

Heritage Statement

Site	Colney Hall, Watton Road, Colney
Policy	GNLP0253
Heritage statement collated by	Samuel Walker, Planner (Policy), GNLP
Heritage statement reviewed by	Chris Bennett Senior Heritage & Design Officer, South Norfolk Council
Date undertaken:	June 2021

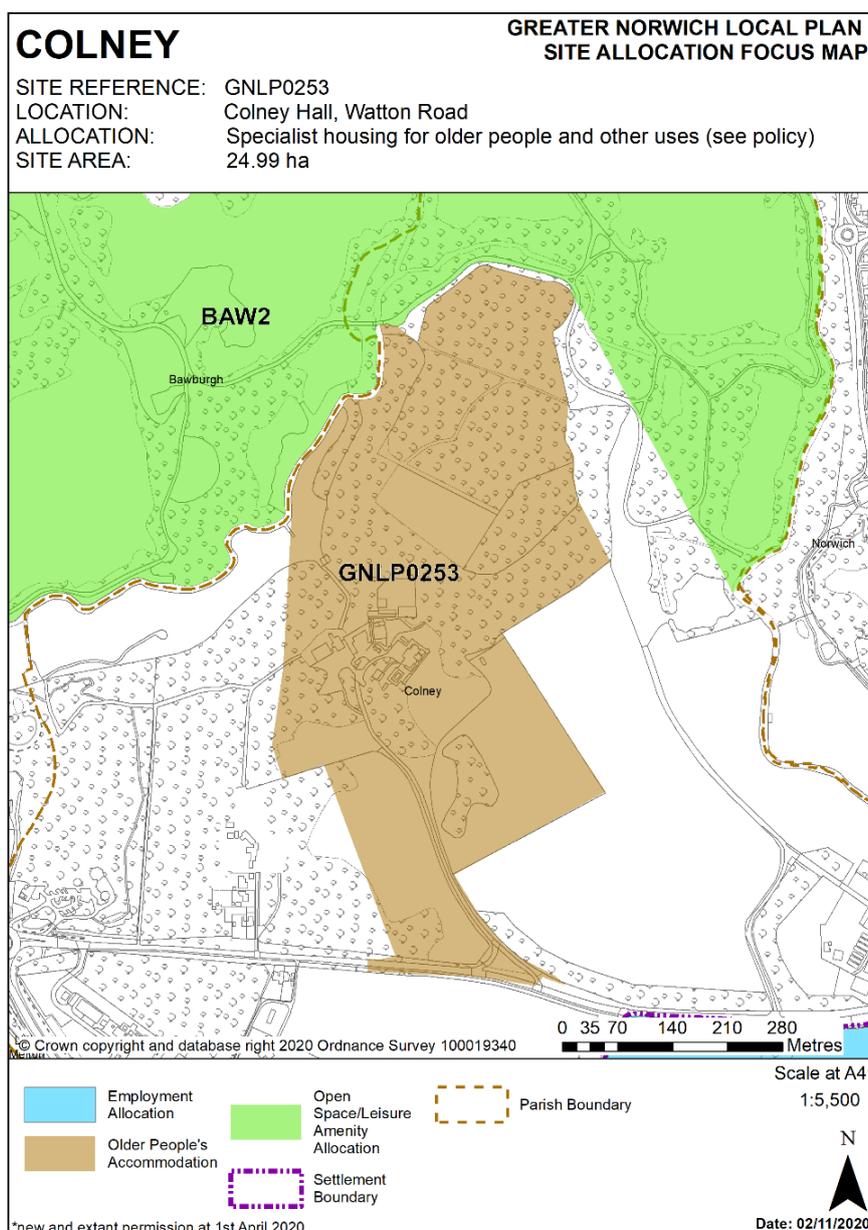


Figure 1: Site allocation

1. Proposed allocation

- 1.1 This site is identified for specialist housing for older people and for university research and healthcare uses to support wellbeing in later life. Uses will include dementia care, extra care housing, university research space and healthcare facilities. The site is to accommodate a dementia care unit of approximately 80 beds, approximately 120 units of extra care housing, and the conversion of Colney Hall.

2. Site description

- 2.1 As shown in figure 1 and 2 the (approximately) 25 hectares site is located in South Norfolk District Council Local Authority area; situated at the west of Norwich Urban Area adjacent to Colney wood and in very close proximity to the Norwich Research Park (NRP) and University of East Anglia (UEA).



Figure 2: Aerial photos¹

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2.2 This is a medium urban fringe site adjacent to the Yare Valley in a historic parkland setting. The surrounded area is largely undeveloped, housing in this vicinity is larger scale low density properties in rural surroundings. The site is largely undeveloped, consisting of Colney Hall, its outbuildings (already partly converted to a hospital and school) and its parkland.

2.3 To the north

The site is bounded directly by Bawburgh and Colney Lakes (Existing country park site allocation carried forward into the GNLP reference BAW2)

To the south

The site is bounded by Watton Road, close to the junction with the A47 Southern Bypass. To the south of Watton Road lies Norwich Research Park (NRP), some of the land surrounding NRP to its northwest is allocated in the GNLP for extension of research park uses

To the east

The River Yare bounds the site directly to the east, beyond that is Bowthorpe Southern Park which further leads to Three Score housing estate.

To the west

The site bounds Colney Woods which is also home to Green Acres natural cemetery and ceremonial park, beyond that is the A47 Norwich Southern Bypass dual carriageway.

3. Heritage Assets

3.1 On site

-Colney Hall, Watton Road. Grade II Listed Building²

3.2 The proposed development has the potential to lie within the wider setting of a number of designated heritage assets and these will need to be taken into account in a heritage assessment. These are set out in Table 1 below:

Table 1: Heritage Assets near site GNLP0253

Heritage Asset	Grade	Listing	Assessment
North			
Lodge Farmhouse, New Road	II*	1373047	Approximately 500m north of Colney Hall / boundary of site, separated by belt of woodland vegetation and Bawburgh Lakes.
South			
Grey Cottage, Green Lane, Little Melton	II	1050539	Approximately 700m southwest from southern boundary of site. Separated by woodland followed

²Historic England List Entry for Colney Hall: <https://historicengland.org.uk/listing/the-list/list-entry/1050758>

			by A47 Dual carriageway and then agricultural land.
East			
The Old Hall, Watton Road	II	1050756	Approximately 700-750m from east boundary of site separated by agricultural land, Bowthorpe Southern Park and low density residential dwellings including some landscape tree screening
Boundary Wall, gates and gate piers to the old hall, Watton Road	II	1050757	Approximately 700-750m from east boundary of site separated by agricultural land, Bowthorpe Southern Park and low density residential dwellings including some landscape tree screening
The Old Rectory, Watton Road	II	1050755	Approximately 700-750m from east boundary of site separated by agricultural land, Bowthorpe Southern Park and low density residential dwellings including some landscape tree screening
The Church of St Andrew, Old Watton Road	II*	1050754	Approximately 700-750m from east boundary of site separated by agricultural land, Bowthorpe Southern Park and low density residential dwellings including some landscape tree screening
Colney War Memorial, Old Watton Road	II	1442409	Approximately 700-750m from east boundary of site separated by agricultural land, Bowthorpe Southern Park and low density residential dwellings including some landscape tree screening
West (Bawburgh)			
Church of St Mary and St Walstan, Church Street	I	1050778	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Church Farmhouse, Church Street	II*	1050779	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets

			are all within Bawburgh conservation area
The Hermit's House, Hall Farm Place	II* / Scheduled Monument	1050783 / 1003976	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
The slipper chapel in the garden of Brecon House, 7 Hall Farm Place	II* / Scheduled Monument	1373019 / 1003976	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Bawburgh War Memorial	II	1442051	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Church Cottage, Church Street	II	1050780	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Flint Cottage, Church Street	II	1050781	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Chapel View, Church Street	II	1373018	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site,

			separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Childs Terrace, Church Street	II	1050782	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Stocks Hill Cottage and Smugglers Cottage, Stocks Hill	II	1050753	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Bawburgh Bridge	Scheduled Monument	1003926	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
King's Head Public House and adjoining house, Hart's Lane	II	1170301	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Blacksmith's Cottage, Hart's Lane	II	1050785	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets

			are all within Bawburgh conservation area
Bridge Foot and Bridgefoot Cottage, New Road	II	1373021	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
The Old Post Office, 41 and 43 New Road	II	1050752	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
West boundary wall to No.s 1 and 2, Hall Farm Place	II	1373020	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
4 Hall Farm Place	II	1050784	Bawburgh village is approximately 1.1km to the west/northwest of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area

3.4 The site is not within a conservation area.

Bawburgh Conservation Area³ (located within South Norfolk District Council Local Authority Area) lies approximately 1.6km to the north west of the site, separated by Colney wood, the A47 and agricultural fields.

Bowthorpe Conservation Area⁴ (located within Norwich City Council Local Authority Area) lies approximately 1.1km to the north east of the site separated

³ Bawburgh Conservation area appraisal: https://www.south-norfolk.gov.uk/sites/default/files/downloads/bawburgh_area_character_appraisal_and_management_guidelines.pdf

⁴ Bowthorpe Conservation area appraisal: https://www.norwich.gov.uk/downloads/file/2993/bowthorpe_conservation_area_appraisal

by elements of Colney Wood, Bawburgh Lakes, Bowthorpe Southern Park Chapel Break Road and part of Bowthorpe / Three Score housing estate.

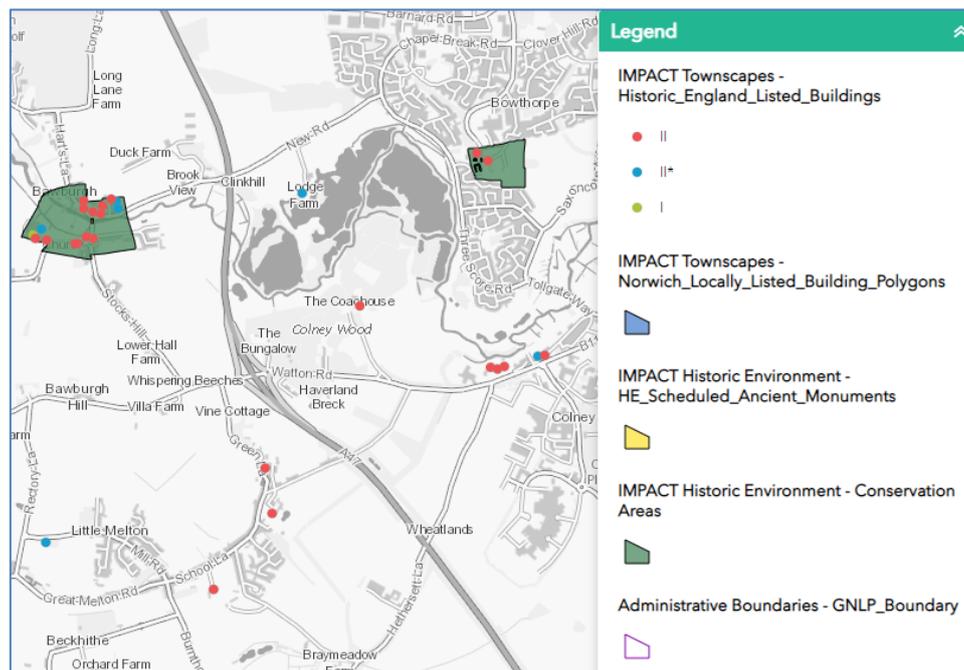


Figure 3 Heritage assets⁵

4. Recent relevant planning history

4.1 There is no recent relevant planning history for this site relating to allocation of the land for its proposed use. There is an application 'pending consideration' relating to signage for an existing use on the site (current at time of writing)

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

<p>Archaeological significance</p>	<p>The site is unlikely to have a significant archaeological interest. The Historic Environment Record has entries below, but these are for above ground relatively recent human activity.⁶</p> <ul style="list-style-type: none"> - 30499 Colney Park. Colney Park existed before 1794. The conifer woods were introduced after 1843. More exotic planting, pleasure grounds and estate buildings were added between 1834 and 1906. The walled gardens predate 1834 and the present kitchen garden is late 19th century. Boardman worked in the gardens in 1885 and probably designed the sunken gardens. A subterranean walk, grotto, rockery, aviary, and menagerie were also added. Part of the woodland
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⁵ (© Crown copyright and database right 2021 Ordnance Survey 100019340)

⁶Norfolk Historic Environment Record: <https://www.heritage.norfolk.gov.uk/map-search>

	<p>park is now used as a woodland cemetery. (Protected Status – None)</p> <p>Given the greenfield status of the site should any archaeological investigations be thought necessary by the Historic Environment Service these could be controlled by planning condition.</p>
<p>Architectural significance</p>	<p>The site contains Grade II listed Colney Hall set within parkland grounds as described above.</p> <p>Listing: COLNEY WATTON ROAD TG 10 NE (north side) 4/22 Colney Hall. 2.10.51 II Late C18 house with an attached orangery, reduced by 2 or 3 bays and a storey in c.1960. Colourwashed brick, and orangery of colourwashed ashlar. Modern pantiled roof. 2 storeys with one gabled projection. 2 fine Venetian windows with free standing columns with Corinthian capitals on the inside. Other original windows of sash type with glazing bars. Verandah, balcony and large semi-circular headed windows of c.1960. Channelled stucco quoins. Orangery of 3 bays with large semi-circular headed windows with glazing bars. Pedimented centre bay flanked by engaged columns with unusual Tuscan capitals. Balustrade and flanking double pilasters. Interior transformed into grotto with central fountain. Some fine C18 chimneypieces in main house.</p> <p>In a wider context the closest heritage assets of significance are Grade II* Listed Lodge Farmhouse, New Road and Grade I Listed St Andrew’s Church on Old Watton Road. There is approximately 700-750m of separation between the site and St Andrews Church, the impact of development at Colney Hall on this heritage asset will need to be evaluated at planning application stage to ensure that proposed development is of an appropriate scale and form not to affect the wider setting of St Andrews Church. At present site GNLP0253 could be considered to contribute to the setting of Lodge Farmhouse in historic parkland and landscaping. The development of this site will diminish the historic character of the parkland setting of both Colney Hall and Lodge Farmhouse. The setting of Lodge Farm is largely screened by mature trees and hedgerow. There is no intervisibility between Lodge farm and site GNLP0253 and it is therefore unlikely that the setting for Lodge farm will be significantly impacted.</p> <p>Additional heritage assets listed in Table 1 above including Bawburgh Conservation area and Bowthorpe Conservation area have substantial physical and visual separation through major roads, park and woodland and housing development and it is likely that there will be no</p>

	intervisibility if building are kept low in height; as such development of site GNLP0253 is considered unlikely to have any significant impact on the setting of these heritage assets.
Historic Significance	This site is undesignated historic parkland which predates 1794. A Hall on this site was first built 1767-1781. It has however been substantially altered by subsequent owners including most recently in 1960s when substantial elements of the building were demolished. Consequently, much of evidence for the historic significance of the site is provided in written records.

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

- 6.1 The site has heritage value. Development of the site has the potential to have a considerable harmful impact on the setting of Colney Hall as it may affect its historic parkland setting, and therefore the design will need to be informed by a more detailed heritage impact assessment. An outline summary of potential impacts is given in the sections below.

Views

- 6.2 Views of Colney Hall and its parkland setting are possible from Bowthorpe Southern Park located to the east of this site. This is a publicly accessible park, popular for its 'country park' feel on the edge of the urban area. Development of this site will need to be designed and planned to be sensitive to the character of immediate surrounding area which is typically low height and low-density buildings in a rich natural environment including woodland and Yare River valley. Wide views from Bowthorpe Southern Park need to be considered as part of the design process.

Layout, height and massing

- 6.3 The layout of the development will need to retain the significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space. Mature landscaping needs to remain the dominant features contributing to the character of the area and the setting of the heritage assets. The character and scale of development at the NRP to the wider South East is not an appropriate reference for development at Colney Hall.

Impact upon conservation areas

- 6.4 The site is not situated within a conservation area. The two conservation areas in proximity to this site are visually separated from the development site, most significantly by major roads, and depending on height of buildings, are not considered to be impacted by the allocation of this land for development. Traffic from the development site is likely to primarily be along the Watton Road

which is already a major route with good access to the A47; or between the site and the NRP/UEA, the route for which does not impact the conservation areas.

Nearby heritage assets

- 6.5 In addition to heritage assets on site, there are a small number of heritage assets in proximity. As discussed earlier the setting of these assets is more immediate and are unlikely to be impacted upon by the proposed development at GNL0253. Design will have to be carefully considered at planning application stage but overall, it is considered that the proposal is likely to have negligible or no impact upon nearby heritage assets.

Archaeology

- 6.6 There may be potential for underground heritage assets, archaeological surveys may be required prior to development. Subject to archaeological mitigatory work there should be little impact.

7. Sustainability Appraisal Findings

- 7.1 SA Objective 13 Historic Environment paragraph F.3.5.18:
“Site GNL0253 coincides with the Grade II Listed Building ‘Colney Hall’ and approximately 340m from the Grade II Listed Building ‘Lodge Farmhouse’. The site policy states that the proposed development will ensure “sensitive conversion of the Grade II Listed Colney Hall and its gardens” and “the layout of the development will need to retain the significant trees across the site [and] high quality landscaping to enhance the woodland setting”. In addition to the GNL0253 and Local Plan policies, this would be expected to ensure that the character and setting of the Listed Building is conserved. Furthermore, the policy states the “Historic Environment Service [will] be consulted to determine any need for archaeological surveys prior to development”. Overall, a negligible impact on the historic environment would be expected”⁷*

8. Summary

- 8.1 Overall it is considered that the development of the site will have most impact upon the historic parkland setting of Colney Hall and development proposals will be required to be sensitively designed to ensure that the most important characteristics of the parkland setting remain preserved. It is considered that there will be minimal impact upon wider heritage assets.

⁷ Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan Volume 3 of 3: Appendices January 2021: https://www.gnl0253.org.uk/sites/gnl0253/files/2021-01/LC-663_Vol_3of3_Appendices_3_250121LB_compressed%20Jan%202021.pdf

9. How can these effects be avoided, reduced or mitigated?

9.1 The development of this site is also considered to have the potential for some beneficial impact upon Grade II Listed Colney Hall, the building is currently in need of maintenance and restoration, the development of this site shall include the sensitive conversion of the hall and bring it back into regular use which may prevent further degradation of the asset. The successful development of the parkland setting of the site will need to incorporate a sensitive and high-quality landscape plan. This can be dealt with through the planning 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:

- Sensitive conversion of Grade II listed Colney Hall.
- Sensitive conversion of historic parkland setting retaining significant elements of landscape character, including the identification of significant trees across the site, incorporate high quality landscaping to enhance the woodland setting and provide informal recreational green space and the provision for greater public access to the site.

10. Justification for the allocation

10.1 This allocation at Colney Hall is made for the unique opportunity it presents. Providing specialist older people's accommodation, as well as showcasing and furthering knowledge about wellbeing in later in life. The Colney Hall location is chosen to take advantage of its proximity to the nearby university research and healthcare facilities. By developing the site investment and improvement can be made to the heritage assets to help ensure their long-term use, preventing further disrepair and degradation and allowing for greater public access.

It is considered that the site is able to accommodate the proposed level of development with an overall beneficial impact upon the historic environment. The allocation is therefore justified.

References

Historic England
<https://historicengland.org.uk/>

Norfolk Historic Environment Record <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record>

Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan https://www.gnlp.org.uk/sites/gnlp/files/2021-01/LC-663_Vol_3of3_Appendices_3_250121LB_compressed_Jan_2021.pdf