

# Heritage Statement

Site	Land adjoining the Enterprise Centre at Earlham Hall
Policy	GNLP0133BR
Heritage statement collated by	Lee Cook, Senior Planner, Norwich City Council
Date undertaken:	June 2021

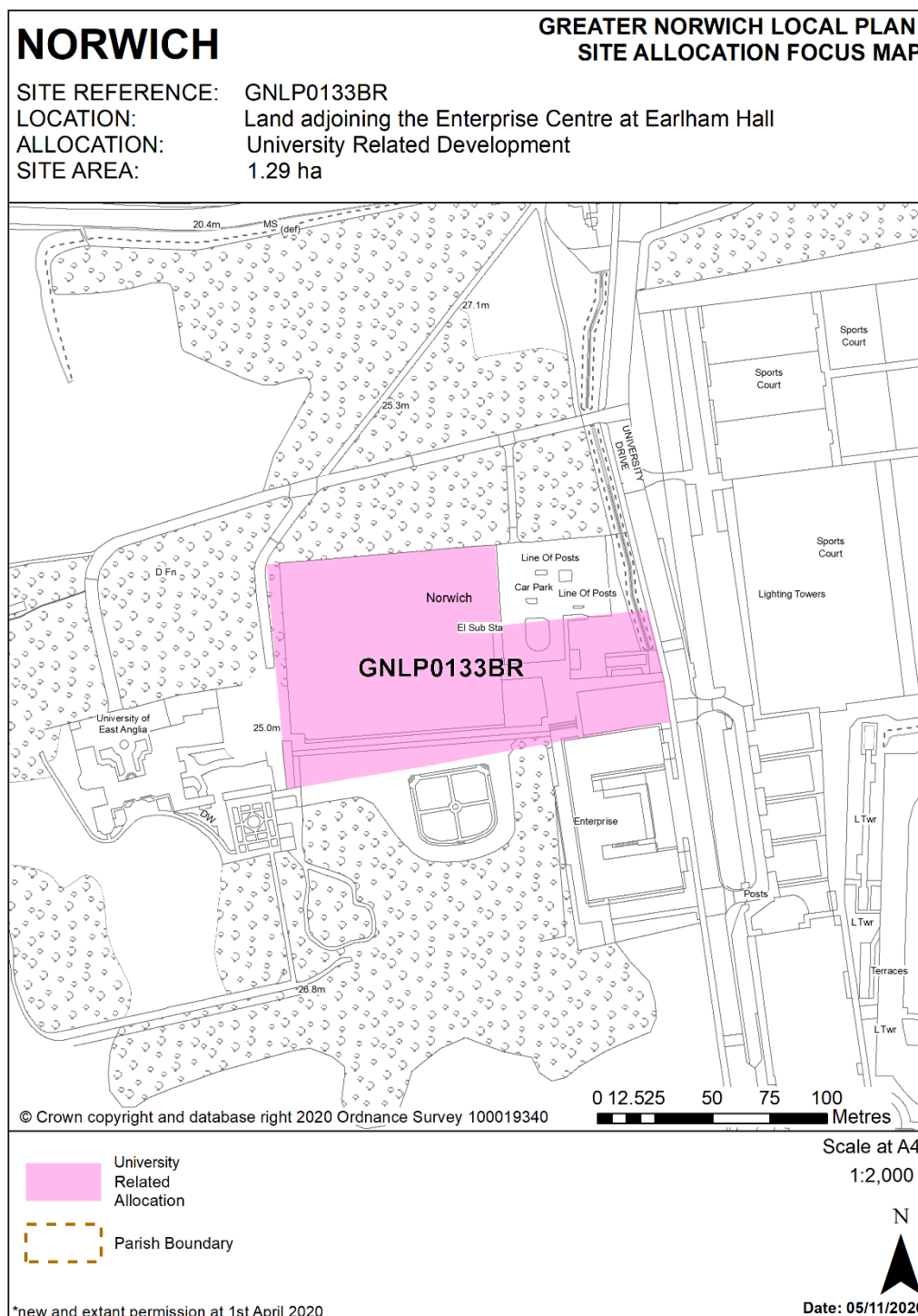


Figure 1: Site allocation

## 1. Proposed allocation

- 1.1 University-related uses, including offices (Use class E(g(i)), research and development (Use class E (g(ii)) and educational uses (use class F1) providing in the region of 5,000m<sup>2</sup> of floor-space.

## 2. Site description and background information

- 2.1 The University of East Anglia (UEA) campus is located on the west edge of Norwich off Earlham Road and Bluebell Road. The UEA was founded in 1960 and the University leased Earlham Hall at that time. A temporary 'University Village' was built on a nearby site to the north between December 1962 and July 1963. The first 112 undergraduates arrived in October 1963. Work to form the main Campus to the south started in 1964 with construction of the first buildings in Stage 1 of the campus starting in January 1965. As shown in figure 2 the allocation site, within the curtilage of Earlham Hall, lies to the north of the main campus area.



Figure 2: Aerial photo

- 2.2 Earlham Hall is a grade II\* listed former country house situated within a parkland setting to the west of Norwich. Earlham Hall is separated into several distinct character areas which vary in age and in heritage importance. The Grade II\* Earlham Hall and adjoining outbuildings, including the bothy and donkey wheel, and north and east courtyards form the core of listed buildings of Earlham Hall. Further to this there is the walled garden and former nursery site to the east and north east of the Hall, and other formal gardens to the north, west and south of the Hall that form and directly affect the setting of this listed building. The outbuildings on the north side and south side of the east courtyard are Grade II\* listed and the wall to the garden is Grade II listed.
- 2.3 A Hall has existed on the site since the 12<sup>th</sup>C and the Hall that now occupies the site is thought to originally date from C16-C17 but has been modified in several phases of remodelling, including extensive works throughout the building by Boardman in the early C20. Early building change and history is detailed in the heritage impact assessments submitted with application 12/02266/F – this application was for development on the east side of the Hall and included options for development within the current allocation site area.
- 2.4 The area around the Hall, which takes in much of the parkland, is designated as a conservation area. The area close to the river also contains designated woodland and river valley. The area where the Enterprise Centre now sits, adjacent to the north part of University Drive, was formerly a City Council parks and gardens depot site and nursery serving to maintain the Park and also the wider Council area. There is a car park to the north east of the Hall that is used by people visiting the wider Earlham Park grounds. This now managed by the University on a long lease from the City Council.
- 2.5 Since the 1960's the Hall had been leased to the UEA. In 2010 the Hall, immediate grounds and depot site were sold by the City Council to the UEA, although the surrounding parkland remains in public ownership (forming much of the Earlham conservation area, a historic park and publicly accessible recreational open space as designated under the current Local Plan). The Hall was vacated in the early part of this century to allow for extensive refurbishment and repair (as detailed in the planning history below). In terms of academic use it was, and following its reoccupation continues to be, home to the University's School of Law.
- 2.6 The City Council prepared the Earlham Hall Guidance Note in May 2010 to assist in preparation of the planned renovation of the area and re-use of Earlham Hall for academic purposes. It was subject to technical consultation with key stakeholders before being issued. The timing coincided with work for the then draft Site Allocations LDF document and the UEA's work on a Development Framework Strategy (DFS). The DFS looked substantially at development on Campus but it also included reference to the Earlham Hall site as part of future development and expansion of facilities adjacent to the existing Campus and informed changes subsequently agreed within the 2014 Local Plan.
- 2.7 The DFS (2010) and Council Guidance Note led to the process for the creation of the Vision and Design Document (VADD) for Earlham Hall and its environs. The VADD was endorsed by the Council in October 2011 and helped establish

the development and design parameters to guide detailed planning proposals which subsequently came forward under application 12/02266/F. This application, as mentioned above, included development within the walled garden – the area as now proposed under allocation GNLP0133BR.

- 2.8 Other guidance for new development and change at the UEA includes the Conservation Development Strategy (CDS) (2006 and updated in 2020) produced in conjunction with Historic England and the City Council to identify buildings of significance and inform new development and other changes to buildings and landscape on and adjoining the designated campus. The update to this document in 2020 included detailed assessment of Earlham Hall and its grounds and also the importance of surrounding landscape features. The 2010 DFS has also been revisited in the form of the UEA Development Framework Strategy Draft Evidence Base Review (2019).
- 2.9 Historic England assessed the designed landscape of the main campus 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. At that time Historic England took the opportunity to assess Earlham Park for its inclusion into the Register of Parks and Gardens of Special Historic Interest in England (case reference 1471366). In this instance Historic England added the Park to the Register and which is now listed at Grade II as an C18th landscape park.
- 2.10 Following on from these decisions 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 its historic context and also for development at key sites.

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

3.1 The following heritage assets form part of site:-

- Grade II wall to the garden (Moderate significance)
- Earlham Conservation Area
- Landscape of Earlham Hall and Park. The CDS identifies the designed landscape here as zone 7 (High significance)
- Grade II Registered Parks and Gardens – List Entry 1471366

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

- Grade II\* Earlham Hall (High significance)
- Grade II\* outbuildings and stable courtyard (Moderate significance)

and non-designated heritage assets:-

- Enterprise Centre by Architype, 2015 (Moderate Significance)

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

- Grade II Dovecote within Earlham Park

3.4 As mentioned the site is located within the Earlham Conservation Area and Grade II Registered Park and Garden. Development within the walled garden has implications for both the immediate and wider setting of these assets.

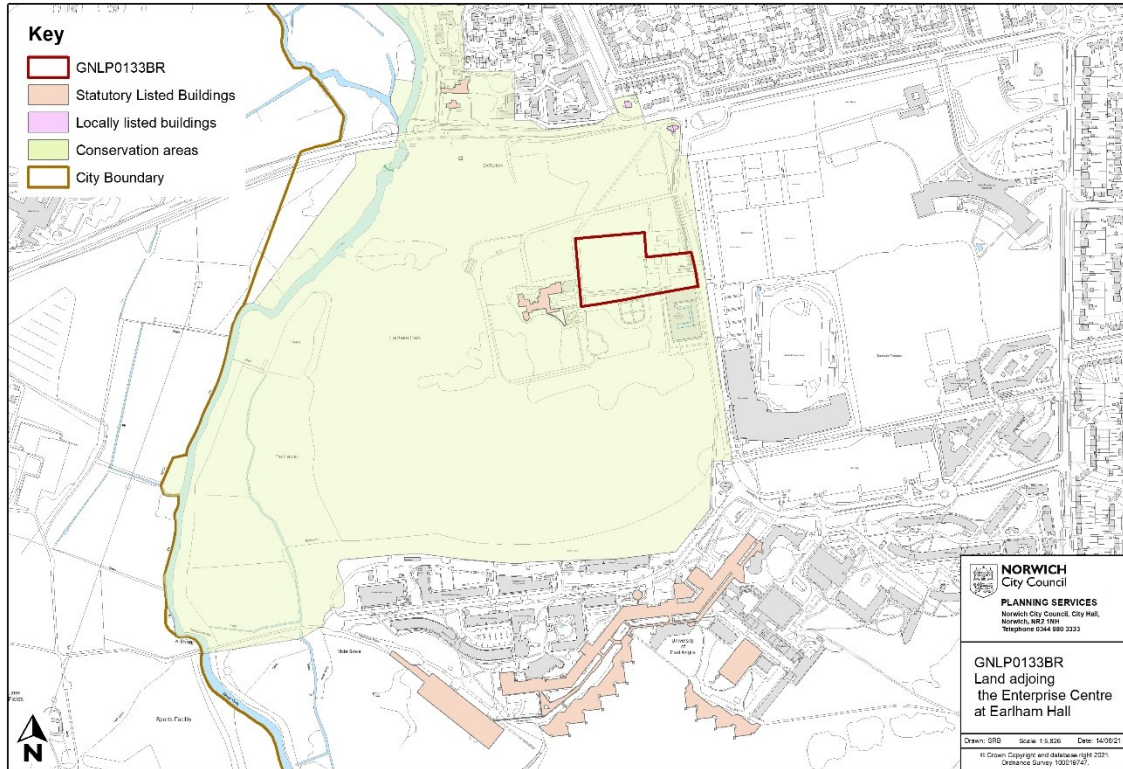


Figure 3: Heritage assets

#### 4. Recent relevant planning history

4.1 The following planning/listed building consent applications are relevant. All documentation for the applications can be found on [public access](#) by using the reference numbers listed below.

Application number	Description	Decision date
12/02266/F	Application for Full Planning Permission for Phase 1 and Outline Planning Permission for Phase 2 for proposed redevelopment of Earlham Hall environs including: Fully detailed application for phase 1 including NRP Enterprise centre for business, research and educational uses (Class B1(a), B1(b) and D1) with a total of 3703 sqm, testing centre, energy centre, permanent courtyard spaces between University Drive and Earlham Hall, temporary pedestrian route between University Drive and Earlham Hall, infrastructure service route, surface works to University Drive,	1st July 2013

	landscaping, parking and service areas and dual use of the Earlham Park car park to serve the development in addition to Earlham Park; and Outline application for phase 2 comprising future buildings for business, research and educational uses (Class B1(a), B1(b) and D1) on the site of the nursery garden site, courtyard spaces between University Drive and Earlham Hall, pedestrian route between University Drive and Earlham Hall and associated landscaping	
13/01276/D	Details of Condition 29) archaeological scheme of investigation of previous planning permission 12/02266/F.	9 <sup>th</sup> January 2014
15/01090/D	Details of Condition Condition 13: Temporary laying out and landscaping of the walled garden area; Condition 18 (in part): soft landscaping plan east; and Condition 31: Archaeological analysis, publication etc. of previous permission 12/02266/F.	18 <sup>th</sup> April 2016

- 4.2 As background the application 12/02266/F was a hybrid application being dealt with as a Full application for phase 1 on the depot area and an Outline application for phase 2 for works within the walled garden. The phase 1 element of the scheme has been implemented through the construction of the Enterprise Centre and the discharge of relevant conditions. The phase 2 element of the permission has subsequently lapsed.
- 4.3 Applications involving refurbishment of the main Hall and its outbuildings arise from listed building application 12/00713/L which was approved for the main elements of works to the main Hall building. External changes were considered under the related full application 12/00712/F. Following discussions elements of the initial proposals were removed from the listed building and full application schemes to allow further negotiation and investigation of various matters.
- 4.4 Other works were agreed under applications 12/01377/F; 12/01379/L; 12/01384/L; 12/01438/D; and 12/01526/D. These include specific works to the buildings to overcome concerns raised during assessment of earlier applications and the discharge of conditions on applications 712/F and 713/L. A number of other details applications have also been approved for several of these permissions/consents. Emergency works to the main Hall for building elements surveyed or exposed during phase 1 refurbishment have been agreed under application 12/01879/L.
- 4.5 Works to the east courtyard buildings were agreed under applications 12/01331/F and related listed building application 12/01347/L. To enable part implementation of these permissions for part demolition and service store provision applications to vary pre-commencement conditions have been agreed under applications 13/02005/VC and 13/02006/VC and the earlier form of agreed phase 2 works for the outbuildings had been started with these permissions. This approach allowed for the continued planned improvement of

the area and buildings in cooperation with the university. Following on from applications 13/02005/VC and 13/02006/VC further alternative proposals for a building B, C, D and E works were brought forward under applications 15/00809/F and 15/00810/L for the refurbishment and alteration of existing buildings at Earlham Hall including: Potting shed (building B); coach house and stables (building C/D); garage (building E1); and temporary use of land within the walled garden as a construction compound. These were approved in December 2015 and subsequent applications to discharge conditions submitted.

- 4.6 Following on from applications 15/00809/F and 15/00810/L further alternative proposals were brought forward for the demolition of the garage (Building E) including adjacent bin store; re-roofing of the south range (Building B) for the creation of a bike and bin store; new link and extension to Building C with associated works; relocation of 1 No. car parking space to car park north of Earlham Hall; and installation of CCTV and external lighting to east court yard under applications 17/01595/F and 17/01596/L. This included landscaping to courtyard and triangular garden site to the south-east of Earlham Hall. Other subsequent refurbishments including repairs and re-roofing of the south range (Building B) to create a bike and bin store for the school of law have been submitted under application 18/00474/L.

**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 location within the grounds of Earlham Hall and also in its valley location has potential for Neolithic and Bronze Age remains as previously identified within submissions for application 12/02266/F, 13/01276/D and 15/01090/D. The site also appears to lie in an agricultural area beyond the deserted Mediaeval village of Earlham to the west. Earlham Hall and Earlham Park (in different ownership) form a site with a long history of human occupation, with potential for garden and landscape archaeology. But given the lack of previous finds this area is likely to have low evidential significance.
Architectural significance	The buildings and landscape of Earlham Hall have high historical and aesthetic significance. Earlham Hall is an attractive and picturesque building that expresses its long history of growth and change, which is continuing into the 21st century. It is surrounded by designed gardens and parkland.
Historic Significance	Earlham Hall has been associated with some of the leading families of the Norwich area, particularly the Gurneys who leased the Hall from 1786 to 1912. Elizabeth Fry (née Gurney), the celebrated prison reformer, was brought up at the Hall. Earlham Park has evolved over at least four centuries and retains evidence of successive garden styles from

	<p>the late C17 to the early C20. Other than the early C19 walled kitchen garden, which has only partially survived, the integrity of the landscape park is reasonably well-preserved.</p> <p>The Park together with the Grade II* listed Hall and attached outbuildings, the Grade II listed garden walls and dovecote, forms an ensemble of historic significance that demonstrates a variety aesthetic qualities associated with succeeding periods of landscaping.</p>
Communal/Social Value	<p>UEA Campus and the neighbouring Earlham Park are open to the public and provide an important community amenity and are considered to have moderate communal or social significance. The site includes access points, paths and spaces and connections to the river Yare and campus and Broad to the south, which are utilised by the University, students and Norwich residents in a collaborative manner. Use as a park and garden as long standing places of recreation and as a hospital form part of peoples collective memories and experience in the use of the area. The co-relationship of open space, connecting through into the campus and river valley improves the recreational experience of the area and is part of the success of the Park and Campus.</p>

## 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, evolution and setting of the area and adjacent buildings:

1. Earlham Hall and its Landscape. Tom Williamson, School of History, UEA, 2009
2. Earlham Hall and its Context. Norwich Heritage Economic and Regeneration Trust (HEART), 2009
3. Earlham Hall Outbuildings, Condition Survey Report. RH Partnership architects, August 2010
4. Curtilage Buildings at Earlham Hall, Conservation Statement. RH Partnership architects, September 2010
5. Earlham Hall, Conservation Statement. RH Partnership architects, April 2011
6. Earlham Hall: Refurbishment for the School of Law UEA, Heritage Impact Assessment. RH Partnership architects, March 2012
7. Earlham Hall Outbuildings, Refurbishment for the School of Law UEA, Heritage Impact Assessment. RH Partnership architects, June 2012
8. 'Earlham Hall Unwrapped'. Vanessa Morton, Ziggurat (UEA journal), 2014/15, p.23-26



9. Norwich Research Park (NRP) Enterprise Centre Design and Access Statement. Architype on behalf of Morgan Sindall November 2012
10. NRP Enterprise Centre and University Buildings Heritage Impact Assessment. Bidwells October 2012
11. Structural Survey of Walled Gardens Boundary Wall. MLM November 2012
12. Review of Planning Reports for application 12/02266/F. Bidwells April 2013
13. Earlham Hall Guidance Note (2010)
14. Earlham Hall Vision and Development Document (2011)
15. UEA Development Framework Strategy (2010)
16. UEA Development Framework Strategy Draft Evidence Base Review (2019)
17. UEA Conservation Development Strategy (2006)
18. UEA Conservation Development Strategy Update (2020)
19. UEA Landscape Strategy (2010)
20. UEA Biodiversity and Landscape Management Plan to 2020

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

- 6.2 The area at present is gently sloping down from University Drive, across the car park and site to Earlham Hall which sits slightly depressed within the approach from the east and in views from across the allocation site. Of importance in understanding proximity and setting impacts, will be the variety in appearance of the Grade II\* Hall and its outbuildings and the service nature of buildings and uses historically placed on the east side of the Hall. Also of importance is the parkland setting and design of the Enterprise Centre and its related landscaping. The significance of various buildings and areas which adjoin the site are set out within section 3 above.
- 6.3 The site sits within the Earlham conservation area which is effectively defined by the Hall and its parkland and this, and the evolution of the space and Park, has led to the further recognition of its importance with the Historic England assessment of the landscape and more recent designation as a Grade II Registered Park. An understanding of wider views from the park and along the southern edge of the site should include assessment of the development of the gardens by Reginald Gurney in the early C20, including the broad walk and herbaceous border, the Lutyens-inspired formal sunken rose garden, and the extensive rock garden, as featured in Country Life (May 21 1921), work by the landscape architect for the Enterprise Centre and landscape character area assessment set out as zone 7 within the CDS (see page 3-79 of that document for map references).
- 6.4 The CDS acknowledges that “Earlham Hall’s significance as a most interesting heritage building seems quite independent of its proximity to the UEA Campus. There is a case for protecting its distinct character and setting”. The approach taken with application 12/02266/F endorsed this view and sought development which was more akin to its parkland setting within the grounds of the Grade II\* Earlham Hall.

- 6.5 The walled garden to the east of the Hall previously contained the former nursery, part of which was the kitchen garden to the Hall. It's northern, and parts of the eastern and western boundaries are defined by a wall about 2 metres high, believed to have been built in the early nineteenth century. The southern and the rest of the western and eastern boundaries are delineated by fences and hedges. The former nursery area was last occupied by large late-twentieth century polytunnels, large frame glasshouses and sheds and following its clearance as part of wider redevelopment, with the exception of the surrounding Grade II listed wall, is now completely lacking in historic features.
- 6.6 Outside the perimeter walls, to the north and north-west, are the remains of the woodland/shrubbery screen, which once served to hide the gardens from the park. Access to the site is currently through a set of gates along its western edge. The walled garden, which is likely to be of a late 18th century or early 19th century date, is first recorded on the 1829 estate map (Williamson 2009).
- 6.7 Having regard to understanding the area and proximity of the new allocation to existing built form, various tests for scale of development were undertaken as part of the pre-application discussion for application 12/02266/F. This ended with a set of agreed parameters within the outline element of the application. The then proposed walled garden buildings were arranged around courtyards at two levels; an upper and a lower courtyard. The building form consisted of two wings housing a mix of academic and enterprise accommodation which comprised an L-shaped wing to the north of the site, which was defined by the existing historic wall, and a linear wing to the south, which is defined by the historic boundary of the nursery garden site and the herbaceous border. The development of the site would however introduce built form into the area and in views which could lead to an adverse impact.
- 6.8 Earlier submitted archaeological reports indicate that there is a moderate potential for prehistoric and mediaeval evidence and a low potential for significant remains of all other periods across this area of the Park. 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, viability, cumulative impact

- 6.9 The massing of these future academic buildings were designed to reduce its impact on the parkland setting, to the extent that a significant proportion of the buildings would not be immediately visible. Approaching the buildings from University Drive, the buildings appear as two pavilions sitting either side of a planted courtyard, framing a view of Earlham Hall. Moving westwards, the lower level of the buildings is revealed around a second courtyard. From the outer edge of the historic wall's north-west corner, the building would potentially only be visible as a ribbon of glass, allowing a view to the roof of the NRP Enterprise Centre beyond.
- 6.10 This form of development with a central courtyard was discussed and largely agreed with Historic England. With this being developed as being partly subterranean the design allowed an increase in potential development floor-

space within the area of the walled garden. The extent of floor-space has been reduced within the proposed allocation which indicates a reluctance for subterranean development due to costs and impact on development viability. However, it still seems possible to agree some form of development which is low lying and developed around a principle of interconnected courtyards as previously envisaged. As mentioned the development of the allocation site would introduce built form into the area close to sensitive heritage assets which means there could be an adverse impact, although overall it is considered that the impact is likely to be relatively minor if design is developed having regard to the principles discussed within the earlier application and to guidance available to inform development on campus such as the CDS and listing report for the Registered Park.

- 6.11 The siting of and scale of development could maintain an open feel to spaces, build in a better building relationship at the site with other academic and recreational elements and continue to encourage use of the Park and Hall. This appears to have successfully been achieved with the introduction of the Enterprise Centre on the east edge of the site. Cumulative impact of development could cause harm and the footprint and scale of new buildings will need to be carefully designed in order to reduce any sense of intensification or dominance of buildings. This is especially important given that the east side is within a subsidiary service side of the Hall as it operated historically. 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.

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

- 6.12 Historic England note that there are a relatively intact set of outbuildings and functional areas that explain how the Hall and its gardens / landscape worked as a 'living machine' to provide for all its own needs. The Ha-Ha or sunk fence is no longer used as the distinction between manicured garden and the slightly fuzzier parkland beyond. The dovecote and some earthworks survive from an earlier phase to aid in understanding of how the formal landscape worked before the loosened landscape pattern of the later 18th century. There are a range of trees from different periods, large Victorian Rock Garden and early C20th designed garden spaces. The designed parkland incorporates trees from the former agricultural landscape – probably hedgerow trees – which are earlier than the eighteenth century parkland and lend an air of 'ancientness'. These trees are also significant in their own right as 'Veteran trees'.
- 6.13 At present however there is still some lack of recognition of the whole designed landscape around Earlham Hall and coherent management of it 'as one'. Presentation of the gardens around the Hall would ideally be based on their historical evolution and should appear as an interconnected set of gardens around the Hall – each garden having a particular function or meaning. Options for detailed assessment of site layout and design should be capable of reinforcing some of the vision ideas discussed with application 12/02266/F. 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. The allocation area at present has a negative impact on the wider area due to its poor maintenance and under use. With any future application there is an opportunity to negotiate improvement on and adjoining the site and for further planting and improved site management which would be of benefit to the overall Park and conservation area.

- 6.14 A number of trees are located around the site. These act to enhance the landscape quality of the Park and conservation area and act as structuring elements within the wider open landscape. It seems possible that such landscape features can be incorporated into new development and that existing features around the site could be retained or planting enhanced. As with other development on campus it is 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.
- 6.15 Impacts in relation to amenity and biodiversity are likely to arise from placing development within the area as it lies within a historic park. 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 the positioning of plant and machinery.
- 6.16 Light spill within the area exists to a degree due to the refurbishment at Earham Hall and nearby uses along University Drive. The approach to lighting and light spill could give rise to some harm within the area in terms of amenity and biodiversity. The design of such facilities and buildings will need to balance the design of buildings, site security needs and protection of habitats adjacent to the site within the wider area. 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 and design for the area.
- 6.17 In terms of landscape and ecology enhancement or mitigation it is considered, having regard to details on habitat and landscaping submitted with other proposed development at the Hall or 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.
- 6.18 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. As is evidenced through discussions on phase 1 of development the space

between buildings will require careful detailing of soft and 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 relationships with the main Hall and Park.

#### Impact upon conservation area

- 6.19 There is a mature band of planting and trees on the southern side of Earlham Park, masking the boundary with the UEA campus. The University buildings located immediately to the south of these trees are effectively screened. Earlham Hall and Park therefore have little visual connection with the UEA Campus, despite their proximity. It is therefore important for any change within this area to follow and merge with the character of the parkland conservation area and listed buildings rather than follow a style or density of development normally found on the main campus. The approach taken with the 2012 application would appear to be a good starting point to allow for a reduced impact on the surrounding area arising from new development. Whilst the walled garden historically would have been more empty due to its horticultural use, in more recent times buildings have been placed on the land and it is felt that while development here will have some impact on the conservation area and other heritage assets, that a suitable style and mass of building could be achieved to sit comfortably within this space.
- 6.20 Earlham Park has evolved over at least four centuries and retains evidence of successive garden styles from the late C17 to the early C20. In landscape terms Earlham Hall and Earlham Park are elements of a single historic designed landscape, much of which survives, but with potential for regeneration and change. The recent Enterprise Centre occupies the eastern part of the area and has introduced successfully a further stage of change for the conservation area. This has created a transition from the busy parts of University Drive leading into the Park and east side of the Hall. As mentioned the allocation space is currently empty and has some negative impact on the area due to its condition. The conclusion is that the old walled garden and First World War memorial garden to the south are in need of conservation. Discussions about new development could beneficially assist with this aim of improved management and investment within this part of the Park.
- 6.21 In works to deliver the Enterprise Centre, the walled garden space has now been successfully defined as a distinct space and wider character areas are separated from the allocation site by preservation works to the herbaceous border and reinstatement of hedging along what is now a temporary path linking the Enterprise Centre to the east (staff service) side of Earlham Hall. Other works have taken place to repair and partially reinstate the garden wall to make a more legible space than existed in the late 20<sup>th</sup> Century. The site therefore should be capable of being developed in a manner suitable to its location and for providing for the protection of the landscape / heritage assets associated with the conservation area. In this it is likely that additional courtyard landscaping and tree planting could be secured to further enhance the parkland character of the area. The site therefore should be capable of providing for the protection of the landscape / heritage assets associated with the conservation area.

## Summary

- 6.22 Overall it is considered that the redevelopment of the site has the potential to have a beneficial impact upon heritage assets. It could finalise development within the area of the Hall, rationalise and strengthen the landscape setting of the Park, 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.
- 6.23 There is potential for some harm i.e. the proximity of built form to existing heritage assets such as the Grade II\* Earlham Hall and setting of the conservation area and Registered Park, change the design and social relationship of the main Hall and its historic service areas and create changes to the landscape spaces within the Park. However; development within this space should result in the change and improvement of educational facilities on the site and reinforce its capacity to operate as a separate area to the Campus. This is likely to have an impact on a range of age groups using the site, but adds benefits of providing for updated on-site student and business 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 should outweigh these.

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

- 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 not crowd or significantly detract from the significance, setting or design of the nearby listed Hall and outbuildings, adjacent noted buildings of significance and the significance and setting of the Earlham conservation area or Park - designated as areas of landscape importance (see bullets 1, 2 & 3 of policy)
  - Development should be designed to maintain the effect of subservient built form to the east of the Hall, maintain an open feel to the space having regard to the idea of continuing courtyard spaces on this side of the Hall, build in a good building relationship at the site edges and encourage use of the overall site for business, cultural and educational purposes (see bullets 1, 2 & 3 of policy)
  - Key views both through and around the site should be designed to show a relationship to both open landscape space and built form and which acknowledges the significance and importance of the landscape setting (see bullets 1, 2 & 3 of policy)

- The extent and position of buildings should acknowledge the form of layout of buildings and areas as developed to the east side of the Hall. Regard should be taken to the guidance available to inform development on and around campus such as the VADD, DFS and CDS. (see bullets 1, 2, 3 & 5 of policy)
- Careful consideration should be given to the materials used for development (see bullets 1, 2 & 3 of policy)
- Assess at an early stage the need for archaeological evaluation and recording measures through trenched evaluation, site investigation and recording (to be added to policy)
- Careful consideration should be given to retention of key tree groups, herbaceous border and boundary planting 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 now an extended impact on the area in terms of tree loss (see bullets 2 & 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 of historic buildings, parkland setting, site security and protection of habitats adjacent to the site (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, 2, 3 & 5 of policy)

## **8. Justification for the allocation**

8.1 The proposed allocation economically, socially and environmentally represents a sustainable location for new development and is consistent with national policy in the NPPF. As part of the earlier planning application process full consideration was given to heritage impacts and how any negative impacts could be avoided and mitigated. It is not considered that circumstances have changed significantly which indicate that some level of development could no longer be accommodated at this site. The allocation is in line with encouragement to improve facilities at UEA premises 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 DFS, VADD and CDS in terms of landscaping and built form and therefore it is considered that the site is able to accommodate a degree of development without having a detrimental impact upon the historic environment. The allocation is therefore justified.