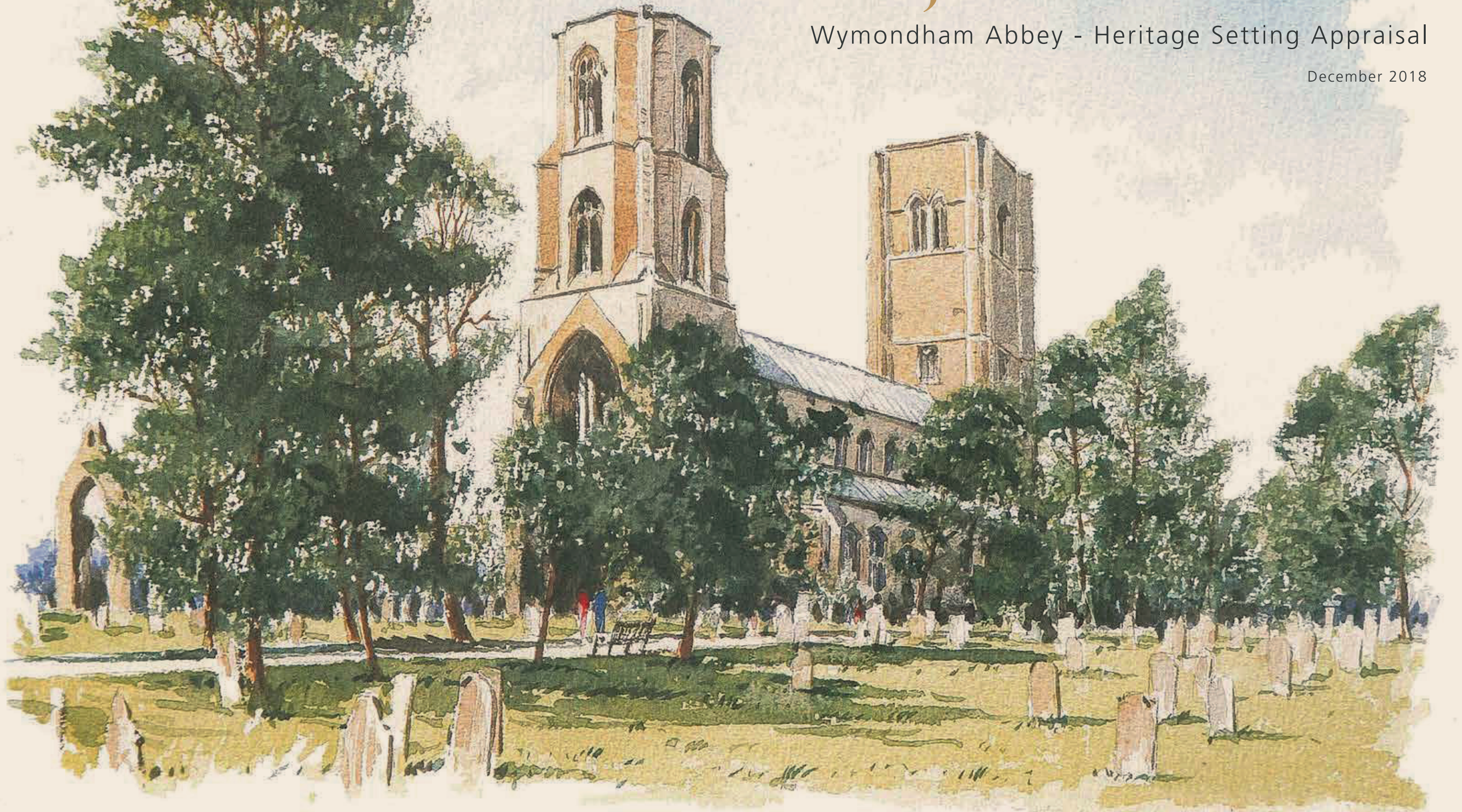


# LAND WEST OF WYMONDHAM FOR RJ BAKER AND SON

Wymondham Abbey - Heritage Setting Appraisal

December 2018





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Aerial photograph looking north showing Wymondham Abbey and its grounds and Wymondham town.

### Revision Table

Atkins Job Number: 5153887	P:\GBLOW\LEGE\PLH\Landscape\Projects\5032194 Wymondham\Graphics\Wymondham Abbey historic setting
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Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date
A	First Draft	MK/MJ	DM	KS	PW	05 Dec 2018

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## 1. Introduction

### 1.1. Background

This Heritage Setting Appraisal has been prepared to inform the Greater Norwich Local Plan: Call for Sites. The assessment is not a full formal setting study, but provides an initial overview and concise assessment of the setting of Wymondham Abbey, the nature of its setting in relation to the parcel of land in question, and thus its potential for development in relation to Wymondham Abbey.

Wymondham Abbey incorporates three nationally designated heritage assets: the Scheduled Monument of Wymondham Abbey, the Grade I Listed Abbey Church of St Mary and St Thomas of Canterbury, and the Grade II Listed remains of the Chapter House and surrounding fragments of the Abbey Church.

### 1.2. Methodology

Development of this technical note has included:

- A review of previous Heritage Assessment and associated mapping, produced in May 2011, in light of subsequent changes in local and national legislation, policy and guidance;
- A visit to review and analyse the setting of Wymondham Abbey, the contribution of the 72.5ha outline masterplan area to its significance, and thus identify its heritage sensitivity.

### 1.3. Location and Description

The outline masterplan area encompasses c. 72.5 hectares of land to the south west of Wymondham. The land is generally undeveloped open farmland and contains various ditches and streams. To the North, Cavick Road forms a clear boundary running in an east-west direction between Wymondham and outlying villages and hamlets. The southern boundary is provided by the B1172 which forms a main route to Wymondham from Attleborough to the south west connecting to the new A11 which runs to the east of the town and forms the main route for traffic to Norwich.

### 1.4. Key issues addressed

The key potential issues which have been identified and addressed by this appraisal relate to the setting of Wymondham Abbey, and the potential impact for the outline masterplan on the significance of the Abbey. The key issues which this appraisal addresses include:

- The character and constituent elements of the setting of Wymondham Abbey.
- The extent to which and how Wymondham Abbey derives significance from its setting.
- Potential impacts of the outline masterplan on the setting of Wymondham Abbey.

These are discussed in Sections 3 and 4 of this technical note.

### 1.5. Structure of the report

- Section 1 provides an introduction and background to the appraisal.
- Section 2 provides an overview of the historic environment context to Wymondham Abbey and the issue of setting.
- Section 3 addresses the setting of Wymondham Abbey.
- Section 4 addresses potential impacts on the setting of the Abbey.
- Appendix A contains a photographic analysis of various view points.
- Appendix B contains view shed analysis plans and comparative photo-montages of the expected roof-lines.
- Appendix C contains photographs of the before and expected after skylines photo-montages.

## 2. Historic Environment Context

### 2.1. Brief Overview of Wymondham and Wymondham Abbey

Wymondham is an important historic market town which, along with Wymondham Abbey and surrounding landscapes, forms a historic landscape charting millennia of the region's development. Whilst the built form of the town and environs largely dates from the medieval and post-medieval periods, there is considerable evidence for earlier occupation and utilisation of the landscape, notably prehistoric activity.

Wymondham itself was established by at least the Early Medieval (Anglo-Saxon) period. Its name probably means Wigmund or Wiermund's homestead and it probably refers to a pre-existing settlement rather than an Anglo-Saxon foundation. Evidence for a sunken house has been uncovered within the urban core of Wymondham and it is possible that the site of Wymondham Abbey previously housed a late Saxon church. It is likely that some of the underlying field boundary structure dates from this period too, particularly in the eastern part of the outline masterplan area closer to the main settlement.

In the early Medieval period Wymondham was developing as a substantial and important rural settlement. The basic layout of the historic core of the town was probably established at this time and the market was granted a formal charter in 1204. The town seemingly benefited from its proximity to Norwich on the direct route from the thriving settlement of Thetford. It is likely that the focus of medieval settlement lay within the existing historic core of the town. However, there is considerable evidence in the wider landscape for settlement and farming activity including moated settlement sites, manorial sites, landscape features, deer parks, holloways etc.

The status of Wymondham was further bolstered in 1107 when the priory was founded by William d'Aubigny on the site of the current Abbey (The Priory only became an Abbey in 1448). The Abbey, which is the most spectacular medieval site in the area, was founded for a community of Benedictine monks associated with the Abbey of St Alban's. The initial buildings were ambitious in scope, and as with many early Norman stone buildings, the building stone was brought from Caen, in Normandy (Caen stone is cream in colour, and the White Tower in the Tower of London, is so named because of the Caen stone used in its construction). Evidence indicates that the original Nave was twelve bays long. The Priory Church was cruciform, with a central crossing Tower and two low Towers at the western end; it had Aisles and Transepts, and the monastic Quire was flanked by chapels. The monastic buildings were situated on the south side of the church and the Priory seems to have been largely completed by 1130.

The Priory had been founded in an unusual manner, in that d'Aubigny (the patron founder) established that the church should be used by both the Benedictine community and the town's residents as a Parish Church. This caused centuries of dispute. It was eventually escalated for papal arbitration in 1249 but even the Pope's ruling regarding the sharing of space did not entirely quell the dispute.

By the middle of the 14th century the two-hundred-year-old Central Tower was failing and it was demolished. The present octagonal Central Tower was finished in 1409. The rebuilding caused further rifts between the communities and numerous rebuilding episodes and conflicts. This was partially settled in 1411 by the Archbishop of Canterbury. Then, in the middle of the 15th century, a wealthy local landowner sponsored the reconstruction of much of the

priory and by 1448 the monastic house had become an Abbey. Probably alongside this process, agreement was made for the construction of a West Tower, as a belfry for the parish church, as the control of the bells in the Central Tower had been a particular point of conflict between the town and the Benedictine community. Construction of the West Tower commenced in 1446.

The life of the Abbey was only short lived as it was dissolved in 1538 as part of the Dissolution of the Monasteries. As was the case elsewhere large parts of the building was dismantled as it provided a source of building stone. The current parish church makes use of what was the Abbey nave and most of the aisles of the medieval church, as well as the two towers that illustrate the medieval conflict between priory and town (see Plate 1).

Wymondham continued to prosper in the 16th century and into the post medieval period, although many of its historic buildings were destroyed by fire in the 17th century. The core focus of settlement remained within the present town centre, to the east of the Abbey. Economic activity, including settlement also prospered and expanded in the wider landscape, and important manorial and landed estates developed in the area. Through the 19th and 20th centuries the town expanded, with major suburbs appearing to the east of the historic core and some expansion along the southern edge of the outline masterplan area, to the west of the town centre. Significant transport infrastructure was developed. The underlying historic landscape character and fabric of the local landscape also changed rapidly in this period, with significant shifts in field boundary patterns and the loss of earlier field boundaries.



## 2.2. Setting – Policy and Guidance

The National Planning Policy Framework (MHCLG) was updated in July 2018. It sets out the national planning policy on the historic environment (Chapter 16), and identifies that local authorities should themselves set out their own positive strategy for the conservation and enjoyment of their heritage. Paragraph 190 identifies that local authorities should identify and assess the significance of historic assets potentially affected by planning proposals, and that developments affecting the setting of a heritage asset should be included in this.

Setting is defined in the National Planning Policy Framework as “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 the asset, may affect the ability to appreciate that significance or may be neutral.” It is clear from this definition that setting is not exclusively defined by physical boundaries, something which is reflected in Historic England’s guidance (see below) and case precedent.

National Planning Practice Guidance (NPPG) (Conserving and enhancing the historic environment; and Decision-taking: historic environment) (published 2014, subject to occasional revision) sets out guidance on a range of matters to support the NPPF in considering significance and the setting of a heritage asset. NPPG restates the definition

of significance, through reference to the NPPF, and indicates that “...the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to describe all or part of the identified asset’s significance”, which includes the contribution of setting to significance.

The guidance provides further clarification that the significance of an asset can be affected by both physical change and change to its setting, and that “Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals... A thorough assessment of the impact of setting needs to take into account, and be proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.” The guidance also indicates that although “The extent and importance of setting is often expressed by reference to visual considerations”, “...the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.” This would indicate that the sensory experience of an asset and its setting is a consideration, as is an intellectual understanding of any historic relationships, including spatial relationships.

Historic England’s guidance document The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (updated 2017) sets out a methodology for assessing the impact of proposed development on the setting of heritage assets, and the effect that impacts may have on an asset’s significance. This superseded two earlier documents The Setting of Heritage Assets (2011 and 2015). The Good Practice Advice in Planning documents are intended to be used in support of the National Planning Policy Framework. Historic England’s guidance indicates that the setting of a heritage asset, while not an asset in itself, is important in its contribution to the overall significance of the heritage asset. This contribution may involve a wide range of physical elements (such as topography, land use, openness, boundaries, and relationships with other heritage assets), as well as perceptual and associational attributes pertaining to the heritage asset (such as views from, towards, and across the asset, tranquillity, remoteness, visual prominence and accessibility).



### 3. Setting of Wymondham Abbey

#### 3.1. Elements of the setting of Wymondham Abbey

The setting of Wymondham Abbey consists of a number of elements. As identified above, these consist of both physical and non-physical elements.

The immediate environs of the Abbey consist of the parish churchyard to the north and east, and the meadows to the south containing the visible remains of the monastic complex (see Plates 1, 2 and 3). This area is bounded by the churchyard walls along Becketswell Road and Church Street to the north, and by the tree-lined River Tiffey to the south. It is this area which forms the immediate setting in which the Abbey is experienced. The character of this immediate setting is tranquil, being separated from town beyond, while the trees along the river and within the churchyard screen long distance views to the south, west and north-west. This element of the setting of the Abbey maintains its historical integrity as reflecting the general historic boundaries of the Abbey precinct, albeit originally bounded on its southern edge by a conduit drain, running in a curve north-east to west from Church Street to the River Tiffey, and taking into account the realignment of Becketswell Road in 1826. The immediate setting strongly contributes to the Abbey's significance.

As identified above, the views outward from the area immediately around the Abbey are restricted at ground level by the screening of mature trees lining the River Tiffey and adjacent streets. Views to the south are also restricted slightly due to the topography of this land, as it slopes gently down to the river before rising up again beyond. The views to the north take in the churchyard, with those buildings lining Becketswell Road and Church Street visible in filtered views between the trees. To the south, the views consist of the open meadow, with the earthworks and remains of the monastic complex (Plates 2 and 3). Beyond

the river, glimpses of the houses along Briton Way and Marwood Close are visible, but these are highly filtered by the tree cover, and there is no visibility of the railway or farmland further south. The nature of these views add to the tranquil and relative enclosure of the immediate visual setting experienced from the Abbey, but make a lesser contribution to the significance of the Abbey.

The landscape beyond the river to the south and west would be visible from the towers of the Abbey. However, these views were not historically intended to be experienced regularly by those visiting the Abbey, and consequently they contribute little to the setting of the building.

The height of the Central and West Towers, and the relatively flat topography of the surrounding landscapes, ensure that the Abbey is a prominent feature of the surrounding landscape. As such, views towards the Abbey contribute to the building's significance and thus form part of its setting. The towers are clearly visible from the landscape around Wymondham, particularly in an arc from the south-west to north-west, with views of the building across the low river valley. From the south-west, the banks of trees along the river and to the east of Lady's Lane, provide some screening of the Abbey from view, though filtered views do exist (see Plate 4), and beyond Johnsons Farm, the towers are often clearly visible rising above the tree lines. From Bradman's Lane, for example, the Abbey is the prominent feature of the skyline (Plates 5 and 6).



Plate 1 – Wymondham Abbey, viewed from the east, looking across the churchyard in the direction of the development site beyond.



Plate 2 – View south from the south side of the Abbey, in the direction of the development site.



The relationship between the Abbey and the town itself contributes strongly to the Abbey's setting, given the role of the Abbey as the parish church, and as a medieval focus of economic activity and thus development. As well as points in the town where filtered views are present towards the Abbey, the building also has non-visual associative relationships with buildings such as the 12th century Beckett's Chapel (now the Wymondham Arts Centre) at the junction of Church Street and Market Street. The chapel was founded by William d'Aubigny III and was served from the Priory. The relationship contributes to the setting of the Abbey as representative of the historic influence and importance of the church within the life of the town.

An aspect which contributes to the non-visual setting of the Abbey, is the audibility of the bells in the West Tower. As mentioned above, the bells in the West Tower are evidence of the medieval dispute between the monastic community and the townspeople over the use of the Abbey. The audibility of the Abbey bells within the town of Wymondham is an historically integral element of experiencing the Abbey, as well as representing the dual importance of the Abbey as both a monastic centre and a parish church. This aspect of the setting of the Abbey mainly applies within the town centre, as that is the area where historically the bells were intended to be audible. The bells were not intended to be heard in the farmland around the town, including in the parts of the Outline masterplan area to the Abbey's immediate setting.

An understanding of how a building such as Wymondham Abbey were viewed (or intended to be viewed) over time can be garnered from paintings, etchings, written accounts and other representations of the building. These can also contribute to an understanding of the significance

of the building in relation to its setting. In the case of Wymondham, it is notable that the Abbey and associated ruins and remains of the monastic complex are depicted in the late 18th and 19th centuries, often in the style of the 'Picturesque' movement, which favoured wild, rugged landscapes and sought romance in ruined buildings and in the style of the more developed, later Romantic movement (see Plates 7, 8 and 9). Such depictions tend to focus on the Abbey and its immediate environs, rather than long distance views to the towers across the landscape. Artistic representations cannot be seen as entirely accurate depictions of the Abbey at particular given moments, but the nature of those during the 18th and 19th century do demonstrate interest in the dramatic form of the Abbey and monastic ruins, rather than any dominance in the landscape.



Plate 3 – View south from the south side of the Abbey, in the direction of the development site. Far bank of the River Tiffey visible through the tree line.



Plate 4 – View east towards the Abbey towers from Lady's Lane. Note the screening of the view by the banks of trees.



Plate 5 – View east towards the Abbey from Bradman's Lane, looking across Johnson's Farm. This is from the approximate position of the planned village green/centre.





Plate 6 – View north-east towards the Abbey from Bradman's Lane, close to the junction with London Road, looking across Johnson's Farm.



Plate 7 – Wymondham Abbey, etching by J. S. Cotman, 1813.



Plate 8 – South view of Wymondham Abbey, G. S. Self, 1826



Plate 9 – South-east view of the church, 1847. From Gentleman's Magazine, vol. XXVIII.



### 3.2. Elements of the setting of Wymondham Abbey

Wymondham Abbey derives significance from both physical and non-physical elements; as well as the building itself being of historic and architectural value, the Abbey certainly derives significance from some elements of its setting.

The Abbey (including its three constituent heritage assets) is significant for the following reasons:

- It is an example of a monumental building, constructed both for ecclesiastical purposes of worship and monastic practice, and also to serve the townspeople of Wymondham, the latter element being a rare aspect of such monastic sites;
- It has architectural value, both in its material and form as an example of combining monastic and parish worship in one ecclesiastical complex, and its ornate architectural detailing;
- It is an early example of surviving monastic and ecclesiastical architecture, dating from within 50 years of the Conquest, as well as providing physical evidence of the development of the Abbey buildings through the changes and additions of the 14th and 15th, and 19th century restoration;
- It has historic value through its association with the historic figure of William d'Aubigny and his descendants, as evidence of a major catalyst to the expansion of Wymondham in the Medieval period, and also as evidence of the deconstruction of monastic estates during the Reformation, as well as its position as one of the richest and most influential monasteries in East Anglia; and
- The site contains buried archaeological remains of the monastic complex, which have considerable evidential value.

Wymondham Abbey is by far the tallest building within the landscape around Wymondham, as well as being the most spectacular medieval site in the area. The two towers are among its most notable features, and represent intangible historic character as embodying the conflicts between townspeople and the Benedictine community, as well as defining the prominence of the building within the landscape. This prominence is a visual reminder of the former influence and power of the Abbey, and its significance as a monumental building. Consequently, the building's significance is derived partly from the views towards the Abbey from the surrounding landscape, especially from the town. Though undoubtedly an important element, the contribution of such views and prominence to the building's significance is limited slightly by the organic nature of the towers' construction; their visibility and presence in the landscape around the town was not necessarily intended to be the defining feature of the building, but was one aspect of its function.

As a monastic site, the Abbey derives some of its significance from elements which reflect or facilitate the monastic practices for which it was constructed. The tranquillity of the immediate setting of the Abbey consequently contributes to this aspect of its significance. The maintenance of this tranquillity today has historic integrity, reflecting the character of the monastic complex which stood to the south of the present-day Abbey Church. The extent to which the Abbey derives significance from such tranquillity is limited, however, compared to other monastic sites. Wymondham Abbey was not constructed to be secluded or isolated for the purposes of monastic life, and consequently such remoteness or tranquillity is not as integral an aspect of its historic character or significance.

The significance of the Abbey as serving the town of Wymondham means that it derives this significance partly from the relationships with the town which contribute to its setting. This includes the association with other buildings, such as the Beckett Chapel, being evidence of its historic importance within the town, as well as the audibility of the church bells within the town. Given the significance of the Abbey as a parish church, and the historical conflicts over elements of this role including the bells, the Abbey derives some of its significance from these aspects of its setting.

The imposing nature of the building within the wider landscape and the visibility of the towers in long views from all directions plays is therefore one of a number of aspects of its setting that contribute to its significance.

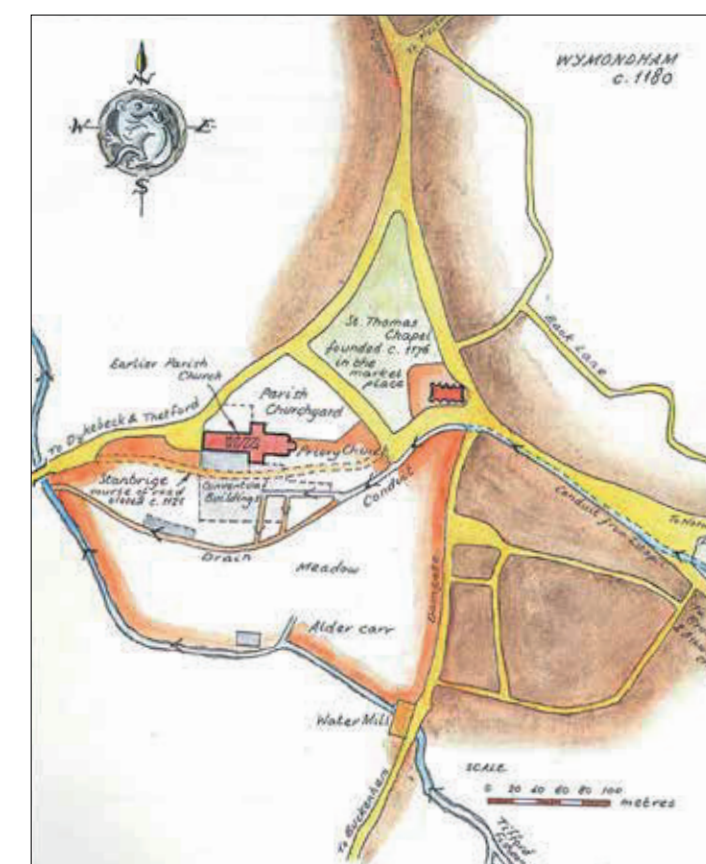


Plate 10 – Map of Wymondham c.1180 showing a road diversion.



## 4. Key Issues and Findings

### 4.1. Potentials impact on the setting of Wymondham Abbey

The proposed development has the potential to impact on those views to the Abbey currently experienced from the land within, and potentially beyond the outline masterplan Area. The towers of the Abbey are currently a prominent landscape feature along Bradman's Lane, and the land beyond. The development has the potential to heavily filter or altogether remove these views. Views which include the from Abbey further to the west, in areas of higher ground within the outline masterplan area for example, would also potentially be impacted or compromised by development. The loss or filtering of these views would impact on this element of the Abbey's setting, and would detract from the extent to which the site derives significance from its presence in such views. However, in terms of the widespread prominence of the towers from the landscape around Wymondham, the views which would be impacted by the development form a relatively small proportion of its setting in relation to the wider landscape views, which in turn form only part of the Abbey's setting. Some of these views from within the outline masterplan area are already filtered in places by the screening of the existing tree cover east of Johnson's Farm and Lady Lane, and along the River Tiffey, tree cover which is likely to be retained in the emerging Masterplan. Design mitigation informed by an understanding of key views and viewpoints within and around the outline masterplan area would have the potential to further mitigate the impact on these views and this element of the Abbey's setting.

The immediate setting of the Abbey, and views from the Abbey outwards across the Abbey grounds to the west and south-west, are unlikely to be impacted by the proposed development. Given the screening of the banks of trees along the River Tiffey, and the potential for open space to be retained between Johnson's Farm and the railway (see below), the buildings of the proposed development would not be visible in views from the Abbey. The existing residential development on the south side of the river, along Briton Way and Marwood Close, is only visible in heavily filtered glimpsed views, and these are much closer to the Abbey than the eastern limit of the development within the proposed development. The character of the views from the Abbey across the Abbey grounds and earthworks would not be altered by the development, and would not detract from the extent to which the Abbey derives significance from this aspect of its setting, especially as views from the Abbey towers cover a very wide arc. Design recommendations can further mitigate any chances of visual impacts from the development (see below).

The proposed development is unlikely to impact on the tranquillity of the Abbey's immediate setting. The immediate setting is largely well defined. As with views from the Abbey, the screening offered by the trees along the river, and the retention of open space in the eastern portion of the proposed development area would ensure that development does not encroach on the tranquillity of the area immediately around the Abbey. The development is unlikely to have a significant visual or audible impact on

the experience of the Abbey and Abbey grounds.

Similarly, the proposed development is unlikely to have any impact on the important relationships between the Abbey and the town, and would not detract from the extent to which the Abbey derives significance from these relationships.

Overall, whilst the proposed development would have some impact on the setting of the Abbey the overall impact on the setting of the Abbey would not detract significantly from the extent to which the building derives significance from its setting. Consequently, in terms of the NPPF tests, though the impact on the Abbey's setting would constitute harm to the asset, the extent of any harm would not be 'substantial' and would not be significant.





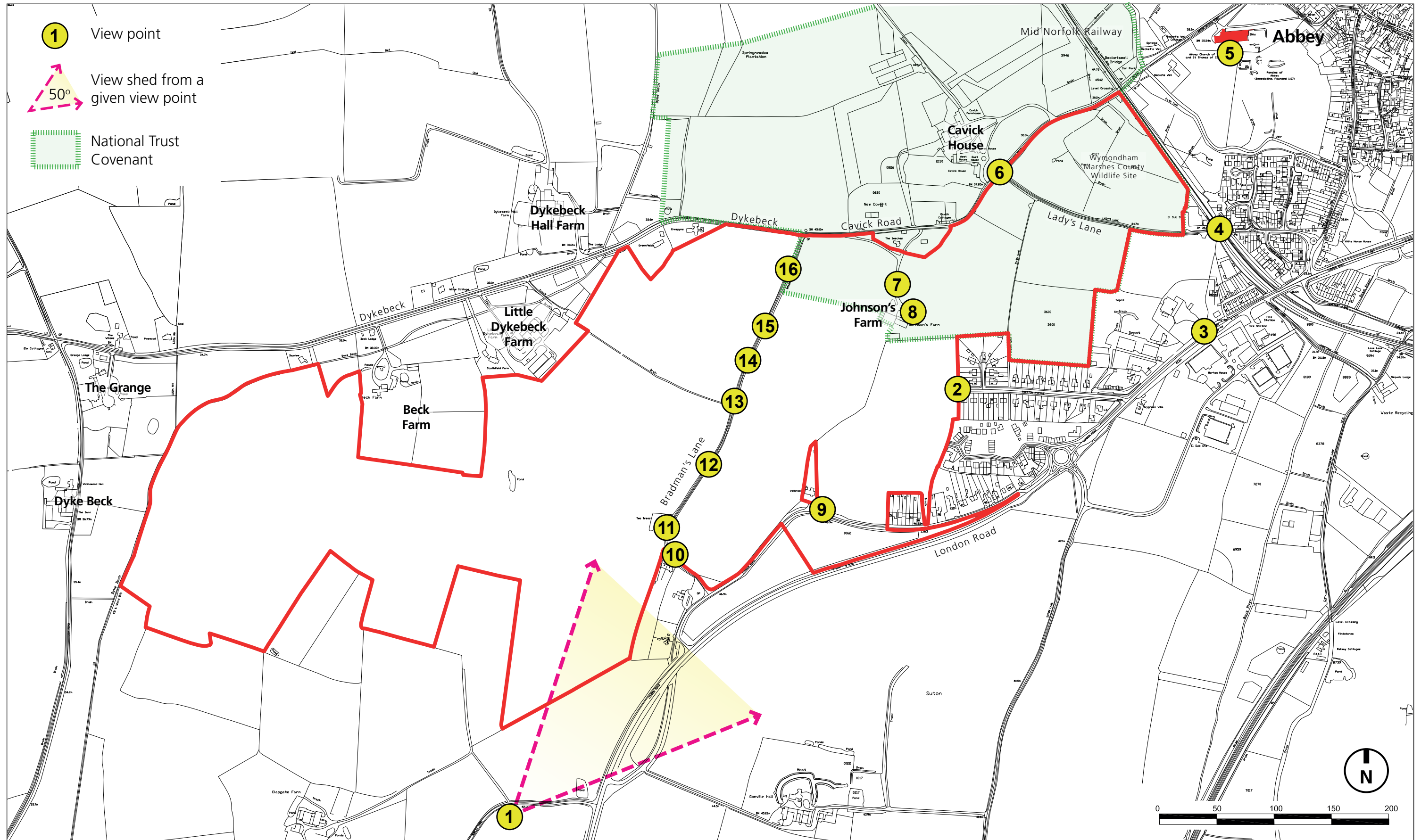


# **Appendix A**

Photographic analysis



### Plan showing the site extents and view points: View point 1





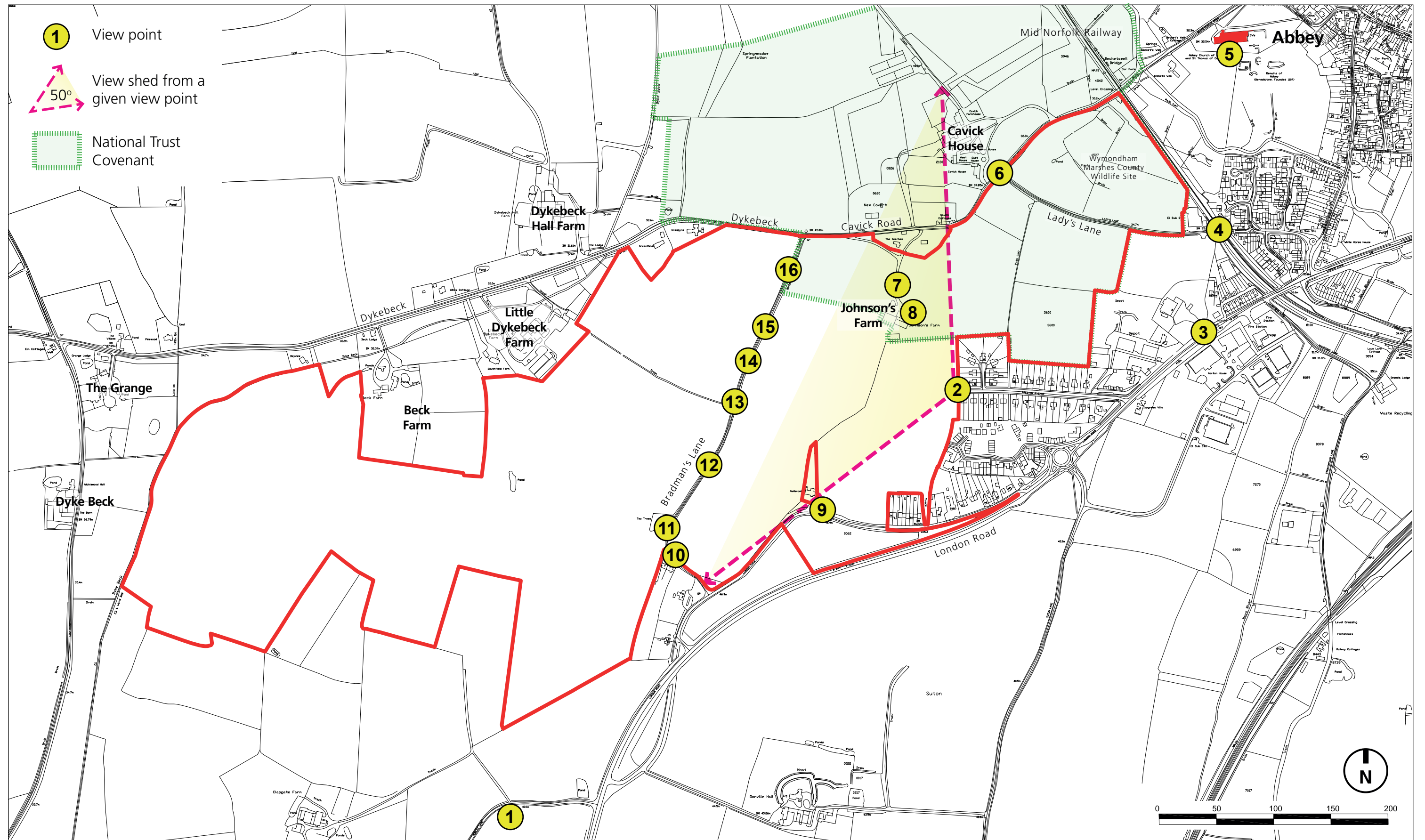
## **View 01 - Morley Lane - Existing**



July 2017. View looking north-east from Morley Lane in the direction of Wymondham Abbey. The field in the foreground lies outside the ownership boundary. The field beyond the green strip of grass falls within the red line. As seen from the photograph the Abbey is not visible from this view point.



### Plan showing the site extents and view points: View point 2





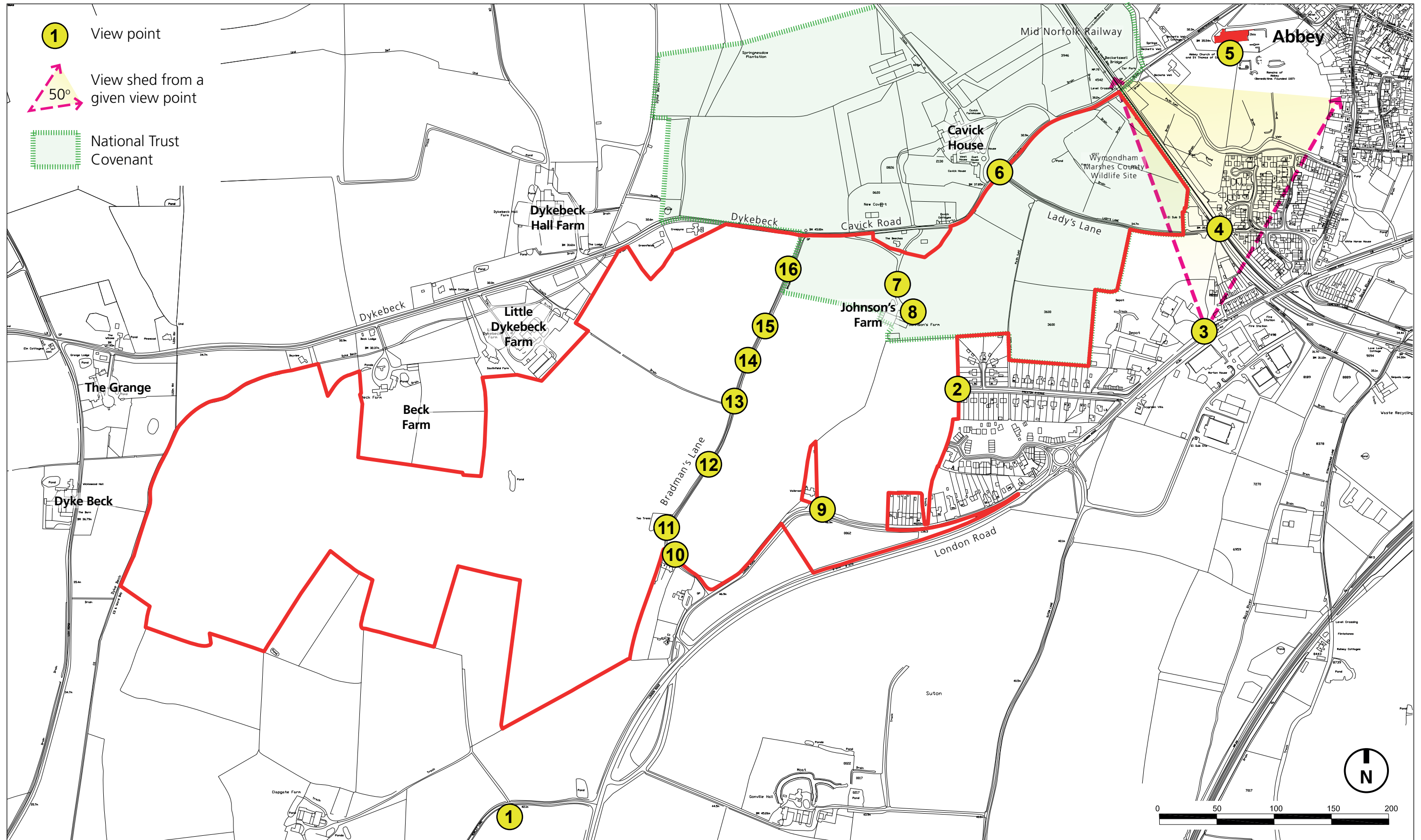
**View 02 - Preston Avenue - Existing**



July 2017. A panoramic view looking west from the west end of Preston Avenue towards the proposed site. Johnson's Farm and the existing barn structure along with its various annexes.



### Plan showing the site extents and view points: View point 3





## **View 03 - London Road (East corridor) - Existing**



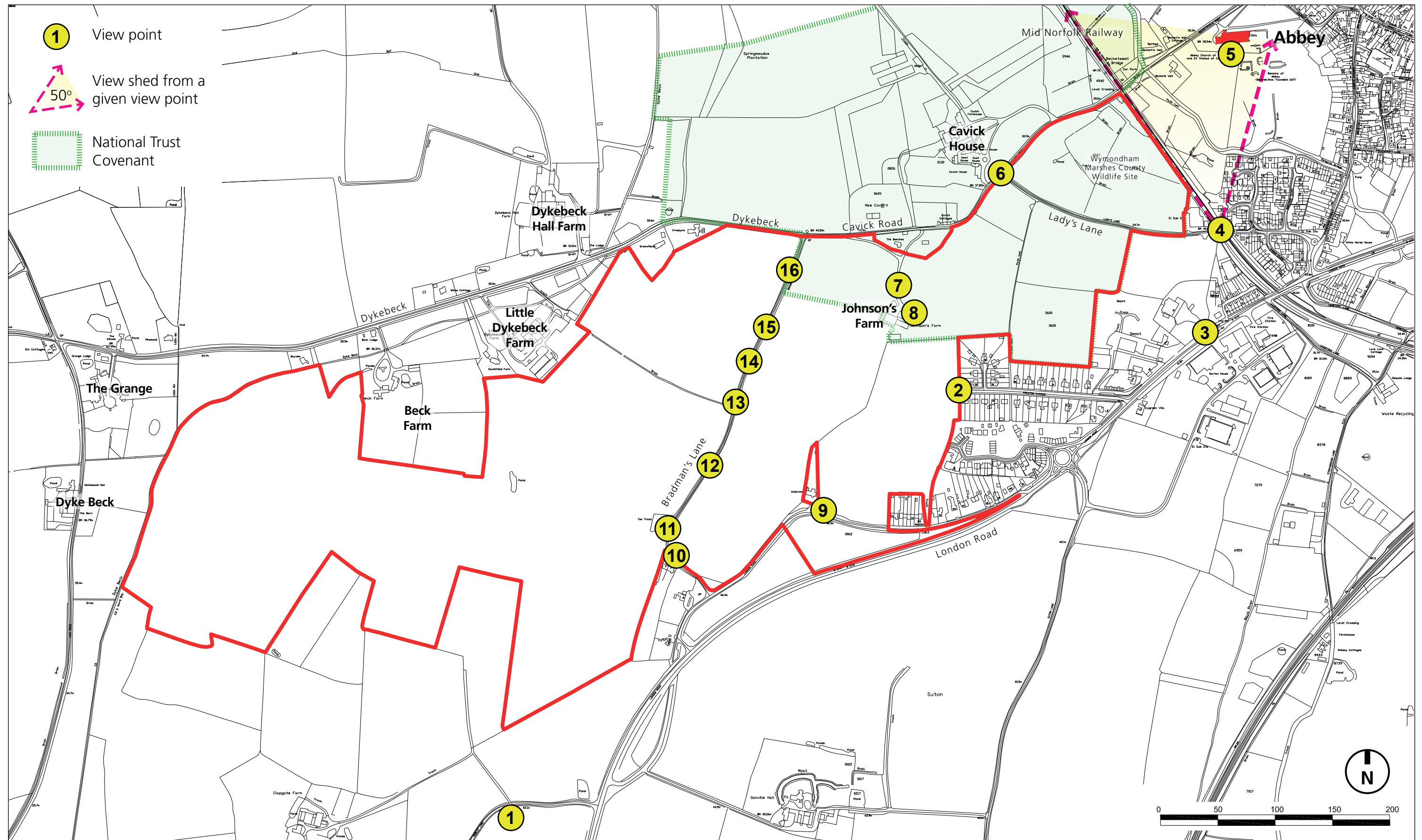
July 2017. View looking north from London Road towards the Abbey. The proposed site does not lie in the path of this view, however, it is covered in this report for the completeness of the study. The two towers of the Abbey are visible from above the tree foliage.



July 2017. Similar to the adjacent view the towers are visible above the roof line of the built-up area.



### Plan showing the site extents and view points: View point 4





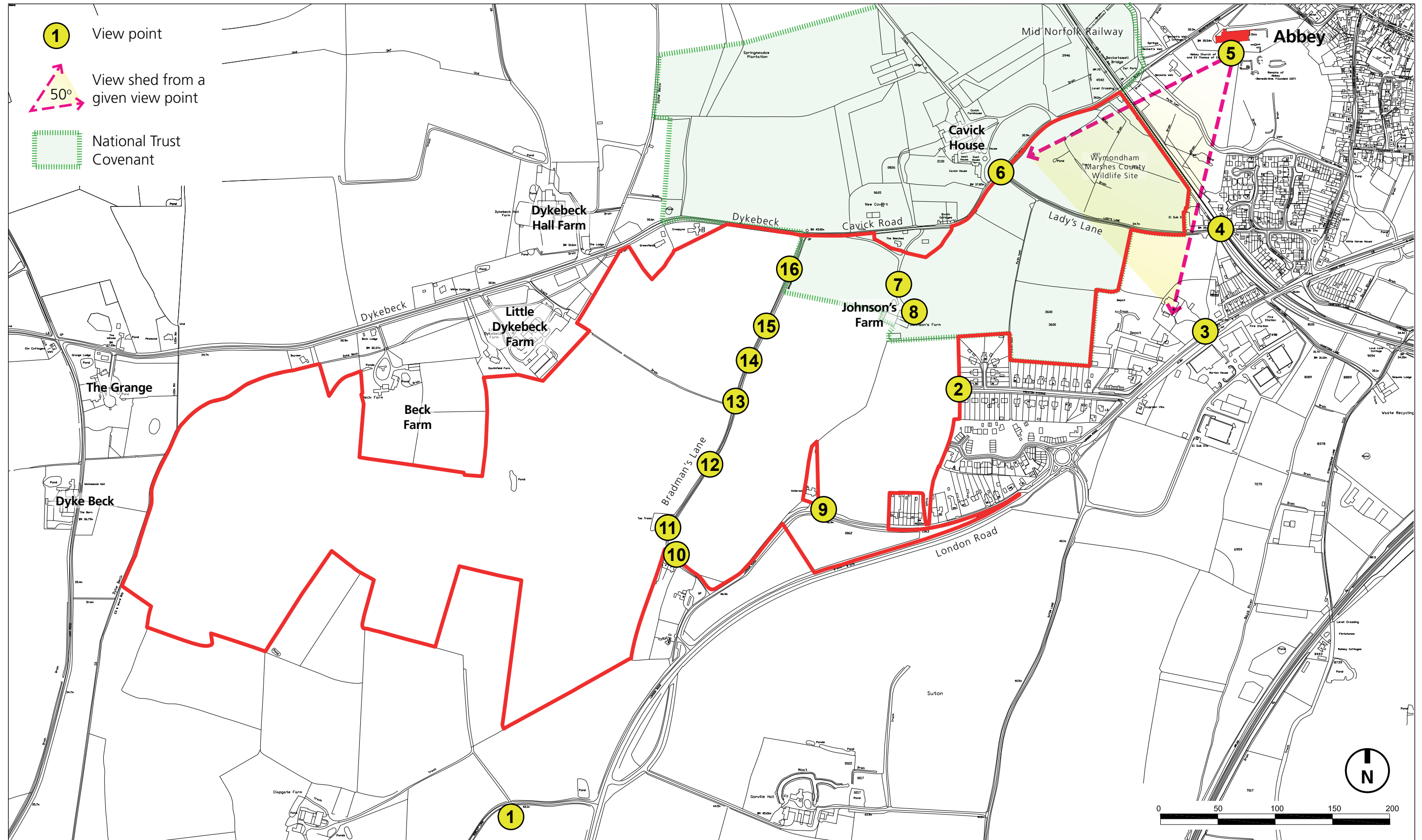
## **View 04 - Lady's Lane (over-bridge) - Existing**



July 2017. View looking north from Lady's Lane towards the Abbey. This view lies just off the eastern edge of the proposed site, similar to the view 03 it does not have a direct impact. The Abbey towers can be clearly seen from the over-bridge that connects Lady's Lane and Briton Way.



### Plan showing the site extents and view points: View point 5





## View 05 - Looking west from the Abbey - Existing



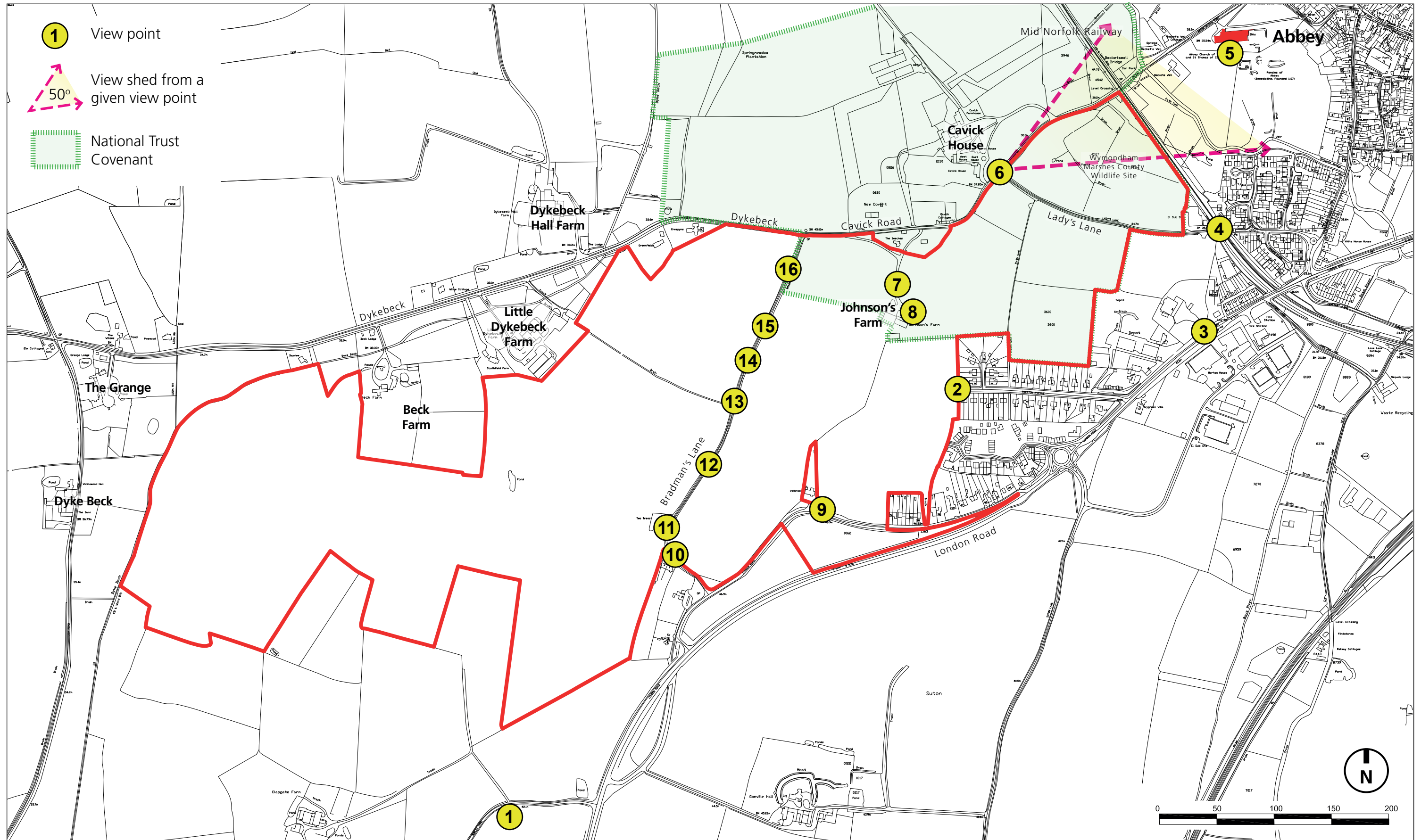
July 2017. A view looking west towards the site from the Abbey's grounds. The approximate extents of the site are as shown by red dotted lines on the photo. With dense foliage the proposed site cannot be seen from this view point.



April July 2017. Similar views during spring time with less leaf foliage. Even without the leaves the wood is quite dense and the proposed site is very difficult to see.



### Plan showing the site extents and view points: View point 6





## **View 06 - Lady's Lane/Cavick Road - Existing**



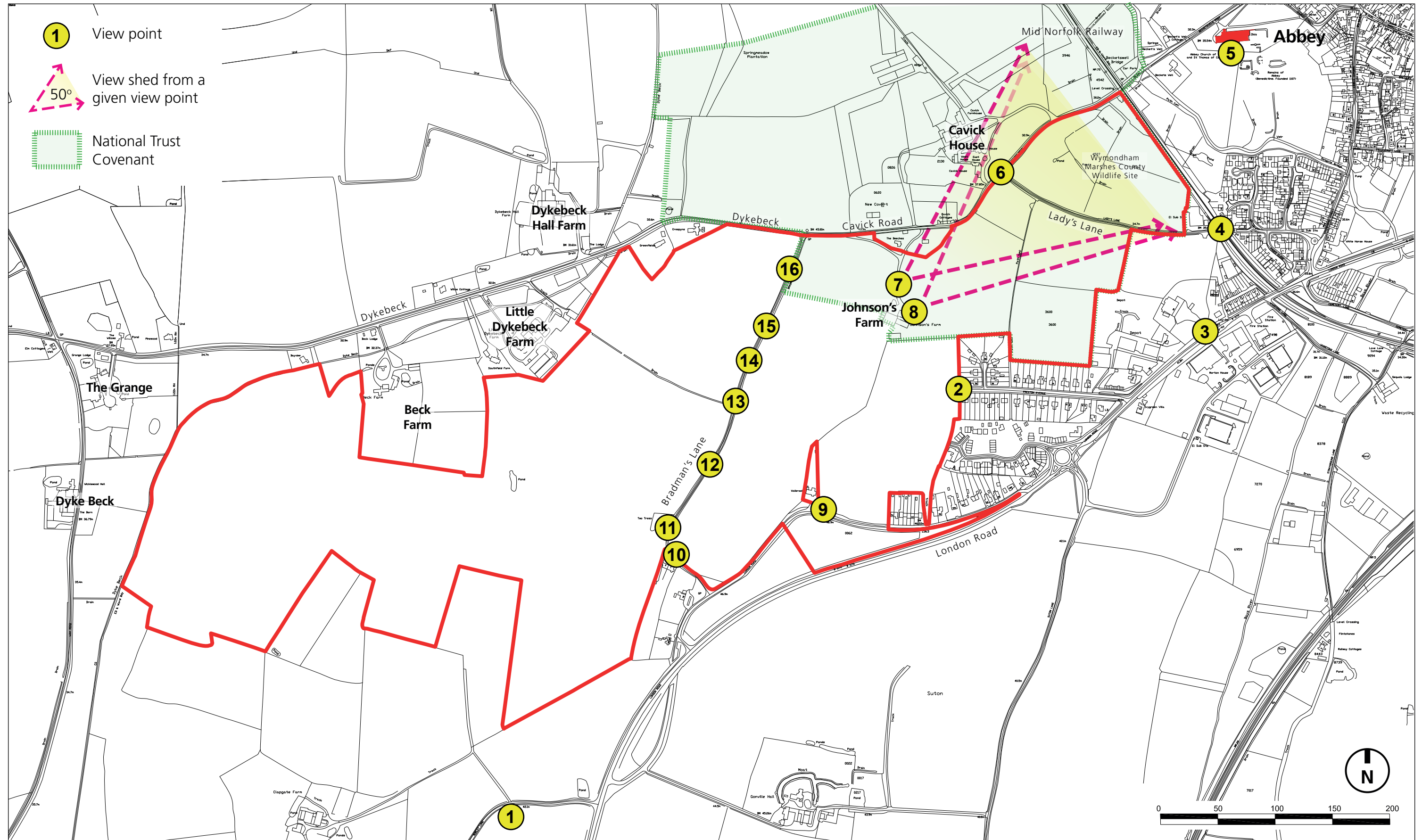
July 2017. View looking east from the junction of Cavick Road and Lady's Lane. This view point lies on the northern boundary of the proposed site. The Abbey can be seen from few different points on the Cavick Road.



May 2012. Same view as seen in May 2012 (Google imagery). A lot more of the Abbey structure can be seen with lesser foliage on the trees.



### Plan showing the site extents and view points: View point 7 and 8





## **View 07 - Johnson's Farm (north) - Existing**



July 2017. View looking north-east from the driveway of the existing barn towards the Abbey. This location provides a very good setting for the Abbey and with lot of open space around it and not many trees obstructing the view towards it. This part of the land also falls under a National Trust covenant therefore cannot be built upon.

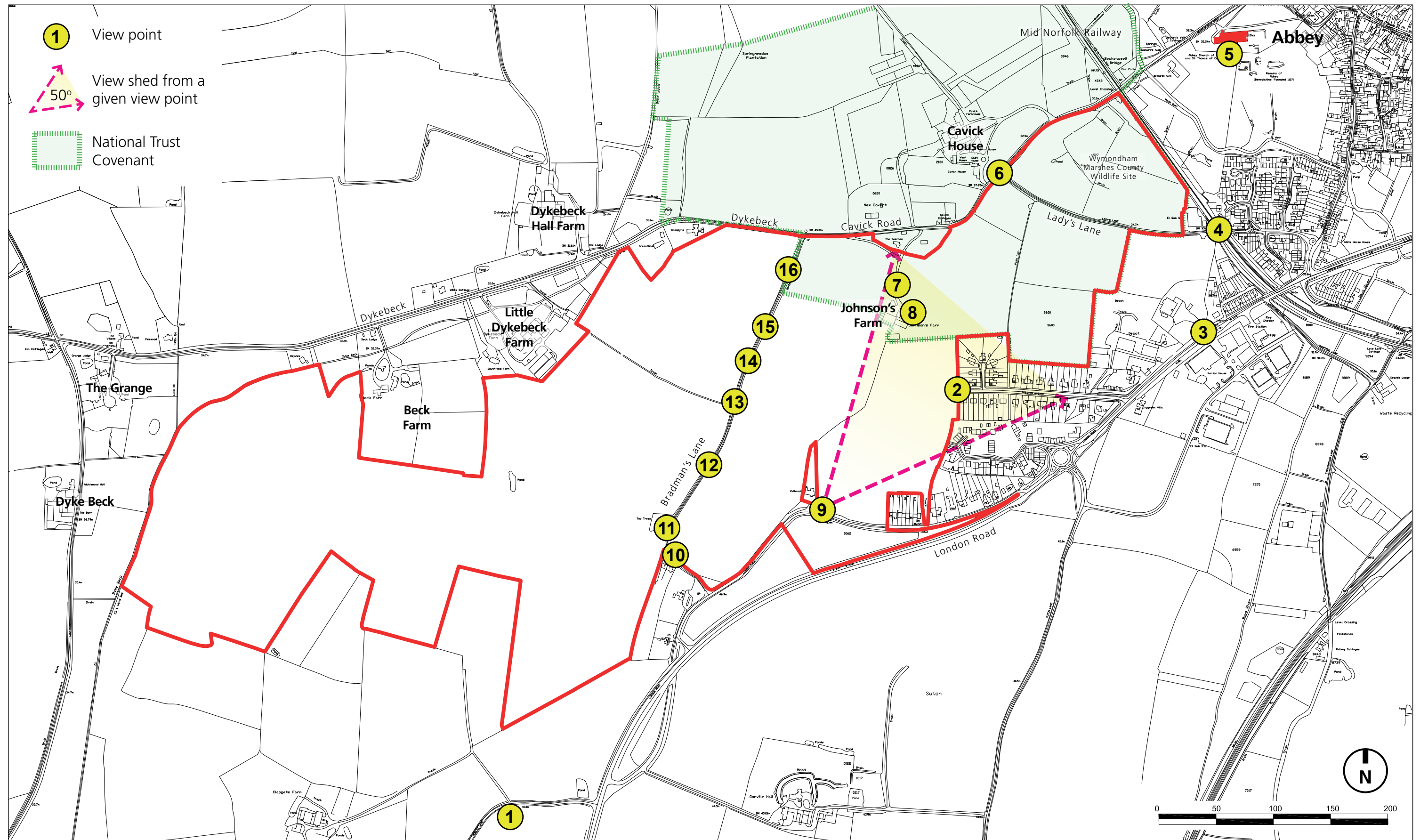
## **View 08 - Johnson's Farm (east) - Existing**



July 2017. A slightly different angle from the east yard of the barn looking at the Abbey and with both towers clearly visible. This location is situated fairly centrally on the site and lies on the boundary of the covenant land.



### Plan showing the site extents and view points: View point 9





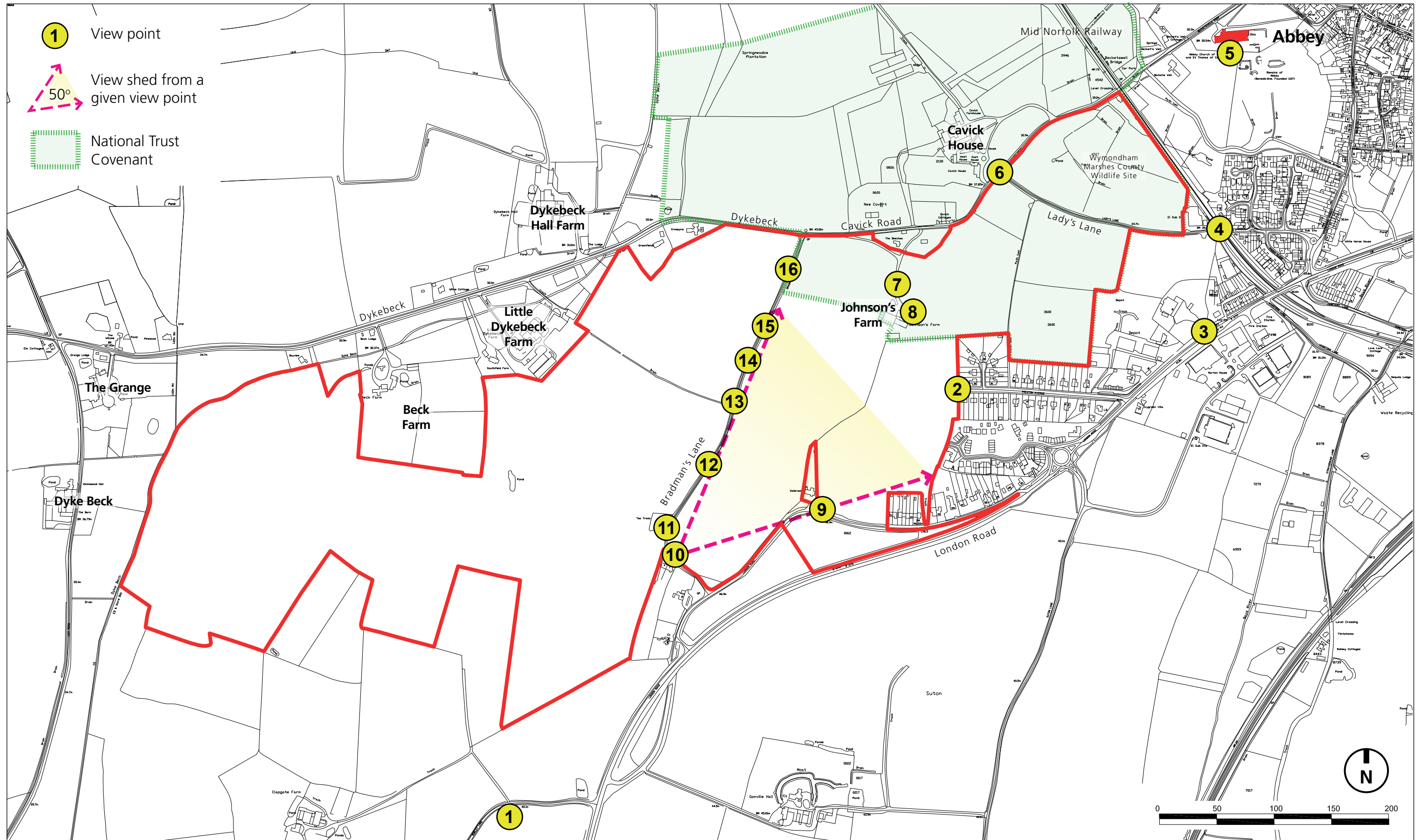
**View 09 - Johnson's Farm (north) - Existing**



July 2017. View looking north-east from west bound section of London Road. The taller of the towers can be seen at a distance in this view. This location is situated to the south of the site.



### Plan showing the site extents and view points: View point 10





## **View 10 - Bradman's Lane : 01 - Existing**



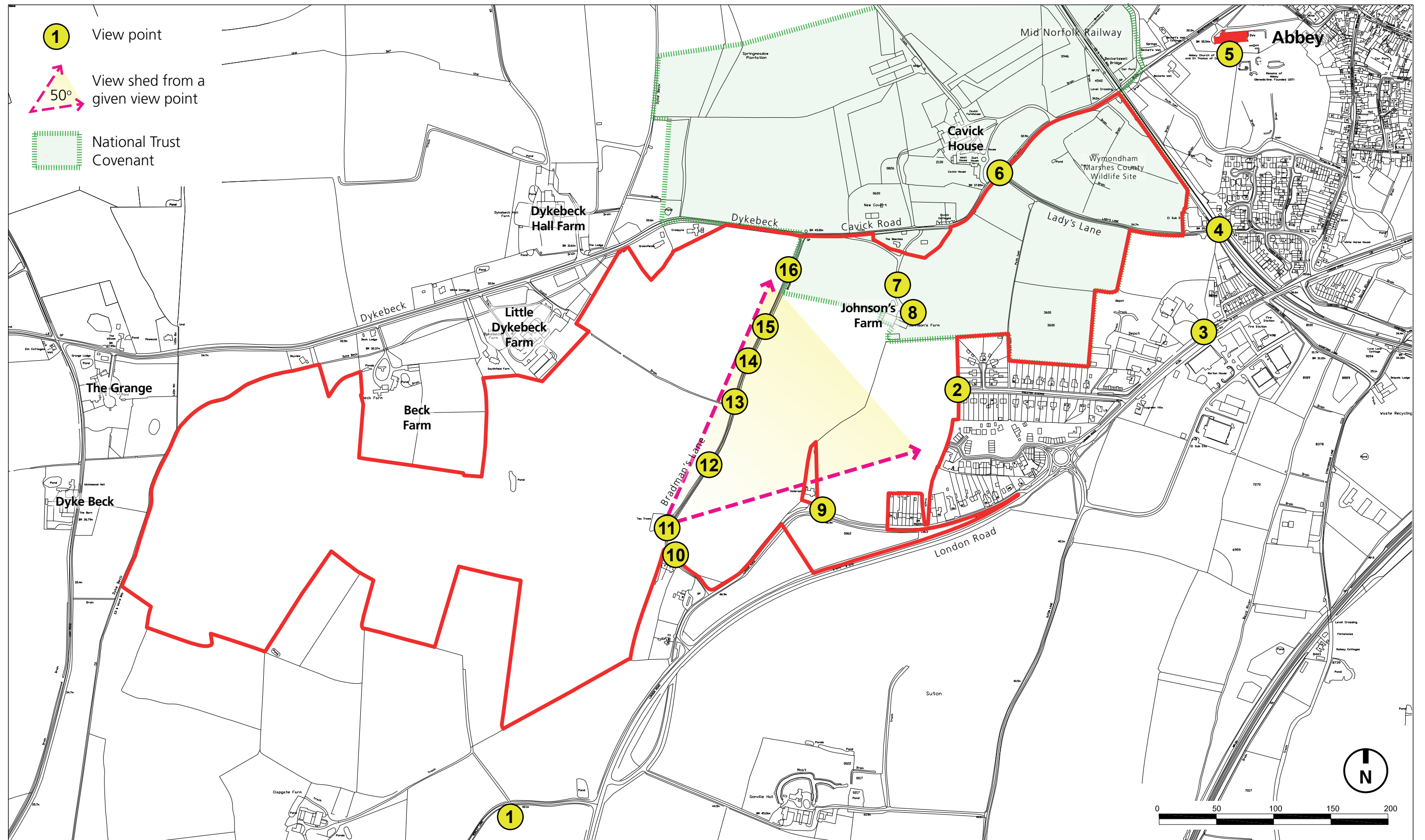
July 2017. View looking north-east from Bradman's Lane towards the Abbey. This location is situated in one of the central public roads on the proposed site. The two towers can be seen just to the left of the barn on Johnson's Farm.



April 2017. Same view taken in the springtime with lot less foliage. The Abbey is seen a little more clearly.



### Plan showing the site extents and view points: View point 11





**View 11 - Bradman's Lane : 02 - Existing**



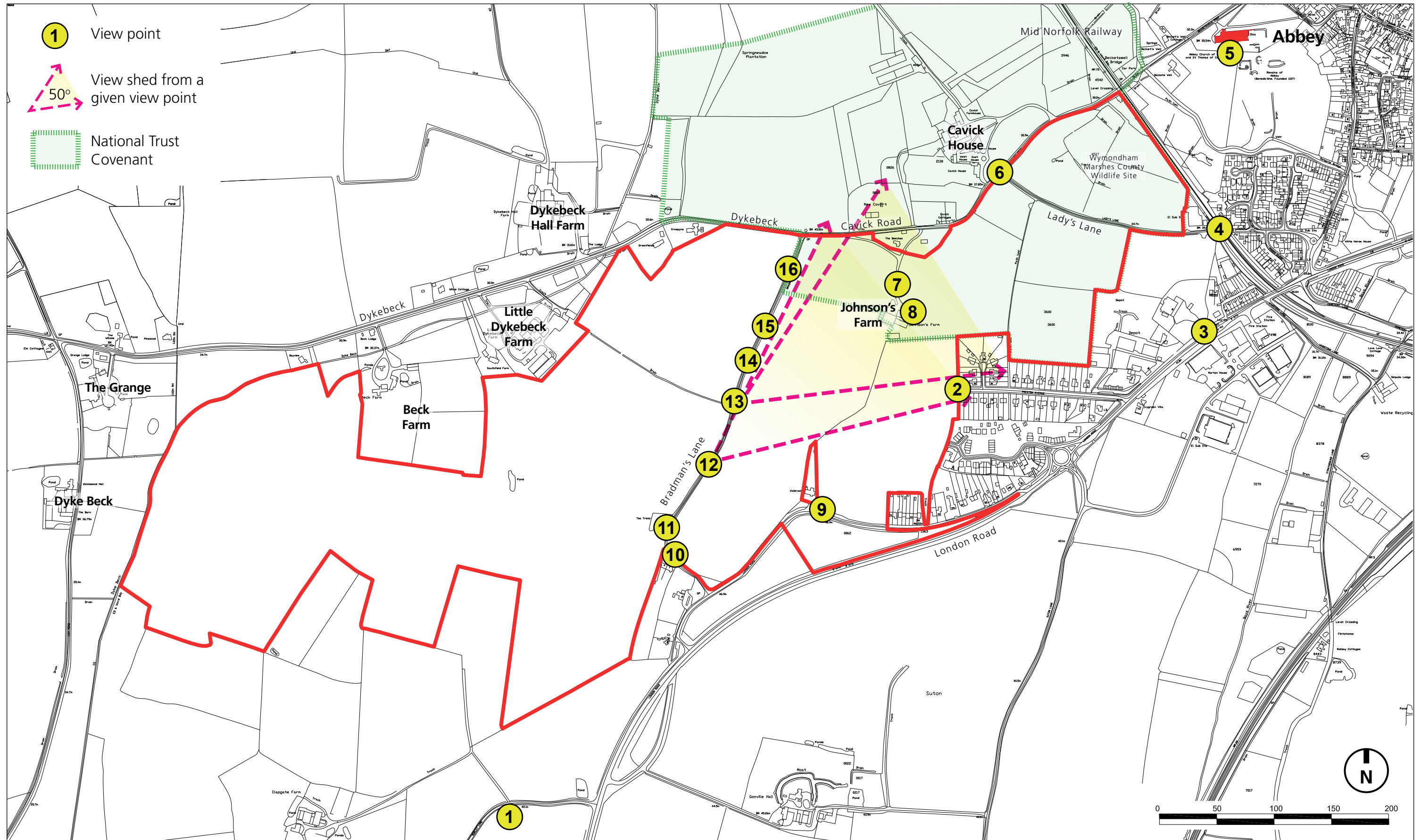
July 2017. View looking north-east from Bradman's Lane towards the Abbey. A view little further to the north of View 10. The Abbey partially hides behind the barn structure.



April 2017. Same view taken in the springtime with lot less foliage.



### Plan showing the site extents and view points: View points 12 and 13





## View 12 - Bradman's Lane : 03 - Existing



July 2017. View looking north-east from Bradman's Lane towards the Abbey. A view further north of View 11. The Abbey is seen however significantly obscured by hedge in the foreground and the barn structure and a tall tree in the background.

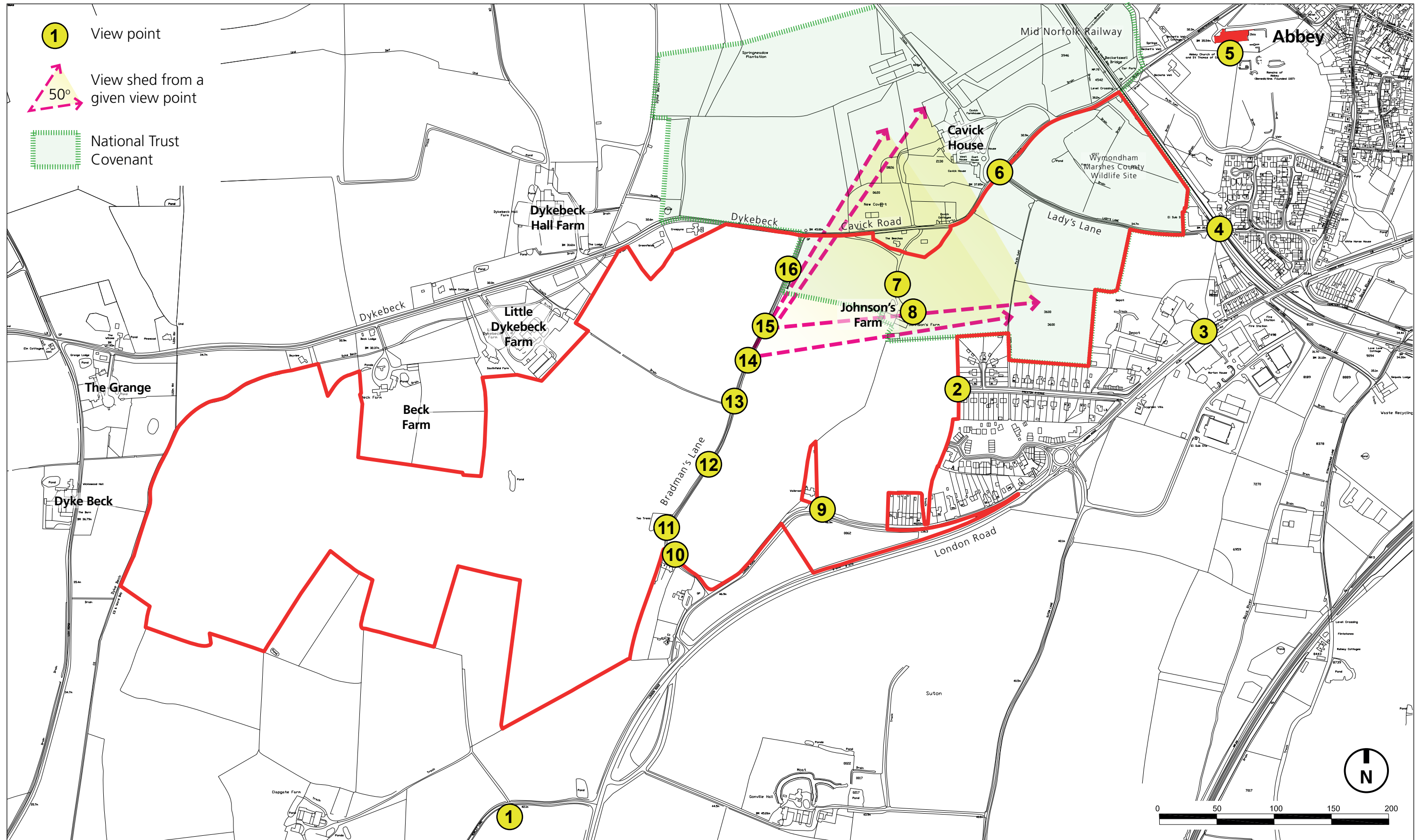
## View 13 - Bradman's Lane : 04 - Existing



July 2017. View looking north-east from Bradman's Lane towards the Abbey. A view further north of View 12. The Abbey is seen relatively well in between openings in the wood to the left and a tree to the right hand side.



### Plan showing the site extents and view points: View points 14 and 15





**View 14 - Bradman's Lane : 05 - Existing**



July 2017. View looking east from Bradman's Lane towards the Abbey. A view further north of View 13. The Abbey is significantly obscured by the wood west of Cavick House.

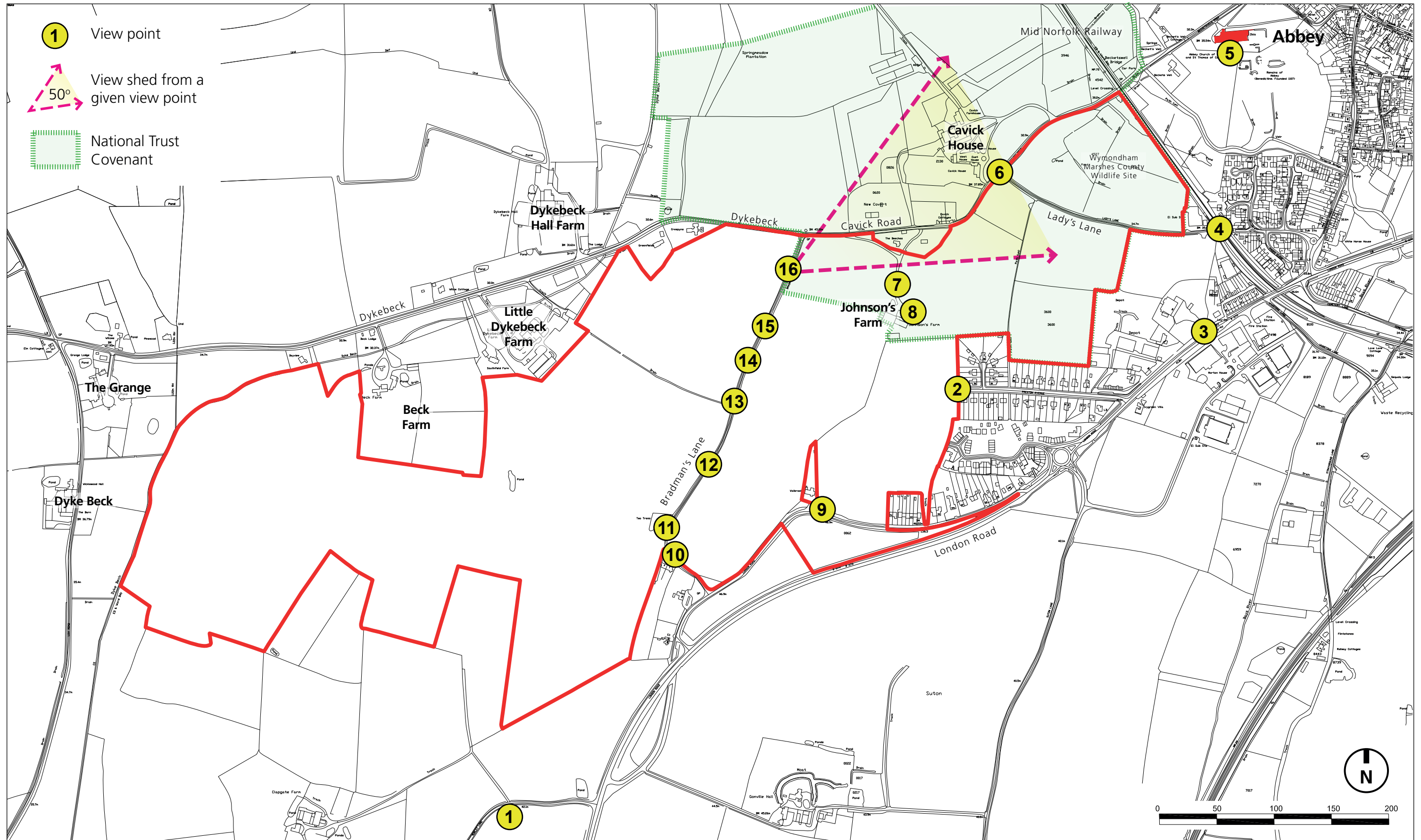
**View 15 - Bradman's Lane : 06 - Existing**



July 2017. View looking east from Bradman's Lane towards the Abbey. A view further north of View 14. One of the towers of the Abbey is seen in between tree pockets.



### Plan showing the site extents and view points: View point 16





**View 16 - Bradman's Lane : 07 - Existing**



July 2017. The wood west of Cavick House completely blocks the Abbey.





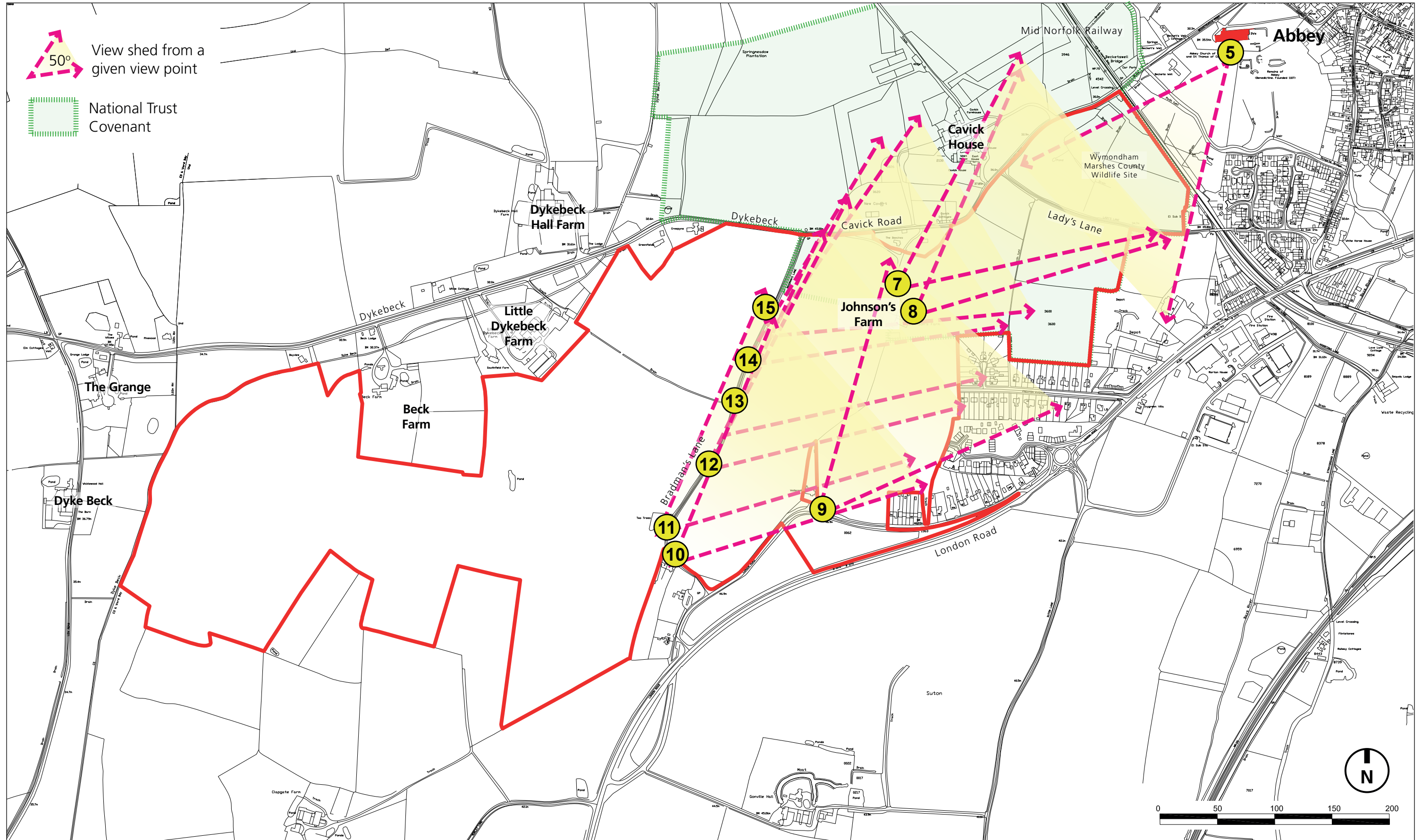


# **Appendix B**

## View shed analysis

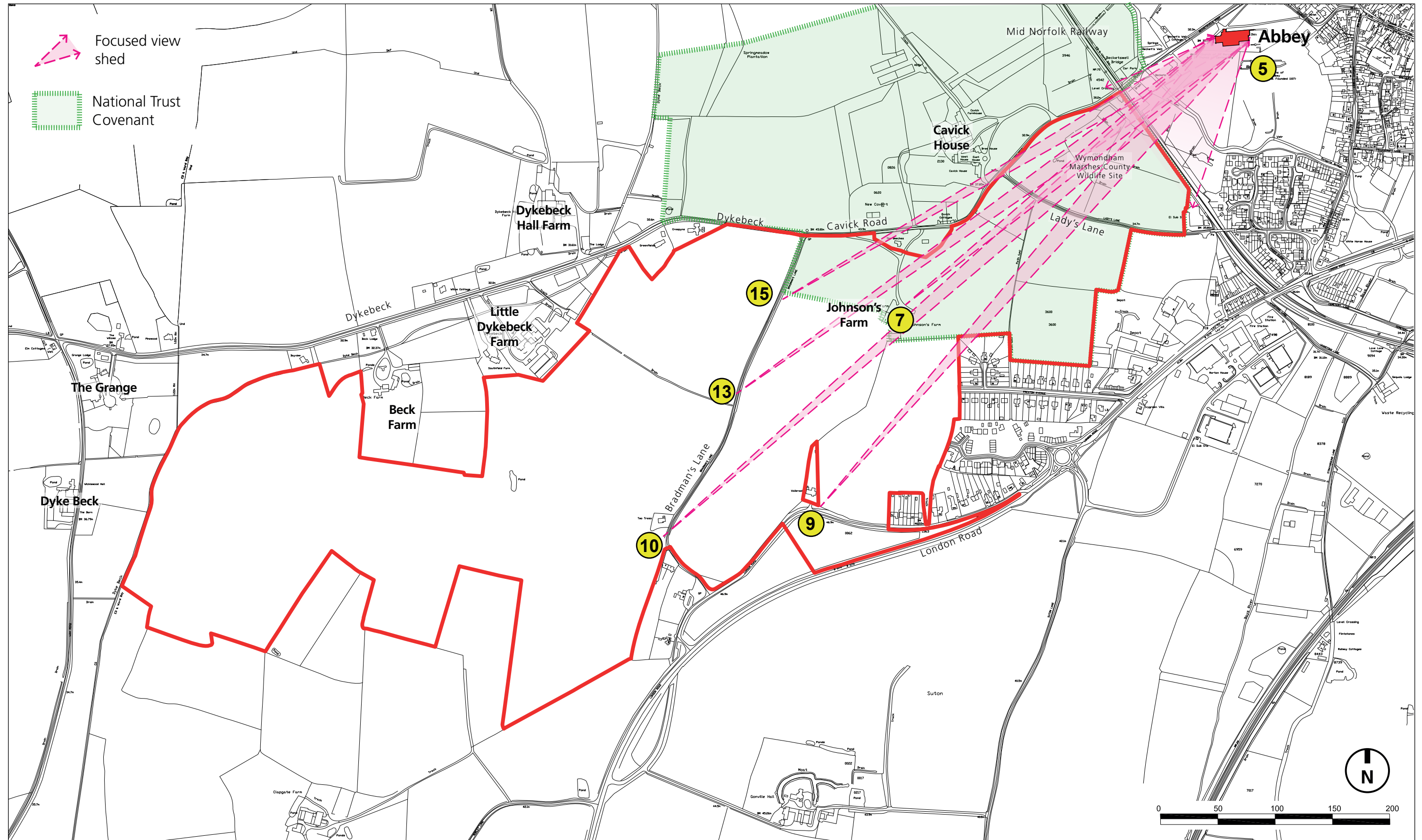


### Plan showing most relevant and strategic view points and their view sheds





### Plan showing strategic view points and focused view sheds towards the Abbey.





Strategic views were selected and assessed against the Abbey setting based on the heritage assessment of the area. A comparative analysis is given as below.

**5 View 05 - Looking west from the Abbey - Expected roof-line.**



This view shows the expected roof-line\* of the on the proposed site. As seen the structures are fully obscured by the tree foliage. The development closest to the Abbey would be approximately 200m to its south. The expected development would be located at a distance of approximately 750m from the Abbey.

**7 View 07 - Johnson's Farm (looking north-east).**



This viewpoint provides some of the best views of the Abbey. An existing barn structure is located at this view point has good potential to be converted into a retreat, family restaurant or a community centre where visitors could enjoy 180° views of the landscape with the Abbey at its focal point. Most of the visible landscape from this viewpoint towards the Abbey falls under a National Trust covenant and therefore cannot be built upon.

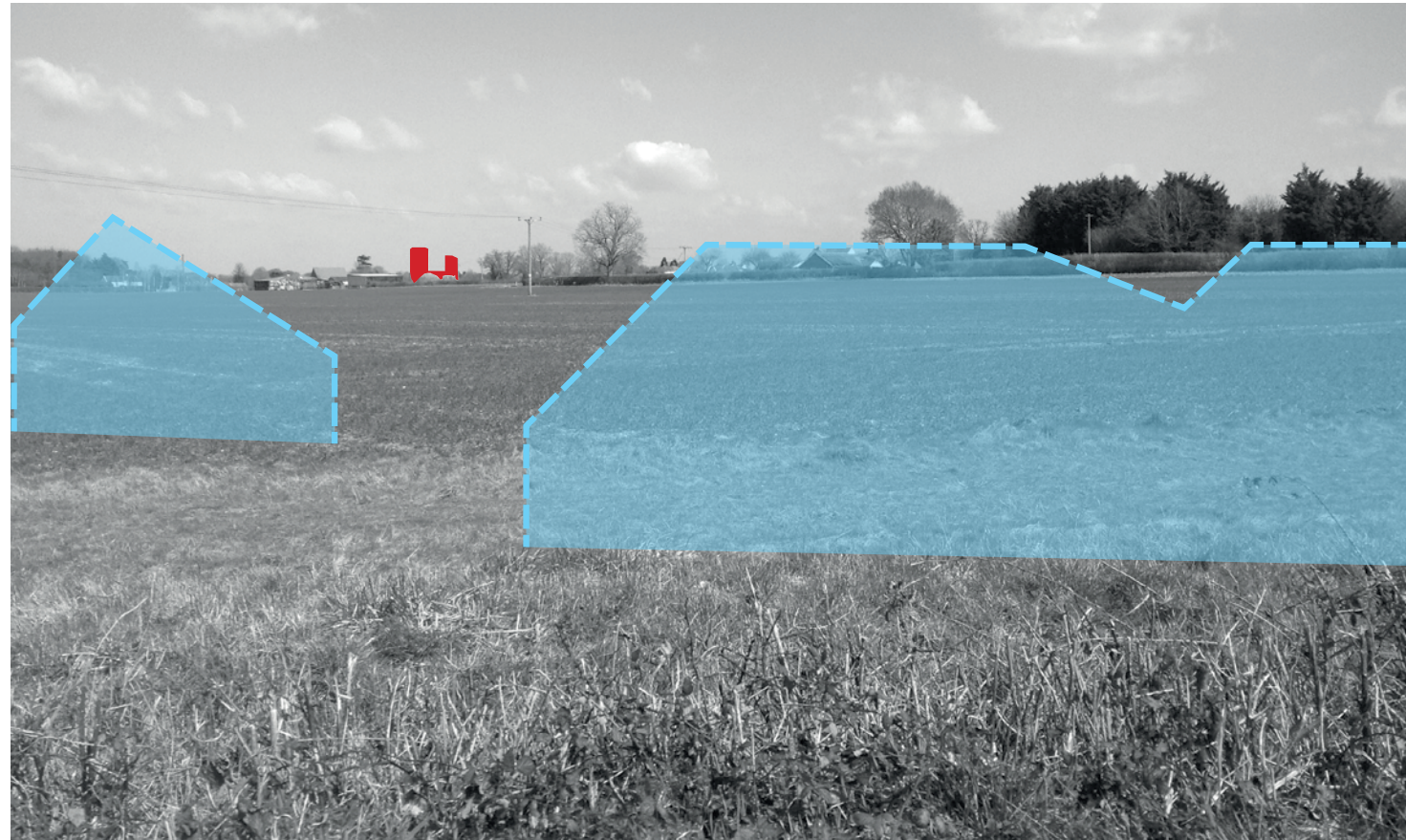
 Expected development skyline

 Wymondham Abbey

\*The above roof-lines are indicative and should be used as a guide only to understand the effects potential development on the proposed site. Larger images of these views are shown further in the document.

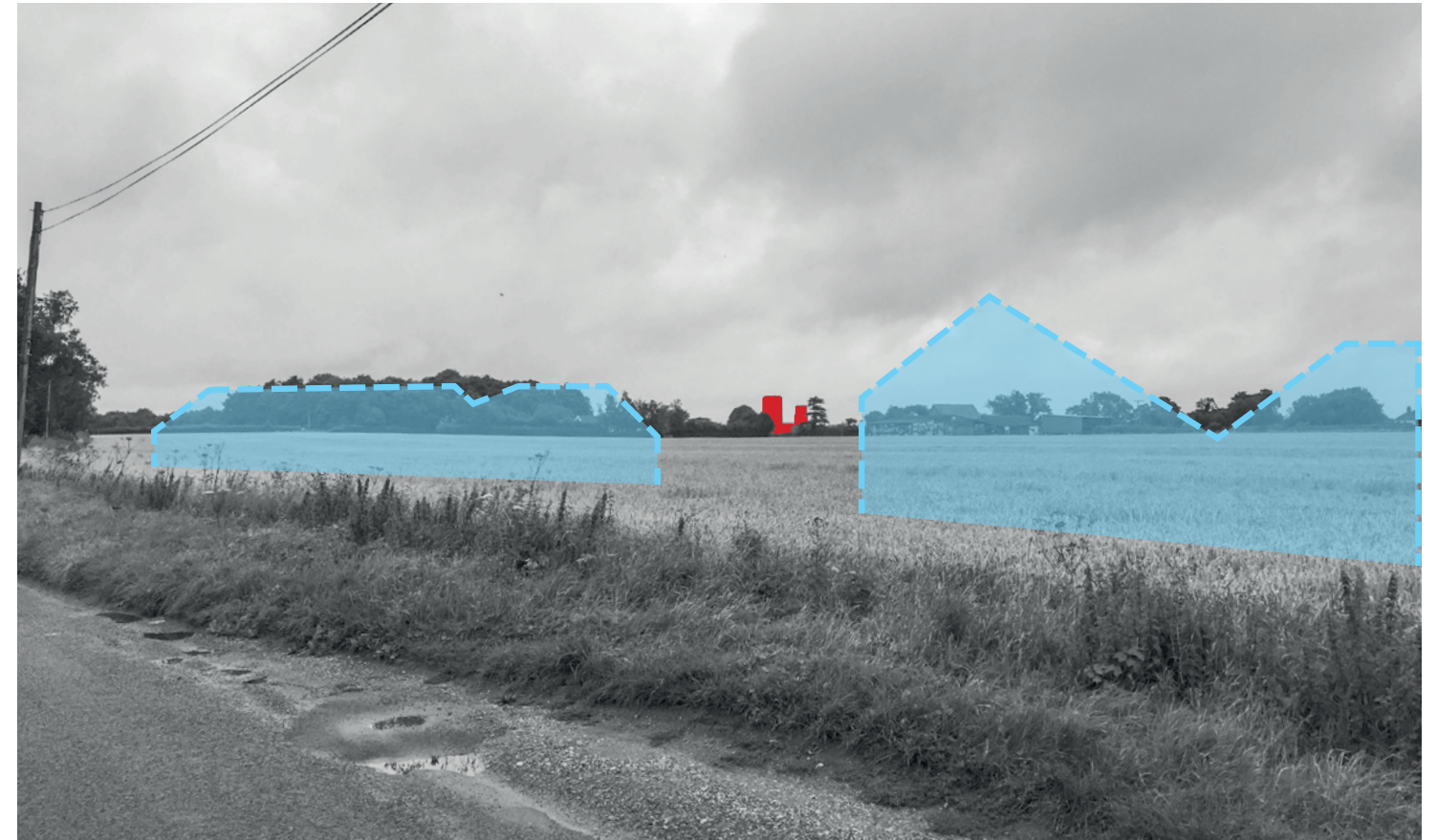


**10** View 10 - Bradman's Lane : 01 - Expected roof-line.



This is a very strategic view for northbound visitors on Bradman's Lane. It is located where the viewer can enjoy the Abbey for the very first time after passing through the dense foliage to the south. This view corridor can be preserved by proposing a roof-line\* that creates a clear line of vision when the viewer stands at this location. It is demonstrated in the view above. This corridor merges into the view 05 corridor from the north-east side.

**13** View 13 - Bradman's Lane : 04 - Expected roof-line.



This is a fairly good view along Bradman's Lane towards the Abbey. This has a potential to be maintained as a second location along the journey north on this street. The above view shows an expected roof-line\* from this location. The loss of this view is mitigated by view 15 which is 70m north along Bradman's Lane as it falls under the National Trust covenant and cannot be developed. View 07 also provides a much better setting towards the Abbey without the obstruction of any structures.

 Expected development skyline

 Wymondham Abbey

\*The above roof-lines are indicative and should be used as a guide only to understand the effects potential development on the proposed site. Larger images of these views are shown further in the document.



**15** View 15 - Bradman's Lane : 06 - Expected



This view provides a view of the top of the north tower just as we approach the National Trust Covenant Land. The view from this location only shows developable land to the right as seen in the image. This gives plenty of open space and a good setting for the Abbey.

**9** View 09 - Johnson's Farm (north) - Expected



This view provides a view of the top of the north tower at the best. It is also slightly obscured by hedges in the foreground and two different tree lines in the background. The loss of this view is not significant because the Abbey is only partially seen through view pockets in between hedges and has no historic view setting of any kind. The proposed roof-line as seen in the image above.

 Expected development skyline

 Wymondham Abbey

\*The above roof-lines are indicative and should be used as a guide only to understand the effects potential development on the proposed site. Larger images of these views are shown further in the document.







# **Appendix C**

Existing and expected  
photo-montages



**View 05 - Looking west from the Abbey - Existing**





**View 05 - Looking west from the Abbey - Expected**



 Expected development skyline

 Wymondham Abbey





**View 09 - Johnson's Farm (north) - Existing**





**View 09 - Johnson's Farm (north) - Expected**



-  Expected development skyline
-  Wymondham Abbey

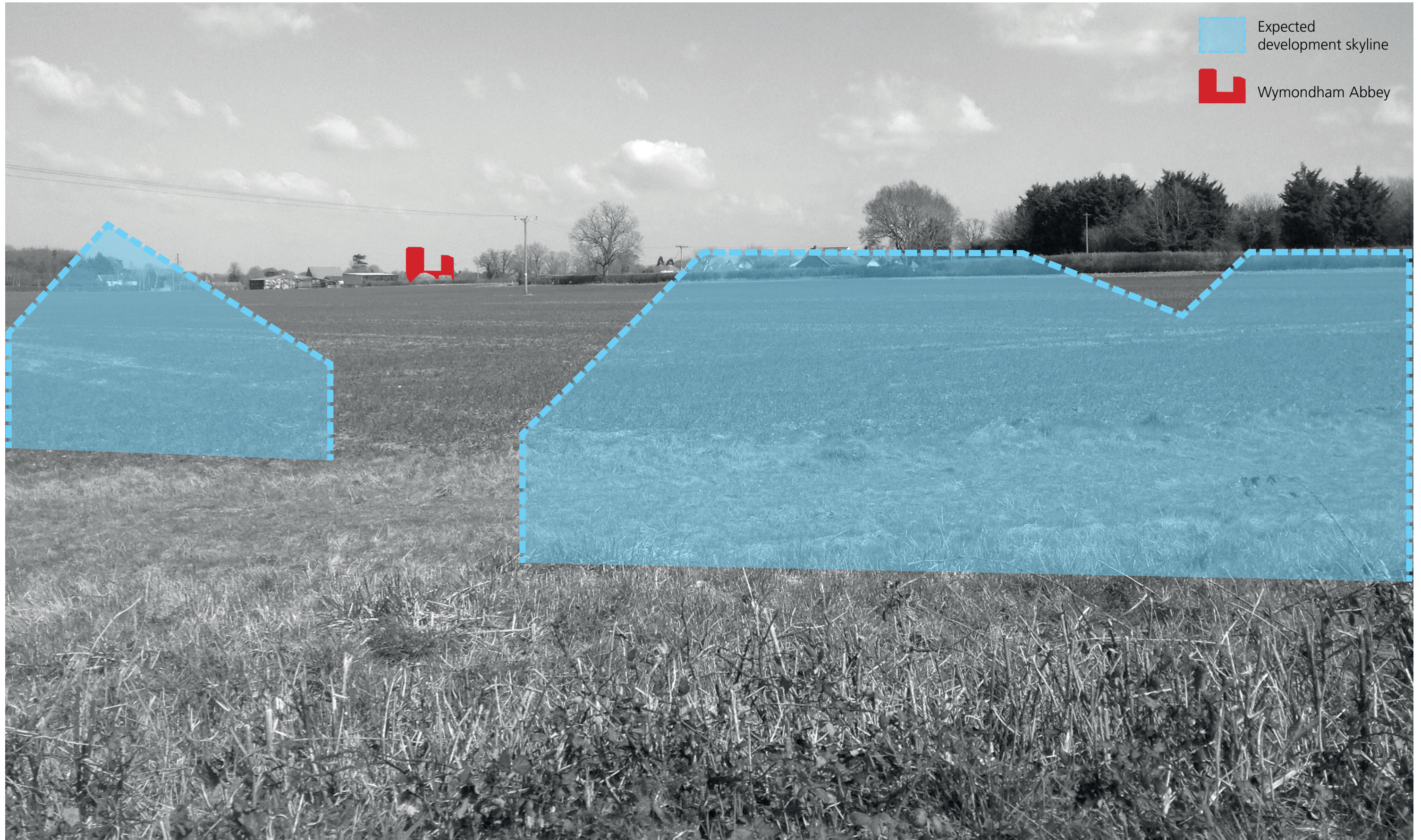


**View 10 - Bradman's Lane : 01 - Existing**





**View 10 - Bradman's Lane : 01 - Expected**





**View 13 - Bradman's Lane : 04 - Existing**



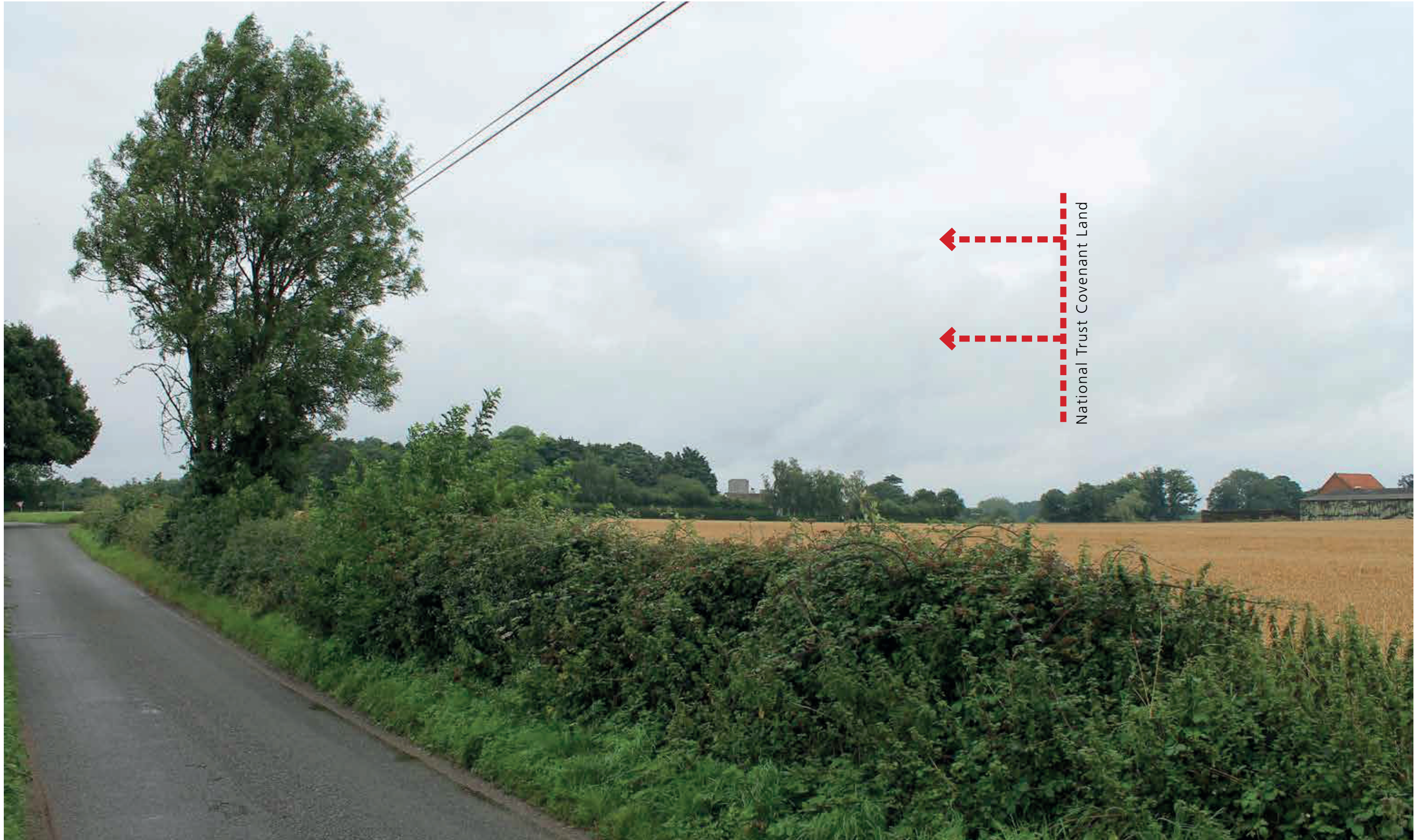


## View 13 - Bradman's Lane : 04 - Expected







**View 15 - Bradman's Lane : 06 - Existing**





## View 15 - Bradman's Lane : 06 - Expected



-  Expected development skyline
-  Wymondham Abbey

National Trust Covenant Land



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