

Report to Planning applications committee

Item

14 July 2022

Report of Head of planning and regulatory services

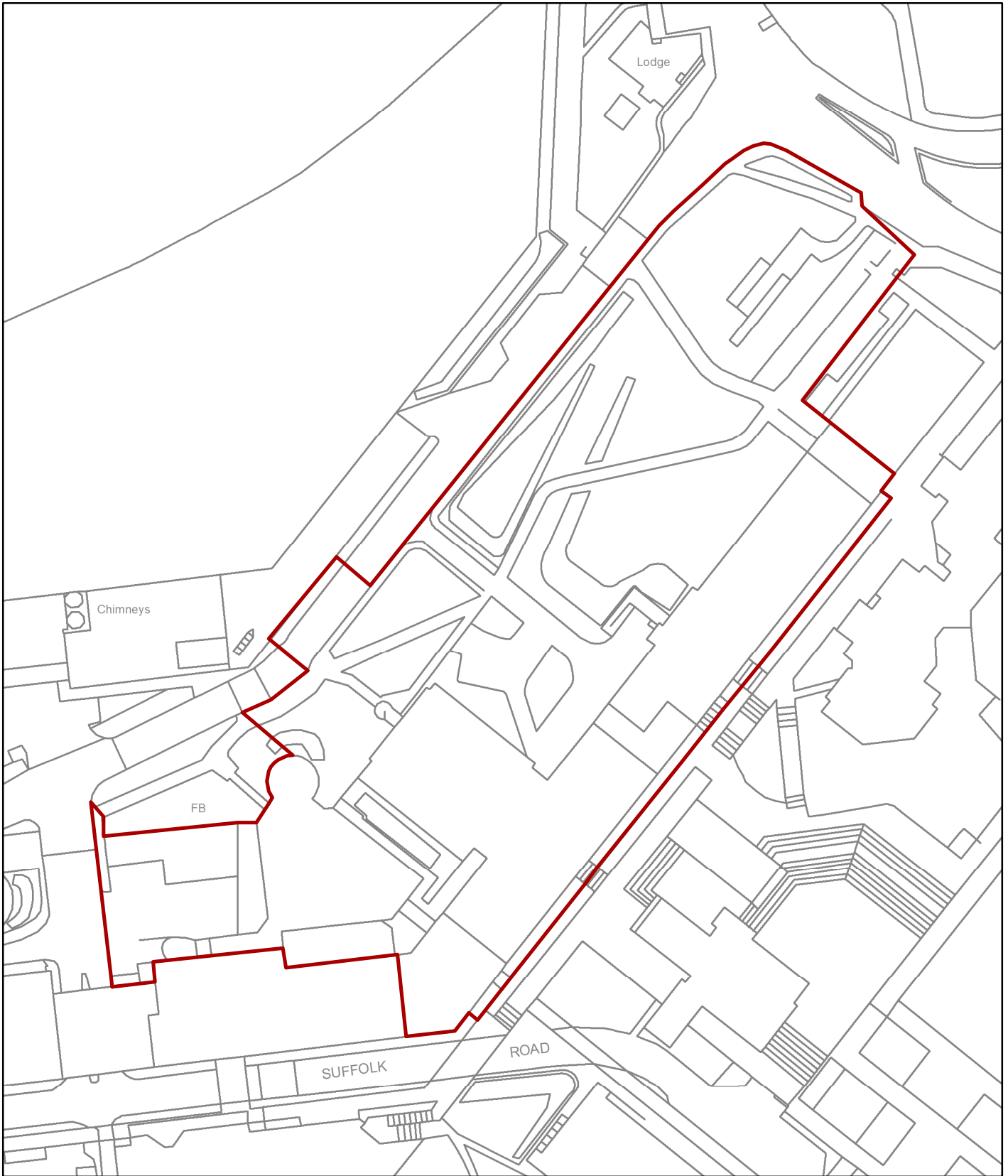
Site visit to aid in determination of applications

Subject 22/00570/F & 22/00571/L for refurbishment and repair of building 3, Teaching Wall, Norfolk Road, University of East Anglia

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Reason for referral To agree a site visit for this application which will be considered by the committee at a future date

Ward	University
Case officer	Lee Cook
Applicant	University of East Anglia
Development proposal – 22/00570/F & 22/00571/L	
Refurbishment and repair of Building 3 for highly specialised scientific research, engineering and general teaching facilities (Class F1(a)) comprising installation of thermally efficient double glazed window system, internal alterations, construction of two full height extensions to the north facade of Building 3 connected by bridging links, extension to the arts spur, including compliant stair case and goods lift, covered walkway for goods lift, and associated infrastructure, including accessible entrance, servicing, accessible car parking, saline tank storage, installation/diversion of enabling infrastructure, reconfiguration of existing pedestrian routes, double stacked cycle storage and landscaping, incorporating sustainable urban drainage systems and any other enabling and temporary works on land to the north of the Lasdun Wall.	
Expiry date	28 July 2022
Recommendation	That members undertake a site visit



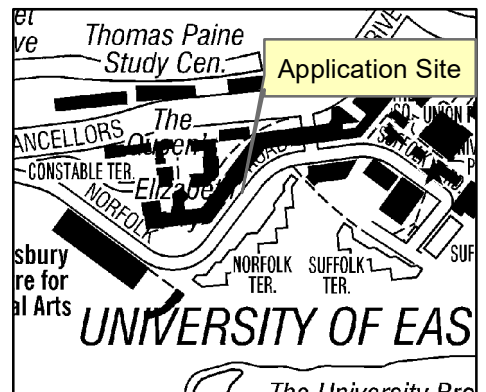
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Planning Application No 22/00570/F & 22/00571/L
Site Address Teaching Wall, Norfolk Road
University of East Anglia

Scale 1:1,000



NORWICH
City Council
PLANNING SERVICES



Purpose of report

1. The report outlines the development proposed by planning application 22/00570/F and the associated listed building application 22/00571/L, which relate to Building 3 at the eastern end of the Lasdun Wall, also known as the Teaching Wall at the University of East Anglia Campus to the south of the city.
2. This report provides an outline of the site location, the main constraints on the site and an overview of the proposals. No assessment is made at this stage as this report is for information and to agree the need for a member site visit.

The site & surroundings

3. The site is located within the UEA campus close to the junction of University Drive and Chancellors Drive. The application site is located at the eastern end of the Grade II Listed Lasdun Wall, which is adjacent to Chancellors Drive to the north, Founders Green and University Drive to the east, Registry to the south and the rest of the Lasdun Wall to the west.
4. Immediately outside the north elevation of the building, the Site currently comprises a small amount of accessible car parking and servicing area for the existing building, as well as landscaping, including some mature trees intersected by a pedestrian connection to the Registry and upper levels of the Walkways and to the lower level of Chancellors Drive. The site has a varied topography sloping northwest down towards Chancellors Drive.

Constraints

5. The proposal site is located either within, or in close proximity to numerous designated heritage assets. These include, but are not limited to:
 - The Lasdun Teaching Wall and Raised Concourse – Grade II Listed Building;
 - Norfolk Terrace and Attached Walkways – Grade II* Listed Building;
 - Suffolk Terrace and Adjoining Walkway and Stairs to Rear – Grade II* Listed Building;
 - The Library and attached Stair – Grade II Listed Building;
 - Earlham Hall and attached Outbuildings – Grade II* Listed Building;
 - The Sainsbury's Centre for Visual Arts – Grade II* Listed Building;
 - Garden Wall attached to Earlham Hall – Grade II Listed Structure; and
 - Earlham Conservation Area.
6. There are trees on the landscaped area to the north of the building.
7. To the northwest of the Site is Earlham Park which sits within the Earlham Conservation Area. Earlham Hall is a Grade II* Listed Building with Grade II Listed Garden Walls which sits at the centre of Earlham Park, which itself is a Registered Historic Park. On the southern boundary of the Earlham Conservation Area, and

northwest of the Site, is Violet Grove, a wooded copse which is a Local Nature Reserve. The existing campus is separated from these surroundings by areas of established planting along Cow Drive and by Violet Grove along the southern edge of the Park.

The proposal

8. The proposed development is essentially split into 2 distinct areas of work – firstly, two full height extensions north of the Lasdun Wall at Building 3, connected by bridge links, together with an extension to the Arts Spur to provide a compliant fire evacuation stair and goods lift, along with associated works at high level for plant, machinery, and ventilation equipment to meet the functional requirements of modern science research and teaching in this part of the Lasdun Wall. There are also associated external works related to access, site service delivery and storage and landscaping redesign.
9. Secondly, a phased refurbishment of the Lasdun Wall proposed to look at improving the thermal efficiency of the building and to address building failures reportedly resulting either through unsuccessful design concept or poor workmanship during the original construction that have contributed to the deteriorating condition of the existing building.
10. The major refurbishment aims for the application of modern building knowledge and technological developments in construction which have evolved substantially since the 1960s, whilst also achieving the removal of asbestos, which is currently an integral component to the building fabric.

Site visit procedure

11. Whilst the exterior of the building that is the subject of the planning and listed building applications is relatively easy to access from the public realm, the interior is not. As indicated above, a significant part of the justification for the works is to address suggested design flaws in the original building and correction of problems caused by initial workmanship as well as the removal of asbestos. The issues that are to be addressed can only be viewed by gaining access to the building. In addition, an understanding of the internal layout of the listed building and how this and internal fixtures and fittings contribute to the building's significance can only be gained by seeing the interior of the building.
12. The application will likely be referred to committee at either the meeting on 11 August or 8 September depending on resolution of outstanding issues. A site visit would help members to appreciate issues raised by the applications and should ideally be carried out on the day on which the committee considers them.

Recommendation

Members undertake a site visit on either 11 August 2022 or 8 September 2022 in anticipation of the applications for planning permission and for listed building consent being determined at the planning applications committee being held on one of those dates.