

Heritage Statement

Site	Land between Suffolk Walk and Bluebell Road
Policy	GNLP0133DR
Heritage statement collated by	Lee Cook, Senior Planner, Norwich City Council
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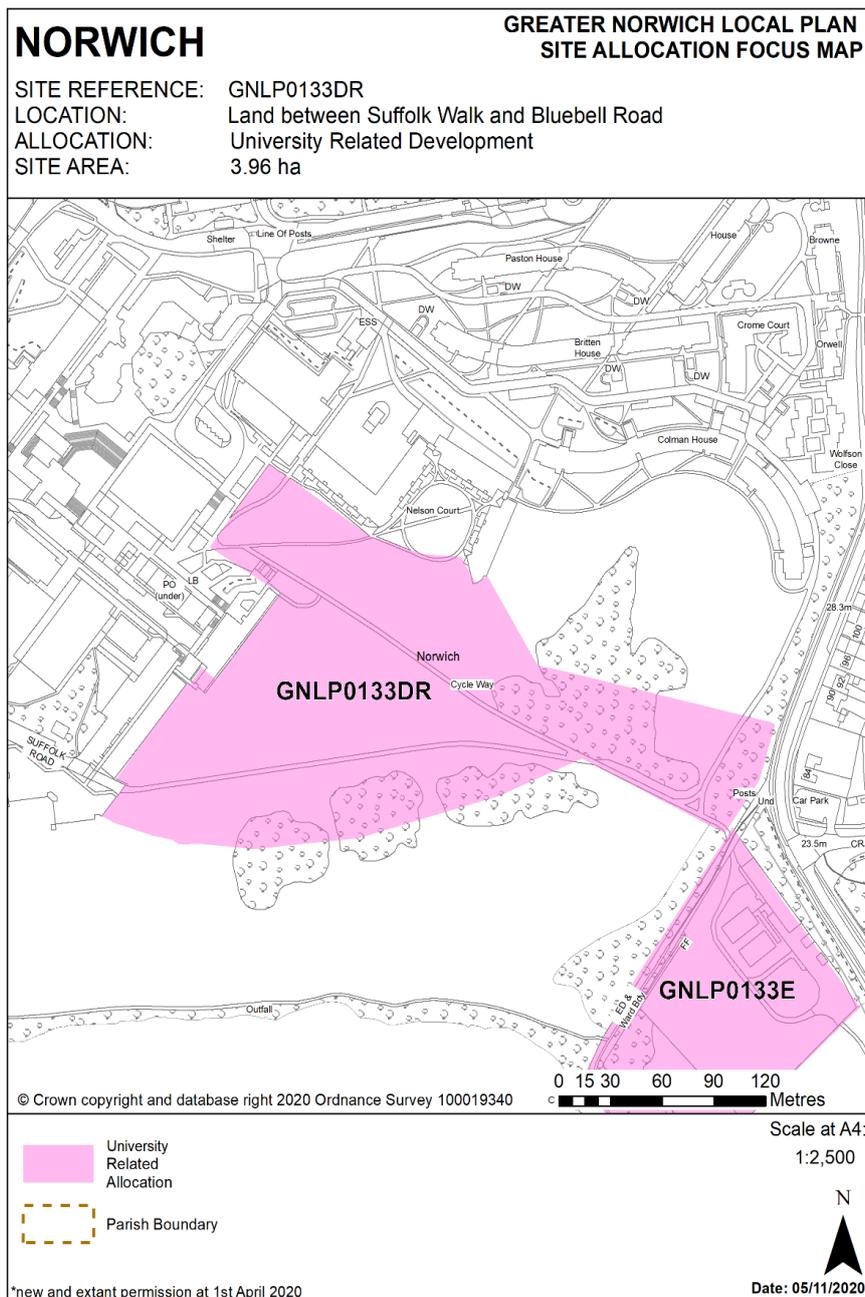


Figure 1: Site allocation

1. Proposed allocation

1.1 University-related development for both academic and non-academic uses.

2. Site description and background information

2.1 The University of East Anglia (UEA) campus is located on the west edge of Norwich off Earham Road and Bluebell Road. The allocation site lies in part of the river valley area on campus, adjacent and to the north of University Broad.



Figure 2: Aerial photo

2.2 As shown in figure 1 and 2 the allocation site is located on the southern edge of the main University campus.

2.3 The overall University site and adjacent area was previously 165 acres of parkland on the edge of Norwich, used by the local authority as a golf course and flanked by the River Yare. The University was founded in 1960 and work to form the main Campus started in 1964 with construction of the first buildings in Stage 1 of the campus starting in January 1965. The UEA Campus has evolved since the original Lasdun masterplan and development in the late 1960's. The Broad was formed beside the River Yare by gravel excavation between 1973 and 1978. The area is therefore part of a human construct and designed landscape / parkland where opportunities remain to enhance its value and use.

2.4 The UEA in conjunction with Historic England and the City Council have produced the Conservation Development Strategy (CDS) (2006 and updated in 2020) and also a new landscape strategy (2010) to identify buildings of

significance and inform new development and other changes to buildings and landscape on and adjoining the designated campus.

- 2.5 Other guidance for new development and change includes the UEA Development Framework Strategy (2010) and UEA Development Framework Strategy Draft Evidence Base Review (2019). Work has also taken place to inform the Lasdun Academic Teaching Wall Draft Statement of Significance - February 2019 (and September 2019 update).
- 2.6 Historic England assessed this designed landscape in 2019/20 for registration as part of a national project on post-war landscapes (case reference 1466188). This was a review that Historic England and the Gardens Trust jointly undertook to add to the knowledge base of post-war landscapes to seek protection for a category of landscapes that are currently under-represented on the National Heritage List for England.
- 2.7 In this instance Historic England noted that the buildings and landscape of the UEA represent the coming together of two leading figures in their disciplines: Denys Lasdun and Brenda Colvin. However; the landscape was not considered to hold the level of historic interest required for a designed landscape to be added to the Register.
- 2.8 Following on from this decision the UEA have been in discussion with the Local Planning Authority about the development of a Green Infrastructure Strategy (GIS) to run alongside future development proposals and to inform discussions about protection and enhancement of the UEA landscape and historic context and development.

3. Heritage Assets (including level of significance attributed by the CDS)

3.1 The following heritage assets form part of site

- The area within the valley here is an important landscape feature in itself and also in acting as an important setting for numerous listed buildings and buildings of significance on campus. The CDS identifies the UEA designed landscape between the river Yare and UEA buildings as zone 1a (High Significance). This includes the area within the allocation south of the lower cycle link connecting into Suffolk Road. The area north of this link and areas within the Campus further up the hill are landscape zone 3 (Low to Neutral Significance).

3.2 The proposed development lies within the immediate setting of the following designated heritage assets:-

- Grade II* Suffolk Terrace Ziggurats Designed by Denys Lasdun & Partners, 1965-67 (Elevations and Form - High Significance)

and non-designated heritage assets:-

- Suffolk Walk Designed by Denys Lasdun & Partners, 1965-67 (East Elevation - Moderate Significance)
- School of Music / Music Centre Designed by Arup Associates, 1971-73 (Moderate Significance)

- The Street (Shops with offices above) Designed by Johns, Slater & Haward 1970-72 (Neutral Significance)
- Union House Designed by Johns, Slater & Haward 1972-73 (Low Significance)
- Drama Studio Designed by Rick Mather Architects 1992-94 (Low Significance)
- Nelson Court Designed by Rick Mather Architects, 1991-93 (Low significance)
- The Prospect mound to the north of the site is a further important landscape feature. It is a welcome high point from which to view the Campus. The CDS identifies this as part of landscape zone 3 (Low to Neutral Significance).

3.3 The proposed development lies within the wider setting of the following designated heritage assets:-

- Grade II Library (stage 1 and 2) Designed by Denys Lasdun & Partners, 1966-68 and 1972-74 (High Significance)
- Library Extension (stage 3) Designed by Shepheard Epstein Hunter 2004-06 (Low Significance)
- Grade II* Norfolk Terrace Ziggurats Designed by Denys Lasdun & Partners, 1965-67 (Elevations and Form - High Significance)
- Grade II* Sainsbury Centre for Visual Arts (SCVA) Designed by Foster Associates 1975-78 (High Significance)
- SCVA Crescent Wing Designed by Foster Associates 1989-91 (High Significance)
- Grade II Teaching Wall Designed by Denys Lasdun & Partners, 1965-67 and later completion by Feilden & Mawson 1968- 74 (Elevations and Form - High Significance)

and non-designated heritage assets:-

- Careers Centre (originally squash courts) Designed by Denys Lasdun & Partners, 1964-67 (Neutral Significance)
- The Harbour - The landscape space between the two/three storey ITCS building, Grade II Library, lecture theatre and the Grade II* listed Norfolk and Suffolk Terraces (the ziggurats) forms the landscape area known as the 'harbour' which visually runs down to the Broad. The CDS identifies the landscaping close to the buildings in this area as zone 1a and 1b (High Significance).
- Colman House Residences Designed by LSI Architects 2003-04 (Low Significance)

3.4 As shown in figure 3 the site is located to the south-east of the Earlham Park Conservation Area and Grade II Registered Park and Garden.

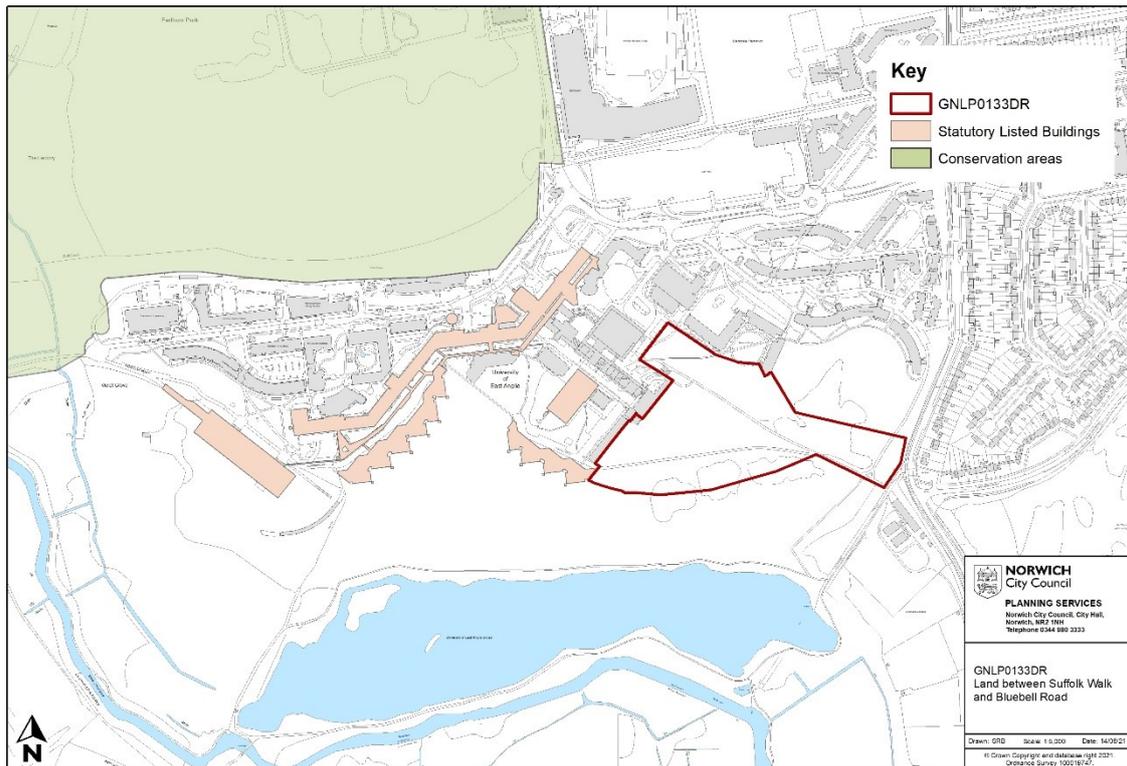


Figure 3: Heritage assets

4. Recent relevant planning history

- 4.1 No applications have been submitted for major works within the allocation area. Remedial works to remove a temporary overspill parking area within this valley area, which was formed to allow major construction works for new residences along University Drive, were agreed in the early part of this century. The grass slope was reinstated, and cycle path added connecting from Bluebell Road to Suffolk Road. At this time the Prospect was also partly regraded with soil deposits arising from construction of student residences in the wider campus area.
- 4.2 Various minor alterations related to the adjacent buildings have been granted permission in the past but none recently which are directly related to assessment of the site allocation or significance. The age of design / construction of the various adjacent buildings is given in section 3 above.

5. What is the heritage of site and why is it important, what aspects contribute to its significance?

Archaeological significance	The site has some archaeological potential principally given its river valley location.
Architectural significance	The site itself is a largely open expanse forming part of the setting for a compact and dramatic mass of buildings on the hillside above the River Yare, the design of these appearing to be set in open countryside. These buildings form part of an initial implementation phase of the second Lasdun masterplan and later additions to expand the campus towards Bluebell Road. The earlier masterplan allowed for buildings across this area and development of further ziggyrats / structures closer to the Broad.
Historic Significance	The area, along the lower edges and around the Harbour in particular, is landscape developed by Brenda Colvin in 1966-1972 for the UEA. This area in part reflects the development or first phases of implementation of the Lasdun masterplan. However; the vision by both is only part realised especially in the northern section of the site allocation above the cycle path. Historic England note that the Broad is far from her original design intention or location and the only part of the site that accurately reflects Colvin's original, deliberately aesthetic design, is the Hay Meadow which runs along the southern boundary of the site. That said the site is important in understanding how the Campus has developed or could develop with regard to design principles set out by Lasdun and Colvin and as set out within the CDS.
Communal/Social Value	The site includes access points, paths and spaces and connections to the river Yare and Broad which are utilised by the University, students and Norwich residents in a collaborative manner. Previous use as garden and golf course once located on this site were places of recreation prior to redesign and these form part of people's collective memories. The co-relationship of open space, student residences and academic buildings improves the experience at and success of the Campus.



Figure 4: Development Plan Draft II of September 1963

6. How will allocation and the development proposals impact upon this heritage and its significance?

6.1 The allocation has the potential to impact upon the heritage of the site and its surroundings, both negatively and positively. A summary of these impacts are given in the sections below. Reference should be made to the following documents for a more in depth explanation of significance, campus evolution and setting of the area and adjacent buildings:

1. UEA Development Framework Strategy (2010)
2. UEA Development Framework Strategy Draft Evidence Base Review (2019)
3. UEA Conservation Development Strategy (2006)
4. UEA Conservation Development Strategy Update (2020)
5. UEA Landscape Strategy (2010)
6. Grounds Maintenance and Conservation Plan (2011)
7. UEA Biodiversity and Landscape Management Plan to 2020
8. Lasdun Academic Teaching Wall Draft Statement of Significance - February 2019 and September 2019 update
9. Historic England Advice Report (Case No. 146618818) August 2020 for registration as part of Parks Register – post-war landscapes

Location and siting of development e.g. topography, relationships, understanding, landscape, key views, proximity, extent, position

6.2 The site at present is a sloping edge leading from currently developed areas of the campus on higher ground down to the valley area closer to the UEA Broad and river Yare. There is some planting which frames views as you pass through the area along various established footpaths and cycle ways and more informal routes into the hay meadow south of the allocation site. A key vantage point is provided at the Prospect which gives views across the campus and adjacent

river valley. The principle of grouping all the university buildings on the higher ground towards the north of the site was established at an early stage of University development, with open landscape along the river valley.

- 6.3 The significance of various buildings which adjoin the site are set out within section 3 above. Those that have been built in early phases of construction, and of importance in understanding proximity and setting impacts, will be the Grade II* Suffolk Terrace Ziggurats, Suffolk Walk and School of Music / Music Centre. Wider views and understanding along the southern edge should include assessment of the Grade II* Norfolk Terrace Ziggurats, Grade II* Sainsbury Centre for Visual Arts and Crescent Wing and The Harbour and landscape valley area set out as zone 1(a) and 1(b) within the CDS (see page 3-79 of that document for map references).
- 6.4 Having regard to understanding the area and proximity of the new allocation to existing built form one noted objective of Lasdun was to provide a compact and dramatic mass of buildings set within and preserving the areas more open wider landscape character. In this design of a village set up on a hill he also originally proposed a continuation of built form, where the eastern line of ziggurats were to touch the River Yare thereby creating an effect of preserving the flat, marshy and open valley landscape beyond the Broad and river (see figure 4). The concept was developed in Colvin's proposal for an artificial lake at the eastern side of the campus by the river. The conjunction of buildings and water would have provided some visual closure of space and building relationships as being at the fringe of Norwich's suburban development. In understanding how the area might have developed it is useful to note unfinished look of the end of the Suffolk Terrace ziggurat which adjoins the space. This is not a lead to suggest that the earlier plan should be followed but an interpretation cutting back along the lower cycle way might be something to be investigated to help balance any harm being caused within this space.
- 6.5 The practicalities of gravel extraction led to a Broad being in a different location from that first proposed by Colvin. Funding also curtailed the full development of ziggurats within the valley area. Instead of being at the eastern end of the Campus the Broad is now located centrally and separates the university buildings from the Yare. As a result the open landscape of some significance is focused on the central area around the Harbour and between the Broad and the ziggurats and has been opened up with tracks and facilities for the benefit of the public and for students.
- 6.6 Lasdun's early UEA buildings form a compact group overlooking this open landscape and substantially achieved this part of the Lasdun/Colvin vision – this area being defined in the CDS as designed landscape of the developed area of Campus, landscape zone 1(b) and the meadow sweeping from the SCVA along the Broad as zone 1(a). The line of ziggurats are placed where the valley begins to rise as part of this. As mentioned the only part of the site that accurately reflects Colvin's original, deliberately aesthetic design, is the Hay Meadow which runs along the southern boundary of the site.
- 6.7 In terms of landscape setting, built form within the allocation area should be capable of maintaining an effect of merging landscape and built form as

envisioned and also a dramatic mass of buildings on a hill side as mentioned above. Key to this will be in understanding extent and position of buildings and an acceptance of the Lasdun grid form of layout as now imagined and laid out across the campus as this has expanded in recent years. This could enhance the setting of the remaining valley area and understanding of buildings set at the urban edge of this site.

- 6.8 The Grade II Library and Grade II Teaching Wall could also be affected by the proposals in terms of building proximity and scale. Existing modern development along the northern edge of the site is designed in a manner which could accommodate buildings in close proximity which in terms of detail and scale should largely result in a neutral impact on this area. The key to introducing new built form within this area will be in designing key views both through and along travel routes to show a relationship to both open landscape space and built form, and which acknowledges the significance and importance of the mix of building to landscape within the earlier vision of Lasdun and Colvin. The development of the allocation site would introduce built form into the view which means there could be a slightly adverse impact, although overall it is considered that the impact is likely to be relatively minor if design is developed having regard to the guidance available to inform development on campus such as the CDS.
- 6.9 Previous development on the campus and study site from the early C20th onwards can be considered to have had a substantial negative impact on earlier archaeological deposits. Previous use as a golf course would have resulted in loss of earlier landscape evidence and can be anticipated to have had some impact on the survival of buried archaeology through the excavation of bunkers and general landscaping activity. The subsequent impact of the UEA campus would have been far more extensive through construction of car parking, roadways and multiple service trenches.
- 6.10 Earlier submitted archaeological reports indicate that there is a moderate potential for prehistoric and Post-Medieval evidence and a low potential for significant remains of all other periods across the campus. A 'secret' World War II underground bunker may lie buried somewhere in the vicinity of the site. It is suggested that further archaeological mitigation measures through trenched evaluation, site investigation and recording could follow planning consent secured by an appropriate archaeological planning condition.

Form and appearance of development e.g. prominence, scale and massing, materials

- 6.11 The area here is an important linking landscape feature in itself and also in acting as an important setting for numerous listed buildings and buildings of significance on campus as recognised within the CDS for the University.
- 6.12 Lasdun wished to preserve the flat, marshy and open valley landscape beyond the Broad and river. Having regard to the nature of the area and landscape change over time the allocation site focuses attention to areas north of the Broad. The location for the allocation offers some potential to continue a

connection with the original concept associated with Colvin of buildings within an 18th century designed parkland. The siting of and scale of development could maintain an open feel to spaces, build in a better building relationship at the site edge and continue to encourage use of the valley for recreational, cultural and educational purposes and again is considered to be acceptable. The level of harm will depend upon how the area is designed and principally in this design development the form of building (having regard to the relatively soft edge of transition of the Grade II* Ziggurats and Crescent Wing) as these meet the open landscape and materials used for development.

- 6.13 The CDS recognises that from earlier interventions in built form on campus that it seems “clear that appropriate forms of development in the setting of significant buildings at UEA can be successful, but this definitely does not mean that any development is appropriate in any location. To protect significance, new development in the setting of significant buildings should not block significant views, and new designs should respond to the particular context and – of primary importance – be excellent in their own terms”. The level of harm will therefore depend upon how the area is laid out and designed, including in the use of materials, and stepping and/or scale of buildings but it is considered that this can be mitigated through careful consideration at the planning application stage and through the use of conditions.
- 6.14 The Historic England assessment of the landscape acknowledges the sensitive and subtle handling of the valley area (and the site as a whole) but recognises that the character and form of the land needed little intervention to ensure that the parkland setting was retained. The reinforcement of a built edge along the valley will need to be sensitively handled through the suitable use of scale, building prominence and materials. The retention of key tree groups and the hay meadow should not be impacted upon by new development. As such with suitable detailing and design the level of harm caused should be capable of being managed or mitigated during the application stage.
- 6.15 The design, heritage and landscape impacts of the allocation development could be seen as a progression of the Lasdun masterplan and in keeping with the campus function. Suitably designed development could create a positive enhancement to educational / research functions, community attractions and use of this area on the overall campus site and protect the longer term operation of the campus. The scale of proposals (in position, size and number) could be designed to not crowd or significantly detract from the significance, setting or design of the nearby listed buildings and significance and setting of the Broad or “Harbour” areas or Prospect which are of landscape importance.

Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, landscape, context, permanence, access and use, communal use, cumulative impact

- 6.16 Impacts in relation to amenity and biodiversity are likely to arise from placing development within the more open edge of the campus as it lies adjacent to the river valley. Impacts of noise, odour and vibration can arise from academic or research buildings as envisaged for this site. The level of harm will vary but it is

considered that this can be mitigated through careful consideration at the planning application stage and through the use of conditions. This would seek to reduce air borne impacts but also in terms of building design and positioning of plant and machinery. Depending on building style and materials a protocol for positioning of equipment could be pursued similar to that suggested within the CDS for rooftop additions to the Teaching Wall.

- 6.17 Light spill within the valley area exists to a degree due to the design of buildings such as the ziggurats and SCVA. The approach to lighting and light spill could give rise to some harm within the area. The design of such facilities and buildings will need to balance the design concept of the hillside village, site security and protection of habitats adjacent to the site within the wider valley and within nearby designated protection sites. Detailed guidance on habitat management is provided within existing UEA documents such as the Landscape Strategy and Biodiversity and Landscape Management Plan. The level of harm is likely to be capable of being managed through the adoption of suitable guidance for the area.
- 6.18 In terms of landscape and ecology enhancements or mitigation it is considered, having regard to details on habitat and landscaping submitted with other proposed development on campus, that biodiversity issues and planting replacement can be addressed satisfactorily, that a scheme could be developed that complies with existing policy and guidance and, as such, on balance any scheme in this regard could be made acceptable subject to conditions to provide for post construction landscape enhancement measures.
- 6.19 A number of trees are on site. Generally the approach taken by Colvin provided for the grassy slope between the buildings and river to be dotted with tree and shrub groups. Trees on campus mainly consist of tree groups or individual trees to provide screening from the adjacent private residential development along Bluebell Road but also as structuring elements within the campus grounds and wider open landscape. This is partly successful across campus.
- 6.20 It seems possible that such landscape features can be incorporated into new development and that existing features within the valley could be retained, such as those trees on the southern boundary of the allocation site and wider hay meadow. As with other development on campus it suggested that some of the works will be required to be undertaken along with arboricultural assessment or under supervision to ensure that there is not now an extended impact on the area in terms of tree loss. A suitable tree replacement ratio of 3 replacements (or possibly more) for 1 loss has also been discussed and could be developed as general practice through the emerging GIS.
- 6.21 At present there are a number of important pedestrian, cycle and building and site servicing routes / connections which run through or connect into this space. In terms of future operation it will be important to maintain such connectivity. This is consistent with Thistlethwaite and Lasdun's vision of a compact, urban campus – the '10 minute university'. The approach taken by Colvin also suggested that space between buildings requires carefully detailed hard landscape. The harm caused by the interference of built form within this area

again will need to be carefully considered to reduce any impact on significance or in terms of access and legibility with the main core campus.

- 6.22 Options for detailed assessment of site layout and design should be capable of reinforcing some of the key vision ideas of both Lasdun and Colvin. In this it is considered that any new development should also be capable of better revealing the significance of building and landscape assets in this area e.g. through introduction of new viewpoints and access routes, use of appropriate materials and in public realm proposals or improvements.

Impact upon conservation area

- 6.23 The main open area of Earlham Park conservation area to the north of the site is screened by Violet Grove from the campus. The allocation site also sits at a lower level or is screened by existing buildings and is unlikely to be visible from the Park. An impact might arise from the loss of existing trees, woodland or planted areas and a sense of continuity of established planting leading away from the conservation area along the river valley. The site should be capable of being developed to provide suitable building siting, away from established trees within the valley and adjacent wooded areas and involve protection of trees both within the site and the valley areas. The site therefore should be capable of providing for the protection of the landscape / heritage assets associated with the conservation area.

Summary

- 6.24 Overall it is considered that the redevelopment of the site has the potential to have a beneficial impact upon heritage assets. It could reinforce a developed edge to the main Lasdun campus area, rationalise and strengthen the landscape setting of the space, lead to wider improvements in landscape design through the adoption of a new green infrastructure strategy, develop the site with buildings which respect their setting and provide beneficial new campus development to ensure the future success of the University.
- 6.25 There is potential for some harm i.e. the proximity of built form to existing heritage assets, change in the design layout from the original Lasdun masterplan and changes to the landscape space close to the UEA Broad. However; development within this space should result in the change of educational facilities on the site, which is likely to have an impact on a range of age groups using the Campus, but adds benefits of providing for updated on-site student facilities to meet existing and future demand. The proposal could also include communal facilities and site access which again are likely to be of particular benefit across the population spectrum. Any harm, through careful design of new built form, is likely to be less than substantial and the benefits of developing the site will outweigh these.

7. Recommendations: How can these effects be avoided, reduced or mitigated and what opportunities are there for enhancement?

7.1 The successful redevelopment of the site will be dependent upon the precise detailing which can be dealt with through the planning application/listed building consent application processes and through the use of conditions. Key issues that have been identified in terms of reducing and mitigating any potential negative impacts are as follows:

- Development should be designed to maintain an effect of the merging of landscape and built form within the earlier vision of Lasdun and Colvin, maintain an open feel to spaces, build in a good building relationship at the site edges and encourage use of the valley for recreational, cultural and educational purposes (see bullets 1, 2 & 3 of policy)
- Development should be designed to not crowd or significantly detract from the significance, setting or design of the nearby listed buildings, adjacent noted buildings of significance and significance and setting of the Broad, “harbour” and “hay meadow” or Prospect designated as areas of landscape importance (see bullets 1, 2 & 3 of policy)
- Key views both through and along travel routes should be designed to show a relationship to both open landscape space and built form and which acknowledges the significance and importance of the mix of building to landscape (see bullets 1, 2 & 3 of policy)
- The extent and position of buildings should acknowledge the Lasdun overall vision and grid form of layout. Regard should be taken to the guidance available to inform development on campus such as the CDS. (see bullets 1 & 2 of policy)
- Careful consideration should be given to the materials used for development (see bullet 1 of policy)
- A protocol for positioning of equipment could be pursued similar to that suggested within the CDS for rooftop additions (see bullet 1 of policy)
- Assess at an early stage the need for archaeological evaluation and recording measures through trenched evaluation, site investigation and recording (needs to be added to policy/supplementary text)
- Careful consideration should be given to retention of key tree groups and the hay meadow and to provision of landscape and ecology enhancements or mitigation (see bullets 2 & 3 of policy)
- Undertake arboricultural assessment or supervision to ensure that there is not an extended impact on the area in terms of tree loss (see bullet 3 of policy)
- Careful consideration should be given to the approach to lighting and light spill could give rise to some harm within the area. The design of such facilities and buildings will need to balance the design concept of the hillside village, site security and protection of habitats adjacent to the site within the wider valley and wider designated protection sites (see bullets 1, 2 & 3 of policy)
- Important pedestrian, cycle and servicing connections which take place through this space. In terms of future operation it will be important to maintain such connectivity (see bullets 1, 3 & 4 of policy)

8. Justification for the allocation

- 8.1 The proposed allocation economically, socially and environmentally represents a sustainable location for new development and consistent with national policy in the NPPF. The allocation is in line with encouragement to improve facilities on campus which could serve both a student and community purpose and further enhance educational facilities at the University of East Anglia. The allocation is in line with the conclusions and recommendations set out within the UEA CDS in terms of landscaping and built form and therefore it is considered that the site is able to accommodate the proposed level of development without having a detrimental impact upon the historic environment. The allocation is therefore justified.