HERITAGE STATEMENT

Land at Taverham Hall, Norwich

June 2018
1. INTRODUCTION

1.1 This report has been prepared by Beacon Planning on behalf of Fleur Developments Ltd to accompany a full planning application at land at Taverham Hall for 6 residential units. It is intended that the proposed development will raise funding for the school for its repair and restoration. A separate listed building consent application will be submitted by the school in addition to this planning application.

1.2 Taverham Hall is a Grade II listed building and, therefore, any works to the site requiring planning permission are subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the decision maker to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

1.3 The parkland to Taverham Hall is designated as Historic Parkland by Broadlands District Council and is thus considered to be a non-designated heritage asset. The proposed development therefore has the potential to affect both a designated heritage asset (Taverham Hall) and a non-designated heritage asset (the Hall’s Historic Parkland) as defined by Annex 2 of the National Planning Policy Framework (NPPF) (2012).

1.4 This Heritage Statement has been prepared to assess the significance of the heritage assets with potential to be affected by the proposals to fulfil paragraph 128 of the NPPF, and to provide an assessment of impacts against the legislative and policy framework.

1.5 This report has been produced following a site visit and documentary research using secondary sources, including an online search of the HER via the Heritage Gateway website. The site visit was a visual assessment only. An Archaeological Desk-based Assessment has been produced by NPS Archaeology which is submitted as a separate document.
2. IDENTIFIED HERITAGE ASSETS

2.1 The site is located within the grounds of Taverham Hall. Taverham Hall was listed at Grade II on 12 October 1984. Its list entry description reads:

*Country house now school. 1858-59 by David Brandon. Built of red brick with stone dressings and decorations with slate roofs. 3 storeyed gabled wings, ranged round central light well over staircase Hall, forming an asymmetric block, with a lower 2 storey service wing projecting to north. Neo-Jacobean design of 2 and 3 light sash windows sliding behind stone mullions and transoms. Brick plinths, stone string courses at first and second floor levels. Curved gables to each wing. Asymmetric entrance facade of 8 windows, with off-centre porch under gable. Octagonal turret, on rectangular ground floor base, with slate spire to left. 3 bay projecting stone porch with pilasters, semi-circular arches and pierced strapwork balustrade with ball finials. ½ glazed double entrance doors within. Achievement in gable above, topped by Lion finial supported by corbel head. Wild beasts support turret eaves. Symmetrical south facade, with projecting wings at each end with achievements in the gables. 2 storey rectangular bays below, with pierced strapwork balustrades and urn finials. Central canted bay with engaged columns, entablature and pierced strapwork parapet with urn finials. Clustered polygonal chimneys with moulded caps and bases. East forecourt, semi-circular in plan, enclosed by stone balustrade with urn shaped balusters. Stone gate piers with pyramidal tops. Wrought iron gates with monogram and overthrow to north, south and east. Good interior detail. Entrance Hall with 3 bay arcade with semi-circular arches at south end. Window above fireplace, with semi-circular head, lights the staircase Hall. Hall arcaded on 2 sides with semi-circular arches. Asymmetric ½ turn stair with landings. Twisted balusters and pierced strapwork strings. Wood grained simulated inlaid doors. Living and dining rooms with much plasterwork. Panelled walls, scrolled pedimented over doors with central medallions. Strapwork ceilings. Gilt buffet with mirror. 6 panel doors with relief decoration. Gilt pelmets. Marble fireplaces. Good marble fireplaces elsewhere on ground and first floors, mostly with C19 cast iron grates.*

2.2 To the east of the Hall’s grounds is the Grade I listed Parish Church of St Edmund, listed at Grade I on 10th May 1961. It is considered that the setting of the Grade I listed St Edmund’s Church will not be affected by the proposals owing to its location far to the east of the site and the dense woodland around Taverham Mill which provides separation.

2.3 The site is not located within a conservation area or Registered Park and Garden.

2.4 The site is located within Taverham Park which is identified as Historic Parkland within the Broadlands Development Plan Document (2015) and therefore a non-designated heritage asset in NPPF terms.
3. BRIEF HISTORY OF THE SITE

3.1 The village of Taverham is located to the northwest of Norwich. The name possibly derives from the Old English meaning ‘enclosure with red soil’. The village is thought to have Neolithic or Bronze Age origins as several prehistoric objects have been recovered from the parish. However, the village, as it exists today, was founded by the Saxons. St Edmund’s Church which is located in the historic core of the village has Saxon origins and features, including a round western tower.

3.2 The earliest recorded landowner was Harold, son of Edward the Confessor, shortly before the Norman Conquest. During the reign of William I, Bishop de Losinga (founder of Norwich Cathedral) was granted land at Taverham. To this day, the advowson alternates between the Bishop of Norwich and the descendants of the last squire of Taverham Hall.

3.3 During the medieval period the village succumbed to the Black Death which reached Norfolk in 1348-9. The population of the village is unknown during this period but plague pits have been discovered opposite the Church. Shortly after the Plague, the lordship of Taverham was passed to William of Taverham in 1404.

3.4 The Reformation in 1534 saw Taverham come under Crown control and the dissolution of Norwich priory. In 1564 Taverham was granted to Henry Riches of the nearby Swanington Manor. From this point forward there are continuous records for the ownership of Taverham Hall.

3.5 Faden’s 1797 Map of Norfolk (see Appendix 1) shows Taverham Hall and its park located within the peninsula of the River Wensum. The Hall is shown in the centre of the park and the parkland extends to the banks of the Wensum. To the east of the park lies the village which comprised several houses, a church and Taverham Paper Mill.

3.6 The 1817 OS drawing for Norfolk shows Taverham Hall but with a smaller park than Faden’s Map, extending along the River Wensum in the east to the village. The main drive to the house appears to be from the north at Ringland Road. The 1844 Tithe Map continues this arrangement.

3.7 The Hall, as it exists today, was rebuilt in 1858-9 by the Rev. John Nathaniel Micklethwait to the designs of David Brandon. It is popularly believed that the Old Hall was destroyed by fire, but this has not been substantiated. The 1844 Tithe Map shows the Old Hall in a similar location and orientation to the current Hall. Additionally, the parkland has a similar layout but is less formal with clumps of trees.
3.8 1882 OS Map is the first to show the new Hall along with its newly landscaped grounds. A drawing from 1873 (above) provides an illustration of what the Hall would have looked like at this time, although it is not clear how much artistic license has been used. The illustration also provides ground and first floor plans which show the original layout of the house.

3.9 The Hall remained in the Micklethwaite family until 1903 when it passed to the Mills family who were descended through the female line. However, in 1919 Taverham Hall was sold at auction and the estate was divided up. In its heyday it was considered to be one of the best estates in Norfolk with an “almost unlimited scope for shooting and fishing in a most attractive light-land district with great social advantages”. The Park, originally 111 acres, was described as “disposed in sweeping sylvan glades rising to shoulder and mounds clothed with fine old forest woodlands, whilst splendid clumps of beech and glorious monarchs of the forest...all go to form delightful sylvan views of the valley”.

3.10 Taverham Hall was bought in 1919 to be converted to an independent boys’ school, beginning a long history of education at the Hall. The Hall was bought by Rev. FW Glass to accommodate the preparatory school which had outgrown its premises at Roydon Hall, near Diss. In 1931 the school was purchased by Mr JH Percy who expanded the school to cater for 70 boys.
3.11 WWII brought the fear of invasion and the school decamped to south Wales for the duration of the war during which time the Hall was used as a training establishment for the Royal Norfolk Regiment. During this period a number of huts were constructed in the park to accommodate the growing number of recruits. In 1943 the Hall was occupied by the Yarmouth Public Assistance Institution whose aged inmates had been made homeless by the bombing of Great Yarmouth and the Royal Engineers occupied the hutted accommodation in the park to erect a prototype of Bailey Bridge. Taverham Hall returned to educational use at the end of the war.

3.12 Following WWII, the school reverted to its educational use which continues today. The huts within the grounds where removed and the sports pitches reinstated. There have been several new buildings and extensions to the Hall during the latter C20 to accommodate the growth and expansion of the school.
4. STATEMENT OF SIGNIFICANCE

4.1 The National Planning Policy Framework (NPPF) makes clear that local planning authorities require applicants to demonstrate an understanding of the significance of any ‘heritage asset’ affected by a development proposal. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’ (paragraph 128).

4.2 Heritage assets and significance are defined in Annex 2 of the NPPF. These definitions are clear that it is the heritage interest of both designated and non-designated heritage assets that imbue them with significance that merits consideration in the planning process. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

Archaeological interest has the potential to inform about the past activities, and provides evidence about the substance and evolution of a place and the culture that made it, especially in the absence of written records. (NPPF, Annex 2)

Architectural and artistic interests derive from the way in which people draw sensory or intellectual stimulation from a place, which can be the result of conscious design or by the fortuitous outcome of the way a place has developed over time. (Derived from definition of aesthetic value in Conservation Principles, Policies and Guidance, English Heritage, 2008)

Historic interest derives from the way past people, events and aspects of life can be connected through a place to the present, often by the meanings of the place for these people who relate to it or for whom it figures in collective memory or experience. (Derived from definition of historical value in Conservation Principles, Policies and Guidance, English Heritage, 2008)

4.4 Setting is defined in Annex 2 of 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 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.

4.5 The following heritage assets have been assessed to understand their heritage interest and the contribution of their setting to their significance.
Taverham Hall

4.6 Taverham Hall was constructed in 1858-9 on the site of a previous house. Listed at Grade II, it must be considered generally to be of high heritage significance. Its special interest can be summarised as follows:

4.7 For the purposes of this assessment, the south elevation is given to be the southeast elevation overlooking the River Wensum; the east elevation fronts the main drive to and from Taverham village; the north elevation is that with the attached service range; and the west elevation overlooks the ornamental gardens. Given that the proposals affect the setting only, the interior of the Hall has not been inspected.

Archaeological interest

4.8 The archaeological interest of the heritage asset is limited. Dating to the mid C19 with later alterations and additions, the complex dates to a period that is well represented both through the surviving material record as well as archival documentation and other such sources. The value therefore of the property to our understanding of the culture that made it is not as great as it might otherwise be, and is not considered to merit expert investigation.

4.9 There may exist below ground remains of the previous structure on the site which would likely be of interest. The below ground archaeological potential has been assessed in the accompanying Archaeological Desk-based Assessment.

Architectural and artistic interest

4.10 Taverham Hall is generally considered to have a high degree of architectural and artistic interest. It is designed in the Neo-Tudor style in red brick with stone dressings and decoration with slate roofs. The main building has 3 storey gabled wings arranged around a central light well over the staircase Hall, forming an asymmetrical block with a lower 2 storey service wing that projects to the north. The Hall is orientated with its principal elevations facing south over the grounds and east over the main drive. However, floor plans of the Hall in 1873 show that the principal rooms were located on the ground floor facing south with private bedrooms in the same location at first floor level above.

4.11 The main drive is centred on the east elevation and this elevation therefore forms the focus of the first view of the Hall along the main approach. The asymmetric façade has an off-centre porch under a gable, with an octagonal turret with slated spire to the left. To the right of the Hall is a 2-storey U-shaped service wing with attics which is plainer in style but with similar detailing including stone dressings and scrolled gables. To the front of the Hall is the forecourt which is semi-circular in plan and enclosed by a stone balustrade with urn shaped balusters. The entrance to the forecourt is marked by stone gate piers with pyramidal stop. This elevation is of some status fronting the main approach, and has accordingly been designed to create a grand and dramatic impression.
The south elevation is of five bays with two gable ends and a central ground floor bay window with French doors. This symmetrical façade opens out on to what would have been formal gardens but have more recently been used as a sports pitch. The symmetry of the elevation marks this to be of high status commensurate with its position overlooking the formal gardens with parkland beyond. It is a principal elevation with a formal symmetrical composition and fine stone detailing.

The west elevation comprises a projecting gable wing and the return of the eastern elevation gable. This elevation has square and canted double height bay windows. To the left of the main house are several unsympathetic extensions which have been constructed to aid the educational use of the building, and a fire escape stair has been added. Like the south, this elevation overlooked the gardens, but it lacks the formal symmetrical composition of its counterpart. It accordingly has a lower status character which, combined with the impact of the later changes, lessens its heritage significance.
4.14 The north elevation is primarily related to the servicing of the house. The part of this elevation relating to the main house has a few small windows, but this elevation largely comprises the service wing and modern extensions relating to the building’s school use. The east elevation of the service wing survives reasonably well, but the west has been mostly obliterated through expansion in association with the building’s educational use. The east elevation is plainer, commensurate with its lower status, although in keeping with the remainder of the house. Details include half dormers, shaped gables and stone dressed mullion windows. However, it has not escaped alteration with the addition of extensions that are not of the same architectural quality.

**Historic Interest**

4.15 The site of Taverham Hall has a high level of historic interest. There has been a manor house on the site since the medieval period and the site has had links with royalty and the Bishop of Norwich. The Hall remained within the same family from the C18 to 1919 when the estate was sold and the educational use established. The longstanding educational use of the Hall also contributes to its historic interest, as well as its occupation by the military during WWII.

**Setting**

4.16 Historic England’s Good Practice Advice Note 3 ‘The Setting of Heritage Assets’ (2nd ed. 2017) makes it clear that setting is not a heritage asset in itself, and can only contribute towards the significance of a heritage asset, not hold significance itself. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced. These points are considered below.

**Physical surroundings**

4.17 The immediate physical surroundings of Taverham Hall are primarily parkland with areas of formal lawns and dense woodland. To the north and west of the Hall are a series of service ranges and outbuildings which have educational uses linked to the school. Also to the north is an area of dense woodland, known as Snake Wood, which extends from the Hall to Ringland Road which follows the property boundary. This is part of the historic woodland planting evident on the early OS plans.

4.18 Elements of the formal planting to the west of the Hall survive, and the area is generally well treed; however, the formal network of paths is lost and the walled garden has been repurposed as tennis courts. The lawned area immediately to the front of the elevation survives along with the stone steps leading to the lower garden area; however, the formal avenue of trees flanking this path as seen on the early OS maps has been felled. Nonetheless, the lawn to the front allows an understanding of the formal garden setting, along with the linking steps to the treed garden area beyond.
4.19 To the east of the Hall is the forecourt enclosed by stone balustrade. This creates a formal entrance, but the effect is somewhat eroded by the extent of car parking in this location. The main drive has a mixed appearance with clumps of mature trees and open areas either side of the main drive. The parkland character has also been somewhat eroded through the use of the open areas as sports pitches, although the well treed nature of the surrounding land allows its former use to be generally appreciated. The agricultural land to the south of the drive has encroached in the section close to the Hall, leaving only a thin green wedge to support a treed avenue, where parkland pasture would once have been.

4.20 The section of the drive closest to the village was historically wooded to screen Taverham Mill and the village from view. Whilst the former mill remains well screened, more recent development along The Street and along on the northern side of the drive has introduced suburban development along this eastern section of the drive. Where the drive meets the village, the impression is particularly modest and discrete with little evidence of the Hall or parkland beyond the tree screen. The application site falls within this area. Indeed, in visual terms, it is not until you pass the tree screen and Headmaster’s House that the eye is drawn along the tree lined avenue towards the Hall.

4.21 An area to the south of the Hall is now in agricultural use associated with a farmstead to the south, outside the existing ownership of the Hall. This was, however, originally parkland and formed part of the formal grounds of the Hall.

4.22 Taverham Hall is located at the end of a long drive set in mature parkland with a lodge by the entrance. Historic OS Maps and C19 written accounts show that the Hall was set on the edge of woodland with long views down to the River Wensum which formed the southern boundary of the park. Prior to the creation of the cricket pitch to the side of the drive, the approaching visitor would have caught views of the house along the drive before it came into line with the Hall. This has since been lost by the creation of the cricket pitch and its surrounding planting. The cricket pitch and its planting subsequently screens the application site and provides a buffer between it and the Hall.

4.23 Historically the Hall had a second approach from the west, with a lodge on what is now Ringland Road. This lodge survives, although has been somewhat altered and extended. A third drive without a lodge, extends from Ringland Road through Snake Wood to approach the house from the north. This now forms the main approach used by the school.

4.24 The Hall shares a close association with the remnants of its former parkland and plantations, along with the infrastructure including the two lodge buildings and the driveways which survive in use.

**Experience of the asset**

4.25 The Hall is experienced within much of its former parkland setting, although this has been eroded through the encroachment of school buildings on the site, the agricultural arable
land to the south, and the insertion of sports pitches within the grounds. Nevertheless, the sense of green, well treed surroundings and undeveloped land persists, even if somewhat less ornamental in character.

4.26 The site has a long association and use as a manor house dating back to the C15. The association and use of the Hall as a school is nearing 100 years in almost continuous use, albeit a few years during WWII when the school decamped to Wales. The growth and expansion of the school is evident in its setting as new buildings have been added or extended to over the years to meet requirements but this has not always been undertaken sympathetically.

Summary of setting

4.27 In summary, the setting of Taverham Hall makes a moderate contribution to its significance. The dividing up of the estate in the early C20 led to a loss of surrounding parkland and the establishment of the Hall as a school. This in turn has led to the school expanding into its immediate setting to accommodate ancillary educational buildings which have not always been constructed in a sympathetic architectural style and therefore have an adverse effect on setting.

4.28 In addition to the expanding school buildings, the parkland has also been altered to create several sports pitches on what was historically formal lawns. Planting has been introduced to screen the visibility of the sports pitches but has, in effect, shortened views over the parkland to the east. Nevertheless, sufficient elements of the parkland remain for its former setting to be understood, and add to the sense of status and grandeur that complement the architecture and scale of the Hall itself. However, the application site itself has been sectioned off by the tree belts and the cricket pitch so that it now makes little contribution to the setting and therefore significance of Taverham Hall.

Taverham Park

4.29 Taverham Park was laid out in 1784. The park itself forms the setting of Taverham Hall and they are indelibly intertwined in terms of their heritage significance.

4.30 It is identified as Historic Parkland within the Broadland District Council Development Policies Document (2015). It is therefore a non-designated heritage asset within the context of the NPPF.

Archaeological interest

4.31 The archeological interest is studied and assessed within the submitted Archaeological Desk-based Assessment.
Architectural and artistic interest

Aerial view of Taverham Hall and formal grounds.

4.32 The park has limited built architectural interest owing to the few built structures and formal layout. The remaining structures in the park are retaining walls and steps within the formal gardens of Taverham Hall and the walled garden to the west, beyond the ancillary educational buildings.

4.33 The walled kitchen garden was built and designed by Sir John Soane in the 1780s when he was involved with constructing two new wings for the Old Hall containing a drawing room and dining room (http://collections.soane.org/SHEME524). He also produced unexecuted plans for a bath house during this period. The walled kitchen garden can be seen in the 1884-92 OS Map (Appendix 1) but has since been lost by the creation of sport pitches during the late C20.

4.34 The retaining walls and steps of the terrace garden hold limited architectural interest, being constructed from red brick with stone balustrades and urn balusters. The balustrade extends along the walls to the forecourt of the Hall with a central gate piers and gateway.

4.35 The artistic quality of the parkland is of moderate. The Norfolk Gardens Trust attribute the park to the Victorian landscape architect William Andrews Nesfield (1793-1881) who is said to have designed the grounds to the west and south of the Hall. However, much of the parkland has since been lost to agriculture and sports uses which has reduced its significance.
4.36 The size and layout of the park is depicted extending to the edge of the River Wensum flood plain in Faden’s 1797 Map, although the 1817 OS drawings show a smaller park that extended north-south from Ringland Road to the River Wensum and the land to the west as fields interspersed with clumps and plantations. The landscaping appears to have remained roughly the same throughout the C19 until the construction of the current Hall when more formal grounds such as the sunken gardens to the south and west of the Hall were laid out (1884 OS Map). However, these have since been laid to lawn. With the exception of Snake Wood, the character of the remaining parkland has been largely eroded through the encroachment of agricultural or sports uses.

4.37 The main routes through the park to the Hall are the east drive, the north drive and a third entrance to the west of the park. The east drive was historically the main entrance to the park and would have provided visitors with glimpses of Taverham Hall as they processed their way along it. Later blocks of planting around the cricket pitch have severed these longer views. The main entrance today is now the north drive from Ringland Road through the woodland to the house. The intended first impression created by the procession along the east drive which slowly revealed views to the impressive east elevation is therefore lost to modern day visitors.

_Taverham Park – looking east towards the entrance gates and the village beyond_

**Historic interest**

4.38 Taverham Park is considered to have moderate historic interest. The park was laid out in 1784 following a Road Closure Order of that year, which diverted two public roads which passed through land proposed for the park. A study of historic maps suggests that the park was
more formally landscaped around the Hall with the wider landscape likely having the character of a working agricultural estate, divided into fields and interspersed with picturesque clumps and plantations.

4.39 The 1884 and 1907 OS Maps show there had been little alteration in the layout of the park. However, the clumps and plantations appear to have thickened providing greater screening to the village and the Paper Mill on the River Wensum in the east. During the late C19 the area around the Hall was redesigned following the construction of the new Hall in 1858-9 and was formally landscaped to provide terraced lawns and flowerbeds. The terraces are still evident but the lawns and flowerbeds had started to be replaced by sport pitches as early as 1931 when the school use was well established. Additionally, much of the parkland has converted to agricultural use, although evidence of its landscaping remains through clumps of mature trees.

4.40 When the Hall was requisitioned during WWII, several huts were erected within its grounds and the grounds were used for the development of the Bailey Bridge (a pre-fabricated, truss bridge structure). The fluvial landscape within the park presumably assisting in this. At the end of the war the school moved back and began restoration work to the Hall and its grounds.
5. DESCRIPTION OF PROPOSALS

5.1 The proposed development is for six dwellings at Land to the east of Taverham Hall. The income generated by the development will fund the repair works to the Grade II listed building to overcome the heritage deficit of these works. A separate listed building consent application has been submitted which details the proposed repair works (Planning Ref. 20180481).

5.2 The location of the proposed new dwellings was chosen as a result of an onsite assessment with the school and Council officers, informed by a Landscape and Visual Impact Assessment. The site was identified as being the most appropriate site for the location of housing as it was considered to have the lowest impact on the setting of Taverham Hall. Further detail regarding the background of the application may be found in the Planning, Design and Access Statement.

5.3 The application site is a field close to the main entrance to the Hall. This location allows the development to take advantage of the existing boundary treatment to screen the development from the Hall. Additionally, it will respond to the existing built development of the Headmaster’s House and the village to the north of the driveway.

5.4 The layout and orientation of the development enables two dwellings to be accessed off the main drive and the remaining four to have their own access road to the west of the site. This will allow the mature trees surrounding the site to be retained and provide in built mitigation for the development. Furthermore, the orientation of the proposed new dwellings within the site will provide generous rear gardens and amenity space.

5.5 The proposed development seeks to provide contemporary style houses on the site which will read as high quality modern additions. The proposed materials have been carefully chosen to allow the buildings to respond to Taverham Hall and the village to assimilate with their surroundings. The materials proposed are red brick, timber boarding and slate for the roofs.

5.6 Full details of the development are provided in the submitted drawings and Planning, Design & Access Statement.
6. ASSESSMENT OF IMPACT

6.1 The proposed development has the potential to affect the setting of the Grade II listed Hall to the west and Taverham Park, a non-designated heritage asset.

Impact on Taverham Hall

6.2 The setting of Taverham Hall is considered to make a moderate contribution to its high significance as a Grade II listed building.

6.3 The Hall is set within what remains of its historic parkland, which although still evident, is much reduced following the dividing up of the estate for sale in 1919. The expansion of the school throughout the C20 has had an adverse effect on this country estate setting owing to unsympathetic extensions to the Hall itself and the construction of ancillary buildings in the surroundings. The expansion of the school has also altered the historic parkland itself with the creation of several sports pitches in the grounds and increased planting.

6.4 The proposed location of the development is an enclosed field some 50 metres to the east of Taverham Hall. The site is adjacent to the cricket pitch but separated from it by a thick belt of mature trees which will be retained as part of the proposals. Although the site is located close to the Hall, and within its historic parkland, the site holds a historical association with the Hall rather than a visual one. The accompanying Landscape and Visual Impact Assessment (LVIA) provides further detail and assesses how the proposed development will sit in the landscape.

6.5 The location and orientation of the proposed residential units has been carefully considered. The size and layout of the site has dictated the arrangement of the development and the scale and massing of the proposed new houses. Two of the houses have access off the main drive to the Hall and a new road will be created to the west of the site to provide access to the remaining four.

6.6 The scale, design and massing of the proposed development will be contemporary in style to provide a contrast to the Neo-Tudor architecture of the Hall. The houses will be two storeys, with the four dwellings accessed from the new drive incorporate a one storey garage wing. The two houses accessed directly from the Hall drive will have standalone garaging, set back from the dwellings to be subservient in the landscape.

6.7 The utilisation of the shape of the site allows many of the trees along its boundary to remain, thus providing screening and therefore sustaining this element of the setting of Taverham Hall. The contemporary design of the houses highlights them to be new additions to the landscape, providing an ‘honest addition’ in the history of the Hall and its setting.
6.8 It is acknowledged that the proposals will form a change within the setting of Taverham Hall by virtue of building houses on what it currently open space. However, it is considered that the application site makes only a limited contribution to the significance of the Hall by being located within its parkland setting. Therefore, any harm caused to the significance of the Hall is considered to be minimal.

Impact on Taverham Park

6.9 Taverham Park was first laid out in the 1780s and was redesigned in the 1860s following the rebuilding of Taverham Hall. The ornamental gardens have always been concentrated to the west and south of the Hall, with woodland to the north and landscaped agricultural land to the southwest. The character of the land to the east has historically been characterised as parkland – open grassland interspersed with specimen single and clumped trees.

6.10 The site is located towards the edge of the park accessed off the east drive and close to the village of Taverham. However, the site has been divorced from the setting of the Hall by a thick belt of trees to the west that were planted in between 1957-1971 around the cricket pitch. This has lessened the visual relationship of this area of parkland with the Hall. Historically, the east drive would have provided views of the house to the visitor but now these have been shortened by the planting of trees around the cricket pitch, reducing its importance. This is further reduced by the relocation of the main entrance to the north off Ringland Road.

6.11 There are a number of existing residential developments within the boundary of the historic parkland as well as large scale residential estates beyond its boundaries. To the north of the site and within the locally designated Historic Parkland area is the dwelling Woodlands (c1980). However, there are several C20 buildings located outside the Historic Parkland that have a visual relationship with it: these are Five Hundred (1950) and a new building (c2012) within its curtilage the access for which is taken off the Hall drive (LPA ref: 20121677). To the east is the site of Taverham Mill, which closed in 1899 but remained in part until the site was cleared in 1957. The site has remained developed with housing and a fishery business now located there. It is therefore the case that there has always been development in the eastern area of the park, some of which was industrial.

6.12 It is accepted that the proposed development will lead to the loss of a small area of parkland by virtue of the development. However, the proposed development occupies a modest area of the eastern park, which has always had an element of residential and other uses located there. Furthermore, the eastern drive has lost some of its significance in that the main approach to the school is taken from the northeast through Snake Wood with the east drive being reduced to an exit route out of the site.

6.13 The proposed development seeks to retain many of the existing trees in and around the site and these will provide built in mitigation. The depth of the existing tree belt provides
screening even during the winter months. Notwithstanding this, the tree screen will be supplemented to ensure that the development is comfortably concealed within its site.
7. CONCLUSIONS

7.1 It is considered that the proposed development will have only a limited impact on the significance of Taverham Hall and its Park.

7.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This overarching statutory duty for the desirability to preserve requires that any harm should be given considerable weight and importance in the decision-making process.

7.3 The proposed development seeks to provide six dwellings with associated landscaping and parking within a clearly defined area of the park, close to the main village and within an area which is already residential in its context. The proposals retain the mature tree belts which provide in-built mitigation to the scheme and screen the visual impact of the development from the Hall. It should also be noted that the development seeks to raise funds for the restoration and conservation of the Hall itself which will ensure its long-term maintenance and therefore preserve the building and any features of special architectural or historic interest which it possesses.

7.4 Local policy is provided by Broadlands District Council Joint Core Strategy (2014) and their Development Management DPD (2015). These are detailed below:

7.5 Joint Core Strategy (2014) Policy 1 states that the built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structure which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and enhancement of public spaces. The proposals are considered to have only a limited impact on the setting of Taverham Hall for the reasons noted above. The proposals will provide revenue for the maintenance and repair of the listed building which is considered to be a key benefit of the proposal.

7.6 Development Management Policy EN2 notes that in order to protect the character of the area, development proposals should consider any impact upon, as well as seek to protect and enhance where appropriate Historic Parks and Gardens (amongst other landscape features). The impact on the proposals on the landscape is assessed in full within the LVIA. However, as a non-designated heritage asset it is considered that they proposal will cause some limited harm by virtue of building on what is currently open space. Nevertheless, the development will sit within the existing clearly defined site and will retain the existing tree belts allowing the layout of the park to continue to be interpreted.
7.7 National planning policy is set out in the NPPF. This document establishes a presumption in favour of sustainable development (paragraph 14). Proposals that accord with the development plan should be approved without delay.

7.8 Paragraph 17 establishes 12 core planning principles that should underpin plan-making and decision taking. Included among these is the principle that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

7.9 Section 12 sets out policies aimed at conservation and enhancing the historic environment. Paragraph 131 directs local planning authorities to take account of the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making positive contribution to local character and distinctiveness.

7.10 Paragraph 132 requires that great weight be given to a designated asset’s conservation where a proposed development will impact upon its significance. The more important the asset, the greater weight should be. Where substantial harm will result, for permission to be granted this harm has to be necessary to achieve substantial public benefits that outweigh that harm, or a series of high tests need to be met (paragraph 133). Where less than substantial harm will result, this harm will need to be weighed against the public benefits of the proposals (paragraph 134).

7.11 Paragraph 135 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.12 In NPPF terms the impact of the proposal is considered to lie within the less than substantial harm spectrum, and indeed towards the lower end of this spectrum. The development would therefore need to meet the tests set out in paragraph 134 of the NPPF. The public benefits of the proposed development are stated in full in the Planning Statement and the planning balance is undertaken here.

7.13 In terms of the impact on Taverham Park as a non-designated heritage asset, paragraph 135 is clear that the effect of an application on its significance should be taken into account in the determining of the application. It is considered that the proposed development will form only a modest change to the character of Taverham Park, being located within an area of the park which has an existing residential context and is compartmentalized by the existing tree belts. It is therefore considered that the proposed development will only have a limited adverse impact on its significance.
7.14 The proposed development has sought to minimise harm through the careful location of the proposals, along with a careful selection of materials which will allow the new buildings to sit discreetly within their site. The retention and augmentation of the existing trees belts which enclose the application site will provide inbuilt mitigation to the scheme which will further reduce their impact. However, there will remain an element of harm that would be towards to lower end of the less than substantial harm bracket. It is clear that the proposed development will bring about many public benefits including the raising of funds to facilitate the repair of Taverham Hall and the provision of much needed family housing within the village, as noted within the Planning Statement.

7.15 It is therefore concluded that in weighing the planning balance, the development should be supported and permission granted.
Books and documents


Patsy Dallas, Roger Las and Tom Williamson, Norfolk Gardens and Designed Landscapes (Oxford, 2013)

Cartographic

1797 Faden’s Map of Norfolk
1817 Ordnance Survey drawing
1844 Tithe Map
1882 Ordnance Survey Map 1:2,500 (viewed online only)
1884-92 Ordnance Survey Map 1:10,560
1907 Ordnance Survey Map 1:2,500 (viewed online only)
1938 Ordnance Survey Map 1:10,560
1971 Ordnance Survey Map 1:2,500 (viewed online only)
1973-76 Ordnance Survey Map 1:10,560

Websites

http://archiseek.com/2013/taveehaii-Hall-nouwich/
http://www.norfolkchurches.co.uk/taverham/taverham.htm
http://www.stedmundstaverham.co.uk/history.shtml
http://collections.soane.org/SCHEME524
http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/n/largeimage82512.html
http://www.fadensmapofnorfolk.co.uk/
https://joemasonspage.wordpress.com/2014/06/25/views-of-taverham/
1844 Tithe Map (Norfolk Explorer)
1884-92 Ordnance Survey Map
The lower garden area is about 6 metres below the upper, on which the house stands, and is mainly lawn with an avenue of ten narrow yew pyramids, 4 metres in height. A large, covered stone urn and a 15-metre-high *Cupressus sempervirens* provide focal points to be viewed from both the upper and lower garden. The *Cupressus* was brought as a seedling from the Isle of Paxos in 1980. Built into the retaining rampart wall is a brick and flint gazebo which was reputedly constructed as a weapons store during the Napoleonic era. Dutch elm disease destroyed the southern boundary of the garden and this was replaced in 1982 by yew hedging which has now matured. There are exedras at the eastern end and in the centre of the southern section.

The west garden is now smaller than when the house was built and is dominated by another *Cedrus libani* (somewhat storm-damaged). Surrounded by 3-metre-high yew hedges, the central area is planted with a bold, simple pattern of nine squares of box. Five of the squares are solid with a 2-metre-high pyramid at the centre and the remaining four have raised Italian *tusci* containing standard olives (*Olea europaea* ‘Frantoia’).

Throughout the garden there is much topiary including a peacock, swan and a cross, all of which are in the region of 6 metres high. There is little herbaceous planting as the soil is poor and the trees tend to make the garden shady and dry.

**Taverham: Taverham Hall**

A landscape park was apparently laid out around Taverham Hall in c.1783 by Miles Bramhwayte, who had inherited the estate in 1763. Its creation probably accompanied a major remodelling of the hall by John Soane (1753-1837), who is also said to have rebuilt the kitchen garden. A map drawn up at this time, in connection with the closure of roads prior to the park's creation, shows that the local landscape was already ornamented with a number of woods and plantations, especially in the area to the north of the hall. The park is first shown, albeit somewhat schematically, on Faden's 1797 map of Norfolk. This suggests that it extended over an area of c.140 hectares (346 acres) — clearly an exaggeration, to judge from later depictions, which show that Faden included land lying...
to the west of the park which, although interspersed with some clumps, was evidently working farmland. An estate map of 1807 and the Tithe Award Map for Taverham of 1845 show that the actual park covered an area of only c.75 hectares (185 acres). The hall was located towards its western edge, with the extensive areas of woodland already noted lying to the north and shielding it from view of the public road. A number of other small woods and clumps were scattered across the interior, planted (as the 1807 map shows) over several decades. Grigor commented favourably on the planting in both the pleasure ground and the park, drawing particular attention to the acacia on the lawn (also noted in Loudon's *Parcums Britannicus*), as well as to the cedars, silver firs and cedars.

The park remained substantially unchanged through the middle and later decades of the century, but the gardens were transformed when the house itself was demolished and rebuilt in 1858–59 in neo-Jacobean style (Grade II listed), on a new site, slightly uphill and to the east of the old building. The existing pleasure grounds, now lying to the west of the house, were retained and extended and their design radically altered; but more striking was the creation of an extensive area of formal gardens immediately to the south of the new hall, and a formal forecourt to the east. These changes were made by the Revd John Nathaniel Micklethwaite who inherited Taverham in July 1856. The architect of the house was David Brandon (1813–1897), but the gardens were designed by William Andrews Nesfield (1793–1881), whose activities are documented in some detail in correspondence surviving in the Micklethwaite papers, now deposited in the Norfolk Record Office.

The hall became a school in the 1920s and much of the park is now under the plough. The usual paraphernalia associated with educational use clutters the site, although the basic framework of the eighteenth-century landscape, especially the peripheral plantations, remains in place. The area immediately to the east of the house is, in particular, well maintained. It is the condition of the gardens and pleasure grounds beside Brandon’s neo-Jacobean hall which is most striking. The hall is still approached through the forecourt to the east – asymmetrical in plan and bounded by balustrading (Grade II listed) – and is flanked to the south and west by terraced walks. Centrally placed steps lead down to the main garden area below: to the south lies the former parterre garden, a wide level space, now occupied by lawn, which is separated from the park to the south (this section of which is under the plough) by a balustraded wall, which stands on a substantial brick retaining wall. The view southwards is unfortunately now obscured by relatively recent tree growth. To the west of the hall, the steps from the terrace lead down to the former shrubbery/pleasure ground area, which still features a large number of fine specimen trees, dating from the 1860s, including examples of yew, Scots pine (*Pinus sylvestris*), cedar of Lebanon, Atlas and deodar (*Cedrus libani, atlantica and deodara*) and Wellingtonia (*Sequoiadendron giganteum*). There are a few remnants of the islands of shrubbery shown on the First Edition 6" Ordnance Survey of 1886, planted with Portuguese laurel and laurel; and a circular area bounded by a yew hedge, probably a former rosary. There are a number of urns scattered around the site which are apparently of appropriate date. The kitchen garden also remains, to the north-west of the pleasure grounds. It replaced that created by Soane and is probably also by Nesfield. It is accessed via an arch, flanked on the inside by some fine nineteenth-century ornamental carving. A little to the east, the site of the ornamental greenhouse/terrace, mentioned in 1863, can still be traced; the buildings which lie behind it have been converted for school use. All in all, the gardens at Taverham constitute an important surviving example of Nesfield’s work.
# Appendix 3: Relevant Heritage Planning Policy

<table>
<thead>
<tr>
<th>Legislation / Policy / Guidance</th>
<th>Document name</th>
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<tr>
<td><strong>Primary legislation</strong></td>
<td>Planning (Listed buildings and Conservation Areas) Act 1990</td>
<td>16: General duty as respects listed buildings in exercise of listed building consent</td>
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<td>66: General duty as respects listed buildings in exercise of planning functions</td>
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<td><strong>Local Development Framework:</strong></td>
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<td>Joint Core Strategy (2014)</td>
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<td></td>
<td>Historic Environment Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (Historic England 2015)</td>
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<td></td>
<td>Conservation Principles, Policies and Guidance (Historic England (as English Heritage) 2008)</td>
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