

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 AND TOWN AND COUNTRY
PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES 2000

John Neale MA IHBC

PROOF OF EVIDENCE ON BEHALF OF THE HISTORIC BUILDINGS AND MONUMENTS
COMMISSION FOR ENGLAND (HISTORIC ENGLAND)

HE1/5 APPENDIX 4: Tall Buildings in Norwich

Application for planning permission for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas, Anglia Square, Norwich, by Weston Homes PLC.

Local Planning Authority Application reference: 18/00330/F

PINS reference: APP/G2625/V/19/3225505

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HE1/5

APPENDIX 4: Tall Buildings in Norwich

- Item 1 Map: Tall buildings in Norwich showing position of buildings of six to nine storeys and those of ten to sixteen storeys

- Item 2 Map: Tall Buildings in Norwich by number of storeys

- Item 3 Map: Tall Buildings in Norwich – numbered polygons

- Item 4 Map: Tall Buildings in Norwich – numbered polygons (excluding numbers 4 and 6)

- Item 5 Data table relating to the maps

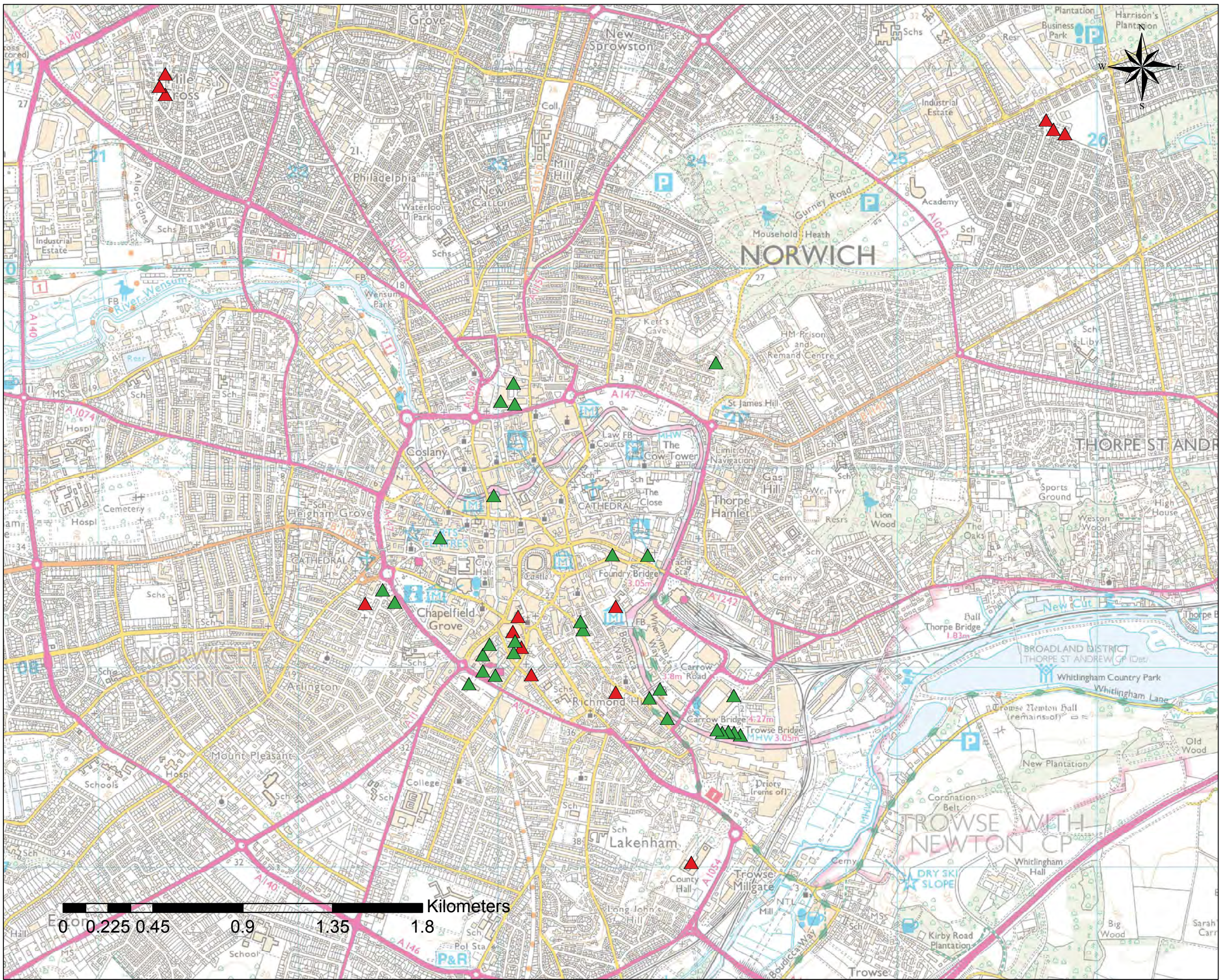
- Item 6 Images of tall buildings in Norwich, numbered

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Tall Buildings in Norwich showing position of buildings of six to nine storeys and those of ten to sixteen storeys



Legend

- ▲ Six to Nine Storeys
- ▲ Ten to Sixteen Storeys

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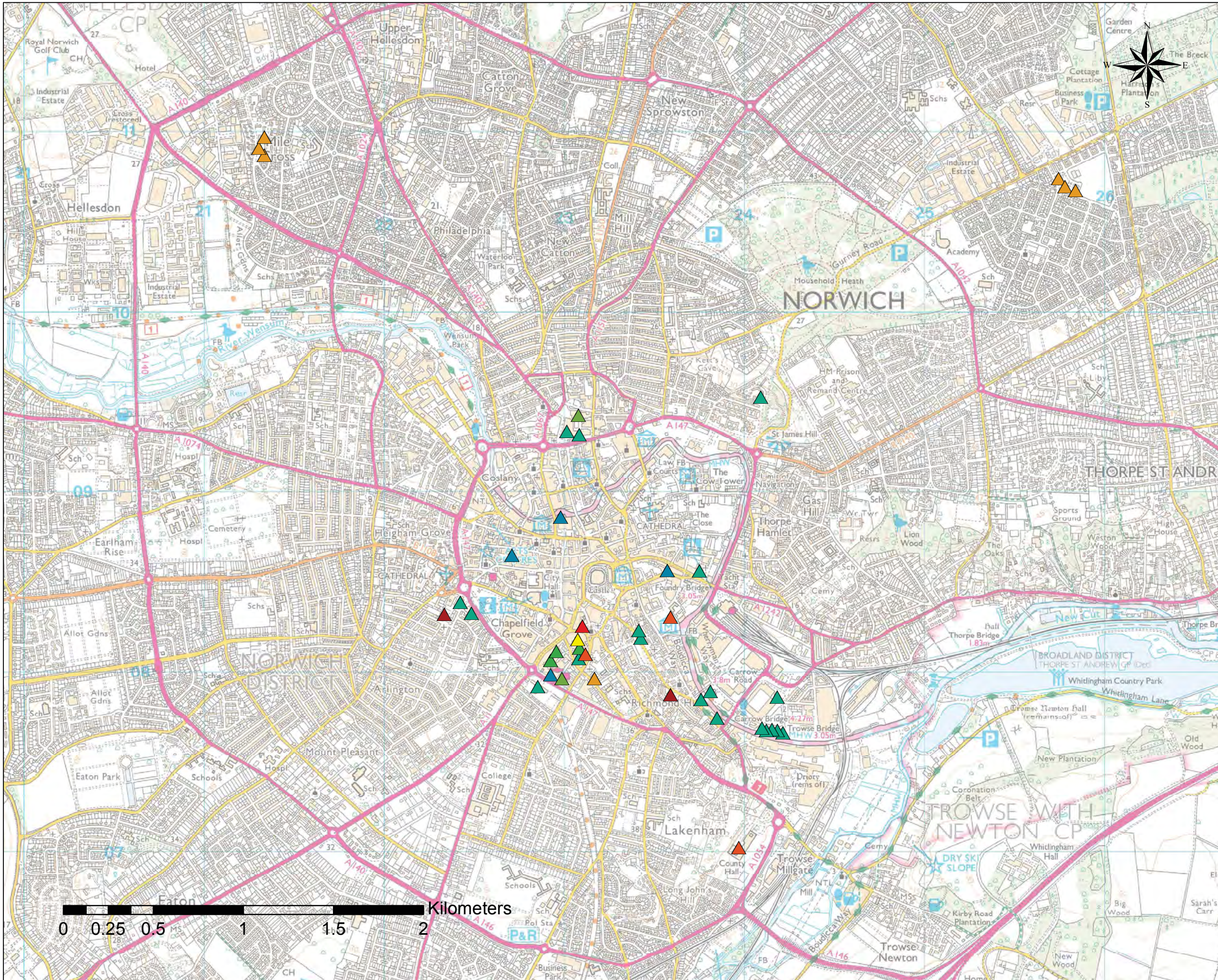
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 Print Date: 28 November 2019



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Tall Buildings in Norwich By Number of Storeys



Legend

- ▲ Sixteen Storeys
- ▲ Thirteen Storeys
- ▲ Twelve Storeys
- ▲ Eleven Storeys
- ▲ Ten Storeys
- ▲ Nine Storeys
- ▲ Eight Storeys
- ▲ Seven Storeys
- ▲ Six Storeys

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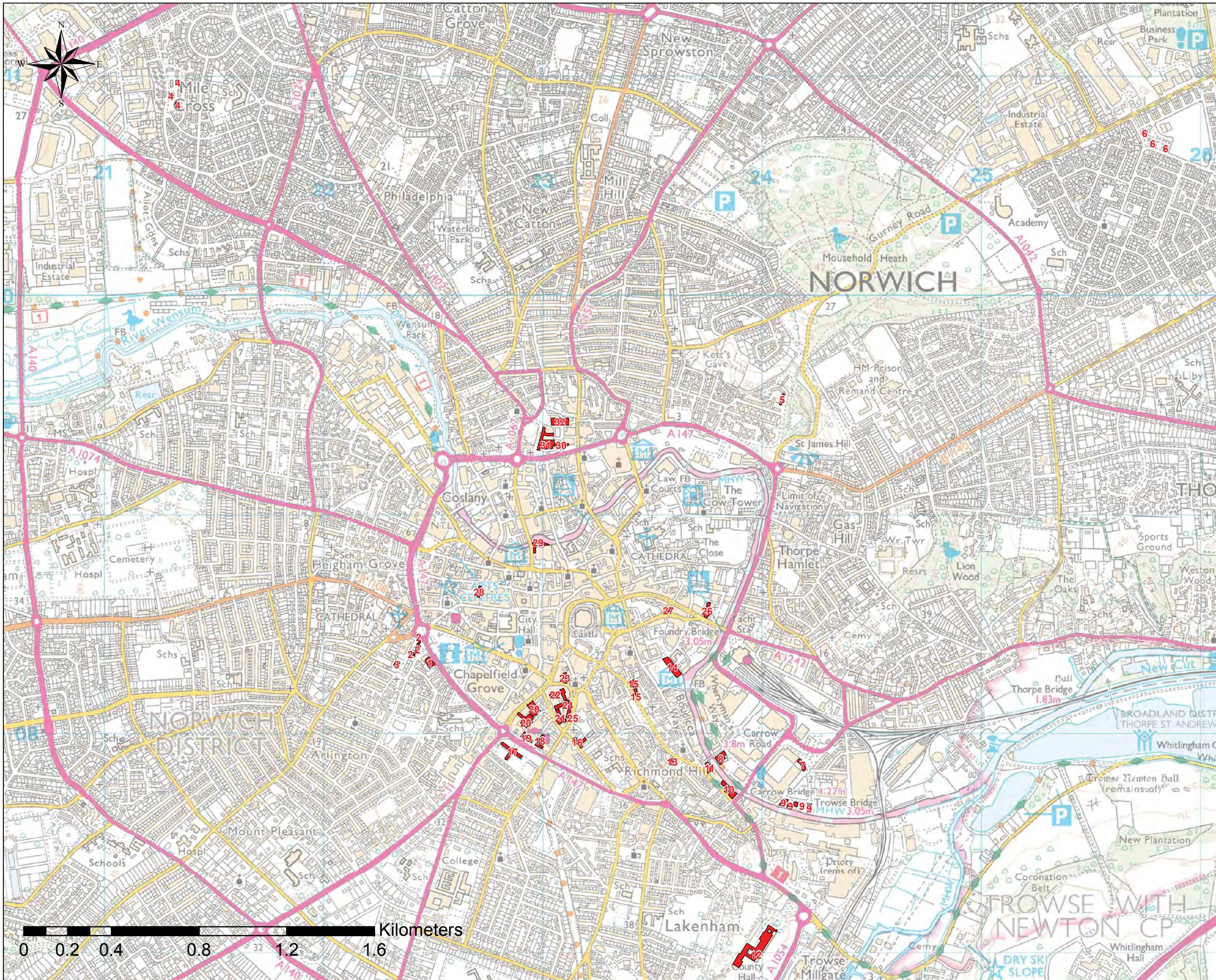
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Tall Buildings in Norwich - Numbered Polygons



Legend

 Tall Buildings Schedule

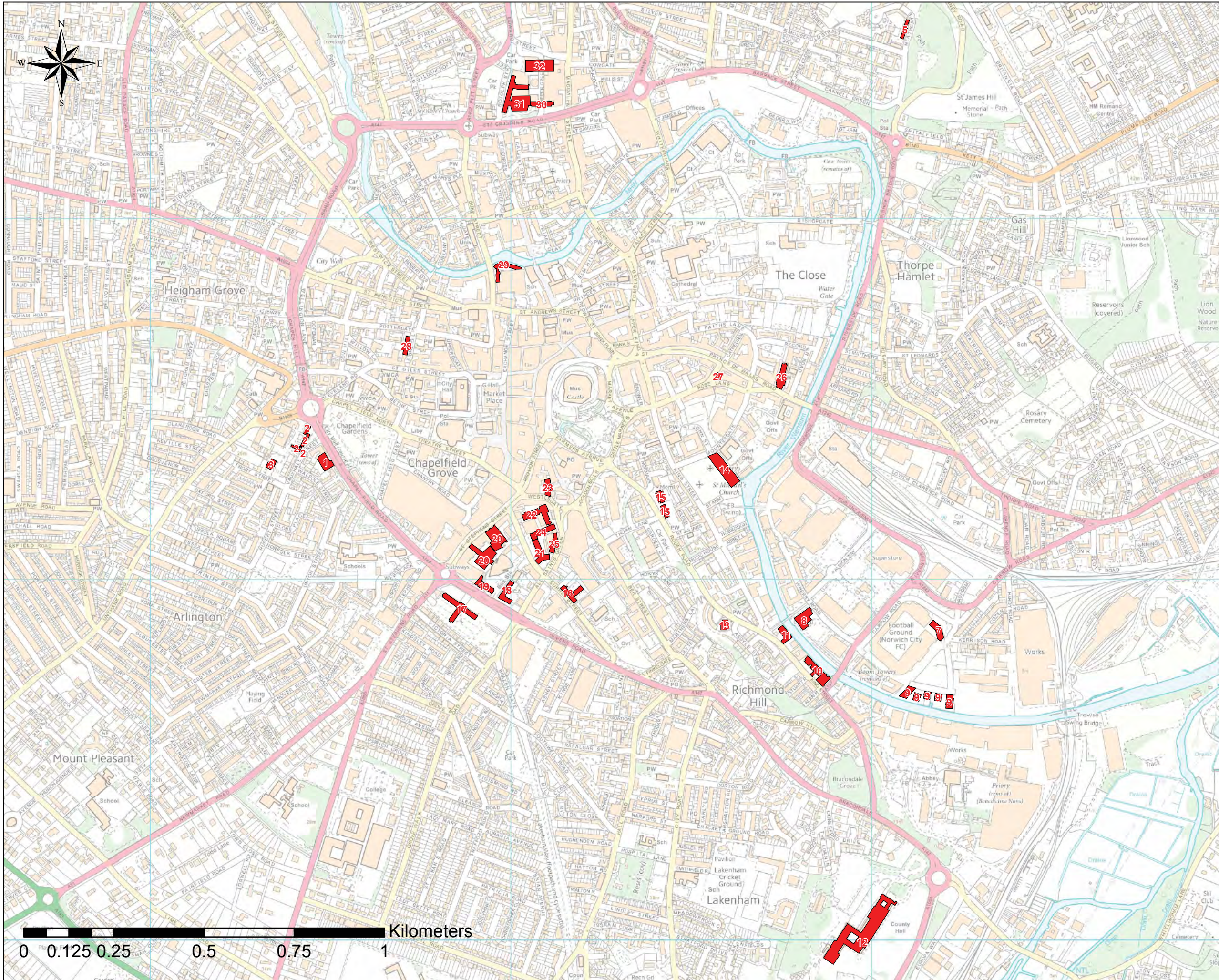
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Tall Buildings in Norwich - Numbered Polygons (excluding numbers 4 and 6)



Legend

 Tall Buildings Schedule

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OBJECTID	REFNUMBER	ADDRESS1	ADDRESS2	ADDRESS3	POSTCODE	OCCUPIER	NUMBERSTOREYS	NOTES	SHAPE_Length	SHAPE_Area
1	1	Norvic House	29-33 Chapel Field Road	Norwich	NR2 1RP	Aviva Insurance and others	7		146.8357415	1240.8985
2	2	Johnson Place	off Chapel Field Road	Norwich	NR2 2SA	Housing	7	Local Authority flats.	287.3088216	749.49675
3	3	Winchester Tower	Vauxhall Street	Norwich	NR2 2SE	High Rise Flats	16	Local Authority flats	100.0988145	462.06975
5	4	Seaman Tower	Lefroy Road	Norwich	NR3 2NW	High Rise Flats	11	Local Authority flats	82.8258463	355.96248
12	4	Markham Tower	Bowers Avenue	Norwich	NR3 2PX	High Rise Flats	11	Local Authority flats	82.8700498	358.92895
19	4	Aylmer Tower	Lefroy Road	Norwich	NR3 2NZ	High Rise Flats	11	Local Authority flats	83.63412216	363.31695
20	5	25-54 & 160 Heathgate		Norwich	HR3 1PQ	Medium Rise Flats & basement shop	7		129.6020008	484.47435
21	6	Ashbourne Tower	Watling Road	Norwich	HR7 9TJ	High Rise Flats	11		74.66259261	345.24535
22	6	Burleigh Tower	Munnings Road	Norwich	HR7 9TN	High Rise Flats	11		75.11997435	349.5062
23	6	Compass Tower	Munnings Road	Norwich	HR7 9TW	High Rise Flats	11		75.03420372	348.5696
24	7	Holiday Inn	Carrow Road	Norwich	NR1 1HU	Hotel	7	Hotel	147.3186113	984.21935
25	8	Bridgemaster Court	Wherry Road	Norwich	NR1 1XG	Housing	7	Private flats	188.3561592	1678.031422
26	9	Gavin Bank, 1-48	Geoffrey Watling Way	Norwich	NR1 1GE	Housing	7	Private flats	132.6998789	724.9153435
28	9	Nethercott Bank, 1-24	Geoffrey Watling Way	Norwich	NR1 1GD	Housing	7	Private flats	80.05759554	375.3522215
30	9	Robinson Bank, 1-24	Geoffrey Watling Way	Norwich	NR1 1GG	Housing	7	Private flats	79.04281427	366.807673
32	9	Lochhead Bank, 1-24	Geoffrey Watling Way	Norwich	NR1 1GF	Housing	7	Private flats	80.93239927	386.4262625
37	9	Brennan Bank, 1-54	Geoffrey Watling Way	Norwich	NR1 1GB	Housing	7	Private flats	120.2038563	745.312574
38	10	The Malt House	King Street	Norwich	NR1 2TP	Housing	7	Private flats	315.9377874	1931.177336
39	11	Cannon Wharf	King Street	Norwich	NR1 2FG	Housing	7	Private flats	147.7551468	905.521768
40	12	County Hall	Martineau Lane	Norwich	NR1 2DH	County Hall	12	Council Offices	870.0834607	9585.68765
48	13	Normandie Tower	Rouen Road	Norwich	NR1 1QR	High Rise Flats	16	Local Authority flats	100.0008696	461.9655
49	14	St Anne's Quarter	King Street	Norwich	NR1 1QE	Housing	12	Private flats	266.11069	3008.982975
50	15	Aldwych House	20 Rouen Road	Norwich	NR1 1QQ	Offices	7	Offices	101.3081462	451.6343
51	15	Morgan House	Rouen Road	Norwich	NR1 1QQ	Private flats	7	Private flats	108.335655	620.0385
52	16	Norfolk Tower	48-52 Surrey Street	Norwich	NR1 3PA	Offices	11	Offices	226.4638413	1131.28125
53	17	Victoria House	Queen's Road	Norwich	NR1 3QQ	Offices	7	Offices	348.1608041	2167.05
54	18	All Saints Green	8 Winalls Yard	Norwich	NR1 3GZ	Student Accommodation	8	Flats	202.1579731	1037.769812
55	19	Travelodge	14 Queen's Road	Norwich	NR1 3PR	Travelodge Hotel	6	Hotel	168.456728	931.59075
56	20	St Stephen's Towers	St Stephen's Street	Norwich	NR1 3QN	Shopping Precinct	9	Shopping Precinct	268.9834135	2454.48335
57	20	St Stephen's Towers	St Stephen's Street	Norwich	NR1 3QN	Shopping Precinct	9	Shopping Precinct	226.1485776	2194.097
58	21	Aviva Building (North-South)	Surrey Street	Norwich	NR1 3NG	Offices	7	Offices	205.0545505	1299.151831
59	23	Westlegate Tower	14-18 Westlegate	Norwich	NR1 3LJ	High Rise Flats (private)	13	Private flats	139.7716751	668.314979
62	26	Grosvenor House	112-114 Prince of Wales Road	Norwich	NR1 1NS	Private flats	7	Private flats	190.3483577	1202.3936
63	27	St Vedast House	5-7 St Vedast Lane	Norwich	NR1 1BT	Offices	6	Offices	60.84285151	204.48535
64	28	Vantage House	20 Fisher's Lane	Norwich	NR2 1ET	Offices	6	Offices	128.2992232	602.3181
65	29	Duke's Palace Wharf	Duke Street	Norwich	NR3 3AT	Private flats	6	Private flats	267.3146659	1111.6714
66	30	Gildengate House	St Crispin's Way, Anglia Square	Norwich	NR3 1DZ	Offices	7	Offices	156.8875302	828.144
67	31	Sovereign House	Botolph Street, Anglia Square	Norwich	NR3 1DY	Offices	7	Offices	492.4265902	3967.376124
68	32	Anglia Square Car Park	Edward Street	Norwich	NR3 1DY	Multi-storey car park	8	Car Park	228.835761	2520.2367
71	25	Pablo Fanque House	30 All Saints Green	Norwich	NR1 3NA	Student Accommodation	12	Flats	141.4865444	694.740509
73	22	Aviva Building	Westlegate	Norwich	NR1 3NG	Offices	10	Offices	292.460634	1825.099114
74	24	Aviva Building (East-West)	All Saints Green	Norwich	NR1 3NG	Offices	9	Offices	190.9136327	1133.299491

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Images of Tall Buildings in Norwich

Contents

- 01) Norvic House, 29-33 Chapelfield Road – 7 storeys
- 02) Johnson Place, off Chapelfield Road – 7 storeys
- 03) Winchester Tower, Vauxhall Street – 16 storeys
- 04) Markham, Seaman and Aylmer Towers, Bowers Avenue and Lefroy Road – 11 storeys
- 05) 25-54 (flats) & 160 (shop) Heathgate – 7 storeys
- 06) Ashbourne, Burleigh and Compass Towers, Watling Road and Munnings Road – 11 storeys
- 07) Holiday Inn, Carrow Road – 7 storey
- 08) Bridgemaster Court, Wherry Road – 7 storeys
- 09) Geoffrey Watling Way development – 7 storeys
- 10) The Malt House, King Street – 7 storeys
- 11) Cannon Wharf, King Street – 7 storeys
- 12) County Hall, Martineau Lane – 12 storeys
- 13) Normandie Tower, Rouen Road – 16 storeys
- 14) St Anne's Quarter, King Street – 12 storeys
- 15) Morgan House and Aldwych House, Rouen Road – 7 storeys
- 16) Norfolk Tower, Surrey Street – 11 storeys
- 17) Victoria House, Queen's Road – 7 storeys
- 18) All Saints Green, 8 Winalls Yard – 8 storeys
- 19) Travelodge, 14 Queen's Road – 6 storeys
- 20) St Stephen's Towers, St Stephen's Street – 9 storeys
- 21) Aviva Building (North-South), Surrey Street – 7 storeys
- 22) Aviva Building, Westlegate – 10 storeys
- 23) Westlegate Tower, Westlegate – 13 storeys
- 24) Aviva Building (East-West), All Saints Green – 9 storeys
- 25) Pablo Fanque House (The Quad), 30 All Saints Green – 12 storeys
- 26) Grosvenor House, 112-114 Prince of Wales Road – 7 storeys
- 27) St Vedast House, 5-7 St Vedast Street – 6 storeys
- 28) Vantage House, 20 Fisher's Lane – 6 storeys
- 29) Duke's Palace Wharf, Duke Street – 6 storeys
- 30) Gildengate House, St Crispins Way, Anglia Square – 7 storeys
- 31) Sovereign House, Botolph Street, Anglia Square – 7 storeys
- 32) Anglia Square car park, Edward Street – 8 storeys

Note:

This list of modern buildings above five storeys is not comprehensive and in some cases the number of storeys given is an estimate. This is because some buildings stand on sloping sites so have varying number of visible storeys on different sides, or are part of a group of varying heights; others have double height ground floors. Roof-top stories (plant enclosures, lift shaft extensions, etc) have generally been discounted.

All screenshots Google Street View / Google Maps (Map data: Google)

Document version:

Version	Date	Changes
V1	July 2019	Initial version, worked on from 11 July to 25 July 2019
V2	July 2019	Note and document version table added to second page on 26 July 2019
V3	Aug 2019	Address of 07 changed from 'Camden' to 'Carrow' Road on 29 August 2019
V4	Oct 2019	Changes follow EC's maps and data validation work
V5	Nov 2019	Further changes (inc to some screenshots) following EC's maps and data validation work
V6	Dec 2019	Changes relating to appending this to JN's proof of evidence

01) **Norvic House, 29-33 Chapelfield Road** – **7 storeys**



02) Johnson Place, off Chapelfield Road – 7 storeys



03) Winchester Tower, Vauxhall Street – 16 storeys



04) Markham, Seaman and Aylmer Towers, Bowers Avenue and Lefroy Road – 11 storeys



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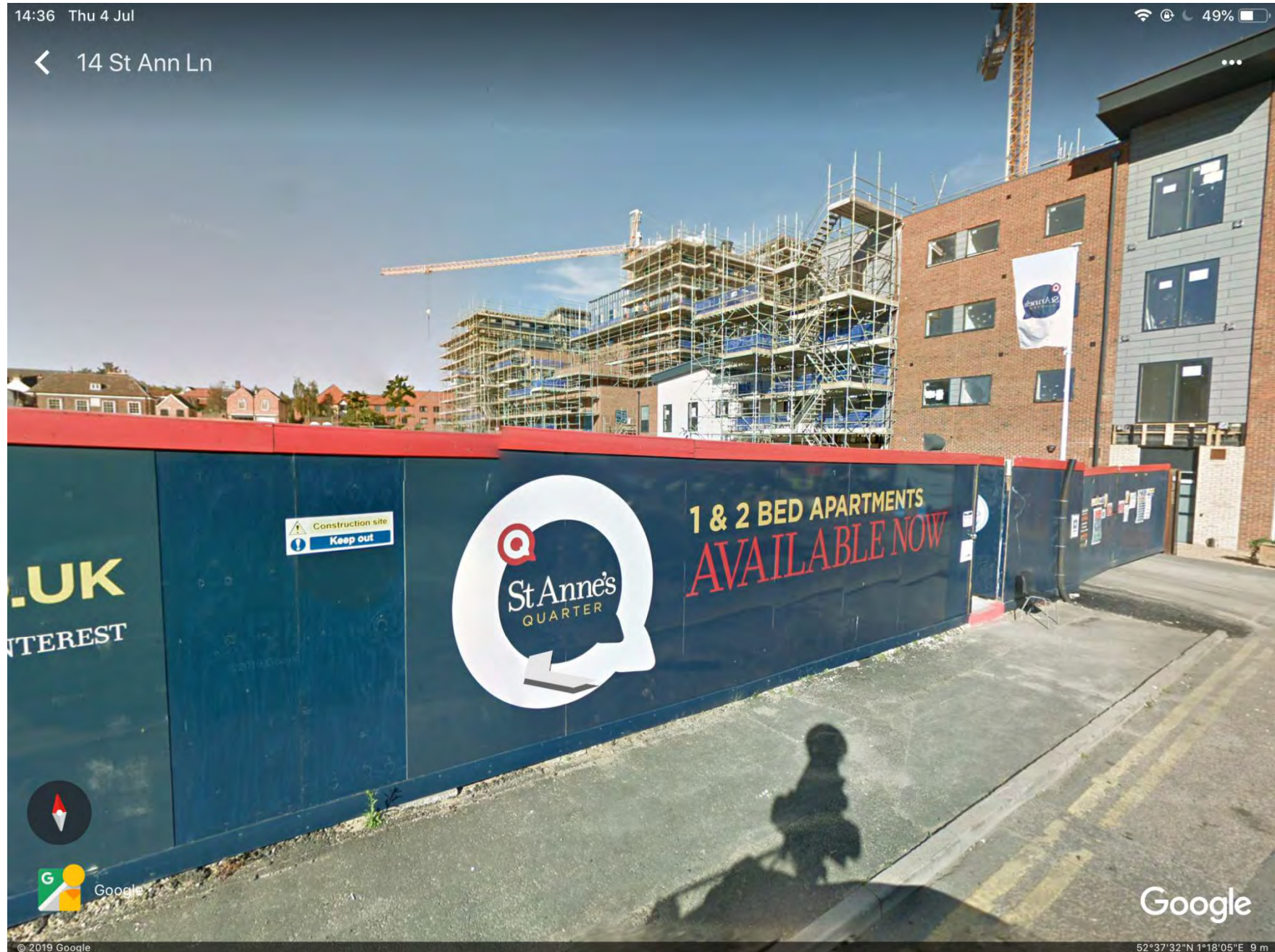
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© 2019 Google

52°37'21"N 1°18'09"E 14 m

14) St Anne's Quarter, King Street – 12 storeys



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32) Anglia Square car park, Edward Street – 8 storeys



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