



Heritage Impact Assessment - Baseline

Deal Ground/May
Gurney, Bracondale,
Trowse, Norwich

June 2023 | Project Ref 8890A





Project Number: 8890A
File Origin: https://heritagecollectiveuk.sharepoint.com/sites/8501-9000/Shared Documents/8801-8900/08890 - Deal Ground - May Gurney, Norwich/HER/Reports/2023.03.20_HIA-BASELINE.v1.docx

Contents

1. Introduction.....	1
2. Relevant Planning Policy Framework	6
3. Background and Development.....	9
4. Statement of Significance	38
5. Heritage Impact Assessment	53
6. Conclusions.....	58

Annexes

Annex. 1	Scheduled of designated heritage assets assessed
Annex. 2	Scale of Harm table (HCUK, 2019)
Annex. 3	GPA3 Assessment: Historic England’s Guidance on Setting

1. Introduction

- 1.1** This Heritage Assessment has been prepared by HCUK Group on behalf of Serruys Property Company Limited.
- 1.2** It concerns the development of land just on the outskirts of Norwich, in Trowse. "The Site" comprises a large 19.83hr parcel of land made up of Deal Ground and with a smaller parcel of land, to the southeast, known as May Gurney.
- 1.3** The author of this assessment, Lucy Smith BA(Hons) MSc. IHBC FRSA, founder-director of HCUK Group, has over 17 years of continuous employment in the heritage sector, in private consultancy. Lucy has also spent much of her life visiting Norfolk and lived in Norwich on and off for 10 years and is, as such, familiar with the Site and associated heritage constraints. A large number of her cases have involved development affecting the settings of listed buildings, registered parks and gardens, scheduled monuments, and other types of heritage assets. A review of the report was undertaken by Dr Jonathan Edis, also a founder-director of HCUK Group.

The Context

- 1.4** Outline planning permission (2011/0152/O) was granted in 2012 for both the Deal Ground and May Gurney sites. At that point heritage impacts had not been considered in detail.
- 1.5** The baseline conditions have evolved since that time and this Heritage Assessment has been prepared retrospectively as part of a "reserved matters" application (ref: 12/00875/O) for the following:

approval of the reserved matters for the approval of siting, layout, appearance and landscaping for 670 dwellings pursuant to outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures;

landscape measures including earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

- 1.6** This document will form the “baseline” to the Built Heritage Environment Statement (ES) Chapter prepared as part of the Environmental Impact Assessment (EIA) process.

Purpose of this Statement

- 1.7** This Heritage Assessment has been prepared further to scoping opinions from South Norfolk Council and the Broads Authority to include assessment of heritage impacts within the reserve matters application and EIA for the Site. As noted above, heritage was not considered as part of the original outline application in 2012 and since that time the baseline conditions, specifically in respect of heritage, have changed, in part owing to a recent designations’ review by Historic England (carried out in 2021).
- 1.8** This HIA, therefore, supports Chapter 14 of the ES (Built Heritage) and should be read in conjunction with Chapter 8 of the ES (Landscape and Visual Effects).
- 1.9** The Heritage Chapter in the ES follows a methodology based on the Design Manual for Roads and Bridges and ICOMOS guidance.¹ The methodology is not repeated within this technical appendix, but it has nevertheless been used as a guide to inform the assessments of significance and effect when dealing with NPPF concepts relating to harm. It is particularly important to note that the methodology is a tool to assist and inform judgment, not a constraining device to be taken rigidly and literally in every respect. The assessment is more than a process of reading the effects from a table.
- 1.10** This HIA identifies the relevant heritage assets, describes their significance, and estimates the level of harm, if any, arising from the proposed change – in this case, the redevelopment of the Deal Ground and adjacent May Gurney land (together referred to as “the Site”) for mixed use, including residential. It deals with heritage-

¹ For the avoidance of doubt, both sources treat grade II listed buildings as being of medium significance rather than of high significance. This is a function of the need to have a methodological range of significance that accommodates structures of the very highest significance, including World Heritage Sites, scheduled monuments and grade I and grade II* listed buildings. It is not a means of playing down the significance of grade II listed buildings.

specific matters relating to significance, setting, and character and appearance. This document should be read in conjunction with the other supporting documentation including Planning Statement, Design and Access Statement, Landscape Masterplan and other relevant documents.

Approach to the Assessment

- 1.11** A study radius of 500m has been used (see Fig. 1, below), with all buildings of all grades assessed within that area. Buildings of exceptional significance (grade I and II*) between 500m and 1km have also been assessed. Norwich Castle (a grade I listed building and scheduled monument) at 2km to the north-west of the Site has been assessed due to its elevated position within Norwich City Centre and 360-degree views afforded from within its perimeter wall.
- 1.12** Three conservation areas close to the Site, two of which are located immediately to the south and southeast, have been assessed owing to their proximity to and/or potential intervisibility with it.
- 1.13** Where listed buildings are located close to one another (i.e. as part of a terrace or tangible and related group), they have been assessed together.
- 1.14** Designated heritage assets in the forms of walls, telephone kiosks and other features (i.e. not habitable buildings) have also been considered but where they related to a primary designation (i.e. an associated house or grouping), they are discussed accordingly.

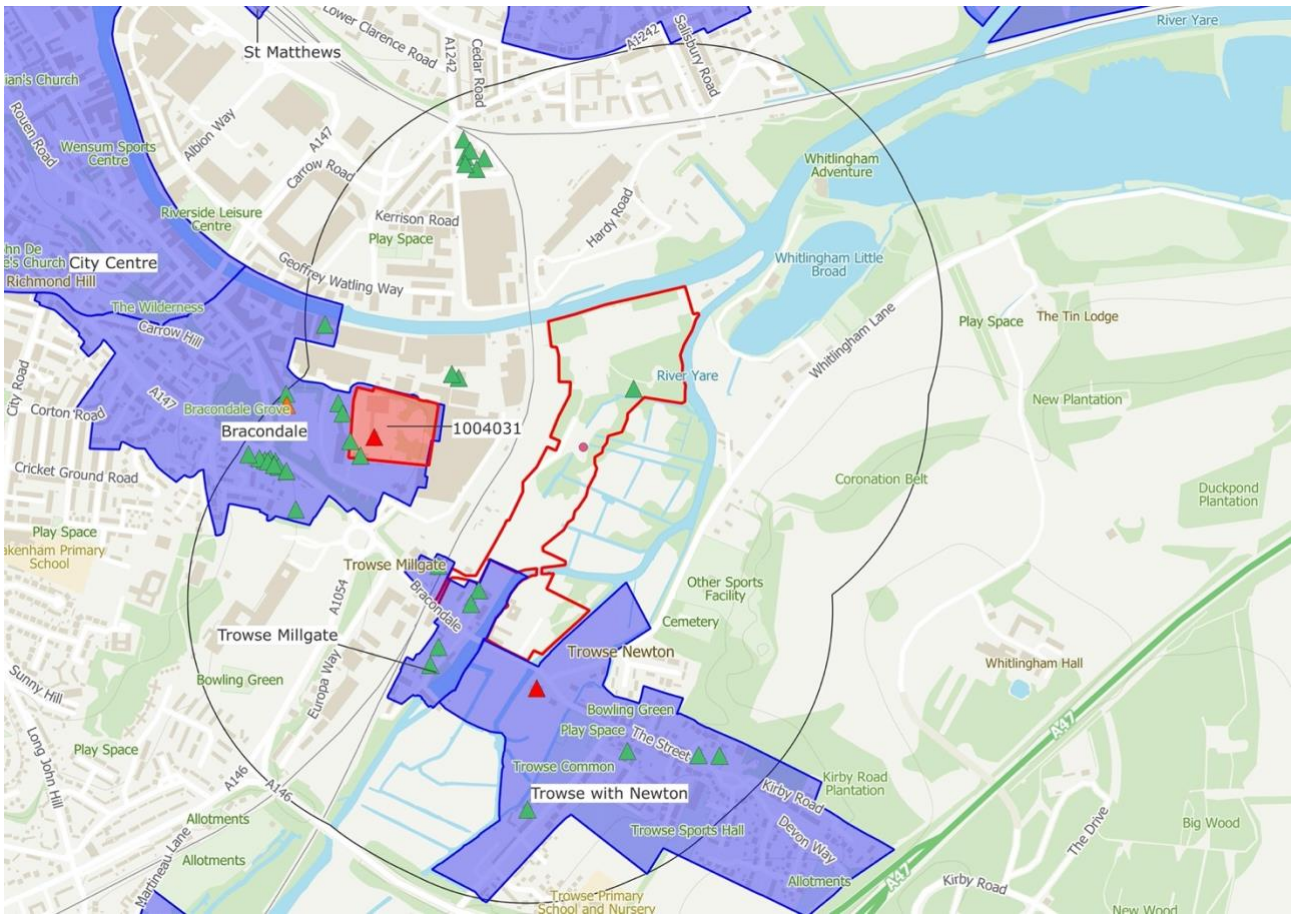


Fig. 1: Study radius from Site boundary showing designated heritage assets to 500m. The four closest conservation areas to the Site have been highlighted. Only those within the 500m study radius are considered within this Assessment. Approximate distances have been given from Site centre for the purpose of the assessment (red dot indicates Site centre on the above map).

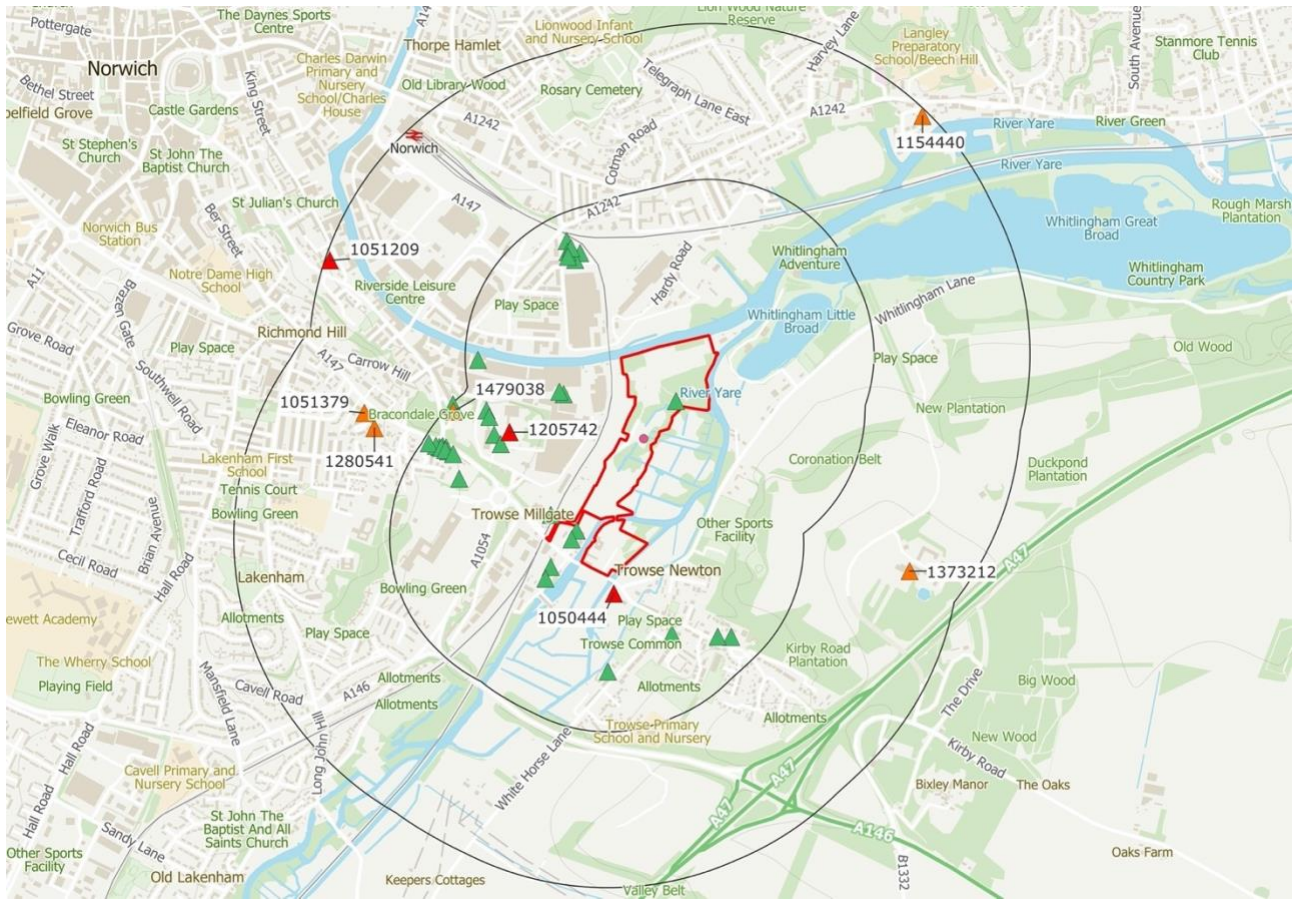


Fig. 2: Plan showing grade I and II* listed buildings between 500m and 1km from the Site centre.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.²

2.2 The Site lies immediately adjacent to two conservation areas (both to the south/south-east) but no elements of it are included within either. As such Section 72 of the Act is not engaged. However, as designated heritage assets, the significance and setting of these conservation areas is assessed under Section 66(1).

2.3 For the purposes of this assessment, preservation equates to an absence of harm.³ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.⁴

2.4 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.5 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting

² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

³ South Lakeland v SSE [1992] 2 AC 141.

⁴ Conservation Principles, 2008, paragraph 84.

may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.6 Historic England has produced guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁵ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁶ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁷ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

⁵ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁶ *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

⁷ The balancing exercise was the subject of discussion in *City and Country Bramshill v CC SLG and others* [2021] EWCA, Civ 320.

2.9

Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

3. Background and Development

Cartographic Evidence

3.1 A map regression of the Site has been included below and this helps to illustrate the changes that have occurred within and immediately surrounding the Site since the late 18th century. The introduction of the Norwich to Brandon railway line in the 19th century, along with the sewage works and presence of the Colman’s Factory by far had the biggest influence on the area and have defined the character of the Site and its immediate surroundings up to the present day.

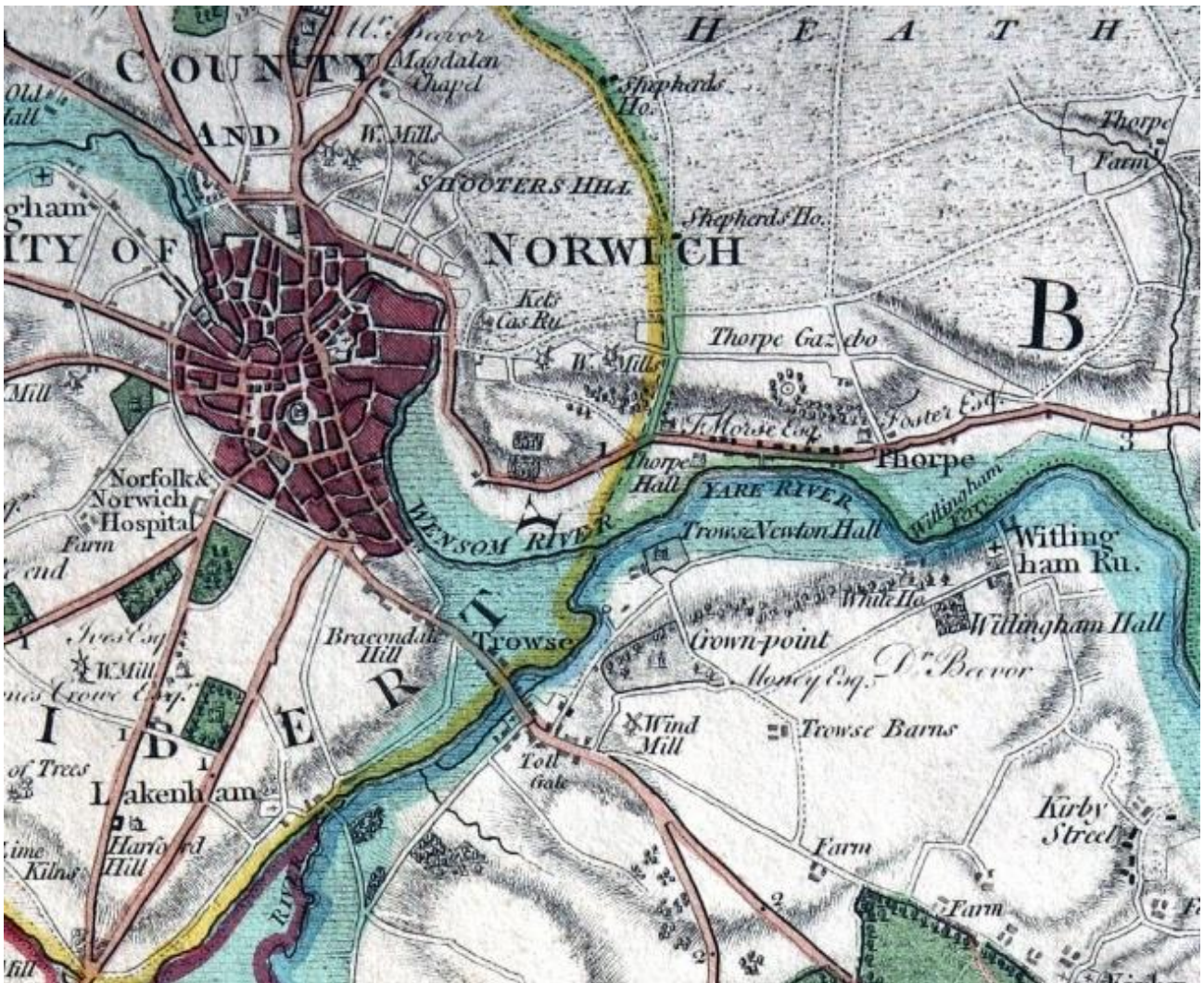


Fig. 3: Extract of Faden’s 1797 map of Norfolk showing Trowse to the Southeast of the city



Fig. 4: Extract of the 1844 Tithe map for Trowse Newton. The May Gurney part of the Site is highlighted.



Fig. 5: Ordnance Survey map (extract), 1880-1883.

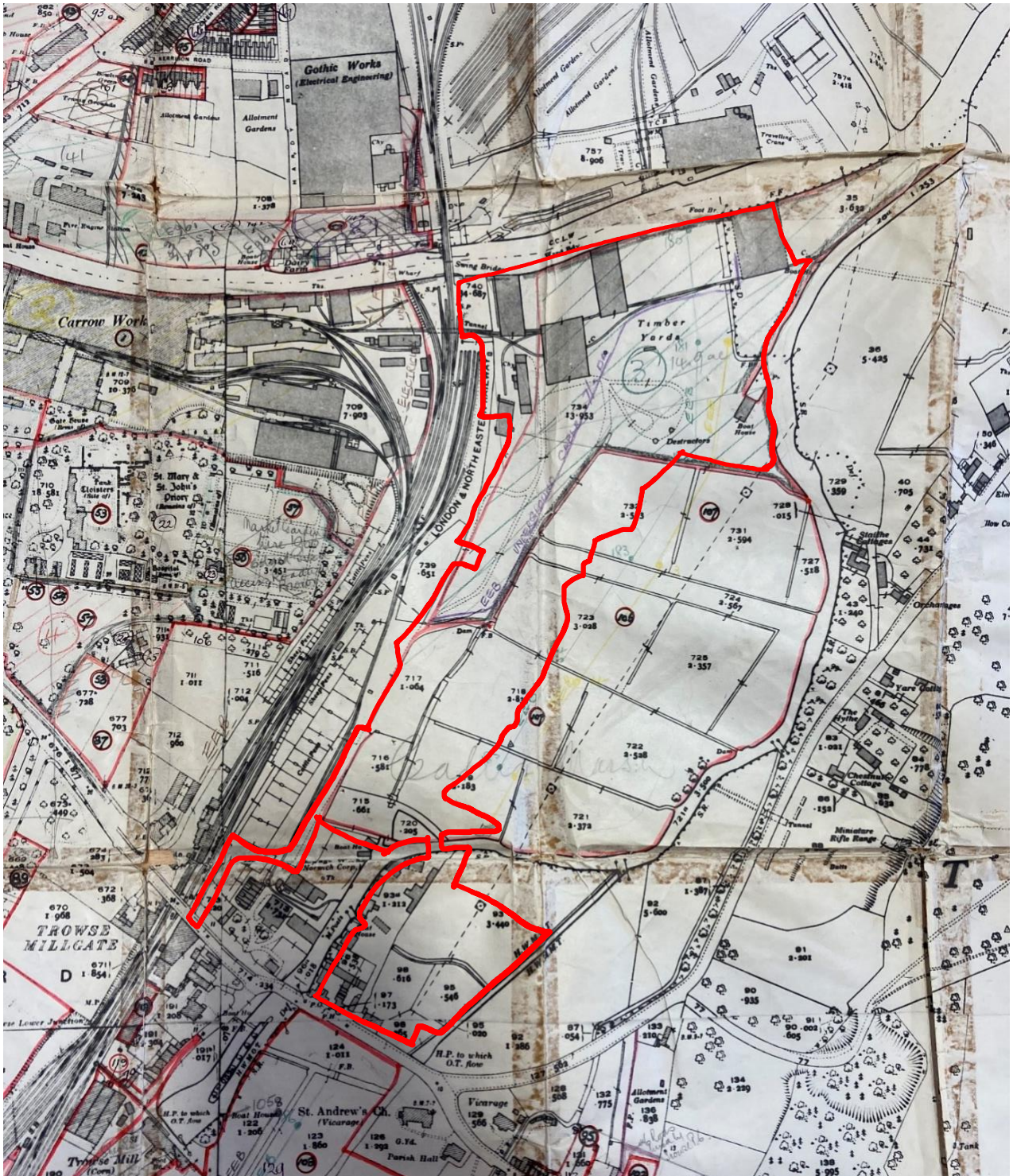


Fig. 6: Extract of map "Colman estates in Trowse on 6 in to 1 mile OS map, early 20th Century (Norfolk Record Office)" - Note that Deal Ground, including the timber yards along the river, are Colman's property (edged in faded red) but the May Gurney land is not.

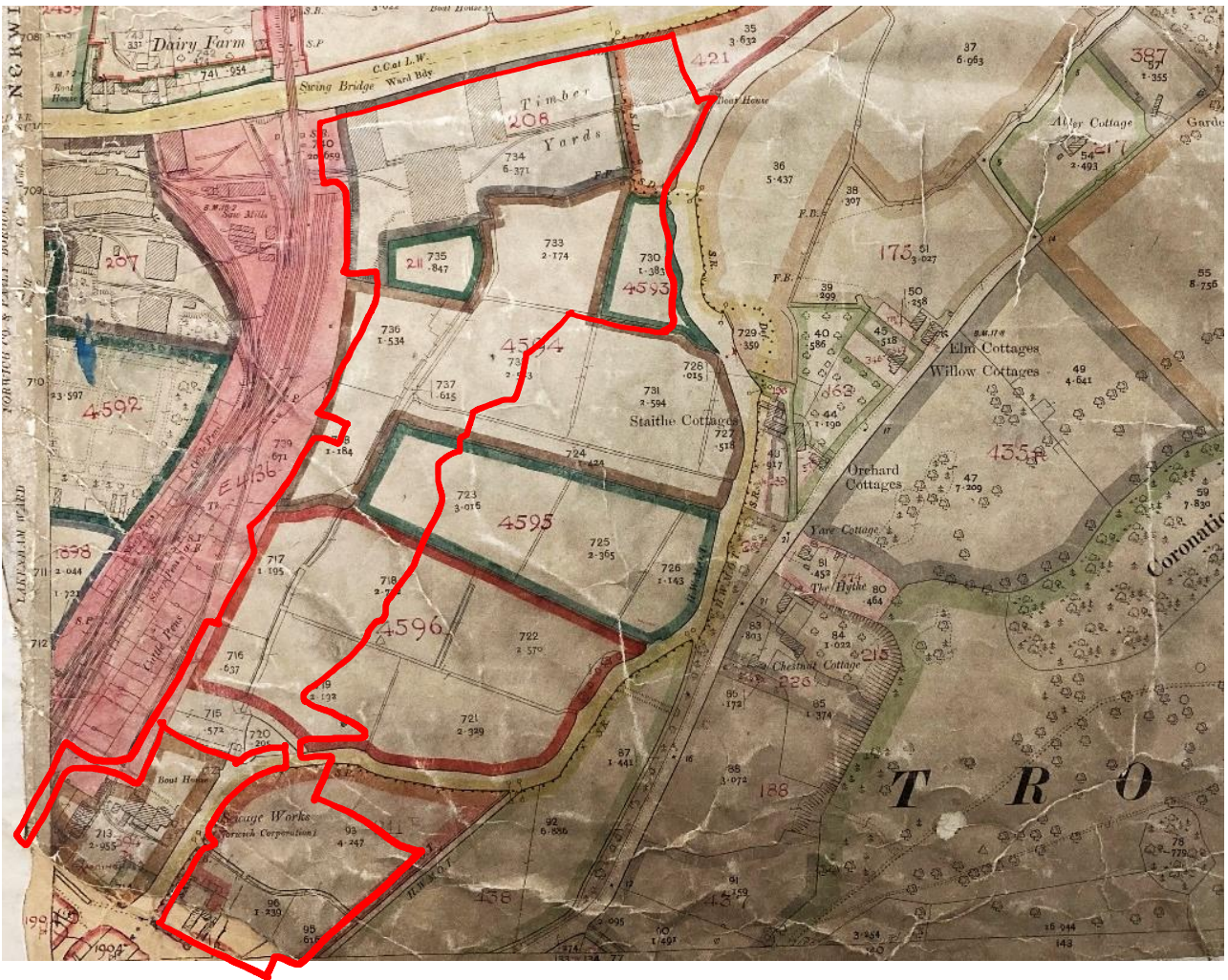


Fig.7: Map of the Site featured within the 1910 Land Valuation Survey.

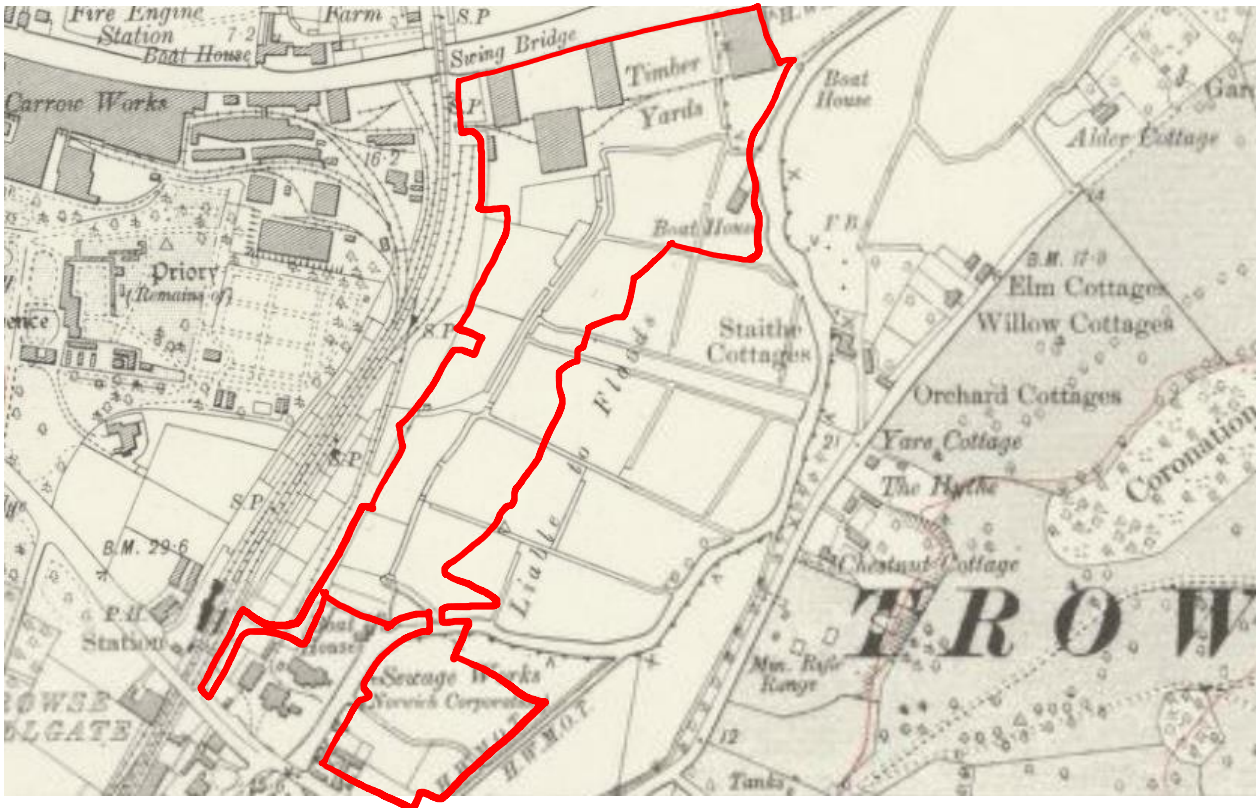


Fig. 8: Ordnance Survey extract, 1920.

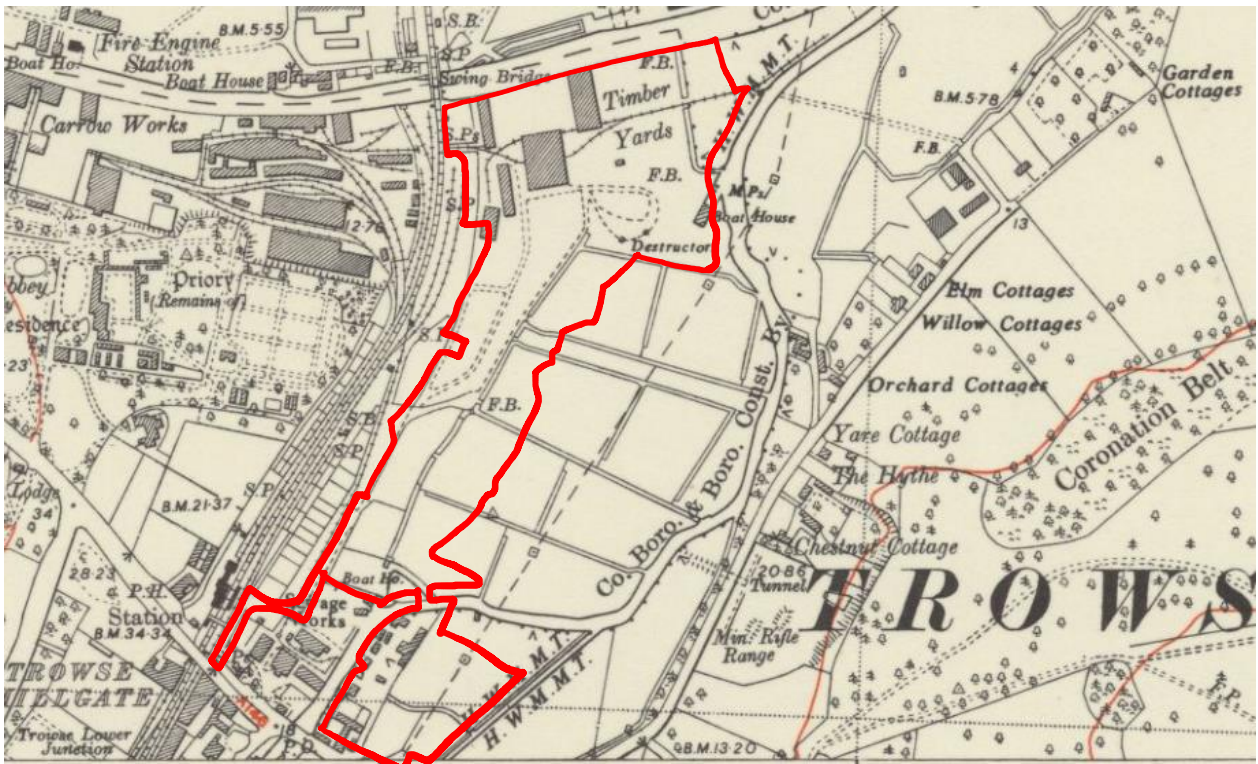


Fig. 9: Ordnance Survey map (extract), 1951

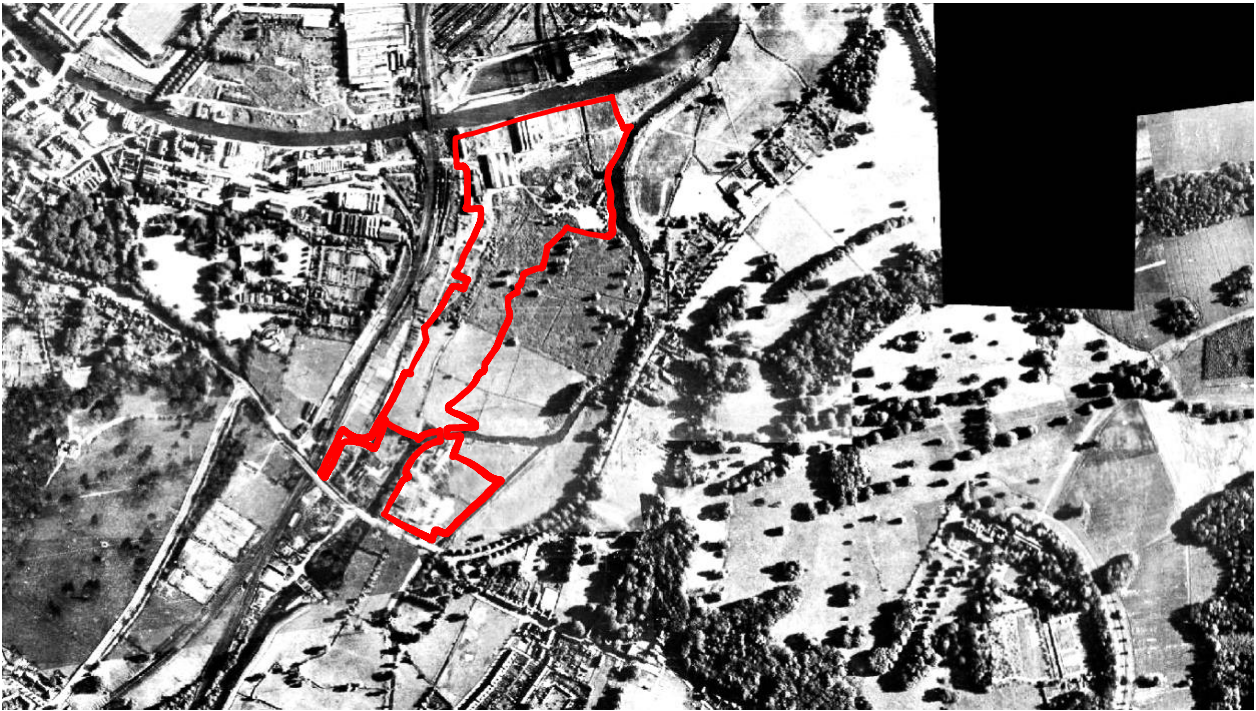


Fig. 10: RAF Aerial Photograph, 1946



Fig. 11: Norfolk County Council, 1988 commissioned aerial photograph (extract).

Historic and development of the area

- 3.2** The parish of Trowse with Newton is situated to the southeast of the City of Norwich, and contains the village of Trowse, as well as outlying parts of the Whitlingham and Bixley areas. The parish has been recorded as “Trowse with Newton” since at least 1881.
- 3.3** There was early settlement of Trowse back to the Neolithic period with numerous sites in Trowse, including the Trowse Barrow, as well as a Neolithic ring ditch which shows signs of also being a flint working site. Further evidence of prehistoric flint working sites has also been noted in Whitlingham Country Park. Archaeological evidence shows evidence of occupation through the Neolithic, Bronze Age, Iron Age and into the Roman period in the area (please refer to the Archaeological Desk Based Assessment – HCUK Group).
- 3.4** The earliest surviving reference to the village is from the Saxon period when Bishop Stigard owned the whole of Newton and part of Trowse. In 1205 the lands were handed over to the Cathedral Priory of Norwich, a Norman foundation.
- 3.5** Trowse is listed in the Domesday Book, which interestingly mentions the existence of a mill. Although there is no record of a mill in the Saxon or medieval period, the original Trowse village was located around the watermill and it's this watermill that gave the village its name.
- 3.6** The ruins of Trowse Newton Hall are situated in Whitlingham Country Park, and may be the “Newton” Hall from which the parish takes its full name. The current structures date to 1450, when they formed the country seat of the Priors of Norwich. Unfortunately, they were significantly damaged during the food riots of 1766, and later deliberately ruined in 1890. Some recognisably Perpendicular style tracery can be seen, as well as a Perpendicular style doorway.



Fig. 12: Ruins of Trowse Newton Hall

- 3.7** Buildings from the medieval period are limited, and the only other extant structure is the parish church Dedicated to St Andrew, the church has an important chancel, built between 1282 and 1283 by Master Nicholas.
- 3.8** The manorial estate of Trowse Newton had been purchased by the Money family in the late 17th Century. In 1784 a new house was built by John Money (later to become General Money), who had inherited the estate in 1777. The new house had substantial gardens and a small park, all of which is depicted on Faden's county map published in 1797, and extended it further to the south and west following the re-routing of the public road in 1806. The General also leased surrounding land from the Dean and Chapter of Norwich which included Trowse Newton Hall to the north of the park and Whitlingham White House to the east.
- 3.9** Following a dispute, the estate was inherited by his illegitimate son, Colonel Archibald Money who planted Long Wood along the ridge north of Crown Point and extended the park as far as Trowse Newton Hall to the north and Whitlingham White House to the east. Colonel Money died in 1858 and the estate passed to a second illegitimate son, the Rev Frederick Money who in 1861 put it up for sale.

3.10 The house was rebuilt in 1865 for Sir Robert John Harvey, to the designs of H. E. Coe. However, Sir Harvey's suicide resulted in the sale of the site to the Colman family in 1872, and it was extended between 1902 and 1905 under the prolific Norfolk architect, Edward Boardman.

3.11 From 1872 the estate was purchased J J Colman and it passed to Russell James Colman in 1901 who re-employed Boardman and Son to enlarge the house and bring the gardens up to date. The estate stayed within the Colman family although in 1955 they sold the house and its grounds which became the Whitlingham Hospital.

3.12 The famous topographer, Samuel A. Lewis provided this insightful 19th century historical perspective of the village

TROWSE [or Trowse-Newton] (St. Andrew), a parish, in the union and hundred of Henstead, E. division of Norfolk, 1 mile (S. E. by S.) from Norwich; containing 562 inhabitants. It is bounded on the north by the river Yare, and comprises 1121a. 3r., of which 725½ acres are arable, and the rest pasture. The surface is varied, and Crown Point, an eminence in the parish, commands a fine view of Norwich, with the village of Thorpe and the rivers Wensum and Yare. The village is pleasantly situated on the river, and consists of neatly-built houses. There is an extensive flour-mill in Trowse-Millgate (which place, together with Bracondale [aka Bracondale] and Carrow, is within the county of the city of Norwich).

3.13 Trowse became a model village as it was built by the Colman family in the 1880s for their workers at Colman's Mustard factory. Colman's wanted to give their workers a sense of community and good quality housing. The houses used to have the Colman's Mustard, yellow front doors and today when you look around Trowse you will see some homes still have their doors painted in the distinctive yellow. An extract from the "Souvenir of the Centenary of J. and J. Colman Ltd, 1805-1905" published in 1905 reads,

So far we've treated the Works themselves, and of such humanities as are practised actually within the gates. It would make a much longer story to tell of the several enterprises with which the work people are followed even to their homes, in order that they may be surrounded with all the concomitants of decent and cleanly living. The late Mr JJ Coleman had been bred among the hands at

stoke where Tom, Charles, and Harry were cherish friends. Let them grow never so vastly, he never could bring himself to regard them as mere cogs in a dividend-earning machine he might no longer know them all by their Christian names; but he still nourished the consciousness that he was something more to them than the purchaser of their labour and his partners liberty pursued the policy of buying and building cottage property in which to install them.

Hundreds of cottages, let at low rents and maintained in the pink of condition, are scattered about Lakenham Trowse, and other spots contiguous to the works Mr Coleman believed firmly, also, in the wisdom of giving a man access to the land whereby to divert his surplus energies into wholesome and profitable pursuits.

Development of the Sites

May Gurney

3.14 The Site in question based on historical evidence appears to have always been part of the Estate of Trowse-with-Newton from at least as far back as the mid-seventeenth century.

3.15 The Tithe apportionment records of 1844 survive for the land at May Gurney but no records were found for Deal Ground in this regard. The records show that plots were all owned by Archibald Money apart from Plot 143 which was owned by “Crabtree.”

Plot 139

<i>Landowner</i>	<i>Archibald Money</i>
<i>Occupier</i>	<i>Archibald Money and Others</i>
<i>Parish</i>	<i>Trowse Newton and Trowse Millgate</i>
<i>Original Date</i>	<i>26th March 1844</i>
<i>Description of Land</i>	<i>Meadow</i>

Plot 140

<i>Landowner</i>	<i>Archibald Money</i>
<i>Occupier</i>	<i>Archibald Money and Others</i>
<i>Parish</i>	<i>Trowse Newton and Trowse Millgate</i>
<i>Original Date</i>	<i>26th March 1844</i>
<i>Description of Land</i>	<i>Meadow</i>

Plot 141

<i>Landowner</i>	<i>Archibald Money</i>
------------------	------------------------

Occupier Archibald Money and Others
 Parish Trowse Newton and Trowse Millgate
 Original Date 26th March 1844
 Description of Land Meadow

Plot 142
 Landowner Archibald Money
 Occupier Archibald Money and Others
 Parish Trowse Newton and Trowse Millgate
 Original Date 26th March 1844
 Description of Land Houses & Gardens

Plot 143
 Landowner Crabtree
 Occupier Hamlet Grief
 Parish Trowse Newton and Trowse Millgate
 Original Date 26th March 1844
 Description of Land House & Garden

3.16 The May Gurney site is shown on the early 1900's Colman Estate map (Fig. 12, above) but is not marked as being within the Colman estate ownership. The 1910 Land Valuation Survey has the May Gurney site listed as Plot 211 and this entry shows that the site is owned by Colman's and there are various occupiers (see below). The site is shown on earlier maps is shown a sewage works and the land is adjacent to the Grade II Listed pumping station.

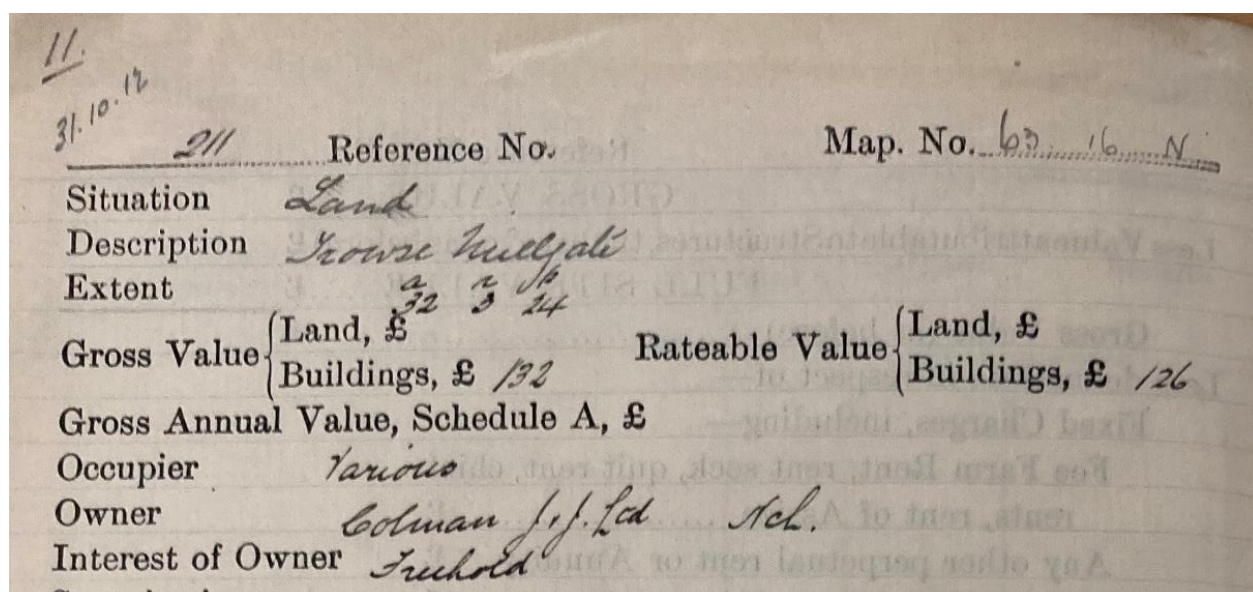


Fig. 13: 1910 Land Valuation Survey (extract only)

- 3.17** The sewage works at Trowse was built to improve social conditions around 1869 by Norwich Corporation as a public response to the problems of sewage disposal caused by the rapid urbanisation and industrialisation of Norwich in the 19th century.
- 3.18** The 19th-century engine house is constructed from good-quality red brick in the Italianate style. Inside the building, the attention to detail includes decorative embellishments and a grand spiral staircase rising to the engine floor.

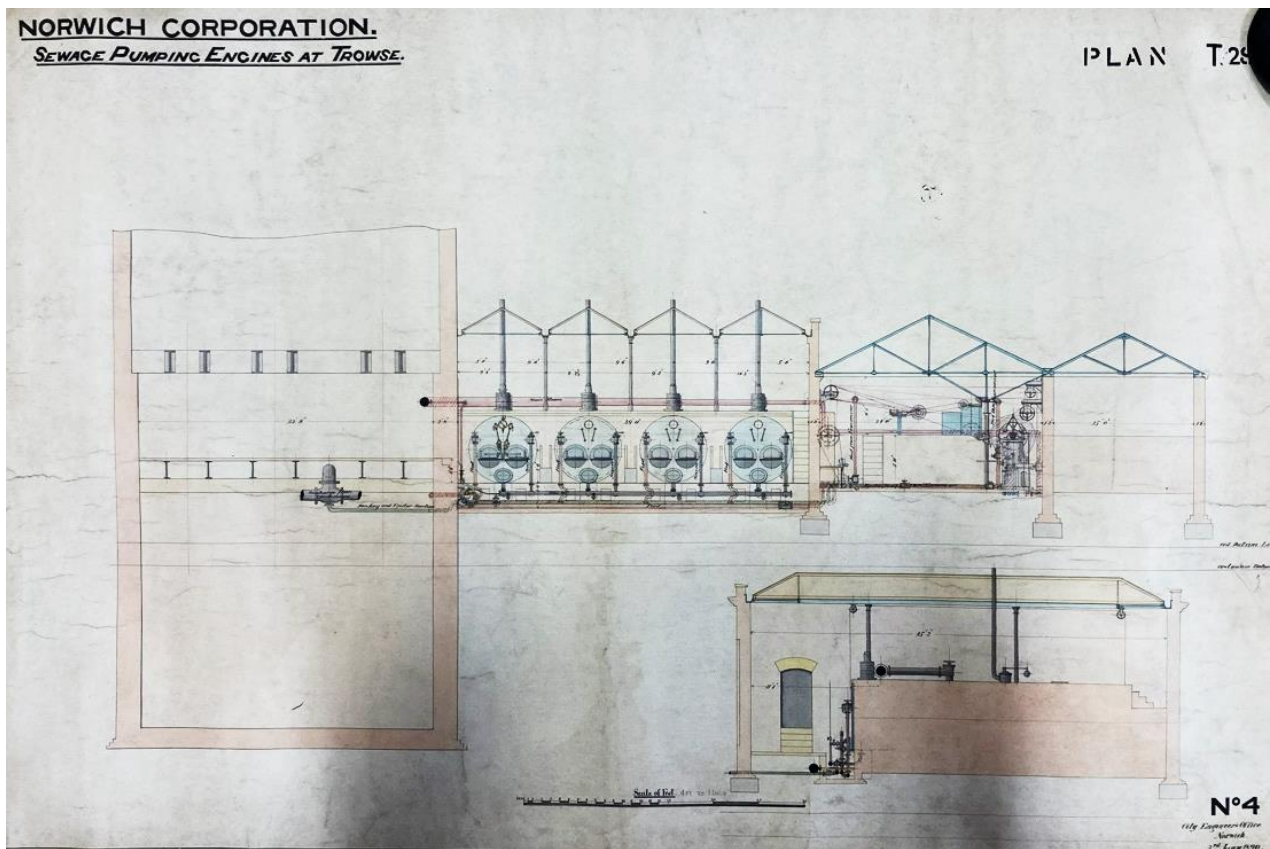


Fig. 14: Part of the drawings for the construction of Trowse Pumping Station.

- 3.19** The original steam-powered pumping machinery was removed shortly after a new engine house was opened in 1909. It would be safe to assume that the ownership of the site transferred to the Colman's around this time, certainly before 1910. The previous owners likely to have been the Norwich Corporation.
- 3.20** The Trowse engine houses are a rare combination from two technological generations on one site. The difference in the architectural styles demonstrates the building solutions needed to meet advances in engine design, from the tall form

required to house three 19th-century beam engines to the long form of the early 20th-century engine house, built to accommodate two horizontal compound engines. Both are Grade II listed.

3.21 May Gurney was launched from a wooden shed on the site in Trowse in 1912 – a partnership between R J May and Christopher Gurney. The company have occupied the site since.

The Deal Ground

3.22 Deal Ground is shown on the Colman’s Estate map (Fig. 6, above) as Colman property and was almost certainly acquired around 1872 when the estate passed into the hands of the company. The industrial origins of the Deal Ground dates from this time.

3.23 The earlier history is more complex in terms of ownership but for several hundred years prior to the late 19th century developments the site was marsh and meadow.

3.24 A record held at the Norfolk Record Office “Copy of Parliamentary Survey” of c 1649 with an account of lands, 1636; with 18th century surveys etc. re estate of William Money in Trowse; ref DCN 59/38/1) includes a full schedule of land held by William Money and, although there is no plan within the record, the description of the land does seem to describe the meadow land now known as Deal Ground as part of the Estate.

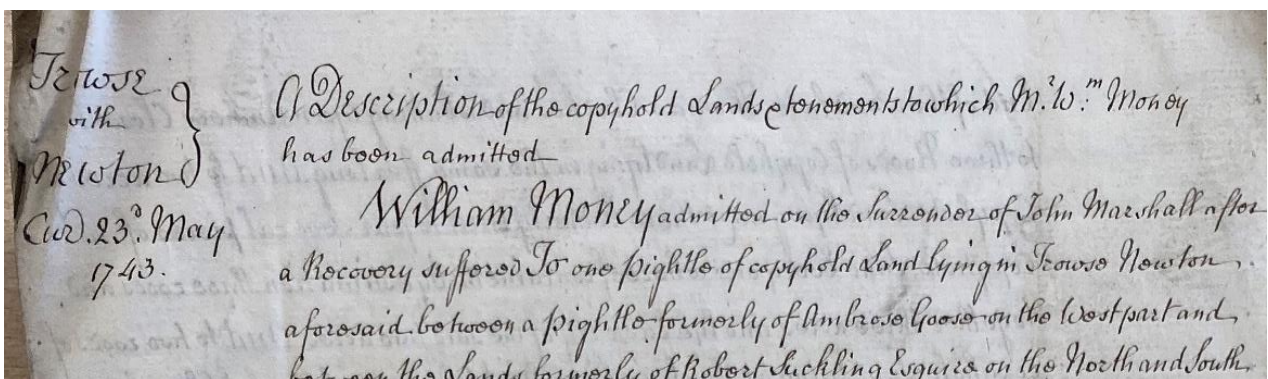


Fig. 15: Extract from a Copy of Parliamentary Survey.

3.25 The earlier “Parliamentary survey of 1649”, which was a survey of the whole Trowse-Newton manorial lands would also seem confirm this fact. A section reads “several parcels of meadow and hassocks and ground lying together and adjoining

unto another and do abut upon the aforesaid demesnes and divers many lands of the south of Norwich river of the north and east and of horse pasture west of about 90 acres."

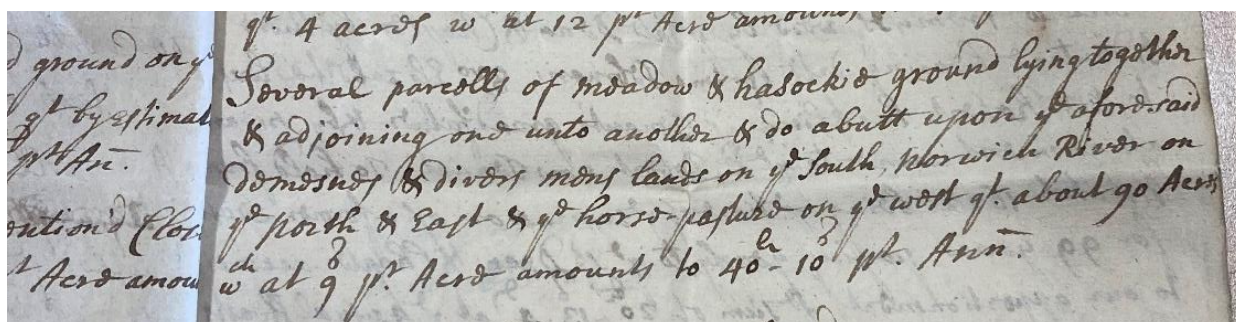


Fig. 16: Extract from the Parliamentary Survey of 1649.

3.26 A record at the National Archives "Manor files: Tre-Tud. Files of evidence relating to the enfranchisement of copyhold land. Reference: MAF 20/183/2830 - Trowse with Newton, Norfolk." Dated 1885-6 includes schedules of properties owned by the Colman's. The purpose of this instrument was to convert copyhold land to freehold land but it's use here is that it lists all the lands in the estate. Although there are no plans the descriptions of land that would appear to show that Deal Ground or part of it was in the possession of Reverend John Gamble (likely from 1861 - 1872).

3.27 The name of the area originates from the Colman era, the works produced crates and barrels made from a softwood called deal; this softwood was imported to Great Yarmouth from the Baltic and brought by wherry up the River Yare to a wharf that lay across the river, opposite Whittingham. A small tunnel, which is now disused but still visible, ran under the railway line and linked this site to the main factory site, Carrow Works, on the other side. Deal Ground was used to manufacture and store these items.

3.28 The 1910 Land Valuation survey has the site broken down into four large parcels; plots 4493-4596 in respect of the meadow land and plots 208 and 211 for the land north to the river used as timber works (the plot number 211 is recorded in both May Gurney and The Deal Ground).

3.29 These are all under the ownership of Colman's. The parcels 4493 - 4496 are described as meadow or marsh and, it is noted, that all have been planted with

willow trees c1900. The land parcels are described as “useful for accommodation” or “meadow accommodation.” This must refer to the accommodation of materials rather than workers.

95
31.10.12

4595 Reference No. Map. No. LXIII. 16

Situation *2 mouse millgate*

Description *marshes*

Extent

Gross Value { Land, £
Buildings, £

Rateable Value { Land, £
Buildings, £

Gross Annual Value, Schedule A, £

Occupier *Harris*

Owner *J. J. Colman Ltd.*

Interest of Owner

Succession interests

Reference No.

Particulars, description, and notes made on inspection *Oct. 1912*

Accommodation Marshes

<i>O.S.</i>	<i>726</i> —	<i>1. 143</i>
	<i>725</i> —	<i>2. 365</i>
	<i>723</i> —	<i>3. 016</i>
		<i>6. 524</i>

Fig. 17: Extracts from the Field Book of Deal Ground parcel no. 4595

3.30 The riverside parcels are described as with reference to a sketch and 3 units on site;

91 Louve sides lends open slating. Wood storeys. Roof lights. Sleeper floor and BDD roof. Good repairs.

112 C9 shed sides open ends. Breeze floor. Good repairs.

90a as 91 but roof has crippled. Fair repairs.

Tram metals connecting sheds to main site.

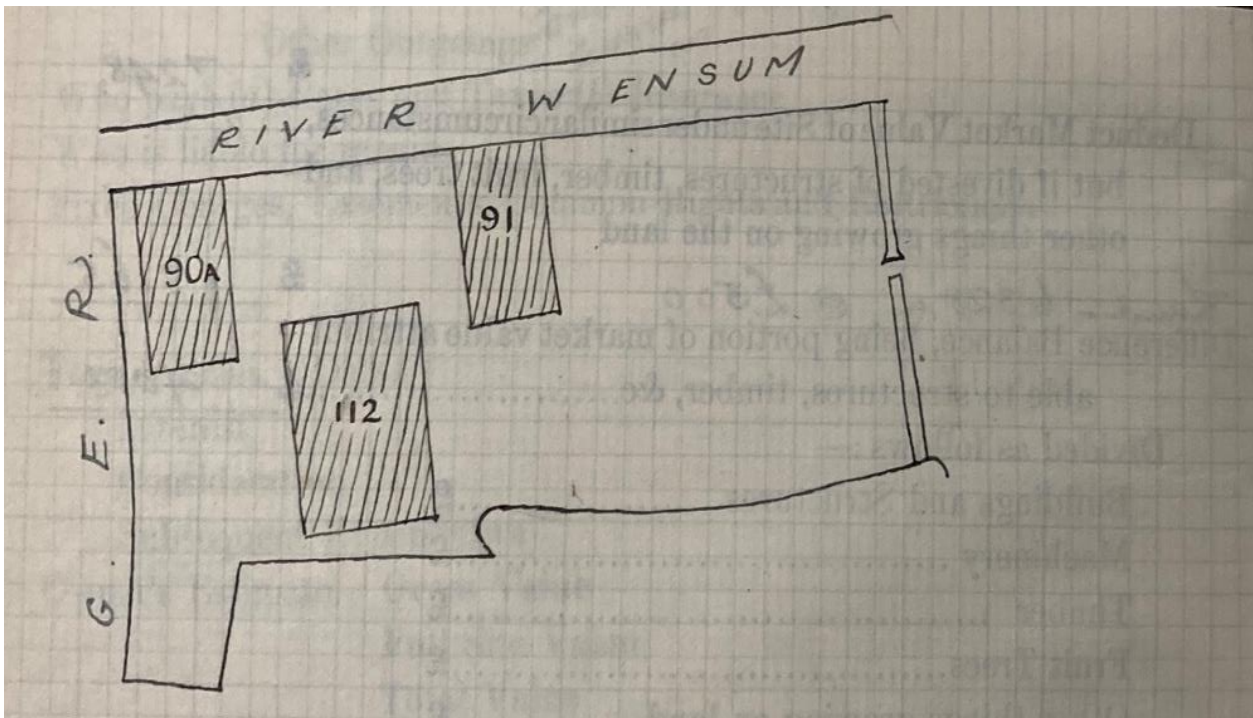
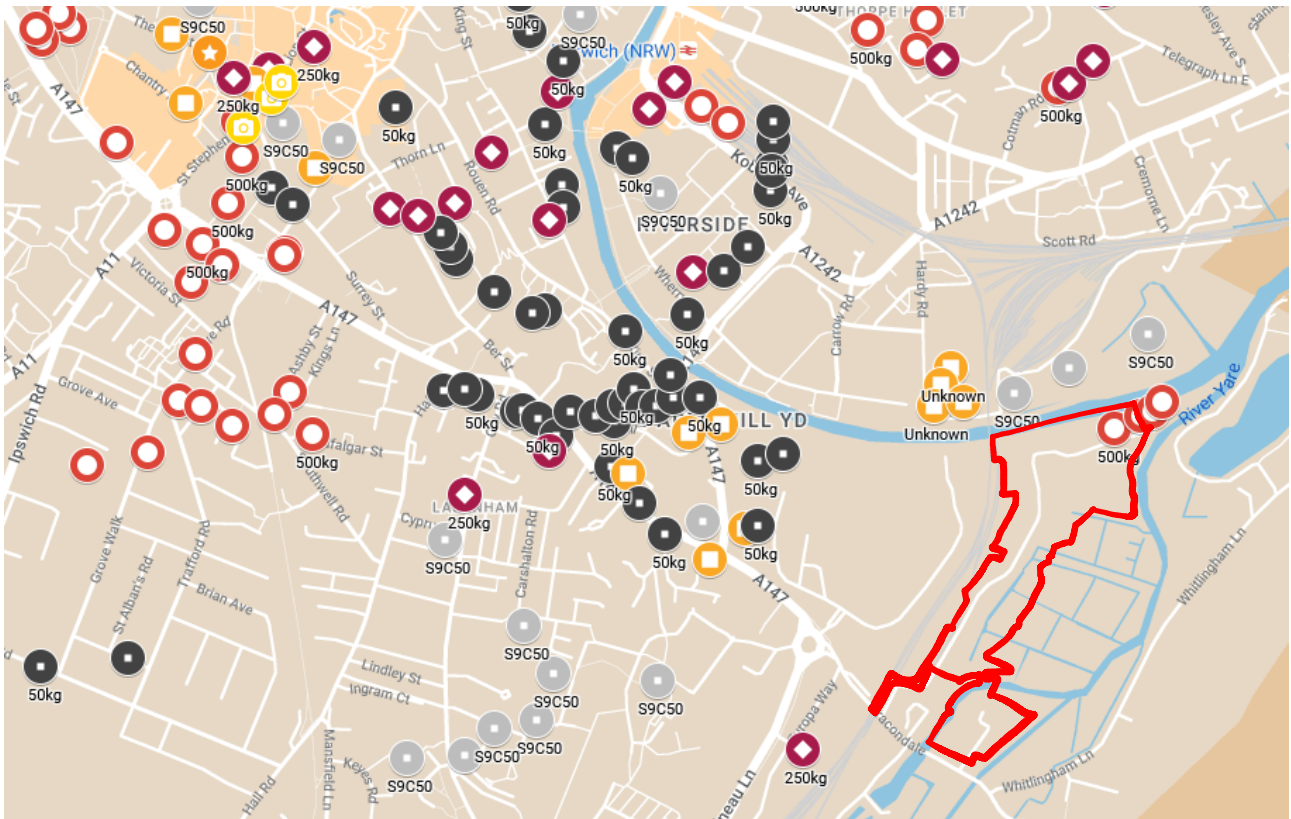


Fig. 18: Sketch of building on Site in timber yard, north part of Deal Ground.

- 3.31** The only structure of note on The Deal Ground is the Listed *Timber drying bottle kiln*. Built sometime between 1908 and 1929, the timber drying bottle kiln was used to dry freshly sawn green timber to meet Colman’s increasing demand for wooden crates and barrels.
- 3.32** This particular kiln is a very unusual example of a bottle kiln used for such a purpose.
- 3.33** The original timber yard has since been demolished but the kiln survives intact (Fig. 19, below) and as it was originally constructed. It was listed at Grade II in 1996. By 1938, a second kiln had been added to the site, it being demolished sometime between 1958 and 1968. The timber yard closed in 1995 when Colman's merged with Unilever.
- 3.34** The Site changed little in the 20th Century and although Norwich was heavily bombed during the Second World War no part of the Site nor its environs were destroyed or damaged by German bombers (Fig. 20, below).



Fig. 19: Timber drying bottle kiln, Deal Ground.



A few years ago a small group of us started to digitise the Norwich Bomb map. This data is based on the map held by Norfolk Record Office, 26,400 views
 Published on April 25, 2022
[SHARE](#)

- Bomb layer**
- 500kg
 - 50kg
 - 250kg
 - Unknown
 - SBC50
 - SC50
 - 1000kg
 - 1000kg
 - Unknown

Fig. 20: Extract from the Norwich Bomb map (with key) showing all bomb hits.

Existing Conditions

- 3.35** A visit to the Site was undertaken by the author of this assessment in February 2023. A thorough walk-over of the Site was carried out along with the immediately surrounding area. All designated heritage assets assessed within this Baseline Assessment were viewed and their settings assessed (see chapter 4 further on).
- 3.36** The Site today covers a large area of scrubland with some remaining, derelict buildings towards the south-eastern end near Bracondale (formally in use as offices).



Fig. 21: Entrance to the Site (left) from Bracondale, looking south-east.



Fig. 22: View into the Site from the main entrance off Bracondale, looking north/north-east.



Fig. 23: View from main entrance towards existing building (derelict office buildings) on the western side of the Site.



Fig. 24: View south towards the main entrance from within the Site.



Fig. 25: View east from within the Site.



Fig. 26: View north from within the Site.



Fig. 27: View looking west across the Site from the eastern side near the River Yare.



Fig. 28: View from main entrance onto Bracondale, south.



Fig. 29: Secondary entrance/shared access to yacht club. Trowse Depot to the left side of the access road, western side boundary on the right side.



Fig. 30: View north-east across the Site form the western boundary.



Fig. 31: View north from the western boundary/shared access road across the Site.



Fig. 32: View south from within the Site on the western side looking towards the grade II listed, derelict, 18th century pumping station.



Fig. 33: View north from the Deal Ground portion of the Site (north) looking towards the river.



Fig. 34: View from the Deal Ground portion of the Site looking north-east towards the yacht club (beyond the tree buffer).



Fig. 35: View south-east from within the Deal Ground portion of the Site towards the grade II listed bottle kiln, currently screened and hidden by scrub.



Fig. 36: View west from the eastern side for the Deal Ground portion of the Site close to the River Yare.



Fig. 37: View looking east along the northern boundary to the Site with the River Yare, towards Whitlingham Board.



Fig. 38: View north-west towards the entrance of the Site (right of image) from within the Trowse with Newton Conservation Area at the junction with Whitlingham Lane, opposite the Church of St Andrew (grade II) located out of shot to the left of the image.

4. Statement of Significance

Assessment of Significance

- 4.1** Please refer to Annex 1 for schedule of designated heritage assets assessed including their relevant easting, northing and designation UID.
- 4.2** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Annex 2.
- 4.3** Please refer to Annex 3 for a full assessment of setting for each asset identified below.
- 4.4** During this initial assessment process, it became clear that due to various factors, including lack of intervisibility, orientation, type and/or proximity to the Site itself the significance of certain assets could not reasonably be affected by the proposals. Those assets have been shaded grey (in the table below) and have, therefore, not been considered further within this Assessment. This Assessment has focused on identifying the real constraints and sensitivities to provide a proportionate assessment of impacts to inform the decision-making process in the most efficient, informed, and reasonable way.

Table 1: Assessment of Significance

(Note: distances approximate only from Site centre)

Asset & Location (in relation to the Site)	Summary of Significance	Setting
<p>Designated heritage assets within 500m</p>		
<p><i>Timber-drying bottle Kiln, grade II (designated 1996)</i></p> <p><i>Location in relation to Site centre: within the Site</i></p>	<p>Architectural interest owing to the fact that it has been little altered and still illustrates the industrial process for which it was built. It is a rare example of the building type nationally, and the only known example in Norfolk.</p> <p>It is of historic value for its association with Colman's of Norwich, the world-renowned condiment-milling manufacturer.</p>	<p>At present the bottle kiln is a hidden ruin within scrubland on the Site in an area that formed part of the wider Colman's estate. Today it is an isolated feature with nothing immediately close by to suggest its former purpose or association. It is hidden from view and currently only appreciable from within the Site itself from within a few meters of the asset.</p> <p>It is located at the centre of the Site and forms part of the proposals (to be preserved, repaired, and put to use for bats). The wider setting of this Kiln has changed considerably over the last 100 years and will continue to evolve and no longer plays such a key role in appreciation of this asset as it once would have.</p>
<p><i>Late C19 engine house at Trowse Sewage Pumping Station, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 240m southwest</i></p>	<p>NOTE: The adjoining ancillary buildings, comprising a boiler house, coal store, smithy and workshop, are not of special interest and are not included in the listing.</p> <p>Of architectural interest owing to its restrained Italianate style, reflecting the high value placed on its important municipal function. With its early-C20 replacement to the south, it acts as an architectural barometer, illustrating how different architectural solutions were required to meet advances in engine technology.</p> <p>Of historic interest as a public response to the problems of sewage disposal caused by the rapid suburbanisation and industrialisation of Norwich in the C19.</p>	<p>It is worth noting that this, along with the two buildings discussed below, were all designated on the same date in 2021. As such, the Site as existing was an established and accepted part of their settings at the time of designation.</p> <p>The setting of this building is intrinsically linked to Trowse Sewage Pumping Station, established in the 19th century to solve a very specific problem caused by the growth (industrial and residential) of Norwich. In reality, the tangible/appreciable setting that contributes most to the significance of the building is within a contained area closely drawn around the building itself, but the wider contextual setting of the building extends across Norwich.</p>

	Group value with the early-C20 replacement immediately to the south (discussed below), it forms a rare combination of two engine houses from two technological generations on one site.	
<p><i>Early C20 engine house, boiler house and coal store at TSPS, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 240m southwest</i></p>	<p>Of architectural value through its thoughtful design in a Free Renaissance style and a rare example of the type by a local authority for a utility building. It retains a complete exterior along with its internal layout.</p> <p>Of historic interest as a public symbol of investment by Norwich Corporation in improvements to living conditions and public health.</p> <p>Group value with its predecessor, above.</p>	<p>As above.</p> <p>Built as an upgrade to its 19th century predecessor and shares the same setting.</p>
<p><i>Trowse Railway Station, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 410m southwest</i></p>	<p>Of architectural value due to the quality of its design, functional and elegant. It displays a high-quality of craftsmanship and materials, which directly relate to the vernacular architectural traditions of Norfolk. Much of the original internal planform is thought to survive according to Historic England (but the interior has not been inspected for the purposes of this HIA).</p> <p>Of historic interest as Norwich's first, albeit temporary, railway terminus of the Norwich and Brandon Line. Trowse Station holds a strong historic relationship with the other four principal stations of the Norwich to Brandon Line at Wymondham, Attleborough, Thetford and Brandon, each listed at Grade II.</p>	<p>As above.</p> <p>The setting of Trowse Station is less about its immediate surroundings and more about its wider reach and purpose and its relationship to the other stations on the Norwich to Brandon line within a regional context. Its proximity to and relationship with the railway line, onto which it fronts, is paramount in understanding its function and history and an integral part of its setting. Similarly, but more generally, the station's location within an industrial area between Norwich and Trowse is of relevant and well established.</p>
<p><i>Trowse Millgate Conservation Area (designated in 1979)</i></p> <p><i>Location in relation to Site centre: closest</i></p>	<p>The conservation area appraisal for the area provides a detailed overview of the history of its history and significance. As such that detail has not been repeated here ⁸</p>	<p>The setting of this conservation area has remained largely unchanged since its designation in 1979. The Site has remained partly open and partly occupied by industrial buildings since before the designation and up to the present day.</p>

⁸ The Trowse Millgate Conservation Area Appraisal can be found at this link https://www.norwich.gov.uk/download/downloads/id/3018/trowse_millgate_conservation_area_appraisal.pdf

<p><i>element c. 200m southwest</i></p>	<p>It covers a relatively small but architecturally and historically rich area on the edge of Norwich City, at the edge of Trowse and includes agricultural and industrial buildings along with the principal focus, the railway. The listed buildings discussed above are located within the conservation area as are Trowse House and Mill House (discussed further below, beyond 205m).</p> <p>The significance of the area is derived from the predominantly from the combined survival of 19th century buildings, and the character it derives from the agricultural, railway and industrial buildings that survive associated with the sewage works and its position close to the River Yare. Trowse Bridge contributed considerably to this.</p>	<p>The designation extends to cover those elements that the council deemed to contribute most to its distinct character and appearance. The land beyond the conservation area is typically of lesser quality or, further to the east, falls within the neighbouring Broadlands Authority and has been designated as part of the Trowse with Newton Conservation Area, discussed further below.</p>
<p>GROUP:</p> <p><i>Carrow Priory (ruined portions), scheduled monument (north-west) including, grade I Carrow Priory, grade II Lodge, Gardener's Cottage and former Cart Shed to Carrow Abbey, and Flint Wall, grade II. (Carrow Abbey Designated 26.05.54 and Carrow Priory scheduling 26.06.24)</i></p> <p><i>Location in relation to Site centre: At c.500m to the west of the Site.</i></p>	<p>Carrow Abbey is of principally architectural interest as the remnants of the C16 prioresses accommodation which remain legible within the later fabric. It has a high degree of survival found in the late-Victorian and Edwardian fabric and plan form and as the work of Edward Boardman, an important architect with strong associations to the Colman family and to the city of Norwich. It has a very high quality of its craftsmanship and detail (demonstrating artistic value) and includes the the brick and flint walling of the exterior, the joinery and carpentry internally, and the stained glass of the windows.</p> <p>It is of historic interest as a rare survival of a prioress's house from a pre-Reformation Benedictine convent and for the later history of the house as the home and later offices of the Colman family and their business.</p> <p>It is of group value owing to its relationship with other designated heritage assets associated in close proximity most especially Carrow Priory, the scheduled remains of the ruined portions of the priory (discussed below).</p>	<p>This group of highly graded assets lies to the west of the Site and has no direct intervisibility with it owing to the intervening development, including historic and modern industrial development and the railway line.</p> <p>The setting of this group is very much interconnected, and it is within a relatively contained area that this group is appreciated within a tangible, albeit much altered context.</p> <p>The Site does not contribute anything meaningful or tangible to the setting of group today and the presence of the intervening development means that the Site and this highly graded group are very much separated from one another both historically and physically.</p> <p>The Site, as existing, and historically has been an industrial and agricultural feature within the wider area to the south-west of the abbey and priory ruins long before the designation of any of the features within that historic and important location.</p>

	<p>Carrow Priory (scheduled monument) is of exceptional standing, buried and earthwork remains, depicting the form, plan, and architectural detail of the priory. It is scheduled owing to the high level of historical and archaeological documentation pertaining to the priory's history and evolution and to the significance of the women who lived there and is an outstanding example of one of a small number of known female religious houses to have been established in England.</p>	<p>In this instance the Site is considered beyond the meaningful and tangible setting of these assets.</p>
<p><i>Bracondale Conservation Area</i></p> <p><i>Location in relation to Site centre: Eastern boundary c.500m</i></p>	<p>This designation takes in, amongst other areas and street, the Carrow Works site (to the east), development on the southern side of Bracondale, Bracondale Grove, Ice House Lane and King Street.</p> <p>The Bracondale conservation area lies outside the historic city limits, with the city walls just to the north of the area. Early occupation is evident at the 12th century Carrow Abbey, but it was not until the 18th century that more extensive development outside the walls began. In the 1850s, J J Colman moved his Carrow Works to a site in the river valley. This successful business had a great impact on the built environment, with the company expanding to cover a significant part of the conservation area and building a number of facilities for its employees. Today the area is very attractive, due to the high quality and varied nature of the historic buildings and its many mature trees.</p>	<p>This conservation is focused on the Bracondale area and King Street, some 500m plus from the western Site boundary. It takes in Carrow Priory but does not extend eastwards beyond this. The character of the area is defined and does not extend to the Site. The Site contributes nothing appreciable to the character and appearance of this designation.</p>
<p><i>Trowse with Newton Conservation Area</i></p> <p><i>Location in relation to Site centre: c. 250 - 450m south.</i></p>	<p>The Trowse with Newton Conservation Area appraisal was prepared in 2012 and includes a detailed history of the area, which is not repeated here.</p> <p>Trowse as an area is located just over 2km from Norwich City Centre. It has a long history dating back to the Saxon period but Trowse as it stands today is largely the responsibility of the Colman family. The Colmans' "set above transforming Trowse into a 'model village' as a part of a</p>	<p>The most important elements that contribute to the conservation area's significance are contained within the designation itself, all other elements beyond that, by virtue of them not being included, have been identified by the LPA as being of lesser significance.</p> <p>Trowse is on the outskirts of Norwich and separated from it by the river Yare. There is a woodland backdrop to the village in the south-east and open views south across farmland, albeit these views have been curtailed</p>

	<p>miniature 'cradle to grave' welfare state."</p> <p>The conservation area derives much of its significance today through the association with the Colmans and through the survival of the terraced houses built for the workers and the larger semi-detached examples constructed for the foreman.</p> <p>The area is of architectural value owing to the survival of the Colman factory workers cottages and the generally good preservation of the village itself since the late 19th century. The surrounding farmland and backdrop of woodland to the south, is also an important contributor and the distinction, physically realised through the presence of the river Yare, between the urban sprawl of Norwich and the "village" feel that still prevails just 2km away to the southeast.</p>	<p>since the construction of the new road embankment.</p> <p>The Site and the industrial development on it has been part of the wider setting of the conservation area, along with the Trowse Sewage Pumping Station and railway long before the area was designated in 1978s. There are glimpsed views out from the edge of the conservation area towards the Site and views out from the southern half of the Site towards the northern and western edges of the conservation area. These views are not uninterrupted or prominent. In views into the conservation area from Bracondale, looking south-east the Site is to the rear of the viewer or peripheral</p>
<p><i>Church of St Andrew, grade I (designated in 1959)</i></p> <p><i>Location in relation to Site centre: c.400m to the southwest of the Site.</i></p>	<p>Principally of architectural interest this parish church dates back to the 13th century with a 14th century tower and 15th century nave. It is very much a multiphase building, all phases of which can be read in the building that remains today.</p> <p>It is of historic interest owing to its role as a parish church, integral to village life in Trowse with Newton both before and after 19th century and the development of Trowse as a model village by the Colman family.</p>	<p>Positioned just set back from the southern side of The Street, on the approach into Trowse village. Principal elevation facing north but there is no intervisibility with the Site owing to the topography, existing mature screening and other existing development.</p> <p>The setting of the church is well established as an important part of Trowse with Newton village principally located to the south-east. To the south of the church are agricultural fields and to the north is Whitlingham Broad. Just to the north-east of the church, on the opposite Site of The Street/Bracondale is the cluster of industrial buildings and land associated with the Site and beyond that (further north-west) the Trowse Depot and railway line.</p> <p>Despite the proximity of the church to the Site and the other industrial buildings close by, it is very much established as a feature at the gateway to the village.</p>

<p><i>Former Mustard Seed Drying Shed, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 400m northwest</i></p>	<p>Designated recently, as part of a group of buildings listed in 2021. The shed is of architectural value because it survives as a well-executed industrial building with imposing red brick walls and polychrome brickwork. Aside from the one-and-half storey addition to the roof in the early-C20, the building has been little-altered externally and retains distinctive features. The list entry notes that the building retains an exceptionally-high proportion of its fixed mid-C20 industrial machinery.</p> <p>The historic value of the building derives from the building's survival as a tangible reminder of the regional, national and international success of the Colman's brand since the mid-C19 and as an important surviving industrial building of the Colman's manufacturing site at Carrow (much of which was impacted by bomb damage WWII or reordering in the mid- and late C20.</p> <p>The shed is of group value through its strong contextual relationship with the neighbouring K6 telephone kiosk (also grade II), as well as nearby listed and unlisted former factory buildings (discussed above). The list entry notes that "the contribution it makes to the historic Colman's industrial complex at Carrow, which also includes Carrow House, Blocks 7, 7A, 8 and 8A, Block 60, and Block 92, all listed at Grade II and built in the mid- to late C19 within the setting of the scheduled remains of Carrow Priory and Grade I listed Carrow Abbey" is also of relevance.</p>	<p>The setting of this building is very much embedded in the Colman's factory/development, elements of which survive to the west of the railway line and north-west of the Site. The group value ascribed to this building comes from its visual and historical relationship with the surviving historic buildings located to the west of the railway line. There is a far less tangible relationship between the Site and this listed building owing to the very limited intervisibility with it and by virtue of the use and location/ orientation/position of the building.</p> <p>The Site is an established part of the wider setting to this building.</p>
<p><i>Trowse House, grade II (designated 1989)</i></p> <p><i>Location in relation to Site centre: c. 450m south/southwest side of Bracondale.</i></p>	<p>Early 18th century house or architectural interest owing to its level of survival (albeit alteration is apparent) and historic interest as part of Trowse.</p>	<p>Located on the south-western side of Bracondale the setting of this house includes the private curtilage around it, which forms a broadly rectangular plot. The house faces south-east towards Bracondale Millgate and has no intervisibility with the Site. It is set back behind development fronting Bracondale.</p>
<p><i>Mill House, grade II (designated 1982)</i></p>	<p>A house with 18th century origins and 19th and 20th century additions and</p>	<p>As above. This house is located just to the south-west of Trowse House.</p>

<p><i>Location in relation to Site centre: c. 500m south, southeast of Trowse House</i></p>	<p>alterations. It is of architectural interest owing to its level of survival and of historic interest as part of Trowse.</p>	<p>Fronting Bracondale Millgate with no intervisibility with the Site, set within a rectangular plot of land.</p>
<p><i>Old Hall Farmhouse, grade II (designated 1988)</i></p> <p><i>Location in relation to Site centre: c. 500m southeast</i></p>	<p>Circa 1740, altered early C19 and 1977. Colour-washed brick (rear wing of flint with brick dressings). Slate roofs. 2 storeys in 4 bays. Hipped roof with panelled ridge stack right of centre suggesting an original lobby entrance plan.</p> <p>Principally of architectural and historic interest owing to level of survival and its contribution to the development of Trowse-with-Newton. Faces south-east on to White Horse Lane.</p>	<p>This farmhouse, no longer with an associated farm, is located to the southeast of the Site on the southern side of The Street. It has no intervisibility with the Site and its principal elevation is oriented southeast. It is set back from White Horse Lane and forms one of a number of dwellings located either side of the lane, set slightly away from the main village core, which is located to the north-east. There are fields to rear the west and modern development immediately to the east/southeast.</p>
<p><i>Trowse Old Hall, grade II (designated 1988)</i></p> <p><i>Location in relation to Site centre: c. 500m southeast</i></p>	<p>Now subdivided into flats and maisonettes this building dates back to the 1720s and was refaced in the Gothick style c.1770. Colour-washed flint and brick. Pantiled roofs. Facade of 2-3 storeys. Central recessed bay containing panelled door under rounded overlight.</p> <p>This building is primarily of architectural and historic interest owing to its level of survival and its contribution to the character and development of Trowse-with-Newton. It fronts directly onto The Street and is best appreciated in linear views southeast and northwest along The Street and from within its village context.</p>	<p>Located on the northern side of The Street, in the centre of Trowse. This building is an integral part of the village and has no intervisibility with the Site. The setting of this building is well established within the village settlement from where it is best appreciated.</p>
<p><i>Sunnydale, grade II (designated 1988)</i></p> <p><i>Location in relation to Site centre: c. 450m southeast</i></p>	<p>Mid C18 whitewashed, flint and brick house with a thatched roof. One storey and dormer attic in 3 irregular bays. Alteration is evident with late 20th century interventions.</p> <p>It is primarily of architectural and historic interest owing to its surviving historic fabric and form and through the contribution it made to the village.</p>	<p>This building is located immediately to the east of Trowse Old Hall, set slightly further back from the road. It shares the same setting as above.</p>

<p><i>Trowse Primary School, grade II (designated 2015)</i></p> <p><i>Location in relation to Site centre: c. 450m southeast.</i></p>	<p>The school is of historic interest because it represents and reflects the development of different successive strands of educational provision in the mid-late C19.</p> <p>It is of architectural interest through the historic quality of the site. The purpose-built 1882 extension, designed by a notable local architect with its innovative arrangement of a series of small tuition rooms flanking the main central hall, and its decorative embellishments, contrasts with the modest form and plain detailing of the former chapel school and meeting rooms.</p>	<p>Located on the southern side of The Street, positioned at a right angle to it. There is no intervisibility with the Site and the school's setting is very much embedded within the village settlement, where it holds communal and evidential value.</p>
<p><i>GROUP:</i></p> <p><i>60, 62 and 64, 66, 66A, 68, 70, 72, 72A and 72B Bracondale, Bracondale Cottage, grade II (designated 1972)</i></p> <p><i>Includes grade II listed forecourt wall, gate and railings to Nos. 66 and 66A and No 68 (designated 1986)</i></p> <p><i>Location in relation to Site centre: c. 500m + from Site centre. Southwest.</i></p>	<p>A group of dwellings ranging from the 17th and 19th century, all of independent construction and comprised of a variety of materials including red and yellow brick, tiled roofs and some with flint detailing. All two storeys.</p> <p>They form a coherent visual group despite their individuality and are best appreciated together in the linear views east and west along Bracondale. They are all principally of architectural interest owing to their dates and levels of survival and of historic interest as part of the development of the area.</p>	<p>There is no apparent intervisibility with the Site given the location, orientation and intervening topography and road layout.</p> <p>This group of buildings face north onto Bracondale, west of the Site itself. They look towards King Street and are very much a coherent group of dwellings on the edge of Norwich City Centre. They have no visible or historic link to the Site and the Site is very clearly beyond the tangible setting of this group.</p>
<p><i>Carrow House, grade II (designated 1986)</i></p> <p><i>Location in relation to Site centre: c. 500m west of Site centre.</i></p>	<p>Carrow House is of architectural interest as a good example of a handsome Victorian villa in the Italianate style with a well-balanced composition and well-executed classical stone dressings. Built predominantly by two Norwich-based artists whose designs and craftsmanship are notable for their high quality.</p> <p>The building is of historic interest the interest through the survival of the ground-floor business rooms which demonstrate the close association</p>	<p>There is no intervisibility with the Site. Carrow House is set within a secluded and well screened plot on the eastern side of King Street. It is of limited visibility from within the immediate surroundings due to the existing screening by trees and the topography – King Street slopes down from Bracondale towards the river.</p> <p>Carrow House's closest association is to the Carrow Works buildings located to the east (discussed within this Assessment) and this is the context within which it is best understood and appreciated.</p>

	<p>between the house and the family-run Carrow Works nearby.</p> <p>Carrow House has a strong group value with other designated assets on the site, particularly with the adjoining Grade II* listed conservatory (discussed below), the Grade I listed Carrow Abbey, and the scheduled Carrow Priory which, along with the lodge, gardener's cottage and former cart shed; the nearby sunken garden; and the pet cemetery, all of which are Grade II listed, contribute significantly to its architectural and historic context (discussed previously).</p>	
<p><i>Conservatory at Carrow House, Lakenham, grade II* (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 500m + west of Site centre.</i></p>	<p>Architecturally this conservatory is a particularly fine example of the period, designed by one of the most important manufacturers of such buildings and indeed of buildings constructed in parts. It was illustrated in Boulton and Paul's catalogue, demonstrating that this important firm regarded it as a very significant production and is richly detailed using ornate patterns in different materials including ironwork, stained glass and tesserae. It is a well preserved example retaining decorative detailing along with the ventilation and heating equipment.</p>	<p>As above.</p>
<p><i>Carrow Works, blocks 7, 7A, 8A and * including metal canopy attached to block 7, grade II (designated 1986)</i></p> <p><i>Location in relation to Site centre: c. 420 northwest of Site centre.</i></p>	<p>Each of these Carrow Works blocks are well-executed with imposing red-brick walls, polychrome brickwork, regimented sash windows and blind-arcading making a strong architectural statement. The blocks are little altered externally, their height and massing contributing to the retained distinctive features that contribute to their overall architectural interest. They also include their original timber-framed sashes.</p> <p>They remain of historic value as important survivals of Colman's condiment-milling industry in Norwich, and reaffirming Norwich's high status in this business internationally.</p>	<p>Carrow Works, and specifically the blocks in question here are located along the riverside with other industrial buildings to either side. There is no intervisibility with the Site.</p> <p>Carrow Works is very much part of the character of this part of the riverside, west of the Site, which has distinctive architectural character and retains a strong industrial landscape referencing Colman's occupation of the area for some 150 years.</p>

	<p>They are of group value with other buildings in the immediate vicinity and particularly along with a number of other buildings discussed within this Assessment, including Colman's development of Carrow Works in the late C19, Carrow House, Carrow Priory (scheduled) and Carrow Abbey (grade I).</p>	
<p><i>Eastern air raid Shelter at Carrow Works, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 420m west of Site centre</i></p>	<p>The air raid shelter survives as a good example of a purpose-built tunnel shelter for communal use at a factory site. Somewhat unusually it retains internal fixtures, including benches, toilet cubicles and hand-painted signage.</p> <p>It is of historic interest as a tangible and evocative reminder of the dangers faced by civilians during the Second World War and as evidence of the importance of the Colman's factory and its mustard production for morale during the Second World War.</p> <p>It is of group value with the other Carrow Works buildings, discussed previously.</p>	<p>This shelter forms part of the Carrow Works group, which was and still remains the primary setting of this asset.</p> <p>There is no intervisibility with the Site and this feature is only appreciable from within the immediate vicinity of this group of buildings.</p>
<p><i>Flint Wall and 19 attached pet tombs, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 420m west of Site centre.</i></p>	<p>This pet cemetery is a of historic interest as an unusual example of a private pet cemetery spanning a period of 31 years. It survives as an illustration of the attitude of the Colman family to their pets, and of social attitudes to pets in the late-C19 to early C20. Most of the pets' names remain legible on the tombstones and, in addition, the wall, although much rebuilt, has medieval origins as part of the precinct wall to Carrow Priory, a scheduled monument.</p> <p>The cemetery is of group value with the other Carrow Works buildings and is best appreciated within this context and through an understanding of the very specific association to the Colman family.</p>	<p>As above. No intervisibility with the Site and a setting that is most tangible within the context of the Carrow Works.</p>
<p><i>Former Mustard Seed Drying Shed, grade II (designated 2021)</i></p>	<p>This building is of architectural interest as a well-executed industrial building with imposing red brick walls and polychrome brickwork, which</p>	<p>As above.</p>

<p><i>K6 Telephone Kiosk outside entrance to form mustard seed drying shed, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 420m west of Site centre.</i></p>	<p>makes a strong architectural statement. The building has been little altered externally and retains distinctive features relating to its industrial use. It is of historic interest as tangible evidence of the regional, national and international success of the Colman's brand since the mid-C19 and as a key surviving historic industrial building of the Colman's manufacturing site at Carrow, along with the other buildings discussed within this Assessment.</p> <p>Taken from the National Heritage List and official list entry this building is of group value <i>"for the strong contextual relationship the drying shed holds with the neighbouring K6 telephone kiosk (Grade II), as well as nearby listed and unlisted former factory buildings; * for the contribution it makes to the historic Colman's industrial complex at Carrow, which also includes Carrow House, Blocks 7, 7A, 8 and 8A, Block 60, and Block 92, all listed at Grade II and built in the mid- to late C19 within the setting of the scheduled remains of Carrow Priory and Grade I listed Carrow Abbey."</i></p>	
<p><i>GROUP (designated 1982):</i></p> <p><i>Ebenezer, grade II</i></p> <p><i>1-5 and 6-11, Railway Cottages, grade II</i></p> <p><i>63-79 Cozens Road, grade II</i></p> <p><i>2 and 4, 6 and 8 Hardy Road</i></p> <p><i>Location in relation to Site centre: c. 500m + northwest of Site centre</i></p>	<p>This group of buildings is predominantly made up of terraced railway cottages, located north of the river and northwest of the Site. They are of architectural interest through their level of survival and historic interest through their date and association with the railway, all mid-19th century in date.</p> <p>Ebenezer, which sits immediately to the north of the group is the former railway manager's house dating to 1847 by Grissell & Peto, builders/architects to the Norfolk Railway Company. This building along with the other terraced dwellings is of architectural interest through its quality of build and level of survival but also because it forms part of a unique group of planned workers' dwellings in Norwich City, all of the same date and all by Grissell & Peto.</p>	<p>This close-knit group of buildings is located to the northwest of the Site on the opposite side of the river with industrial buildings located in between. Owing to their purpose, they are located close to the railway line and are very much understood and appreciated within their immediate surroundings.</p> <p>There is no obvious intervisibility with the Site and no specific historic associations as they were associated with the railway rather than the Carrow Works, which lies to the south.</p>

<p><i>Highly graded heritage assets over 500m up to 1km</i></p>		
<p><i>Church of Etheldreda, Mancroft, grade I (designated 1954)</i></p> <p><i>Location: c. 900m northwest</i></p>	<p>A former parish church dating from the C12 with C14 and C19 restorations by E. Boardman. Flint with stone and brick dressings. Plain tile roof. West tower nave and chancel. It is of architectural interest through its level of survival and the quality of its surviving early fabric. It is of historic interest as part of the development of Norwich and is one of many churches scattered throughout the city.</p>	<p>Located on the western side of King Street this church has no tangible relationship to the Site and there is no intervisibility with it. Its setting is its immediate surroundings along King Street, close to the river and at the southeastern edge of Norwich City Centre.</p>
<p><i>Manor House, Lakenham, grade II* (designated 1954)</i></p> <p><i>Location: c. 850m North</i></p>	<p>Of high architectural value owing to its early date (1578 is noted on the gables). It is constructed of red brick, with plain tile roof and a brick chimney to rear. 2 storeys and attic, 3-window range with projecting centre bay and rusticated brick quoins. C20 plank door in moulded brick Tudor arch. Moulded string course. 3-light wooden mullioned and transomed windows have either brick hood moulds or pediments. Elaborate moulded brick eaves cornice.</p> <p>This building is of historic interest through its date and contribution to the development of Norwich.</p>	<p>There is no intervisibility with, or relationship to the Site. The setting of this highly graded building is part of Norwich City centre and within the urban context of Bracondale and various and characterful buildings along it.</p>
<p><i>Thorpe Hall, Thorpe St Andrew, grade II* (designated 1952)</i></p> <p><i>Location: c. 900m east</i></p>	<p>Principally dating to c.1600, Thorpe Hall sits on the site of the palace of the Bishops of Norwich. Built of rendered and colourwashed brick and flint with plain tile roofs. L-shaped plan of 2 and a 1/2 storeys, with lower 2 storey wing to north west, single storey porches to north and east, and C19 lean-to, two storey staircase extension to west. 2 and 1/2 storeyed wing has 4 windowed facade to east, with a porch at the southern end, and off centre entrance door towards the northern end. Gabled C19 porch has circa 1600 core.</p> <p>This building is principally of architectural interest owing to its level of survival and the value</p>	<p>Located to the northeast of the Site on the opposite (northern) side of the river. Thorpe Hall is set within a spacious plot that extends down to the water's edge. It is well screened by trees and located north of Whitlingham Broad. It has no relationship visually or otherwise to the Site and its setting is well established and appreciable to the north of Whitlingham Broad, south of Yarmouth Road.</p>

	embodied in its historic fabric, of various phases. It is of historic interest owing to its siting.	
<p><i>Tower & Adjoining Retaining Wall to the Rear of No. 58 Bracondale, grade II* (designation 1954)</i></p> <p><i>Location in relation to Site centre: c. 850m southwest.</i></p>	<p>The tower and adjoining retaining wall to rear of No. 58 is an early C17 building, likely earlier and contemporary with No. 54 (Manor House, or which it is of group value). It is constructed of brick and flint rubble on lower part; brick above. It is on a split-level site and of 3-storeys with a basement.</p> <p>It is of architectural and historic value through its level of survival and early date.</p>	<p>A feature only appreciable from either within the private curtilage of No. 58 and No. 54 Bracondale or in glimpsed views from Bracondale (road) to the east. There is no intervisibility with or relationship to the Site. Its setting is very much defined within its immediate context today and it survives as an isolated and distinctive early structure.</p>
<p><i>Whitlingham Hospital Blocks 04, 05, 06, Crown Point, grade II* (designation 1985)</i></p> <p><i>Location in relation to Site centre: c. 850m east</i></p>	<p>Country house converted into a hospital, with attached conservatory, service wing and billiard room. The house was built c1865, by HE Coe of Cambridge for Sir Robert Harvey and acquired 1872 by a member of the Colman family, following Harvey's suicide.</p> <p>It is of exceptional quality and survival despite various phases of alteration and extension, which for the most part appear to have contributed to its architectural interest, rather than detracting from it. It is of historic interest owing to its age, use, ownership and association with the Colman's although there is no tangible/visual relationship between it and the Carrow Works/other surviving Colman's buildings.</p>	<p>No intervisibility with the Site. The hospital is located to the east of the Site and immediately to the west of the A47. It is well screened mature trees and grounds within a defined plot and there is little else around it beyond the immediately surrounding open land to the north and west and the somewhat distinctive Trowse woodland to the south and east (beyond the A47). The setting that contributes most to an appreciation/understanding of this building does not extend as far as the Site. The contribution made by the setting of the hospital considerably reduces with distance.</p>
<p><i>Other nearby designated heritage assets</i></p>		
<p><i>Norwich Castle, grade I. (designated in 1954 and amended 7.10.2014)</i></p> <p><i>Location: Elevated ground over 2km to the north-west.</i></p>	<p>Norwich Castle is of architectural value as an outstanding example of a great tower erected under royal patronage and was unique both in having a forebuilding and entrance of stone, and in its rich external architectural detailing which imposed an order and system of proportion on the irregular fenestration.</p>	<p>Norwich Castle's setting is unique because of the very nature of the building itself and its elevated position. In some ways immediate setting has changed quite considerably as Norwich City Centre has evolved around it. However, the medieval street patterns and survival (in various parts) of the old city wall draw elements together to allow that</p>

	<p>It is of historic interest because it was built during an extraordinary period in the tradition of great tower architecture, along with the White Tower and Corfe Castle. The architectural ideas expressed in the castle have informed every major great tower of the C12 in England. It has long and evolving history that extends over almost a thousand years, retaining evidence of notable phases, including the medieval keep, and the radial plan form of the early C19 prison, which was turned into Victorian galleries, complete with their original fitted display cabinets.</p> <p>The castle is of group value with the scheduled elements of the castle, and with the bridge over the moat and two entrance lodges with their railings, all listed at Grade II.</p>	<p>context to remain legible in spite of those changes.</p> <p>The castle's setting is extensive, and this is particularly so because of its elevated position, allowing for extensive 360-degree views across the city centre and beyond.</p> <p>The elements that fall within the bounds of the existing extent of the city centre are the areas from where the castle (and its significance) can be best appreciate and from where visibility of it is most available, usually in glimpsed views between buildings.</p> <p>The wider setting of the castle, beyond the river and original extent of the city, displays a greater level of change, particularly along the riverside and close to the station. The castle is not appreciable from these locations, around 1km and beyond, but views out from the castle do allow for views out over these more distant parts but do not allow for easy identification of particular features, save for prominent church spires and distinct features such as Mousehold Heath (also on elevated land to the northeast).</p>
--	---	---

4.5 With the above in mind, the Assessment of Impacts that follows at Chapter 5, focuses on the designated heritage assets that have been identified as having the potential to be subject to impacts due to the proposed change on the Site, owing to their proximity to it, elevated position, orientation, type, relationship/association and/or intervisibility with it.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Annex 3.

5.2 The designated heritage assets assessed below have been extracted from the significance table in Chapter 4 for the reasons set out at paragraph 4.4 and 4.5 previously. The significance of these assets has the potential to be affected by the proposed redevelopment of the Site.

5.3 It is worth noting that change within the setting of a heritage asset can be positive, negative, or indeed neutral. Harm to significance does not automatically result through change. Careful consideration has been given to the elements that contribute most to the significance of each of the designated heritage assess discussed below in order to fully understand what, if any, harm to significance (due to a change within the setting) might actually and reasonably come about.

5.4 The proposals are set out in detail within the Design and Access Statement (DAS) and Design Code documents accompanying this application. They have been reviewed thoroughly and taken into consideration in the assessment of impacts set out below.

Table 2: Assessment of impacts

Asset & Location (in relation to the Site)	Assessment of Impacts	Summary
Designated heritage assets within 500m of the Site		
<i>Timber-drying bottle Kiln, grade II (designated 1996)</i>	Please refer to the masterplan for details. The surviving bottle kiln at the centre of the Site has formed an important part of the Site's development. The kiln will be retained as part of the scheme as a bat house and feature within the Site. This is considered a positive	There will be a notable change within the setting of this listed kiln but that change brings about the positive reuse of the structure and facilitates

<p><i>Location in relation to Site centre: within the Site</i></p>	<p>response to ensure that a rare example of its type (possibly the only known example in Norfolk) is positively reused as part of the new scheme.</p> <p>As discussed in the previous sections, the setting of the kiln has changed considerably over time and today it stands isolated in scrubland where it is no longer appreciable and its use and significance not longer apparent.</p>	<p>better appreciation of it through its integration within the new scheme. As such, the low-level harm (within paragraph 202 of the NPPF) can be mitigated through the heritage benefits that come about through the kiln's retention and reuse within the development. As such, paragraph 202 of the NPPF will not be engaged, and there will be preservation (of significance) for the purpose of the Council's duty under Section 66(1) of the 1990 Act.</p>
<p><i>Late C19 engine house at Trowse Sewage Pumping Station, grade II</i></p>	<p>The Site has formed part of the setting of this building, in its current form, since the 1960s. The engine house was designated grade II in 2021 and is appreciate and understood principally within the context of the old Trowse Sewage Pumping Station with the industrial character of its immediate surroundings retained.</p> <p>The Site will be visible as a backdrop in some views of this building, but it will be peripheral, just as it is today. All the principal views towards this building, from where its significance is best appreciated and understood will remain wholly unaffected. The significance of this engine house is principally derived from the embodied value in its built fabric and surviving form and that will still be very much unaffected.</p>	<p>There will be a change within setting of this building, but that change is not harmful to significance. No harm has been identified to the extent that paragraph 202 of the NPPF is not engaged and there will be preservation for the purposes of the Council's duty under Section 66(1) of the 1990 Act.</p>
<p><i>Early C20 engine house, boiler house and coal store at TSPS, grade II</i></p>	<p>As above. This is the more prominent of the two engine houses, having been introduced immediately to the south of the C19 version it was built to succeed. The Site will be seen peripherally and in the backdrop to longer views from Bracondale, but this will not detract or be a distraction away from the robust architectural character and form of this building, which will be appreciated in the same way as it is today, once the development has been completed.</p>	<p>As above. No harm to significance.</p>
<p><i>Trowse Railway Station, grade II (designated 2021)</i></p>	<p>The most important aspects of this building's setting, which contribute most to an understanding of its significance, will remain unaffected by the proposals. Its closest relationship, physically and historically, is to the Norwich to Brandon railway line and the</p>	<p>As above. No harm to significance has been identified.</p>

<p><i>Location in relation to Site centre: c. 410m southwest</i></p>	<p>immediately adjacent Trowse Depot. Views from Bracondale towards the station building from elevated land will remain unaffected and the redeveloped Site will be peripheral in these views.</p>	
<p><i>Trowse Millgate Conservation Area (designated in 1979)</i></p> <p><i>Location in relation to Site centre: closest element c. 200m southwest</i></p>	<p>The Site is not located within the conservation area, the most southerly elements of it located c. 200m to the northeast. The character and appearance of this conservation area is focused on development and the spaced between buildings on the southern side of Bracondale as well as capturing the industrial elements on the northern side, including the above engine houses.</p> <p>The character and appearance of the conservation area itself and, for the purposes of this assessment, appreciate of the elements that make up that special interest, will remain wholly unaffected by the proposals. The Site may be apparent peripherally in longer, linear views into and out from the conservation area from Bracondale but the area is already characterised by a mix of industrial and residential dwellings.</p>	<p>No harm to character and appearance of the conservation area has been identified. A change is recognised within its wider setting but this change maintains the existing relationship and preserves appreciation of the area’s character in all important views.</p> <p>No harm to significance has been identified.</p>
<p><i>GROUP:</i></p> <p><i>Carrow Priory (ruined portions), scheduled monument (north-west) including, grade I Carrow Priory, grade II Lodge, Gardener’s Cottage and former Cart Shed to Carrow Abbey, and Flint Wall, grade II. (Carrow Abbey Designated 26.05.54 and Carrow Priory scheduling 26.06.24)</i></p> <p><i>Location in relation to Site centre: At c.500m to the west of the Site.</i></p>	<p>This group of highly graded and related assets is best appreciated within close quarters where their relationship to one another is still apparent. Due to intervening development, including the railway line, intervisibility between these assets and the Site is likely to be limited to glimpsed views of the taller elements on the Site (principally located to the north closer to the River Wensum) and will not be prominent. The new development will not be visible in any of the principal views towards or of this group and their immediate surroundings remain unchanged. The group will be appreciable in exactly the same way as it is today once the development has been completed.</p>	<p>No harm to significance has been identified. There will be a change in the wider setting of this group but its significance will be preserved. Paragraph 202 of the NPPF will not be engaged and there will be preservation for the Council’s duty under Section 66(1) of the 1990 Act.</p>
<p><i>Trowse with Newton Conservation Area</i></p> <p><i>Location in relation to Site centre: c. 250 – 450m south.</i></p>	<p>This conservation area is located immediately to the south and southeast of the Site. The core of the conservation area is focused on the village of Trowse itself and there is no intervisibility with the Site from the centre of the village. The Site may be visible peripherally in linear views into and out from the conservation area from Bracondale but</p>	<p>As above. No harm to significance. The character and appearance of this conservation area will be appreciated in exactly the same way as it is currently once the new development on the Site has been</p>

	these are not key views and visibility of elements of the Site will not result in any harm to the character and appearance of the conservation area, which derives its significance from a number of notable elements including its link to the Colman family.	introduced. A change within the setting is acknowledged but it will not detractor or draw attention away for the very distinct and defined character of the designation.
<p><i>Church of St Andrew, grade I (designated in 1959)</i></p> <p><i>Location in relation to Site centre: c.400m to the southwest of the Site.</i></p>	The Site will be to the rear of the viewer in principal views towards this church looking east/southeast. In views looking west or northwest from the church grounds or future along The Street the Site will be well screened by existing trees and the River Yare. The Church of St Andrew is very much appreciated and understood within the context of Trowse and its significance is principally derived through its form and fabric, with its relationship to Trowse also contributing to that overall heritage value.	No harm to the significance of the church has been identified although a change within its wider setting is acknowledge. This change will be neutral in terms of impact on significance. The church will be appreciated and understood in exactly the same way as it is today once the scheme has been built out. Paragraph 202 of the NPPF is not engaged and there will be preservation for the purposes of the Council's duty under Section 66(1) of the 1990 Act.
<p><i>Former Mustard Seed Drying Shed, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 400m northwest</i></p>	There are no important views towards/of this building in which the Site is present. Indeed, intervisibility between the two is unlikely.	There will be a change within the wider setting of the building. However, it will be just as significant once the works on the Site have been completed as it is today. It will be appreciated and understood in the same way and within the same immediate context. No harm to significance has been identified.
<p><i>Carrow Works, blocks 7, 7A, 8A and * including metal canopy attached to block 7, grade II (designated 1986)</i></p> <p><i>Location in relation to Site centre: c. 420 northwest of Site centre.</i></p>	<p>Each of these buildings has a distinct and tangible relationship to one another and to the original Carrow Works development on the western side of the Norwich to Brandon railway line. They are primarily of interest as a group owing to their designed and their association with the Colman's condiment-milling industry.</p> <p>The Site will not be apparent in any principal views towards/of these buildings and any peripheral visibility in longer views from elevated ground will be subservient and</p>	The Site is beyond the meaningful/appreciable setting of this group defined and related group of buildings. The proposals do not bring about any harm to significance. Paragraph 202 will not be engaged and there will be preservation for the purpose of the Council's duty under Section 66(1) of the 1990 Act.

	recessive given the intervening development and the distance between them.	
<p><i>Eastern air raid Shelter at Carrow Works, grade II (designated 2021)</i></p> <p><i>Location in relation to Site centre: c. 420m west of Site centre</i></p>	<p>This a principally low-level, below ground feature that can only be appreciated from within the private curtilage of the Carrow Works buildings. The value and significance of this building is embodied in its surviving fabric and its function to serve the Carrow Works staff.</p>	<p>The Site is beyond the meaningful and appreciable setting of this building. There will be no harm to significance.</p>
<p>Highly graded assets between 500m and 1km</p>		
<p><i>Thorpe Hall, Thorpe St Andrew, grade II* (designated 1952)</i></p> <p><i>Location: c. 900m northeast</i></p>	<p>This highly graded asset is located to the northeast of the Site on the opposite (northern) side of the River Yare above Whitlingham Broad. It is best appreciated from within its immediately surroundings and the Site will not be apparent in any of the key views towards/of the building.</p> <p>Glimpsed views towards the Site may be possible from within the private curtilage to this listed building, looking southwest towards the river. This is unlikely owing to the dense screening and intervening features but the taller elements along the northern edge of the Site may result in some very low-level visibility.</p>	<p>No harm to significance has been identified. Paragraph 202 will not be engaged and there will be preservation for the purposes of the Council's duty under Section 66(1) of the 1990 Act. The Site is beyond the meaningful/appreciable setting of this building and intervisibility between the two is unlikely.</p>
<p><i>Norwich Castle, grade I. (designated in 1954 and amended 7.10.2014)</i></p> <p><i>Location: Elevated ground over 2km to the north-west.</i></p>	<p>The castle's significance is principally derived from its surviving built fabric, location and status within Norwich. The setting of the castle is extensive because of its elevated position, chosen deliberately to take in expansive 360-degree views out from the city centre.</p> <p>Owing to the distance from the Site, at over 2km, and despite the Castle's elevated position the introduction of development onto the Site, as proposed, will not be discernible/apparent in distant views from the castle looking southeast.</p>	<p>No harm to significance has been identified. As above.</p>

6. Conclusions

- 6.1** This Heritage Assessment has satisfied the requirements of paragraph 198 of the National Planning Policy Framework (NPPF) insofar as it has identified designated heritage assets likely to be affected by the proposed development of the Deal Ground/May Gurney land ("the Site"), described their significance and assessed the potential impact of the proposals on that significance.
- 6.2** Through identification of all listed buildings within a 500m radius of the Site boundary, along with highly grade (at II* and I) buildings out to 1km, this assessment has provided a thorough review of significance and setting to inform the assessment of impacts set out within Chapter 5.
- 6.3** No harm to the significance of any designated heritage assets has been identified. The proposed redevelopment of the Site is considered positive. In the case of the grade II listed bottle kiln located at the centre of the Site, the redevelopment presents an opportunity for reuse and better appreciation of this asset and, therefore, the heritage benefits are considered to outweigh any potential low-level harm (within paragraph 202 of the NPPF) that might otherwise come about.
- 6.4** A change within the setting of the closest assets to the Site, including the recently designated 19th and 20th century engine houses and former Trowse railway station building (all grade II), is acknowledged but in each case these particular assets will remain best appreciated within their immediate industrial context, which will be unaffected. The new development will be visible peripherally or as a backdrop in some views towards/of these assets but will not detract or be overly prominent or dominant, in most cases appearing as a subservient background owing to the design, massing and layout of the Site.
- 6.5** In all instances paragraph 202 of the NPPF will not be engaged and there will be preservation (of significance) for the purposes of the Council's duty under Section 66(1) of the NPPF.

Annex 1

Listed buildings within 500m of Site boundary

ListEntry	Name	Location	Grade	NGR	Easting	Northing	Hyperlink
1050444	CHURCH OF ST ANDREW	Trowse with Newton, South Norfolk, NR1	I	TG 24551 06864	624551	306864.36	https://historicengland.org.uk/listing/the-list/list-entry/1050444
1051254	EBENEZER	Norwich, Norfolk, NR1	II	TG 24400 07995	624400	307995.36	https://historicengland.org.uk/listing/the-list/list-entry/1051254
1051255	6-11, Railway Cottages	Norwich, Norfolk, NR1	II	TG 24443 07957	624443	307956.91	https://historicengland.org.uk/listing/the-list/list-entry/1051255
1051342	66A, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 23992 07334	623992	307334.36	https://historicengland.org.uk/listing/the-list/list-entry/1051342
1051343	FORECOURT WALL, GATES AND RAILINGS T	Lakenham, Norwich, Norfolk, NR1	II	TG 24003 07337	624002.6	307337.51	https://historicengland.org.uk/listing/the-list/list-entry/1051343
1051344	FORECOURT WALL, GATE AND RAILINGS TC	Lakenham, Norwich, Norfolk, NR1	II	TG 24013 07332	624013.44	307331.87	https://historicengland.org.uk/listing/the-list/list-entry/1051344
1051345	70, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 24020 07321	624020.08	307320.99	https://historicengland.org.uk/listing/the-list/list-entry/1051345
1051346	BRACONDALE COTTAGE	Lakenham, Norwich, Norfolk, NR1	II	TG 24056 07232	624055.57	307232.82	https://historicengland.org.uk/listing/the-list/list-entry/1051346
1051381	62 AND 64, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 23981 07338	623980.81	307338.53	https://historicengland.org.uk/listing/the-list/list-entry/1051381
1051767	TROWSE HOUSE	Lakenham, Norwich, Norfolk, NR1	II	TG2434906950	624348.82	306949.64	https://historicengland.org.uk/listing/the-list/list-entry/1051767
1169781	SUNNYDALE	Trowse with Newton, South Norfolk, NR1	II	TG 24927 06725	624927	306725.36	https://historicengland.org.uk/listing/the-list/list-entry/1169781
1169788	OLD HALL FARMHOUSE	Trowse with Newton, South Norfolk, NR1	II	TG 24532 06614	624532	306614.36	https://historicengland.org.uk/listing/the-list/list-entry/1169788
1205742	Carrow Abbey	Lakenham, Norwich, Norfolk, NR1	I	TG2421707399	624216.8	307382.31	https://historicengland.org.uk/listing/the-list/list-entry/1205742
1206541	63-79, Cozens Road	Norwich, Norfolk, NR1	II	TG 24427 07934	624427.05	307934.61	https://historicengland.org.uk/listing/the-list/list-entry/1206541
1209760	6 and 8, Hardy Road	Norwich, Norfolk, NR1	II	TG 24403 07960	624403.1	307959.91	https://historicengland.org.uk/listing/the-list/list-entry/1209760
1268401	Timber-drying bottle kiln at NGR TG247500748	Lakenham, Norwich, Norfolk, NR1	II	TG2475007482	624750.3	307481.85	https://historicengland.org.uk/listing/the-list/list-entry/1268401
1292106	Carrow House	Lakenham, Norwich, Norfolk, NR1	II	TG2402507477	624035.83	307471.33	https://historicengland.org.uk/listing/the-list/list-entry/1292106
1292463	1-5, Railway Cottages	Norwich, Norfolk, NR1	II	TG 24414 07972	624414.1	307972.65	https://historicengland.org.uk/listing/the-list/list-entry/1292463
1372532	MILL HOUSE	Lakenham, Norwich, Norfolk, NR1	II	TG 24332 06912	624332	306912.36	https://historicengland.org.uk/listing/the-list/list-entry/1372532
1372744	60, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 23958 07346	623958.19	307346.47	https://historicengland.org.uk/listing/the-list/list-entry/1372744
1372764	66, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 23998 07332	623998.32	307332.09	https://historicengland.org.uk/listing/the-list/list-entry/1372764
1372765	68, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 24011 07324	624010.73	307324.69	https://historicengland.org.uk/listing/the-list/list-entry/1372765
1372766	72, 72A AND 72B, BRACONDALE	Lakenham, Norwich, Norfolk, NR1	II	TG 24036 07312	624036.32	307311.96	https://historicengland.org.uk/listing/the-list/list-entry/1372766
1372795	2 and 4, Hardy Road	Norwich, Norfolk, NR1	II	TG 24404 07945	624404.09	307944.99	https://historicengland.org.uk/listing/the-list/list-entry/1372795
1372826	Carrow Works blocks 7, 7A, 8A and 8 including	Lakenham, Norwich, Norfolk, NR1	II	TG2412907610	624115.68	307613.82	https://historicengland.org.uk/listing/the-list/list-entry/1372826
1373213	TROWSE OLD HALL	Trowse with Newton, South Norfolk, NR1	II	TG 24884 06726	624884	306726.36	https://historicengland.org.uk/listing/the-list/list-entry/1373213
1423347	Trowse Primary School	Trowse with Newton, South Norfolk, NR1	II	TG2473706731	624737.33	306734.9	https://historicengland.org.uk/listing/the-list/list-entry/1423347
1478122	Former Mustard Seed Drying Shed	Lakenham, Norwich, Norfolk, NR1	II	TG2439007504	624390.39	307504.11	https://historicengland.org.uk/listing/the-list/list-entry/1478122
1478166	Flint wall and 19 attached pet tombs	Lakenham, Norwich, Norfolk, NR1	II	TG2416807367	624167.68	307373.89	https://historicengland.org.uk/listing/the-list/list-entry/1478166
1478214	Eastern air raid shelter at Carrow Works	Lakenham, Norwich, Norfolk, NR1	II	TG2408307464	624142.85	307452.03	https://historicengland.org.uk/listing/the-list/list-entry/1478214
1478264	Late C19 engine house at Trowse Sewage Pur	Lakenham, Norwich, Norfolk, NR1	II	TG2444207061	624431.82	307066.6	https://historicengland.org.uk/listing/the-list/list-entry/1478264
1478318	Walls steps and paved surfaces of the sunken	Lakenham, Norwich, Norfolk, NR1	II	TG2415207431	624151.9	307431.12	https://historicengland.org.uk/listing/the-list/list-entry/1478318
1478346	Trowse Railway Station	Lakenham, Norwich, Norfolk, NR1	II	TG2434907115	624348.98	307116.96	https://historicengland.org.uk/listing/the-list/list-entry/1478346
1478591	Lodge, gardener's cottage and former cart she	Lakenham, Norwich, Norfolk, NR1	II	TG2417607345	624188.45	307343.9	https://historicengland.org.uk/listing/the-list/list-entry/1478591
1478657	K6 Telephone Kiosk outside the entrance of th	Lakenham, Norwich, Norfolk, NR1	II	TG2437607512	624376.38	307512.03	https://historicengland.org.uk/listing/the-list/list-entry/1478657
1478662	Early C20 engine house, boiler house and coal	Lakenham, Norwich, Norfolk, NR1	II	TG2441607038	624415.64	307038.29	https://historicengland.org.uk/listing/the-list/list-entry/1478662
1479038	Conservatory at Carrow House	Lakenham, Norwich, Norfolk, NR1	II*	TG2403707448	624037.1	307448.45	https://historicengland.org.uk/listing/the-list/list-entry/1479038

Grade II* and I buildings to 1km from Site boundary

ListEntry	Name	Location	Grade	ListDate	NGR	Easting	Northing	Hyperlink
1050444	CHURCH OF ST ANDREW	Trowse with Newton	I	26/11/59	TG 24551 06864	624551	306864.361	https://historicengland.org.uk/listing/the-list/list-entry/1050444
1051209	CHURCH OF ST ETHELDREDA	Mancroft, Norwich	I	26/02/54	TG 23641 07933	623641	307933.361	https://historicengland.org.uk/listing/the-list/list-entry/1051209
1205742	Carrow Abbey	Lakenham, Norwich	I	26/05/54	TG2421707399	624216.8	307382.305	https://historicengland.org.uk/listing/the-list/list-entry/1205742
1051379	MANOR HOUSE	Lakenham, Norwich	II*	26/02/54	TG 23752 07444	623751.711	307444	https://historicengland.org.uk/listing/the-list/list-entry/1051379
1154440	THORPE HALL	Thorpe St. Andrew	II*	20/02/52	TG 25540 08396	625540	308396.361	https://historicengland.org.uk/listing/the-list/list-entry/1154440
1280541	TOWER AND ADJOINING RETAINING WALL T	Lakenham, Norwich	II*	26/02/54	TG 23784 07395	623784	307395.361	https://historicengland.org.uk/listing/the-list/list-entry/1280541
1373212	WHITLINGHAM HOSPITAL BLOCKS 04, 05, 0	Crown Point, South	II*	31/10/85	TG 25499 06936	625499	306936.361	https://historicengland.org.uk/listing/the-list/list-entry/1373212
1479038	Conservatory at Carrow House	Lakenham, Norwich	II*	21/12/21	TG2403707448	624037.1	307448.455	https://historicengland.org.uk/listing/the-list/list-entry/1479038

Annex 2

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁹

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁹ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Annex 3

GPA3 Assessment: Historic England's guidance on setting

SEE SEPARATE A3 DOCUMENT

Annex 3

GPA3 Assessment: Historic England’s guidance on setting

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

Nature of the Development: Setting considerations applicable to all designated heritage assets	
Orientation of the development	Various. Inward looking and outward looking over the River Wensum and River Yare.
Dimensions, scale, massing, proportions	Please refer to design documents for details.
Visual permeability	Please refer to design documents for details. View corridors and visual permeability through the site has been incorporated.
Materials and design	Please refer to design documents and Design Code.
Change to skyline, silhouette	The Site is currently undeveloped save for a small number of modern office/industrial buildings to the south. There will be a change through the introduction of new development of varied height ranging from two storeys (southern portion) through to a maximum of eight storeys along the riverside at the north of the Site.
Change to general character	Only insofar as the Site is largely undeveloped as existing and the development will introduce a mixed-use scheme. This will, however, draw on the prevailing characteristics of the location and the unique positioning of the Site between former industrial, village and riverside locations. Refer to design documents, including Design Code.

Annex 3

Setting considerations – unique to each designated heritage asset

Designated heritage assets within 500m	Proximity of the development to the asset	Proximity in relation to topography and watercourses	Position of development in relation to key views	Prominence, dominance, and conspicuousness	Competition with or distraction from the asset	Diurnal or seasonal change	Change to built surroundings and spaces
<i>Timber-drying bottle Kiln, grade II (designated 1996)</i>	Within the Site, northeast of centre.	South of the River Wensum.	Surrounding the asset.	The development will not be dominant but will be conspicuous and prominent only insofar as the Site is currently undeveloped.	No competition or distraction from this asset. This is a distinct feature appreciable in its own right separate from any new buildings introduced.	Not notable change.	Insofar as the Site is currently scrubland and will be redeveloped including buildings of varying height (see Masterplan)
<i>Late C19 engine house at Trowse Sewage Pumping Station, grade II (designated 2021)</i>	Location in relation to Site centre: c.240m southwest	As above.	To the north.	The development will not be dominant but will be conspicuous and prominent only insofar as the Site is currently undeveloped.	No competition or distraction. Key views of this building and appreciation of it all have the Site to the rear. This is a prominent building appreciable in its own right, on its own merits as part of the former Trowse Sewage Pumping Station.	No change.	As above.
<i>Early C20 engine house, boiler house and coal</i>	Location in relation to Site centre:	As above.	To the north.	The development will not be dominant but will	As above.	No change.	As above.

Annex 3

store at TSPS, grade II (designated 2021)	c.240m southwest			be conspicuous and prominent only insofar as the Site is currently undeveloped.			
Trowse Railway Station, grade II (designated 2021)	Location in relation to Site centre: c.410m southwest	As above.	N/A	The development will not be prominent, dominant or conspicuous and will be beyond existing intervening development association with the Trowse Depot.	None.	No change.	The Site is currently undeveloped so the introduction of buildings will result in a change in views out from this listed building in conjunction with the Trowse Depot (in the foreground).
Trowse Millgate Conservation Area (designated in 1979)	Location in relation to Site centre: closest element c.200m southwest	As above.	Peripheral to the right in views looking west into the conservation area.	Glimpsed views of the Site only. The development will not be prominent, dominant or conspicuous.	None.	No change.	No appreciable change.
GROUP: Carrow Priory (ruined portions), scheduled monument (north-west) including, grade I Carrow Priory, grade II Lodge, Gardener's Cottage and former Cart Shed to Carrow Abbey, and Flint Wall, grade II. (Carrow Abbey Designated 26.05.54 and	Location in relation to Site centre: At c.500m to the west of the Site.	As above.	N/A	Not visible. N/A	None.	None.	No appreciable change.

Annex 3

<i>Carrow Priory scheduling 26.06.24)</i>							
<i>Bracondale Conservation Area</i>	Location in relation to Site centre: closest element c. 500m to the west.	As above.	N/A	N/A	None.	None.	No appreciable change.
<i>Trowse with Newton Conservation Area</i>	Location in relation to Site centre: c.250 – 450m south	As above.	To the rear or peripheral to the north of the viewer looking southeast into the conservation area from Bracondale.	Glimpsed views of the Site only. The development will not be prominent, dominant or conspicuous.	None.	Increased leaf during the summer months in views west and northwest from the conservation area, further screening any potential glimpsed views of the Site.	The Site is currently undeveloped. Some visibility of new building may be possible.
<i>Church of St Andrew, grade I (designated in 1959)</i>	Location in relation to Site centre: c.400m to the southwest of the Site.	As above.	N/A	Minimal glimpsed views/peripheral. Not prominent, dominant or conspicuous.	None.	None.	No appreciable change.
<i>Former Mustard Seed Drying Shed, grade II (designated 2021)</i>	Location in relation to Site centre: c.400m northwest	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Trowse House, grade II (designated 1989).</i>	Location in relation to Site centre: c.450m south	As above.	N/A	Not visible. N/A.	None.	None.	No appreciable change.

Annex 3

Mill House, grade II (designated 1982)	Location in relation to Site centre: c.500m south, southeast of Trowse House	As above.	N/A	Not visible. N/A.	None.	None.	As above.
Old Hall Farmhouse, grade II (designated 1988)	Location in relation to Site centre: c.500m southeast	As above.	N/A	Not visible. N/A.	None.	None.	As above.
Trowse Old Hall, grade II (designated 1988)	Location in relation to Site centre: c.500m southeast	As above.	N/A	Not visible. N/A.	None.	None.	As above.
Sunnydale, grade II (designated 1988)	Location in relation to Site centre: c.450m southeast	As above.	N/A	Not visible. N/A.	None.	None.	As above.
Trowse Primary School, grade II (designated 2015)	Location in relation to Site centre: c.450m southeast.	As above.	N/A	Not visible. N/A.	None.	None.	As above.
GROUP: 60, 62 and 64, 66, 66A, 68, 70, 72, 72A and 72B Bracondale, Bracondale Cottage, grade II (designated 1972)	Location in relation to Site centre: c.500m + from Site centre. Southwest	As above.	N/A	Not visible. N/A.	None.	None.	As above.

Annex 3

<i>Includes grade II listed forecourt wall, gate and railings to Nos. 66 and 66A and No 68 (designated 1986)</i>							
<i>Carrow House, grade II (designated 1986)</i>	Location in relation to Site centre: c.500m west of Site centre.	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Conservatory at Carrow House, Lakenham, grade II* (designated 2021)</i>	Location in relation to Site centre: c.500m + west of Site centre.	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Carrow Works, blocks 7, 7A, 8A and * including metal canopy attached to block 7, grade II (designated 1986)</i>	Location in relation to Site centre: c.420 northwest of Site centre.	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Eastern air raid Shelter at Carrow Works, grade II (designated 2021)</i>	Location in relation to Site centre: c.420m west of Site centre	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Flint Wall and 19 attached pet tombs, grade II (designated 2021)</i>	Location in relation to Site centre: c.420m west of Site centre.	As above.	N/A	Not visible. N/A.	None.	None.	As above.

Annex 3

<p>Former Mustard Seed Drying Shed, grade II (designated 2021)</p> <p>K6 Telephone Kiosk outside entrance to form mustard seed drying shed, grade II (designated 2021)</p>	Location in relation to Site centre: c.420m west of Site centre.	As above.	N/A	Not visible. N/A.	None.	None.	As above.
<p>GROUP (designated 1982):</p> <p>Ebenezer, grade II</p> <p>1-5 and 6-11, Railway Cottages, grade II</p> <p>63-79 Cozens Road, grade II</p> <p>2 and 4, 6 and 8 Hardy Road</p>	Location in relation to Site centre: c.500m + northwest	North of the River Wensum	N/A	Not visible. N/A.	None.	None.	As above.
<p>Highly graded heritage assets over 500m up to 1km</p>							
<p>Church of Etheldreda, Mancroft, grade I (designated 1954)</p>	Location in relation to Site centre: c.900m northwest	South of the River Wensum.	N/A	Not visible. N/A.	None.	None.	As above.
<p>Manor House, Lakenham, grade II* (designated 1954)</p>	Location in relation to	As above.	N/A	Not visible. N/A.	None.	None.	As above.

Annex 3

	Site centre: c.850m North						
<i>Thorpe Hall, Thorpe St Andrew, grade II* (designated 1952)</i>	Location in relation to Site centre: c.900m east	North of the River Yare (where the Wensum (coming from the west, joins the Yare, coming north, at Whitlingham).	N/A	Some glimpsed and subservient visibility is possible. At this distance, however, the development will not be dominant, prominent or conspicuous.	None.	Slightly increased screening during summer months is likely.	The Site is currently undeveloped. There may be a slight change appreciable in views southwest beyond the river.
<i>Tower & Adjoining Retaining Wall to the Rear of No. 58 Bracondale, grade II* (designation 1954)</i>	Location in relation to Site centre: c.850m southwest.	South of the River Wensum.	N/A	Not visible. N/A	None.	None.	No appreciable change.
<i>Whitlingham Hospital Blocks 04, 05, 06, Crown Point, grade II* (designation 1985)</i>	Location in relation to Site centre: c.850m east	East of the River Yare.	N/A	Not visible. N/A.	None.	None.	As above.
<i>Other nearby designated heritage assets</i>							
<i>Norwich Castle, grade I. (designated in 1954 and amended 7.10.2014)</i>	Location in relation to Site centre: Elevated ground over 2km to the northwest.	South of the River Wensum.	N/A	At this distance the Site is unlikely to be discernible if it is visible at all. N/A.	None.	None.	No appreciable change.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)