



13. All Saints Green

Significance

Concentration of historic buildings

Presence of features from historical period(s)

Townscape / Landscape quality:

Quality of details:

Concentration of negative features:

Score

SIGNIFICANT

HIGH (3)

SIGNIFICANT (2)

SIGNIFICANT (2)

HIGH (3)

SOME (2)

12

Character Area Overview

Summary

This area is characterised by groups of good C18 and C19 houses, together with the outstanding Edwardian headquarters of Norwich Union (a). These are now mostly in office uses and their settings are largely dominated by late C20 office developments of considerable scale. Consequently the townscape is rather fragmented due to the juxtaposition of buildings of varying scale, overly-assertive newer buildings on odd building lines and areas of open land / surface car parking.

Topography & Landscape Framework

The area stands on relatively high ground, to the west of the Ber Street escarpment. St. Catherine's Hill stands to the south

Town Morphology, History & Archaeology

The earliest development was concentrated on All Saint's Green and the northern section of Surrey Street and is shown on Thomas Cleer's map of 1696. All Saint's Green was originally the pig market before this was relocated to Orford Hill in C13. The Swynemarket Gate became known as the Brazen Door and was one of the City Gates into Norwich. The northern end of Surrey Street was home to the Earl of Surrey before becoming dominated by Norwich Union's offices since the company's foundation in the late C18.

The southern part of the area remained largely undeveloped until the C19. St.

ALL SAINTS GREEN



Extract from 1880 OS map

Catherine's Close was a field bounded by All Saint's Green, Surrey Street and the City Wall, whilst St. Catherine's Close (the building) was built in 1780 by Thomas Ivory and dominated the green space. The field remained largely undeveloped until the late C19 (as shown on the 1880 OS map) when terraces were built on the grounds in Surrey Street. By the time of the 1905 OS map a row of terraces had been built along the City Wall side.

Landmarks & Views

The large scale of the C20 office developments in the area means that few views of landmark buildings are possible. However, All Saint's Church can be seen from All Saint's Green whilst dramatic views of St Peter Mancroft and City Hall are possible looking north along Surrey Street (b).

Key Building Groups

The Edwardian headquarters of Norwich

Union is one of the City's most notable buildings and is nationally one of the best commercial buildings of its date. This area also contains the best concentration of Georgian houses (later offices) in the City, including Nos. 33 - 43 (odd) All Saints Green (c), Nos. 29 - 35 (odd) Surrey Street, and St Catherine's Close (d). Less positively, it also contains some of the tallest C20 office developments in the City (e).

Current Uses

The area is today dominated by office use though it also contains a major school and some residential properties together with a single public house.



bb. 16 - 18, All Saints Green

aa. 43- 45, All Saints Green



cc. 25 - 35 Surrey Street



cc



a



d



b



e



c

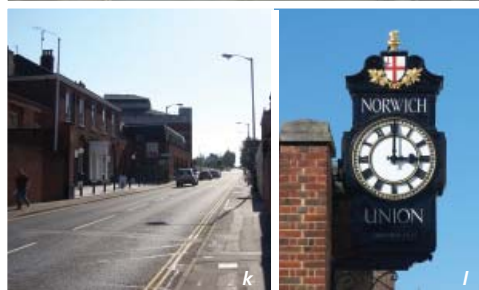


f

ALL SAINTS GREEN



ALL SAINTS GREEN



Key Characteristics

Townscape Elements

The groups of detached Georgian houses, often with good screen walls and railings in front of them (f), combine to form a strong townscape presence in places. This is supported by C19 houses and commercial premises, generally on the back edge of the footpath, and of similar scale and materials to their earlier neighbours.

Notre Dame High School is set back behind a wall and has some substantial mature trees defining the eastern edge of Surrey Street. They combine with the space at the Queens Road junction (on the line of the City Wall) to give an attractive tree-lined end to the street (g).

The vestiges of the original swine market can be traced in the widening of All Saints Street close to the church (h). Post-War rebuilding in this area and the demands of the car have significantly undermined the quality of the space.

The most pleasing view is north along Surrey Street (i) where there is a strong building line either side of the road which focuses views on St Peter Mancroft and City Hall. However, unfortunately views along Surrey Street from the south end looking north are also dominated by the unattractive Norfolk Tower to the east (j). Views south along All Saints Green also lack enclosure (k).

The Norwich Union clock on the northern

leg of Surrey Street is an attractive detail in the streetscene (l).

The old Cooperative Society stables on All Saints Green are underused with areas of derelict land around them (m). This is likely to be redeveloped as a later phase of the Bus Station redevelopment. The surface car parking areas north-west and west of Carlton Terrace are also weak in townscape terms with the potential for improvement.

Building Types

The most prevalent building type is the Georgian house (n). These C18/C19 properties are either individual houses or form groups of townhouses. This area contains a high concentration, with some of the best examples by the Norwich architect Thomas Ivory. The majority of the properties are 5-6 bays wide and usually of three storeys e.g No 41 All Saints Green – Nos. 29-35 being a variation on a theme having four storeys and semi basements and forming a terrace of 3 bay houses (o). St Catherine's Close has, however, just two storeys, as does No. 43 All Saints Green.

Two properties date back to the C17, No 10 All Saints Green being unusually for this area, at right angles to the road. Of the C19 buildings, the paired residential terraces known as Carlton Terrace are probably the most striking (p). Two small groups of C19 commercial properties also exist; Nos. 47-51 All

ALL SAINTS GREEN



ALL SAINTS GREEN

Saints Green and 40-2 Surrey Street together with the Surrey Tavern (q).

The other key building type is the late C20 office block of which there are several. These reach as high as ten storeys in places and do not have a positive impact on the character and appearance of the area (r).

Building Details

The Georgian houses exhibit much period detail including multi-paned sash windows, ornate doorcases (s), cornices, rubbed brick lintels and fine railings.

Red brick is the predominant building material for the walls of traditional buildings in the area with pantiles, often black, the most common roofing material. The earlier properties have rendered walls, one of them (No. 10 All Saints Green) with some flint work in its gable end. Surrey Cottage is of gault brick, whilst Carlton Terrace has polychromatic brickwork detailing (t). Welsh slate can be found on several C19 buildings.

The C20 buildings are generally of a mixture of wire-cut brick and concrete – Norfolk Tower having a red-brown dye added to the aggregate in an attempt to respect its neighbours. More positive, though equally alien in its context, is the Baroque stone splendour of Norwich Union's Edwardian headquarters (u).



There is a general consistency of scale amongst the traditional buildings which range from 2-4.5 storeys. The Victorian stables (later Cooperative Warehouses) to the north-east of Ivory House are of just one storey and have Dutch gables and an attractive lantern (v).

Management & Enhancement

1. Re-organisation of All Saints Green / All Saints Street / Westlegate junction to create a high quality urban space (A1.2, B1.3, B2.3)
2. Enhancement of Brazen Doors and Queen's Road City Walls and Gate areas (B4)
3. Redevelopment of negative landmarks, e.g. Norfolk Tower (C1.2, D2.2, D3, D6, D7, E1.2)
4. Potential use of Article 4(2) Direction to preserve Nos. 47 - 81 (odd) Surrey Street.

