

Earlham Hall Area:
Vision and Development Document (VADD)

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QUALITY ASSURANCE

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1 INTRODUCTION

The University of East Anglia (UEA) is producing a Development Strategy (masterplan) to provide a framework to guide the release of land and preparation of planning proposals to meet its growth needs over the next 20 years and beyond.

UEA's Development Strategy (the overall masterplan) is being prepared in three stages:

1. Strategic Development Principles Document (Bidwells, May 2010);
2. A more detailed Development Framework Strategy (DFS) (Bidwells, Dec 2010); and
3. Detailed Development Briefs for each of the proposed new development areas (2011-).

Stage 1 Strategic Development Principles Document

The Strategic Development Principles Document (2010) established that the continuation of the 'Single Campus' model is the most appropriate solution to deliver UEA's growth targets and allow it to remain as a nationally and internationally recognised university, following its well established and successful interdisciplinary tradition.

Stage 2 Development Framework Strategy (DFS)

The DFS built upon the Strategic Development Principles Document and established the amount of space needed to accommodate the UEA's growth targets (including its aspiration for the development of an Enterprise Centre). It also identified the preferred development locations to accommodate growth, the proposed phasing of growth and potential mitigation measures.

The DFS identified three key locations to accommodate the University's expansion of 100,000 sq metres of new internal floorspace (including its aspiration for an Enterprise Centre).

The proposed expansion areas are Earlham Hall, encompassing the former works depot and former nursery garden; the former Blackdale School; and land between Suffolk Walk and Bluebell Road. The DFS indicated the Earlham Hall area could provide around 10,000 sqm of new net internal floorspace.

The Strategic Development Principles and DFS were prepared in conjunction/consultation with Norwich City Council and were subject to public consultation and sustainability appraisal. The relevant sustainability appraisal recommendations relating to the Earlham Hall area are included at Appendix 4 and have been taken into account in the production of the VADD. The recommendations are also relevant to any planning proposals that will be formulated for the area. The information has been put forward for consideration by the City Council through the Site Allocations LDF process.

The City Council, through its emerging Site Allocations Plan DPD, is proposing to allocate UEA owned land at Earlham Hall for an Enterprise Centre; Blackdale School for a university campus extension; and land between Suffolk Walk and Bluebell Road is proposed to be allocated as a strategic reserve for university campus extension. The latter is to accommodate the university's longer term growth needs up to 2030, but with the ability for it to be released early if needed.

Stage 3 More Detailed Development Briefs/Vision and Development Documents (VADD) (i.e. this document)

The DFS (stage 2) acknowledges that more detailed 'Development Briefs' are required for each of the development locations.

Initially, these briefs will take the form of Vision and Development Documents (VADDs). These will include a set of development parameters and design principles that will provide the framework for the preparation of individual planning applications in each of the development locations. The VADDs will be subject to public consultation and sustainability appraisal and be submitted to the Council for endorsement in due course.

The planning applications will be supported by Design and Access Statements and other supporting material that will explain how the VADD's development parameters and design principles have informed the formulation of the planning proposals.



2. PURPOSE OF THIS DOCUMENT

This Vision and Development Document (VADD) is the start of the preparation of more detailed development proposals for Earlham Hall and its surrounding area encompassing the Hall and immediate grounds, the former nursery garden, and the former works depot (previously known as the City Care depot). It responds to the Earlham Hall Guidance Note prepared by Norwich City Council and the emerging Norwich City Site Allocations Plan DPD. The Guidance note is included in Appendix 1. The emerging Site Allocations Plan DPD can be viewed on the Council's website: www.norwich.gov.uk.

The VADD establishes the vision for the Earlham Hall area and also the development and design parameters that will guide the formulation of detailed planning proposals for the area. It provides further information about the way the 10,000 square metres of new internal floorspace identified in the DFS could be accommodated within the Earlham Hall area. The document will support the allocation of the Earlham Hall area as an Enterprise Centre (proposed in the Norwich City Council draft Site Allocations Plan DPD document, 2011).

The VADD's production is being brought forward under the auspices of a Steering Group, chaired by a Norwich City Council Member, and attended by City Council Officers and senior representatives from UEA and its consultants.

The Steering Group will ensure that the document's preparation meets both UEA and the City Council's aspirations for this important area. The intention

is for the document to be submitted for endorsement by the City Council as further evidence to support the allocation of the area in the Council's Local Development Framework; and a relevant material consideration in the determination of any planning applications.

The key aspirations for the Earlham Hall area are to bring Earlham Hall and its courtyard buildings back in to productive use for university related uses and to accommodate an **Enterprise Centre** in the area, as identified in the UEA DFS and the City Council's draft Site Allocations Plan document and also suggested in the NRP Vision (see below).

The VADD will provide the planning and design context for plans to repair, refurbish and re-use Earlham Hall and its Courtyard area for University and related uses and new uses in the Nursey Garden/Glasshouses area; and also inform an architectural competition, for the **Enterprise Centre's** detailed design. The competition will be judged against the following criteria:

- Architectural Quality;
- Innovation (i.e. an exemplar in low carbon development);
- Sustainability (i.e. use of materials, construction methods and building performance);
- Buildability;
- Maintainability;
- Adaptability and flexibility;
- Costs (i.e. build cost and life cycle costs).

The successful response to the design competition will form the basis of a planning application, anticipated to be submitted in 2011/12. The planning application will be accompanied by a Design & Access Statement and other supporting documentation, which will explain how the development of the Enterprise Centre will fit into the overall plan for the wider Earlham Hall area including the re-use and refurbishment of Earlham Hall and its Courtyard area and potential uses in the Nursery Garden/Glasshouses area.



3: BACKGROUND AND CONTEXT

Strategic Relationships

1. Norwich and the sub-region

UEA is important to Norwich, the wider sub-region and beyond. UEA's presence in the City has significantly contributed to Norwich's recent economic, social and cultural growth since its formation in the 1960s.

UEA employs over 2,500 staff – more than 1,000 of these posts are academic, with the remainder being employed as administrators, support, technical and general staff. In addition UEA has been estimated to be responsible for the indirect employment of a further 3,000 people.

UEA has an estimated annual income of £170 million, generating a direct and indirect economic impact of around £420 million (Source: Norwich Research Park, 2010).

It is widely acknowledged that UEA is a recognised centre of academic excellence and a world leader in creative/cultural learning and writing, life and environmental sciences and the business/enterprise aspects of applied research.

2. Norwich Research Park (NRP)

UEA forms the eastern part of the Norwich Research Park (NRP). The NRP is a collaboration between UEA, The Norfolk and Norwich University Hospital, the John Innes Centre, the Institute of Food Research, the Sainsbury Laboratory and the Genome Analysis Centre. It is home to over 30 science and IT based companies and employs over 11,000 persons. The Norwich Research Park is one of Europe's largest single-site concentrations of research in Health, Food, plant science and microbiology and Environmental Sciences.

UEA performs the role within NRP of the development of science, teaching and research and, in particular, to produce the scientists and researchers to 'feed' business and enterprise.

NRP Enterprise Vision (2008) and Shared Vision (2009)

In 2008, the Norwich Research Park (NRP) partners (UEA, NNUH, John Innes, IFR, Sainsbury Laboratory, the Local Authorities and EEDA) prepared a detailed Enterprise Vision for the Norwich Research Park. The full Vision is available at www.nrp.org.uk. A key element of the Enterprise Vision is the acknowledgement of the need for an Enterprise Centre within the NRP. It stated that:

"...At the heart of our enterprise vision is the creation of an 'open space' at the edge of the campus facing the city, encouraging a free flow of people (entrepreneurs, innovators, managers, academics and students) and the development and diffusion of ideas through face to face interactions. Drawing on the experience of other UK universities, including Durham, Nottingham, and Hertfordshire, we plan to create the open space in an iconic building which will bring together the rapidly growing Norwich Business School (NBS), key business facing activities that are currently dispersed across the NRP, and some major new initiatives.

The Enterprise Centre will become the prime vehicle for the implementation of our five enterprise themes and for the NRP's attack on the sub-region's low GVA per capita. It will offer:

- *A Business Portal;*
- *A Business Club;*
- *The Knowledge Exchange;*
- *A Network hub;*
- *Mentoring Activity and Social Inclusion Programmes;*
- *The Employment Centre;*
- *The Skills Centre;*
- *UEA's HEFCE – funded Beacon for Public Engagement;*
- *Foreign Languages Support Services; and*
- *The NRP Office;*
- *The ERSC – funded National Centre for Competition Policy;*

- *The Centre for Diversity and Equality in Career and Employment Research;*
- *The Low Carbon Innovation Centre;*
- *Vitally, these activities will be co-located with the Norwich Business School and three interdisciplinary business facing centres.*

Equally, essential to the strategy is that the Enterprise Centre will act as the hub for the various innovation spaces around the NRP, including the Bioscience Innovation Centre and the Environmental Incubator (which will be established immediately adjacent to it). (NRP Enterprise Vision for EEDA 2008)

In 2009, the Enterprise Vision was supported by a more focussed NRP 'Shared Vision' prepared by the NRP Partners which sought to draw together three key elements of NRP:

- The development of science and research;
- The business application of the fruits of that science and research; and
- The spatial development of the 55 hectares of expansion land.

The NRP Shared Vision is for growth. The aspiration is for NRP to become a 'Next Generation' science park and a key engine of growth for the local and regional economy, providing an additional 5,000 jobs.

In 2009, the University looked at a number of available locations for the Enterprise Centre: (1) the Triangle site, (2) western fringe of the Campus and (3) Earlham Hall. After consideration of the alternatives, the Earlham Hall location was identified as the most likely location to fulfil the NRP requirements.

Current Situation (2011)

Much has changed since 2008/9. There have been significant changes to both the economy and the way European and Regional funding is managed. There also continues to be significant changes to public sector finances, including university funding.

In the case of the Enterprise Centre, the current situation is that not all of the organisations mentioned in the 2008 NRP Vision document can or need to be accommodated within a single building.

Also, in 2010, UEA purchased Earlham Hall, the nursery garden/glasshouses area and the former works depot from the City Council. This acquisition has enabled UEA to reconsider its accommodation needs in light of the economic situation and different course requirements. It is in a continual process of seeking to match the best available space and buildings with users and functions to meet changing faculty requirements.

The latest proposal is that the Hall will be used for the university's related functions with the Law School moving back in, and the Courtyard used for related uses, including potentially a cafe. The recent acquisition of the former works depot has also provided UEA with a new development option for the Enterprise Centre building.

With this possibility in mind, and following further assessment of the Enterprise Centre's content and locational options, UEA and has concluded that the Earlham Hall area is still the most appropriate location for the Enterprise Centre. The former works depot site offers a visible frontage onto University Drive and provides the most appropriate opportunity to build a new fit for purpose, exemplar building, making the most of new building technology, sustainable construction techniques and materials

UEA submitted a bid for ERDF funding for the Enterprise Centre in 2010 and as of June 2011 is awaiting the results of the bidding process. Additionally, in the March 2011 Budget, the Coalition Government announced a £26m funding package to support the development of the NRP. Discussions are ongoing regarding the allocation of this new funding.

Enterprise Centre - Description

The ERDF bid is for a 3,000sqm building (incorporating an Enterprise Centre, Centre for the Built Environment and UEA/NRP related uses). The building will provide space for research and offices, including 'incubation' and 'hatchery space' for new graduate start up/spin out companies, other businesses in the Knowledge Economy and business teaching space.

It is also intended to include business support activities, potentially including the Chamber of Commerce. The new building will be an exemplar of low embodied energy and low carbon construction technologies and will include 'live' demonstration projects.

It is anticipated that the building will consist of:

1. 1,000 sq.m B1(a)/D1 uses (office use for business support activities and UEA/NRP related uses i.e. administrative uses, graduate development and entrepreneurship programmes, Business Support potentially the Chamber of Commerce office and an NRP office);
2. 2,000 sq.m B1(b) uses (for research and development workspaces and activities, including incubation and hatchery space).

The uses will link into the wider Norwich Research Park activities. It is intended that the Enterprise Centre will bring together the business facing activities of UEA and the Norwich Research Park (NRP) and provide a location for the creation and support of UEA start up/spin out companies.

The building will be an exemplar of low embodied energy and low carbon construction technologies, through the use of natural and bio-renewable materials sourced through local supply chains. It is hoped to become a world class facility through its design and use of material that demonstrates sustainability by design. It will be a recognised centre of excellence at the European level.

Its construction from concept, design, procurement, project management and delivery will be used to demonstrate and exemplify best practice to small to medium enterprise (SMEs) engaged in these sectors. The demonstration facilities will be used for dedicated and specialist business support.

The building itself will be used as a laboratory and test-bed to support innovation, whole building performance monitoring, testing and long term monitoring of the use of natural and low energy materials. Part of the facility will be given over to a dynamic testing area where materials can be changed, upgraded, demonstrated and exposed to performance monitoring.

The proposals will be delivered through a Centre for the Built Environment, a partnership between UEA Estates, the InCrops Enterprise hub and its partner BRE and the Fraunhofer Institute together with corporate sponsoring partners and Trusts.

Enterprise Centre - Objectives

The Enterprise Centre will be established to combine the provision of services to existing local companies together with support for new enterprises benefitting from the nearby Norwich Research Park knowledge base, including those established by student and staff entrepreneurs, based on UEA research.

Its prime objective is to encourage and develop Small to Medium Enterprises (SMEs) to develop and create jobs in connection with the Low Carbon economy. The aim over the lifetime of the development is to deliver business support to over 800 companies and stimulate over 600 jobs.

The Enterprise Centre will need to function within the immediate context of the wider Earlham area and ensure that the repair, refurbishment and re-use of the area's other elements, in particular Earlham Hall and its courtyard would not be prejudiced by its development. Wherever possible, the area's other development elements should be enhanced through the development of the Enterprise Centre, for instance by enabling improved pedestrian/cycling access to the Hall and Courtyard and nursery garden; and through the removal of unsightly and incongruous uses and features etc.

Enterprise Centre Outputs and key benefits

The outputs from the Enterprise Centre, including new jobs, skills and experience will be of critical importance to the local and regional economy and crucial to the delivery of the NRP Vision, and Norwich's job growth targets.

Table 1 summarises the job creation estimates for the Enterprise Centre and associated 'spin-out' companies.

The Enterprise Centre is anticipated to accommodate approximately 170 full time equivalent (FTE) jobs when at full capacity, including around 10-20 jobs already accommodated on the Campus. It is estimated that the Enterprise Centre will reach this capacity over a 3-4 year period, but is dependant upon economic conditions over the next few years.

The cumulative jobs beyond the 170 at the Enterprise Centre will be provided for elsewhere across the NRP.

Table 1: Job Creation Analysis for Enterprise Centre

Job Creation Estimates	By 2014 (cumulative)	By 2021 (cumulative)
Gross direct jobs (FTE jobs)	169	564
Estimated leakage (10%)	17	56
Gross direct effects	153	508
Less displacement (25%)	58	147
Net local direct effects	94	361
Composite multiplier effect	66	252
Total net employment effects (FTE jobs)	160	613

Source: Norwich Research Park, SQW Consulting Research

The proposed Enterprise Centre will be linked to the Norwich Research Park whilst also utilising the research, skills and expertise from the wider University Campus, which have both significantly contributed to the recent economic, social and cultural growth of Norwich.

To set the proposed Enterprise Centre in its wider socio-economic context, the UEA employs over 2,500 staff, with more than 1,000 academics, in addition, it is estimated to be responsible for the indirect employment of a further 3,000 people. UEA has an estimated annual income of £170 million, generating a direct and indirect economic impact of around £420 million (Source: Norwich Research Park, 2010).

Additional to the job creation, business support activities and learning and research opportunities, the Enterprise Centre will also provide other local benefits. These will include the provision of enhanced pedestrian/cycle access into Earlham Hall and Park from University Drive; improved vistas and views into the Park and towards the Hall; re-use of a derelict site and removal of incongruous uses and features such as derelict buildings, storage areas and security fencing etc. It will also provide the opportunity to create a landmark building and dramatic entrance into the main university campus area.

Enterprise Centre - Phasing

The construction of the Enterprise Centre on the site of the former works depot alongside the repair and refurbishment of Earlham Hall and its outbuildings to accommodate UEA related activities, functions and related uses, represents the first phase of development. Subsequent phases will include development of the former nursery garden area. More detail on phasing is included in Section 5.

PLANNING POLICY CONTEXT

The Earlham Hall Vision and Development parameters have been prepared with regard to the Greater Norwich Joint Core Strategy (adopted March 2011), the existing Replacement Local Plan (adopted 2004) and Norwich City Council's Earlham Hall Guidance Note (issued May 2010) and the emerging City Council Site Allocations and Development Management Policies DPDs (Jan 2011) and the Development Framework Strategy (UEA / Bidwells 2010).

Greater Norwich Joint Core Strategy (JCS)

The Greater Norwich Joint Core Strategy (JCS) establishes the strategic planning policy for Norwich City, South Norfolk and Broadland District Councils.

Its production has been a collaborative venture between the three District Councils, the Norfolk County Council and the Broads Authority. It was adopted on 24 March 2011.

The Adopted JCS does not include a specific UEA policy, but it does support the provision of an enterprise hub at the University of East Anglia in the general Economy policy (Policy 5). The policy acknowledges the role the expansion of activity at the Norwich Research Park will have in delivering the JCS overall economic growth ambitions.

The JCS also identifies the need to make sufficient provision for appropriate and accessible education opportunities including promoting the enhancement of the City's education facilities, including at UEA to help promote Norwich's role as a "learning city" (Policy 7). The JCS also promotes good design (Policy 2).

The JCS includes a policy to ensure climate change is properly taken account of in new development (Policy 1). The JCS also requires new development to provide at least 10% of their energy supply to come from renewable energy sources, with a higher proportion where viable and practicable. Also, that new development makes efficient use of water resources (Policy 3). The JCS also requires appropriate travel management and provision of transport infrastructure (Policy 6).

The JCS also anticipates significant expansion of health, higher education and in particular, science park activity at the University of East Anglia/NRP (Policy 9). The JCS suggests this growth will be taken forward in other Development Plan Documents (see emerging LDF section below).

Norwich City Replacement Local Plan (2004)

The City of Norwich Replacement Local Plan (2004) provides the current local planning policy context for proposals submitted in the City administrative area, including UEA. The 'saved' policies within it, including those relevant to UEA, remain in force until replaced by Local Development Framework (LDF) policies. The JCS replaces a number of policies in the local plan.

The current (March 2011) local plan policies relevant to UEA and the development of the Earlham Hall area are included in Appendix 2.

These policies provide an important context for the vision and development principles and parameters and any planning application that could come forward in advance of the completion of the LDF

The principles contained within these 'saved' policies will remain relevant until replaced by more specific Development Plan Documents, anticipated to be in 2012.

Earlham Hall Guidance Note (May 2010)

The Earlham Hall Guidance Note was produced by the City Council to provide advice to assist the submission of a planning application for the development of an Enterprise Centre at Earlham Hall. The Note does not set new policy, but does guide how proposals could be progressed in light of current planning

policy and constraints. The Note was subject to technical consultation with key stakeholders before being issued.

A number of studies have been undertaken that respond to the Guidance Note's requirements and underpins the VADD, including:

- Transport and Movement Report (Halcrow, 2010);
- Ecology Survey (NWS, 2010);
- Conservation Development Strategy for Earlham Hall (LSI, 2009);
- Landscape and Visual Appraisal;
- Earlham Hall and its Context (Heart, 2009);
- Earlham Hall and its Landscape (Tony Williamson, 2009);
- Landscape and Visual Appraisal (Bidwells, 2010);
- Desk Based Archaeology Assessment (NAU, 2010);
- Phase 1 Geo-Environmental Audit (Halcrow, 2010);
- Condition survey Curtilage buildings (RHP Architects, August 2010);
- Condition survey External envelope of Earlham Hall (RHP Architects, November 2010);
- Conservation Statement for Curtilage buildings (RHP Architects, 2011).

Emerging Local Development Framework (LDF) Policy: City of Norwich Site Allocations and Development Management Policies

The JCS is being followed by a Site Allocations document and a Development Management Policies Document, prepared by Norwich City Council. These documents will allocate new development land and include site specific and more generic development control policies. The Site Allocations and Development Management Documents are anticipated to be adopted in 2012.

The draft Site Allocations document proposes to allocate Earlham Hall and its surrounding area as an Enterprise Centre.

The draft Development Management Policies Document proposes a specific policy for development at UEA. The policy seeks to conserve the landscape and architectural significance of UEA; implement the UEA Travel Plan; and promote public access to open spaces.

The emerging (March 2011) LDF policies relevant to UEA and the development of the Earlham Hall area are included in Appendix 2.

Development Framework Strategy (UEA / Bidwells 2010)

The Development Framework Strategy identified three key locations to accommodate the University's expansion of 100,000 square metres internal floorspace up to 2030. The DFS indicated that the Earlham Hall area could provide for around 10,000 square metres of this floorspace.



4 LOCATION AND DESCRIPTION OF AREA

Location

The Earham Hall area is adjacent to the main campus of the UEA. It is bounded to the east by University Drive, the main university access road and through route. To the north, south and west it is bounded by Earham Park. Earham Park is designated as 'Historic Parkland' and 'Publicly Accessible Open Space' in the City of Norwich Replacement Local Plan (2004) and is also a Conservation Area.

The area includes the Grade II* Listed Earham Hall and its grounds including outbuildings, the former walled/Kitchen Garden and part of the Pleasure Grounds, which are bounded by the ha-ha immediately south west of the Hall, and the former nursery garden including glasshouses and the former works depot. Earham Hall's most recent use was the University School of Law.

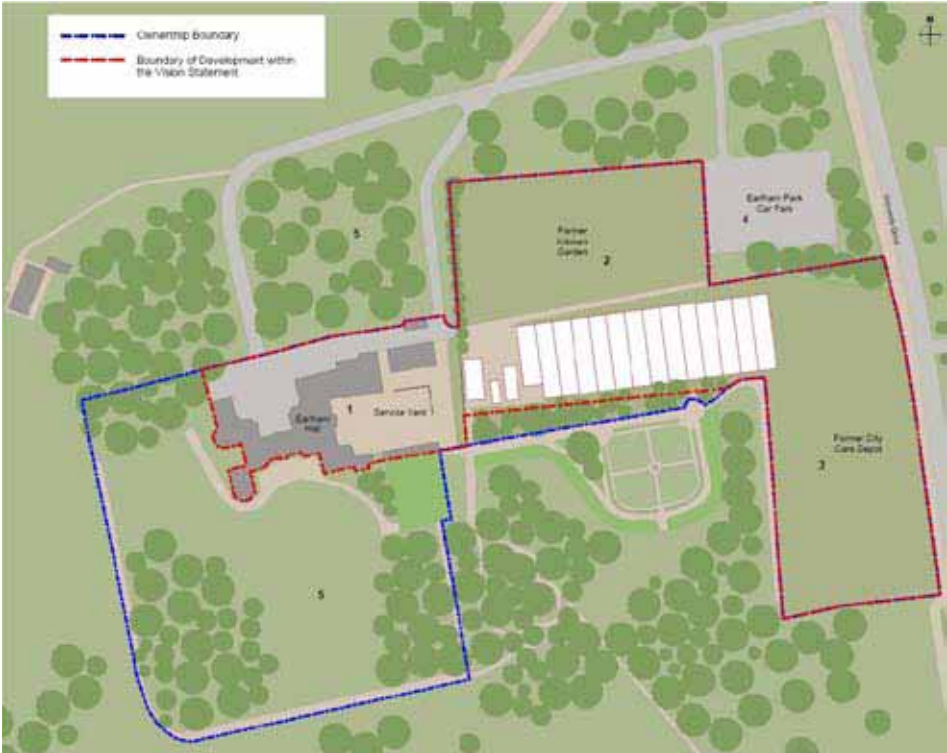
The Hall and its immediate surroundings, including the Courtyard buildings are currently in the process of being stabilised, repaired and refurbished to enable University functions, ancillary uses and other related uses to be accommodated. The repairs and refurbishment programme will be undertaken during 2011-2012, in consultation with the City Council and English Heritage, with the Hall being brought back into productive use and re-occupied later in 2012/13.

The area immediately south of the former nursery garden is the more formal part of the gardens including the Rock Garden and Rose Garden, owned by the City Council. South of these are more wooded areas giving way to open parkland and the main university campus beyond. To the west the open parkland that slopes down towards the River Yare.

The UEA also owns land beyond the River Yare, including the university playing fields and the 'Triangle Site'. The rest of NRP west, including the Hospital, John Innes Centre and IFR is also located to the west of Colney Lane.



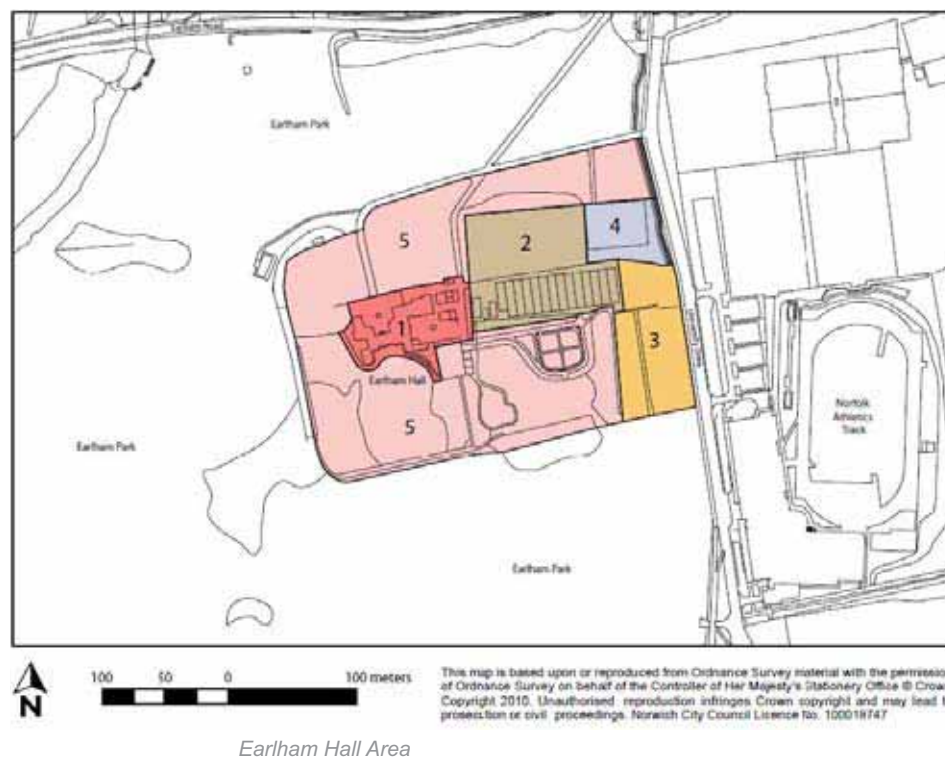
Earham Hall Area



Earham Hall Area

Layout and building elements

The Earlham Hall area comprises five main elements: Earlham Hall and its courtyard and outbuildings including the Bothy; the walled/kitchen garden and former nursery garden including glasshouses, the former works depot, the public car park and the parts of Earlham Park most associated with the Hall's setting.



Key is:

1. (a) Earlham Hall; (b) Courtyard and Outbuildings, including the Bothy
2. (a) Walled/Kitchen Garden and Former Nursery; (b) Glasshouses
3. Former works depot
4. Public Car Park
5. Open space and Earlham Park Landscape Setting

1 (a) Earlham Hall

Earlham Hall is a large house, of brick and flint with brick dressings, of two storeys with attics. It comprises a main range, orientated east-west, with east and west wings ranged north-south and it extends to approximately 950 sq metres net internal floor area (excluding basement/boiler rooms).

Earlham Hall dates from approximately 1642. However, there is some evidence of the presence of an Earlham Manor in the area dating back to the 12th Century.

The Hall and parkland was previously occupied by the Gurney Family and by Elizabeth Fry. It transferred into the ownership of the City of Norwich in 1924

and became open to the public in 1925. The Hall was then used as a nursing home, wartime maternity home and school. In 1962, the Hall and grounds were leased to the University to facilitate its foundation.

Earlham Hall until recently housed the University's School of Law. The nursery garden including glasshouses and former works depot are currently unused.

The UEA has commissioned a number of reports on Earlham Hall to better understand its history, context and condition:

1. Earlham Hall and its Context (Heart, May 2009);
2. Earlham Hall and its Landscape (Tom Williamson, 2009);
3. Condition survey of external envelope of Earlham Hall (RHP Architects November 2010).

The University has also prepared a repairs programme for Earlham Hall in consultation with English Heritage and the City Council. The repair to the south elevation pier has involved English Heritage and they will continue to be consulted as further repairs requiring listed building consent are brought forward.

1 (b) Courtyard and Outbuildings, including the Bothy

The service area to the east of the Hall comprises a yard used recently for ancillary parking flanked to the north and south by restored, redundant and part derelict buildings, and to the west by the eastern side of the hall itself. The buildings are mainly single storey although the most interesting and impressive are the two storey coach house/stables on the northern side and the donkey engine. The UEA has also commissioned reports concerning the condition of the Hall's curtilage buildings:

1. Conservation Statement for Curtilage buildings (RHP Architects, 2011)
2. Condition survey Curtilage buildings (RHP Architects, August 2010)



Earlham Hall

2 (a) Walled/Kitchen Garden and Former Nursery

The walled/kitchen garden is located to the east of the hall and outbuildings. Its northern boundary and short stretches of the east and west boundaries are defined by a Listed wall about 2 metres high, believed to have been built in the early nineteenth century, although with more recent alterations. The south and the rest of the west and east boundaries are delineated by hedges. The interior of the walled/kitchen garden is completely lacking in historic features. The 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. The walled/kitchen garden's most recent use was as a nursery garden.



Service Yard east of Hall (source: Tom Williamson report)



Donkey Engine (source: Tom Williamson report)

2 (b) Redundant Glasshouses

Part of the former nursery garden area is occupied by large frame glasshouses and sheds; all now redundant, unoccupied and partly derelict.

The walled/kitchen garden and glasshouses area extends to approximately 0.8 hectares.

3. Former Works Depot

The former works depot is located at the eastern edge of the Earlham Hall development area, adjacent to University Drive. The area extends to approximately 0.7 hectares.



Nursery Garden and Glasshouses area (source:Tom Williamson report)

The Adopted City of Norwich Replacement Local Plan 2004 designated the site of the former works depot as part of Earlham Park, with very restrictive development prospects in policy terms. This policy designation has been 'saved' pending the adoption of a Local Development framework for the City, and is now proposed to be replaced with an employment allocation in the emerging Site Allocations document (Jan 2011).

The former depot however has had a long history of commercial use, not



Nursery Garden and Glasshouses

exclusively linked to Earlham Park. A Certificate of Lawful Use or Development was applied for and granted by Norwich City Council on 19th March 2010. A copy of the Certificate is included in Appendix 3.

This certificate confirmed that the site lawfully could be used for a number



City Care Depot

of specific 'commercial' uses on three defined sections of the site including a grounds maintenance depot, and green waste storage, processing and composting, utilising heavy plant and machinery.

The depot was vacated by City Care and now has the status of previously developed (brownfield) land in terms of its development potential.

The area is cleared of permanent structures and is surrounded by an unsympathetic high level boundary/security fence.

4. Public Car Park

The car park is owned and managed by Norwich City Council and serves

visitors to Earlham Park. Anecdotal evidence suggests that the car park is also used by UEA visitors and students, particularly on weekdays.

5. Open Space and Earlham Park Landscape Setting

Earlham Hall is an important focus of Earlham Park, which has a distinct character of open grassland with scattered veteran trees, framed by mature woodland and tree belts sloping down to the River Yare valley.

The University has undertaken a Landscape and Visual Appraisal of Earlham Hall and Park (Bidwells, July 2010). The appraisal reports that the Hall and its curtilage buildings and gardens have somewhat lost their connection with the adjoining parkland as the original trees have matured and the gaps between them filled in by new planting.



Earlham Car Park

The views of the Hall from the Park are restricted with the main view being from the South where there is still an open vista across the ha-ha.

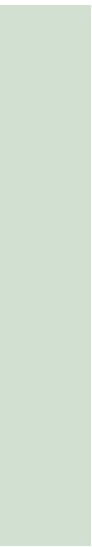
There are however more limited glimpses of the Hall through the mature woodland from the Park (Earlham Hall and Park Landscape and Visual Appraisal (EHLVA) viewpoints 6, 10 and viewpoint 12 and from University Drive (EHLVA viewpoint 1).

There are still numerous footpath links through the Park to the Hall but these have largely been closed off from the western direction because of the presence of the former nursery garden site and the former works depot enclosed with fencing. The EHLVA identifies opportunities to improve vistas and accessibility from this direction as part of the redevelopment of these areas.



Earlham Area

The Appraisal's findings have been incorporated into the development and design parameters.





5 VISION, DEVELOPMENT AND DESIGN PARAMETERS

THE EARLHAM HALL AREA VISION:

Developing the Vision

The Vision for the Earlham Hall area relates to both the Norwich Research Park (NRP) Shared Vision (2009) and the more detailed vision document prepared by the NRP Partners for EEDA (July 2008) and reflects recent changes in the economy and public sector funding.

The Vision for the Earlham Hall area is:

“The Earlham Hall area will be the place where academics, students, business people and the local community mix to exchange views, skills and ideas to encourage and nurture new Small to Medium Enterprises (SMEs), based on UEA research and help create new jobs particularly in connection with the Low Carbon economy.

It will include an exemplar Enterprise Centre where these activities will take place, providing start up and hatchery space for new SMEs. It will include other space for conferences, learning, exhibitions and UEA reception and administrative uses etc.

The Enterprise Centre building will be used as a laboratory and test-bed to support innovation, whole building performance monitoring, testing and long term monitoring in the use of natural and low energy materials. It will include a dynamic testing area where materials can be changed, upgraded demonstrated and exposed to performance monitoring.

The new building will provide a landmark visual feature along the main entrance route into the University from Earlham Road, via University Drive.

Earlham Hall, its courtyard and outbuildings will be restored, adapted and used for university functions and activities including administrative, teaching, interpretive and ancillary uses.

The nursery garden and redundant glasshouses area will be developed for academic and research uses linked to the Enterprise Centre and NRP such as 'hatchery' units and business linked academic facilities. In the short term, the area will provide opportunities for University wellbeing projects [i.e.grow your own schemes etc].

A new east to west axis will be established through the redundant glasshouse area linking University Drive to a new 'campus-facing' approach to Earlham Hall via the east courtyard for pedestrians and cyclists.

Public access to the Earlham Hall area will be maintained with new interpretative material describing the areas history."

Development and Design Parameters

To help realise the Vision, a set of development and design parameters have been prepared. These parameters will inform the development of detailed planning proposals, including the Architectural Competition for the development of the former works depot as an Enterprise Centre.

The following section is in 2 parts:

Part 1, is concerned with a set of overarching development and design parameters that relate to the overall Earlham Hall area. There are 10 general development and design parameter topic headings:

1. Spatial, Functional and Intellectual relationships;
2. Access and Travel;
3. Listed Building/Conservation Area/Heritage;
4. Landscaping and Arboriculture;
5. Energy and Environment;
6. Flood Risk, Surface Water and Drainage, Foul Water, and Water Efficiency;
7. Contamination;
8. Archaeology;
9. Ecology and Biodiversity;

10. Phasing.

Part 2, is concerned with more specific parameters relevant to each of the individual building elements.

PART 1) OVERARCHING DEVELOPMENT AND DESIGN PARAMETERS RELEVANT TO ALL BUILDING ELEMENTS (THE ENTIRE DEVELOPMENT LOCATION)

Development of all building element will need to have regard to the following general Development and Design parameters:

1. Earlham Hall Area development requirements

Approximately 10,000 sq metres of additional floorspace (net internal floor area) for B1a, B1(b) , D1 and associated uses will be provided in new buildings in the area. This provision is additional to the floorspace provided at Earlham Hall and its courtyard buildings approx (1,200 sqm). The Hall has an established University use, including D1 (non residential institutional use).

Earlham Hall and its courtyard buildings are anticipated to accommodate approximately 1,200 sq metres if University and associated uses. An Enterprise Centre of approximately 3,000 sq metres is envisaged on part of the former works depot. The additional 7,000 sq metres of floorspace could be accommodated at the nursery garden and glasshouses area, and elsewhere on the former works depot.

2. Earlham Hall Area Spatial, Functional and Intellectual relationships

a) Development in the Earlham Hall area will need to develop spatial, functional and intellectual relationships with the UEA, the rest of the Norwich Research Park, the local community, Norwich and beyond.

The area has been identified as the most suitable location for an Enterprise Centre, a point of outreach for the University to the region's business community and will also help define the main entrance into UEA from Earlham Road, which is presently indistinct. It will also accommodate key UEA functions, and act as the 'entrance point' for visitors.

The repair and refurbishment of Earlham Hall, the curtilage buildings and the development of the Enterprise Centre will be the priority projects in the area, with the subsequent development of the nursery garden and glasshouses area phased to be undertaken in the medium term. In the meantime temporary uses for the Nursey Garden and Glasshouses area, possibly university wellbeing projects, will be investigated to overcome the problem of a disused and derelict site between the areas.

The Hall and its environs have to some extent lost their connection with the Park, through the maturing of the landscape structure ad hoc tree planting, and the erection of fencing and the establishment of hedgerows, around the former works depot.

The Hall is from most viewpoints now almost completely obscured from the

surrounding parkland and the UEA campus. Signage is poor and foot access is confusing and in some cases blocked. There have been recent improvements through reduction of previously un-managed shrubs and copses close to the buildings and removal of ivy and creepers from the buildings themselves.

Development of the Earlham Hall area provides the opportunity to create a more appropriate physical interface between the main UEA Campus and Earlham Park and to NRP West, through improved footpath connections; more appropriate landscape structures, opening up key vistas; and ensuring public access and improved movement around the area. A key connection will be from University Drive to Earlham Hall and onwards into the Park and beyond towards NRP to the west. The Nursey Garden area provides the potential for the creation of this new east-west visual and functional axis. This route will enable connectivity between Earlham Hall, any development within the walled/kitchen garden and on the former works depot site, and the UEA Campus.

The development of the former works depot provides a new opportunity to enhance, through landscape improvements and careful siting of a landmark building, the sense of arrival when approaching the University from Earlham Road along University Drive.

3. Access and Travel

Access to and from, and within the existing campus is an important consideration of any potential new development at UEA.

a. The scale of development at the Earlham Hall area will need to be designed to ensure that adequate provision is made for all modes of transport that will need to access it, including pedestrians and cyclists.

The starting point for this will be the University's Travel Plan, which underpins existing and future development proposals on the campus by means of a sustainable travel policy that aims to minimise the use of the private car and encourage the use of sustainable forms of transport wherever feasible.

The University regularly reviews and updates its Travel Plan to ensure it meets the challenges of an ever changing environment. The 2010 Travel Plan update is driven by the identified reduction in parking effective from 2012, whilst still recognising that there is a need for car parking to facilitate the operational needs of the University.

The Travel Plan update also coincides with and supports the adoption of the Environmental Management Policy; providing the University with an important tool in reducing emissions and meeting its carbon reduction targets.

The Travel Plan update introduces new initiatives, actions and policies across the full range of transport modes. These include a new express bus service from the City centre providing a limited stop service with a journey time of less than 20 minutes to campus for those who arrive by train or bus at City interchanges. The express service will also create an opportunity to directly connect to some 13 bus services from outside Norwich to a point at Eaton. The interchange will also service local residents in Eaton and, via a stop at

the junction of Bluebell Rd/Norvic Drive, those living in the local area thereby bringing additional benefits to the local community. There are also plans for extensive new cycle parking, improved support for cyclists and the potential to develop a loan bike scheme in partnership with Norfolk County Council. Further promotion of 'incentivised' car sharing schemes are also included.

b. New pedestrian/walking infrastructure at the Earlham Hall area will be designed to follow key desire lines to existing cycle/walking routes, the bus stops, the park's grounds and to the campus. Appropriate signage building on the UEA Wayfinding project will be provided.

Staff and students based at Earlham Hall are currently able to make use of the amenities on the campus including shops, cafes, banks, accommodation etc. The residential areas of West Earlham, Colney and Bowthorpe are within 2km (a distance considered suitable for walking and cycling).

There is a surfaced footpath that extends from north of Earlham Hall on an historic alignment providing an excellent link to the B1108 Earlham Road, where a pedestrian crossing is provided. This footpath could be extended, on its historic line, to the north courtyard of Earlham Hall providing a vehicle free, paved, route for pedestrians. There is also a footpath that links the south east of Earlham Hall to the University across the parkland. In the long term, and assuming increased use, consideration could be given to enhancing this route with an all-weather surface. Designated footpaths/walk ways are provided throughout the University campus linking to the Norwich Research Park to the west and Bluebell Road to the east.

c. New cycling infrastructure at the Earlham Hall area will be designed to encourage cycle use and link into existing routes. Appropriate signage building on the UEA Wayfinding project will be provided.

There is scope for dedicated cycle routes to connect to the dedicated cycle paths on the university campus including along University Drive and Chancellors Drive, providing access to all areas of the campus and extending to Norwich Research Park to the west, Bluebell Road to the east and Earlham Road to the north. A number of other routes can then be accessed including routes to Norfolk & Norwich University Hospital and Norwich City Centre. Areas within 5km of Earlham Hall are considered suitable for cycling and include, Costessey, Hellesdon, Norwich City Centre (including Train & Bus Station), Keswick and Cringleford.

There will be a need for new cycle parking within the new development to allow for additional staff and students. This cycle parking will be located at convenient and easily accessible locations and would provide cover and security.

d. Vehicular access and car parking at the Earlham Hall area will result in no net increase in private motor cars accessing the Earlham Hall/ University Drive junction and no net increase in car parking provision across the campus.

Proposals for the re-use of Earlham Hall and Courtyard and the Enterprise Centre will include details of access, operational, service and parking areas.

The following principles should be considered:

- Earlham Hall and the Enterprise Centre should not be dominated by new car parking and servicing areas. Earlham Hall and the Courtyard will be served via the existing access from University Drive. The Hall's existing parking areas will be rationalised where appropriate. Provision will be made for operational, visitor and disabled parking as appropriate, but provision for other parking requirements will have to be met elsewhere on campus. The setting of the listed building will be a key consideration in rationalising the parking areas.
- The Enterprise Centre will require its own access for service vehicle, visitor, operational and disabled parking provision. The precise location and number of spaces will depend on the final design and layout of the Enterprise Centre and the implications for the revised UEA travel plan, which will include the Earlham Hall area.
- Consideration should be given to shared parking provision. Opportunities to rationalise and/or share parking with public spaces for visitors to Earlham Park will be investigated. Such joint use may be appropriate as the park users and visitors/staff of the Enterprise Centre are likely to have different but possibly complimentary parking requirements. Such an arrangement could also be incorporated into the extended UEA travel plan, which then effectively would cover all traffic and parking associated with the development at Earlham Hall, the main campus and Earlham Park.

Earlham Hall, the former nursery, and former works depot have historically all had traffic and car parking associated with their previous uses, which has included commercial vehicles including HGV movements and thus have always generated traffic movements. These have been in addition to traffic purely associated with UEA, which has formed the basis of the travel plan and the level of car parking provision on the campus to date.

The total extent of parking associated with the Earlham Hall development therefore will need to be justified operationally and built into the extended UEA travel plan.

e. New Infrastructure at the Earlham Hall area will be designed to encourage public transport.

The University is served by the number 25, 35 and 604 bus services. There are several bus stops in the vicinity of Earlham Hall, including the bus stop at Earlham Park Gates located on the B1108 Earlham Road and bus stops on the campus (Waveney Terrace) both within 400m of Earlham Hall facilitating regular services to Norwich City Centre and Norwich Rail Station.

UEA has ambitions, supported by First Bus to provide a further bus stop opposite the turning into Earlham Hall. This is intended to serve students living at the Village, but will also be accessible by staff and visitors at the Earlham Hall Area.

The Bus Interchange at Norwich Bus Station in the City Centre enables access to national bus/coach services to major UK cities and airports and to areas around Norwich. National Express & MegaBus coach services also serve the Campus.

The Norwich rail station is also connected to the University by bus route 25. There are regular train services available from the Rail Station including a half hourly service to London Liverpool Street (via Diss, Ipswich, Manningtree and Colchester) an hourly service to Cambridge and Ely and a regular cross-country service to Liverpool (via Ely, Peterborough, Grantham, Nottingham and Chesterfield).

The University Park & Ride proposal from the Costessey site to the Campus is now in operation, providing a further alternative for non-car access to the University.

f. Public access into the Earham Hall Area will be maintained and where appropriate improved.

UEA has always encouraged public access to its estate. Earham Park which is owned by Norwich City Council also enjoys universal access rights. The vision for the Earham Hall Development Location refers to the provision of continuing and improved opportunities for the public to enjoy access to the historic grounds and buildings by opening up new paths and points of entry to and through the surrounding area, both from the Park and from University Drive.

Public access into new cafes and Courtyard buildings will be provided and potentially to parts of the Hall itself. New interpretive information will be provided to describe the area's history and development.

To the east, access to the 'dog walker's car park' will be maintained along with the existing approach to the Hall from the north. Existing vehicular access routes are also retained.

4 Listed Building/Conservation area/Heritage Issues

a) A PPS5 compliant 'Statement of Significance'/Conservation Statement for Earham Hall and its setting will be required to accompany development proposals. Specialist consultants will utilise the accepted Conservation Management Plan methodology.

This Statement would be based on work carried out to date, including the HEART report and that carried out by Tom Williamson. The Statement of Significance would be prepared according to English Heritage's Conservation Principles (2008) which sets a framework for analysing special interest.

This statement would be used to inform the development of the site and the proposals would be considered against this special interest. Where more detailed work on the proposals is required, this would be identified.

The analysis will look at the setting of the Hall, by means of a visual analysis informed by historical assessment, to better understand acceptable height parameters and also define the potential location for building footprints.

A range of potential materials will be explored, taking into account the character of the heritage asset and the practical requirements of the new facility.

Critically, the study will document areas (including the listed building) which can be enhanced, and there is scope for significant enhancement. This would include the reinstatement of landscape features and repairs to the walls within the Hall's curtilage. In relation to the Hall itself, the analysis would assess the practical issues which will need to be addressed in bringing the building back into full use. (for example, the potential restrictions on access presented by the listing and also building services). It will also identify issues which could potentially undermine the long-term conservation of the historic asset.

Initial background work by RHP Architects to support the preparation of conservation statements for Earlham Hall and its courtyard buildings has already been undertaken and has informed the preparation of this VADD document.

b) The location, scale and massing of new buildings in the Earlham Hall area will need to respect the scale and massing of Earlham Hall itself (as informed by the statement of significance).

The need to maintain the Listed Building(s) of Earlham Hall and its surrounds continues to be a very important obligation for the UEA. The overall character of the site and the historical significance present in the Hall and its environs is well understood and valued by the University and it is eager to fully recognise and interpret the importance of the site and maintain access to it by the local community.

The scale and massing of Earlham Hall must therefore be respected through the location, scale and massing of future development in the areas adjacent to the Hall. Earlham Hall and its curtilage buildings of importance should be retained as a legible historic grouping.

c) Principal views and approaches to Earlham Hall are to be assessed and maintained and new buildings should not be proposed that will dominate the approach to the Hall in height or massing

Where possible historic vistas should be revealed and enhanced to improve interpretation and legibility of the historic buildings and their relationship to the wider landscape. The historic development of the site and connections to the Hall are likely to inform the location and orientation of proposed new buildings. Where possible controlled views and links between the historic buildings and the new development should be made to reinforce the context of the new development.

Sensitivities of scale will also need to be addressed by limiting development within the walled/kitchen garden and former Nursery to single storey, unless it can be demonstrated that further storeys would not have a detrimental impact upon Earlham Hall and its setting, including from key viewpoints.

d) Detailed proposals for the Earlham Hall area will need to acknowledge the physical and functional relationships with the rest of UEA, Earlham

Park, the NRP and wider Norwich

Issues of access and accessibility will inform the layout and pedestrian links between existing and new buildings, the established gardens and the parkland landscape. Public access to the historic buildings and their environs is to be enhanced and there is scope to improve access by opening up routes through the areas of new development from the site perimeter and the 'dog walker's car park. Uses at the Hall will aim to be functionally 'outward looking', although its established use allows for University related teaching and administrative uses within the building.

5. Landscaping and arboriculture requirements

a) A Landscape Strategy, based on the recommendations in the Landscape and Visual Appraisal for Earlham Hall and Park (Bidwells, July 2010) will be required to ensure that new development at the Earlham Hall area helps to re-create the visual and physical link between the Hall and the surrounding parkland, e.g. by restoring the classic vistas;

There is potential to create landscaped links which connect more effectively with the surrounding area, particularly in the northern part of the gardens, thus encouraging greater access to the gardens.

A new landscaped axis running north-south to the rear of the Hall to mirror the North should be considered. Also, consideration should be given to enhancing West and South axes to bring unity to the grounds of the Hall, which are currently disjointed through unsympathetic development.

6. Energy and Environmental performance

a) New buildings in the Earlham Area will be required to reach BREEAM Excellent rating or its equivalent in any future ratings mechanism

UEA takes its environmental obligations seriously and aims wherever possible for its buildings to achieve BREEAM Excellent or equivalent status. Investigations will take place to determine the technical feasibility and economic viability of connecting buildings within the Earlham Area to the existing campus district heating system. In all cases, new buildings will need to achieve at least the JCS Policy requirement for 10% of their energy use to be derived from renewable energy sources or equivalent efficiency savings.

7. Flood Risk, surface water and drainage

a) Detailed proposals for the Earlham Hall area will need to adopt the principles of Sustainable Drainage Systems (SuDS) for the drainage of surface water on this site. Particular emphasis will be put upon the need to protect the Broad and the River Yare from potential pollution events. Drainage solutions will need to have regard to the Campus Drainage Strategy.

Flooding associated with overland flow from the adjacent UEA campus is being managed through the Campus Drainage Strategy. Drainage solutions for Earlham Hall and its surrounding area will need to have regard to the Drainage Strategy, and potentially be incorporated into it.

As a minimum standard, the objective of SuDS is to ensure that proposed development does not increase the risk of flooding when compared to the existing situation. However, for this development location, the key objectives will be to mimic as closely as possible the natural drainage process and also remove pollutants from urban run-off at source.

Design of the controls will be undertaken adopting the 1 in 100 year storm return period, including for an additional 30% increase to allow for climate change.

A number of different techniques are likely to be required. Where possible the car park areas will be drained to swales, basins and soakaways via filter drains to remove potential contaminants.

Consideration will need to be given to the impact the proposed development may have on the Broad, the River Yare and third parties, particularly with regard to surface water run off and preventing pollutants entering the Broad, the River Yare and ground water below the site which is within a source protection zone 2 and 3.

Initial investigations indicate the underlying soils are variable, some of which are suitable for infiltration systems. Infiltration tests will be required prior to construction to locate infiltration systems in areas of sufficiently permeable soils. It is considered there is sufficient space available on site to accommodate the infiltration devices following detailed design.

Where infiltration is poor, overflows to attenuation devices will control flows to the existing outfalls. The buildings may drain via rainwater harvesting tanks to combined infiltration devices with the areas of car parking. Additional features may include retention ponds and reed beds to further filter the water and enhance the biodiversity of the site.

An assessment of the existing surface water disposal measures has been undertaken in conjunction with an appraisal of the impermeable areas to enable a comparison with the proposed development.

Existing outfalls have been identified and are to be utilised with the same flow rates as part of the proposed strategy. The volume of surface water runoff likely to be generated from the proposed development has been calculated including consideration for climate change.

In terms of flood resilience and resistance, the Earlam Hall area is at low risk from tidal and fluvial flooding as it is located entirely in Flood Zone 1. The risk from overland flow from adjacent highways is low and can be managed through landscaping on the eastern boundary. The risk of flooding associated with ground water is considered low.

Foul Water

b Detailed proposals for the Earlam Hall area will need to have regard to the UEA Foul Drainage Strategy.

Anglian Water has stated that with their current programme of improvements the STW is likely to have adequate capacity but there are ongoing issues

relating to the capacity of existing foul sewers along the discharge route through the City Centre.

A foul drainage strategy is therefore being developed to consider temporary and permanent solutions to the capacity issues which consider the Anglian Water timetable for improvement to their existing network.

These options include:

- Utilising the existing agreed flows from site and utilising on site attenuation to allow offline storage and discharge into the adopted sewer at the existing flow rates or during off-peak times:
- Consideration of the use of recycling systems to reduce the flows and volume of foul water discharging from the site:
- On site treatment as a temporary or permanent solution, including systems that produce a bio-mass fuel as a final waste product which may be utilised by the UEA energy centre.

Water Efficiency

c) Detailed proposals for the Earlham Hall area will need to adopt water efficiency measures to limit the required potable water usage.

The water supply to the existing site will be used as a guide to limit the required use of potable water to the proposed development. This will need to take into consideration the ongoing impact of the recent review of extraction consents by the Environment Agency regarding concerns over the impact on local habitats.

The water supply is being considered in conjunction with the surface water drainage strategy to strive towards water neutrality through consideration of the following:

The use of water efficient sanitary ware and fittings throughout the development which will help reduce overall water consumption including:

- Dual flush cisterns, occupancy detection for flushing the urinals and push button spray taps on wash hand basins:
- Rainwater harvesting systems will be considered to provide water to serve WC's and water for irrigation:
- Greywater recycling systems will be considered to collect water from sinks and showers, filter and re-use for WC's. This will be considered in conjunction with the foul water drainage strategy and the potential requirement to limit flows from site to match existing flow rates.

8. Contamination

a) Detailed proposals for the Earlham Hall Area will need to have regard to the Geo-Environmental Survey and address any contamination issues that are identified.

A Phase 1 geo-environmental audit has been completed on August 2010. Findings include the presence of an above ground tank and records of a second fuel tank on the site, the contents are unknown but may have contained oils

associated with the heating of the Hall and glasshouses. These are likely to be potential sources of contaminants along with heavy metals, hydrocarbons, herbicides and pesticides associated with the previous horticultural uses on site.

Ash may have been historically spread over the garden areas and related contaminants may be present. Areas of made ground are likely to be unsuitable for foundations without ground improvement and/or non-standard foundations. Natural dissolution features such as sink holes, associated with chalk strata could pose a risk to building foundations. Information from the Natural Cavities Database should be obtained and intrusive ground conditions surveys should be undertaken at an early stage to determine the site's ground conditions.

The potential risk of undetonated ordnance (UDO) is 'high' as identified by the UDO risk assessment plan and a desk study is recommended prior to any ground investigation/development works.

9. Archaeology

Detailed proposals for the Earlham Hall area will need to ensure Archaeological assets are protected and fully addressed as part of any development,

NAU's Archaeological desk-based assessment has found that there is a strong possibility that sub-surface archaeological deposits and features survive on the site. There is compelling evidence of Neolithic activity to the south of the site and it is feasible to conclude that there was prehistoric activity right along the river valley and on the slopes of the river terrace.

The park encompasses the medieval village of Earlham located to the north of the Hall which was abandoned in 1657. As the village is unlikely to have existed in isolation it is reasonable to suspect that evidence of routes to and from it and activity in its hinterland would survive below the surface. Some earthwork remains of the deserted medieval village are present and care should be taken to ensure that these and sub-surface deposits and features are not affected by ancillary groundworks associated with development at the core of the Hall complex. Further archaeological work may be necessary to investigate the potential of the deserted mediaeval village.

The locations of other features noted i.e. the dovecote and WWII spigot mortar emplacement should be noted that potential impact on them is minimised - although these fall well outside of the Development Location boundary.

10 Ecology and Biodiversity

Detailed proposals for the Earlham Hall area will need to include opportunities to preserve and if feasible enhance the Ecological and Biodiversity value of the area.

Following recommendations set out within the Norwich City Council's Guidance Note. Norfolk Wildlife Services have carried out a desktop study and field survey in May 2010 to produce a Phase 1 habitat survey, and a Protected Species survey.

The report cites evidence of bats in the roof of Earlham Hall and surrounding

out-buildings and recommends nocturnal bat surveys be undertaken prior to any re-roofing works, restoration or demolition works in order to assess the status and species of any bat roosts present within the buildings. There is an opportunity to enhance existing and proposed buildings for roosting bats with bat boxes and/or ridge and roof access tiles.

The report acknowledges that proposed development is unlikely to result in any loss of habitat of ecological value on the site.

11. Phasing of building elements

a) The first phase of work (2011-2015) will include

1. the repair and refurbishment of Earlham Hall and the courtyard buildings to a good state of repair and brought back into use for university related uses. The Hall's condition is currently being stabilised through a repair project, based upon the recommendations contained in the Condition Survey carried out in November 2010. Further internal repair and refurbishment work is being programmed to enable University related uses to occupy the building. The



Earlham Hall

stabilisation work is currently underway and the repair and refurbishment work programmed is to take place 2011 To 2012 The Hall will be available for its new uses in 2012/13; and

2. the construction of the Enterprise Centre on the former works depot. The Nursery Garden area will be used for University wellbeing projects, such as 'grow your own' until such time as it is needed for development (see below).

b) The second phase of work (2015- 2020) will be development of the redundant Nursery Garden, glasshouses and walled/kitchen garden area.

PART 2) DEVELOPMENT PARAMETERS COVERING SPECIFIC BUILDING ELEMENTS

1. Earlham Hall, Courtyard and outbuildings (curtilage buildings)

Earlham Hall and its associated land and buildings present a unique opportunity to the University. It is in its ownership. It is well located and there is established

access to the site uses. The Hall is a very significant heritage asset; its historic landscape survives and it is an important local amenity as well as forming part of the University Campus. This makes the site a very sensitive one.

a) The prominence of Earlham Hall within Earlham Park will where



Earlham Hall

possible be emphasised

The topography of the site is such that Earlham Hall stands on the edge of a plateau falling away to the south and west giving the house wide views in these directions to the river valley. University Drive at a point due east of Earlham Hall is approximately 5 metres above the ground floor level of the Hall. The current approach to the Hall from the east is somewhat awkward and mean due to ground levels immediately adjacent to the Hall and poor quality 20th century additions.

Earlham Hall viewed from the north is mostly two storeys with an attic storey in the roof. South and west views are of a predominantly three storey structure. . There are extensive 19th and early 20th century single storey additions both to the main house and in the east service yard.

Design and functional parameters are:

- Earlham Hall will be a key focus of the area’s development and is the most prominent building, particularly when viewed from the north, west and south.

b) The Hall, Courtyard and outbuildings will need to be accessed separately from any new buildings set within the walled/kitchen garden, former nursery garden and former works depot.

It is desirable to maintain the north driveway and historic approach route to Earlham Hall for visitor and service vehicle access. Pedestrian and bicycle

access may follow a choice of routes according to their direction of approach.

However, there is an aspiration to create a new 'visual and connectivity' link between Earlham Hall and University Drive, set on a 'desire line' east -west across the site of the redundant glasshouses. The link is intended to reinforce the connectivity of Earlham Hall and the UEA Campus.

Design and functional parameters are:

- Maintain existing access arrangements from the north driveway for visitor and service vehicle access:
- Creation of a new east-west axis to link University Drive with a new 'campus-facing' approach to the east courtyard and Earlham Hall for pedestrians and cyclists:
- Ensure public access from the public car park and parkland:
- Pedestrian and cycle access from UEA campus and central facilities:
- Pedestrian access from the Enterprise centre:
- Public access to the building environs is essential for continued full use of the parkland, gardens and structures:
- Maintain existing parking areas.

c) Refurbishment, renovations and repairs to the Hall, Courtyard and outbuildings will need to give positive consideration to removing unsightly, inappropriate additions that compromise the architectural and historical heritage of the Hall and its curtilage buildings.

The objective will be to:

- Improve legibility of the historic structures;
- Reveal and enhance the significance;
- Enable interpretation of significant elements and features;
- Enhance physical access;
- Enable improved access for maintenance.

Design and functional parameters are:

- Improved access for maintenance;
- Improved thermal performance;
- Improved circulation, servicing and amenity;
- The retention of significant character and quality through attention to details of form and texture, treatment of surfaces and methods of lighting.

Parameters for demolition of recent intrusive features are:

- To record existing fabric prior to any alteration or demolition;
- To use methods which result in least disturbance to historic fabric;
- To reveal and enhance the significance of the buildings;

- To enhance physical access;
- To enable improved access for maintenance.

d) Consideration will be needed for new uses for the curtilage buildings around the east courtyard, including public access and interpretation of significant heritage features, such as the donkey engine, as part of a package of 'enhancement' and repair.

The current aspiration is that the stables and coach house will be an amenity for the whole site housing seminar rooms and ancillary service functions, housed in adjacent structures. The donkey engine will be conserved, made accessible to the public and appropriate interpretation/ information provided.

e) Any new buildings and extensions within the immediate grounds of the Hall will need to be designed in a way which respects the prominence, character, setting and function of the Hall, and be constructed with a palette of materials which is compatible with the heritage assets.

Any works in the Courtyard should seek to retain, reinforce and reveal the historic form and fabric and to enhance the space, its character and qualities.

Parameters for new buildings and extensions etc...

- To make practical a change to a new and compatible use;
- To install essential services and facilities;
- To provide adequate access and rapid exit for all users, including people with disabilities.

f) Projects involving the Hall and curtilage buildings will be developed in consultation with NCC Conservation Officer and English Heritage, other specialists, and local stakeholders using the Conservation Statement to understand what is important about the heritage of Earlham Hall and using this information as a basis for the development of any enhancement and redevelopment proposals.

The Conservation Statement will be the starting point for negotiations with the City Council and English Heritage. Particular emphasis will be put on projects to enable interpretation of Earlham Hall's history and heritage, including its occupants such as Elizabeth Fry and the Gurney Family.

2. Former Nursery Garden

The former Nursery Garden (incorporating the walled/kitchen garden) area will eventually (2015-2020) accommodate new B1(a), B1(b), D1 and associated use, potentially to include a significant proportion of the floorspace identified in the DFS for the Earlham Area. The DFS suggests approximately 10,000 sqm of new floorspace in total in the Earlham Area, 3,000 sq metres of this is proposed to be accommodated on part of the former works depot, leaving a residual 7,000 sq metres to be accommodated at the Nursery Garden area; The glasshouses site (see below); and elsewhere on the former works depot. In the meantime, the area may be used for University wellbeing projects, such as 'grow your

own' projects.

Key issues are:

a) Development Proposals in this area should recognise the Listed status of the wall that defines the former kitchen garden.

b) The design, siting and heights of buildings will need to be carefully considered to ensure that the setting of the Grade II* listed Earlham Hall is not compromised.

c) Opportunities for revealing and enhancing views to the historic buildings should be considered in the siting and massing of new proposals. N.b. The visual impact of the new buildings from the main parkland area to the north and west is mitigated by the existing tree belts.

Design and functional parameters include:

- The kitchen garden wall is to be retained and repaired
- Buildings in the Nursery Garden will be single storey in height unless it can be demonstrated that further storeys would not have a detrimental impact upon Earlham Hall, including from key viewpoints.
- The enhancement of character and quality through attention to details of form and texture, treatment of surfaces and methods of lighting;
- Consideration of sight lines;
- Reinforce relationships between spaces, landscape and garden layouts through siting and design of new elements;
- Removal and/or mitigation of visual intrusions;
- Appropriate control of vehicle access, goods delivery and parking.

3. Redundant Glasshouses Area – new east-west axis

The Redundant Glasshouses Area will eventually (2015-2020) accommodate new B1(a), B1(b), D1 and associated uses, to include a proportion of the floorspace identified in the DFS for the Earlham area. The DFS suggests approximately 10,000 sqm of new floorspace in total in the Earlham area, 3,000 sqm of this is proposed to be accommodated on part of the former works depot, leaving a residual 7,000 sqm to be accommodated at the Nursery Garden area (see above); the glasshouses site; and elsewhere on the former works depot. In the meantime, the area may be used for University wellbeing projects such as 'grow your own' projects.

The Redundant Glasshouses Area will also need to incorporate a primary protected pedestrian route from University Drive to a new 'campus-facing' approach to the east courtyard and Earlham Hall. The form of the east-west link will respect the scale of Earlham Hall, give consideration to the mature trees and woodland nearby and provide a boundary or 'buffer' facade to the Rose Garden enabling visual and physical interaction with the users of the Enterprise Centre.

Keys issues are:

a) The design, siting and heights of buildings will need to be carefully considered to ensure that the setting of the Grade II* listed Earlham Hall is not compromised.

b) The creation of a new axis between Earlham Hall and University Drive. Set on a 'desire line' east-west across the site, on the site of the redundant glasshouses. The link is intended to reinforce the connectivity of Earlham Hall and the UEA Campus and its alignment will provide a formal backdrop to the Rose Garden. The intention is to create a new pedestrian route from University Drive as a new 'campus facing' approach to the east courtyard and Earlham Hall. The link will enable visual and physical interaction between the users of the Enterprise Centre, UEA, Sportpark and Earlham Park.

c) Opportunities for revealing and enhancing views to the historic buildings should be considered in the siting and massing of new proposals. N.b. The visual impact of the new buildings from the main parkland area to the north and west is mitigated by the existing tree belts.

Design and functional parameters include:

- Reinforce relationships between spaces, landscape and garden layouts through siting and design of new elements. The development of the redundant glasshouses area could provide a formal backdrop to the Rose Garden;
- Buildings in the redundant Glasshouses area will be single storey in height unless it can be demonstrated that further storeys would not have a detrimental impact upon Earlham Hall including from key viewpoints;
- The enhancement of character and quality through attention to details of form and texture, treatment of surfaces and methods of lighting;
- Consideration of sight lines, including to reinforce the east-east axis;
- Removal and/or mitigation of visual intrusions;
- The new east-west link will be included as part of the planning application for the Enterprise Centre. Its delivery will need to be linked to the refurbishment of the Hall and its Courtyard Area and the development of the Enterprise Centre.
- Appropriate control of vehicle access, goods delivery and parking.

4. Former Works Depot – Enterprise Centre

The former works depot has been identified as the preferred site for an Enterprise Centre and is the subject of an ERDF funding bid (see section 3).

a) The Enterprise Centre will be a 3,000 sq m building, intended to bring together the business facing activities of UEA and the Norwich Research

Park (NRP) and provide a location for the creation and support of UEA spin out companies.

It will consist of:

1. 1,000 sq.m B1(a)/D1 (office use for business support activities and UEA related uses i.e. administrative uses, graduate development and entrepreneurship programmes);

2. 2,000 sq.m B1(b) (for research and development workspaces and activities).

The building will provide space for research and offices, including ‘incubation’ and ‘hatchery space’ for new graduate start up companies, other businesses in the Knowledge Economy and business teaching space. It will also include the Chamber of Commerce and other business support activities. The new building will be an exemplar of low embodied energy and low carbon construction technologies and will include ‘live’ demonstration projects.

Key issues are:

- a) Recognition of the University’s aspiration for this building to announce and enhance the entrance and approach to UEA;**
- b) Need to achieve an exemplary low-embodied carbon development;**
- c) Need to incorporate projects demonstrating new levels of performance and providing a benchmark for future standards of building, utilising natural materials from local supply chains**

Design and functional parameters include:

- Building heights will need to take into account sight lines from University Drive to Earlham Park and from Earlham Hall;
- Consideration of access and promotion of links between UEA campus, Earlham Hall, east courtyard and future development within the walled/ kitchen garden;
- Reinforce relationships between Earlham Hall and other University buildings, spaces and landscape through siting, massing, access routes and links and design of new elements;
- Appropriate control of vehicle access, goods delivery and parking. Adequate service access to the Enterprise Centre will be required taking into account design and layout of the building, new and existing pedestrian routes and the need to ensure servicing areas will not dominate the appearance of the new building.
- Parking provision will be made to meet operational requirements, taking into account any site constraints and will be incorporated into the University Travel Plan. Consideration will be given to shared parking provision making use of the existing Earlham Park car park. Opportunities to rationalise and/or share parking with public spaces for visitors to

Earlham Park will be investigated.

- Consideration should be given for electricity charging posts related to the University “Plugged in Place, Evalu8 Project for encouraging electric vehicles.



APPENDIX 1

1 EARLHAM HALL GUIDANCE NOTE



NORWICH
City Council

Earlham Hall Guidance Note

May 2010

For more information please contact Planning policy on:

t: 0344 940 3333

e: ldf@norwich.gov.uk



Norwich City Council – officer guidance related to the potential redevelopment of the Earlham Hall and surrounding areas for use as an Enterprise Centre.

Background

At its meeting on 9th December 2009 Norwich City Council's Executive Committee agreed a paper regarding establishing a revised planning framework for the University of East Anglia (UEA). This paper is attached as Appendix 1 and set out a work programme for the production of a Development Framework Strategy (DFS) which is being prepared by UEA with assistance for the City Council. The DFS would be taken into account by the City Council in making decisions about site allocations to be made in the emerging Site Allocations Development Plan Document and may provide the basis for a formal Supplementary Planning Document in due course.

The precise area to be covered by the DFS has yet to be determined which is currently undergoing consultation in relation to Strategic Development principles. Although as Earlham Hall is currently used for university related purposes, the DFS will examine proposals for the future of Earlham Hall. However as the report to 9th December Executive notes "it is understood that detailed development proposals for the development of an Enterprise Centre on this site may come forward for consideration in advance of the adoption of the sites allocation Development Plan Document. Therefore it is also proposed to publish an officer guidance note, based on current development plan policies, established procedures, government policy and guidance and local knowledge to make clear the issues that need addressing and the process that needs to be followed if a planning application is to be submitted for this use in this location next year."

This note responds to the above and is intended to provide advice related to the possible submission of a planning application for the development of an Enterprise Centre at Earlham Hall in the first half of 2010. It should be stressed that note does not seek to set new policy. Rather it seeks to guide how development proposals can best be progressed in the light of current policy and constraints.

This note has been the subject of limited technical consultation with the County Council, South Norfolk District Council (with regard to its relationship to Norwich Research Park), English Heritage and the University itself before being finalised. If a planning application for an enterprise centre at Earlham Hall is forthcoming this will be subject to full consultation and comparatively little weight will be attached to the views expressed in this note which have not been subject to public consultation.

This note does not set policy. It provides advice on interpreting policies for the proposed Enterprise Centre in this location.



Broader context – emerging planning policy and the Norwich Research Park

Although this note seeks to provide guidance in relation to existing planning policy it has also taken into account emerging planning policy and other relevant documents.

The national policy statement Planning policy statement 4 (PPS4) 'Planning for sustainable economic growth' is a material planning consideration. PPS4 promotes employment and economic development where appropriate within policies EC10 and EC11 of the statement. The wider benefits of jobs and economic development should be considered in determining planning applications for non-town centre uses that aren't in accordance with an up to date development plan. PPS4 sets out a sequential approach to town centre uses to be located primarily within existing defined centres. The proposed business uses (use class B1), specifically offices (use class B1a) are considered to be 'town centre' uses in PPS4. Policy EC14.2 however identifies offices ancillary to other forms economic development are not required to be located in an existing town centre.

The East of England plan (May 2008) has been produced since the local plan was adopted in November 2004. There are two policies which are relevant to this guidance note, both policy E3 which promotes the strategic role of Norwich in bio-technology and policy E4 which requires local development documents to support the life-science regional super-cluster around Norwich. These support the existing and emerging proposals for the development of the Norwich Research Park (NRP) to which this note has regard to. An overarching vision for the NRP has now been agreed (attached as appendix 2). This sets out what it is expected that the NRP will deliver to the local economy by 2021.

Additionally there has been significant progress to develop a new planning strategy for NRP and UEA in the submission version of the Joint Core Strategy. Policy 9 sets out the development strategy for the Norwich policy area and includes:

- Strategic employment development at NRP and UEA for jobs, with around 55 hectares of land for a new science park, and the potential for further phases; and
- Cringleford identified as a major growth location for 1,200 new dwellings.

The emerging Joint Core Strategy supports significant development on the south western edge of Norwich to provide jobs that will strengthen the knowledge economy, and provide new homes.

A Development Framework for NRP was adopted as a Supplementary Planning Document by South Norfolk council in March 2009 (covering South



Norfolk parts of the NRP only). This was intended to provide detailed guidance on taking development forward. However, in the light of the more ambitious proposals for the NRP emerging from the Joint Core Strategy it is understood that South Norfolk Council intend to review this through the preparation of a series of linked masterplans one of which will provide an overarching spatial vision for the entire NRP (including areas of both the City and South Norfolk).

Although the weight that will be able to applied to emerging policy will be limited in taking decisions on planning applications during 2010, the development of the knowledge economy will play a significant part in determining the future prosperity of Norwich and it is important that proposals at Earlham Hall seek to maximise the contribution that can be made in this regard. Increasing weight will be applied to emerging policy as the Local development framework progresses through examination and statutory approval stages.

The NRP Enterprise and Innovation Centre

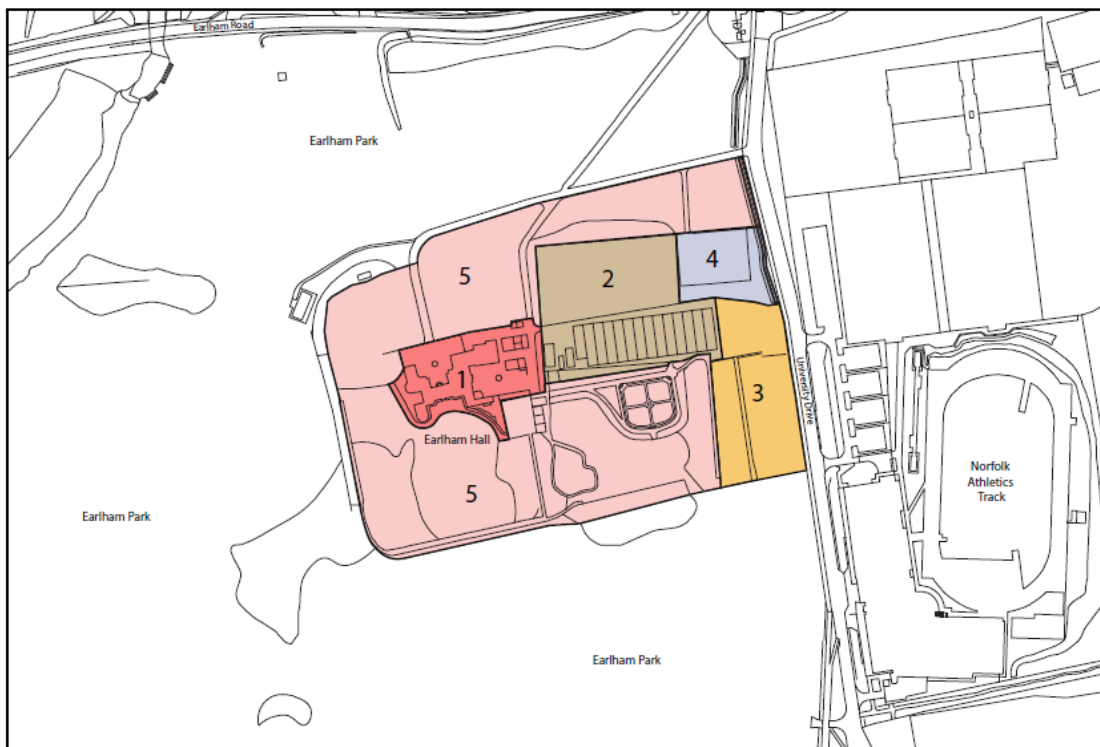
The NRP Enterprise Centre is part of the Norwich Science and Enterprise Vision, which overall is aiming to produce 5,000 jobs by 2021. The Enterprise Centre will be aimed at growing and developing enterprises to enhance the Norwich and Norfolk economy, by creating high value businesses and employment. It will be a highly visible and accessible portal providing, for the first time, access to all the commercial services offered by the Norwich Research Park partners. Norwich City Council is in the process of transferring ownership of Earlham Hall and some of the surrounding site to UEA on the basis that UEA will use it to drive technology transfer, business growth through innovation and the commercialisation of knowledge. The Enterprise and Innovation Centre will be one of the key drivers of the development of the Greater Norwich economy

It will be a place to provide a high profile to clients for regional environmental and low carbon organisations; it will provide advice on funding; and it will connect technology development and business development. In addition to its low carbon and sustainable built environment business function, it will provide training and consultancy services. The NRP Enterprise centre itself is expected also to be an exemplar of sustainable building.

Description of the site and surroundings

Earlam Hall and the surrounding area is illustrated in the aerial photo and map below. For the purpose of this note five different parts of the Hall and surroundings have been identified. These are:

- 1) the Hall and associated outbuildings including the bothy and courtyards;
- 2) the walled garden and former nursery
- 3) the former City Care depot;
- 4) the existing public car park for Earlam Park and associated land; and
- 5) areas of open space forming part of Earlam Park which the public can access for recreational purposes.



100 50 0 100 meters



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Earlam Hall itself is a grade II* listed building set within the historic (although not registered) park and garden. The listing covers the Hall itself and any buildings dating from before 1948 located within the curtilage. The curtilage has been defined as including the nursery. A plan showing the local planning authority's interpretation of the curtilage is attached as Appendix 3.

The principal building has been subject to various phases of alteration since the 16th Century, with 20th Century alterations by Edward Boardman. It contains many features of architectural and historic importance and this will limit the scope to alter the building. However there are post-war alterations to parts of the building that are considered to be unsympathetic to its character.

These will need to be defined and analysed as part of an historic architectural survey

Buildings adjoining the Hall are also listed and include the former coach house which has been converted to a stable; the bothy, and the donkey engine for the well. Some of these buildings are currently in a poor state of repair. The full listing descriptions of Earlam Hall and adjoining buildings are attached in Appendix 4.

To the south east of the Hall are high curving walls dating from the late 18th Century. These link the south east corner of the Hall to a three-sided garden to the east. The listing description of the garden walls is attached in Appendix 5.



100 50 0 100 meters

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The former nursery has an historic, functional connection to the Hall, though is not currently visually well connected to the Hall. It is currently unoccupied. In recent years it was leased to a social firm, SHES (Sheltered Horticultural Employment Scheme) who were granted a personal planning permission in 1994 for a change of use to a nursery with ancillary retail, and an extension to existing buildings for an office/store. These operations were seasonal in nature, formerly occupying glasshouses, offices/stores, poly tunnels and other open ground. None of the buildings are thought to have any architectural



merit. The majority of the glasshouse site lies within what is considered to be the immediate curtilage of Earlham Hall.

City Care depot – this area is to the immediate east of the glasshouses, and extends to the south parallel with University Drive. Records show that in the 1980s the depot extended even further southwards towards the university's porter's lodge, and since then this triangular wedge was restored as grassed parkland. The depot has been used for many years by the council (and latterly by City Care) for their arboricultural team, for park maintenance purposes, and for storage of wood chip prior to its reuse by the council as bark chippings and mulch. It serves parks and open spaces across the city, and operations are not restricted to Earlham Park alone. The depot area is surrounded by trees and high hedging, which screen it from adjoining land.

As an operational depot with storage of material, plants and vehicles, it clearly has had no public access to for several decades. A certificate of existing lawful use was issued on 25 March 2010 following information being considered on the use of the site over the previous 10 years. Evidence identified the site being used as a grounds maintenance depot and green waste storage suite relating to grounds maintenance activities carried out throughout Norwich. This will be a material consideration in respect of any future planning application covering the area of the Certificate of Existing Lawful Use.

Earlham Park Car Park – There are 66 free public car parking spaces (including disabled spaces) for visitors to the park. This car park is open at all times and is accessed from Earlham Road via University Drive. During term time space is restricted due to competition for spaces by students and park users. During term time weekdays the maximum length of stay is restricted to two hours in an attempt to control use by students. It should be noted that the Car Park is being retained in the ownership of the City Council.

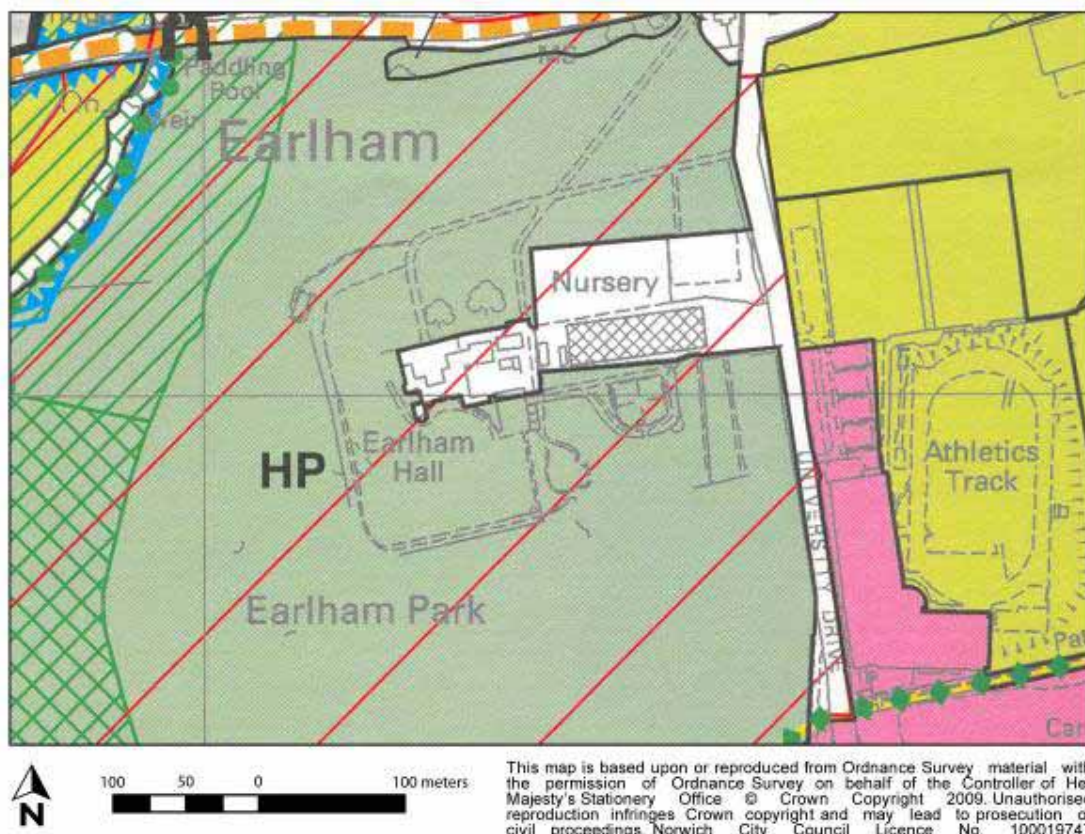
The hall has significant historic connections with the Gurney family, a prominent family of Quakers who leased the hall from 1786 to 1912. During this time significant alterations were made to the hall and grounds which have strong connections with the social use of the hall, most famously referred to in Percy Lubbock's recollections 'Earlham' published in 1922. The Gurneys were a well known banking family in Norwich and the Gurney bank later evolved to become Barclays. In Quaker circles John Joseph Gurney was a pre-eminent 19th century evangelist and reformer, and is particularly well known in America, where the foremost Quaker University (now multi-denominational) is called Earlham College. Gurney was also connected with the slave abolitionists: Thomas Buxton and William Wilberforce both visited the hall on several occasions. JJ Gurney's sister, the 19th century prison reformer Elizabeth Fry, also grew up here. The hall therefore has great significance in social history and this should be reflected in any work to interpret the history of the building.

Since the early 20th century the grounds of the hall have been largely accessible to the public. The University of East Anglia was built on the estate grounds of the hall, which was formerly a public golf course, created through unemployment measures in the 1930's, before being given free to the University in the 1950's so it could be established. The park is used to host public events, including the city's annual bonfire night fireworks display. Public access to the park and the public's enjoyment of its recreational facilities are very important and any future development should carefully consider whether development proposals might create any conflicts of interest with this public space.

City of Norwich replacement local plan (adopted 2004)

There are a number of particularly relevant local plan policies that would need to be taken into account in considering proposals for an Enterprise Centre at Earlam Hall. These are listed in Appendix 6. In order to have regard to local plan policy the following link is provided to policies, proposals map and written statements for the Local Plan:

http://www.norwich.gov.uk/local_plan/contents_policies.htm



The following commentary on adopted Local Plan policies provides the main context for the site in relation to specific allocations on the proposals map and information relevant to Enterprise Centre proposals:

- The site(s) are outside the defined UEA campus (policy EMP20);



- Policy EMP18 sets the main context to consider the Centre. Technology and research and development facilities such as this, are associated with the University (but outside the defined campus) would be supported where it is shown it needs to be close to the University and the Norwich Research Park. Such development would be within use class B1(b) (business for research and development) given the nature of this type of use and relationship to the University some ancillary teaching facilities might be expected and this activity would need to be explained as development proposals come forward for the site. Proposals would also need to satisfy environmental criteria in local plan policy EMP16 concerning design and accessibility;
- The whole area covered by this note is within the Earlham Conservation Area (policy HBE8). Following strong community representations on the Replacement Local Plan (adopted in 2004) policies to protect 'Publicly Accessibly Recreational Open Space' (policy SR3) and 'Historic Parks and Gardens' (policy SR8) are now drawn very tightly around (but do not include) the Hall, the Nursery and the public car park; and
- Other than the Conservation Area and Listed Building status (Policy HBE9), there are no site-specific constraints towards development for the Hall and Nursery.

Approach to considering planning applications related to the Enterprise Centre

Because of the sensitivity of the site and its location within a conservation area the local planning authority would not entertain an outline planning application for development of this nature. However, the Centre may need to be built in phases over several years depending on the availability of funding to enable its completion.

In these circumstances it is considered unrealistic to insist on a single detailed application covering all areas of the Earlham Hall site being submitted, and it is considered that the local planning authority should be able to adequately deal with detailed proposals for development on part of the site without having detailed proposals for all parts of the site. However, it will be necessary to have an understanding of the development that may be acceptable over the entire site before considering significant applications for any part of the site.

Therefore the local planning authority will require any planning application for significant development in areas 1 or 2 or 3 to be accompanied by a masterplan covering all of the Earlham Hall site. The requirements of the masterplan which will accompany any application are explained below.

With regard to phasing of applications, the local planning authority will discourage detailed designs for significant development for uses related to the Centre from being brought forward in area 2 or 3 before detailed proposals

covering area 1 have been considered. Any such development in areas 2 or 3 is likely to be conditioned to prevent occupation until works in area 1 are completed unless an agreed masterplan indicates otherwise.

Content of masterplan

A masterplan needs to contain the following elements:

- An explanation of the strategic relationship of the Centre to the University of East Anglia/Norwich Research Park;
- An explanation of what the Centre will comprise, its rationale and justification for it needing to be in this location;
- An explanation of the relationship between the early development of proposals for the Centre and the wider UEA Development framework strategy to allow the local planning authority to release a permission in advance of the adopted site allocations plan development plan document;
- An Economic impact assessment of the masterplan proposals;
- Landscape and archaeological assessments including strategy to maintain continued public access. This should include proposals to consider how the quality of, and existing accessibility to green and open spaces would be protected and enhanced. It should set out proposals for how public access to the recreational open space around the Hall is to be maintained without limitation, with the parkland adjoining the Hall remaining unenclosed;
- Access and transportation assessment to inform an effective green travel plan which will reduce car use and increase accessibility by walking and cycling, and control use of the public car park by UEA students/staff. The existing UEA Travel Plan should be referred to as Earlham Hall will use the same transport infrastructure. This should also consider public footpaths across the site, and links between the Hall and parkland, setting out how the centre would be integrated in terms of its footpath links to the university, research park, and other facilities such as the car parks, and consider how accessibility and connectivity will be maintained and enhanced to surrounding areas along University Drive, and into Earlham Park. To demonstrate effective stewardship of the historic and built environment, proposals should consider a strategy that is based on restricting vehicular access into the development site. There is limited scope for car parking on this site, and could be opportunities to rationalise and/or share parking with public spaces for visitors to Earlham Park. The same level of car parking provision for park users should be maintained, with additional safe and convenient cycle parking. Rationalising parking in this location will help to keep car movements out of the park itself, and its approach road;
- Details of the proposal, including a development schedule of uses across all areas of the site;
- Design strategy, which is sympathetic to the parkland and historic setting of the Hall, rather than reflecting the appearance of existing university



buildings. This is not to say that new buildings cannot be unashamedly modern in appearance;

- An assessment of the environmental performance, including energy and water efficiency measures. Water efficiency measures should reflect the existing local plan policies, emerging local development framework policies and findings of the Water Cycle Study;
- Measures to consider protecting or improving the water quality of the adjacent river Yare should also be identified. Sewerage capacity for new development should be considered at an early stage of any redevelopment plans;
- Historic building assessment;
- Arboricultural assessment;
- Protected species surveys (given proximity to river and local nature reserve);
- Drainage and relationship to wider UEA improvements to surface water drainage on campus (possible implications for the broad/valley areas and flood attenuation design could be an issue from expansion of the Hall etc); and whether there should be reference to existing biomass/district heating and links to this new site;
- Proposals should be accompanied by a Phase 1 contaminated land survey (desktop and site walkover) based on past uses and the proposed Class B uses, and taking account of the fuel storage tank in the glasshouse area and the possibility of contamination from parked vehicles in the city care depot area. Depending upon the results, further site investigation may be required;
- The site is located within flood zone 1, the lowest risk flood zone. Any development over 1 hectare would however require a flood risk assessment to accompany any planning application. The site is around 6 hectares in total;
- The site falls within source protection zones 2 and 3, which means that any pollutants entering the groundwater below this site could contaminate the public water drinking supply and be abstracted within 400 days. Pollution control measures should be considered at an early stage of any redevelopment plans in accordance with Planning Policy Statement 23.

Advice in relation to specific areas

This note does not set policy. It provides advice on interpreting policies for the proposed Enterprise Centre in this location. Advice and guidance on specific issues to consider when formulating proposals is set out below and is offered without prejudice to decisions that may be made on subsequent planning applications.

Earlham Hall

- Proposals for new uses associated with the Centre should show how they would complement and secure a viable long-term use of Earlham Hall;



- An architectural assessment will identify the extent to which more recent and unsympathetic additions to the Hall may be considered for alteration or removal;
- Detailed proposals will need to show how they will preserve and enhance the historic fabric of the Hall and adjoining outbuildings including the donkey engine and courtyards;
- There may be scope for ancillary uses in the Hall itself, or the courtyard area and these should be fully assessed and justified in relation to the proposal for the Centre, and the historic context; and
- Proposals should show how public and community access to the Listed Hall itself may be provided.

Walled former Nursery garden

- Future uses in this part of the area should maintain the functional connection of use to the Hall;
- The design of new building in the walled garden area of the former nursery will need very careful design. Proposals higher than single storey structures (at existing ground floor level) should not dominate Earlham Hall. As much of the existing wall as possible should be retained and certainly all of the listed garden walls. The use of contemporary materials for new buildings may be possible (timber, metal, glass) and a green roof may be appropriate; and
- The council does not believe there is an overriding case to retain any of the existing glasshouse/horticultural structures within the walled garden of the former nursery.

Former City Care depot

- The development of this area should be linked to development at Earlham Hall and the walled garden of the former nursery, and not be developed in isolation;
- Development in this part of the area will need very careful consideration. While the design process may suggest taller buildings than in the walled garden of the former nursery, and could provide a 'gateway' to the University that does not currently exist, they must still not dominate the Hall;
- Materials for new building should be sympathetic to the parkland setting, rather than the Sportspark, which fulfils a different function; and
- It is not anticipated that public access to this part of the Enterprise Centre would be necessary.

Material required in support of planning applications

The council has published a validation checklist which details all national and local requirements that must be submitted with applications for planning, listed building and conservation area consents. The validation checklist sets out supporting plans and documentation. The validation checklist can be viewed



on the council's website at:

http://www.norwich.gov.uk/webapps/atoz/service_page.asp?id=1231

Detailed pre-application consultation with officers, including advice on the level of information for each phase of development, is essential in this sensitive and high-profile location. Stakeholder engagement will be required on both the Earlham Hall masterplan and the planning application. It may be possible to combine some of these stages for efficiency.

The project promoter should consider at an early stage whether they wish to seek a formal view on the need for environment Impact Assessment.

List of appendices

- 1 Overall UEA development framework strategy outline timetable
- 2 Norwich Research Park vision
- 3 Local planning authority interpretation of immediate curtilage of Earlham Hall and attached outbuildings and adjoining garden walls
- 4 Listing description of Earlham Hall and attached outbuildings
- 5 Listing description of garden walls adjoining the south east corner of Earlham Hall
- 6 Relevant national, regional and local development plan policies



Appendix 1

Overall UEA development framework strategy outline timetable

Stage 1 (evidence gathering and masterplan principles)

- City Council to agree work programme, and approach to public engagement 9 Dec 2009
- University to agree sustainability appraisal framework and city council to lead Dec 2009
- Evidence gathering (including reference to landscape strategy, conservation development strategy, current national, regional and local planning policies & guidance) ▲ To Jan 2010
- Test strategic planning principles with key stakeholders Feb 2010
- University to finalise their strategic development principles May 2010

Stage 2 (strategic development framework)

- Develop draft options for the development framework Feb-May 2010
- Sustainability appraisal of draft masterplan options May-Jul 2010
- Prepare draft illustrative masterplan options July 2010
- Test draft masterplan options with stakeholders and public August 2010
- University masterplan steering group to consider stakeholder feedback and agree preferred strategic development framework as evidence to inform a council decision on the shortlist for the Site Allocations plan August 2010
- City council to endorse preferred development framework strategy as a part of the robust evidence base of site allocations DPD. Sept 2010
- Norwich City Council to consider all representations, detailed site analysis and agree potential development to progress to the next stage of the Site Allocations Plan, including shortlisted sites at UEA. Oct 2010
- Public consultation on shortlisted potential development sites as part of Site Allocations Plan. Nov-Dec 2010

Stage 3 Detailed masterplan

- Following city council decision on shortlisting individual university sites for the Site Allocations plan, to prepare a brief for a detailed university masterplan Starting Jan 2011



Norwich Research Park Vision

By 2021 the NRP will be:

- A thriving community of research groups and high quality new businesses providing an additional 5000 jobs on a 55 ha allocation, to be created by 2021 with significant further job growth anticipated in the longer term. These jobs will be created through maximising the commercial potential of intellectual property emanating from the research and innovation taking place there and through attracting inward investment
- A primary driver of the local and regional economy, recognised as a world-leading centre for research and innovation in
 - Earth and Life Systems Science
 - Food, Diet and Health
 - Plant and Microbial Natural Products

working collaboratively, with strong linkages to other significant local international strengths in digital and creative industries and international development.
- An innovation powerhouse, working closely with industry, addressing the global challenges of food security, low carbon innovation, (bio)energy, healthy ageing, and living with environmental change and providing ground-breaking solutions to them..
- An outstanding "Next Generation" science park, integrated with the community to provide an excellent place to work and do business as well as being an attractive and cost effective destination for inward investment:
 - developed to international standards of sustainability and design
 - fully accessible with public transport links
 - incorporating ancillary uses such as restaurants, accommodation, medical, educational, leisure and conference facilities set within superbly landscaped public spaces and recreational areas.
- Delivering significant wealth creation and prosperity across this key Engine of Growth through:
 - providing easy access to the best quality, specialist, tailored expertise and knowledge that will help to significantly improve business performance.
 - improved access to and ability to recruit from the graduate employment base.
 - Increasing and making available the pool of trained technologists and entrepreneurs.

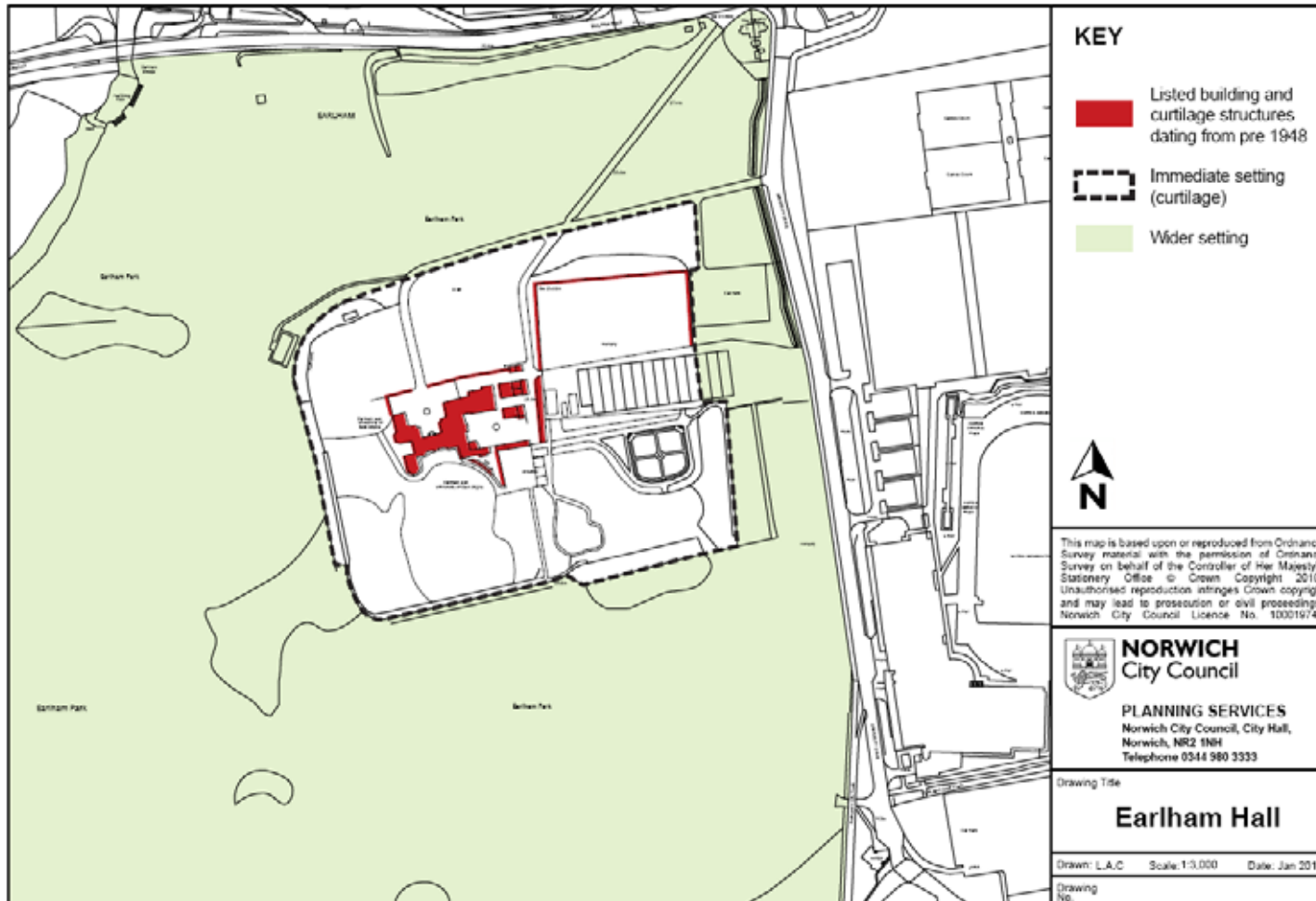


Source:

http://www.norwich.gov.uk/internet_docs/docs/Business/NRP_Vision.pdf

accessed on 6/1/10

Immediate curtilage of Earlham Hall and attached outbuildings, and adjoining garden walls





Listing description of Earlham Hall and attached outbuildings



© Mr Keith Erskine

Building Details:

Building Name: EARLHAM HALL
AND ATTACHED OUTBUILDINGS
Parish: NORWICH
District: NORWICH
County: NORFOLK
Postcode:

Details:

LBS Number: 229031
Grade: II*
Date Listed: 26/02/1954
Date Delisted:
NGR: TG1915308001

Listing Text:

TG 10 NE EARLHAM 3/279
26.2.54 Earlham Hall and attached outbuildings.- II*

Large house. Late C16 core with C17, C18 and early C20 additions. C20 alterations by Edward Boardman. Brick and flint rubble with red brick dressings and rendered plinth on north (entrance) front; red brick for C18 and C19 additions, plain tiled roof; 2 sets of clustered red brick ridge chimneys (restored) on main range with other scattered stacks. Cross-wing plan of 2-storeys and attic. Brick and stone quoins of original single-span range to south are visible on the west front under added twin gables with iron numerals 16/42. Converted to 2-span roof by addition of parallel range with cross-wings to north, remodelled in C18, including addition of a canted wing to west, and restored in C19. C19 single-storey pavilions added at corners. Entrance front (north) 3 steps up to double panelled



door with rusticated pilasters under a pediment. 3-4 window range of sashes with glazing bars in flush-fronted moulded architraves under flat gauges brick arches. Modillion cornice. Cross-wings each have 2 ground and first floor windows and canted front bays with 4 windows. Garden front (south) is a 5-window range of sashes with glazing bars and some leaded lights, flanked by large 2-storey canted bays added in C18. Brickwork of 2 shaped gables indicates that these, too, are later additions. Former coach house converted to stable attached to north-east corner of Earlham Hall is of C19 red brick with pantiled roof and has flint rubble walls (C.17) to rear with C17 timbers inside. Tumbled brick gable to right wing and tall blocked round headed arch in left part with end pilasters and oculi in the east wall. Donkey engine house for well, pentagonal structure, brick piers, slate roof and original equipment of C1880. Interior of the house: Entrance hall has re-set panelling, including some C17; remodelled moulded plaster ceiling with fragment of original above stairs; C17 staircase with flat balusters, probably originally one of a pair flanking the main entrance. First-floor room in west cross-wing has bolection moulded fireplace and C18 panelling with fluted pilasters in the canted bay. Another similar fireplace in ground floor passage. C17 timbers on first floor, including chamfered and stopped doorcase on corridor. Plank doors in attic. Former library in single-storey south-east wing fitted by E. Boardman, 1908.

Listing NGR: TG1915308001



Appendix 5

Listing description of garden walls adjoining the south east corner of Earlham Hall



© Mr Russell Sparkes

Building Details:

Building Name: GARDEN WALLS
ADJOINING THE SOUTH EAST
CORNER OF EARLHAM HALL
Parish: NORWICH
District: NORWICH
County: NORFOLK
Postcode:

Details:

LBS Number: 229032
Grade: II
Date Listed: 08/04/1986
Date Delisted:
NGR: TG1919207986

Listing Text:

TG 10 E EARLHAM 3/280

Garden walls adjoining the south-east corner of Earlham Hall. GV II

Garden walls. Late C18 or early C19. Red brick. High curving wall links the south-east corner of Earlham Hall to a 3-sided garden wall to the east. Rounded brick coping. East wall of the garden has later round-headed arch and an original moulded brick recess under a flattened gauged brick arch. Some later repairs. North wall forms rear of lean-to outbuildings on the north side, which are not of special architectural interest.

Listing NGR: TG1919207986

Source: <http://www.imagesofengland.org.uk> Website accessed on 8/1/10

Relevant national, regional and local development plan policies

Various national planning policies including:

PPS1	Delivering sustainable development
Supplement to PPS1	Planning and climate change
PPS4	Planning for sustainable economic growth
PPS9	Biodiversity and Geological Conservation
PPG13	Transport
PPS15	Planning and the historic environment
PPG16	Archaeology and Planning
PPS22	Renewable Energy
PPS23	Planning and pollution control
PPG24	Planning and noise
PPS25	Development and flood risk

Various regional policies including the East of England Plan 2008:

ENG1	Carbon Dioxide emissions and energy performance
ENV5	Woodlands
ENV7	Quality in the built environment
E3	Strategic Employment Locations
E4	Clusters (employment)
NR1	Norwich key centre for development and change
T2	Changing Travel Behaviour
T14	Parking
WM6	Waste management in development

Relevant City of Norwich Local Plan Policies:

Natural environment:

NE3	Tree protection control of cutting, lopping etc. (on TPOs only)
NE8	Management of features of wildlife importance and biodiversity
NE9	Comprehensive landscaping scheme and tree planting

Heritage and built environment:

HBE4	Other locations of archaeological interest
HBE7	Evaluation of standing archaeology
HBE8	Development in Conservation Areas
HBE9	Listed Buildings and development affecting them
HBE12	High quality of design
HBE19	Design for safety and security including minimising crime

Environmental protection:

EP1	Contaminated land (if suspected to be contaminated)
EP16	Water conservation and sustainable drainage systems
EP17	Protection of watercourses from pollution from stored materials, roads and car parks
EP18	High standard of energy efficiency for new development
EP19	Renewable energy development
EP20	Sustainable use of materials

Employment and business:

EMP16	Office Development– sequential test and criteria
EMP18	Development of high technology industries
EMP19	Development of education and training establishments
EMP20	Development at University of East Anglia



Tourism and visitor attractions:

TVA8 Heritage interpretation

Arts, entertainment and community:

AEC3 Loss of buildings for community use (if any on site)

Sport and recreation:

SR1 & 2 Standards for provision of open space within each sector of the City

SR3 Criteria for development of urban greenspace and recreational open space

SR8 Protection of historic parks and gardens

Transportation and accessibility:

TRA3 Modal shift

TRA5 Approach to design for vehicle movements and special needs

TRA6 Parking standards - maxima

TRA7 Cycle parking standard

TRA8 Servicing provision

TRA10 Contributions by developers for works required to access to the site

TRA11 Contributions for transport improvements in wider area

TRA12 Travel Plans for employers and organisations

TRA14 Enhancement of the pedestrian environment & safe pedestrian routes

TRA15 Cycle network and facilities

Supplementary Planning Documents of the City Council including:

Energy efficiency and renewable energy – Adopted December 2006

Flood risk and development – Adopted June 2006

Green links and riverside walks – Adopted December 2006

Heritage Interpretation – Adopted December 2006

Statement of community involvement – Adopted January 2007

Transport contributions – Draft for Consultation January 2006

Trees and development – Adopted September 2007

Norfolk county policy and guidance

There may also be relevant saved policies of the **Norfolk Structure Plan** e.g. T.2 and RC.8 and County SPGs to be referred to (e.g. Biodiversity).

Joint Core Strategy for Broadland, Norwich and South Norfolk: proposed submission document

At this stage the Joint Core Strategy does not carry significant weight in decision making. By the time the inspector's binding report is received following the public examination later in 2010, it will be a significant material consideration. The weight given to any JCS policy when proposals for Earlham Hall are brought forward will depend on the stage the strategy has reached in the LDF process. At the time of writing this guidance note (February 2010) it is relevant to note the broad indication of policy direction in support of national and regional policies.

Greater Norwich Economic Strategy 2009 to 2014

Objective1 priority 2

“Support the growth of the Knowledge Economy by encouraging key sectors and facilitating the attraction and development of businesses which can exploit the commercial potential of the research expertise in the UEA and Norwich research Park”



APPENDIX 2

2 NORWICH LOCAL DEVELOPMENT FRAMEWORK



Norwich local development framework

Development management policies
development plan document

Draft for consultation

January 2011



NORWICH
City Council



University of East Anglia (UEA)

Policy DM26

Development at the University of East Anglia (UEA)

Development within the UEA campus, as defined on the proposals map, will be acceptable in principle providing it is for university related uses and is in accordance with the UEA masterplan.

Development must, where relevant:

- a) conserve the landscape and architectural significance of the UEA, retaining a green edge and significant vistas;
- b) implement the UEA Travel Plan, promoting public transport use, walking and cycling, both within and to and from the university, minimising car use; and
- c) promote public access to open spaces.

Supplementary text

200. The University of East Anglia is an important asset for the city and the county. It is a major employer and is internationally recognised for its excellence, particularly in the fields of environmental science and literature. Its importance to economic growth in Greater Norwich is recognised by the Joint Core Strategy identifying it, together with the neighbouring Norwich Research Park and the Norfolk and Norwich University Hospital in South Norfolk, as a strategic employment site. The growth of this employment site is fundamental to the economic strategy for the area, promoting the linked development of knowledge industries, particularly plant sciences, education and the hospital.

Norwich local development framework

Development management policies
development plan document

January 2011



201. As a consequence of the need for growth at the UEA, and to ensure that the growth is sustainable and does not have a negative impact on neighbouring residential areas and the highly attractive landscape of the Yare Valley and neighbouring parks, Norwich City Council have worked closely with the UEA on the production of a masterplan.
202. Work on the masterplan has informed the development of this policy, which covers all development in the university campus, as defined on the proposals map. This policy aims to ensure that any development within the university campus retains and enhances the special character of the university and its historic development. The masterplan has also informed detailed site allocation policies in the Site Allocations DPD.
203. The masterplan will be adopted by Norwich City Council when it is complete. At the time of writing, the masterplan consists of the UEA Strategic Principles Document (2010) and the UEA Development Framework Strategy (2010). In addition, development briefs for specific sites (see below) and will form part of the masterplan.
204. A portfolio of documents, set out in the masterplan, has informed its production. These documents set out the history and local circumstances relevant to development at the university. They include the Conservation Development Strategy and the Landscape Strategy, which give detail on the first bullet point of the policy, concerning landscape, architecture and vistas. The masterplan and the accompanying portfolio of documents may be material considerations in assessing planning applications within the university campus.

Norwich local development framework

Development management policies
development plan document

January 2011



205. The masterplan has identified that, in order to provide for the growth needs of the university, it is necessary both to have limited infill within the campus and to extend the boundaries of the campus.
206. The campus boundary is proposed to be extended to include firstly recently developed sports facilities and their car park, secondly the former Blackdale School site and thirdly a long term strategic reserve site allocation. This strategic reserve site is between Bluebell Road and Suffolk Walk and is likely to be required for further student accommodation towards the end of the plan period. Development briefs will be produced for the former school and the strategic reserve sites. Further detail on each of these sites is in the Sites Allocation DPD.
207. This policy requires all development to implement travel planning measures to minimise vehicular traffic to the site set out in the most up to date version of the Travel Plan. In addition, where possible, it requires improved public access to open space. Development at the former Blackdale School site would enable public access to Blackdale Plantation, whilst development of the strategic reserve site would have to be accompanied by improved access to the Yare Valley.

Earlham Hall

208. A separate allocation for a Business Enterprise Centre on land neighbouring the campus at and to the east of Earlham Hall is also proposed through the Site Allocation DPD. This site includes Earlham Hall itself, but does not include any areas of publically accessible parkland. A development brief will be produced for the site.



Alternative options

An alternative option is to have no specific policy on the UEA and to rely on other policies in this plan, for example employment, transport and housing policies. It is considered necessary to have a dedicated policy addressing specific issues at UEA as the growth of UEA is important for the local economy. It is also essential that the campus and its setting's special qualities are protected and enhanced, whilst also protecting neighbouring residential areas, parks and the Yare Valley.

A second alternative is to amend the content of the policy to allow for no further growth of the UEA. This would be contrary to the Joint Core Strategy. The content of the preferred policy takes into consideration the Joint Core Strategy and is determined by the above considerations which have been informed by joint work undertaken on an emerging masterplan for the university. This masterplanning work has been undertaken by the university, with input from the city council and has involved extensive consultation.

The third alternative is for the policy to cover a different area, either retaining the existing Local Plan boundaries, or expanding the area to cover a larger area than the campus proposed in this document and the Site Allocation plan. The spatial coverage of the policy is based on the masterplanning work and shows the amount of land needed for expansion, taking account of the need for environmental protection. To achieve the growth needed to reflect the strategic importance of the UEA to the local and regional economy, the masterplan has shown that restricting development within the present university campus boundaries would not be practical, therefore limited expansion of the campus boundaries is proposed. Greater

Norwich local development framework

Development management policies
development plan document

January 2011



expansion of the boundaries is not a preferred option due to the likely environmental impacts, particularly on the Yare Valley.

References

- Planning Policy Statement 4: Planning for sustainable economic growth
- Joint Core Strategy policy 7: Supporting communities
- Joint Core Strategy policy 9: Strategy for growth in the Norwich Policy Area
- UEA Strategic Principles Document (2010)
- UEA Development Framework Strategy (2010)
- The Conservation Development Strategy
- The Landscape Strategy



Norwich local development framework

Norwich site allocations and site specific
policies development plan document

Draft for consultation

January 2011



NORWICH
City Council

Norwich local development framework

Draft site allocations and site specific policies
development plan document

January 2011



Site reference: OU003-16

Site name and address:

Earlham Hall

Ward: University

Site size (Ha): 2.04

Main constraints:

Listed building, Conservation area, neighbouring Historic Park.

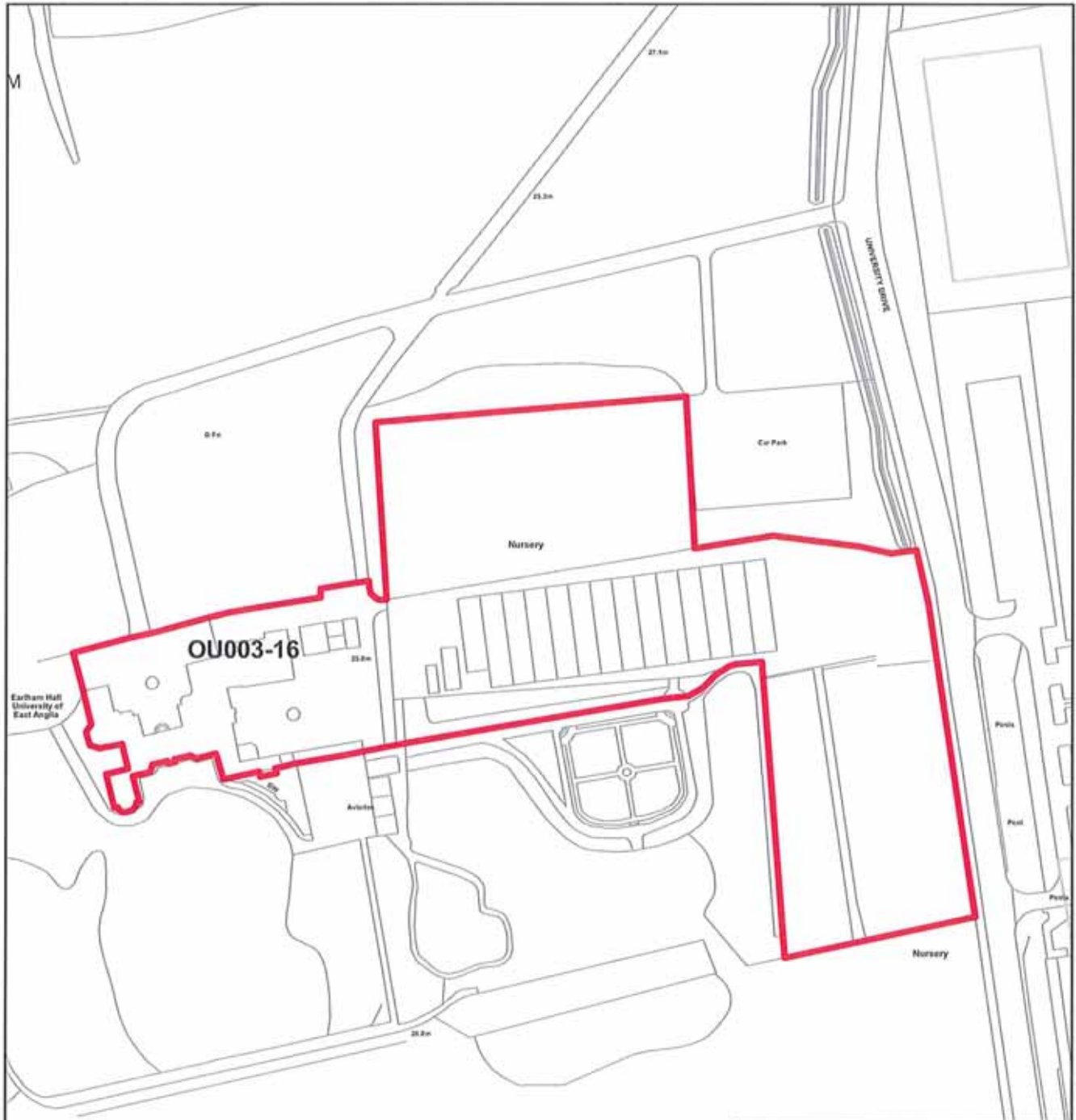
Proposed allocation:

- Employment – Enterprise and Innovation Centre.

Explanatory text:

The site is land adjacent to Earlham Hall and is adjacent to, but not part of, the university campus. The site is also adjacent to Earlham Park, designated as a historic park, and the site is part of a conservation area. The south part of the site along University Drive is a former works depot, which is subject to a certificate of existing lawful use issued in March 2010. Development should take the following into account:

- the design, setting and heights of buildings should fully respect the setting of Earlham Hall, which is Grade II* listed
- any future development is required to enhance Earlham Hall and its outbuildings through sensitive renovation
- environmentally sensitive design would be particularly suitable in this parkland setting.



Earham Park

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NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

City Hall, Norwich, NR2 1NH
Telephone 0344 980 3333

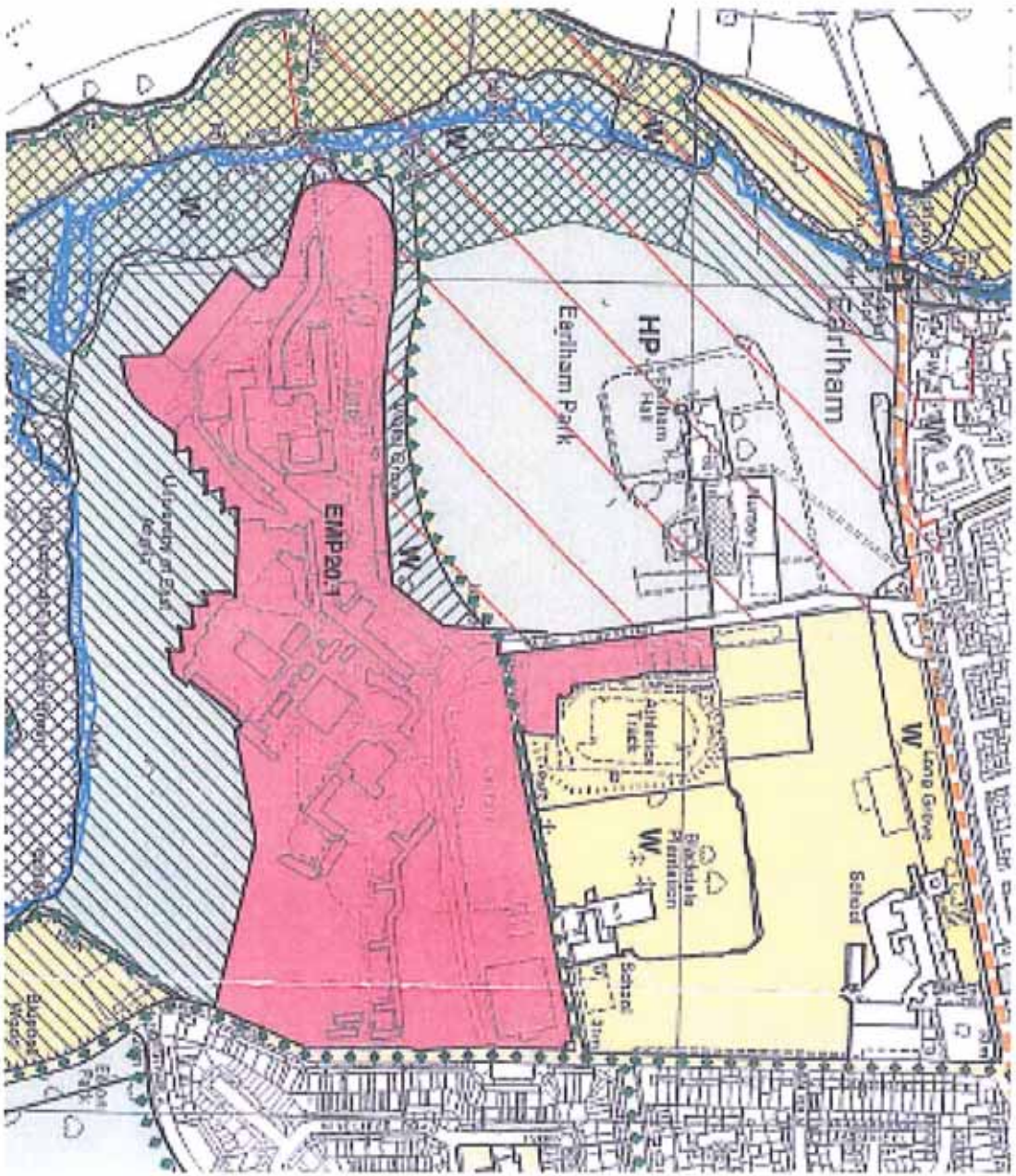
Drawing Title

Site Allocations DPD
OU003-16

Drawn: DB Scale: 1:1,750 Date: OCT 2010

Drawing
No.





- LEGEND**
- UNIVERSITY OF EAST ANGLIA**
- UNIVERSITY OF EAST ANGLIA** - University of East Anglia (EMP20.1)
 - UNIVERSITY OF EAST ANGLIA** - University of East Anglia (EMP20.1)
- HEALTH AND SOCIAL CARE**
- HEALTH AND SOCIAL CARE** - Health and Social Care (HSC)
 - HEALTH AND SOCIAL CARE** - Health and Social Care (HSC)
- RECREATION AND OPEN SPACE**
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Extract from the adopted Norwich Local Plan

Main relevant (saved) City of Norwich Local Plan (2004) Policies

Currently, development proposals within the University campus are generally covered by policy EMP20, which states:

'Within the University campus at Bluebell Road, development for the University will be permitted in accordance with an overall masterplan for the campus, provided that; (i) the visual amenity of the parkland setting of the University is safeguarded within the development area, especially views north from Constable Terrace towards Violet Grove and views south from Norfolk and Suffolk Terraces and from Union Square; (ii) the visual setting of the southern elevations of 'The Prospect' are protected when viewed from the river valley and Bluebell Road; (iii) an appropriate amount of new accommodation is provided for any additional student numbers attracted to Norwich in association with the development'.

The policy refers to the preparation of a 'masterplan'. It was originally proposed that an Area Action Plan (AAP), would be prepared jointly by the Norwich City Council and South Norfolk District Council to include a masterplan covering the entire Norwich Research Park (NRP) area. The AAP would provide the context for further significant expansion within the NRP, including the UEA campus and allocate new development locations. However, this idea has been superseded by events and there is no longer an intention to prepare a joint Area Action Plan (AAP).

Instead, separate masterplans will be prepared for the UEA and also for the South Norfolk parts of the NRP, which will be linked by a set of Strategic Principles. The separate masterplans will be linked to new allocations proposed through each respective Council Site Allocation development plan documents. The UEA Development Framework Strategy currently being prepared is the first stage of producing the University's masterplan

There are also other policy designations affecting the UEA campus. They are often restrictive of development, unless they comply with certain criteria. For instance, the whole of Earlham Park including the Earlham Hall and its curtilage is designated as within the Earlham Conservation Area. It is therefore subject to policy HBE8 which states:

'Proposals for development within Conservation Areas will be considered in relation to the following criteria: (i) demolition of buildings or structures, including ancient walls, will only be permitted if they make little or no contribution to the area's character and appearance, and are accompanied by acceptable and detailed plans of appropriate new development, contributing to the enhancement of the conservation area; (ii) every effort to conserve and retain the features which contribute to the area's character can be demonstrated. Where historic features cannot be maintained in situ, arrangements should be made, for their salvage and reuse or transfer to a suitable location. (iii) its design respects and is sympathetic to the form and character of the area's development including any extent historic plot boundaries and in particular takes account of the Conservation Area Appraisal for the area in terms of the built

for elements and materials which are of significance for its character; (iv) sufficient detail is provided to demonstrate the townscape implications in relation to neighbouring buildings'.

Earlham Hall itself is a Grade 2* listed building and subject to policy HBE 9 which states:

'Consent will not be granted for the demolition of, or inappropriate modification to a listed building, unless: (i) it can be demonstrated that efforts have been made to retain the existing use or identify a new use for the building, including its preservation by a trust or community organisation, if appropriate, and these efforts have been unsustainable; or (ii) The building has deteriorated to a condition where it would be difficult or impossible to maintain it; and (iii) proposals are submitted in acceptable and sufficient detail to show that its replacement will be to a high standard of design and sensitive to its surroundings; and (iv) The listed building's features and appearance are recorded and any important elements are removed and stored, if feasible. Alterations to a listed building will be considered in relation to a) the special architectural or historic interest of the building; b) the significance of the alteration or extension to the viability of the use of building; c) the design of the extension or alteration and its sensitivity to the character of the building. Any new development near to such buildings should respect their setting, style character and materials, where the development would have a visual impact on the listed building. In addition, change of use to a listed building will be carefully assessed against the above criteria to determine whether it can be undertaken without significant detriment to the special architectural and historic character and interest of the building'. This policy specifies the type and character of development that can occur at the Hall and the need for any development in its vicinity to respect the setting, style, character and materials of it where it might have a visual impact upon the listed building.

- The Hall and the adjoining nursery and public car park and part of the CityCare site are identified as 'white land' in the Local Plan indicating they are part of an existing developed area. It should be noted that the southern area of the CityCare site used for green waste composting is not included within the 'white land' of the Local Plan map.
- The area of Earlham Park surrounding the Hall and the walled garden and land to the north towards the Earlham Road and land along the river valley along the broad is designated as publicly accessible recreational open space and/or Urban Greenspace policy SR3 which states:
- *'Development leading to the loss of existing sports pitches, sporting or recreational facilities or children's play areas will not be permitted unless; (i) An alternative facility of equivalent sporting or recreational value is provide and (ii) There is no overriding amenity or biodiversity interest that would be lost or damaged. Proposals for development within other areas of publicly accessible recreational open space or urban greenspace (as shown on the Proposals Map) will not be permitted if there is an overriding amenity or biodiversity interest in retaining the site in its existing form. Where there is no overriding amenity or biodiversity interest, proposals for development on publicly accessible*

recreational open space or urban greenspace (whether on sports pitches, children's' play areas or not) will be evaluated for their contribution to the amenity of the local community and biodiversity, to a qualitative improvement to any remaining open space and (if involving the loss of open space) their contribution to the standards in policies SR1 and SR2. Such proposals will also be permitted where they involve an indoor leisure use, for which a demand has been identified, if that use cannot be located within a more sustainable location and development would not result in a significant detrimental impact on existing or proposed leisure facilities that are in a more sustainable location'.

- The Earlham Hall and Park area is also designated Historic Parkland under policy SR8 which states: *'The character and historic form of the historic parks and garden (as shown on Proposals Map) will be protected from any developments that would adversely affect their character. Development in or adjoining these locations will only permitted if it: (i) Assists their conservation, while retaining their historic form, or (ii) Increases community use and enhances biodiversity, while not adversely affecting their character'.* Both policies are both very restrictive towards new development. Policy SR8 also specifies that developments adjoining Historic Parks will only be permitted if they:

Assist their conservation and historic form

Increase community use, enhance biodiversity without adversely affecting their character.

Land to the South of the built up area of the campus, towards the broad is also designated River Valley under policy NE1, which states:

Within

(i) the valleys of the River Yare and Wensum

(ii) Mousehold Heath; and

(iii) areas providing green wedges into the City from the surrounding countryside including parkland and woodland:

Development proposals will only be permitted where they are for the purpose of:

- *Agriculture and forestry;*
- *Essential facilities for outdoor sport and recreation, cemeteries, or other uses appropriate to the purpose of this policy; or*
- *The limited extension, alteration or replacement of existing dwellings*

And they would not damage the environmental quality or landscape character of the city, or the areas in which they fall.

Development which is outside these areas but is likely to harm their visual amenity or ecological value will not be permitted

Areas of land around the Blackdale School, along the river valley and adjacent Earldam Road include designated Woodland and subject to Policy NE2, which states that:

Planning permission will not be granted for development that would result in the loss or damage of existing woodland as defined on the Proposals Map.

Parts of the river valley are designated Other sites of Nature Conservation Interest under policy NE7, which states:

Developments which would be detrimental to designated and proposed sites of regional and local importance for nature conservation and geological interest, including local nature reserves and county wildlife sites, will only be permitted where it can be demonstrated that there are reasons for the proposals, which outweigh the need to safeguard the nature conservation interest of the site. In such cases the proposal will include an assessment of the impact and appropriate mitigating measures that will be undertaken.

Parts of the river valley are also designated Flood Risk areas (Functional Floodplain – Policy EP11; and 1 in 100 year risk – Policy EP12) which state:

Development will not be permitted in the functional flood plain except in wholly exceptional circumstances where it is:

i) for a suitable amenity, conservation, sport or recreational use;

ii) for essential transport and utilities infrastructure

such infrastructure should be designed and constructed so as to remain operational at all times and result in:

- ***no net loss of floodplain storage or impedance of flood flows;***
- ***no increase in flood risk elsewhere***

and

Developments within the 1 in 100 year high risk area will be accepted, provided that:

(i) any residential or publicly accessible floor area is raised above the flood protection level for that area of the City or

(ii) if the ground level of the site is raised, the developer contributes to the creation of compensatory flood storage capacity elsewhere within the floodplain and to any other necessary flood mitigation measures and

(iii) they are accompanied by a flood risk assessment.

A riverside walk is designated alongside the river, Policy SR11 applies:

Where redevelopment or other changes are proposed along the river frontage, the completion of the Wensum Riverside and Yare Valley Walks will be sought by safeguarding land for the riverside walks and (as appropriate) cycle paths as defined on the proposals map.

The Council will seek agreement with the developer, or where appropriate, landowner, to secure the implementation of the appropriate stretch of Riverside Walk and public access to it.

A section of the Green Link Network runs east to west through the site. Policy SR12 is relevant:

The City Council will seek to use development opportunities to ensure that open spaces, including river valleys, woodland and wooded slopes, are, as far as possible, connected through a network of green links. Where development is permitted in locations within or adjoining such a linkage or adjoining an area of open space as defined on the proposals map, maximum practicable provision will be made for:

- (i) The safeguarding and enhancement of natural features of importance and wildlife habitats, and*
- (ii) For new planting using native species, if practicable, and where appropriate,*
- (iii) Enhanced public access,*
- (iv) The opportunity to extend the Green Links network where appropriate.*

A strategic Cycle Network also follows the same line as the Green Link Network. Policy TRA 15 is relevant:

The quality of the cycling environment will be enhanced by the completion of the strategic cycle network throughout the urban area through area wide strategies, other transport programmes, and development proposals. Measures will include in appropriate locations:

- (i) cycle routes which enhance direct access to local facilities;*
- (ii) traffic calming where strategic cycle routes share the carriageway with vehicles on minor roads;*
- (iii) the inclusion of cycle priority measures at junctions where the cycle network coincides with major vehicular routes;*
- (iv) the installation of 'to ucan' pedestrian/ cycle crossing facilities where strategic cycle routes cross major roads;*
- (v) designated on and off road cycle lanes designed and constructed to minimise conflict with other road users and to be coherent, direct, attractive and safe;*
- (vi) signing of the strategic cycle network.*

The Earlham Road is designated a Major Road Network Policy TRA 18 applies:

The major road network, as defined on the Proposals Map, will provide for the principal element of private vehicle movement within the City. New access directly to the major road network will not be permitted unless there is no practical alternative.

Main relevant NRP Development Framework SPD Objectives and Principles

The SPDs objectives are to:

- Implement the South Norfolk Local Plan allocations (55 hectares);
- Provide developer and landowner certainty over future development
- Enhance the efficiency and certainty of the planning process
- Ensure integration between existing, new and future areas of the NRP
- Promote exciting buildings and landscape design of international quality
- Fully utilise opportunities presented by the physical aspects of the site
- Promote the sustainable development of the extension to the NRP and
- Encourage viable development for which there is a demand and which is compatible with the whole of the NRP cluster

The SPD's Key Development Principles are:

- **Sustainability:** An exemplar of sustainable, energy efficient development (aspiring to carbon neutrality)
- **Access:** Encourage non-car use access and pedestrian movement. Enhanced linkages between the UEA and the other parts of the campus is seen an essential in delivering the Vision).
- **International Quality Design:** Maintaining the exemplar of architecture and landscape at the UEA throughout the NRP

The rest of the document primarily provides specific planning and design guidance for the South Norfolk development areas. It establishes a set of Masterplan Principles:

- Integration with the existing NRP and UEA (New development areas will be integrated with all other parts of the campus. Attempts to create segregated or isolated areas of development will be strongly discouraged).
- Creating a sense of place: High Quality Buildings and Spaces (overall design concept, legible hierarchy of buildings, quality and safe public realm, landmark buildings, outward looking to public/semi-public open space, strong frontages, unifying design features).
- Central Hub (mixed use and socialising area)
- Landscape Strategy (Integrated landscape strategy, suds, wildlife corridors)

These principles are supported by detailed sustainability and design considerations:

- Sustainable development and carbon reduction (carbon neutrality, energy efficiency, energy audits, water efficiency)
- BREEAM (aspiration for buildings to achieve "excellent" rating. "very good" will be a minimum

- Drainage (SUDs)
- Parking
- Security and lighting
- Landscape Design (landscape strategy, planting



APPENDIX 3

3 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT





Application submitted by:

Mills and Reeve LLP
112 Francis House
Hills Road
Cambridge
Cambridgeshire
CB2 1PH

On behalf of:

University of East Anglia
Earlham Road
Norwich
Norfolk
NR4 7TJ

I hereby certify that this is a true and
correct copy of the original document.
6/4/2010 R.C.P.
Mills & Reeve LLP
Solicitors
Francis House
112 Hills Road
Cambridge
CB2 1PH

**Town And Country Planning Act 1990 [As Amended]
Section 191**

Certificate Of Lawful Use Or Development

Application Number: 10/00491/CLE

Valid Date of Application: 13th March 2010

Decision date: 19th March 2010

Location: Earlham Park Nurseries, The Gardens, Earlham Road, Norwich, NR4 7TQ

Description of Lawful Use Sought: Application for a Certificate of Lawful Use at the "chipping site" adjacent to Earlham Hall, Earlham Road, Norwich for the continued use of the premises as a grounds maintenance depot with associated enclosures and hardstanding and as a green waste storage, chipping and composting site (without public access) relating to grounds maintenance activities carried out throughout Norwich.

Norwich City Council hereby certifies that, on 19th March 2010 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the location plan and coloured pink, orange and yellow on the site plan attached to this Certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 [as amended] for the following reason:

The information supplied by the applicants and that contained within the Council's own files demonstrates that the development, as described, has been in use in excess of 10 years.

First Schedule:

A grounds maintenance depot with associated enclosures and hardstanding and as a green waste storage, chipping and composting site (without public access) relating to grounds maintenance activities carried out throughout Norwich.

The activities associated with the operation of the site include the following specific activities within areas of the site:

The storage and maintenance together with the processing use of heavy plant and machinery, the storage of green waste, logs, timber goods as well as the carrying out of green waste chipping within the area shown coloured pink on the attached plan;

The chipping and composting of green waste and the storage of plants, shrubs, trees and timber materials within the area shown coloured orange on the attached plan; and

The storage in concrete bays of green waste awaiting chipping as well as timber materials, trees and logs within the area shown coloured yellow on the attached plan.

Second Schedule:

The "chipping site" adjacent to Earlham Hall, Earlham Road, Norwich

Application Number:

10/00491/CLE

Note: This notice applies to the following drawings:

A4324-2 Location Plan Received 12th March 2010

Statutory Declaration of Terry Bane Received 12th March 2010

Statutory Declaration of David Mingay Received 12th March 2010

Google Earth Aerial Photograph Received 12th March 2010

Norfolk County Council Aerial Photograph Received 12th March 2010

Supporting Statement Received 12th March 2010



Graham Nelson
Head of Planning and Regeneration Services



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Planning Application No -
 Site Address - Land opposite Earham Hall
 Scale - 1:1,250



NORWICH
 City Council

PLANNING SERVICES

We hereby certify that this is a true and complete copy of the original document.

Dated: 6.4.2010 R. Lee

Mills & Reeve Ltd
 Solicitors
 Francis House
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 CB2 1PH





We hereby certify that this is a true and complete copy of the original document.

Dated: 6/8/2010 *R. L. L.*

Mills & Reeve LLP
Solicitors
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Cambridge
CB2 1PE

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. If you are aggrieved by a decision of your local planning authority to in part refuse to issue the Certificate applied for (including a case in which the authority modify the description of the use operations or other matter in the application or substitute an alternative description for that description) then you can appeal to the Secretary of State under section 195 of the Town and Country Planning Act (1990).
5. If you want to appeal, then you must do so using a form which you can get from the Planning Inspectorate at Temple Quay House, 2, The Square, Temple Quay, Bristol. BS1 6PN.



APPENDIX 4

4 SUSTAINABILITY APPRAISAL RECOMMENDATIONS

Extract from Sustainability Appraisal of draft Development Framework Strategy
(Norwich City Council, May 2010)

2.0 Summary of key sustainability considerations

2.1 Earlham Hall

2.1.1 The proposed location of Earlham Hall for an enterprise centre has previously been used by the law school at UEA. The site benefits from the fact it is close to the existing defined campus boundaries, but it is constrained in that Earlham Hall is a Grade II* listed building and there is designated publically accessible open space around the site.

2.1.2 Key issues raised by the sustainability appraisal include the increase in journeys across campus, the impact of any proposals on open space and the impact of any development on the listed building.

2.1.3 As a result of these issues the following recommendations are made:

1. Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
2. Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
3. Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
4. Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
5. Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus;
6. The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
7. Details of water efficiency to be provided in detailed masterplan;
8. Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production;
9. Any development on campus should aim to address issues of deprivation in nearby wards;

10. Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
11. Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to avoid graduates occupying jobs they are over-qualified to do;
12. Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
13. Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
14. Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
15. Promote the use of open space on campus;
16. Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
17. Ensure continued support to indigenous and small business growth;
18. Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

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