick and half timbering (Old Fitzgerald House). The school recognises that these buildings, and features such as flint and brick



7: The **ha-ha** runs north-westwards along the west side of the central section of the main entrance drive (and which separates the drive from the park), between the iron gates and the church. It is in need of repair. The estimated cost of this work at 2012 prices is of the order of £70k. See paragraph R6.4.4.

walling, make an important contribution to the character of the park. Care will be taken to retain architectural features and details, and as a general rule only matching traditional materials and correct lime mortar mixes will be used for repairs. Repairs to **modern buildings** will normally be carried out using matching materials retaining the character of the individual structures.

6.4.7 **OBJECTIVE 8. Buildings and structures - overall objective. To conserve the historic, traditional, and modern buildings within the plan area by maintaining them in a good state of repair.**

OBJECTIVE 9. Buildings and structures - repair methods. To repair the buildings in a manner which conserves their character and features by ensuring that:

- the repair philosophy follows conservative (minimal intervention) principles;

- architectural details are retained when repairs are carried out;

- matching traditional materials are used; and

- external redecoration is carried out on a regular basis. (See paragraph 6.4.6 above)

OBJECTIVE R10. (Amended 2014) Buildings and structures - fabric inspections and repair work. Annually, to carry out the scheduled repairs to the Hall identified in the *Culford Hall, Repairs to External Fabric report (Painter, 2011)* and any subsequent updates; and annually to carry out the maintenance and repairs, noted in the Annual Works Programme (see S. Vol 2, Appendix S2) and any subsequent updates, to the remaining listed and other buildings and structures in accordance with the prioritised schedules within it.

6.5 Archaeological features

6.5.1 Archaeological features of significance. The Sites and Monuments Record (SMR) Historic Environment Record (Original Volume 2, Appendix 5) lists Neolithic and Bronze Age and flint finds within the park area indicating early use of the area. Other entries draw attention to site of the former moated manor house, the canal associated with the garden of the C16 house (both depicted on the Wright survey of 1742), and the site of the original village of Culford close to St Mary's church in the park.

6.5.2 In terms of a having a direct effect on the landscape as it is seen today the most significant features are the balks or banks of the medieval landscape beneath the park. The balks reflect the pre-park landscape of open fields located north of the west-east (West Stow to the Hall) access drive through the park. They are on an approximately north-south alignment.

6.5.3 The Wright 'survey' depicts the bulk of the 1740s planting in a series of large solid rectangular blocks. The size of these blocks appears to have been dictated by the north-south open field boundaries - each block of trees being defined by the width of the field in which it was planted and having a balk between it and the next one.

6.5.4 Past and future management. With the possible exception of some levelling to the balks to form sports pitches at the north eastern corner of the park, the balks and other features described above have remained undisturbed below the pasture, rough grazing and some tree covered areas of the park. All areas in which the features of significance are located are down to grass. Future management should respect them by ensuring that no ploughing out takes place and any cultivation of the grassland does not break the surface of the soil. Particular care should be taken when scrub and bushes are cleared from the Upper park.

6.5.5 **OBJECTIVE 11. Archaeological features - general objective. To conserve the features of archaeological significance described in paragraphs 6.5.1-6.5.2 above by appropriate management and the avoidance of damaging operations.**

OBJECTIVE 12. Archaeological features - grassland and rough pasture. To continue to maintain the existing grassland and rough pasture over archaeological features ensuring that any cultivations do not cut into the surface of the soil.

6.6 Nature Conservation and wildlife

R6.6.1 Nature conservation features of significance. The western section of the Upper park, the river and lake and the habitats surrounding them, comprise the Culford Park and Lake County Wildlife Site (designated in 1992. See Original Volume 2, Appendix 8 for a map, a full description of the site and contemporary baseline survey information). An update report was prepared by the Suffolk Wildlife Trust in August 2012 (See Supplement to

Volume 2, Appendix S5. The area contains a diversity of habitats including ~~wood parkland, acid grassland, sedge and reed/fen, open water, and deciduous woodland~~ wood pasture and parkland, lowland acid dry grassland and lowland hay meadow, fen, wet woodland, and open water. The features/habitats of significance are:

The parkland trees. These support a wide range of invertebrates which are dependant on dead timber. The lichen flora of the trees is more diverse than that of many parks in Suffolk although relatively few trees are of great age.

The pasture of the western section of the Upper park. The sheep grazed turf includes typical species such as bird's-foot, lady's bedstraw, sheep's sorrel and harebell. Acid grassland is a scarce habitat in Suffolk and the site is therefore of high nature conservation value.

Unimproved grassland. This area borders the river immediately south of the Hall and other school buildings. The flora includes knapweed, meadow vetchling, lady's bedstraw, and bird's foot trefoil. It is a good habitat for butterflies and other invertebrates.

Sedge and reed fen. The south western corner of the site contains a small area of sedge/reed fen (planted with poplars). The vegetation includes typical species such as agrimony, angelica, meadowsweet and skullcap.

The lake. An open water habitat of generally good water quality with abundant aquatic vegetation adjoining deciduous woodland and supporting dragonflies (12 species) and damselflies (including the uncommon Variable Dragonfly). Plants include yellow and white water lilies and mare's tail. Marginal vegetation consists of hemp agrimony, sedges, reed and reedmace that provide good cover for water birds. The water quality is generally good and the fish stock is believed to be under the maximum the river could sustain.

Carr woodland. Areas of dense carr woodland on both sides of the river contain alder, ash and willows as well as planted species. The value of the woodland includes its dead wood which provides an important habitat for invertebrates, fungi and bryophytes.

Baseline survey information. Baseline surveys were taken in 1991 before the County Wildlife Site was designated, and in 1994 before work commenced on dredging the river (see Original Volume 2, Appendix 8, for relevant extracts). Apart from detailed information noted above, the 1994 survey around the lake identified 13 species of butterfly; 69 bird species; a variety of mammals; and 5 fish species.

Overall assessment. The site constitutes an important area for wildlife in the Lark Valley. In addition to the individual habitats, one of the most important features of the site is the transition zones between habitats. These

complement the main habitats and increase diversity and therefore the potential range of species which the site may support.

R6.6.2 Present management. While no detailed assessment has been made, the completion of work on the river and lake and work ~~currently under way~~ in the areas close to it (tree felling, re-establishment of meadow, and raising the water table of the Upper park western meadows), as well as ~~preliminary~~ scrub clearance in the Upper park, ~~should have~~ has enhanced existing habitats. The grazed areas of the Upper and Lower park are currently managed in accordance with ~~ESA~~ ELS/HLS prescriptions which promote conservation (see paras. 6.3.5 - 6.3.6 above for a detailed description).

6.6.3 Future management. **Veteran and ancient trees.** These will be retained as long as possible and managed in accordance with Objective 4 using tree surgery, pollarding if necessary and clear felling only where essential. A percentage of dead wood will be retained and stacked under the canopy of the tree both in the wider parkland landscape and within woodlands. For safety, operational and visual reasons it may not be practicable to retain deadwood under all veteran/ancient trees. In this case areas of the park will be designated for this purpose (see para. 6.3.14 above for fuller prescription.) **Grassland.** In general the ~~ESA~~ ELS/HLS prescriptions will be followed (see paras. 6.3.3-6.3.8 above for full detail). ~~although some derogation may be required during the initial period of the plan's operation in order to clear some areas of scrub, and for weed control.~~ **Sedge and reed fen.** The small area of sedge and reed fen at the south-western corner of the site will be conserved when the poplars are felled. **River and lake.** The river and lake will be managed in the manner described in para. 6.3.17 above. Care will be taken to retain a balance of habitats and not to overstock the river with fish. The spread of reed will be controlled as required ~~and generally in rotation~~, and where undertaken dredging will be confined to one part of the river and lake at a time, care being taken with spreading the spoil.

R6.6.4 Baseline survey information. The surveys undertaken in 1991 and 1994 ~~will need to be updated in the first year of the plan's operation (2004)~~ during the forthcoming plan period (2015 – 2019). The work is required to record ~~recent~~ change since 1994, and to provide an important baseline which was not recorded at the start of the plan. The location and extent of key habitats ~~will~~ should be recorded, and species noted (recording ~~is to~~ should include bats, coleoptera, and lichens) in order to inform future management. On completion of the survey the nature conservation and related plan

objectives will should be reviewed and where appropriate management prescriptions will be amended.

6.6.5 **OBJECTIVE 13. Nature conservation - general objective. To manage the habitats within the plan area in a manner that enhances their wildlife significance by following the general prescriptions defined in paragraph 6.6.3 above.**

OBJECTIVE R14. (Amended 2014) Nature conservation - wildlife baseline survey (short term objective to be deleted on completion of the work). During the plan period 2015 – 2019 to undertake a baseline wildlife survey as defined in paragraph R6.6.4 above. On completion of the survey to amend the management prescriptions and schedule any works as required.

Note: The above objectives should be read in conjunction with those for **parkland grazing - overall objective** (Obj. 2); **historic parkland trees - long term objective** (Obj. 4); **the river and lake - overall objective** (Obj. 6); and **woodlands - overall objective** (Obj. 15).

6.7 Woodlands

6.7.1 **Significance of the woodlands.** The woodlands are a most important element in the parkland scene. The Wright survey of 1741 (see volume 3, *The Historical Development of Culford Park*) depicts rectangular woodland blocks across the Upper park, and a large area of woodland south of the canal and south-east of the hall (South Wood plantation). The northern, eastern and western boundaries of the park were marked by an avenue, and to the south there were a series of geometrically shaped clumps (triangle, square, circle etc) abutting a park pale. By 1793 the northern avenue had had a wood planted to its north along the entire northern boundary (North Wood), but the plantations in the Upper park had begun to be de-formalised. Later additions were woodland belts on the eastern side of the park after it was extended in 1804, and significant areas of planting along the southern boundary between 1790 and 1835. By 1840 there was woodland surrounding the whole of the park. Today these areas form a vital backdrop when seen from virtually all angles within the park, enclosing views and preventing the eye straying beyond its confines. Outside the park the woodland contributes much to the character of Culford village dominating the western side of the main street; and its mass is a readily visible and important landmark as one approaches the settlement.

R6.7.2 Current (2014) management under HLS. ~~Work on the school's woodlands is the third major area of work being undertaken to the park (the other two being the cleaning out of the river and lake, and the inclusion of the grassland in the ESA scheme with the concomitant felling of poplar and other areas of trees and their return to grassland). A Woodland Grant Scheme was entered into in 1991 with the long term objective of 'enhancing the school parkland'. Amendments were made to the original WGS in 2000. The current woodland programme (see volume 2, appendix 10, for WGS 2000 amendment details and Woodland compartment notes) includes thinning areas of oak in north wood, replanting felled areas of poplars at West Stow with alder and cricket bat willow, thinning other woodland areas, and replanting a historic clump with beech, and Iron Bridge Carr with alders. As detailed in paragraph R6.3.6, above, the school has entered into an ELS/HLS agreement, which includes maintenance of the woodlands within and surrounding the park, and which runs until 2020. The agreement included the planting of a broadleaf belt to the south of Lake Field, tree surgery, parkland planting and scrub removal in the North Park. These capital works were completed by April 2013 (see next paragraph for further details).~~

R6.7.3 Woodland management and capital works.

Woodland Management:

The management prescriptions in the Woodland Management Plan, 2011 – 2016, are to be followed. The plan is included in Supplement to Volume 2, Appendix S6.

Woodland capital works:

The capital works which were due to be completed by 2013 under the HLS have been carried out. These included:

North Park - 15 clumps of broadleaf trees planted in agreed locations and protected with stock fencing.

The Avenue - A number of the trees which were re-planted were not set in the correct positions. These have been relocated or replaced. The Avenue has been reinstated as accurately as possible.

South Park - The majority of trees in this area are self-set oak and ash, together with a number of misplanted broadleaves along the lake edge at the eastern end of the Park and some poplar. There has been a relatively heavy thinning of these trees to select the better formed oak and leaving any specimen trees, in particular some fine scots pine, to stand out as features. More clump planting will take place within the next 10 years in the South Park.

Future capital works. While the HLS scheme continues further capital works relating to tree surgery and tree planting can be submitted, and if approved undertaken, subject to availability of funding.

R6.7.4 Parkland Maintenance There is an annual maintenance plan for the Park to include topping, weed wiping to control ragwort, chemical weed control around young trees, maintenance of fencing, clearing of some deadwood, tree pruning and stump grinding/removal. In general future management should seek to achieve a steady cycle of sustainable management over the entire woodland area, by a mix of continuous canopy cover and a balance of felling and planting operations elsewhere, as well as keeping up with other woodland operations. In addition to the above an annual safety inspection should be made of all trees in areas to which there is public access.

R6.7.5 Woodland compartment notes. Now that the GPS survey of the park has been completed a baseline record set of full compartment notes should be prepared as a management aid and to assist in monitoring progress. Once completed the notes should be kept up to date by recording all woodland operations. At future reviews of the plan a check should be made to ensure that the then current felling, replanting and maintenance programme is sufficient to ensure that the conservation of the woodland by long term sustainable management is achieved.

6.7.6 OBJECTIVE 15. Woodlands - overall objective. To manage the woodlands in a manner which conserves their historic and wildlife significance and, in so far as it does not conflict with this primary objective, to maintain commercial viability. To achieve this objective by fulfilling the sustainable management requirements noted in paragraph 6.7.4 above including monitoring progress at each five yearly review of the plan.

OBJECTIVE R16. (Amended 2014) Woodlands - compartment records (short term objective to be deleted when the task has been completed). To compile detailed woodland compartment notes, related to the GPS survey, within the five year plan period 2015 - 2019.

6.8 Sporting

R6.8.1 Present position. There is no formal sporting policy, and there are no sporting leases within the parkland. The park is, however, shot over informally on a few occasions a year. Vermin and muntjac are controlled at a level required for conservation management. Fishing in the lake is open to members of the Culford Lake Angling Conservation Association and is governed by strict rules which include the use of barbless hooks and the return of all fishes caught (see Supplement to Volume 2, Appendix S7 for a copy of the rules).

~~6.8.2 Future management. The lake will shortly be restocked with fish, and fishing platforms are currently being constructed on the river's edge, and the lake (see para. 6.3.17 above).~~

6.8.2 OBJECTIVE 17. Sporting - overall objective. To conserve natural game stocks, and where appropriate enhance sporting interest with care and in harmony with other objectives particularly those relating to landscape, wildlife and woodlands.

6.9 Access to the park

R6.9.1 Public rights of way. Current public rights of way through the park are marked on a Public Rights of Way map in ~~volume 2, appendix 11~~ Supplement to Volume 2, Appendix S8. They comprise three footpaths - County Council paths numbers 4, 5 and 9. Footpath no 4 runs on a diverted route confirmed in 2007. A further diversion of parts Footpaths no 4 & 5 is currently being sought (see plans in Appendix S7). Footpath 9 runs from the south-east (main) entrance to the school up the drive to the church.

~~6.9.2 The school is keeping under review the use of the footpath 4. For some while it has considered this route to be a security risk in view of its proximity to teaching and accommodation buildings and if necessary it will apply to have it diverted under the provisions of Schedule 6 (Amendment of Highways Act 1980) of the Countryside and Rights of Way Act.~~

R6.9.2 Licensed and permissive paths. The school is ~~currently negotiating~~ has negotiated a licensed permissive footpath agreement with Suffolk County Council for a path along the northern side of the lake and river. It commences at the western end of the park where it leaves public footpath 5 at the north-eastern corner of the lake. The route then runs virtually the entire length of the lake and river within the park before turning north to join footpath 9 a

short distance south of the church. In addition to this licensed path, permissive access has been granted under the HLS scheme which comprises routes in the southern part of the park that link up with the public rights of way and licensed paths to the north (see Supplement to Volume 2, Permissive Access map in Appendix S8).

R6.9.3 OBJECTIVE R18. Public rights of way and permissive path - general objective. To keep open and maintain the public rights of way and licensed and permissive paths within the park, subject to ensuring adequate pupil safety.

6.10 Management

6.10.1 Management of the property. In order to achieve the objectives of the plan all those responsible for the management of the park and its buildings should have a full appreciation of the heritage qualities of the area, and how the part of the area for which they are responsible or within which they work, should be managed. Managerial staff should understand and have sympathy with the integrated approach to management required fully to conserve the significant features of the property. Those responsible for the park and building maintenance will be given an understanding of the techniques necessary properly to conserve the fabric of the landscape and buildings within the area. Contractors working on the estate will be adequately briefed about the heritage aspects of the work which they have to undertake, and be given written instructions about any standards or requirements with which they need to comply. Where appropriate staff will be encouraged to attend relevant training courses. The school appreciates that there are significant financial savings to be made from following such a policy because unnecessary damage to fabric or habitats is avoided.

6.10.2 **OBJECTIVE 19. Management - standard of management. To achieve as high a standard of management as possible in order to fulfil the aims and objectives of this plan.**

7 ENVIRONMENTAL SUSTAINABILITY

7.1 Sustainable management

R7.1.1 Sustainable management involves “negotiating the transition from past to future so as to secure the transfer of maximum significance”. It includes the use of energy efficient design for all new work and on work to existing property where it does not compromise ‘significance’; and the requirement that energy management shall follow current best practice insofar as this is reasonably practicable.

7.2 Work completed and assessments undertaken

R7.2.1 The drive for energy efficiency led the school in 2010 to replace its water supply with a new pump house and water tank which also benefitted water quality. It followed this by upgrading its entire electricity supply with new switchgear and replacing the underground cables connecting the supply to the buildings in 2012. The school also installed a wood chip biomass boiler in the walled area adjacent to the Sports Centre in 2012 for which the fuel is locally sourced. A study has been made of the opportunity to install solar photovoltaic panels on the Sports Centre and Hall roofs, and a school voltage optimizer has been fitted assessment. Other means of reducing energy costs are also being considered

R7.2.2 Within the Hall the older traditional radiators have been flushed out, and all 155 windows have been fitted with Ventrolla draught excluders – at a cost of some £118,000. Once work on the Hall roofs has been completed, proper insulation is to be introduced with environmental and cost benefits.

7.3 Future projects and management

R.7.3.1 New build and refurbishment. As part of the school’s commitment to sustainability all future new build and refurbishment will seek to meet the requirements of the relevant codes of good practice for energy conservation consistent with meeting this plan’s definition of “sustainable management” as noted in paragraph R7.1.1, above.

R7.3.2 Parkland, woods, agricultural land and gardens. The school will continue to follow sustainable management principles complying with the relevant codes of good practice.

R7.3.3 Travel plan. The school is aware of the need to review its transport arrangements. A travel plan was included among the works in the 2004 plan but was not prepared. It has been programmed in the proposed works schedule for 2015.



8: New Library, from the west. See paragraph R8.4.2.



9: Glass façade to the new Library, allowing views out to the park. See paragraph R8.4.2

8 FUTURE DEVELOPMENT OF THE SCHOOL

NOTE: This section has been entirely re-cast to reflect the significant changes that have occurred since the original plan was prepared in 2004.

8.1 Introduction

R8.1.1 This section of the plan covers the future development of school buildings, car parking and roads. It outlines the school's anticipated needs for the next decade, identifies preferred sites for development and car parking, and explains the factors that have been taken into account when making allocations. School Development Policy 2 at the end of this section outlines the conservation and sustainability criteria against which any development proposals will be tested. It is emphasised that notwithstanding the selection of possible sites for development in this management plan, planning permission and other statutory consents will be required in the ordinary manner.

R8.1.2 The updated School Development Diagram 2015 - 2019 (rear of this volume) identifies the development sites referred to in this section. They have been selected after examining a number of possible areas, taking into account:

- their significance (see footnote 1 above);
- the possible impact development would have on the landscape including the extent of existing tree cover;
- their relationship with and impact on existing historic and other buildings; and
- their suitability for the educational purposes proposed for them.

8.2 The need for development

R8.2.1 Culford School has been located in Culford Park since 1935, and the Trustees have owned the property for longer than any proprietor since the Cornwallis family. The school has contributed for over a century to West Suffolk society, and is committed to remaining a regional centre of educational, cultural and sporting excellence. The park is one of the characteristic and educationally inspirational features of the school, and the social responsibility and commercial importance of sensitive estate

management in a site of historical and cultural importance is clearly recognised.

R8.2.2 There currently remains over-capacity, nationally, in the independent school sector, and it is likely that only the best will survive. To thrive on the current site, and therefore invest in the estate, it is essential for Culford School to remain responsive to developments in the national curriculum, boarding school standards, and parental expectations. Given the trends in these areas over the last two decades, it is difficult to predict specific requirements for the next twenty years, but the ability to respond flexibly to educational need is essential. Over the next 10-15 years, the school will continue to need to develop its facilities as well as responding to as yet unforeseen developments in teaching. Boarding and catering facilities will also continue to require upgrading, and the continued importance of sport in the curriculum has been emphasised by the 2012 Olympics.

R8.2.3 For the school the key to future success therefore remains using the historically and environmentally unique facility of Culford Park while following a management strategy which conserves the park, yet provides adequately for future educational needs.

8.3 Proposed school development - aims

R8.3.1 In 2004 the plan took as its starting point the belief that demand for boarding would not increase over the then ensuing period, but that the school would need to remain competitive by investing in the fabric of its boarding Houses and new academic developments, notably a Performing Arts Centre. In fact, boarding has grown at Culford from a low of 174 in the academic year starting September 2005, to 250 (215 boarders in the Senior School and 39 in the Preparatory) in July 2014. That growth has put the school on a far sounder financial footing and allowed a number of infrastructure developments to take place that have paved the way for future developments to the benefit both of the school and the heritage of the estate. The school's capital development plan now has two complementary aims:

- to make the most fruitful use of the limited development opportunities available within the park; and
- to make the best possible use of existing buildings to deliver educational facilities and preserve heritage.



10: Estate yard, with attractive existing workshops which may be suitable for conversion to teacher accommodation. New locations have yet to be found for existing uses in the yard. See paragraph 8.5.2.

8.4 Proposed development - Culford Hall

R8.4.1 There was a desire in the 2004 plan to see the development of a stand-alone Performing Arts Centre. This led to the refurbishment of the east wing of the Hall, but limited consideration was given as to how the Hall itself would be used by the school both to its benefit and in a manner that would protect the long term heritage of the building. Recently, however, strategic thought has been given to the long term use of the Hall.

R8.4.2 On the ground floor, the eastern wing, adjacent to the Centenary Hall, has been reserved and developed for music and drama, replacing the need for a Performing Arts Centre in the park, with an internal configuration of the Hall that uses it to the best possible advantage and ensures its maintenance (see para. R6.4.2, above). The provision of a new school Library away from the Hall (for which planning permission has already been obtained – see para. R8.6.1, below) will allow the current school library in Culford Hall to be sympathetically restored for use by teachers, preserving and improving the decorative features of the room. Relocation of the current Common Room for teachers will allow restoration of the two reception rooms on the ground floor northwest elevation of the Hall currently used by them.

R8.4.3 The original library for the Hall, now called the Workman Library, has recently (2013) been redecorated and restored. It provides a library and reading room with heritage artifacts and printed materials on display.

R8.4.4 To service hospitality needs within the Hall, restoration of the original kitchen and Victorian pantry area is also planned, bringing both rooms back to their original proportions. Finally on the ground floor, restoration of the original dining room on the south elevation of the Hall (currently the Headmaster's PAs' office) is also planned to restore the room to its original dimensions and reveal its Victorian ceiling.

R8.4.5 On the second floor, there has been limited use of rooms because they are inaccessible for office or classroom use. The school does, however, need staff accommodation and plans to explore the conversion of this area into three self-contained flats. Since the rooms were originally bedrooms, this will not only meet school needs, but is considered to be appropriate.

R8.4.6 Beneath the Hall lie extensive cellars. They represent a great deal of useable space and have been gradually improved since 2009. Provision of



11: Medical Centre. The School wishes to explore the option of redeveloping the site as a two storey building, providing further staff accommodation and extra boarding bed space. See paragraph R8.5.3.

storage for the school's archives, CCF Unit and Duke of Edinburgh's Award Scheme is now making good use of the space.

8.5 Proposed development - other heritage buildings

R8.5.1 Two bothy cottages to east of the Hall. [Development Diagram 2015 - 2019 (DD), Site D1] Development of storage in the cellars of Culford Hall has allowed for plans to remove storage that currently exists in the two bothy cottages that lie directly to its east. The northern building is already connected to a single storey construction that now houses music practice rooms. That cottage is intended to be used by the caretakers as a post room and storage area. This will replace the current post room and storage area in the southern of the two cottages. It will then be possible to restore that cottage as a single unit of accommodation on two floors or as two smaller flats.

R8.5.2 The estate yard (DD, Site D2) Surrounded by high walling the site is considered appropriate for the possible provision of teacher accommodation. The existing workshop buildings are attractive and, if it proves practicable, the intention would be to retain and convert these as part of any scheme. New locations will have to be found for the existing uses in the yard. Any new buildings will need to be carefully related to the high yard walls, possibly by restricting their height where close to the walls.

R8.5.3 Medical centre. (DD, Site D3) The school wishes to explore the possibility of redeveloping the current medical centre as a two storey building on the same footprint, allowing the school to offer further staff accommodation and needed extra school boarding bed space.

8.6 Proposed development - new buildings

R8.6.1 In planning future development the school has taken carefully into account the constraint placed on new development within the park. It, therefore, took care to make the best use of space within Culford Hall before seeking planning consent for the site originally earmarked for a Performing Arts Centre for which permission has recently been obtained as a new Library (SEBC consent ref: SE/12/0207).



12: Site north of Cadogan House. Future expansion may involve development of this site. See paragraph R.8.6.3.

R8.6.2 Proposed completion Hastings / Skinner / William Miller / Library quadrangle. (DD, Site D4) The addition of the new Library to the landscape between the current Hastings and Skinner building and the science buildings will leave a gap in built form to the north-east of this group. In the medium to long term this would be an appropriate location to introduce a final building into the area which would then form an academic quadrangle. The proposed new building would sit between the current William Miller science building and the new library. It would be to the overall architectural benefit of the group of buildings in this location, and would establish a more coherent relationship with the landscape of the surrounding area. Such a quadrangle would reflect the two other quadrangle developments in the park; the original stables now used as the Preparatory School and the Ashby Quad built by the school for boarding accommodation in 1973.

R.8.6.3 Cadogan House. (DD, Site D5) Future refurbishment of Cadogan House may in the longer term additionally involve the development of the site immediately to its north.

R8.6.4 Cricket pavilion. The school also needs replace its cricket pavilion which is no longer fit for purpose. The current pavilion dates from 1937 and is in poor condition. Further, it fails to meet current England and Wales Cricket Board (ECB) criteria. Because the location of the pavilion within the park is beyond (west of) the 'development line' within the management plan (see DD, development line) the school has held discussions with English Heritage and St Edmundsbury Borough Council. These have resulted in guidance from English Heritage as to the approach to be adopted in considering a way forward for what is recognised by all parties as an architectural challenge. In addition to meeting cricket related requirements, the design of any proposed replacement building, the extent of its footprint, and the need to relate it properly to the immediate and wider parkland landscape including the iron bridge, are some of the factors which will need to be carefully considered. The school, committed to achieving a design of the highest standard, held an architectural competition in November 2013. When funds permit the winning design, an entry by Fielden+Mawson of Norwich, will be submitted for planning permission and, if granted consent, constructed.

R8.6.5 Family accommodation for teachers. In addition to the provision for single teacher accommodation in the estate yard there is a medium term need for the provision of 2 units of new family accommodation within the school grounds. While these dwellings would be within the grounds, it is



13: Proposed cricket pavilion. This design, by Fielden + Mawson, won an architectural competition in November 2013, and will be built when funds permit. See paragraph R.8.6.4.

recognised that technically they will be located in what is 'countryside' where an exception to policy would need to be made. For this reason the school will be prepared to enter into section 106 legal agreements restricting their occupation to staff. St Edmundsbury Borough Council and Historic England will be consulted at the pre-application stage on the design of any proposed dwellings.

R8.6.6 Development Diagram Site D6. (DD, Site D6) Although this site has not been selected by the school for development in the foreseeable future it was identified and approved for inclusion in the adopted 2004 plan. It would be possible to locate development within the wood in such a way that it would be screened from its exterior. The visual importance of the woodland in relation to the village of Culford is appreciated, but historically its origin is more recent than the rest of the main body of the park it having been formed out of two enclosures which, together with others, were added after the road was moved further east when the park was extended on the granting of a highway diversion order in 1804. The use of the western part of this site (D4) will almost certainly be required by the school in the longer-term. When this occurs any development would need to be located in a manner which, while providing for school need, avoided a significant environmental impact and was effectively screened from view.

8.7 Car parking

R8.7.1 As part of its environmental enhancement programme the school remains committed to relocating the great majority of the cars that are currently parked in front of the Hall and Stables (preparatory school) (DD, Sites CP1 & CP2. This will lead to significant environmental and safety improvements for both pupils and staff by reducing pedestrian and vehicular conflict. The reduction in size of the Hall and preparatory school car parks will greatly improve the setting and views of the two buildings, and restore their direct visual relationship with adjoining parkland. In addition DD, Site CP3, adjoining Hastings, will be closed and grassed over.

8.8 Management plan policy in relation to school development

8.8.1 The following policies apply to school development:



14: Proposed site for teacher accommodation, east of Piglets Place. See paragraph R.8.6.6.

SCHOOL DEVELOPMENT POLICY R1 - site allocations. Culford School may seek planning permission, and any other necessary statutory consents, for the uses and locations identified in this section (section 8). The school will review the allocation of sites every five years in conjunction with English Heritage and St Edmundsbury Borough Council. The outcome of each review will be used to update this plan and supplied to St Edmundsbury Borough Council for consideration in connection with its local plan.

SCHOOL DEVELOPMENT POLICY R2 - site selection criteria. When considering possible sites for development the school will take into account:

- school educational, accommodation, and car parking requirements;
- the significance of the site (see plan footnote 1);
- the impact development would have on the landscape including existing tree cover;
- the relationship of the site to existing historic and other buildings and the impact which development would have on them;
- the National Planning Policy Framework and relevant St Edmundsbury Borough Council local plan policies.



15: Proposed site for teacher accommodation, north of the Old Post House. The dwelling would be located within the existing woodland. See paragraph R.8.6.6.

9 FINANCE

NOTE: This section has been modified to reflect the significant changes that have occurred since the original plan was prepared in 2004.

R9.1 Introduction. As a charity the school has a prime purpose of providing for educational need. Finding the funds for teaching, the school's future development, and in the special environment of Culford Park the conservation of historic buildings and parkland, represents a considerable challenge, even though there has been a recent upturn in the economic climate (2014). For financial reasons, therefore, as before, work required to be completed within the forthcoming (2015-2019) and following plan periods will be phased.

R9.2 Costing the work. In order to inform the five yearly plan assessment updating process the work needed to the Hall has been costed, as has the survey of the repair work required to remaining school buildings and structures. Currently (2014), the cost of ongoing work to the Park is largely met from rental income and stewardship receipts, but work on historic buildings has to be found from within the school's resources. In parallel with the work to Culford Park and its historic buildings, there is essential and inevitably extensive capital expenditure on school projects. Without this development the school would be unable properly to provide for its pupils in a rapidly evolving educational environment, and maintain its stature within the private educational system. The continued conservation of the Park depends in no small measure on the continuing success of the school.

R9.3 Financial assessment. In this updated volume the costed work has been prioritised and phased to ensure that urgent items receive early attention while at the same time long term programmes such as parkland tree planting are not neglected. The school seeks to ensure that the balance struck is sufficiently sustainable to maintain the long term conservation of the park and its buildings. It will report the results of the assessment made to update this plan at the first annual meeting of the new plan period (2014) and thereafter report on a similar basis upon completion of plan reviews. As has been explained earlier the total cost of work to the school buildings (capital and revenue) from 2007 to 2012 exceeded £6m. In the present economic climate it may well prove hard to maintain expenditure at these levels during the forthcoming period up to 2017. Provision has therefore been made in Objective R21, below, for the school to report to the next annual

meeting if a significant shortfall in funds is anticipated so that it may seek confirmation of the priorities which it proposes to select.

R9.4 OBJECTIVE R21. (Amended 2014) Financial assessments. When conducting plan reviews to cost work programmes and, adopting a holistic approach, prepare a prioritised and phased financial assessment which allocates resources in a manner that seeks to ensure the long term conservation of all elements of Culford Park, while providing for the educational needs of the school. To report the results of the assessment at the first annual meeting after each five yearly plan review. If in between these periods a significant shortfall of funds for the work programmes (see Section 10, below) becomes apparent, the school will report the position to the next annual management plan meeting (see para. 11.1, below) and seek confirmation of the priorities which it proposes to select.



16: Car parking in front of the Stables. The School is committed to reducing car parking in this location. See paragraph R.8.7.1.

10 WORK PROGRAMMES

R10.1 Period 2015 - 2019

10.1.1 This section of the plan contains the proposed programme of work that arises from the management objectives defined in sections 6 - 9 above. As well as including one-off items it lists annual and other regular maintenance tasks, enabling checking of what is required for each year of the plan's operation. Any work not completed in its designated year should be carried forward to the next year and an appropriate programme adjustment made.

TABLE 1. One-off tasks

| <u>Task</u> | <u>para. ref.</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|------------------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Prepare Travel Plan | R7.3.3 | | √ | | | |
| Compile woodland compartment notes | R6.7.5 | √ | | | | |
| Reservoirs Act Inspection Report | R6.3.18 | | | √ | | |
| Wildlife baseline survey update | R6.6.4 | | | | √ | |

TABLE 2. Annual tasks

In addition to completing annual HLS tasks and complying with the Woodland Management Plan (see Supplement to Volume 2, Appendices S1 & S6):

| <u>Task</u> | <u>para. ref.</u> | <u>2015</u> | <u>2016</u> | <u>2016</u> | <u>2018</u> | <u>2019</u> |
|--|-------------------|-------------|-------------|-------------|-------------|-------------|
| Parkland Annual Maintenance tasks (in Supplementary Vol. 2, Appendix S1) | R6.3.20 | √ | √ | √ | √ | √ |
| Reservoirs Act annual statement | R6.3.18 | √ | √ | √ | √ | √ |
| Public access tree safety inspection | R6.7.4 | √ | √ | √ | √ | √ |

TABLE 3. Culford Hall and historic structures - repairs

Carry out schedule of major repair works listed in Supplement to Volume 2, Appendix S2 over the five year period as summarised below:

Table 3, continued

| Tasks (see S. Vol. 2, App. S2) | para. ref. | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|-------------------|-------------|-------------|-------------|-------------|-------------|
| Continue repair Package 1 | R6.4.3 | √ | | | | |
| Complete repair Package 1 | R6.4.3 | | √ | | | |
| Work on repair Package 8, and repair Package 12 | R6.4.3 | | | √ | | |
| Repair Package 6 | R6.4.3 | | | | √ | |
| Repair Package 8 | R6.4.3 | | | | | √ |
| Ha-Ha repairs (S. Vol. 2, App. S3) | R6.4.4 | | | | | √ |
| Lead statues (S. Vol. 2, App. S3) | R6.4.4 | | | | | √ |
| King of the Park iron railings | R6.4.4 | √ | | | | |

TABLE 4. School buildings – repairs, refurbishment, new build

Carry out schedule of major capital repair, refurbishment and new build works listed in Annual Works Programme in Supplement to Volume 2, Appendix S4 over the five year period as summarised below:

| Tasks (see S. Vol. 2, App. S4) | para. ref. | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------------------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Fitzgerald House | R6.4.3 | √ | | √ | √ | √ |
| Boiler room upgrades | R6.4.3 | | √ | √ | √ | |
| Library | R8.6.1 | √ | | | | |
| Pre-Prep office for Head | R6.4.3 | | | √ | | |
| Cadogan works | R6.4.4 | | | √ | √ | √ |
| Dining Room refurbishment | R6.4.4 | | | √ | | |
| Pre-Prep new library | R6.4.4 | | | | √ | |
| Hastings & Skinner refurbishment | R6.4.4 | | | | | √ |

10.2 Five year plan reviews

10.2.1 At the five year reviews the entire plan will be reviewed and its effectiveness assessed. See section 11.2 'Reviews of Plan' for procedure. As well as reviewing all objectives (see Schedule 1, Plan Objectives, at rear of this volume) the assessment will:

1. Update *Culford School, Quinquennial Schedule of Condition*, Whitworth Co-Partnership, January 2010, and *Culford Hall, Repairs to External Fabric*, Henry Painter and Castons, April 2011 (see para. R6.4.2)
2. Update school Annual Works Programme (see para. R6.4.3 & S.Vol 2, Appendix S4)

3. Update parkland planting and management proposals (see para. R6.3.13)
4. Update Woodland Management Plan (see para. R6.7.3)
5. School Development – review and update allocations (see Sub-sections 8.8 – 8.8)
6. Financial assessment – prepare and report (see para. R9.3)



17: Car parking against the north front of Culford Hall. The school is committed to reducing car parking in front of the hall and returning the original parkland setting. See paragraph R.8.7.1.

11 MONITORING AND REVIEW

11.1 Annual meetings

11.1.1 The school will hold an annual meeting, normally September of each year, to which it will invite representatives of English Heritage, St Edmundsbury Borough Council and any additional parties whose assistance would be of value in implementing or reviewing the plan. Those invited to attend the meetings will receive in advance of the meeting a report from the school, reviewing the implementation of the plan topic by topic including the yearly programmes of work. At the meeting the school will report progress during the preceding year and the programme for the forthcoming year. Those attending will inspect completed work, and have the opportunity to raise any issues arising from the meeting.

11.2 Reviews of the plan

11.2.1 The content of the plan will be reviewed every five years. The review will include a reassessment of the plan area checking against the baseline record in order to establish changes that have occurred since the plan was written or last reviewed, and a check of the works programmes and maintenance tasks. Following these checks the plan will be updated with amended objectives as required, and a new works programme will be prepared for the ensuing five year period.

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SCHEDULE 1

PLAN OBJECTIVES

Historical understanding and significance:

OBJECTIVE 1. Historical understanding and significance. To ensure that before any work is planned or undertaken within the plan area, or any amendment is made to the plan, the history (as contained in volume 3) and the information on features of significance (in sections 5 and 6 of this volume) is consulted, and the importance of all relevant features is taken fully into account.

Parkland grazing:

OBJECTIVE 2. Parkland grazing - overall objective. To improve the management of parkland grazing by using correct stocking densities, hard but not over hard grazing, and complying with the appropriate ESA- ELS & HLS prescriptions. ~~7 following the annual maintenance schedule, reducing areas of scrub and controlling weeds, and executing one-off works in the current and subsequent maintenance and works five year schedules. initially as described in paragraph 6.3.8 above.~~

Historic parkland:

OBJECTIVE 3. Historic parkland - overall objective. To conserve by good management the formally designed historic landscape in a manner that retains the distinctive character of each of its areas and features.

OBJECTIVE 4. Historic parkland trees - long term objective. To manage actively the open areas of the park by making an annual assessment of the condition of the trees, retaining existing trees as long as possible, using tree surgery where necessary, pollarding where appropriate, and felling only where essential. A proportion of dead wood, standing and fallen, should be retained for wildlife conservation. Where trees are lost regularly plant replacement trees identifying where planting is required at time of five yearly plan reviews. Use species appropriate for the area and historic period concerned and retain historic groupings of trees. Wherever possible stock should be grown from seed from

existing ancient trees within the park matching species, scale, form and location of tree.

OBJECTIVE 5. Historic parkland trees - short term objective. To complete the restoration of the historic parkland trees in accordance with the detailed proposals contained in Original Volume 2, Appendix 3 of the plan thereafter following the schemes prepared for each five year plan period. Once the restoration schemes have been completed the long term objective (Objective 4, above) should be followed.

The river and lake:

OBJECTIVE 6. The river and lake - overall objective. To manage the river and lake primarily for visual and wildlife benefit, while encouraging appropriate recreational uses (rowing, fishing, and lakeside walking), in a manner that conserves aquatic vegetation, water quality, and fringe habitats, and maintains open water by controlling the spread of reed growth, and minimises silting.

Gardens shrubbery and sports pitches:

OBJECTIVE 7. The gardens, shrubbery and sports pitches - overall objective. To maintain the current high standard of management without the use of pesticides and herbicides in the garden area, and to continue to provide sports pitches of excellent quality within the existing sports area.

Buildings and structures:

OBJECTIVE 8. Buildings and structures - overall objective. To conserve the historic, traditional, and modern buildings within the plan area by maintaining them in a good state of repair.

OBJECTIVE 9. Buildings and structures - repair methods. To repair the buildings in a manner which conserves their character and features by ensuring that:
- the repair philosophy follows conservative (minimal intervention) principles;
- architectural details are retained when repairs are carried out;
- matching traditional materials are used; and
- external redecoration is carried out on a regular basis. (See paragraph 6.4.6 above)

OBJECTIVE R10. (Amended 2014) Buildings and structures - fabric inspections and repair work. Annually, to carry out the scheduled repairs to the Hall identified in the *Culford Hall, Repairs to External Fabric* report (Painter, 2011) and any subsequent updates; and annually to carry out the maintenance and repairs, noted in the Annual Works Programme (see S. Vol 2, Appendix S2) and any subsequent updates, to the remaining listed and other buildings and structures in accordance with the prioritised schedules within it.

Archaeological features:

OBJECTIVE 11. Archaeological features - general objective. To conserve the features of archaeological significance described in paragraphs 6.5.1-6.5.2 above by appropriate management and the avoidance of damaging operations.

OBJECTIVE 12. Archaeological features - grassland and rough pasture. To continue to maintain the existing grassland and rough pasture over archaeological features ensuring that any cultivations do not cut into the surface of the soil.

Nature conservation and wildlife:

OBJECTIVE 13. Nature conservation - general objective. To manage the habitats within the plan area in a manner that enhances their wildlife significance by following the general prescriptions defined in paragraph 6.6.3 above.

OBJECTIVE R14. (Amended 2014) Nature conservation - wildlife baseline survey (short term objective to be deleted on completion of the work). During the plan period 2015 – 2019 to undertake a baseline wildlife survey as defined in paragraph R6.6.4 above. On completion of the survey to amend the management prescriptions and schedule any works as required.

Note: The above (nature conservation) objectives should be read in conjunction with those for parkland grazing - overall objective (Obj. 2); historic parkland trees - long term objective (Obj. 4); the river and lake - overall objective (Obj. 6); and woodlands - overall objective (Obj. 15).

Woodlands:

OBJECTIVE 15. Woodlands - overall objective. To manage the woodlands in a manner which conserves their historic and wildlife significance and, in so far as it does not conflict with this primary objective, to maintain commercial viability. To achieve this objective by fulfilling the sustainable management requirements noted in paragraph 6.7.2 above including monitoring progress at each five yearly review of the plan.

OBJECTIVE R16. (Amended 2014) Woodlands - compartment records (short term objective to be deleted when the task has been completed). To compile detailed woodland compartment notes, related to the GPS survey, within the five year plan period 2015 - 2019.

Sporting:

OBJECTIVE 17. Sporting - overall objective. To conserve natural game stocks, and where appropriate enhance sporting interest with care and in harmony with other objectives particularly those relating to landscape, wildlife and woodlands.

Access to the park:

OBJECTIVE R18. Public rights of way and permissive path - general objective. To keep open and maintain the public rights of way and licensed and permissive paths within the park, subject to ensuring adequate pupil safety.

Management:

OBJECTIVE 19. Management - standard of management. To achieve as high a standard of management as possible in order to fulfil the aims and objectives of this plan.

School development and car parking:

SCHOOL DEVELOPMENT POLICY 1 - site allocations. Culford School may seek planning permission, and any other necessary statutory consents, for the uses and locations identified in this section (section 7). In conjunction with English Heritage and St Edmundsbury Borough Council the school will review the

allocation of sites every five years. The outcome of each review will be used to update this plan and supplied to St Edmundsbury Borough Council for consideration in connection with the local plan/local development framework.

SCHOOL DEVELOPMENT POLICY R2 - site selection criteria. When considering possible sites for development the school will take into account:

- school educational, accommodation, and car parking requirements;
- the significance of the site (see plan footnote 1);
- the impact development would have on the landscape including existing tree cover;
- the relationship of the site to existing historic and other buildings and the impact which development would have on them;
- the National Planning Policy Framework and relevant St Edmundsbury Borough Council local plan policies.

Financial assessments:

OBJECTIVE R21. (Amended 2014) Financial assessments. When conducting plan reviews to cost work programmes and, adopting a holistic approach, prepare a prioritised and phased financial assessment which allocates resources in a manner that seeks to ensure the long term conservation of all elements of Culford Park, while providing for the educational needs of the school. To report the results of the assessment at the first annual meeting after each five yearly plan review. If in between these periods a significant shortfall of funds for the work programmes (see Section 10) becomes apparent, the school will report the position to the next annual management plan meeting (see para. 11.1, below) and seek confirmation of the priorities which it proposes to select.

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18: Formal planting in the west garden. The garden is managed to a consistently high standard.

Culford Park
Development Diagram
2015 - 2019

John Popham PLANNING

The Old Wool Warehouse
 St Andrews Street South
 Bury St Edmunds Suffolk IP33 3PH

JOB Culford Park Management Plan

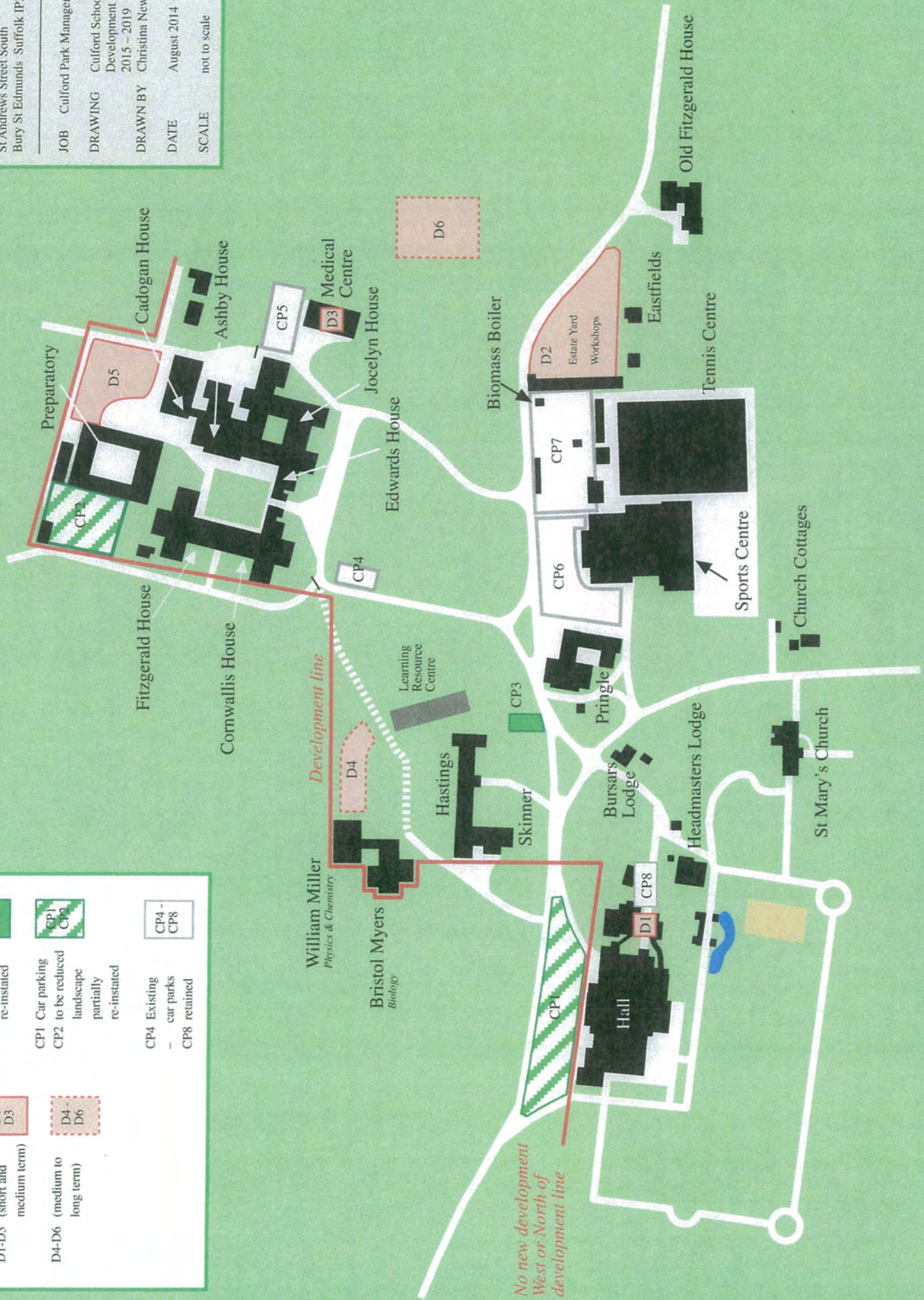
DRAWING Culford School
 Development Diagram
 2015 - 2019

DRAWN BY Christina Newsoms

DATE August 2014

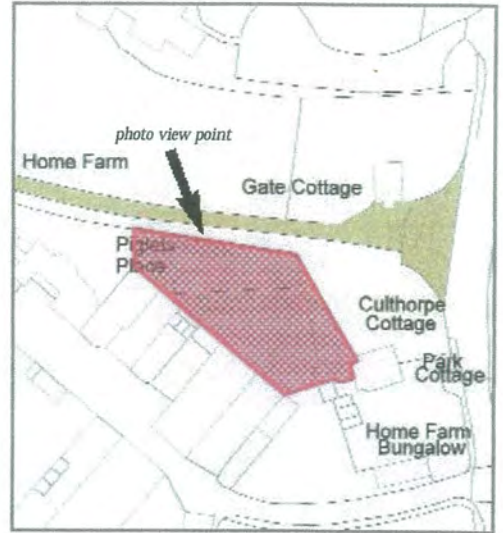
SCALE not to scale

| | | | | | | | | |
|--------------------------|--|--------------------------|--|--|--|---|--|---------------------------------------|
| Development line | | Car Parks | | CP3 To be closed landscape re-instated | | CP1 - CP2 Car parking landscape partially re-instated | | CP4 - CP8 Existing car parks retained |
| Development Sites | | Development Sites | | D1-D3 (short and medium term) | | D4-D6 (medium to long term) | | |



No new development
 West or North of
 development line

Culford Park



Family accommodation for teachers
(see individual plans of the two proposed sites) In addition to the provision for single teacher accommodation in the estate yard there is a medium term need for the provision of 2 units of new family accommodation within the school grounds. While these

proposed dwellings are within the grounds, it is recognised that technically they will be located in what is 'countryside' where an exception to policy would need to be made. For this reason the school will be prepared to enter into section 106 legal agreements restricting their occupation to staff.

