

Anglia Square, Norwich
Heritage, Townscape and Visual Impact
Assessment

Dated March 2022

Weston
Homes



Anglia Square

Norwich

ENVIRONMENTAL STATEMENT VOLUME II
HERITAGE, TOWNSCAPE & VISUAL ASSESSMENT | MARCH 2022
On behalf of Weston Homes Plc



i | Table of Contents

- 1 | INTRODUCTION 1
- 2 | METHODOLOGY & SIGNIFICANCE CRITERIA..... 3
- 3 | RELEVANT PLANNING LEGISLATION, POLICY & GUIDANCE 10
- 4 | BASELINE CONDITIONS..... 21
- 5 | IDENTIFICATION OF RECEPTORS..... 34
- 6 | THE PROPOSED DEVELOPMENT..... 61
- 7 | ASSESSMENT OF DEMOLITION AND CONSTRUCTION EFFECTS..... 64
- 8 | ASSESSMENT OF OPERATIONAL HERITAGE AND TOWNSCAPE EFFECTS 67
- 9 | ASSESSMENT OF OPERATIONAL VISUAL EFFECTS..... 79
- 10 | CONCLUSION..... 128

- APPENDIX 1 | REFERENCES 136
- APPENDIX 2 | VISUALISATION METHODOLOGY STATEMENT 138
- APPENDIX 3 | ANGLIA SQUARE: DEVELOPING A HERITAGE-LED APPROACH..... 157
- APPENDIX 4 | TABLE OF HERITAGE ASSETS 185



Laurie Handcock
 Director
lhandcock@iceniprojects.com
 020 3725 3853



Jo Blazer
 Associate
jblazer@iceniprojects.com
 07799 369 965



Stephanie Hammer
 Consultant
shammer@iceniprojects.com
 07741644926

Section 1

Introduction.

- 1.1 This ES Volume 2: Heritage, Townscape & Visual Impact Assessment has been prepared by Icen Projects on behalf of Weston Homes Plc (the Applicant) in support of a hybrid (part full/part outline) planning application, (the Application), submitted to Norwich City Council (NCC) for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing 'ZZ-00-DR-A-01-0200' (see figure 1.2).
- 1.2 The Site is located in a highly accessible position within the northern part of Norwich City Centre and comprises a significant element of the Anglia Square/Magdalen Street/St Augustines Large District Centre, (the LDC). It is thus of strategic importance to the City, and accordingly has been identified for redevelopment for many years within various local planning policy documents, including the Northern City Centre Area Action Plan 2010, (NCCAAP), (now expired), the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, (JCS), and NCC's Anglia Square and Surrounding Area Policy Guidance Note 2017, (PGN). The Site forms the principal part of an allocation (GNLP 0506) in the emerging Greater Norwich Local Plan (GNLP).
- 1.3 This application follows a previous application on a somewhat smaller development parcel, (NCC Ref. 18/00330/F) made jointly by Weston Homes Plc as development partner and Columbia Threadneedle Investments, (CTI), the Site's owner, for a residential-led mixed use scheme consisting of up to 1,250 dwellings with decked parking, and 11,000 sqm GEA flexible ground floor retail/commercial/non-residential institution floorspace, hotel, cinema, multi-storey public car park, place of worship, and associated public realm and highway works. This was subject to a Call-in by the Secretary of State (PINS Ref. APP/G2625/V/19/3225505) who refused planning permission on 12th November 2020, (the 'Call in Scheme').
- 1.4 In April 2021, following new negotiations with Site owner CTI, Weston Homes decided to explore the potential for securing planning permission for an alternative scheme via an extensive programme of public and stakeholder engagement, from the earliest concepts to a fully worked up application. The negotiations with CTI have secured a "Subject to Planning" contract to purchase the Site, (enlarged to include the southeastern part of Anglia Square

fronting Magdalen Street and St Crispins Road), which has enabled a completely fresh approach to establishing a redevelopment scheme for Anglia Square. This has resulted in a different development brief for the scheme, being to create a replacement part of the larger LDC suited to the flexible needs of a wide range of retail, service, business and community uses, reflective of trends in town centre character, integrated with the introduction of homes across the Site, within a highly permeable layout, well connected to its surroundings.

- 1.5 The new development proposal seeks to comprehensively redevelop the Site to provide up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), car club spaces and associated works to the highway and public realm areas (the Proposed Development). These figures are maxima in view of the hybrid nature of the application. This proposes part of the scheme designed in full, to accommodate 367 dwellings, 5,757 sqm non-residential floorspace, and 146 car parking spaces (at least 95% spaces for residential use, and up to 5% for non-residential use), with the remaining large part of the Site for later detailed design as a "Reserved Matters" application, up to those maxima figures.
- 1.6 This report provides Norwich City Council with an assessment of the likely built heritage, townscape and visual effects of the proposed development on the Site and its surroundings.
- 1.7 This report has been developed based on a number of full surveys of the Site and its surroundings between 2017 and 2022, desk-based research and local archives accessed and informed by the relevant conservation legislation, planning policy and guidance. The initial analysis of the site and baseline material has been collated to aid and inform the design development of the Development, produced by Broadway Malyan Architects ('the Architects').
- 1.8 The heritage, townscape and visual receptors have been identified through the ES Scoping exercise and discussed and agreed with Norwich City Council ("NCC") and Historic England ("HE") as part of the full ES submission. Appended to this document (Appendix 3) is a 'Methodology' document which



Figure 1.1 Site Location (outlined in red). Edited from Google

- 1.9 was presented to NCC and HE in November 2021, and agreed as providing an appropriate approach to Scoping heritage, townscape and visual receptors. Further meetings were held to agree a more detailed scope and approach to identifying and assessing views, and to the inclusion and exclusion of heritage assets for assessment.
- 1.10 The Site sits within the Norwich City Centre Conservation Area, a large Conservation Area that covers much of the centre of urban Norwich. Anglia Square forms a Character Area of its own within the Conservation Area, and is described within the
- 1.11 Appraisal as following:
The area was subject to comprehensive redevelopment in the 1960s and 70s and is one of very poor townscape quality which visually severs the northern housing areas from the rest of the historic central area.
- 1.12 There are a large number of listed buildings, scheduled monuments and non-designated heritage assets ("NDHAs") within the vicinity; this Assessment scopes in 47 Listed Buildings, 2 Scheduled Monuments, and 35 Locally Listed Buildings (NDHAs).
- 1.13 This HTVIA has been developed to be proportionate to the Site and the sensitivity of its surroundings in line with the National Planning Policy Framework (NPPF, 2021) paragraph 194. For listed buildings, an initial study radius of 250m for Grade II listed buildings and NDHAs has been agreed, and 1km for Scheduled Monuments and Registered Parks and Gardens, as well as Grade I and Grade II* listed buildings.

Layered onto this assessment, however, has been an agreement that a Zone of Visual Influence ("ZVI") assessment can be used to further focus scoping, resulting in the number of heritage assets scoped in above. Given that heritage setting is not always about direct intervisibility, this approach has not been used slavishly, as will be seen within the document, but broadly speaking, the assets herein assessed are those agreed to have some potential to experience effects upon their significance as a result of the proposed development.

1.13 This report will:

- Set out the relevant legislative and policy framework within which to assess the Site's townscape and heritage impact;
- Outline the methodology used for the heritage, townscape and visual assessments;
- Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
- Offer a full description of the Site and identify relevant receptors: heritage assets, townscape character areas and views;
- Assess the significance, and contribution of setting to significance, of relevant heritage assets;
- Provide an assessment of the townscape character of the immediate and surrounding area, including a viewpoint study;
- Provide an assessment of the likely heritage, townscape and visual effects of the Development during construction and operation with the support of a concise and comprehensive visual impact assessment; and
- Identify both embedded mitigation measures (already incorporated within the Development) and/or additional mitigation measures where appropriate to avoid, reduce or offset any adverse effects identified. Taking account of mitigation measures, the nature and significance of the likely residual effects are described.

1.14 The cumulative effects of the Development alongside other relevant consented developments in the vicinity

have also been considered with reference to Chapter 10 of the ES.

1.15 The Volume is accompanied by the following appendices, provided within this Volume:

- Appendix 1: References;
- Appendix 2: Visualisation Methodology;
- Appendix 3: Anglia Square: Developing a Heritage-Led Approach
- Appendix 4: Table of Heritage Assets

1.16 The report is by Icen Projects. Specifically, it is authored by Laurie Handcock MA (Cantab) MSc IHBC MCIfA, Director – Heritage & Townscape; Jo Blazer BA (Hons) MSc IHBC, Associate; and Stephanie Hammer, MA (Hons) MSt (Cantab), Consultant.

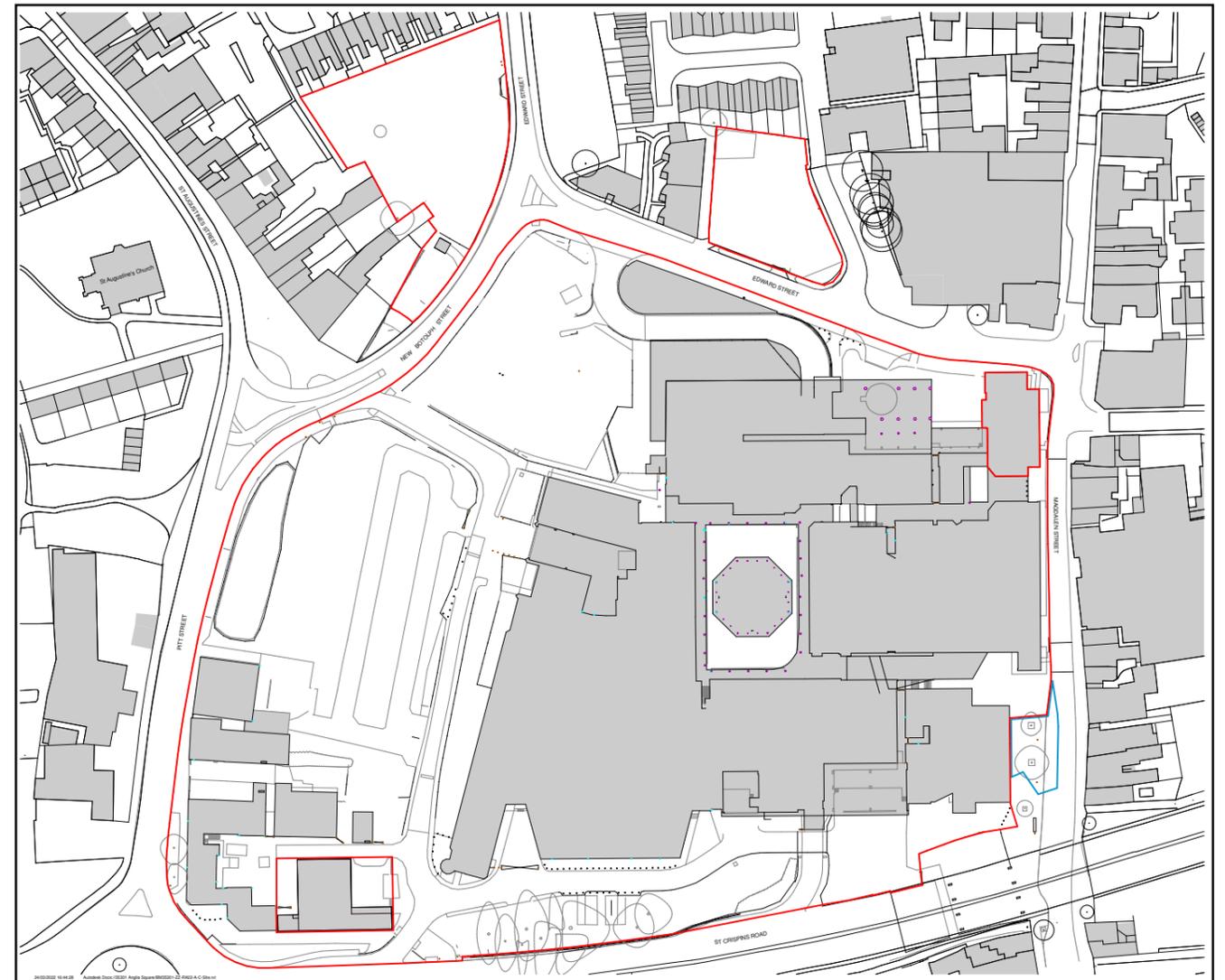


Figure 1.2 Hybrid Application Site Plan
Source: Broadway Malyan Architects

Section 2

**Methodology & Significance
Criteria.**

Introduction

- 2.1 The methodology used by Icen Projects to assess the likely effects of the Proposed Development on heritage assets, townscape character and visual amenity is based on best practice guidance set out in Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA, Third Edition, 2013) and Townscape Character Assessment Technical Information Note 05/2017 (TIN 05/17, 2018). TIN 05/17 notes that GLVIA3 is 'industry standard guidance' which applies to the scope and approach, however that 'the various physical and cultural aspects which contribute to character may differ' (para. 1.4) which highlights the fundamental differences in assessing landscape and townscape. Therefore, as recommended in TIN 05/17 and using this guidance, the methodology adapts GLVIA to an urban context where relevant.
- 2.2 The purpose of the Heritage, Townscape and Visual Impact Assessment (HTVIA) is to determine whether effects arising from the Proposed Development on built heritage, the townscape and visual amenity are likely to be significant and the extent to which it is likely to enhance environmental resources or detract from them, taking into account any mitigation measures incorporated into its design.
- 2.3 In urban environments, built heritage, townscape and visual effects tend to be interrelated and it is often appropriate to assess them alongside each other for the benefit of the overall assessment. This HTVIA takes that approach, while recognising that built heritage assessment, and townscape and visual assessment are treated as separate topics in EIA, under the following headings:
- *Built Heritage*: assessment of the effects of new development on the heritage significance and setting of heritage assets (heritage receptor), including designated and nondesignated heritage assets;
 - *Townscape*: assessment of the intrinsic character and components that are distinctive to an urban area (townscape receptor); and
 - *Visual*: assessment of effects on specific views and on the general visual amenity experienced by people at these viewpoints (visual receptors).

Scoping and Assessment Approach

- 2.4 In accordance with Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, a scoping exercise has been carried out with the Local Planning Authority ('LPA'), Norwich City Council, identifying the potentially significant environmental issues relating to the Site and the Proposed Development. This report outlines the basis of which the Scoping was undertaken to ensure that this exercise ensures the appropriate level of assessment is carried throughout the ES submission.
- 2.5 The application which is the subject of this assessment has been brought forward following the decision made in relation to a scheme for the Site which was called in by the Secretary of State and ultimately refused in November 2020. Appendix 3 of this document outlines in detail the relevance of this decision, and its implications for our assessment of Heritage, Townscape and Visual receptors.
- 2.6 To summarise briefly, however:
- No issues were raised at application or appeal stage, nor in the Secretary of State's letter, regarding the approach taken by the Heritage and Townscape and Visual Chapters of the Environmental Statement submitted with this application.
 - The Secretary of State's Decision Letter provides, as summarised in Appendix 3, a conclusion in relation to the previous scheme's impact which should be regarded as a strong material consideration;
 - The current scheme falls within the overall visual envelope of the previous scheme, being significantly smaller than its predecessor in some parts of the Site;
 - In particular, the scheme as currently proposed excludes the previously sought 20 storey tower, therefore omitting the most visually dominant component of the previously proposed development, and therefore its potential to impact upon heritage and townscape receptors;
- 2.7 Accordingly, it is clear that as a baseline, the Scoping of Heritage and Townscape and Visual matters associated with the previous application should remain an appropriate starting point for this assessment. Being based on a larger and more visible scheme, the Scoping and conclusions of the previous Heritage, Townscape and Visual Impact Assessments provide a starting point for scoping our assessment in this case. This position has been agreed with NCC and HE, through meetings held between November 2021 and February 2022 (see Appendix 3).
- 2.8 Working from this starting point, an assessment of the Views associated with the Called-In Scheme, along with an appraisal of a comparative Zone of Visual Influence ("ZVI") Study has allowed Icen Projects to propose a more proportionate approach to scoping, reducing both the number of heritage assets under assessment, and the number of views utilised to assess Townscape and Visual Impact. This approach has, again, been incrementally agreed with NCC and HE, leading to the current agreed Scope of Assessment that is included within this document.
- 2.9 The outcome of an assessment process that considered the original Heritage Asset Scoping and Viewpoints Assessment against a revised ZVI Study for the new scheme, as well as discussions with NCC and HE, a new approach to the scoping of heritage assets was agreed. This is set out in the following section.

Heritage Assets

- 2.10 The heritage assets scoped in for assessment are set out in the table below. For further information (including maps illustrating the location of heritage assets), see Section 5 of this report.

Asset Type	Number
Grade II listed buildings within 250m which have sufficient intervisibility with the proposed development to be agreed to require assessment	33
Grade II* Listed Buildings within 1km which have sufficient intervisibility with the proposed development to be agreed to require assessment	4
Grade I Listed Buildings within 1km which have sufficient intervisibility with the proposed development to be agreed to require assessment	11
Scheduled Monuments within 1km which have sufficient intervisibility with the proposed development to be agreed to require assessment	2
Conservation Areas within 1km which have sufficient intervisibility with the proposed development to be agreed to require assessment	1
Registered Parks and Gardens within 1km which have sufficient intervisibility with the proposed development to be agreed to require assessment	1
Non-Designated Heritage Assets within 250m which have sufficient intervisibility with the proposed development to be agreed to require assessment	33

Methodology

<p>2.11 As part of the approach agreed with HE and NCC, this report includes an Appendix (Appendix 4) which provides a summary of the significance and setting of heritage assets of grade II and locally listed buildings (more significant assets are covered in greater detail in the assessment section of this Report). This should be referred to for individual asset assessments at a high level.</p>	<p>Approach to Heritage Assessment</p>	<ul style="list-style-type: none"> • ‘Better reveal its significance’ or ‘enhance its significance’; • Cause no harm to the significance of the heritage asset, hence ‘no effect on its significance’; • In the case of designated heritage assets: cause ‘less than substantial harm’ to the significance of the heritage asset; or ‘substantial harm or loss’ to the significance of the heritage asset; • In the case of non-designated heritage assets: cause ‘harm’ or ‘loss’ to the significance of the heritage asset, to be taken into account in making a balanced judgement. 	<p>Development has sought to maximise enhancement and avoid or minimise harm to the heritage asset.</p> <p>Step 5: Rate the overall effect in terms utilised in the NPPF.</p>
<p>2.12 To keep the assessment proportionate, it has been agreed that the Conservation Areas, Grade I and II* Listed Buildings, Scheduled Monuments, and Registered Parks and Gardens, as well as the ‘City Landmarks’, are to be individually assessed in detail. Grade II Listed Buildings and Locally Listed Buildings will be grouped according to Conservation Area Character Areas.</p>	<p>2.16 In assessing the likely effects of the Proposed Development on heritage receptors, the intention is to identify how and to what degree it would affect the setting, heritage significance and special interest of identified heritage assets (built heritage only).</p> <p>2.17 The methodology for the assessment of potential effects on designated and non-designated heritage assets takes into account national, regional and local planning policy and guidance.</p> <p>2.18 Heritage assets are defined in the National Planning Policy Framework (NPPF, 2021) as being “a building, monument, site, place, area or landscape <i>identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest</i>”. The term ‘heritage asset’ includes both designated and non-designated heritage assets. Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, and Conservation Areas. Non-designated heritage assets include locally listed building or structures as identified by the LPA.</p>	<p>2.22 Paragraphs 199-202 of the NPPF set out the approach to assessing the effects to designated heritage assets, identifying that ‘great weight should be given to the asset’s conservation’ irrespective of the level of harm and that any harm requires ‘clear and convincing justification’ and should be weighed against the public benefits of the Proposed Development.</p> <p>2.23 The assessment of effects on non-designated heritage assets follows paragraph 203 of the NPPF. This requires a balanced judgement to be made when weighing applications that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>2.24 Historic England’s Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (Second Edition, 2017), provides a series of steps to determine the effects of development on the significance of heritage assets through a change in their setting:</p> <p>Step 1: Identify which heritage assets and their settings are potentially affected by the Proposed Development;</p> <p>Step 2: Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;</p> <p>Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it;</p> <p>Step 4: Consider the ways in which the Proposed</p>	<p>2.25 Use is made of Accurate Visual Representations (AVRs) in the assessment of effects on the setting of heritage assets. AVRs illustrate potential change in views, and while views of or from an asset usually play an important part in the setting of an asset, setting is a wider concept which might also depend on other environmental factors or historical relationships between places that are not perceived visually.</p> <p>2.26 In accordance with Paragraph 194 of the NPPF, the level of detail in the assessments in this HTVIA is proportionate to the importance of the asset.</p> <p>2.27 Potential effects on the identified built heritage receptors may arise as a result of both the construction and operation of the Proposed Development.</p>
<p>2.13 In terms of Verified Views (VVs or Accurate Visual Representations (“AVRs”)) for Assessment, a group of 40 views have been agreed. These views relate to the views previously submitted in association with the Called-In Scheme (which numbered 60 in total, following the submission of an Addendum to the HTVIA). However, following discussion with NCC and HE, the camera position has been re-positioned in five of these views (having been renumbered, these views are, for reference, views 17, 19, 27, 28 and 36).</p>	<p>2.19 Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether the heritage significance or value is preserved, better revealed/enhanced or harmed as a result of new development.</p> <p>2.20 There are two ways in which new development can affect the significance of heritage assets:</p> <ul style="list-style-type: none"> • by changes to the fabric of heritage assets, i.e. if the project includes the demolition or alteration of listed buildings, demolition within or changes to the character and appearance of conservation areas, development within registered parks and gardens or demolition or alterations to locally listed buildings of merit (known as direct effects); and • by changes to the setting of designated or non-designated heritage assets located in the vicinity of the project (known as indirect effects). 	<p>2.28 The methodology for the assessment of effects on townscape and visual receptors is distinct from that used to assess the effects on built heritage receptors. It considers effects on the townscape resource as a whole and on visual receptors, i.e. people experiencing views. The approach taken is in accordance with the GLVIA (2013), and considers how the Proposed Development will affect the key components of the townscape character and visual amenity. Potential effects on the identified townscape and visual receptors may arise as a result of both the construction and operation of the Proposed Development.</p>	<p>Approach to Townscape and Visual Receptors</p> <p>2.28 The methodology for the assessment of effects on townscape and visual receptors is distinct from that used to assess the effects on built heritage receptors. It considers effects on the townscape resource as a whole and on visual receptors, i.e. people experiencing views. The approach taken is in accordance with the GLVIA (2013), and considers how the Proposed Development will affect the key components of the townscape character and visual amenity. Potential effects on the identified townscape and visual receptors may arise as a result of both the construction and operation of the Proposed Development.</p>
<p>2.14 Generally speaking, the approach taken to modelling these views is as previously agreed (in terms of whether they are Rendered or provided as Wirelines). However in some cases, it has been agreed with NCC and HE that previously rendered views can now be presented as Wirelines. In these cases, this decision has been reached because the scheme is now reduced in its visibility, such that it would be disproportionate to provide a Rendered View of the scheme.</p>	<p>2.21 Effects of new development on the significance of heritage assets can range between enhancement and harm and are rated according to the following criteria, where the Proposed Development can:</p>	<p>2.29 In assessing the likely effects of the Proposed Development on Townscape Receptors, the intention is to identify how and to what degree it would affect the elements that make up an area of townscape, including its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, role of water or planting, or other characteristics. Townscape Character Areas have been identified as townscape receptors and assessed in line with TIN 05/17.</p>	<p>Townscape Receptors</p> <p>2.29 In assessing the likely effects of the Proposed Development on Townscape Receptors, the intention is to identify how and to what degree it would affect the elements that make up an area of townscape, including its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, role of water or planting, or other characteristics. Townscape Character Areas have been identified as townscape receptors and assessed in line with TIN 05/17.</p>

2.30 To undertake the townscape assessment in this HTVIA, the baseline conditions were first established. This included identifying areas of distinct townscape character in proximity to the Site, with the potential to be significantly affected by the Proposed Development. These townscape character areas were mapped as appropriate and key characteristics were described, using photography in some cases. Key characteristics may include:

- the context or setting of the urban area or Site;
- the topography;
- the grain of built form and its relationship to historic patterns of development;
- the layout and scale of buildings, including architectural qualities, period and materials;
- patterns of land use, past and present;
- contributions made by vegetation, green space and water bodies;
- contributions made by open space and the public realm; and
- access and connectivity through and across the area.

2.31 Townscape character areas and their key characteristics have been identified in part through the analysis of the area. Where conservation areas are designated in proximity to the Site, their appraisals may also be relevant to understanding the key characteristics of the townscape.

2.32 The key qualities or characteristics of the townscape within character areas that are likely to be affected by the Proposed Development are identified within the assessment. Examples of these might be:

- A particular scale or height of development that is characteristic and of value;
- Particular spatial layouts, patterns of development or urban grain;
- Particular relationships between open or green spaces, water bodies or topography;
- Particular features, such as skylines or permeability through the area, that are of importance;

- The overall character or quality/condition of a particular street or series of spaces; and
- Notable aesthetic, perceptual or experiential qualities.

Visual Receptors

2.33 Assessments of visual effects are focused on the likely effects to visual receptors, i.e. people experiencing townscape views. It identifies representative views and considers changes in visual amenity as a result of Proposed Development using AVRs to accurately model the changes to identified views and visual amenity.

2.34 Site visits, supported by map analysis and the use of computer models, allow for the identification of publicly accessible viewpoint positions from which the Proposed Development would potentially be visible. Considerations for selecting views include, amongst other factors: the likely maximum visibility of the Proposed Development; tree cover; traffic sign positions; hierarchy of viewpoint (e.g. public or semi-public access); the significance of the place; and ability for surveyors to safely place equipment without obstructing the public realm.

2.35 Views are generally restricted to street level (i.e. 1.6m above ground), as this is from where townscapes are mostly appreciated. The most appropriate of these positions are chosen for formal assessment in consultation with the local planning authority.

2.36 The viewpoints assessed in this HTVIA represent a spread of close, medium and long distance views, and the intention has been to show the Proposed Development at its most visible within those representative views and in its maximum conjunction with sensitive townscape and heritage receptors. Views from all directions are included, illustrating the urban relationships likely to arise between the Proposed Development and its surroundings, including heritage assets and other important elements of townscape. In accordance with good practice, the viewpoints are from the public realm.

2.37 The methodology recognises that the AVRs included in this HTVIA have a role to play in illustrating visual effects and the visual amenity of people, but also effects on the characteristics of urban townscapes and landscapes and, where relevant, on the setting of heritage assets.

The Assessment Process

2.38 The assessment of heritage, townscape and visual effects adheres to the following process:

- A description of the receptor and its qualities;
- Identifying the sensitivity of the receptor;
- Predicting the magnitude of change to the receptor;
- Combining the judgements on sensitivity and magnitude of change to identify the resultant effect, including classification of the significance of the effect; and
- Cumulative effect, where applicable.

2.39 The methodology for each element of the assessment is set out below.

Sensitivity of Heritage Receptors

2.40 In order to predict effects, it is necessary to first identify and assess the sensitivity of the receptor. For the purposes of the ES, the heritage significance or value of the receptors is synonymous with their sensitivity in ES terms. This is a qualitative judgement and to ensure consistency across the assessment, a matrix system has been employed based on the definitions below, to relate the sensitivity of the receptor to its heritage designation.

2.41 The sensitivity attributed adopts the guidance set out by International Council on Monuments and Sites ('ICOMOS') and the value of heritage attributes is assessed in relation to statutory designations, international or national. Objective professional judgement is applied but qualitative assessment is inevitably applied through the quantitative methodology set out. This is a qualitative judgement and to ensure consistency across the assessment, a matrix system has been employed based on the definitions below, to relate the sensitivity of the receptor to its heritage designation.

2.42 Table 1 outlines the process in assessing each asset in terms of the level of sensitivity related to its designation. This methodology follows EIA regulations and ICOMOS guidelines, specifically 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties' by ICOMOS (2011).

2.43 The assessment of sensitivity also makes reference to the criteria set out in Annex 2 of the NPPF for understanding the value/heritage significance of heritage assets according to their heritage interest, as follows:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.44 In this HTVIA, the sensitivity of heritage receptors is described as 'very high', 'high', 'medium', 'low' or 'negligible'.

Sensitivity of Townscape and Visual Receptors

2.45 Establishing the sensitivity of receptors involves combining judgments about: (i) the value of the townscape character or the view; and (ii) the susceptibility of the townscape or visual receptor to the change caused by the Proposed Development.

2.46 The value of the townscape receptor can be influenced by a range of factors including its intactness/condition, scenic quality, rarity, representativeness, conservation interests (i.e. heritage or environmental designations), recreational value, perceptual qualities or communal associations. The value of townscape receptors is a baseline characteristic.

Value of Heritage Receptor (also known as heritage significance)	Designation of Receptor
Very High	Site acknowledged of international importance World Heritage Site
High	Grade I or Grade II* Listed Building Scheduled Ancient Monument
Medium	Grade II Listed Building Conservation Area
Low	Locally Listed Buildings or other Non-Designated Heritage Assets of local importance Assets compromised by poor preservation
Negligible	Assets with little or no surviving interest

Table 1: Sensitivity of Heritage Receptor

Magnitude of Change	Criteria for Assessing Change Magnitude
High	Total loss or major / substantial alteration to key elements or features of the baseline (pre-development) conditions such that the post development character / composition / attributes will be fundamentally changed.
Medium	Loss or alteration to one of more key elements / features of the baseline conditions such that post development character / composition / attributes of baseline will be materially changed.
Low	A minor shift away from baseline conditions. Change arising from loss / alteration will be discernible / detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances / situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable approaching on a "no change" situation.

Table 2: Magnitude of Change

2.47 The susceptibility to change is the ability of the townscape receptor to accommodate change without undue consequences for the maintenance of the aspects of the baseline condition that are of townscape value. As such, the nature of the Proposed Development and its ability to affect the basis of the townscape value may result in a lower susceptibility to change than a designation might imply. The susceptibility and resulting overall sensitivity is therefore set out as part of the assessment of effects.

2.48 The sensitivity of visual receptors is determined by combining judgements of the value attached to a particular view and the receptor's susceptibility to change in the view. Those receptors (i.e. people) are likely to have different responses to the appearance of the Proposed Development, depending on their personal aesthetic preferences, their circumstances (location, time of day, season, length of exposure to view) and reason for being at this viewpoint (i.e. passing through while commuting or using the area for recreation). Local residents are likely to have a different response than, for example, those working in the area or passing through as tourists. The 40 viewpoints agreed with NCC allow a representative spread of views that different viewers would experience across the study area.

2.49 In this HTVIA, the sensitivity of townscape and visual receptors is described as 'high', 'medium', 'low' or 'negligible'.

Prediction of Magnitude of Change for Heritage, Townscape and Visual Receptors

2.50 The magnitude of change for heritage, townscape and visual impact assessments is considered to be a combination of (i) the size and scale of the potential change; (ii) the geographical extent of the area affected; and (iii) the duration of the change of the Proposed Development in operation and its reversibility. These are quantitative factors which can generally be measured.

2.51 The magnitude of change in relation to visual receptors, can be determined by considering Accurate Visual Representations (AVRs) of the Proposed Development set into its context, which indicate its scale and visibility. The magnitude of change is largely a quantitative, objective measure of the change of the Proposed Development as shown in the AVRs.

2.52 The scale or severity of effects or impacts to heritage, townscape and visual receptors can be judged taking into account their direct or indirect effects and whether they are temporary or permanent, reversible or irreversible.

2.53 In this HTVIA, the magnitude of change for heritage, townscape and visual receptors is described as 'high', 'medium', 'low', 'negligible' or 'no change' in line with criteria set out in Table 2.

Visual Effects

2.54 The assessments of visual effects are based on the comparison of an 'existing' photograph and a 'proposed' AVR. The written assessments of each AVR are set out as follows:

- i. Existing: a description of the existing view, evaluating its townscape qualities and the visual amenity for those experiencing the view;
- ii. Sensitivity of the view: taking into account both the townscape value of the view and the susceptibility of people experiencing it;
- iii. Magnitude of change: a quantitative assessment of the magnitude of change in the view by the Proposed Development;
- iv. Resultant effect: a combined assessment of the sensitivity of the view and the magnitude of change, giving rise to an overall effect including a qualitative assessment of the design and taking into account its design quality and mitigation achieved through the design process; and
- v. Cumulative effect: where applicable, an assessment of the potential cumulative effects arising in combination with Committed Development is made, using all the previous elements of assessment to come to a cumulative effect.

Classifying the significance of resultant effects

2.55 The significance of the heritage, townscape and visual effects is established by combining judgements about the sensitivity of the receptors affected with judgements about the magnitude of the change, in order to identify the potential effect. Thereafter, the mitigation and/or enhancement achieved through design is considered, giving rise to a resultant, or overall effect.

2.56 Table 3 below summarises how judgements about receptor sensitivity and magnitude of change are combined to establish the significance of potential townscape and visual effects.

2.57 The terms used in the table are defined below:

- **Major effect:** where the Development could be expected to result in a substantial improvement or deterioration to receptors. For the purposes of this HTVIA, major effects are considered significant and therefore material in planning terms;
- **Moderate effect:** where the Development could be expected to result in a noticeable improvement or deterioration on receptors. For the purposes of this HTVIA, moderate effects are considered significant and therefore material in planning terms;
- **Minor effect:** where the Development could be expected to result in a perceptible improvement or deterioration on receptors. For the purposes of this HTVIA, minor effects are not considered significant;
- **Negligible:** where no discernible improvement or deterioration is expected as a result of the Development on receptors; and
- **No change:** where no change is expected as a result of the Development on receptors.

Establishing the qualitative nature of effects

2.58 Once the significance of the potential effect has been classified, consideration is given to the extent mitigation and/or enhancement has been achieved through design and whether the qualitative nature of the resultant effect is, therefore, 'beneficial', 'adverse' or 'neutral'.

Beneficial effects

- 2.59 Beneficial townscape and visual effects occur when the Proposed Development would give rise to an improvement in townscape or view quality and the visual amenity of the viewer owing to:
- enhancement to setting or significance of heritage assets;
 - enhancement of the overall townscape quality;

- enhancement or reinforcement of the key characteristics of the townscape character areas; and/or
- the introduction of features or elements of high design quality, which enhance the existing character and visual enjoyment.

Adverse effects

2.60 Adverse townscape and visual effects occur when the Proposed Development would give rise to deterioration in townscape or view quality and the visual amenity of the viewer owing to:

- harm to setting or significance of heritage assets
- harm to the overall townscape quality;
- harm to the key characteristics or quality of townscape character areas; and/or
- the introduction of features or elements of poor design quality, which detract from the existing character and harm visual enjoyment.

2.61 It is possible for the qualitative effects identified in this HTVIA to be finely balanced between beneficial and adverse effects, resulting in a neutral effect.

Neutral effects

2.62 As per GLVIA para. 5.37, it is possible for effects to be neutral and this a matter of professional judgement. These include:

- preserving (or not materially affecting) the setting or significance of heritage assets;
- the degree to which the proposal fits with existing character;
- the contribution to the landscape that the Proposed Development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character
- where a fine balance occurs in the qualitative assessment, 'neutral' is considered the centre point of the nine-point scale when balancing beneficial and adverse effects. This assessment is on occasion adopted where change or impact to the asset is identified but other benefits are also delivered through the Proposed Development.

Sensitivity of Receptor	Magnitude of Change			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

Table 3: Significance of Effect

2.63 Given that 'neutral' can reflect a balance between beneficial and adverse effects, it is therefore considered that neutral effects can be graded similarly to beneficial and adverse effects to reflect the magnitude of effect.

2.64 The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader.

Significance Criteria

2.65 The heritage, townscape and visual effects of the Proposed Development are subsequently given a rating which refers to both the classification of significance of the effect and whether it is beneficial or adverse, after mitigation and/or enhancement through design have been taken into account. These overall effects are referred to as 'resultant' effects. Examples of resultant heritage, townscape and visual effects in this HTVIA include:

- major beneficial;
- moderate beneficial;
- minor beneficial;
- major adverse;
- moderate adverse;
- minor adverse;

- major neutral;
- moderate neutral;
- minor neutral;
- negligible;
- no change.

2.66 Examples of significant heritage, townscape and visual effects in this HTVIA include resultant effects identified as major or moderate in magnitude. The subsequent interpretation of these effects then depends on whether the effect is beneficial or adverse.

2.67 Resultant effect ratings should not normally be converted into statistics; it is the narrative assessment of each effect that should be taken into account by decision makers. The narrative approach to assessment is supported by both the GLVIA (2013) and Historic England in their 'Good Practice in Planning Note 3: The Setting of Heritage Assets' (second edition, 2017). The latter notes that scoring systems have a role to play but should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the effects on receptors.

Design Development & Embedded Mitigation

- 2.68 The purpose of the iterative process of design development, including consultation with local authority officers, local interest groups and others, is to produce an optimum scheme which avoids, or reduces to a minimum, potentially harmful effects on the significance and setting of heritage assets and adverse effects on the townscape or visual amenity. A successful design process, therefore, ensures that mitigation measures do not need be added at a later stage as they are intrinsic to the design itself. Where relevant, this embedded mitigation is outlined in the understanding of the Proposed Development.
- 2.69 Furthermore, many urban developments provide an opportunity to enhance the existing townscape through sensitive and high quality design. This is because the existing urban form represents a palimpsest of built fabric, developed over time, to which new development can often contribute positively. The degree of enhancement achieved through high quality design is an important factor in determining the overall residual effect of the Proposed Development.
- 2.70 The Design Team, including Icen Built Heritage and Townscape, have been liaising with Norwich City Council's Design and Conservation and Planning teams, and Historic England, since early in 2021. Meetings have been held with both organisations, both separately and together, to agree an approach to the assessment of the scheme's impact upon heritage assets and townscape receptors, and to also formalise the scoping of this application. Two of the key documents submitted to the local authority are included within the Appendices of this HTVIA, capturing the agreed approach to Assessment Methodology and Scoping. These provide a clear overview of the approach that has been broadly agreed with NCC and HE, and can be read to more fully understand the evolving position.
- 2.71 Over the course of the Consultation Process, Broadway Malyan have provided access to 3-dimensional modelling of the scheme, and an assessment of 12 views that were selected for consideration by virtue of their relevance to the Call-In Decision. The revised scheme has been placed within these 12 views, and the views reviewed by all parties to test where changes may need to be made. This has led, to example, to changes in the appearance

of the scheme when viewed from St Augustine's Street (with height being modelled to better reveal the spire and spirelets of the Anglican Cathedral) and to amendments to the scheme's appearance from within the courtyard of Doughty's Hospital.

- 2.72 Throughout this engaged process, the Applicant team have taken on-board outstanding officer concerns, and amended the scheme accordingly, leading to a scheme of considerable quality, which reflects the core concerns of these two core heritage and townscape consultees.

Cumulative Effects

- 2.73 In addition to assessing built heritage, townscape and visual effects arising from the Proposed Development in isolation, this HTVIA also considers the effects of the Proposed Development when assessed in combination with other committed developments in the vicinity (cumulative schemes).
- 2.74 Cumulative effects are identified in GLVIA as 'additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together' (para. 7.3).
- 2.75 Cumulative schemes are those which are under construction or development in receipt of a planning consent. The relevant cumulative schemes have been identified and agreed with NCC and are included at Chapter 10 of the ES Volume 1. These are also set out in summary form at Section 4 of this report.
- 2.76 The cumulative schemes which have the potential to be visible alongside the Proposed Development have been included in the AVRs.
- 2.77 The significance ratings given for cumulative effects refer to the contribution of the Proposed Development to the overall effect of the combination of relevant cumulative schemes. The schemes which have been consented have been accepted as appropriate in their urban context through the operation of the planning process.

Preparation of Accurate Visual Representations

- 2.78 Accurate Visual Representations (AVRs) of the Proposed Development have been produced by visualisation specialists, Cityscape Digital. The detailed methodology used to produce the AVRs is included in Appendix 2 of this HTVIA and a separate, verifiable document with survey data is available upon request.
- 2.79 The AVRs have been produced in line with best practice guidance in 'Guidelines for Landscape and Visual Impact Assessment 3rd edition' (GLVIA3), Landscape Institute and IEMA (2013), alongside the Landscape Institute technical guidance note, 'Visual Representation of Development Proposals, (LI 06/19).
- 2.80 The AVRs are produced as a mixture of shaded wirelines (AVR level 1) and renders (AVR level 3). The former give a perception of the scale and massing and the latter demonstrate the design and detailing, however in both cases design and materiality is a qualitative consideration in the assessment of effects. In both types of AVR, they have been produced to take into account foreground buildings and structures to give a more accurate sense of their visibility and potential effects.
- 2.81 In general, rendered views are produced for close-range views or those identified as particularly important by the Council, in order to give a more detailed impression of the Proposed Development's likely impact. For this application, rendered views show the portions of the Site covered by the detailed application. Views showing the portions of the Site that are currently designed in outline only (which will be detailed in the later Reserved Matters application) have been produced as wirelines.
- 2.82 In a few instances (for views 10, 13, 17, 24, 28, and 32), wirelines and AVR level 2s have been produced. AVR level 2s sit between wirelines and renders in terms of detailing: they provide an indication of the Proposed Development's size, visibility, an indication of the massing, but not of the materiality and detailing. For the above-mentioned views, the decision was made to produce wirelines and AVR level 2s in order to give an indication of the Proposed Development's massing and how it will sit within the surrounding townscape.
- 2.83 In line with best practice, the baseline images and survey work were captured in winter and therefore

represent a 'worst case scenario' in terms of tree screening. A qualitative assessment is provided of potential summer screening where relevant.

- 2.84 The baseline images have been taken at a focal length of 24mm or 35mm for local views (0-800 metre distance to subject), 35mm to 70mm for intermediate views (800 to 5000 metres to subject), and 70mm to 600mm for long-range views (5000+ metres to subject). These focal lengths are considered to be the most appropriate to illustrate the Proposed Development.

Assumptions and Limitations

- 2.85 This method of assessing potential effects arising to townscape, visual and heritage includes some assumptions and limitations which the reader should be aware of:
- AVRs assessed in this HTVIA cannot cover every possible view of the Proposed Development. They represent a representative spread of views from publicly accessible places, however, and are considered to proportionately illustrate the likely effects of the Proposed Development.
 - AVRs are a two-dimensional medium with a limited field of view, and cannot therefore fully represent the experience on the ground, since human beings experience urban environments in three dimensions. Ideally decision makers should visit the Site and its surrounds as the authors of this document have done.
 - Assumptions have been made in the HTVIA about the susceptibility of particular groups of people to visual changes in the urban environment and the types of people at particular viewpoints. These assumptions have been based on professional judgment but inevitably have limitations because in reality the responses of individuals are varied and not all can be covered in the assessment.

Section 3

**Relevant Planning Legislation,
Policy & Guidance.**

Introduction

3.1 In accordance with Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, a scoping exercise has been carried out with the Local Planning Authority ('LPA'), identifying the potentially significant environmental issues relating to the Site and the Proposed Development. This report outlines the basis of which the Scoping was undertaken to ensure that this exercise ensures the appropriate level of assessment is carried throughout the ES submission.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 3.3 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 3.4 Section 72(1) of the Act, meanwhile, states that:
'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Planning Policy Framework

National Planning Policy Framework (July 2021) (As amended)

- 3.5 In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February 2019, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 3.6 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as:
'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 3.7 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Paragraph 134, meanwhile, states that great weight should be given to outstanding or innovative designs, which promote high levels of sustainability, or help raise the general standard of design in the area (provided they fit with the overall form and layout of their surroundings).
- 3.8 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 3.9 Heritage Assets are defined in Annex 2 of the NPPF as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

- 3.10 Listed buildings and Conservation Areas are both designated heritage assets.
- 3.11 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 3.12 The 'Setting of a heritage asset' is defined 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 an asset, may affect the ability to appreciate that significance or may be neutral.'
- 3.13 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 3.14 Paragraph 197 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

3 | Relevant Planning Legislation, Policy & Guidance

<p>3.15 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p>	<p>National Design Guide (September 2019, updated January 2021)</p> <p>3.21 In September 2019, the Ministry of Housing, Communities and Local Government (MHCLG) produced a National Design Guide illustrating how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance, alongside the separate planning practice guidance on design process and tools.</p> <p>3.22 The Guide recognises that well-designed places have individual characteristics which work together to create its physical Character. It introduces 10 specific characteristics that would need to be considered when considering new development. These are:</p> <ul style="list-style-type: none"> • Context - An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. • Identity – The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. • Built form – Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. • Movement – Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. • Nature – Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well- designed development. They include natural and designed 	<p>landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.</p> <ul style="list-style-type: none"> • Public spaces – The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. • Uses – Sustainable places include a mix of uses that support everyday activities, including to live, work and play. They need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. • Homes and buildings – Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. • Resources – Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve: mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and; adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding. • Lifespan – Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan . They have an emphasis on quality and simplicity. 	<p>key elements of successful design. The National Model Design Code considers the findings of the Building Better, Building Beautiful Commission and recommendations to the Government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.</p> <p>3.24 The Guide acknowledges that quality design does not look the same across different areas of the country, for instance, that by definition local vernacular differs. MHCLG, therefore, expects that local planning authorities develop their own design codes or guides, taking in to consideration the National Model Design Code. These would be expected to set clear parameters for what good quality design looks like in their area, following appropriate local consultation.</p> <p>3.25 In support of Paragraph 134 of the National Planning Policy Framework, which requires local authorities to refuse permission for 'development that is not well designed ... especially where it fails to reflect local design policies and government guidance and design', MHCLG expects that in the absence of local design guidance, local planning authorities will defer to the illustrated National Design Guide and National Model Design Code.</p> <p>Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)</p> <p>3.26 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation. Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:</p> <ul style="list-style-type: none"> • archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<p>3.16 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p>			
<p>3.17 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.</p>			
<p>3.18 Paragraph 203 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.</p>			
<p>3.19 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.</p>			
<p>3.20 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.</p>			
		<p>3.23 The National Design Guide was amended in January 2021 to align with the MHCLG's National Model Design Code, which sets out detailed standards for</p>	

3 | Relevant Planning Legislation, Policy & Guidance

- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 3.27 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.
- 3.28 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
- 3.29 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

3.30 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 199 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Local Planning Policy

3.31 Norwich City Council's Local Plan consists of a series of documents, including the Joint Core Strategy, which sets out the Council's spatial vision and its guiding principles for planning, the Development Management Policies Document, and the Site Allocations and Site Specific Policies Plan, both of which support the strategic objectives set out in the Core Strategy. The relevant policies, in regards to townscape and visual assessment, are provided below.

3.32 Norwich City Council is currently working with Broadland District Council, South Norfolk District Council, and Norfolk County Council to prepare a new Local Plan, the Greater Norwich Local Plan (GNLP), which will plan for development until 2036. The GNLP is currently in examination stage.

Joint Core Strategy (Broadland District Council, Norwich City Council and South Norfolk Council, March 2011; amendments adopted January 2014)

3.33 The Joint Core Strategy for Broadland, Norwich and South Norfolk is the key planning policy document for the Greater Norwich area. It was adopted in March 2011, and amended by the Broadland Part of the Norwich Policy Area: Local Plan, adopted in January 2014.

3.34 This document sets out the broad vision for the growth for the districts of Broadland, Norwich and South Norfolk and contains strategic policies for the period 2008-2026. The following policies, although

not limited to, outlined in the Joint Core Strategy that are considered relevant to the Site include:

Policy 2: Promoting good design

3.35 All development will be designed to the highest possible standards, creating a strong sense of place. In particular development proposals will respect local distinctiveness including as appropriate:

- the historic hierarchy of the city, towns and villages, maintaining important strategic gaps;
- the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways';
- the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;
- townscape, including the city and the varied character of our market towns and villages;
- provision of landscaping and public art;
- the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place;
- the need to increase the use of public transport, including through 'public transport-oriented design' for larger development;
- designing out crime;
- the use of sustainable and traditional materials; and
- the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites.

3.36 This will be achieved by ensuring that:

- major development areas providing over 500 dwellings or 50,000m² of non-residential floorspace, and areas of particular complexity will be masterplanned using an inclusive, recognised process demonstrating how the whole scheme

will be provided and ensuring that it is well related to adjacent development and infrastructure;

- all residential development of 10 units or more will be evaluated against the Building for Life criteria published by CABI (or any successor to this standard), achieving at least 14 points (silver standard); and
- Design and Access Statements for non-residential development will show how the development will meet similar high standards.

Policy 11: Norwich City Centre

3.37 The regional centre role will be enhanced through an integrated approach to economic, social, physical and cultural regeneration to enable greater use of the city centre, including redevelopment of brownfield sites. It will be the main focus in the sub-region for retail, leisure and office development. Housing and educational development will also reinforce the vibrancy of the city centre. Its role will be promoted by:

- enhancing the historic city, including its built, archaeological and environmental assets and its distinctive character as identified in Conservation Area appraisals, through innovative, sustainable design;
- strengthening the city's role as a cultural centre and visitor destination of international importance, with additional tourist facilities, including promotion of conference and concert facilities;
- expanding the use of the city centre to all, in particular the early evening economy and extending leisure and hospitality uses across the city centre, with late night activities focussed in identified areas;
- enhancing its retail function, providing for a substantial expansion of comparison retail floorspace of varied types and size of unit to provide a range of premises. This will be achieved through intensification of uses in the primary retail area and if necessary through its expansion; other shopping areas within the centre will be strengthened to provide for retail diversity, with a particular focus on enhancing the character of specialist retailing areas and markets; and

3 | Relevant Planning Legislation, Policy & Guidance

<ul style="list-style-type: none"> expanding its function as an employment centre, including provision of high quality office premises and a diversity of uses across the area, including media, creative, financial, business and professional services and information communication industries Housing development densities will generally be high, but family housing will also be provided to achieve a social mix. 	<p>DM3 - Delivering High Quality Design; and Policy DM9 - Safeguarding Norwich's Heritage.</p>	<p>d) Layout and siting</p> <p>(i) The layout of a development should make efficient use of land, making best use of its topography and should have a positive impact in terms of its appearance and the way it is used. Appropriate consideration should be given to orienting development in order to optimise energy efficiency and maximise solar gain;</p> <p>(ii) Proposals should be designed to provide a permeable and legible network of routes and spaces through the development, which takes account of public accessibility, links effectively with existing routes and spaces and minimises opportunities for crime, disorder and anti-social behaviour. The public realm should be designed so that it is attractive, overlooked, safe and secure;</p> <p>(iii) Well-designed and well-defined private, semi-private and public open space should be incorporated for all development, as appropriate to the area. This must include sufficient space for bin and cycle storage in accordance with policies DM2 and DM31.</p>	<p>dominate. Roads, pedestrian footways and cycleways should be constructed from a palette of materials chosen to reflect the special character of the city (including the selection of appropriate street furniture and lighting) to complement the character and appearance of the area and enhance the appearance, safety and usability of the public realm.</p>
<p>3.38 Housing will be provided as part of mixed-use developments wherever possible.</p>	<p><i>Policy DM1 - Achieving and Delivering Sustainable Development</i></p> <p>3.42 Under Policy DM1, new developments (such as through their design, configuration, visual appearance, and location) are expected to:</p>	<p>‘...protect and enhance the physical, environmental and heritage assets of the city and to safeguard the special visual and environmental qualities of Norwich for all users;’</p>	<p>h) Materials and details</p> <p>Proposals for new development (including extensions and alterations to existing buildings) will be required to demonstrate that appropriate consideration has been given to the selection and choice of materials and decorative colour (including hard and soft landscape materials).</p>
<p>3.39 To support these roles, improvements will be made to:</p> <ul style="list-style-type: none"> the public realm; open spaces, green linkages and connections between open spaces, linking to the river corridor and the open countryside; walking and cycling provision; and sustainable transport access to and within the city centre in accordance with the Norwich Area Transportation Strategy, in particular to strengthen its role as a gateway and hub of an enhanced public transport system. 	<p><i>Policy DM3 - Delivering High Quality Design</i></p> <p>3.43 In consideration of new development, significant weight will be given to the design principles set out under DM3, specifically:</p>	<p>a) Gateways</p> <p>Major development within 100m of the main gateways to the city, as defined on the Policies map, will only be permitted where its design is appropriate to and respects the location and context of the gateway. New landmark buildings of exceptional quality will be accepted where they help to define or emphasise the significance of the gateway. In these locations, particular emphasis will be given to design considerations over other factors.</p>	<p>3.44 In choosing materials developers should have regard to the prevailing materials of the area. Development will be encouraged to make the maximum practical use of sustainable and reused/recycled materials.</p>
<p>3.40 Areas of the city centre will be comprehensively regenerated:</p> <ul style="list-style-type: none"> the Northern City Centre will be developed in accordance with its Area Action Plan to achieve physical and social regeneration, facilitate public transport corridor enhancements, and utilise significant redevelopment opportunities; the St Stephens area will be developed for mixed uses in accordance with its masterplan, to promote retailing, offices and housing and to create an improved pedestrian environment; and the Rose Lane area will be a major focus for commercial development. 	<p>b) Long views</p> <p>The design of new buildings must pay careful attention to the need to protect and enhance the significant long views of the major landmarks identified in Appendix 8 and those identified in conservation area appraisals.</p>	<p>e) Density</p> <p>Development should achieve a density in keeping with the existing character and function of the area, although higher densities will be accepted within the city centre, district and local centres and other locations of high accessibility. The density of development must take account of the need to protect and enhance heritage assets and their settings, where these would be affected. The density of residential development should accord with policy DM12.</p>	<p>3.45 Policy DM9 establishes that all development must have regard to the historic environment and take account of the contribution heritage assets make to the character of an area and its sense of place (defined by reference to the national and local evidence base relating to heritage, including relevant detailed advice in conservation area appraisals).</p>
<p>The Norwich Local Plan: Development Management Policies Plan (adopted in 2014)</p>	<p>c) Local distinctiveness and character</p> <p>Proposals should respect, enhance and respond to the character and local distinctiveness of the area. The design of all development must have regard to the character of the surrounding neighbourhood and the elements contributing to its overall sense of place, giving significant weight to the uses and activities around it, the historic context of the site, historic street patterns, plot boundaries, block sizes, height and materials.</p>	<p>f) Height, massing, scale and form</p> <p>Developers should demonstrate that appropriate attention has been given to the height, scale, massing and form of new development including the avoidance of dominant or incongruous extensions and alterations to existing buildings.</p>	<p>3.46 In addition to this, development shall maximise opportunities to preserve, enhance, or better reveal the significance of designated heritage assets and that of any other heritage assets subsequently identified through the development process. It will also promote recognition of the importance of the historic environment through heritage interpretation measures.</p>
<p>3.41 This policy document by NCC sets out detailed planning policies to help manage and guide change in Norwich between now and 2026. Policies specifically considered within this HTVIA are: DM1 - Sustainable Development Principles for Norwich;</p>	<p><i>Policy DM9 - Safeguarding Norwich's Heritage</i></p>	<p>g) Design of roads and streets</p> <p>Streets, routes and spaces should enhance the quality of the environment. The provision of car parking, servicing areas and accesses should not</p>	<p>3.47 The historic environment and heritage assets</p> <p>All development must have regard to the historic environment and take account of the contribution heritage assets make to the character of an area and its sense of place (defined by reference to the national and local evidence base relating to heritage, including relevant detailed advice in conservation area appraisals).</p>

3 | Relevant Planning Legislation, Policy & Guidance

Development shall maximise opportunities to preserve, enhance, or better reveal the significance of designated heritage assets and that of any other heritage assets subsequently identified through the development process. It will also promote recognition of the importance of the historic environment through heritage interpretation measures.

Where proposals which involve the unavoidable loss of any designated or locally identified heritage asset are accepted exceptionally under this policy, a legally binding commitment from the developer must be made to implement a viable scheme before any works affecting the asset are carried out.

3.48 Locally identified heritage assets

Where locally identified heritage assets are affected by development proposals, their significance should be retained within development wherever reasonably practicable. Development resulting in harm to or loss of significance of a locally identified asset will only be acceptable where:

- a) there are demonstrable and overriding benefits associated with the development; and
- b) it can be demonstrated that there would be no reasonably practicable or viable means of retaining the asset within a development.

In the defined areas of archaeological interest, development that will disturb remains below ground will only be permitted where it can be demonstrated through an assessment that:

- a) there is little likelihood of remains being found and monitoring of works will take place during construction; or
- b) remains which should be preserved in situ can be protected and preserved during construction and significant artefacts are displayed as part of the development; or
- c) remains that would not justify preservation in situ will be removed and displayed in an appropriate location and context.

3.49 Other heritage assets

Consideration will be given to the protection of heritage assets which have not been previously identified or designated but which are subsequently identified through the process of decision making, or during development. Any such heritage assets, including artefacts, building elements or historical associations which would increase the significance of sites and/or adjoining or containing buildings, will be assessed for their potential local heritage significance before development proceeds.

Where heritage assets newly identified through this process are demonstrated by evidence and independent assessment to have more than local (i.e. national or international) significance, there will be a presumption in favour of their retention, protection and enhancement.

Where heritage assets newly identified through this process are demonstrated to have local significance, development proposals affecting them will be determined in accordance with the criteria for existing locally identified heritage assets as set out in this policy. Any assessment of local significance should be made in accordance with the criteria set out in Appendix 7 of this plan.

3.50 Historic environment record

Development proposals affecting designated and locally identified heritage assets will be expected to show that the significance of these assets has been adequately assessed and taken into account by reference to the Historic Environment Record and the relevant local evidence base.

Where a heritage asset is lost or its significance harmed the asset must be recorded and placed on the Historic Environment Record.

Supplementary Planning Documents

Norwich City Centre Conservation Area Appraisal (Norwich City Council, September 2007)

- 3.51 The Norwich City Centre Conservation Area was established in October 1992 to cover the whole of the city within the medieval city walls. Previously, separate Conservation Areas covered different parts of the area, the first being designated in 1970.
- 3.52 The Conservation Area covers of 570 acres which consists of several distinct character areas which obtain special characteristics. Anglia Square is one of these distinguished character areas.

Anglia Square Character Area Appraisal (Norwich City Council, 2007)

- 3.53 The Anglia Square Character Area Appraisal includes the Anglia Square Shopping Centre, St Crispin's Road and adjacent industrial units and is therefore dominated by late twentieth century commercial developments, industrial units and surface car parking. The area was subject to comprehensive redevelopment in the 1960s and 70s and is one of very poor townscape quality which visually severs the northern housing areas from the rest of the historic central area. Anglia Square is highlighted as being an area of low significance and a negative feature which detracts from the character and appearance of the conservation area.

Anglia Square Policy Guidance Note (2017)

- 3.54 The Policy Guidance Note for the redevelopment of Anglia Square was adopted by Norwich City Council in March 2017 following public consultation. It was prepared with the assistance of Weston Homes and Columbia Threadneedle in response to a particular form and nature of development. The following sections are relevant to but not exclusive of this HTVIA:

Existing Building Heights

- 3.55 3.14—Whilst the majority of the existing buildings within Anglia Square are 3 to 4 storeys in height, the dominant structures of Sovereign House, Gildengate House and the multi-storey car park range from 7 to 8 storeys, thereby providing a significant element of height and mass to the existing development.

- 3.56 3.15—The buildings surrounding the site to the north and east are largely of a traditional character forming terraced streets of two to three storeys in height although there are some four storey flats directly opposite the site off Edward Street. The taller buildings currently on the site are some distance from these buildings. Additionally, there are also some taller office buildings located on the southern side of St Crispin's Way.

Constraints

- 3.57 3.16—Historic environment: The Anglia Square site sits within a sensitive historic environment. It is located within the City Centre Conservation Area (Anglia Square character area) and is in the vicinity of the Northern City and Colegate character areas. It also falls within the Main Area of Archaeological interest. The conservation area character appraisals provide an overview of each character area, including its significance in terms of the historic environment, identify landmarks, views and key characteristics, and appraise positive and negative features of the area.
- 3.58 3.17—The site lies in the vicinity of a number of statutorily and locally listed buildings, including several buildings in Magdalen Street and at the junction of Pitt Street and St Augustine's Street. The closest Listed Buildings are Doughty's Hospital (Grade II, located immediately to the south of St Crispin's Road, opposite Upper Green Lane), and 75 Magdalen Street (Grade II, located immediately adjacent to the site on the opposite side of Magdalen Street), St Augustine's Church (Grade I) and the Gildencroft cottages (Grade II, adjacent to St Augustine's Street). Buildings 43-45 Pitt Street are locally listed. There are two Grade I listed churches nearby, to the south of St Crispin's Road: St Martin at Oak and St Mary's Coslany.
- 3.59 3.18—The height and traditional character of buildings and streets to the north and east of the site (most immediately Magdalen Street, St Augustine's Street and Gildencroft) needs to be respected in the redevelopment to ensure the buildings, streets and their settings are not unduly dominated or harmed by the new buildings.
- 3.60 3.19—Anglia Square is highlighted as 'negative' within the city centre conservation area appraisal (2007). It is considered to be of low heritage value and significance but nevertheless it should be

3 | Relevant Planning Legislation, Policy & Guidance

acknowledged that the area benefits from some limited aesthetic, historic and communal heritage value in terms of Historic England guidance. These attributes are explored in paragraphs 3.20 to 3.23 below. However, it is ultimately a failure in townscape terms with buildings of low quality design and materials, inactive and defensive street frontages and complicated circulation arrangements both within the development, but also poor connectivity with the wider townscape and city. The council considers Anglia Square's aesthetic value and significance to be low. The wider development is of poor townscape and architectural quality. Its design is now extremely dated with poor building materials, featuring concrete roof tiles and low quality red brick. The Magdalen Street frontage lacks inspiration and the upper floor levels crudely overhang the pavement, which is oppressive for pedestrians. The scale of buildings on Magdalen Street largely corresponds to the surrounding townscape. Edward Street is fronted by a large ugly service yard and a looming multi-storey car park that is unused. The inactive frontage creates another dark and unwelcoming street. The whole Anglia Square development is considered unsuccessful from an urban design perspective, with high level and covered walkways and stairwells that are confusing to the user and feel insecure and potentially unsafe. The development served to disrupt and erode the historic road network and effectively severed links between the city and its northern suburbs and between Magdalen and St Augustine's Streets. The scale and location of Sovereign House blocks views of Norwich Cathedral. This presents an opportunity for improvement.

- 3.61 3.20—The development covers one of the oldest north-south routes in the city (currently named Botolph Street) and the site of three lost churches – St Botolph, St Olave and St Margaret Combust meaning there is some archaeological value to the site. The applicant would need to address the archaeological implications for the site as a result of any re-development upon application.
- 3.62 3.21—The development, which was constructed by Alan Cooke Associates between 1966-68, is of some historic heritage value as an interesting example of an ambitious re-development project of the 1960's and as an example of provincial brutalism. It is the only development of its kind in Norwich. Sovereign House

is an example of Brutalism architecture with robust concrete buttressing at the lower levels to its starkly horizontal emphasis and long ribbon windows and angular glazed stair towers. It divides opinion locally but the majority view is that its overall appearance is oppressive and undermined by a later re-cladding in corrugated panels. The bulk of the building and its awkward protruding lift plant on the roof undesirably dominates its surroundings. Having now been vacant for almost a decade, with no sign of re-use or re-occupation, Sovereign House is in a very poor state of repair, to the detriment of the appearance of the conservation area.

- 3.63 3.22—The wider Anglia Square development is a highly visible element within the city and an area of well-utilised public space. It has some social/communal value as a result of its former use as an HMSO office, and provides retail/leisure services that are well used and well regarded despite its rather tired appearance. However, the positive aspects of the public space in Anglia Square could be improved in a new scheme and the space has the potential to be even better used, and connected with the surrounding townscape.
- 3.64 3.23—The buildings surrounding the site (other than the office buildings immediately bordering the site to the south) are of a traditional character forming terraced streets of two to three storeys in height, with new four storey flats opposite Edward Street. The taller buildings currently on the site are some distance from these buildings. The relationship between the buildings on St Augustine's Street and Gildencroft, including St Augustine's Church, needs to be carefully considered so that their setting is respected in any redevelopment.
- 3.65 3.27 — Key Views: the site presents a visual gateway to the city, however the existing approach from the north provides an aspect over surface level car parks and the dated, partially vacant buildings of Sovereign House and the shopping centre.

Vision and Objectives

- 3.66 5.1—The council is committed to ensuring the comprehensive redevelopment of Anglia Square which has the potential to act as a catalyst for wider change within the wider northern city centre area in combination with the redevelopment of other key

sites including Duke's Wharf, the former Jarrold's printwork site on Whitefriars and the adjacent Barrack St site, St Mary's Works on Duke Street, and St George's Works.

- 3.67 5.2—Anglia Square affords the potential to deliver a significant and positive addition to the City. The current retail centre is easily accessible and well located but lacks a critical mass, diversity of tenants and is influenced by the degraded physical environment in the area. Café and restaurant offers are limited, the cinema is poorly integrated and much of the development is below market standard. Furthermore the night-time economy is limited with few shops/services open after standard shopping hours limiting natural surveillance and offering the potential for anti-social behaviour. Potential exists to deliver a significant mixed use quarter and to transform the existing retail offer with more and improved format stores, alongside the addition of an enhanced leisure role and a greater provision of food and drink outlets that operate across a far wider period of time than exists at present.
- 3.68 5.3—The NCCAAP contained a considerable amount of information about the aspirations and vision for the regeneration of the wider area. This included much that is specific to Anglia Square. Much of this vision is considered to remain relevant to date notwithstanding the time that has lapsed since the plan's adoption. The following vision and objectives reflect and update those in the NCCAAP, and provide a high level overview of the Council's aspirations for the redevelopment of the site and surrounding area. They also have been updated to address concerns raised through the public consultation about the impact of any future development on the diverse character and communities which exist in the surrounding area.
- 3.69 5.4 — Proposed vision:

A rejuvenated Anglia Square, with a distinctive identity that complements the neighbouring area and reflects its location in the heart of the historic northern city centre. The development will have a clear relationship in built form with the surrounding area, and a safe and attractive public environment, including enhanced public spaces. Enhancement of a strong and diverse District Centre function, serving the wider suburban areas of North Norwich, an improved convenience

offer, and enhanced leisure offer with a new cinema, cafes and restaurants to continue the use of area into the evening. A surface link will cross the existing St Crispin's Road improving walking and cycling connections into the core city centre, and there will be an enhanced public transport offer. All this will be supported by new residential development to create additional footfall, natural surveillance and activity that will enhance the vitality and viability of the Large District Centre and help to meet the housing needs of Greater Norwich.

- 3.70 5.5 — Proposed objectives:
The development of the site should:
 - regenerate its physical environment, including open spaces and public areas, and help to preserve or enhance the historic character of the surrounding area and key views;
 - achieve sustainable, energy efficient and high quality design and create an attractive environment for people living in, working in and visiting the area;
 - reinvigorate the local area's economy, including providing for new employment opportunities;
 - revitalise the retail and service provision of Anglia Square as a key element of the Large District Centre serving the wider area of North Norwich, with commercially attractive retail units based around an appropriate shopping circuit to maximise footfall to all units and thus ensure the long term viability of the retail offer, and acting as a catalyst for the wider economic regeneration of the northern city centre;
 - provide significant levels of residential development in order to make effective use of this sustainable city centre location, thereby assisting in the delivery of new homes to meet Norwich's needs and creating a vibrant, sustainable community which will support the viability of the enhanced retail and leisure provision;
 - provide enhanced tourism, arts and cultural provision including potential for hotel and student accommodation, as well an enhanced evening economy that will include restaurants, cafes, bars and a cinema;

3 | Relevant Planning Legislation, Policy & Guidance

- provide for improved public transport facilities in the immediate vicinity of the site;
- enhance opportunities for pedestrian and cycle movement through the site suitable for all, including those with disabilities, and linking with the wider area; and
- encourage the development of a balanced community including contributing to the provision of enhanced community facilities and recreational opportunities to meet local needs and complement the existing local community and the diverse mix of uses that already exist within this part of the city centre.

Heritage and views

- 3.71 7.82—Policy DM3 in the Development Management Policies Plan gives significant weight to a number of key design principles including the need to protect and enhance significant long views of major landmarks identified in Appendix 8 of the local plan, including the St John’s Roman Catholic Cathedral, Norwich Cathedral, and City Hall. The NCCAAP also identified major local landmarks and key strategic views in the northern city centre in figure 11A. This includes a key strategic view of Norwich Cathedral which is interrupted by Sovereign House, and several existing strategic views of St John’s RC Cathedral and St Giles Church.
- 3.72 7.83—Policy DM9 aims to ensure that development has regard to the historic environment and takes account of the contribution heritage assets make to the character of an area and its sense of place. This policy is supplemented by the adopted Heritage interpretation SPD (December 2015) setting out best practice for development in historic areas where heritage interpretation may be required.
- 3.73 7.84—In addition the NPPF seeks high quality sustainable design and positive improvements through new development proposals in conservation areas, and provides guidance in respect of significance, heritage assets and setting. Policy 2 in the Joint Core Strategy requires the use of Building for Life as a way of assessing design quality. Building for Life 12 is the current version and this will be used to structure the pre-application discussions. The NPPF expects councils to ensure an independent

design review is conducted for proposals of this scale. The Council expects to work with the developer to commission an independent design review at an early stage of design development and prior to the submission of the planning application.

- 3.74 7.85—The Anglia Square site falls within the City Centre Conservation Area (Anglia Square character area) and is also within the vicinity of the Northern City and Colegate character areas. The site is in the vicinity of a number of statutorily and locally listed buildings and also falls within the Main Area of Archaeological Interest. The NPPF states that the presence of heritage features and conservation areas are not in themselves a barrier to high density or innovative solutions, provided that the impact of proposed development on them is demonstrated to be acceptable. Accordingly, a future planning application will need to be accompanied by a Heritage Impact Assessment which recognises Anglia Square’s history and role in the city, and addresses what effects the proposals will have on the identified heritage assets, and the surrounding townscape. The Anglia Square character area appraisal states that the Anglia Square complex is of poor townscape quality (identifying the structures as ‘negative buildings’) which has limited association with its immediate surroundings. Sovereign House is identified as a negative landmark and has permission for demolition through planning consent granted in 2009. Overall the character area appraisal site identifies the site as currently being of low significance.
- 3.75 7.86—The site provides an opportunity for significant enhancement to the character of the conservation area as well as to the setting of local heritage assets. The character area appraisal provides guidance for redevelopment of the site, including the need to respect the existing scale of development on Magdalen Street and St Augustines Street, and states that large-scale buildings would be appropriate near the ringroad.
- 3.76 7.87—A future planning application will need to address how the proposals can successfully integrate and improve upon the existing townscape character. It should also have regard to all local heritage assets and their settings and make reference to relevant heritage guidance documents including Historic England’s guidance in respect of tall buildings and

the setting of heritage assets. Opportunities should also be taken to include heritage interpretation of this important site in the redevelopment, in accordance with the adopted Heritage Interpretation SPD.

- 3.77 7.88—The redevelopment of Anglia Square offers opportunities to reinstate and improve views from the north of the site to major city landmarks including the Anglican Cathedral, as well as to new higher quality architecture as part of the redevelopment of the site. Sitting at a low point relative to the surrounding area, long distance views exist towards and across the location from elevated positions on several routes that approach the area from the north and east. There are also many views towards the site from within the city centre conservation area to the south. These are illustrated in map 3. The visual impact of development proposals on the site will need to be tested from each of these viewpoints to establish whether the proposals will be visible. Where the proposals will be visible and affect historically and aesthetically sensitive viewpoints, fully rendered images will need to be supplied with a planning application.
- 3.78 7.89—Views from the public spaces within the development to landmark buildings surrounding the site, such as St Augustine’s Church, are also important. Such views give aesthetic pleasure, celebrate the surrounding heritage and act as waymarkers to orientate people as they move through the city. In addition, the development provides an opportunity to create a publicly accessible viewing platform or similar at the highest point of the development to maximise views of the surrounding city from within the site.
- 3.79 7.90—New development should be sensitive to the scale of existing buildings in its vicinity and must respect the setting of historic assets. Certain vistas and viewpoints within this part of the conservation area may determine where development can occur in the site boundary, without negatively affecting the setting and significance of the identified heritage assets.
- 3.80 7.91—The local plan identifies the main gateways to the city including at St Augustine’s Street and at St Crispin’s roundabout. Policy DM3 states that these may be appropriate locations for new landmark buildings of exceptional quality. There may be scope to provide a landmark building within the site, in order

to reinforce the sense of place and make effective use of this highly sustainable urban site. A landmark building does not necessary need to be a landmark as a result of its height and particular attention must be paid to such proposals in view of the highly sensitive townscape of the St Augustine’s Street area which falls within the Northern City character area. Moreover the Anglia Square character area assessment within the conservation area appraisal states that taller buildings are likely to be more appropriate near the southern end of the site, adjacent to the St Crispin’s gateway. Any proposed tall buildings will need to be carefully designed, positioned and oriented to complement the historic streetscape and respect key views across the city centre from and through the site. It will also be essential that it is submitted as a fully detailed application rather than in outline so that its impact can be accurately evaluated.

- 3.81 7.92—A planning application will be required to provide an architectural solution that recognises the ‘gateway’ nature of the site, particularly in terms of arrival from the north of the city – where the site acts as the specific interface between the city centre and the lower scale suburbs. The architectural treatment to Edward Street represents a significant opportunity.
- 3.82 7.93—A future planning application must be supported with a Heritage and Townscape Assessment to include: A full assessment of the site including existing structures proposed to be demolished, and providing justification for demolition; An analysis of the visual impacts of the proposed built form on the wider views of the site, and how the site affects identified local and strategic views; An analysis of the impact of the proposed development on identified historic assets in the city centre conservation area, and especially those in the Anglia Square, Northern City and Colegate character areas.
- 3.83 7.94—There are no designated archaeological heritage assets as defined in the NPPF recorded on the study site, but Anglia Square is located within an Area of Main Archaeological Interest.
- 3.84 7.95—The archaeological evidence from the study area recorded in the Norfolk HER and other resources suggests a low potential for archaeology of the early Prehistoric and Roman periods, whilst the potential for late Prehistoric archaeology is uncertain.

3.85	<p>7.96—The site has a high archaeological potential for the Anglo-Saxon, Medieval and Post Medieval periods, however past post-depositional impacts as a result of previous nineteenth and twentieth century developments are considered to have had widespread negative archaeological impacts on the area. However, evidence from the previous planning applications submitted on this site suggests that 19th and 20th century ground disturbance is not as widespread as one might think. Therefore, further archaeological mitigation is likely to be required and this is expected to include supplementary evaluation, excavation, post-excavation and publication works. This information should be submitted in support of any future planning application(s). It is anticipated that archaeological remains relating to St Botolph's and St Olave's Church and the Late Saxon city defences would be of regional importance, whilst any other archaeological remains now present on the study site would be of local importance.</p>		
		<p>Historic Environment Good Practice Advice in Planning</p> <p>3.86 To support the national policies, four separate Good Practice Advice in Planning Notes (GPA's) have been published by Historic England. The GPAs relevant to this report, GPA1 - GPA3, are summarised below. GPA 4 on Enabling Development and Heritage Assets has not been included as it is not considered to be relevant to the proposed development.</p> <p>GPA 1: The Historic Environment in Local Plans [March 2015]</p> <p>3.87 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.</p> <p>3.88 The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset (s) and make a positive contribution to local character and distinctiveness.</p> <p>3.89 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development.</p> <p>GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]</p> <p>3.90 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance</p>	<p>of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:</p> <ul style="list-style-type: none"> • Understand the significance of the affected assets; • Understand the impact of the proposal on that significance; • Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF; • Look for opportunities to better reveal or enhance significance; • Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; • Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected. <p>3.91 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking.</p> <p>3.92 The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.</p>
		<p>GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]</p> <p>3.93 This advice note focuses on the management of change within the setting of heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).</p> <p>3.94 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.</p> <p>3.95 This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.</p> <p>3.96 This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:</p> <ul style="list-style-type: none"> • indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or • specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or • advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of 	

Historic England Advice Notes

- Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.
- 3.97 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.
- 3.98 This should be followed by an analysis to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.
- 3.99 The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 3.100 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:
- removing or re-modelling an intrusive building or feature
 - replacement of a detrimental feature by a new and more harmonious one
 - restoring or revealing a lost historic feature or view
 - introducing a wholly new feature that adds to the public appreciation of the asset
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
 - improving public access to, or interpretation of, the asset including its setting.
- 3.101 In addition to the above documentation, Historic England has published 16 Heritage Advice Notes (HEANs). These provide detailed practical advice on how national policy and guidance is implemented. Advice notes relevant to this HTVIA are summarised below.
- HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016)**
- 3.102 This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that 'activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,' it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 197 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals.
- 3.103 There are different types of special architectural and historic interest that contribute to a Conservation Area's significance. These include:
- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
 - those linked to a particular industry or individual with a particular local interest;
 - where an earlier, historically significant, layout is visible in the modern street pattern;
 - where a particular style of architecture or traditional building materials predominate; and,
 - areas designated on account of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.
- 3.104 Change is inevitable, however, this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. NPPF Paragraph 191 states that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,' this document reiterates that this needs to be considered throughout this process.
- 3.105 Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation and enhancement of Conservation Areas. This document provides guidance for the production of management plans, which can 'channel development pressure to conserve the special quality of the conservation area'. These plans may provide polices on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.
- HEAN2: Making Changes to Heritage Assets (February 2016)**
- 3.106 The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.
- 3.107 The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that 'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'.
- 3.108 Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.
- 3.109 This document provides information relating to proposed change to a heritage asset, which are characterised as:
- Repair;
 - restoration;
 - addition and alteration, either singly or in combination; and,
 - works for research alone.
- HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015)**
- 3.110 The identification of potential sites for development within a Local Plan is an important step in establishing where change and growth will happen across local authority areas, as well as the type of development and when it should occur. This document is intended to offer advice to all those involved in the process, to help ensure that the historic environment plays a positive role in allocating sites for development. It offers advice on evidence gathering and site allocation policies, as well as setting out in detail a number of steps to make sure that heritage considerations are fully integrated in any site selection methodology.
- HEAN4: Tall Buildings (2nd edn, March 2022)**
- 3.111 The first edition of this document (published December 2015) updated and superseded 'Guidance on Tall Buildings' (2007) previously published by English Heritage and CABE. The 2007 guidance provided an explanation as to the approaches that the two organisations take when evaluating development proposals for tall buildings. The second edition of HEAN4 (which supersedes the first edition) was published in March 2022, and provides advice on planning for tall buildings within the historic environment in light of changes to national policy and recent experience of planning for tall buildings in the historic environment.
- 3.112 Due to their size and widespread visibility, tall buildings can significantly affect the character,

3 | Relevant Planning Legislation, Policy & Guidance

appearance and identity of towns and cities. When positioned within the right locations and designed to a high standard, they can provide excellent examples of architecture and make a positive contribution to the townscape and urban life of an area. Tall buildings which are situated within the wrong area and/or are not well-designed, however, can harm the valuable qualities of a place. HEAN 4 is clear that, design quality of a proposed tall building notwithstanding, not all locations are suitable for tall buildings, and notes that in some places, local character is so distinctive and the level of significance of heritage assets so great that tall buildings will be too harmful.

- 3.113 Historic England notes that the definition of a 'tall building' is informed by the surrounding townscape. For example, a five-storey structure within neighbourhood of two-storey buildings is thought of as a tall building by comparison, whereas the same building proposed within the built-up city centre may not. In general, definitions of tall buildings should be informed by local character.
- 3.114 As previously discussed, heritage assets are 'an irreplaceable resource' (NPPF Para 189). Furthermore, NPPF Paragraph 199 makes clear that 'great weight' is attached to the conservation of designated heritage assets, including their settings and, furthermore, the design policies found in Paragraphs 126-136 reference the importance of good design which responds to local character and history, as well as the importance of integrating new buildings into the historic environment.
- 3.115 This document endorses the plan-led approach included within the NPPF, which encourages LPAs to identify locations where tall buildings could be acceptable and generally consider the scope for tall buildings (both in terms of maximum height and location) when producing Local Plans. This document outlines the advantages of including tall building policies within Local Plans, for example the setting of clear development parameters, which can mitigate risk of harm to the historic environment.

3.116 On page 8, HEAN 4 sets out the factors that need to be considered to determine the impacts a tall building could have upon the historic environment. They are as follows:

- Quality of places
- Heritage
- Visual
- Functional
- Environmental
- Cumulative

3.117 In terms of planning applications, this advice note advocates discussing proposals with the LPA and Historic England at an early stage, in correspondence with NPPF Paragraphs 194-198. Furthermore, a clear and concise checklist of application documents is included on page 31.

3.118 HEAN 4 emphasises the crucial importance of understanding the character of the place and significance of any heritage assets at the earliest possible stage of developing a tall building proposal. It also provides guidance on:

- The pre-application stage
- The Design Stage
- Visualisations
- Identifying Viewpoints
- Eliminating or reducing harm through mitigation measures
- Planning applications and supporting information

3.119 The importance of high-quality design, which responds and contributes positively to local character and distinctiveness, is emphasised. A high-quality development will have a positive relationship with:

- Topography;
- Unique character of place;
- Heritage assets and their settings;

- Height and scale of development (immediate, intermediate and town-or-city-wide);
- Urban grain and streetscape;
- Skyline and existing prominent or tall buildings of importance or merit;
- Green and blue spaces; and
- Important views

HEAN7: Local Heritage Listing (May 2016)

3.120 This document supports LPAs and local communities to introduce, or make changes to, a Local List in their area. This is achieved through preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of non-designated heritage assets across England. A Local List can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of such heritage assets. In addition, a Local List provides a consistent and accountable way of identifying non-designated heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

Section 4

Baseline Conditions.

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Methodology

4.1 The following historic development of the Site and its surroundings is based upon map regression and the secondary sources listed in Appendix 2. It also draws on the 2018 Built Heritage Assessment of the Site compiled by CgMs Heritage.

Historical Evolution of the Norwich

Origins

- 4.2 The Site forms part of the Anglo-Saxon settlement which was once known as 'North Wic', 'wic' referring to its role as an inland port during this period. The name 'Norwich' first appeared on a coin minted in the early tenth century.
- 4.3 The town's positioning next to the Wensum and Yare rivers played a significant role in its development,

allowing trade to flourish. As a result, Norwich was an established town with a weekly market by the tenth century. The first marketplace was in Tombland. During the tenth century, rapid growth occurred, and the southern bank of the River Wensum was developed.

- 4.4 At the time of the Norman Conquest in 1066, Norwich was one of the largest towns in England, with an estimated population of 5000. After the invasion, Norwich Castle was established around 1094 on a man-made hill following the demolition of 98 houses, streets and churches. The market was relocated from Tombland to the Mancroft area, where it could be monitored from the castle. The new Norman settlement, on the southern bank of the river Wensum, was known as the French Borough. Norwich

Cathedral (or the Cathedral of the Holy and Undivided Trinity) was also built after the Norman Conquest; it was established in 1096 by Herbert de Losinga; with major building works during the fifteenth and restoration during the nineteenth centuries.

- 4.5 The Church of St Giles, another major Norwich landmark, was already in existence at the time of the Norman Conquest, and is mentioned in the Domesday Book (1086). The present building dates from the fifteenth century, however. The same is true of the Church of St Peter Mancroft: the foundations were built by Ralph de Guader, Earl of Norfolk, in 1075, but the building itself (as it is today), was built over a 25-year period, completed 1455. Both of these churches are located on the southern banks of the River Wensum, south of the Site.

- 4.6 By the fourteenth century, Norwich Castle was no longer in use as a royal residence, and had become the county gaol. The city walls were constructed during the fourteenth centuries (completed c. 1343) and were used for both self-protection and controlling the flow of goods and people entering Norwich. They came to symbolize the power and status of the city. The walls, built of flint and rubble, were maintained until the late eighteenth century.

Eighteenth Century

- 4.7 Norwich continued to expand within the city walls throughout the eighteenth century with building construction focused along the primary roads through the city with open fields to the rear. A cattle market was established in front of the castle in 1738,

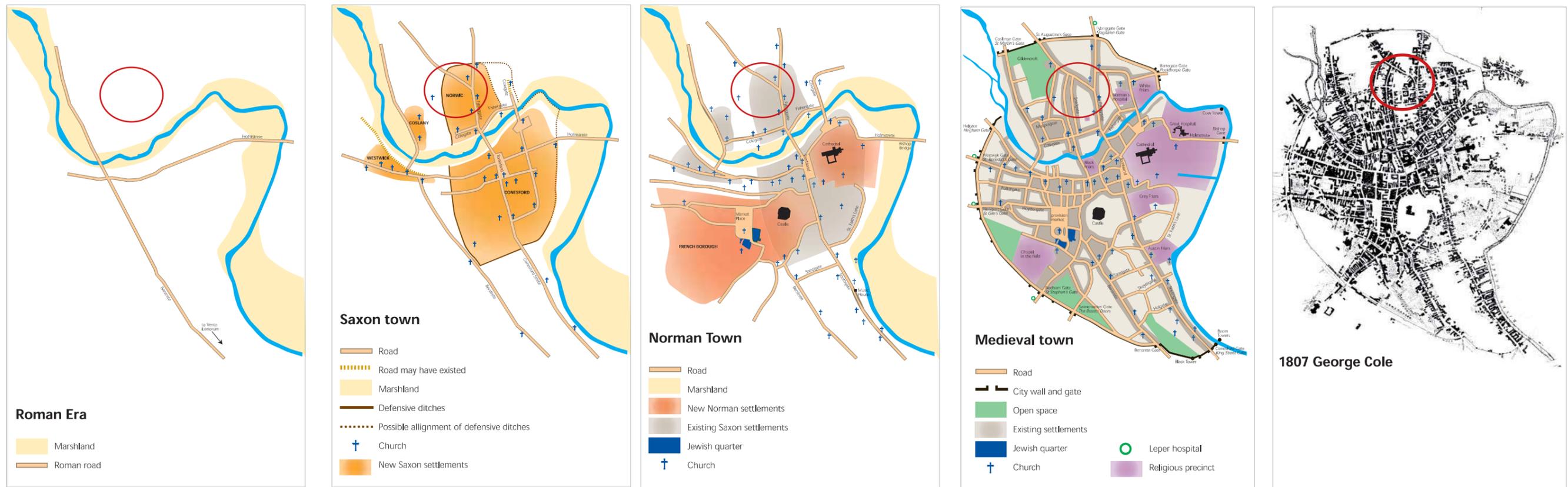


Figure 4.1 Illustrative map diagrams showing the sequence of Norwich's development from the Roman Era through to the beginning of the nineteenth century (Approximate Site location outlined). During the medieval period, Norwich became properly fortified through defensive walls Source: Norwich City Council - City Centre Conservation Area Appraisal (September 2007)

4 | Baseline Conditions: Historic Development of the Site and Surroundings

remaining at this location until the 1960s. Whilst the castle remained as the central focal point, Norwich merchants requested for the city to be opened up to encourage increased trade. As a result, a number of the gateways were demolished in 1793 and 1794.

Nineteenth Century

- 4.8 The last remaining gateway into the city, situated on Magdalen Street, was demolished in 1808. By this time, Norwich's population had risen to over 36,000, and the city was beginning to expand into the agricultural land beyond the boundaries of the former city walls. Norwich's rapid population growth led to overcrowding and unhygienic living conditions within the city centre, in part due to the subdivision and extension of the city's courtyard houses. To combat these unsanitary conditions, an 1806 Act of Parliament gave Norwich the power to form the Improvement Commissioners, a body to pave, clean, and light the streets. Planned developments of higher-quality housing, for example on Sussex Street, also began to be constructed for the middle classes near the former city walls.
- 4.9 The coming of the railway in 1844, with links to London from 1849, did not have a significant impact on the layout of the city centre as all the three train stations were built outside the city walls. In order to provide a good road link to Thorpe Station and improve east-west links, Prince of Wales Road was constructed. Further road widening and straightening was undertaken to accommodate trams later in the century. The largest influence on the morphology of the city centre at this time was the development of large industrial complexes of mills, breweries and factories, many of them close to the river.

- 4.10 Various trading industries, including leatherworking, brewing, and engineering came to be established in the northern part of the city, the buildings associated with these industries replacing many wool and silk weaving houses. Though Norwich was no longer the country's textile centre, having been replaced by West Yorkshire, diversification occurred, and more specialist goods, such as silks and crapes (crape being a crimped silk fabric associated with mourning wear) were still being manufactured in the city, including on the Site. In the late nineteenth century, a large plot to the north of Botolph Street (where Anglia Square stands today) was occupied by a Crape Manufactory, whilst in 1903 a cloth factory of some

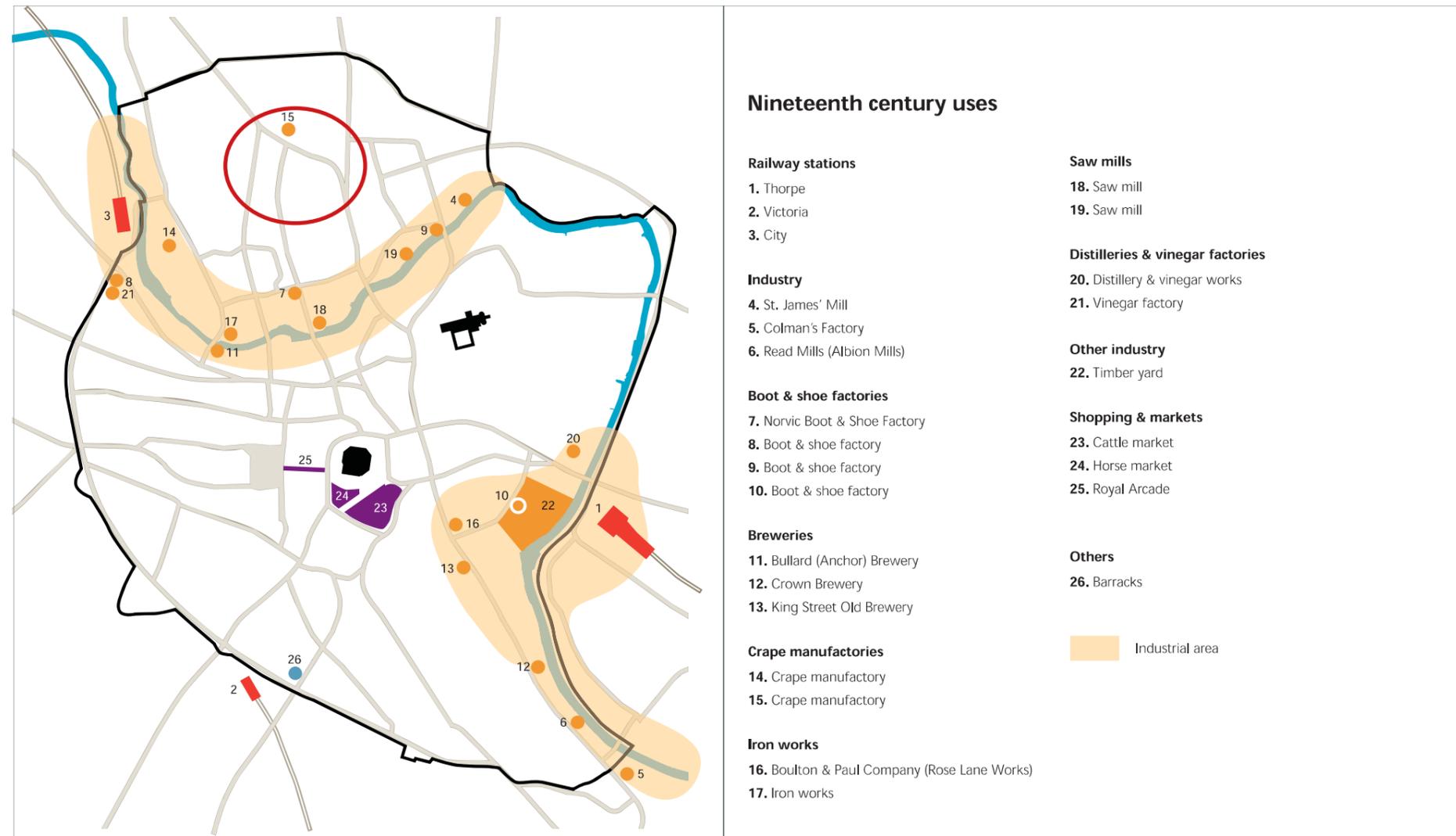


Figure 4.2 Illustrative plan of Norwich showing the various land use typologies within the city during the nineteenth century. Approximate Site location outlined
Source: Norwich City Council - City Centre Conservation Area Appraisal (September 2007)

architectural merit (by A.F.Scott) stood on Botolph Street (figure 4.4).

- 4.11 Despite efforts by several architects, namely Sir John Soane (1783-93) and William Wilkins (1822-c.27), to redesign the county gaol within Norwich Castle, the building was considered to be inadequate for this purpose, with the gaol finally moving to Mousehold Heath, northeast of the city, in 1886. Under the supervision of the prominent Norwich architect, Edward Boardman, the Castle was subsequently converted into a museum, which opened in 1894.

Twentieth Century

- 4.12 By 1901, the population had risen to over 100,000 and overcrowding within the city had not been resolved, particularly along Magdalen Street. The layout of the historic core of Norwich remained largely unchanged until the mid-twentieth century which included Magdalen Street, St Augustine Street and Botolph Street. This was due to the ongoing industrial development of the area which was heavily occupied by large warehouse buildings and dense residential areas.

- 4.13 Numerous public buildings were also constructed during this period which included the 1930s City Hall and Police station buildings which replaced some nineteenth century buildings and occupied the land where Mancroft Market was once held which had been relocated in front of the City Hall.
- 4.14 Norwich suffered heavy bomb damage during World War II; the city was targeted at least 679 times. Norwich underwent a period of postwar reconstruction which included predominantly large areas of housing and the sixteen storey Winchester Tower located to the southwest of the centre.

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Historic Development of the Site

4.15 Figures 4.4-4.10 are a selection of photographs of buildings which stood on the Site prior to the development of Anglia Square in the late 1960s, while figures 4.3 and 4.11, aerial photographs from 1926 and 1946, give an impression of the Site within its wider context. Figures 4.12-4.17 depict the Site during and after the construction of Anglia Square. For detailed map regression of the Site and an overlay of the Site's historic and present street layouts, see figures 4.18-4.27.

4.16 Anglia Square is located within the city walls, and therefore forms part of the historic core of Norwich, which dates back to the Late Saxon period. During the Anglo-Saxon period, the Site was part of the Saxon settlement of *Norwic*, which was defended by Anglo-Scandinavian defensive ditches running along what is now Botolph Street and Anglia Square Car Park. Magdalen and St Augustine's Streets, two of the oldest streets in Norwich, also date back to this period. The primary routes within this area remained largely unchanged until the early twentieth century, with the Site being occupied by predominantly residential and industrial buildings.

4.17 By 1886, a Clothing Manufactory had been built on the southern side of Botolph Street, with further industrial development continuing into the mid-twentieth century and, as a result, large areas of residential buildings were demolished.

4.18 By 1938, as indicated on the OS map, due to the proposals for an Electrical Engineering Works in the early twentieth century, further demolition had been carried out which included the Crape and Cloth factory. The land was replaced with a shoe factory, numerous printing works and a wood heel factory. Further development was undertaken to the land to the south in the preceding years.

4.19 The Site suffered heavy bomb damage during in the Baedeker raids of April 1942 and although many buildings remained standing, evident on the 1956 OS map, post-War reconstruction meant that most of these were demolished unnecessarily. This also included the curtailment of historic throughfares, including Botolph Street and Calvert Street which allowed for the reordering of St Crispins Road to the south of the site to create a new city flyover. The new infrastructure aimed to redirect traffic around the city centre which predominantly followed existing streets and made use of the areas which had been eradicated during the war. Botolph Street and part of



Figure 4.3 1926 aerial photograph of Norwich from the northwest, approx. site location outlined. Note the dense urban character of the Site, as well as its seamless connection with the surrounding area
Source: Britain from Above [EPW016547]



Figure 4.4 Chamberlin's Factory, 30-34 Botolph Street, photographed in 1967
Source: George Plunkett's Photographs



Figure 4.5 The 1646 King's Arms Public House, 38 Botolph Street, in 1936
Source: George Plunkett's Photographs



Figure 4.6 Looking north towards 63-65 Pitt Street in 1936. No 65 (the building with the large central doorway), was a C18 house that was converted into a shoe factory during the nineteenth century
Source: George Plunkett's Photographs



Figure 4.7 St Crispin's Hall, a building from 1939, photographed in 1967
Source: George Plunkett's Photographs

4 | Baseline Conditions: Historic Development of the Site and Surroundings

St Georges and Calvert Street were removed and an extension to St Crispin's Road was constructed to link the flyover over Magdalen Street.

1960s-70s: The Development of Anglia Square

- 4.20 By the mid-twentieth century, the Site had been transformed. The residential housing and factories as well as the Calvert Street Methodist Church and the Bank which occupied the site were demolished which made room for the Anglia Square commercial development.
- 4.21 The development of Anglia Square commenced with the construction of Sovereign House which was built for Her Majesty Stationary Office (HMSO) in the late 1960s. The Anglia Square shopping centre, cinema and multi-storey car park structure followed in the early 1970s.



Figure 4.8 Stump Cross (66-70 Magdalen Street), in 1966. The Building in the centre was a Barclays Bank
Source: George Plunkett's Photographs



Figure 4.9 Calvert Street Methodist Chapel (right) and manse (left) in 1936
Source: George Plunkett's Photographs



Figure 4.10 72-82 Magdalen Street, looking south towards Stump Cross, in 1966
Source: George Plunkett's Photographs



Figure 4.11 1946 aerial photograph, looking northeast across the western part of the Site. To the left, St Augustine's Church and Gildencroft Park are clearly visible. East (right) of the church are Pitt Street (note St Crispin's Hall, the southern boundary of the Site, in the foreground, at the junction of Pitt Street and St Crispin's Road), St George Street, and Calvert Street. The Odeon Cinema building in the background (on Botolph Street) was built in 1938.
Source: Britain from Above [EAW002891]

4 | Baseline Conditions: Historic Development of the Site and Surroundings



Figure 4.12 Anglia Square under construction in November 1966. Photograph taken from the original Odeon Cinema on Botolph Street, looking southwest
Source: Reg Walker



Figure 4.13 Construction of Anglia Square, 1968
Source: Reg Walker



Figure 4.14 Anglia Square, 1980s



Figure 4.15 Retail units in Anglia Square, 1980s



Figure 4.16 Anglia Square, looking towards the multi-storey car park, 1980s



Figure 4.17 Odeon Cinema Building, Anglia Square, 1989
Source: George Plunkett's Photographs

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Ordnance Survey Map Regression

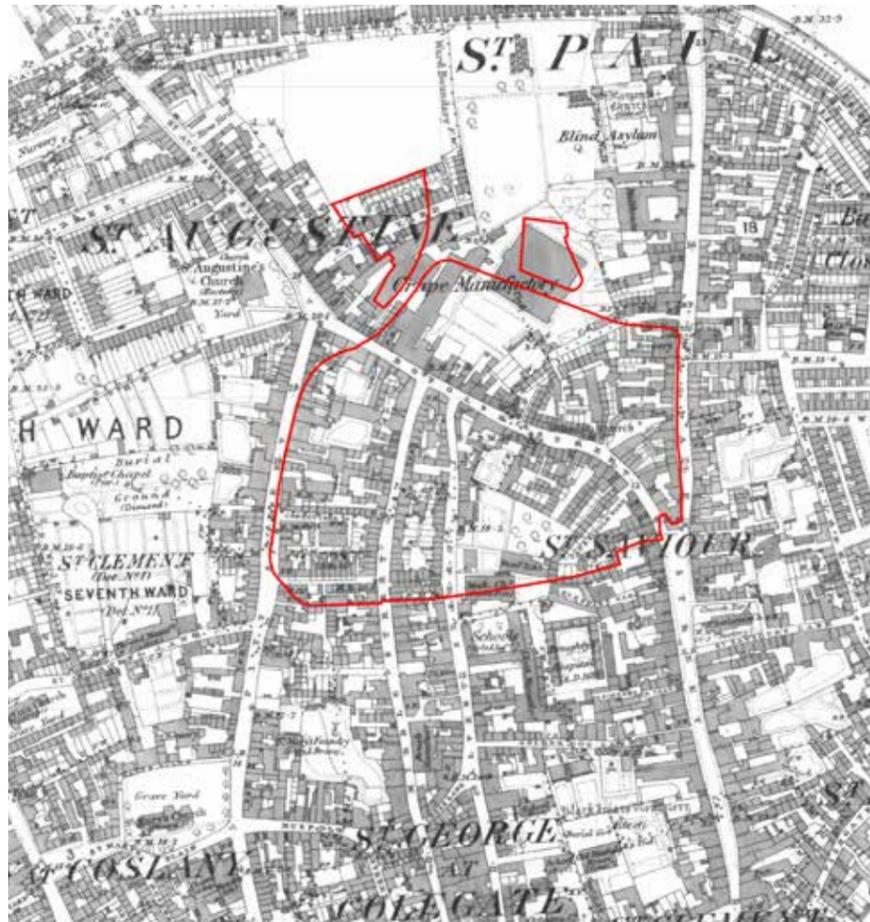


Figure 4.18 1886 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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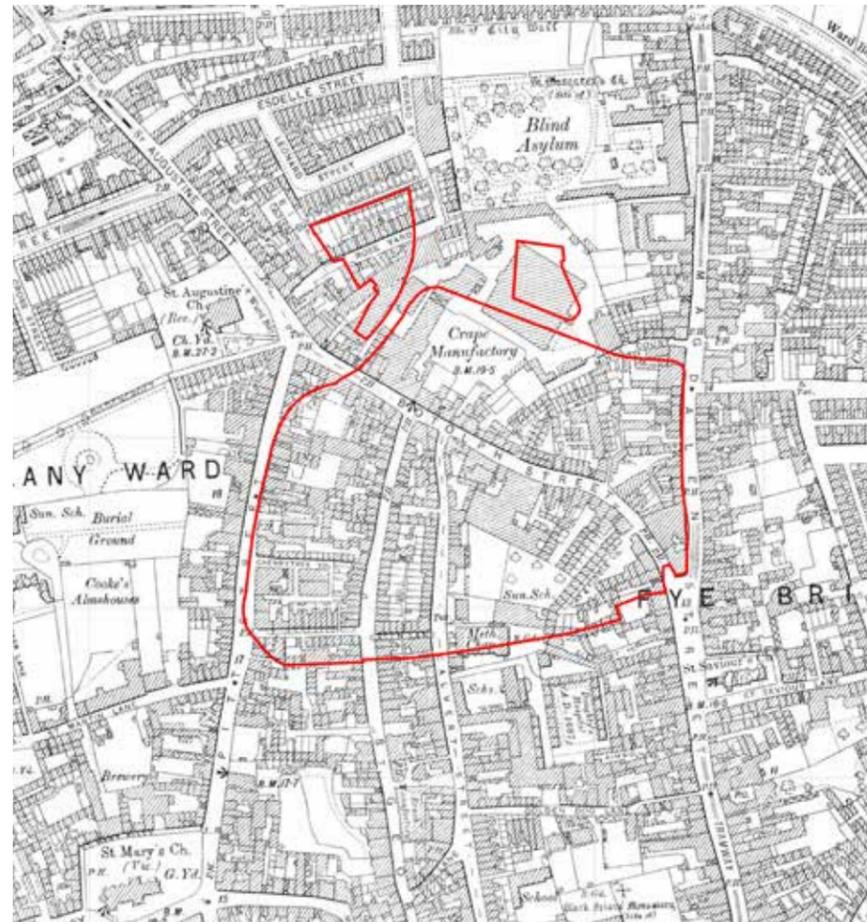


Figure 4.19 1905 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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Figure 4.20 1914 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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4.22 At the end of the nineteenth century, the Site was densely built up and predominantly in residential use, though numerous industrial buildings were also found in the area, the largest one being a Crape Manufactory at the northern boundary of the Site. In addition, the area contained multiple churches, including the Calvert Street Methodist Chapel (figure 4.9) and an attached Sunday School at the Site's southern boundary. St Augustine's Church is located northwest of the Site. The principal streets, namely St Augustine's Street, Pitt Street, Botolph Street, and Magdalen Street, were lined with inns and public houses (several of which, including the 17th century King's Arms Public House on Botolph Street (figure 4.5) occupied prominent corner sites). Slum housing and courts predominated in the back-land areas. Between Pitt Street and Magdalen Street, in the centre of the Site, Middle Street (later renamed St George's Street) and Calvert Street form parallel north-south routes. Both terminate at the junction with Botolph Street.

4.23 By 1905, when the above Ordnance Survey (OS) Map was published, Middle Street had been renamed St George's Street. The major change to the Site between 1886 and 1905 was the demolition of fine-grain terraced buildings along the southern side of Botolph Street and their replacement with a large factory building. Neither the 1905 nor 1914 (figure 4.20) OS Maps name this building's exact function, but the 1928 OS Map (figure 4.21) states that it was a Clothing Manufactory, so it is likely that this was the building's original function.

4.24 Between 1905 and 1914, no major changes to the Site are discernible from the OS mapping.

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Ordnance Survey Map Regression

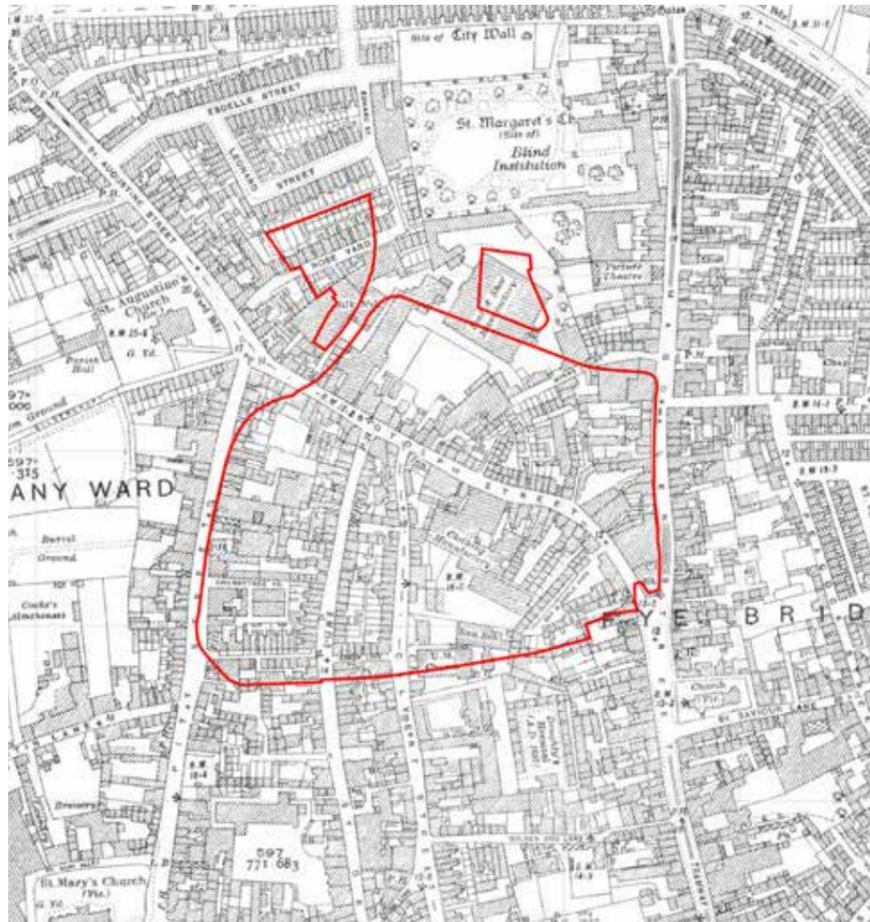


Figure 4.21 1928 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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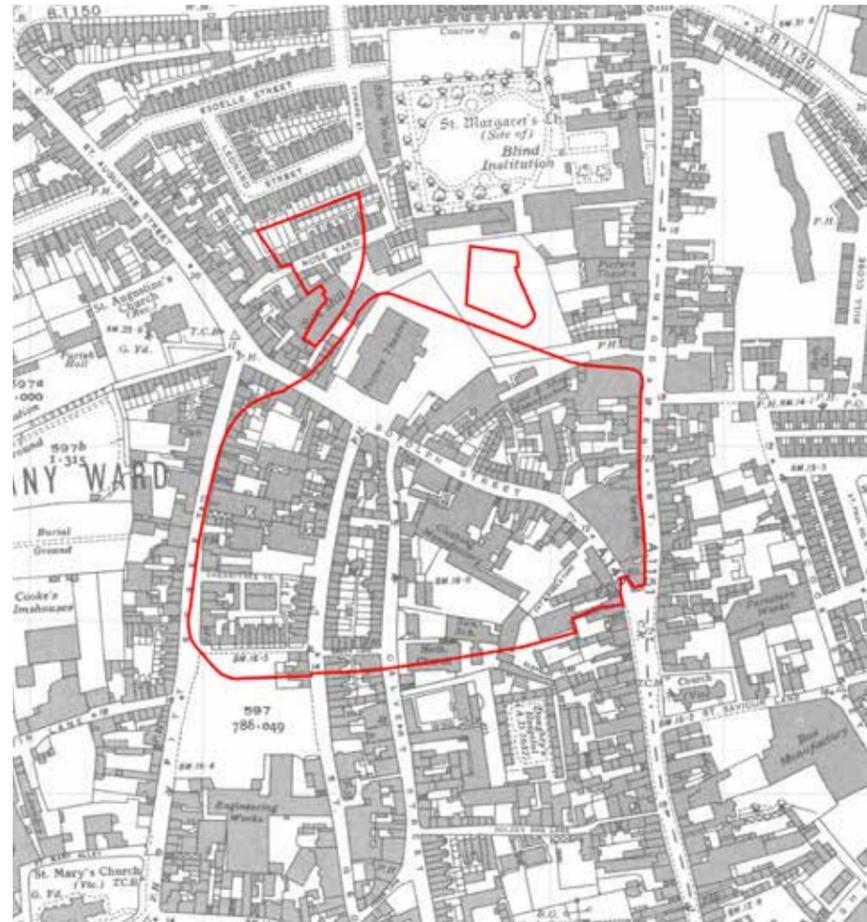


Figure 4.22 1938 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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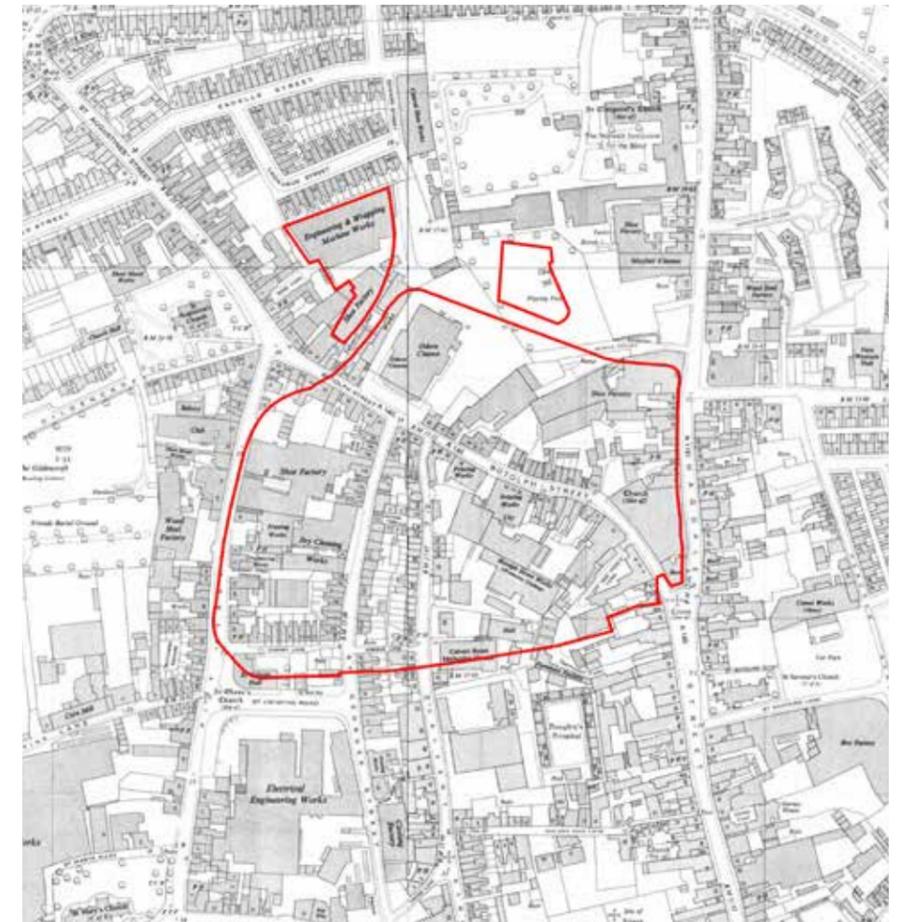


Figure 4.23 1955 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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4.25 Between 1914 and 1928, the recently-built Clothing Manufactory on Botolph Street expanded south, with a rectangular range built in what was until then wooded parkland (perhaps belonging to the Methodist Chapel). The Crape Manufactory (north of Botolph Street) has been converted into a Boot and Shoe Manufactory.

4.26 By 1938, the Boot and Shoe (formerly Crape) Manufactory at the northern boundary of the Site had been demolished, leaving a large vacant plot. A new Boot and Shoe Manufactory has been wedged into a rear plot to the southeast. A large Odeon Cinema (the precursor to the existing Cinema in Anglia Square) has also been built, slightly set back from Botolph Street, replacing a dense terrace of buildings. Slum clearances were also beginning to take place, most notably at the southwestern boundary of the Site, which would facilitate the expansion of the Engineering Works building to the south and creation of St Crispin's Road, an east-west link between Pitt Street and St George's Street, with St Crispin's Hall (opened 1939, figure 4.7) at the corner junction. Additional, smaller-scale slum clearances had also taken place north of Cherry Tree Yard (east of Pitt Street) and east of the Clothing Manufactory (west of Cat & Fiddle Yard); both of these enabled the construction of additional industrial buildings.

4.27 By 1955, several new industrial buildings had replaced terraced housing, notably a Dry Cleaning Works on St George's Street. A large Shoe Factory was now located on Pitt Street. Historic photographs show that this factory incorporated some of the existing, generously-proportioned C18 terraced houses, including 65 Pitt Street (figure 4.6). Not all buildings destroyed by bombing during World War II have been replaced; a few small plots are marked 'ruins'.

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Ordnance Survey Map Regression

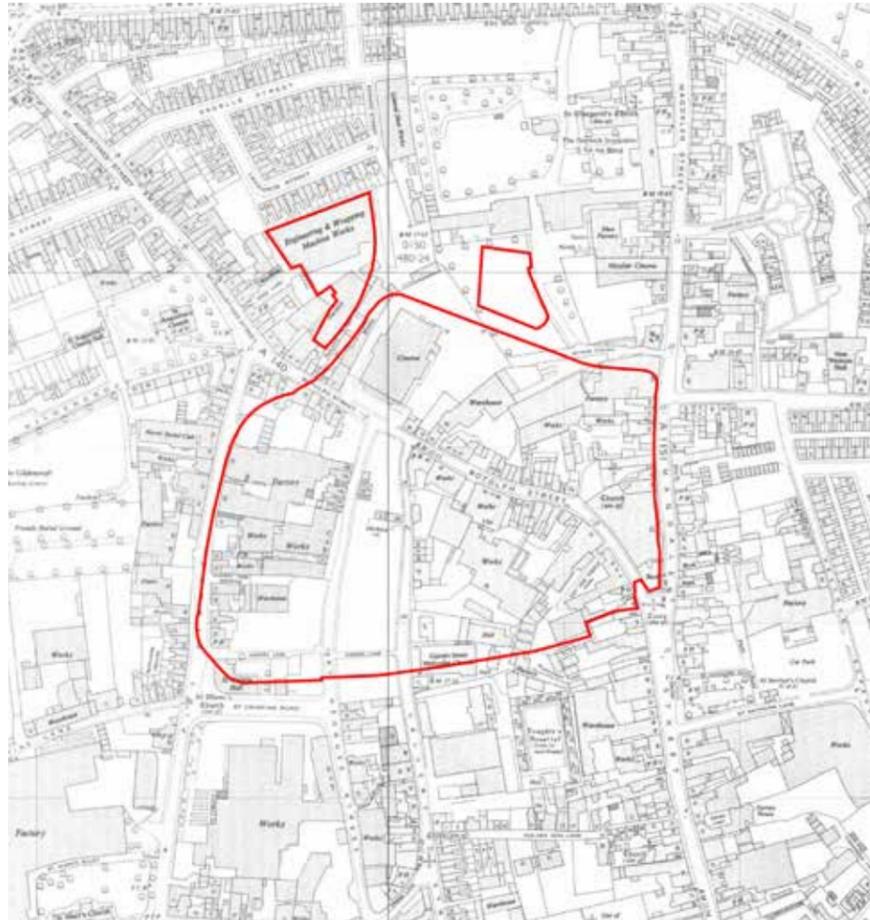


Figure 4.24 1966 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.28 The 1966 OS Map shows the Site on the eve of Anglia Square's construction. A large part of the Site (between St George's Street and Calvert Street) had already been cleared by this date. The remaining buildings would be demolished by 1975.

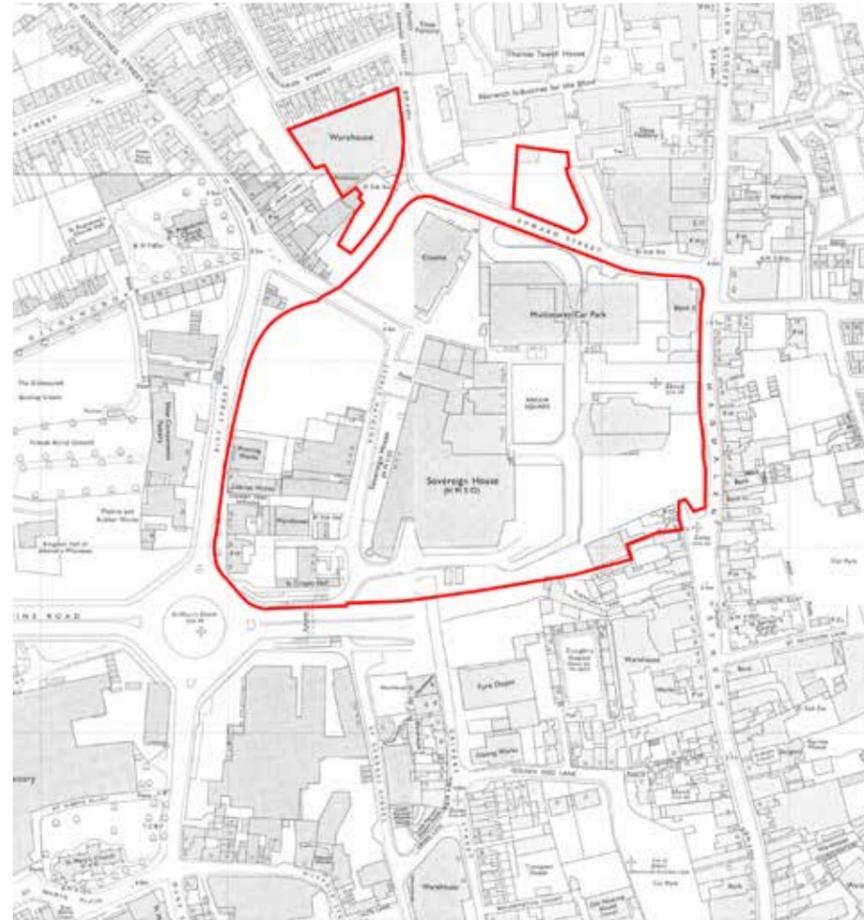


Figure 4.25 1971-4 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.29 This OS Map, taken from surveys in 1971 and 1974 (the left half of the map is from 1974 - note how the left corner of the cinema building, which was still standing in 1971, has disappeared), shows the Site during the development of Anglia Square. By 1974, the main elements of the existing Anglia Square development are present, including Sovereign House, the multi-storey car park, replacement cinema (south of the car park) and podium deck with its high level service road and temporary access. Botolph Street has been diverted along the route of St George's Street, and is now cut off by St Crispins Road. Calvert Street has disappeared entirely. The main east-west section of the ring road, St Crispins Road, has still to be built leaving the east side of Magdalen Street intact before the intervention of the fly-over. The engineering and wrapping machine works to the larger island site has been enlarged as a warehouse and now covers the majority of that element of the Site. The form of the smaller island site to the north of Edward Street has begun to take shape.

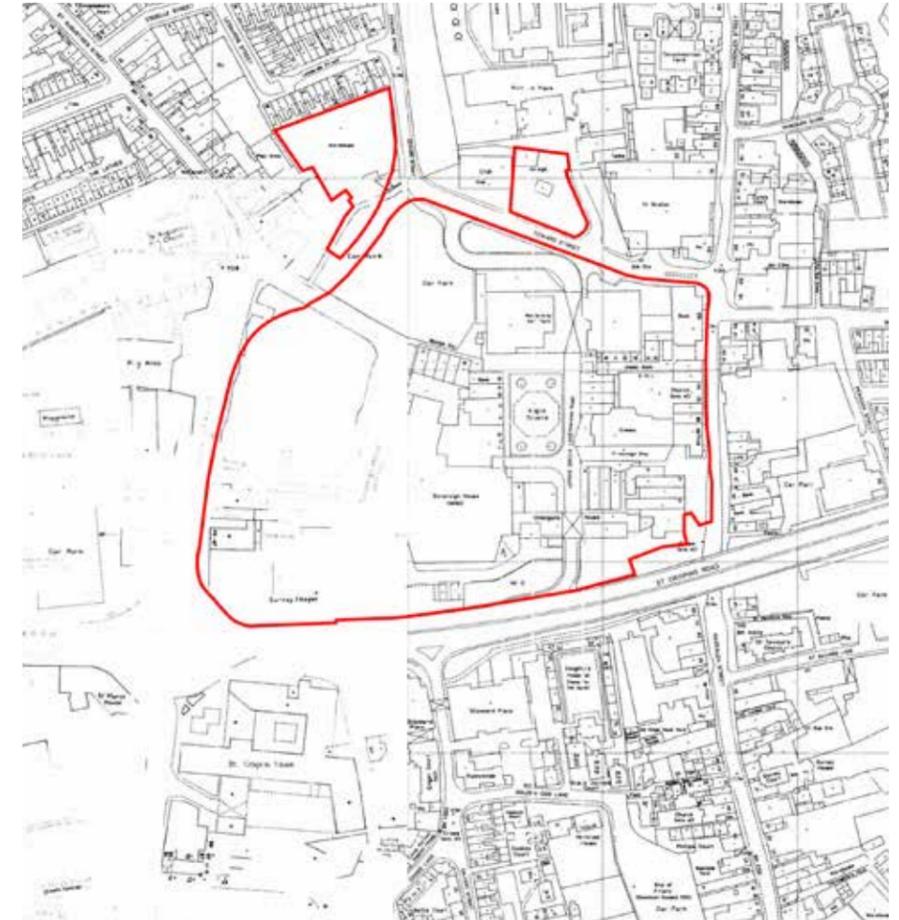


Figure 4.26 1992-4 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.30 By the end of the twentieth century, the Site had been completely transformed through the demolition of terraced housing, factories, and streets were cleared to make way for Anglia Square. The Odeon Cinema has been relocated to form part of the development. Along the Site's southern boundary, St Crispins Road has been extended to form a flyover over Magdalen Street. As a result of this flyover, in combination with the undeveloped pieces of land in the northwestern portion of the Site and large scale of the new buildings, the Site has disconnected from the historic centre of Norwich, despite being well within the medieval city walls.

4 | Baseline Conditions: Historic Development of the Site and Surroundings

Map Overlay

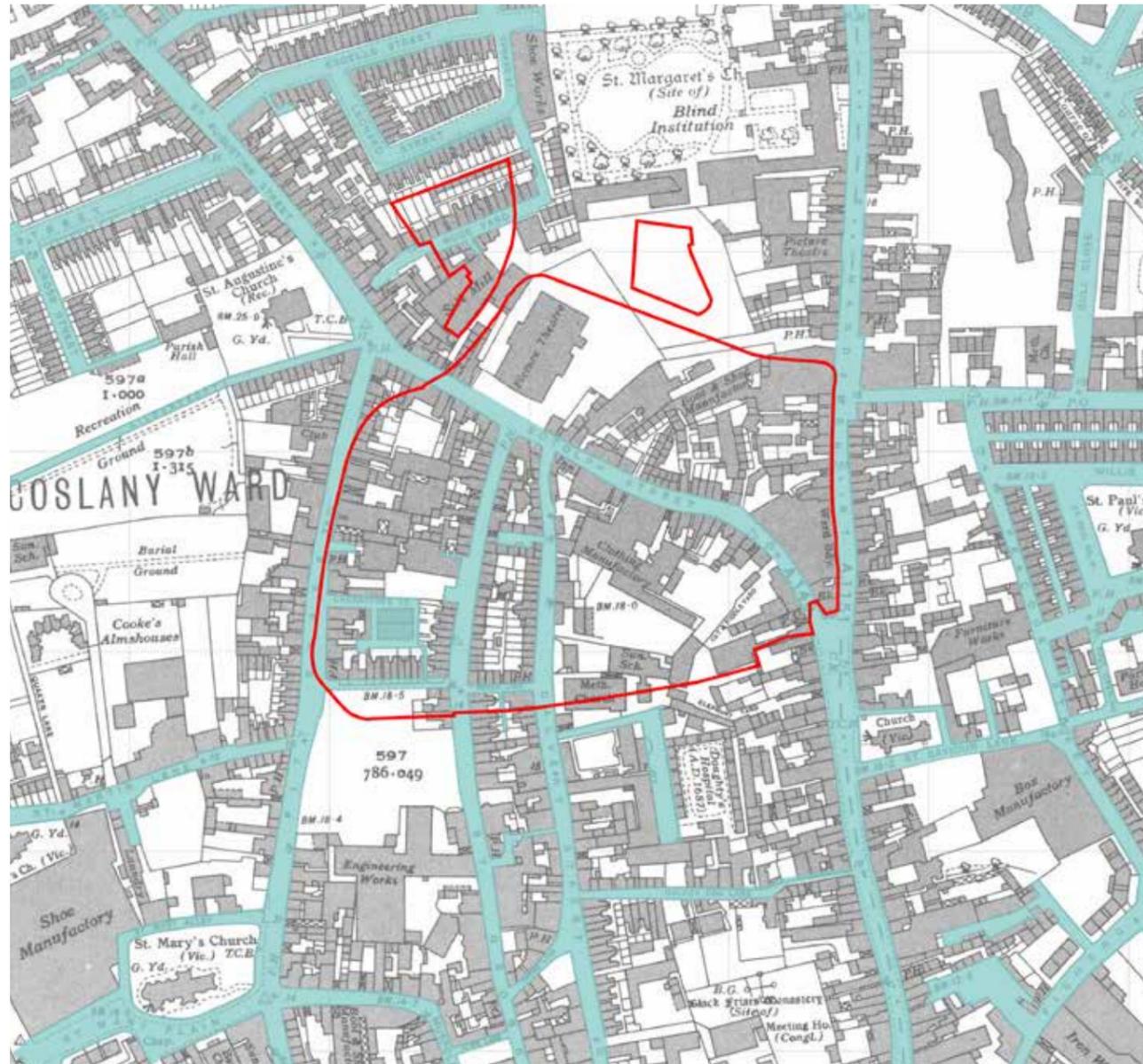


Figure 4.27 1938 OS Map of the Site (outlined in red), street layout highlighted. Scale: 1:2,500
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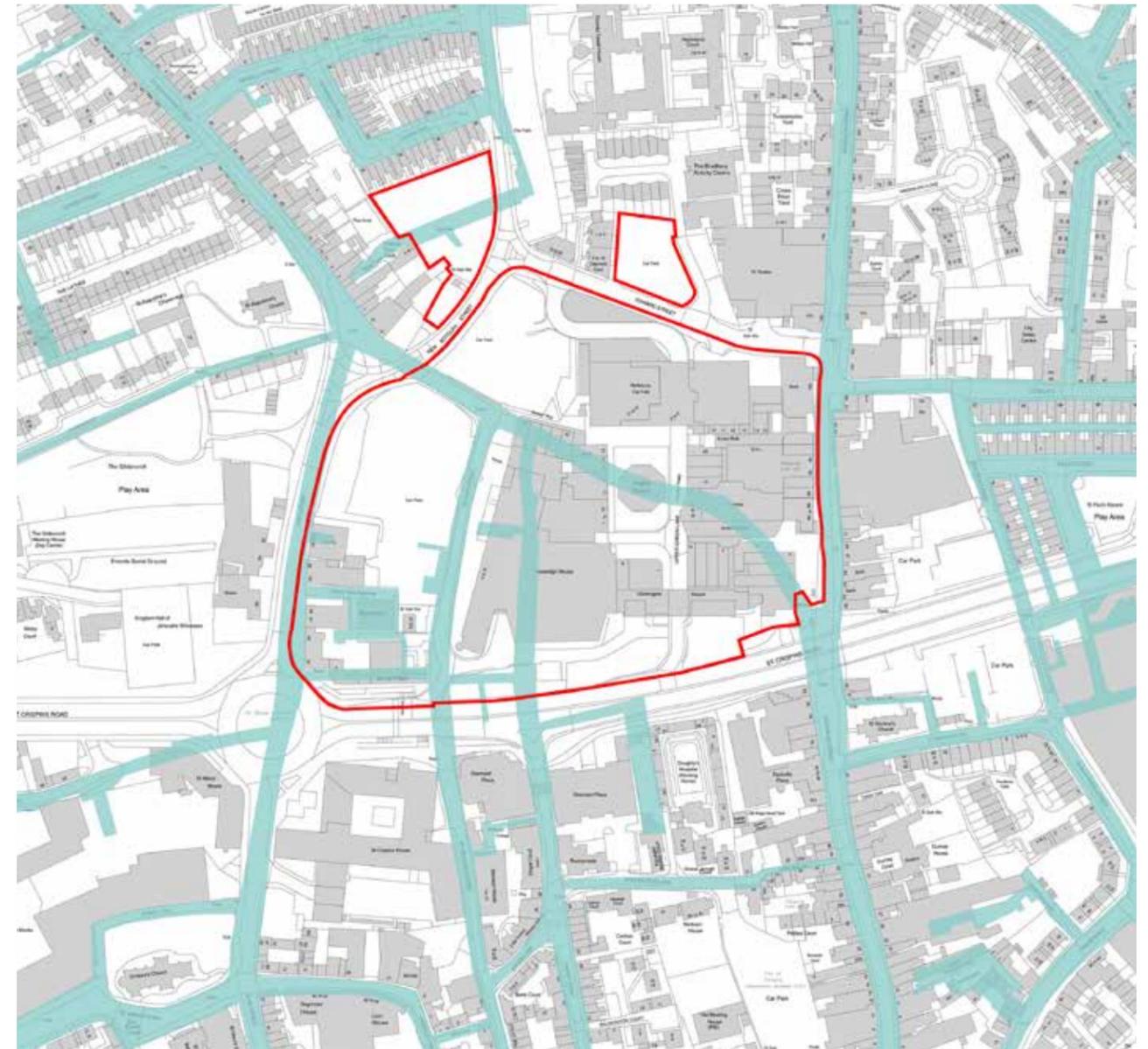


Figure 4.28 Current (2022) plan of the Site (outlined in red), with the area's historic street layout superimposed above
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4 | Baseline Conditions: Description of Site and Surroundings

Description of the Site and Surroundings

The Site

- 4.31 The Site is not considered to be of significant heritage interest: it contains no statutorily listed buildings or structures, and only one building, number 43/45 Pitt Street, is recognised as holding local interest. The Site is situated within the Norwich City Centre Conservation Area due to its location within the historic city walls. However, Conservation Area Appraisal (2007) states that the development 'is one of very poor townscape quality which visually severs the northern housing areas from the rest of the historic central area' (p. 43).
- 4.32 The Site (Anglia Square) comprises a 1960s-70s commercial development north of Norwich city centre. It is bounded by the ring road St Crispin's Road to the south, Pitt Street to the west, Edward Street to the north, and Magdalen Street to the east. These roads provide numerous vehicular access routes into the development. Anglia Square itself can be accessed by pedestrians via historic Magdalen Street, which lies east of the Site.
- 4.33 The complex was designed by Alan Cooke and Partners as part of a wider redevelopment scheme which was never completed. As a result, much of the expansive area of cleared, vacant land to the north and west of Anglia Square was converted into car parking. The complex provides retail and leisure space for the local community and comprises four commercial buildings enclosing the ground floor shopping centre. In the late twentieth century, a steel and glass canopy was erected above the walkways which aligned the retail units and provided cover for consumers. The area to the west of the Site, along Pitt Street, remains largely undeveloped.

Sovereign House

- 4.34 To the west of the Square is Sovereign House, the first building to be completed on Anglia Square, constructed in 1968. It stands vacant as a large commercial building set on a north/south range, and a smaller curved range extending eastwards from the northern part of this principal range. A water tower is located at the junction of the two ranges. Whilst the north/south range is set over six commercial storeys, the east range extends to seven commercial storeys. The elevations are predominantly continuous glazing which express a horizontal rhythm of bands formed

by the pre-cast concrete panels. From ground floor level to the underside of third floor level, the building is set back from the wall face with the floorplate above jettied out creating a double height overhang which is supported by a steel colonnade to its perimeter. There are also two external staircases which are encased in glazed curved towers, one to the south-west of the main range, and the other to the north-east.

- 4.35 Sovereign House is noted in the City Centre Conservation Area Appraisal to have a 'negative impact on the character and appearance of the wider Conservation Area'. In addition to this it received a Certificate of Immunity (Col) in May 2017, which includes the neighbouring Quality Discount Stores (Col number: 1445241).

Retail Shopping Centre

- 4.36 The ground floor is occupied by retail units. This includes the building to the south-west of the Site, in between Green Lane and Cherry Lane which is currently occupied by 'Quality Discount Store', the building is split into two sections responding to the split levels created by the road and pedestrian access within Anglia Square. As a result, Where the building sits alongside Cherry Lane, it stands as a single storey, wrapped with a glazed band in between two thick concrete profiles with a corrugated curved roof finish above. To the east end, the building extends in to a two storeyed, rectangular building, also expressing the glazed band and matching roof profile and material.
- 4.37 The current shopping centre is noted within the Conservation Area Appraisal to have a 'negative impact on the character and appearance of the wider Conservation Area'.

Gildengate House

- 4.38 To the south of the Site is Gildengate House, a seven storey office block with red brick and glazed facade which is centrally interrupted by the interception made by Upper Green Lane which ascends from St Crispin's Road. To the ground floor, the building is elevated, supported by columns which provides car parking and delivery access.
- 4.39 Gildengate House has been noted for representing a negative landmark within the Conservation Area.



Figure 4.29 Looking towards Anglia Square from the northwest. Buildings, left to right: Multi-storey car park, Hollywood Cinema (in the background), and Sovereign House



Figure 4.30 Sovereign House

4 | Baseline Conditions: Description of the Site and Surroundings

Former Cinema

4.40 To the east of the site is the former Odeon cinema, subsequently renamed the Hollywood Cinema. Built between 1969-1971 as part of the new Anglia Square Shopping Centre, the Odeon was a replacement by the Rank Organisation of the older 1938 Odeon Theatre on Botolph Street (demolished 1971). The building is constructed of reinforced concrete and stands elevated on stilts above the shopping centre. The principal facade is glazed to the first and second storey and expresses a cream cladding finish. The building stands the equivalent of approximately five storeys high and does not exceed the height of its neighbouring buildings.

4.41 The former Odeon cinema is noted within the Conservation Area Appraisal to have a 'negative impact on the character and appearance of the wider Conservation Area'.

Multi-Storey car park

4.42 To the north of the site is a multi-storey car park accessed via Upper Green Lane off Edward Street to the north and St Crispin's Road to the south. The structure is seven storeys high with open car parking on the open roof above. The structure is rectangular in form and clearly expresses the concrete structure in its elevation through the defined horizontal bands of red brick and concrete floor slab underneath. The car park has been out of use since 2012 due to structural defects. This building is also considered to have a 'negative impact on the character and appearance of the wider Conservation Area' and it 'gives no enclosure to the street and allowing localised views of the backs of properties.'



Figure 4.31 Hollywood Cinema



Figure 4.32 Anglia Square, looking south towards Gildengate House



Figure 4.33 Looking southeast towards Gildengate House. Sovereign House is in the foreground



Figure 4.34 Entrance to Anglia Square on Magdalen Street

4 | Baseline Conditions: Current and Emerging Context

Cumulative Development

4.43 The cumulative developments in the adjacent table, some being committed development at the time of this planning submission, have been agreed for consideration with NCC and are particularly relevant in a number of views in determining the impact of the Proposed Development within the context cumulative development, or the emerging baseline.

Scheme I.D.	Location	Application Ref. and Description	Status
1	Barrack Street Development Site Barrack Street Norwich	18/01286/F Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed Cottages, erection of 310sqm of commercial floorspace (Class A1-A5 use) and 152sqm of Museum floor-space (D1 use), with associated works	Approved (April 2019)
2	St Annes Wharf King Street Norwich Norfolk	04/00605/F: The demolition of existing buildings to slab level and the development of the following mixes; 437 residential units, 2128 sq m of A1, A2, A3 and D2 uses (-max. 2000 sq m A1), the provision of 305 car parking spaces, riverside walkway, public open space and hard and soft landscaping including external lighting, seating, bollards, walkways, cycle paths, steps and ramps, internal access roads, delivery bays, boundary enclosure, new vehicle and pedestrian and cycle access points, alteration of existing access points and associated infrastructure works	Approved (March 2006) Under Construction
3	Land North of Carrow Quay Kerrison Road Norwich	11/02104/O: Outline application with full details of access for residential-led development of between 200 and 250 No. residential flats (Use Class C3) and 140 car parking spaces with commercial office space (Class B1a), groundsman's facilities (Class B8), community uses (Class D1/D2) and associated works including Riverside Walk and access road	
4		13/01270/RM: Reserved Matters with full details of external appearance, landscape, layout and scale of development, to provide 250 No. residential flats (Class C3), 113sqm offices (Class B1a), 279sqm groundsman's facilities (Class B8), and 401sqm of flexible office space (Class B1a) and community uses (Class D1/D2) with 126 No. parking spaces, associated highways works and provision of a Riverside Walk, consequent to previous outline planning permission 11/02104/O 'Outline application with full details of access for residential-led development of between 200 and 250 No. residential flats (Class C3) and 140 No. car parking spaces with commercial office space (Class B1a), groundsman's facilities (Class B8), community uses (Class D1/D2) and associated works including Riverside Walk and access road'.	Approved (November 2013)
5	Car Park Rear of Premier Travel Inn Duke Street Norwich	18/01552/F Redevelopment of car park site to provide student accommodation (revised proposal)	Approved (November 2019)
6	Mary Chapman Court Norwich	18/01524/F: Demolition of student accommodation block, erection of new build academic and residential accommodation for Norwich University of the Arts, including works to riverside walk and other associated external works	Approved (January 2019)
7	St Crispins House Duke Street Norwich NR3 1PD	17/01391/F Change of Use application in respect of the conversion and extension of an existing 3, 4 and 5 storey office building (B1 use class) to student accommodation (sui generis use class) containing 614 student bed spaces and communal accommodation at ground floor level, to include common room facilities and a gymnasium. Associated external works.	Approved (March 2018)
8		20/00474/MA: Amendment of previous permission 17/01391/F to allow revised internal layouts and associated external alterations, inclusion of common room at sixth floor, consolidation of binstore and plant rooms and revised cycle and temporary parking arrangements.	Approved (August 2020)

Section 5

Identification of Receptors.

5 | Identification of Receptors: Built Heritage

Introduction

5.1 The purpose of this section is to set out the heritage context, identifying the heritage assets scoped into the assessment (which has been established as a result of pre-application liaison with officers at Norwich City Council and Historic England), in order to understand the likely impact of the proposed Development on the historic environment.

5.2 The Site is at the north of the Norwich City Centre and lies within Norwich City Conservation Area, which covers the entire medieval core of the city. The Conservation Area contains a high number of designated and non-designated heritage assets, many of which are of high significance.

5.3 Heritage assets are illustrated on the annotated plan (Figure 5.1) which provides an overview of designated and non-designated heritage assets within the study area which have the potential to be impacted upon by the proposed development. A Zone of Visual Influence (ZVI) Study was undertaken and this captured all assets which have the potential for intervisibility within the site, covering a broad area across Norwich. Not all assets will be impacted upon, despite being within this theoretical zone of influence.

5.4 As a result of the breadth and diversity of heritage assets within the ZVI, a systematic and proportional approach to assessing significance and the contribution of setting to that significance has been established to ensure all relevant assets are assessed to enable a proportionate and robust assessment of the impact of the proposal on the heritage context. The scope of the assessment has been agreed with Norwich City Council and Historic England along with the methodology used to gauge the impact of the development proposals upon significance, as set out in the Methodology section of this report.

5.5 The Table at Appendix 4 sets out all assets scoped into the report. The assessment of significance focuses on Grade I listed buildings and Scheduled Monuments, and Grade II* listed buildings close to Site. Grade II listed buildings, landmark groups and locally listed buildings (non-designated heritage assets) are grouped into character areas, with subdivisions of these character areas in the northern part of the city closer to the site. The impact of the character and appearance of the conservation areas is also assessed.

5.6 Extensive work has already been undertaken to establish the scope of heritage assets which require assessment, as set out in the Methodology at Section 2. The starting point was to establish to scope in Grade I and Grade II* buildings, registered parks and gardens; Scheduled Monuments and Conservation Areas within 1k of the site have been included; Grade II listed buildings which have sufficient intervisibility within 250m of the site; and locally listed buildings within 250m. It is apparent that parameters were set with respect to a baseline position by the views of the Inspector and Secretary of State decision on the earlier proposal. However, the overall visual influence of the proposed development will be significantly reduced when compared to the previous scheme. As such is appropriate, in the interests of proportionality, to reduce this scope. The reduced Scope has been agreed with Historic England and Norwich City Council and established a new baseline position, as set out in the Heritage Assets Scoping Table.

5.7 The sheer size of the ZVI, the varied topography, urban context and existing intervening built development/vegetation, has been carefully taken into consideration and accordingly the approach taken and the assessment of the magnitude of impact of the development is considered to satisfy the requirements of paragraph 194 of the NPPF. A hierarchical approach to significance deals with the most sensitive assets first, followed by those of a lesser significance according to the established national selection and designation criteria.

- Grade I listed buildings and Scheduled Ancient Monuments, are considered within 1km of the Site boundary (11 in total) which include the 6 'city landmark buildings' (Norwich Castle; City Hall and attached Police Station; Roman Catholic Church of St John the Baptist; the Church of St Giles and the Church of St Peter Mancroft.
- Grade II* listed buildings within a 250m radius (4 in total) of the Site boundary in order of proximity and thereafter dealt with either individually or as related groups up to a distance of 1km, including Grade II* registered parks.
- Grade II listed buildings within a 250m radius of the Site boundary (33 in total), some of which have been considered as groups by character area, by virtue of instances where the buildings are closely

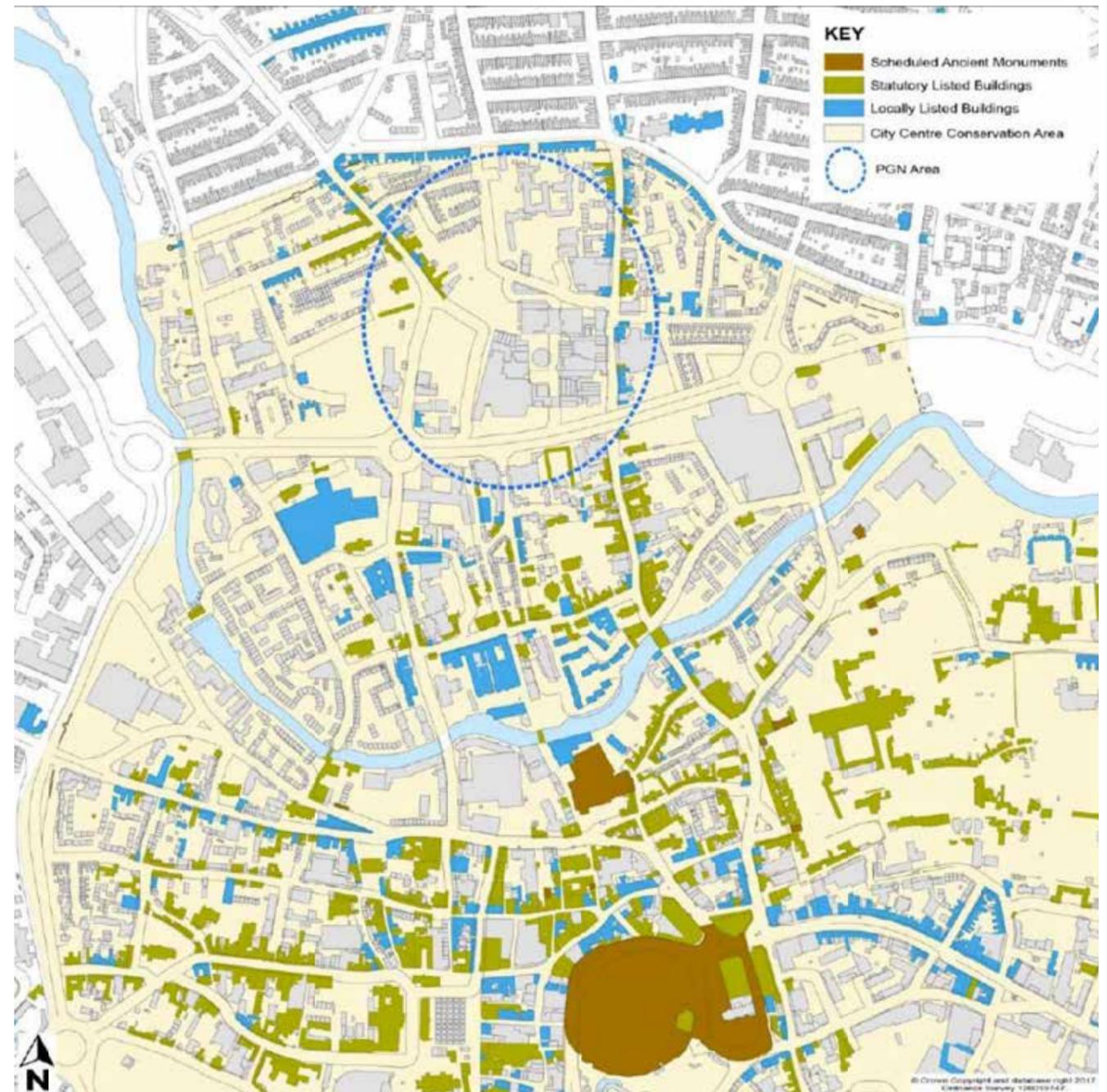


Figure 5.1 Map identifying the presence of all designated and non-designated heritage assets within the area of Norwich surrounding Anglia Square and also the extent of the area relevant to the Anglia Square Planning Guidance Note (adopted March 2017)
Source: CgMs

5 | Identification of Receptors: Built Heritage

related in the urban context and where the likely impact will essentially be the same for several buildings.

- Grade II listed buildings and registered parks situated outside the 250m radius are considered as part within the Assessment of Conservation Areas (2 conservation areas in total, NCC and Sewell)
- Registered parks and gardens within 1km (1 in total)
- Scheduled Monuments within 1km (1 in total, Waterloo Park)
- Conservation Areas within 1km (Norwich City Centre and Sewell)

5.8 Scoped in locally listed buildings (non-designated heritage assets) within a 250m radius of the site (33 in total) notably those noted within the Anglia Square, Northern City and Colegate Character Areas identified in the Norwich City Conservation Area Appraisal. The designated heritage assets scoped in for assessment are shown in figure 5.2.

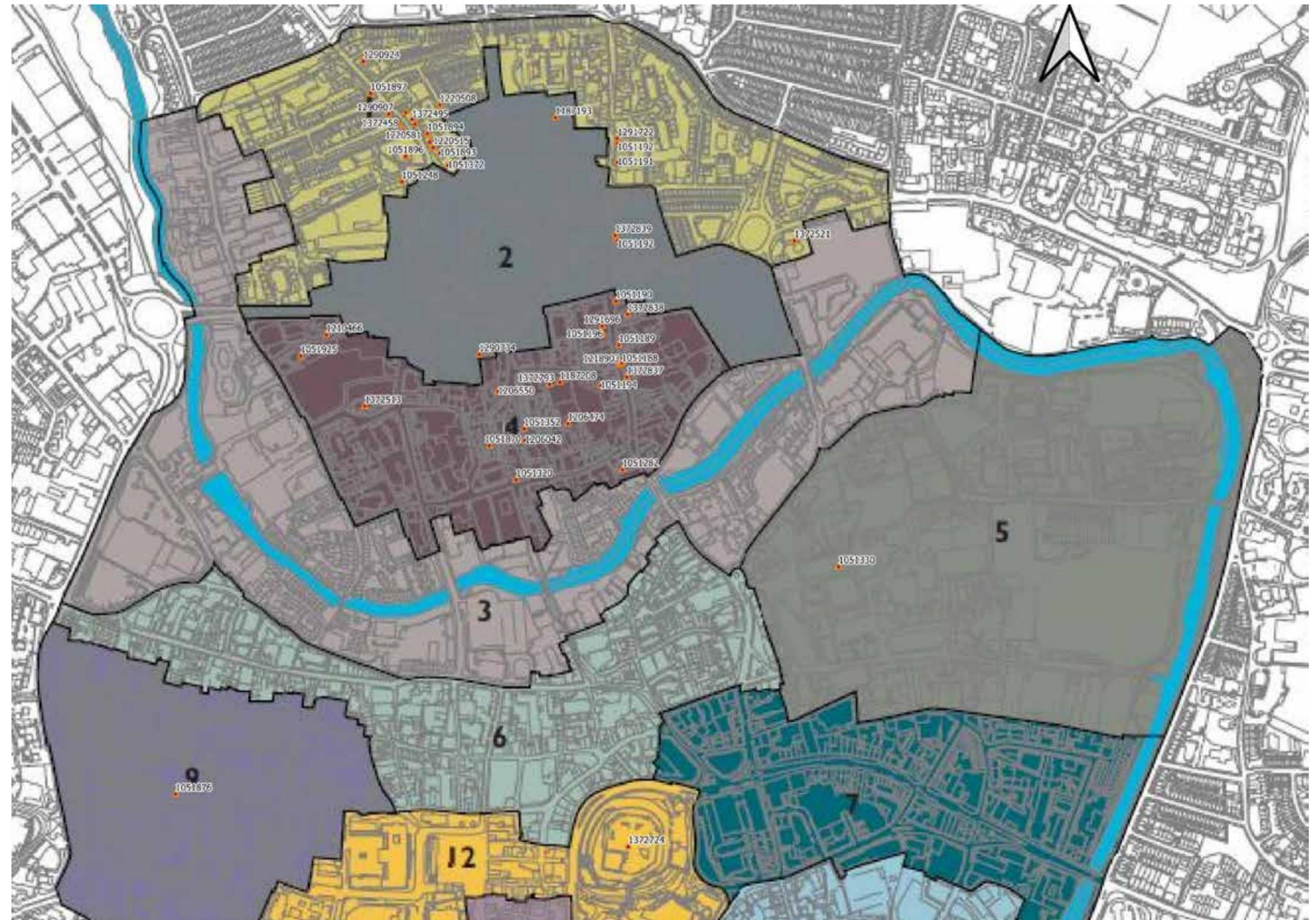


Figure 5.2 Map showing the designated heritage assets scoped in for assessment. Listed buildings are identified by list entry number. The numbering for the character areas within Norwich City Centre Conservation Area follows the numbering set out in the Conservation Area Appraisal i

5 | Identification of Receptors: Built Heritage

Significance of Heritage Receptors

- 5.9 This section sets out the heritage significance of heritage assets scoped into the assessment. In order to be robust yet proportional, assets of lesser significance are grouped into character areas.
- 5.10 City Landmarks and highly graded assets, i.e. Grade I listed buildings, Grade II* listed buildings, Scheduled Monuments (SM), Conservation Areas and Registered Parks and Gardens are assessed individually. Grade II listed buildings, landmark groups, and locally listed buildings (non-designated heritage assets) are grouped into character areas, according to conservation area character areas.
- 5.11 This section should be read in conjunction with the Asset Significance and Setting Summaries Table.

City Landmarks and highly graded Heritage Assets

City Walls (Scheduled monument)

- 5.12 Norwich's City defences were built during the period 1294-1343 consisting of a high composite flint and brick wall with a deep outer ditch, enclosing the city to the north, west and south sides with the River Wensum forming a natural defence to the east side and partly to the west. The walls incorporated a number of towers and gateways including St Augustine's at the strategic north entrance to the city. The walls were built largely in response to the threat of French invasion and survived intact up to the end of the 18th Century when pressure from merchants and the city fathers to allow the city to expand beyond these confines lead to the removal of much of the wall between 1793 and 1808. The outer ditch was filled in during the nineteenth century and was subsequently built over as buildings steadily encroached either side of the wall.
- 5.13 Fifteen substantial sections survive above ground including a number of towers (see No. 48 Cow Tower below). Four upstanding sections are located within 250m of the application Site and a further three sections within half a kilometre. This report only considers the potential impact on the setting of these seven sections of the wall, all located to the north of the River Wensum.
- 5.14 Two sections of city wall to the south of the River Wensum adjacent to Barn Road are within a one

kilometre radius of the application Site. These share no visual relationship with the Site due to distance, dense tree cover and intervening built form. There is not considered to be any potential for new development to affect the setting of the Barn Road sections of the city wall.

- 5.15 The immediate and wider setting of the city wall to its northern segment varies. There are spacious grassed areas either side of the section between St Martins Oak Wall Lane and Bakers Road and others which are closely hemmed in by buildings of predominantly nineteenth and twentieth century date. The fragment just to the south of Magpie Road includes part of a round angle tower. The contrasting setting along the course of the wall provides a clear context for the city as a whole as a frame to its historic and social development from the thirteenth century up to the present day.
- 5.16 Three sections of the city walls are incidental to several views and as such the Site comprises part of the surroundings in which these heritage assets are experienced. The sections adjacent to junction of St Augustine Street with Magpie Road and also outside 165 Magdalen Street are relevant. Viewpoint 17 has been included to consider the impact of the Development proposals on a prominent section of the city wall along Magpie Road.
- 5.17 Although fragmentary, the remains of the city walls comprise an ensemble of medieval building fabric that is crucially important to understanding the history of Norwich. Its status as a great medieval city can be gleaned from what remains of the city walls. Being so extensive the setting of the walls naturally varies along its course from the four strategic end points adjacent to the River Wensum and the densely built up character around the inter-mediate sections. The setting has changed dramatically over the centuries in view of the fact that no houses were built outside the walls prior to 1771. The demolition of the main gateways from 1794 paved the way for the city's prodigious expansion during the nineteenth century.
- 5.18 The setting of the remains of the northern arc wall underwent dramatic change as a result of rapid expansion of Norwich after 1884 and demolition and new development during the latter half of the twentieth century. The demolition of the main gateways from 1794 paved the way for the city's prodigious expansion during the nineteenth century.

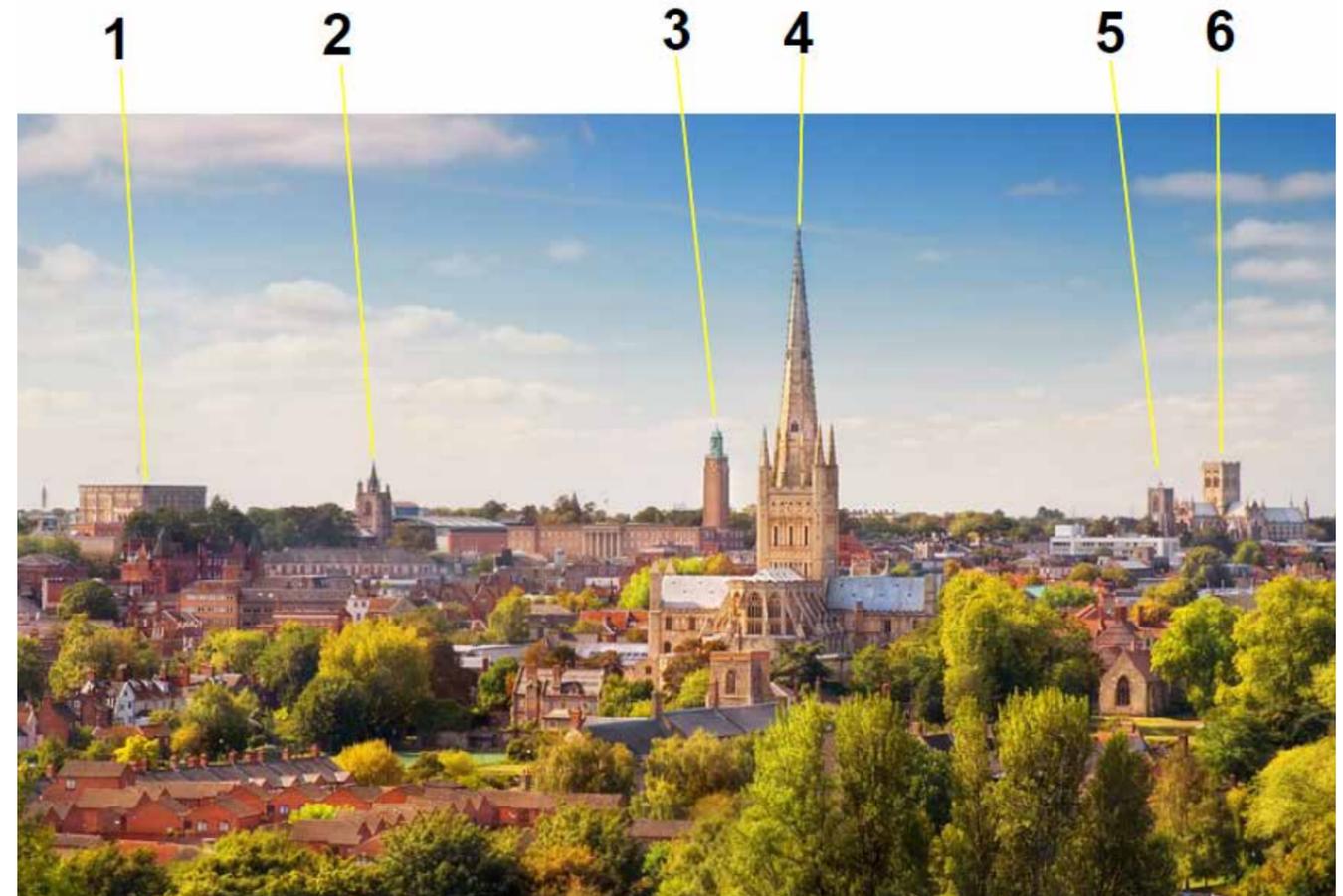


Figure 5.3 The 6 Principal Landmarks of the Norwich skyline seen from St James' Hill. The 6 buildings (from left to right) are: (1) Norwich Castle, (2) Church of St Peter Mancroft, (3) City Hall Clock Tower, (4) Norwich Cathedral, (5) The Church of St Giles, and (6) The Roman Catholic Cathedral of St John the Baptist



Figure 5.4 Portion of Norwich City Walls



Figure 5.5 12th-century Norman Keep of Norwich Castle from the SW
Source: CgMs

5 | Identification of Receptors: Built Heritage

5.19 Standing buildings on the Site share limited intervisibility with one section of the wall only - remains to the east of St. Augustine Street. The Site is not considered to contribute to its significance, although Sovereign House presently features negatively within its wider setting Street.

5.20 The potential impact on the significance of the monument will depend on the overall scale, massing and detailed design of the proposal.

Norwich Castle (Grade I and SM)

5.21 The Castle's most prominent feature and major presence on the city skyline is the remarkable hall keep built on the top of the great motte or Castle Mound between 1093 and 1121. It was a pioneering structure and prototype for great towers built to fortify and aggrandise castles throughout Britain during the twelfth century. The building was refaced in the 1830s under the direction of Anthony Salvin, hence its pristine appearance. This work followed the original Romanesque design in its entirety but used Bath stone rather than the original much whiter Caen stone it replaced. The Castle is a much larger structure than simply the hall keep and, having served as a Royal residence for the visiting Norman Kings, functioned as a prison from 1220 until the late nineteenth century. In 1887 it was converted into a museum and art gallery.

5.22 The Castle occupies an elevated site at the crest of the low ridge to the south of the River Wensum at the very heart of the historic city. Its commanding position being ideal for the city's principal defence and power base during the medieval period after the Norman Conquest. The Castle Mound is a vast earthwork that rises steeply to the north, east and west, exploiting the natural topography to ensure the impregnability of the fortress and also its dominance over the rest of the city. This dominance was intended to be both physical, for the practical purpose of providing an effective lookout whilst remaining easy to defend, and symbolic since the Castle served as a royal residence for the visiting Norman kings concerned with subjugating the local populace.

5.23 Its size and artificially elevated ground level and height mean that it is visible from long distances in every direction. While it is certainly prominent within the adjacent townscape the rake of the Castle mound means that it does not bear down unduly

on the nearby buildings but rather 'grows' into its surroundings the further one moves away from it. The castle appears very prominent from St Peter's Street to the west of Norwich Market but then 'disappears' behind the intervening buildings as one moves through the tightly knit streets towards the Castle. Because of its great size and relative height the Castle has an extremely wide setting.

5.24 A feature of the building's intermediate setting is the clear space around it and separation from other tall buildings when seen from the east and west. The only other tall buildings which punctuate the skyline along this axis are the important church steeples, Cathedral spire and clock tower of the City Hall. The visual hierarchy established by the Castle as a more massive structure is thus respected and the integrity of its historic setting well preserved.

5.25 The north-south axis presents much more contrasting and less hierarchical skyline. This is due to the presence of a significant number of tall buildings that are also broad and hence massive in scale. These are situated within the central business district of Norwich about 200 metres to the south of the Castle and include the Aviva Building on Surrey Street, 10 storey office buildings above a podium to St Stephen's Street and a 13 storey residential tower to the north side of Westlegate among others. The impact of these buildings dilutes the prominence of the Castle from the north (particularly in views from Anglia Square) and conceals it in long range views from a southerly direction. Due to their situation on higher ground above the river valley, with a similar altitude to the southern skirt of the Castle Mound, these mid-late twentieth century buildings appear as high and in some cases higher than the Castle. Consequently its wider setting has been compromised by modern development, the building is either obscured or tends to become absorbed into the middle distance.

5.26 Key views towards the site and contextual views in which the Castle features are identified in later sections of this report.

5.27 The setting of Norwich Castle covers a vast area which contributes to significance. The elements of its wider setting that are considered important include the building's well preserved historic context, the visual coherence of the surrounding buildings, including the contribution made by other

notable landmarks, and the overall prominence of the Castle in the wider townscape, particularly as one moves further away from the building in most directions, most notably to the north, east and west. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and function of the adjacent buildings and public spaces add greatly to its communal and aesthetic value.

5.28 There is distant intervisibility between Anglia Square and the Castle which are considered to have a neutral impact on its wider setting and thus do not contribute to its significance.

Church of St Peter Mancroft (Grade I)

5.29 The Church of St Peter Mancroft is distinguished as the only medieval church to be completely faced in ashlar stone rather than flint. Expensive knapped flint rather is used to enrich the limestone ashlar. This is an indication of its status as the city's largest and most renowned church building after the Cathedral, the result of a rebuilding campaign from 1430-1455. The original church was founded in 1075 by Ralph de Gauder, Earl of Norfolk, next to the new market established by the Norman rulers close to the castle. The Normans suppressed the site of the earlier market at Tombland by building their Cathedral and monastery enclosure over it. The Church was originally dedicated to the apostles Peter and Paul.

5.30 The building comprises a nave and chancel in one of sixty feet in height with north and south aisles below a continuous clerestory consisting of seventeen tripartite windows. North and south transept chapels. The building's dominant feature is the monumental west tower which comprises three stages and on account of its sturdy proportions seems likely to have been intended to support a fourth 'lantern' stage similar to Boston. A lead covered fleche, stone parapet and pinnacles were added by A. E. Street in 1895 and give the tower its intricate silhouette. The building remains the principal parish church in the City of Norwich.

5.31 In terms of setting, from its elevated site the Church presides over the principal public space in Norwich comprising the large market square situated immediately north of the churchyard. The latter is enclosed by ornamental iron railings above



Figure 5.6 Church of St Peter Mancroft from the SW
Source: CgMs

a chamfered stone plinth and lawns with trees give the building its own grounds and allow it to be appreciated in the round. The asset is close to important public buildings such as the City Hall to the west side of Norwich Market and the Guildhall to the north side, which contribute to setting and serves to emphasise the important civic character of the Church and its place within the history, society and governance of the city. Spaciousness is integral to the building's setting and special architectural interest.

5.32 By virtue of its great west tower, St Peter's Church contributes to the Norwich skyline and places the building within a much wider context. Although it is not as prominent as several of the other landmark buildings within long range views of the city, it can be seen as part of an important group of tall buildings that define Norwich's character as a place of special architectural and historic interest.

Views

5.33 Key views towards the Application Site in which the Church of St Peter Mancroft features prominently have been identified for the purpose of this

5 | Identification of Receptors: Built Heritage

assessment and are discussed later in this report. Long range views in which the Church provides a substantial presence and feature on the skyline include those from Mousehold Avenue, St James' Hill (Motram Monument) and Ketts Height.

- 5.34 The setting of the Church of St Peter Mancroft is a wide area which contributes proportionately to its significance. The elements of its wider setting include the assets well preserved historic context and civic character, the visual coherence of the surrounding buildings, including the contribution made by other notable landmarks, and the overall prominence of the Church in the wider townscape. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and function of the adjacent buildings and public spaces add greatly to its communal and aesthetic value.
- 5.35 Standing buildings at the Site cannot be seen at ground level from the vicinity of the listed building. Intervisibility with the Site is limited to the upper stages of the Church of St Peter Mancroft. The existing buildings are considered to have no impact on the building's wider setting and do not contribute to its significance.

City Hall (including police station) Grade II* listed

- 5.36 Norwich City Hall is an important Art Deco building of the 1930s. Designed in 1931, its construction was delayed by the Great Depression with the foundation being laid only in 1936 and completed in 1938. Its stripped neo-classical style and distinguished interior planning is the work of Charles Holloway James and Stephen Rowland Pierce. It is monumental in scale with twenty five bays of five storeys facing the Market Place to the east with a hexastyle portico rising through three storeys to the recessed centre above a continuous ground floor. Bath stone ashlar to the lower ground and ground floors, light brown brick above with stone trim and plentiful copper detailing throughout.
- 5.37 The clock tower is an elegant structure of square plan and rising to a para-pet with inset corners with distinctive copper cupola and finial above. Second in height only to Norwich Cathedral, the City Hall clock tower is the most notable twentieth century landmark in Norwich and can be seen at great



Figure 5.7 Church of St Peter Mancroft from the southwest
Source: CgMs



Figure 5.8 Church of St Giles viewed from the southeast
Source: CgMs

distances from many of the principal approaches to the city centre, particular from the north. The existing buildings at Anglia Square range from six to ten storeys in height, with a datum around seven storeys. They do not feature prominently on the city skyline due to their lower altitude north of the River Wensum relative to the vicinity of Norwich Market. are characterised by the general sweep of low rise (three to five storey) buildings to the majority of the city which is punctuated by distinguished buildings such as City Hall (clock tower), St Peter Mancroft Church, the Castle, RC Cathedral and the dominant Anglican Cathedral spire. The tallest part of Sovereign House presently sits within this landscape quite unobtrusively, its impact comparable to a large church steeple due to the low ground level in the vicinity.

- 5.38 The setting of the City Hall extends to a wide area which contributes proportionately to its significance. The elements of its wider setting that are considered important include the building's well preserved historic context and civic character, the visual coherence of the surrounding buildings, including the contribution made by other notable landmarks, and the overall prominence of the clock tower in the wider townscape. The surviving medieval street pattern reinforces the building's civic identity and public significance to Norwich. The character, appearance and function of the adjacent buildings and public spaces add greatly to its communal and aesthetic value.

Contribution of the Application Site to the building's significance

- 5.39 The existing buildings at the application Site cannot be seen from ground level from the vicinity of the listed building. Intervisibility with the Site is limited to the upper stages of the building and particularly the clock tower. The existing buildings are considered to have no impact on the building's wider setting and thus do not contribute to its significance.

Church of St Giles (Grade I)

- 5.40 The present building dates largely from the fourteenth century and preserves the elegant Decorated tracery of that period to the nave windows. The Chancel and south porch were added later, the former replacing an earlier chancel demolished in the late 1500s in

5 | Identification of Receptors: Built Heritage

the Victorian period. The west tower is early fifteenth century and is the tallest medieval Church tower in Norwich at 120 feet. It is of three stages with elaborate tracery to the window and bell openings. The massive set-back buttresses accentuate the verticality of the structure. All of flint with ashlar stone dressings and detailing except for the large two storey porch which is faced in ashlar to its south (entrance) side.

- 5.41 The Church of St Giles occupies a commanding position within a spacious churchyard surrounded by medieval streets and enclosed on all sides by buildings of special architectural and historic interest. From its elevated position, the highest within the old city walls, the Church dominates its immediate surroundings. This is greatly enhanced by the completeness of the churchyard with its ornamental iron railings above a low wall of flint with moulded stone coping. The green space allows the building to be appreciated in the round with numerous mature trees to the north providing a back-drop to the tall nave and tower.
- 5.42 By virtue of its tall angular west tower, St Giles's Church contributes to the Norwich skyline and places the building within a much wider context. It is not as prominent as several of the other landmark buildings within long range views of the city but can be seen as part of an important group of historic 'tall' buildings that define Norwich's character as a place of special architectural and historic interest.
- 5.43 Key views towards the Site in which the Church of St Giles features have been identified for the purpose of this assessment and are discussed later in this report.
- 5.44 The setting of the Church of St Giles covers a wide area which contributes proportionately to its significance. The elements of its wider setting considered important include the building's well preserved historic context, the visual coherence of the surrounding buildings, including the contribution made by other notable landmarks, and the overall prominence of the Church in the wider townscape. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and function of the adjacent buildings and spaces add greatly to its communal and aesthetic value.

- 5.45 Standing buildings at the Site cannot be seen from ground level from the vicinity of the listed building. Intervisibility with the Site is limited to the upper stages of the Church of St Giles. The existing buildings are considered to have no impact on the building's wider setting and do not contribute to its significance.

Church of St Mary (Grade I)

- 5.46 The Church of St Mary is significant due to its ancient origins and the survival of pre-Conquest elements dating from the Anglo-Saxon period. It is thought to have been the parish church of the Anglo-Saxon settlement of Coslany and retains its distinctive round tower from the early eleventh century. Largely rebuilt in 1477 the building is faced in flint with stone dressings to the windows, buttresses and angle quoins. Its sophisticated layout consists of a four bay nave abutting the west tower with a double storey south porch, north and south transepts and a two bay chancel. Highly ornate Perpendicular and reticulated tracery to the windows. Lead roofs supported by the original timber roof structure. The church fell into disuse in the 1930s and for a while served as a craft centre and was last known to be in use as office.
- 5.47 The setting of the asset is defined by an enclosed, large roughly elliptical churchyard bounded to the back of the pavement by iron railings set above a chamfered stone plinth. The road St Mary's Plain curves round the site to the south with Duke Street adjacent to the east and a footway completing the circuit to the north. This constitutes the building's immediate curtilage and historic setting. Historic buildings of a commensurate scale overlook the churchyard on all sides. The churchyard has verdant quality principally bounding the perimeter, which form a backdrop to the church and augment the sense of enclosure provided by the surrounding buildings within its wider setting.
- 5.48 A key view towards the Site is from the junction of St Mary's Plain and Duke Street. St Mary's Church does not feature in this view; however the churchyard forms the foreground to the left. Standing buildings at Anglia Square are not visible from this location. The principal views of St Mary's Church from the east, south and west have little relationship with the Site.



Figure 5.9 Church of St Mary viewed from the south
Source: CgMs



Figure 5.10 St Martin at Oak from the west in 1932, before bomb damage in 1942 destroyed the tower
Source: George Plunkett's Photographs

5 | Identification of Receptors: Built Heritage

5.49 Setting makes an important contribution to the significance of St Mary's Church in terms of its historical, aesthetic and communal values. These derive from the long-standing close relationship between the church and burial ground and also the historic neighbourhood the building served as a parish church for many centuries. These surrounding buildings which over-look the churchyard also provide a visual counterpoint to the church's ecclesiastical character and function. The Site makes no contribution to its significance.

Church of St Martin and Oak (Grade I)

5.50 The former parish church of St Martin at Oak (shown in view 20, section 9) dates from the early fifteenth century. It is constructed of flint to the external masonry finishes with brick and stone dressings, including brick voussoirs to the north windows of the nave. The simple plan consists of a narrow west tower, a four bay nave with three bay south aisle (1491) and two bay chancel, the latter rebuilt c.1440. The church suffered serious damage as bomb damage in 1942. The west tower was partly destroyed, some of nave walls damaged and roofs were also lost. The building was restored by the architect John Chaplin with works completed in 1953. He took the unusual step of capping the truncated tower with a crow-stepped gable supported on stone kneelers above a new string course. The church fell into disuse in the 1960s following the Brooke report which oversaw the redundancy of all the surrounding parish churches. The building is now used by theatre groups and local bands as a rehearsal space.

5.51 St Martin's Church is enclosed by a narrow pentagonal shaped churchyard immediately north of the large industrial complex known as St Mary's works. Its immediate setting is defined by the narrow St Martin's Lane adjacent to the north and Oak Street to the west and a number of mature trees within the churchyard. The original chamfered plinth to the back of the pavement defines the boundary though the railings were removed as part of the war effort as a gesture of solidarity. The existing boundary consists of an improvised wire fence supported by steel posts.

5.52 Due to the dense tree cover and impact of surrounding structures, the wider setting is restricted to longitudinal east-west views. Setting has changed considerably during the course of the twentieth due

to the decline in manufacturing within inner-city areas in Britain during the late twentieth century.

5.53 There is no intervisibility between the listed building and Anglia Square. The enclosed churchyard and surrounding buildings in the vicinity of St Martin's Church contribute to its significance by reinforcing its character as an urban church built to serve a population in Norwich whose demographic was historically made up of manual labourers and people traditionally involved in the textile, weaving and dyeing trades. The area known as Ultra Aquam or Norwich 'over-the-water' where St Martin's is situated is a place where activities and people found intolerable south of the river traditionally settled. The existing urban context therefore resonates with the historical and communal values of the building and pro-vides a visual counterpoint to the church's ecclesiastical character, aesthetics qualities and function.

5.54 Anglia Square shares no intervisibility with the listed building and does not contribute to its significance.

Church of St Augustine (Grade I)

5.55 The Church of Saint Augustine dates from the mid twelfth century. It retains its pre-Reformation plan which is almost square and consists of a tall nave with clerestory and chancel of similar length with each flanked by broad aisles to north and south. Projecting south porch and rood turret to the north side. The distinctive red brick tower at the west end of the building was re-faced in 1726, surrounding an earlier flint tower (which collapsed in 1677). The elevations faced in flint with stone dressings to the quoins. Windows openings are enriched with reticulated and Perpendicular tracery of the fourteenth and fifteenth centuries with evidence of Victorian restoration.

5.56 Significance is defined by historic and communal value; it retains architectural integrity and a high degree of original fabric. The fact that it is the only brick church tower in Norwich from that period adds to its special interest. In terms of setting, a large churchyard has always surrounded the building, now adjacent to a busy arterial route. The churchyard serves as a reminder of the open character of the land in this part of Norwich up to the nineteenth century. The Churchyard is enclosed to the south by a terrace of sixteenth century cottages (nos. 2-12 Gildencroft), which contribute to the setting of the Church.



Figure 5.11 Church of St Augustine from the west

5.57 The churchyard provides an ample setting and green space from which the building can be best experienced. The immediate surroundings are of considerable historic importance, in terms of the development of Norwich during the medieval period. Now much evolved as a result of the modern highway networks and change over time to built-form. The development of Anglia Square transformed the historic road layout and involved the loss of many buildings in the immediate vicinity and the principal arterial route to the historic centre of Norwich along Botolph Street.

5.58 As a result the wider setting of the church is now dominated by a busy road junction. As such, to the east, modern development has increased the building's sense of isolation and dislocation from

Norwich's historic core. To the north and west of the churchyard, the historic urban fabric remains more intact and provides a legible historic context that contributes to the setting of the listed building overall significance.

5.59 As a result of its recessed position within the churchyard, the building provides a peripheral presence in those important street views and is largely incidental. The view from the south porch entrance to St Augustine's towards the Site, however, emphasises the sensitivity of this building to new development. The view also highlights the degree to which the historic urban fabric has been degraded in this part of Norwich since the 1960s and the loss of any cohesive urban context to the east and south-east of St Augustine's. As a result the building's setting and the contribution made by the setting to its significance has been considerably diminished in the context of the Site.

5.60 Saint Augustine's large churchyard setting makes a key contribution to the building's significance in terms of its outstanding heritage values. The use of the churchyard as a burial ground is important in terms of communal, evidential and historical value. It also makes an intrinsic contribution to the building's aesthetic value and hence architectural interest. The historic buildings which enclose the churchyard and in its wider setting to the north along St Augustine Street provide an important context in the form of evidence of the community it has historically served. These buildings also provide a visual counterpoint to the church's ecclesiastical character and function.

Contribution of the Application Site to the building's significance

5.61 The application Site makes a negative contribution to the setting of St Augustine's Church. Its scale, layout, poor connectivity and visual jarring within the historic context have served to diminish the contribution made by the wider setting to the significance of St Augustine's Church. This results in harm to its historical and aesthetic values.

Old Meeting House (Grade I)

5.62 The Old Meeting House was built in 1693 close to where the Dominican friars first lived in Norwich. The building exhibits a strong Dutch influence, particularly

5 | Identification of Receptors: Built Heritage

on the south side. This is symmetrical, of five bays and divided by four Corinthian pilasters. The building reads as two storeys but is actually a double height space with galleries to three sides. Sash windows with moulded architraves, rusticated brick quoins, modillion eaves cornice with hipped roof covered with black glazed pantiles are defining features.

- 5.63 In terms of setting, the building is secluded in its urban context, with the main entrance approached via a narrow alley off the north side of Colegate. This leads to a small forecourt bounded by other buildings. Trees add to the sense of enclosure around the building and particularly to the burial ground and garden on the north side of the building. The site of the original Dominican Friary founded in Norwich in 1226 occupies the open ground to the east of the building, used as a surface car park since the 1960s and with clear views of the east elevation. The application Site is also visible from here.
- 5.64 There is some limited inter-visibility between the asset and the application Site. From Colegate car park the Old Market Place and the application Site are experienced simultaneously. However, intervening built form, mature trees and distance meant that standing buildings on the Site do not impact on setting.
- 5.65 The building's historic setting has altered little in the past 100 years. Modern dwellings erected in Balderston Court have reinforced the sense of enclosure on each side and retain domestic character. The immediate setting contributes to the significance of the building in terms of its historical, communal and aesthetic values.
- 5.66 The wider setting is limited can only be appreciated in a limited sense from Colegate car park and makes a limited contribution to significance.
- 5.67 The Site can be seen in one contextual view from Colegate car park and this view does not contribute to significance.

The Parish Church of St George, Tombland (Grade I)

- 5.68 St George's was built during the late Medieval period c.1459-1513, on the site of a Norman Church. Its scale and use of limestone ashlar in place of flint for the large clerestory reflects the growing confidence

and wealth of contemporary Norwich as a provincial capital and centre of trade. Predominantly flint with ashlar dressings, the building is tradition in plan form, with centrally placed west tower, nave with clerestory, north and south aisles and 2 bay chancel with lead roofs. It suffered significant bomb damage during the Second World War and was restored in 1949.

- 5.69 Setting is defined by streets on three sides and a former church-yard north and west, including mature trees framing it. The tall west tower dominates in the townscape, visible behind mature trees on the green space fronting Tombland. A staggered road junction to the south-east and approach roads of varying width add greatly to the variety and interest of the building's setting. The adjacent streets are enclosed by buildings of diverse scale, age and character. Grade II* listed Bacon's House on the corner of Colegate/St George Street contributes to the setting of the church and views towards it.
- 5.70 The well preserved urban historic context which defines the setting of the listed contributes to its significance. The surviving medieval street pattern reinforces the building's historical and evidential values. The character, appearance and uses associated with the adjacent buildings and open ground add to its communal and aesthetic value.
- 5.71 The existing buildings at the application Site share no inter-visibility with the listed building and do not feature within its wider setting and therefore do not contribute to its significance.

Church of St Clement (Grade I)

- 5.72 The Church of Saint Clement was one of the first to be erected to the north of the River Wensum in Norwich and lies close to the Fye Bridge (the major historic north-south axis in the city). Likely to be Anglo-Saxon in origin, its foundation dates back to c.1040 although no physical evidence of this remains visible. The standing building dates from the early fifteenth century. The narrow three stage west tower was added c.1450. No aisles and two bay chancel. An east window featuring Decorated tracery, all the other windows being Perpendicular. Flint with stone dressings and green slate roofs. The tower has a crenellated parapet with flushwork and shields and a clock face to the east side of the belfry facing Magdalen Street.



Figure 5.12 Southern elevation of the Old Meeting House
Source: CgMs



Figure 5.13 Church of St Clement from the junction of Colegate with Magdalen Street to the north east
Source: CgMs

5 | Identification of Receptors: Built Heritage

- 5.73 The building occupies a very prominent position on an important site, just north of the River Wensum on the corner of Colegate with Magdalen Street. The church is enclosed within a roughly square churchyard. The building is oriented east west along the centre of the square churchyard with small green spaces to the north and south with mature and semi mature trees. By virtue of its position, the building can be experienced from all vantage points on the surrounding streets, although is somewhat enclosed to the east. The historic character of the surrounding buildings overlooking the churchyard forms contribute to setting.
- 5.74 Due to the density of the intermediate built-form and scale of the existing buildings there is no inter-visibility between the listed building and the standing buildings on the site. Views northwards along Magdalen Street have been identified as being sensitive to new development with potential to impact on wider setting and are discussed later in this report. .
- 5.75 The setting of the listed building contributes to its significance by virtue of the immediate townscape and historic context creating visual coherence and the prominence of the building within the townscape. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and uses associated with the adjacent buildings and open ground add to its communal and aesthetic values.

Former Church of St James (Grade I)

- 5.76 A small fifteenth century church with sixteenth century additions including integral 2 stage west tower with octagonal top. Now used as a Puppet Theatre.
- 5.77 The Church is positioned immediately adjacent to the inner ring road over-looking the roundabout junction at St Crispin's Road and Whitefriars The building shares limited intervisibility with the application Site along St Crispin's Road. The standing buildings have a very limited impact on the building's historic setting or significance. The immediate context is defined by the large roundabout and city ring-road which passes adjacent to the north. The Site is considered to make no contribution to setting.

Church of St George, Colegate (Grade I)

- 5.78 St George's is a large parish church built during the late Medieval period c.1459-1513, standing on the site of a Norman Church. Its metropolitan scale and use of limestone ashlar in place of flint for the large clerestory reflects the growing confidence and wealth of contemporary Norwich as a provincial capital and centre of mercantile trade between England and the Low Countries. Mostly of flint with ashlar dressings, the building is traditional in plan with centrally placed west tower, nave with clerestory, north and south aisles and 2 bay chancel. Roofs covered in lead and copper to chancel providing an additional note of colour. The Church suffered significant bomb damage during the Second World War but was restored in 1949 and has remained in continuous use a place of worship.
- 5.79 The immediate setting is defined by streets on three sides and a former church-yard / garden to the north and west that with the tall west tower dominating the townscape. A staggered road junction to the south-east and approach roads of varying width add to setting. The adjacent streets are enclosed by buildings of diverse scale, age and character the majority being either of national or local interest. Grade II* listed Bacon's House on the corner of Colegate and St George Street contributes to setting and also in the context of framed views along St George's Street, eastwards along Colegate and the east approach to the Church. Mature broadleaf trees to the perimeter of the church increase the sense of enclosure around the church and frame significant views of the tower from the north and west.
- 5.80 The setting of the listed building is considered to contribute to its significance on account of the well preserved urban context, the scale and density of which compliments the building's refined architecture and sophisticated layout. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and uses associated with the adjacent buildings and open ground add to its communal and aesthetic value.
- 5.81 Intervisibility between the listed building and the Site are limited to glimpses north along St George Street from Colegate. The site is not considered to contribute to its setting and significance.



Figure 5.14 Former Church of St James from the north



Figure 5.15 Church of St George from the southeast, at the junction of Colegate and George Street
Source: CgMs

5 | Identification of Receptors: Built Heritage

The Cathedral of the Holy and Undivided Trinity (Grade I)

- 5.82 Norwich Cathedral is one of the great monuments of Romanesque and gothic art and architecture in Western Europe. The present cathedral was commenced in 1096 by Herbert de Losinga, a Norman of noble birth. The building evolved over the course of 350 years but proceeded in accordance with the traditional pattern of English cathedrals, many of which were also monasteries and were augmented by extensive conventual buildings within an often vast complex enclosed by protective walls and fortified gateways. The resulting cathedral building comprises a vast fourteen bay nave, north and south transepts of three bays width and a four bay chancel with ambulatory and radiating chapels. A large cloister is positioned to the south of the south aisle and was completed in 1430. The building's defining external feature is the remarkable twelfth century crossing tower from which rises the elegant fifteenth century spire and four spire-lets to each of the clasping octagonal buttresses.
- 5.83 The immediate setting is derived from its character as a monastic church surrounded by large open spaces where many more conventual buildings would have once stood. The area now called the Close defines the extent of the Medieval religious house and provides an open setting for the Cathedral on account of the great volume of open space and the character and quality of historic buildings which enclose it. These contribute towards views of the asset from all sides.
- 5.84 The building occupies low ground within a broad loop of the River Wensum in the eastern part of the historic centre of Norwich. Its height ensures that it remains the tallest building in Norwich and defining feature of the city's skyline in all directions. With the exception of the Carnary Chapel all of the buildings within the Close are no more than four storeys in height. The Cathedral therefore dominates its local surroundings and its pre-eminence in the wider area arises on account of the absence of other buildings to rival its stature and 'isolation' or distance from the other tall landmark buildings.
- 5.85 Key views towards the Application Site in which the Cathedral features prominently have been identified for the purpose of this assessment

- 5.86 Long range views where the Cathedral provides a substantial presence and feature on the skyline include those from St Augustine Street, Drayton Road / Aylsham Road, Mousehold Avenue, St James' Hill (Motram Monument) and Ketts Height. These are discussed later in this report.

How the Setting contributes to the Significance

- 5.87 The setting of Norwich Cathedral covers a vast area which contributes proportionately to its overall significance. The elements of its wider setting that are considered important include the building's well preserved historic context, visual coherence of the surrounding buildings, including the contribution made by other buildings with strong historical and architectural associations, and the overall prominence of the Cathedral in the wider townscape in all directions. The surviving medieval street pattern reinforces the building's historical and evidential values, while the character, appearance and function of the adjacent buildings and public spaces add greatly to its communal and aesthetic value.
- 5.88 The existing buildings at the application Site share inter-visibility with the upper stages of the Cathedral only. Standing buildings at Anglia Square are considered to have a neutral impact on the Cathedral's wider setting and thus do not contribute to its significance.

Roman Catholic Church of St John the Baptist (Grade I)

- 5.89 The Roman Catholic Cathedral of Norwich was designed by George Gilbert Scott Jnr at the behest of Henry Fitzalan Howard, the fifteenth Duke of Norfolk, Earl Marshall of England and head of the most influential Catholic family in Britain. The building was commenced in 1880 and completed in 1910 under the supervision of G.G.Scott's brother, John Oldrid Scott. A masterpiece of the Gothic Revival movement and superb evocation of the Early English style with Transitional features to the interior. Originally built as a large parish church it was raised to Cathedral status in 1976 when the new episcopal see of East Anglia was created.
- 5.90 The building takes the form of a complete English Cathedral of the 13th Century with the influence of Salisbury Cathedral apparent with its lancet windows throughout with no tracery. Nine bay nave with



Figure 5.16 Aerial view of Norwich Cathedral from the north
Source: CgMs



Figure 5.17 Aerial view of the Roman Catholic Cathedral from the northeast
Source: CgMs

5 | Identification of Receptors: Built Heritage

aisles, three bay transepts to north and south with east chapels, four bay chancel also with aisles. Fully integrated clerestory supported by flying buttresses throughout. Large apsidal sacristy to south of south transept and also south aisle chapel with the extensive presbytery adjoining to the south in the form of an east conventual range, but without the remaining sides of the cloister. The impressive two stage tower occupies the full width of the nave, a dominant feature in the skyline.

- 5.91 The building occupies an elevated position overlooking the historic city to the east. In spite of the mid-late twentieth century adjustments made to Grapes Hill and Chapelfield Road to create the inner ring road the building's immediate setting remains unaltered. This is compact and defined by the nineteenth century street pattern. The chancel (east) end is virtually to the back of the pavement but to the west and south the ground is more open and spacious, interspersed with trees and gardens. The surrounding buildings are predominantly low rise. The relative spaciousness ensures the building is prominent in all directions with long and short distance views of the building.
- 5.92 The building's elevated position contributes to its overall visual dominance as a landmark due to the height of the clerestory, tall roofs and dominant crossing tower, rising above the roofscape. The tower forms a prominent landmark on the skyline when viewed from the northern part of the application Site in the vicinity of Edward Street and New Botolph Street.
- 5.93 Key views towards the Application Site in which the heritage assets features prominently have been identified for the purpose of this assessment.
- 5.94 Long range views in which the Cathedral provides a substantial, if distant, presence on the skyline include those from Mousehold Avenue, St James' Hill (Motram Monument) and Ketts Height. The existing buildings at Anglia Square range from six to ten storeys in height, with a datum around seven storeys, and do not feature prominently on the city skyline due to their lower altitude north of the River Wensum relative to the RC Cathedral. Views from the east are characterised by the general sweep of low rise (three to five storey) buildings to the majority of the city punctuated by distinguished buildings such as the

RC Cathedral, church towers of varying height, the civic Clock Tower and Anglican Cathedral. The tallest part of Sovereign House presently sits within this landscape quite unobtrusively, its impact comparable to a large church steeple due to the low ground level in the vicinity.

- 5.95 The setting of the Roman Catholic Cathedral is extensive, as a result of its dominance in long distance views, and contributes proportionately to its overall significance. The elements of its wider setting that are considered important include its contribution to the noble tradition of great church towers on the Norwich skyline and overall prominence in the wider townscape in all directions. The surviving street pattern reinforces the building's historical and evidential values, while the character and appearance of the nearby green spaces (including the Plantation Garden—Grade II registered) add to its communal and aesthetic value.
- 5.96 Standing buildings within the Site share intervisibility with the upper stages of the Roman Catholic Cathedral only. The existing buildings are considered to have a neutral impact on the Cathedral's wider setting and do not contribute to its significance. The redevelopment of Anglia Square has the potential to affect the wider setting of the RC Cathedral with regard to views from Mousehold Avenue, St James's Hill and Ketts Height which may impact on the building's significance as detailed in the above section on views and dealt with further in the Impact assessment.

Church of St Saviour (Grade I)

- 5.97 The Church of Saint Saviour dates from the fourteenth century, a parish church dedicated to the Transfiguration of Christ.
- 5.98 Its simple form comprises a low and broad bell tower to the west facing Magdalen Street, a three bay aisle-less nave narrowing to a two bay chancel, all in flint with brick and stone dressings. Large slate roof. Three light Perpendicular windows to the nave and reticulated tracery to the Chancel and tower openings. The south porch was rebuilt in 1723 and the tower was lowered in the restoration of 1852-53. It fell out of use in the 1960's and is now active as a sports venue.



Figure 5.18 View of St Saviour's Church from Magdalen Street

Setting

- 5.99 The building occupies a compact site at the centre of a small churchyard enclosed on four sides by roads of varying width. It was historically overlooked by dwellings built along each of the streets, however the integrity of the space steadily deteriorated during the twentieth century, with the substantial loss of urban built form, as a result of World War II bomb damage.
- 5.100 The boundary of the churchyard is defined by a chamfered plinth without railings.
- 5.101 The wider setting of Saint Saviour's Church has altered greatly during the past 50 years. The former packaging factory to the south of St Saviours Lane was demolished before 2008 and lay vacant until 2014 when it was replaced by a terrace of 3 storey townhouses. These provide a sense of enclosure but little else. To the north of the Church along Magdalen

Street major intervention in the form of the inner ring road (St Crispin's flyover) built in 1974-75 is the biggest single visual presence and has comprised setting, detracting from the setting of the Church and hampering any sense of contiguity with the part of the city situated beyond the structure. The fly-over also conceals, any overt visual relationship or reference between St Saviour's Church and the Site

- 5.102 The development of Anglia Square changed the wider context of St Saviour's, by closing the view along the curve of St Botolph Street. Views of Anglia Square, particularly its taller elements feature prominently as a backdrop to St Saviour's when viewed from the east. The large surface car park which provides the fore-ground to these views is a further negative influence since it removes any sense of enclosure and does not reinforce any of the building's intrinsic heritage values.

5 | Identification of Receptors: Built Heritage

- 5.103 For the purpose of assessing the impact of the emerging proposals important views along Magdalen Street (from in front of nos. 25 and 39) and along St Cripsin's Road have been identified. Due to its recessed position St Saviour's Church does not feature in any of these but would be experienced as these views evolve kinetically towards the application Site. Longitudinal views of St Saviour's Church are affected by the existing buildings on or adjacent to the development Site, notably Gildengate House, the Cinema Building and the multi-storey car park.
- 5.104 They are considered to have a negative impact on the building's setting, which in combination with the 1970s fly-over has significantly degraded the building's historic urban context and the aesthetic quality of the surrounding townscape.
- 5.105 The immediate churchyard setting, in conjunction what remains of the historic context on Magdalen Street make an important contribution to the building's significance. The use of the churchyard as a burial ground is important in terms of communal, evidential and historical value. It also makes an intrinsic contribution to the building's aesthetic value and hence architectural interest. The historic buildings which enclose the churchyard and in its wider setting to the west and south along Magdalen Street provide an important context in the form of evidence of the community it has historically served. These buildings also provide a visual counterpoint to the church's ecclesiastical character and function.

Contribution of the Application Site to the building's significance

- 5.106 The Site makes a negative contribution to the setting of the former Church of St Saviour.
- 5.107 The lack of architectural quality found in the standing buildings and their overall impact on the historic townscape in the vicinity diminishes the contribution made by the wider setting to the significance of the listed building. Its historical and aesthetic values as a medieval urban church contrast scale, massing and elevational treatment of the buildings occupying the Site, along with the presence of the flyover result in a negative visual relationship.

71 Botolph Street (Grade II*)

- 5.108 A fifteenth century under-croft beneath a twentieth century shop, the shop is of no architectural interest. Special Interest is limited to the interior of the

building. The setting has a close relationship with the application site due to proximity lying opposite the Site on the other side of the surrounding road network. The standing buildings have a negative impact on the setting therefore there is an opportunity to improve and enhance, as set out in the assessment section of this report.

31-35 Magdalen Street (Grade II*)

- 5.109 Late sixteenth century courtyard houses, now house.

Setting

- 5.110 South of the application site on east side of Magdalen Street.
- 5.111 Inter-visibility with the Site is very limited with only parts of the eastern element visible from the building. The existing Anglia Square buildings have no impact on the building's historic setting or significance. The development proposals will have minor beneficial impact on its significance. A more detailed assessment of impact is found in section 5.2.

2-9 Octagon Court (Grade II*)

- 5.112 A former eighteenth century house, converted into factory and now flats. C18 renovated in C20. Red brick Pantile roof. Principal elevation at right-angles to street line:- 3 storeys. 7 bays in groups 2:4:1, each group stepping back. The building retains overall architectural integrity but the 20th Century conversion has diluted significance.
- 5.113 The building shares limited intervisibility with the application Site in the form of framed views along Calvert Street towards Sovereign House. The standing buildings at Anglia have no impact on the building's historic setting or significance.

Bacons's House (Grade II*)

- 5.114 A former fifteenth century house, now subdivided. Partly timber framed. The asset shares a similar setting to that of St George's Church. As the setting and contribution made by setting to significance is broadly similar the same principles apply with corresponding implications. The building shares limited intervisibility with the Site, in the form of framed views from Colegate along Calvert Street. The standing buildings at Anglia Square have no meaningful impact on the building's historic setting or significance.

Conservation Areas and Registered Parks and Gardens

Norwich City Conservation Area

- 5.115 The Norwich City Centre Conservation Area was designated in October 1992 to cover the whole of the city within the medieval city walls. Prior to this, separate Conservation Areas covered different parts of the area and various modifications have been made to the boundary as recently as 2003. The Conservation Area covers an area of over 230ha and is divided into 13 distinct 'character areas' (A Conservation Area Appraisal document was adopted in September 2007).
- 5.116 Norwich stands at the heart of East Anglia and is a major city with a population of approx. 200,000 within the urban area. The River Wensum flows through the historic core and this is a crucial landscape feature that defines the character of the Conservation Area. The city centre is quite hilly and this adds considerable drama to the townscape of many streets within the Conservation Area. Additionally, most of these streets are narrow with buildings on the footpath edge, producing tight and intimate townscapes. The riverside, wooded escarpments, and parks all contribute substantial numbers of mature trees to the urban landscape within the Norwich City Centre Conservation Area. Moreover, the Conservation Area also has a number of open spaces which vary in scale but are often crucial to the setting of important buildings such as churches, civic institutions and public buildings.
- 5.117 The character of Norwich City Centre Conservation Area is also a product of almost 1000 years of historical development. The Saxons and the Anglo-Scandinavian settlers gave the city its first marketplace: Tombland. The Normans had a greater impact on the development of the city, transforming Norwich into a great urban area with an important market. They gave the city its castle, cathedral, and many of its churches, which further define the character of the urban landscape within the Conservation Area. Later on, the people of the Middle Ages erected the city walls. Although these have since been mostly demolished, the area that used to be enclosed within them is now considered to be Norwich's historic core and the extent of the Conservation Area. The merchants of the Middle Ages constructed many fine houses, the undercrofts

of which survive, while medieval monastic institutions established many great houses and hospitals. These were removed during the Reformation, however the land on which they stood can still be traced within the historic landscape.

- 5.118 In the late-Middle Ages, Norwich became a centre for the weaving industry and the manufacturing of brick and pantile. This continued to define Norwich's historic core, while later, the Georgians built many fine houses, which still characterise the city centre. The Victorians further industrialised Norwich's city centre and established many industrial complexes, particularly for shoe manufacturing, along or near the river. These are also a major characteristic of Norwich City Centre Conservation Area. During the twentieth century several civic buildings were constructed and a lot of unsanitary housing was replaced. Significant areas of bomb damage during the Second World War were rebuilt mostly with poor quality industrial and commercial buildings, whilst the advent of the private car led to the transformation of the city's roads and the construction of major roads such as the ring road. These twentieth century developments further defined the character of Norwich city centre.
- 5.119 This rich historical development produced many city landmarks which are now visible from vantage points located around the historic core. Some of these landmarks are considered to contribute positively to the character of the Conservation Area. These landmarks are: the Castle; the Anglican Cathedral; the Roman Catholic Cathedral; St Peter Mancroft Church; the City Hall Clock Tower; and the St Giles on the Hill Church. However, some other landmarks are considered to contribute negatively to the character of the Conservation Area as they are considered to be out-of-scale with the city. These landmarks are: Grosvenor House; Anglia Square; Norfolk Tower; Normandie Tower; Westlegate Tower; Winchester Tower; and St Stephen's Street Towers.
- 5.120 The city's rich historical development also resulted in a varied palette of building materials which now characterise the Norwich City Centre Conservation Area. The most widespread material is red-brick, which became particularly popular from the sixteenth century onwards. Some white and gault brick is also found. This became popular in Norwich from the early to mid-nineteenth century. However, it is

less common than red-brick. Flint can be seen on prestigious buildings in the city as this material was historically the principal building material for such buildings. Stone is less predominant as Norwich lacks a local source of freestone. Traditionally, it was sourced and transported from elsewhere and used to build some of the most prestigious buildings in the city such as, the Cathedral, the Castle, churches, and important nineteenth century commercial and public buildings. Timber framing and jettied buildings can also be observed. This was the cheapest and most convenient way of constructing buildings in the city up to the sixteenth century. However, as fire ravaged parts of the city, the use of timber declined. Nonetheless, timber framing was revived in the nineteenth century and some examples dating from this period can be observed. Characteristic roofing materials include: natural clay pantiles, used from the eighteenth century onwards; 'smut' pantiles, used from the mid-nineteenth century onwards; plain tiles, which were used before the introduction of pantiles; Welsh slate; and some thatch.

5.121 All these characteristics provide Norwich's historic core with a strong identity and a 'sense of place'. However, its character varies within different parts of the city. The Conservation Area Appraisal document acknowledges this and therefore divides the Conservation Area into a series of 'character areas' which are identifiable because of their distinctive townscape, greater concentrations of particular uses, building types or materials, or presence of open spaces or more modern buildings. The Site is located in Character Area 2 (Anglia Square) and this is surrounded by three other character areas: Character Area 1 (Northern City); Character Area 3 (Northern Riverside); and Character Area 4 (Colegate). The next part of this assessment will focus on these four character areas.

Waterloo Park (Registered Park, Grade II*)

History

- 5.122 Waterloo Park was designed by Captain Sandys-Winsch, a protégé of Thomas Mawson and the Superintendent for Norwich City Parks and Gardens. And opened in 1933, having been laid out from the 1920. Its significance lies in the fact that it is a good example of an early C20 municipal park. The design is essentially unchanged from its original layout of the mid 1929. In terms of historic interest, the park was the second largest of a series of parks laid out by Sandys-Winsch in Norwich; four others are registered. The park retains various structures from its foundation.
- 5.123 It shares no intervisibility with Anglia Square and has no impact on its historic setting and significance.

Character Areas

Colegate

- 5.124 This character area includes several locally listed buildings (non-designated heritage assets) and the following Grade II listed buildings which are within the scope of this report :
- 5.125 Doughty Hospital; 29, 41, 44; 47, 49, 46 and 48 Magdalen Street; 63, 80 and 82 St George's Street; 12 Golden Log Lane; 5 Cross Lane; Block at rear of 24 Magdalen Street; Church of St Mary; 9 and 11 Calvert Street; Folly House and Pineapple House
- 5.126 The Colegate Character Area is located between the Anglia Square and the Northern Riverside character areas. It lies on land that very slightly rises from the river northwards to the Ring Road. The area is characterised by small lanes that criss-cross the larger streets which run north-south. Magdalen Street is one of the streets that run north-south through the area. The area is characterised by fine houses dating from the fifteenth, sixteenth, seventeenth, and eighteenth centuries, which were built by affluent textile merchants. There are also several seventeenth and eighteenth century civic buildings and nineteenth century buildings which are more domestic and lower in status.
- 5.127 Ecclesiastical buildings are also common and are important landmarks, a defining feature of significance. St Clement's Church is an important local landmark as it is the focus of many views from within the area, particularly from Colegate and Golden Dog Lane, St George's Colegate Church and St Mary's Church are also landmarks in the western half of the area. Octagon Chapel, the Old Meeting House. Doughty's Hospital are also local landmarks. The main streets in the area are predominantly commercial in nature. Behind, and often above the ground floors of the main streets are residential units with the minor streets in the area predominantly in residential use. The western half of the area is characterised by small open spaces formed by the historic churchyard enclosures and the irregular street pattern. These open spaces give rise to impromptu and unexpected vistas which adds considerably to the character and experience of the local townscape.
- 5.128 The Conservation Area Appraisal identifies several positive vistas and some negative vistas. Long distance views of the Castle are gained from the

northern end of Calvert Street, as are views of St Andrew's Hall which is also south of the river. Negative vistas are towards St Olave's roundabout, St Crispin's Flyover and towards Anglia Square. In this regard, the contribution the Site makes to the heritage asset is a negative one.

Northern City

- 5.129 This character area includes several locally listed buildings (non-designated heritage assets) and the following Grade II listed buildings:
- 5.130 Cat and Fiddle Public House; rear of Nos 13 and 15 St Augustine's Street; 1 and 3, 5, 7, 9 and 11 and 21,22 and 24, 27 and 29, 26-30, 32, 34 36a and 42-52 St Augustine's Street; the Catherine Wheel Public House;
- 5.131 The Northern City Character Area is the northernmost character area within the Conservation Area. It is largely flat compared to the rest of the Conservation Area. It is predominantly characterised by streets running roughly east-west and bisected by St Augustine's Street in the west and Magdalen Street in the east. These two streets are historic lanes, leading to the city centre and the retention of the historic road layout is a defining feature of significance. The appearance of the area is defined by nineteenth century housing with a number of older buildings, including a medieval church, along these historic routes.
- 5.132 Groups of 1930s-50s apartment blocks are located east of Magdalen Street and there is some late-twentieth century housing located west of St Augustine's Street. The character area does not contain any particularly outstanding buildings, with the exception of the two medieval churches. It does retain intact terraces of late medieval to Georgian period shops and dwellings along the two principal historic roads. The remnants of the City Walls trace a path to the south alongside Bakers Road, Magpie Road and Bull Close Road. The area is predominantly a residential area, with Magdalen Street and St Augustine Street are retail streets. The area is also characterised by several small open spaces, such as, St Augustine's Churchyard, the Gildencroft recreation area and Friend's Burial Ground.
- 5.133 The Conservation Area Appraisal identifies some

5 | Identification of Receptors: Built Heritage

key negative and positive vistas. Negative vistas are towards the 1970s office development around Anglia Square, which prevents views towards the major landmarks of the historic city. Positive vistas include a view of the Castle from Magdalen Street and a partial view of the Roman Catholic Cathedral from Magpie Road. The contribution the site makes to this part of the conservation area is negative.

Anglia Square

- 5.134 This character area includes a few locally listed buildings (non-designated heritage assets) and the following Grade II listed buildings:
- 5.135 75 and 107-109 and 113, 115-117 Magdalen Street;
- 5.136 The Anglia Square Character Area sits directly south of the Northern City Character Area. The Site is located within this character area. It lies on land that rises gently to the north from the River Wensum. It is largely characterised by St Crispin's Flyover, which cuts through the area, large swathes of surface car parking and a number of large and incongruent landmark buildings that have a negative impact on the historic environment. Several of these buildings occupy the large site comprising the Anglia Square Shopping Centre but there are several other late-twentieth century commercial and industrial developments besides. These characteristics were the result of an uncompleted redevelopment carried out in the 1960s and 70s, as the area was heavily bombed during the Second World War, and then further cleared in the following years.
- 5.137 The Conservation Area Appraisal highlights that most of these commercial and industrial buildings, including the Anglia Square Shopping Centre, as negative buildings and rates the townscape of the area as very poor. The area does not contain any positive landmarks. As adjuncts to the Anglia Square Shopping Centre, Sovereign House and Gildengate House are considered negative landmarks, as is St Crispins House to the south of St Crispins Road. These buildings are also considered to have a negative impact on the character and appearance of the wider Conservation Area. The area is predominantly a commercial and industrial area, with Anglia Square fulfilling a local retail and leisure need for the north of the city. It is not characterised by any significant landscaped open space, but does have a significant

urban space at the heart of the development and from which Anglia Square takes its name.

- 5.138 The Conservation Area Appraisal identifies some key negative and positive vistas, most of the negative vistas are towards Anglia Square. Standing buildings obscure views towards prominent city landmarks due to scale and massing. Positive vistas include views towards St Augustine's Church from Botolph Street, the City Hall Clock tower from St Crispin's Road/ Pitt Street roundabout and a view of the Anglican Cathedral from the upper level of the shopping centre. Incidental southward views from Edward Street towards the Church of St Giles and the Roman Catholic Cathedral are also identified as positive vistas. The contribution the Site makes to this part of the conservation area is negative.

5 | Identification of Receptors: Townscape

Townscape Assessment

- 5.139 The Site is located in a low-lying area near the river Wensum, with the terrain around it sloping upwards. Given this location, the Site is well-suited to absorb higher buildings with a lower level of impact on the surrounding area. When approaching the Site, the transition between the higher ground to the lower terrain around the Site creates more gradual experiences of the upcoming built form as the viewer proceeds to the city core.
- 5.140 The most distinctive areas of townscape character are found in the historical parts of the city, mostly the more densely built-up areas of Norwich, which are located within the medieval city boundary and along the River Wensum. To understand the nature of, and differences between, these areas, they are analysed in detail in the following section, thereby setting out their townscape character. These areas are identified as 'townscape receptors': areas whose elements of townscape or urban landscape, specific aesthetic or perceptual qualities, and character contribute to a place's distinctiveness. The effect of the Proposed Development on these receptors is carried out at Section 9 of this report.

Identification of Townscape Receptors

- 5.141 The following townscape receptors, identified by character area, have been determined to be relevant to the Site (see figure 6.1). Full assessment of their distinctive character is carried out in the following section. Character areas 2-8 have been outlined within the City Centre Conservation Area Appraisal by Norwich City Council (NCC), with the additional low-density residential character area to the north identified and added by Icen Projects in order to fully consider the surrounding townscape context relevant to the Site. The 8 character areas are as follows:

Area 1: Low-Density Residential

Area 2: Northern City

Area 3: Anglia Square

Area 4: Colegate

Area 5: Northern Riverside

Area 6: Elm Hill and Maddermarket

Area 7: Civic

Area 8: Cathedral Close

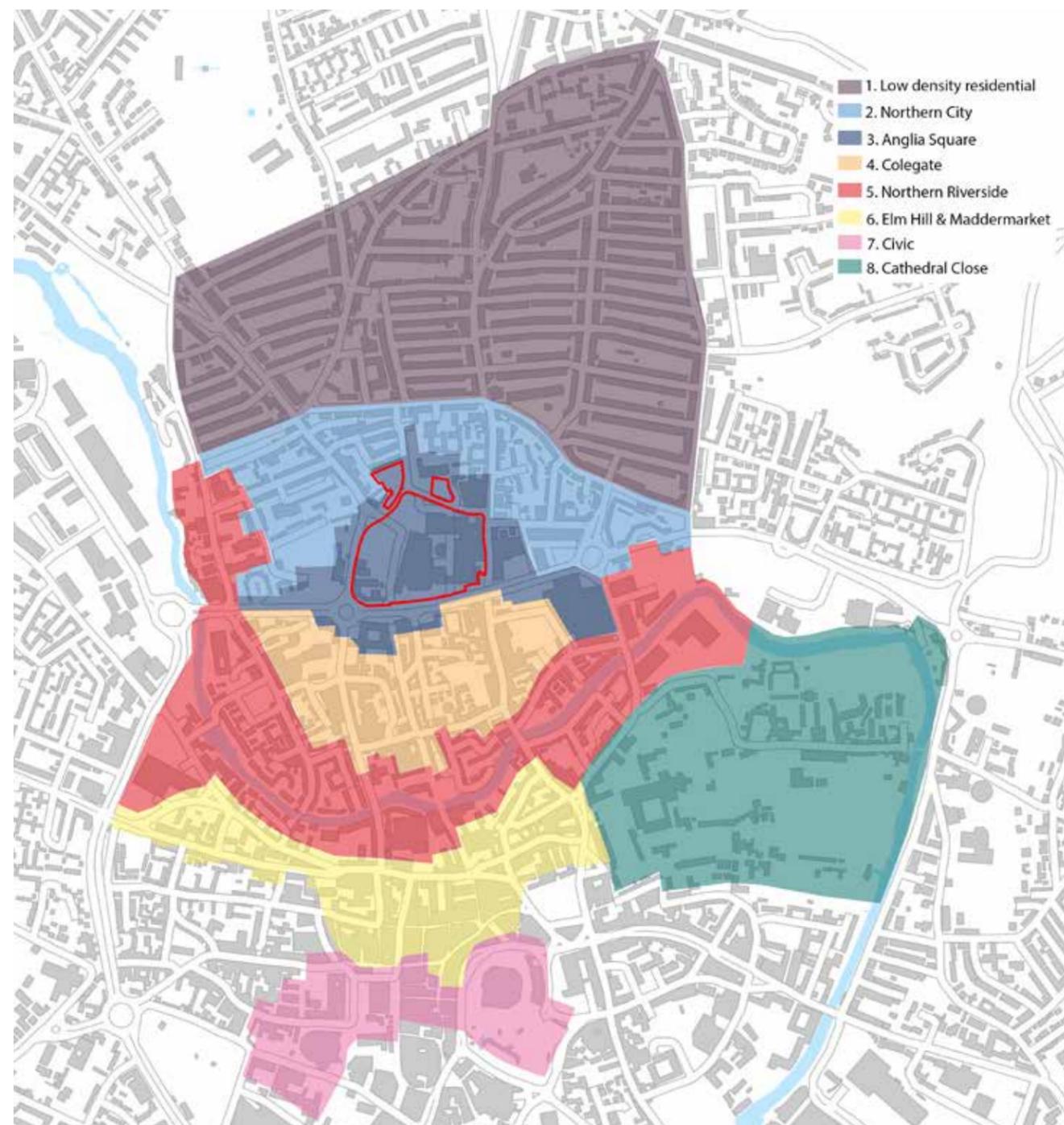


Figure 5.19 Character Area Map, showing all 8 identified Character Areas. The Site's location is outlined in red

5 | Identification of Receptors: Townscape

Area 1. Low-Density Residential Character Area

- 5.142 To the north of the city is a character area defined by its low-density residential housing. Area 1's layout comprises a grid structure, which is divided by the two main roads curving through it: Sprowston Road and Waterloo Road, which link the City of Norwich with New Catton to the north.
- 5.143 The roads are predominantly lined with two storey terraced housing set back from the pavement line, creating a shallow forecourt between the building facade and the pavement boundary. To the rear of the properties are private gardens, reasonably deep in length, spreading the width of individual properties. These attributes are the most prevalent features of this area, and contribute to the overall character of low-density residential. Although the area is relatively close to Norwich City Centre (within 1.5km), the urban characteristic is suburban rather than urban.
- 5.144 Whilst the terraced rows are largely consistent in facade design, it is clear that modifications have been carried out at the back of many properties, resulting in irregular rear elevations.
- 5.145 With regards to the materiality of this area, the majority of the residential buildings consist of exposed red brick masonry and red tiled roofs. Window and door openings are decorated with brick decoration and moulded details. Some terraced rows also have bay windows, for example on Beaconsfield Road.
- 5.146 The character area also includes large amounts of greenery, with mature trees and hedgerows amongst the private gardens and street pavements. Whilst the majority of the buildings are residential, there are numerous retail shops, cafes and public buildings, such as medical centres, distributed throughout.

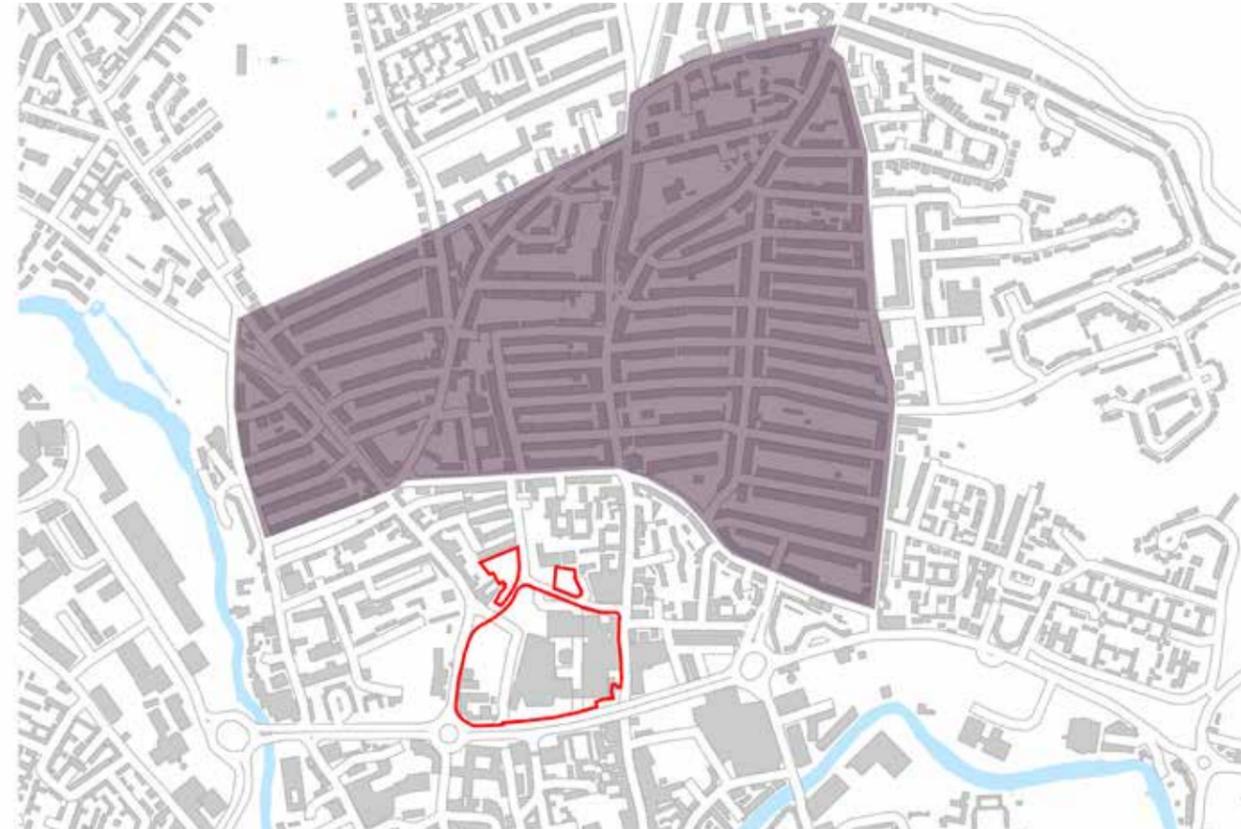


Figure 5.20 Low-Density Residential Character Area Map identifying the area assessed. The Site's location is outlined in red



Figure 5.21 Low-Density Residential Character Area, Albany Road



Figure 5.22 Low-Density Residential Character Area, Knowesley Road

5 | Identification of Receptors

Area 2. Northern City Character Area

- 5.147 The Northern City character area consists predominantly of streets of nineteenth century houses, which were constructed in response to the city's increasing population. The concentrated residential area runs from east to west and is bisected by St Augustine's Street to the west and Magdalen Street (east). These two routes follow the historic layout of the City and, therefore, contain a number of older buildings, including the medieval church of St Augustine and 16th-century housing courts (2-12 Gildencroft).
- 5.148 Magdalen Street was one of the earliest routes within the area and is one of the main roads into the city centre, along with St Augustine's Street. The area is also home to surviving sections of the thirteenth-century City Wall, some of the oldest surviving fabric within Norwich, which once had gates at St Augustine's and Magdalen Streets. In addition, the area contains key examples of several typical Norwich building types, including two medieval churches, elements of courtyard houses, several timber-framed properties, and terraces of the early and late nineteenth century.
- 5.149 The streetscape comprises of narrow streets with buildings typically two to three storeys high. However, although this area comprises part of Norwich's historic core, a portion of the historic street pattern has been lost towards St Crispin's flyover and around Anglia Square due to 1930s and postwar redevelopment. Nevertheless, a number of local landmarks remain within this character area, including St Augustine's Church, which was built in the 14th century and expanded in the 15th and 18th. Other local landmarks include the Artichoke Public House to the north on Magdalen Street, as well as No. 39, St Augustine's Street, another former public house.

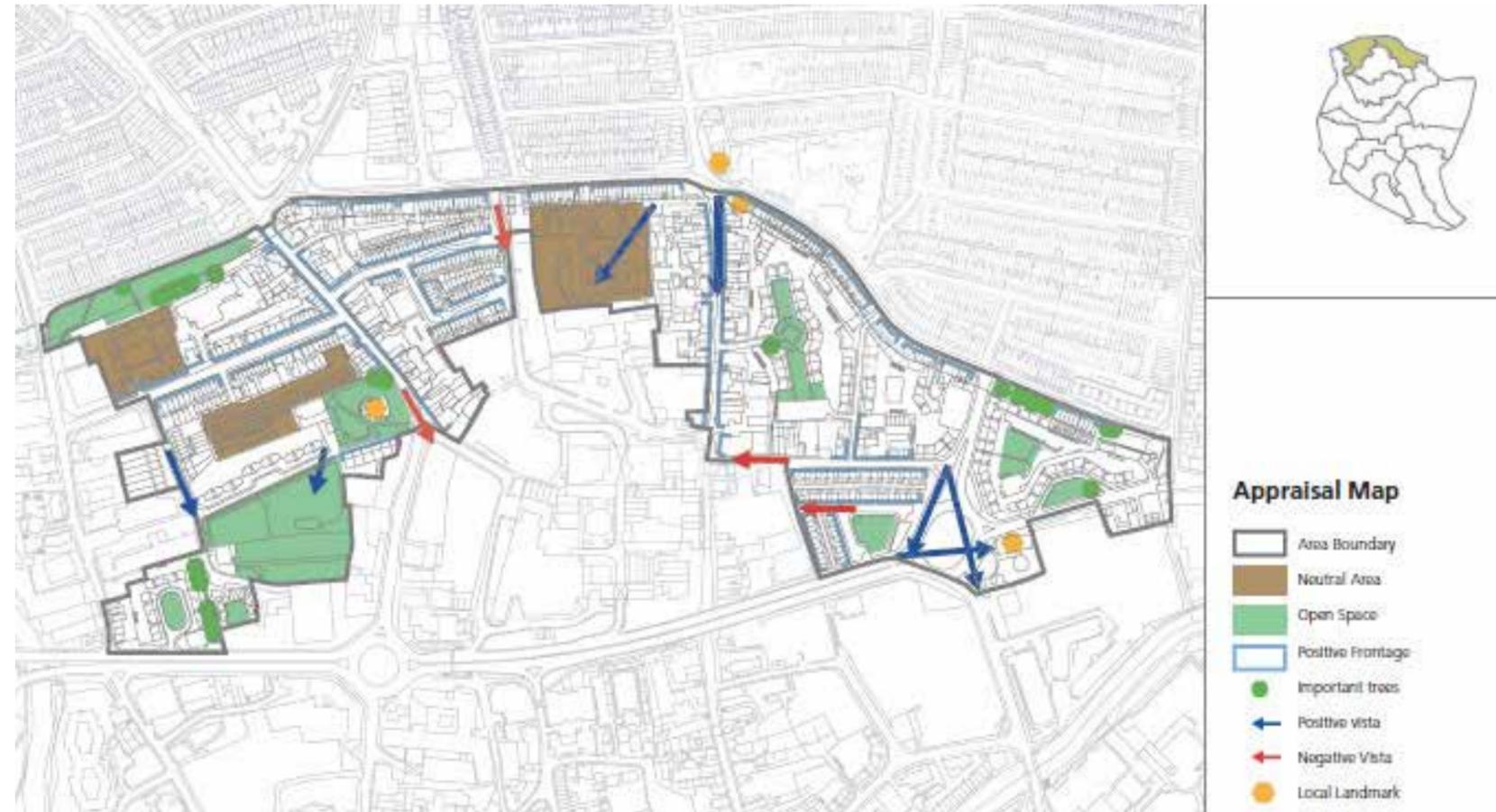


Figure 5.23 Northern City Character Area map, identifying the urban characteristics of the appraised area. Source: Norwich City Council



Figure 5.24 Cactus Cafe Public House at 102 Magdalen Street



Figure 5.25 Magdalen Street, running north of the Site



Figure 5.26 St Augustine's Church and, to the east, St Augustine's Street

5 | Identification of Receptors

Area 3. Anglia Square Character Area

- 5.150 The Anglia Square character area, which the Site forms part of, includes the Anglia Square shopping centre, St Crispin's Road, and the adjacent industrial units. It is predominantly defined by twentieth-century commercial developments, including numerous industrial units, offices, and surface car parking. A large portion of the existing buildings within the character area was constructed in 1960s and 70s and, as described by the Council itself, presents a negative contribution to the City and the Conservation Area as a whole.
- 5.151 This area was once part of the Saxon settlement of 'Northwic' defended by Anglo-Scandinavian defensive ditches running along what is now Botolph Street and Anglia Square car park. Magdalen Street and St Augustine's Street stand as the oldest streets in Norwich whilst remaining the primary thoroughfares of the city centre.
- 5.152 The area was heavily bombed during the Baedeker raids in 1942 and, although many buildings within this character area were unaffected, the majority was demolished as part of post-War reconstruction. This included nineteenth-century industrial buildings, namely the Crape Manufactory and a cloth factory designed by A. F. Scott, as well as residential terraced rows. As a result, the area today is built up of high-rise 1960s and 70s development, including Anglia Square shopping centre, cinema and surface car parks. At the area's southern perimeter, the St Crispin's Road Flyover was built as part of the Inner Ring Road. Overall, the shopping centre, cinema and car park, together with Sovereign House, have a negative impact on the character and appearance of the wider Conservation Area.
- 5.153 In contrast, a number of eighteenth- and nineteenth century buildings survive on the eastern side of Magdalen Street. These have exposed red brick exteriors and slate or pantiled roofs, and are up to three storeys in height. Numbers 43-5, Pitt Street (west of Anglia Square) are of broadly similar form.

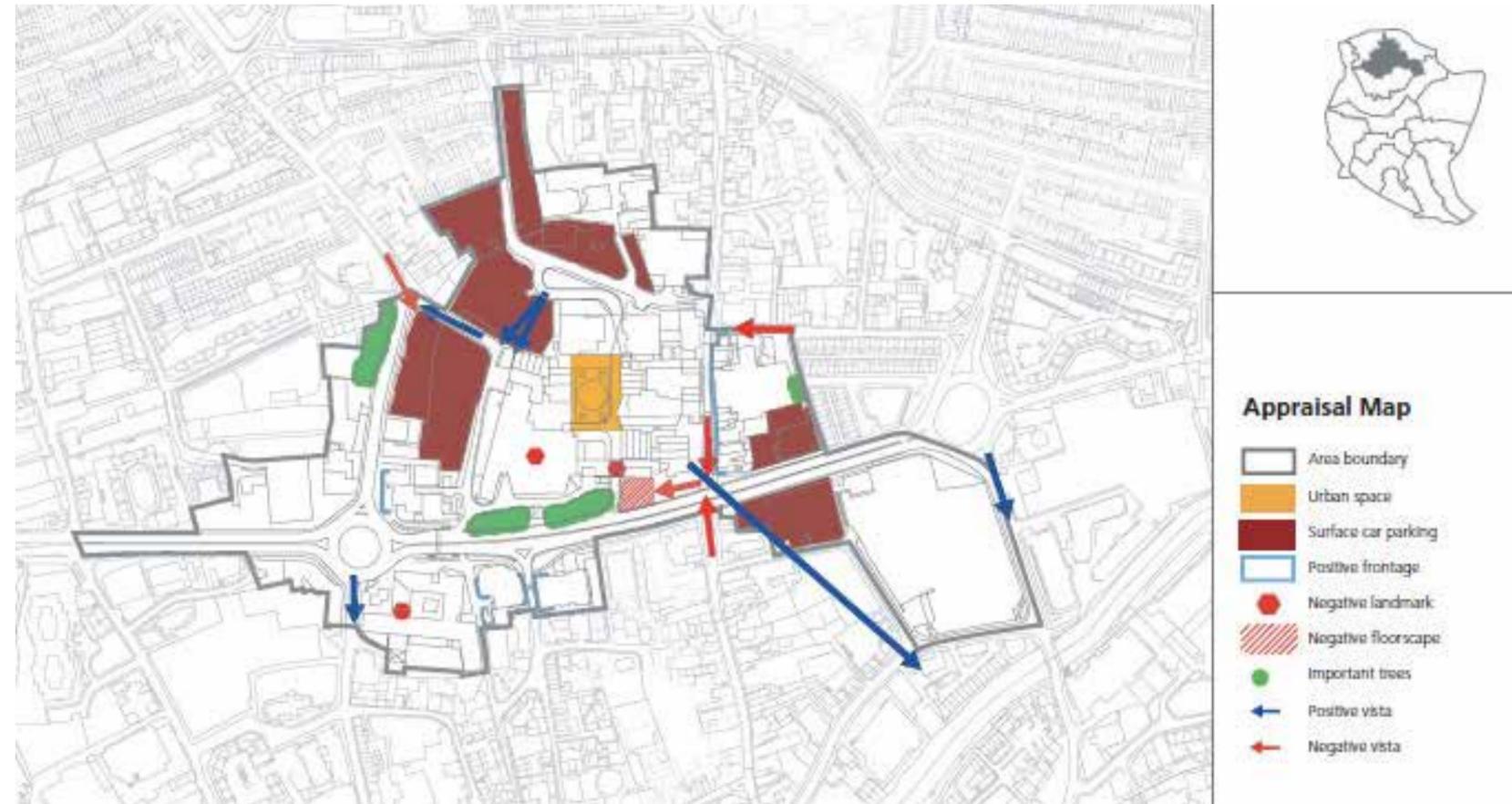


Figure 5.27 Anglia Square Character Area map, identifying the urban characteristics of the appraised area. Source: Norwich City Council



Figure 5.28 Panoramic photograph of Anglia Square from the west

5 | Identification of Receptors



Figure 5.29 Anglia Square, cinema building to the left



Figure 5.30 Anglia Square, surface car parking



Figure 5.31 Car parking beneath St Crispin's flyover



Figure 5.32 Anglia Square, multi-storey car park to the left



Figure 5.33 Anglia Square, ramped access to car park



Figure 5.34 Anglia Square surface car parking, the multi-storey car park (left) and Sovereign House (right)

5 | Identification of Receptors

Area 4. Colegate Character Area

- 5.154 Colegate Character Area contains a very high concentration of historic buildings and expresses a high quality of townscape and landscape. The area has the medieval street pattern of the older City centre, which holds evidence of late Saxon activity and occupation, with westward expansion occurring during Norman times.
- 5.155 Architecturally, the Colegate character area contains many houses showing the wealth of the eighteenth-century master weavers who settled in this area, numbers 18 and 20 Colegate being especially fine examples of this. Within the area are also examples of houses dating back to the fifteenth century. Magdalen Street contains frontages dating back to the seventeenth and nineteenth centuries. There are also a number of ecclesiastical buildings in the area which stand as local landmarks. These include the Octagonal Chapel and the adjacent Martineau Memorial Hall. In the western side of the Colegate character area are a concentrated cluster of nineteenth-century industrial buildings. These largely consist of two- and three-storey buildings, with some larger buildings extending up to four storeys in height.
- 5.156 Though this character area remains predominantly commercial, some of the building uses have changed from industrial to office and retail.
- 5.157 As a whole, Colegate character area has a varied townscape, with contrasts created through the existence, side by side, of narrow alleys and courtyards and larger factory buildings, juxtaposing the medieval areas to the south of the river.

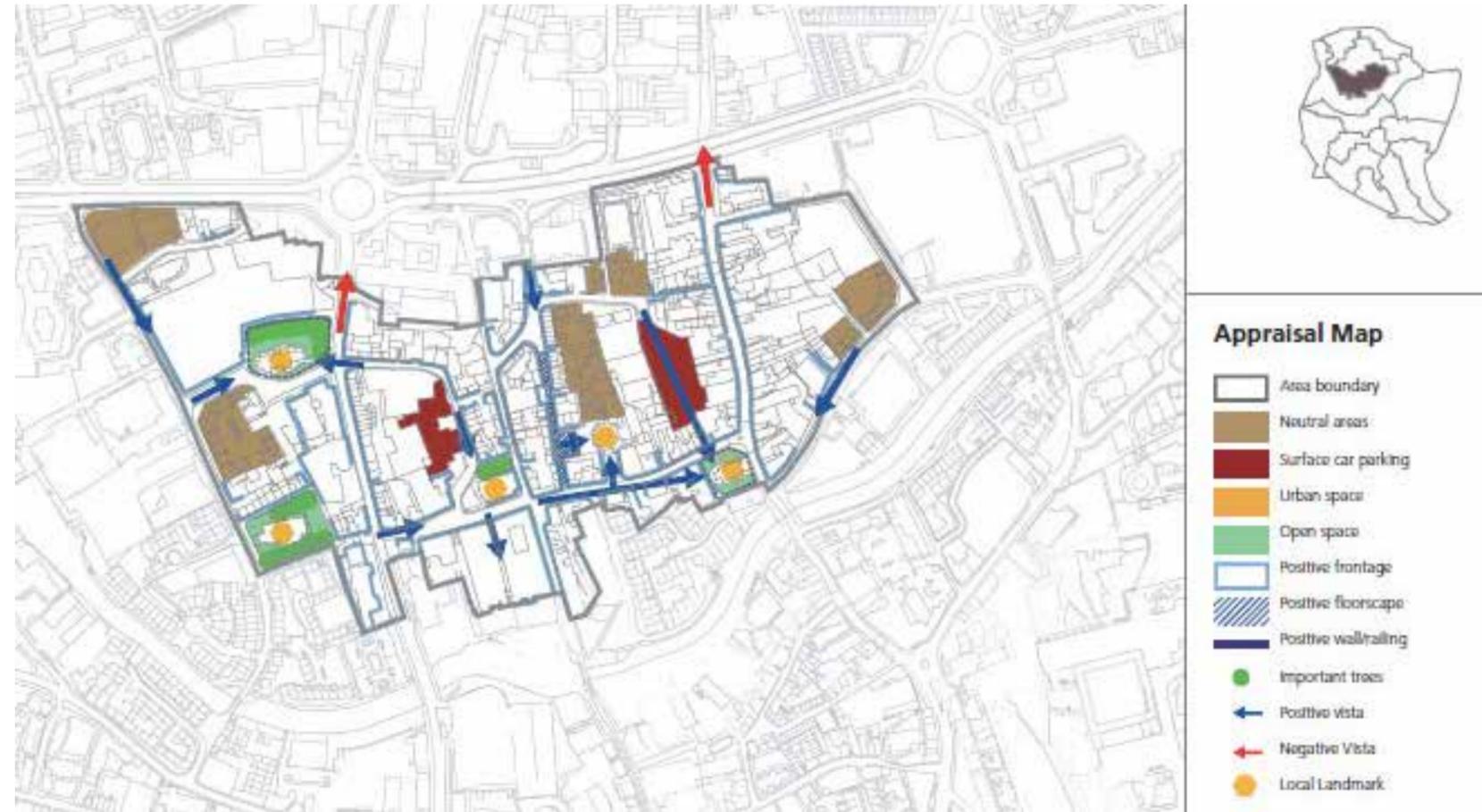


Figure 5.35 Colegate Character Area map identifying urban characteristics of the appraised area. Source: Norwich City Council



Figure 5.36 St Saviours Lane, Norwich



Figure 5.37 54-58 Magdalen Street (west street elevation on the left)



Figure 5.38 Magdalen Street, looking north

5 | Identification of Receptors

Area 5. Northern Riverside Character Area

- 5.158 The Northern Riverside character area has been the focus of activity for most of Norwich's history and contains remnants of its former importance. Having historically been an area of industrial focus, today it stands as a popular residential area. From the Saxon period until the early twentieth century, the riverside area was a focus of activity within the city, including for boat construction and the importation of goods in the Saxon period. The Northern Riverside Character Area remained the centre for most commercial and industrial activity until the mid-fourteenth century with the outbreak of Black Death.
- 5.159 Whilst much of the former industrial land to the north of the river has been redeveloped, a number of industrial buildings, such as the Anchor Brewery site on Coslany Street and the School of Art remain. However, where development has been carried out, residential housing, particularly in the eastern and central sections, has been constructed with only a number of smaller industrial units remaining in the north-western sections of the riverside.
- 5.160 There are also numerous bridges which are included within the character area, and provide easy access between the north and south of the river. Within this, the earliest bridge is thought to be Fye bridge, built by at least 1153. The 1822 bridge to Duke Street was removed and replaced in 1972 when the street was widened.
- 5.161 Palace Street, Quayside and St Martin's at Palace Plain have fine group examples of eighteenth and nineteenth century buildings, which are between two and three storeys in height. By contrast, modern housing developments in the area vary in scale and form; the later developments respond to their context more appropriately and exhibit traditional detailing.

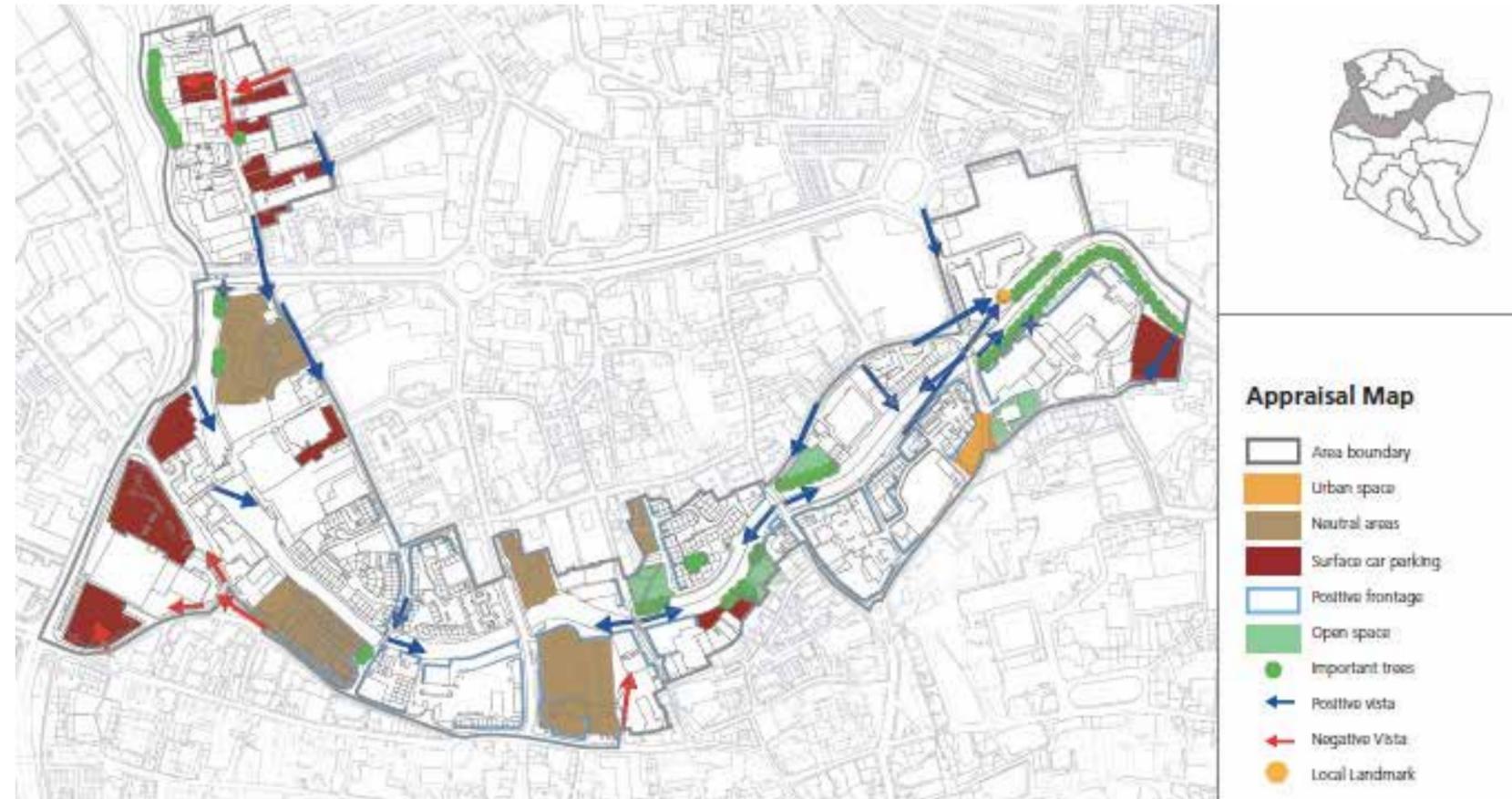


Figure 5.39 Northern Riverside Character Area map identifying urban characteristics of the appraised area. Source: Norwich City Council



Figure 5.40 Quay Side



Figure 5.41 Fye Bridge Street



Figure 5.42 Wensum Street, approaching Fye Bridge

5 | Identification of Receptors

Area 6. Elm Hill and Maddermarket Character Area

- 5.162 The Elm Hill and Maddermarket character area possesses a very high concentration of historic buildings, collectively presenting a very high townscape quality. The characteristics of this area strongly derive from the historic layout, which dates back to Roman times and relates to the existing topography, descending towards the river. The area also consists of numerous courtyards which reflect the dual use of buildings during this period.
- 5.163 The 'Maddermarket' represents the commercial presence of this area, where dye stuffs were sold as part of the weaving industry, whereas the areas around Elm Hill, Bedford Street and Charing Cross, which date back to the Middle Ages, accommodated the town's merchant workers. Their sixteenth-century houses commonly consisted of stone-clad brick undercrofts with a timber-framed, jettied upper storey, illuminated by a dormer window. Whilst living accommodation was provided on the ground floor, the upper storey was commonly used as their weaving workshop. Amongst the weaver's houses, the area also has a high concentration of medieval churches, in addition to St Andrew's Hall, the remains of the Dominicans' monastic foundation.
- 5.164 By the eighteenth century, retail shops were constructed and the area became the primary retail area in the city centre. Major development continued into the nineteenth century, when Exchange Street was established between 1828 and 1832. Today, the area is characterised by a cluster of small retail shops, bars and cafés, which create a vibrant environment as a popular area within the city.
- 5.165 Distinctive to this area are its 'domestic' scale and vernacular forms. There is a wealth of historic buildings, and these play an obvious role in establishing a distinctive sense of place. The key buildings in the area tend to be the churches and other places of worship, such as Blackfriars Former Dominican Friary and St Peter Hungate.

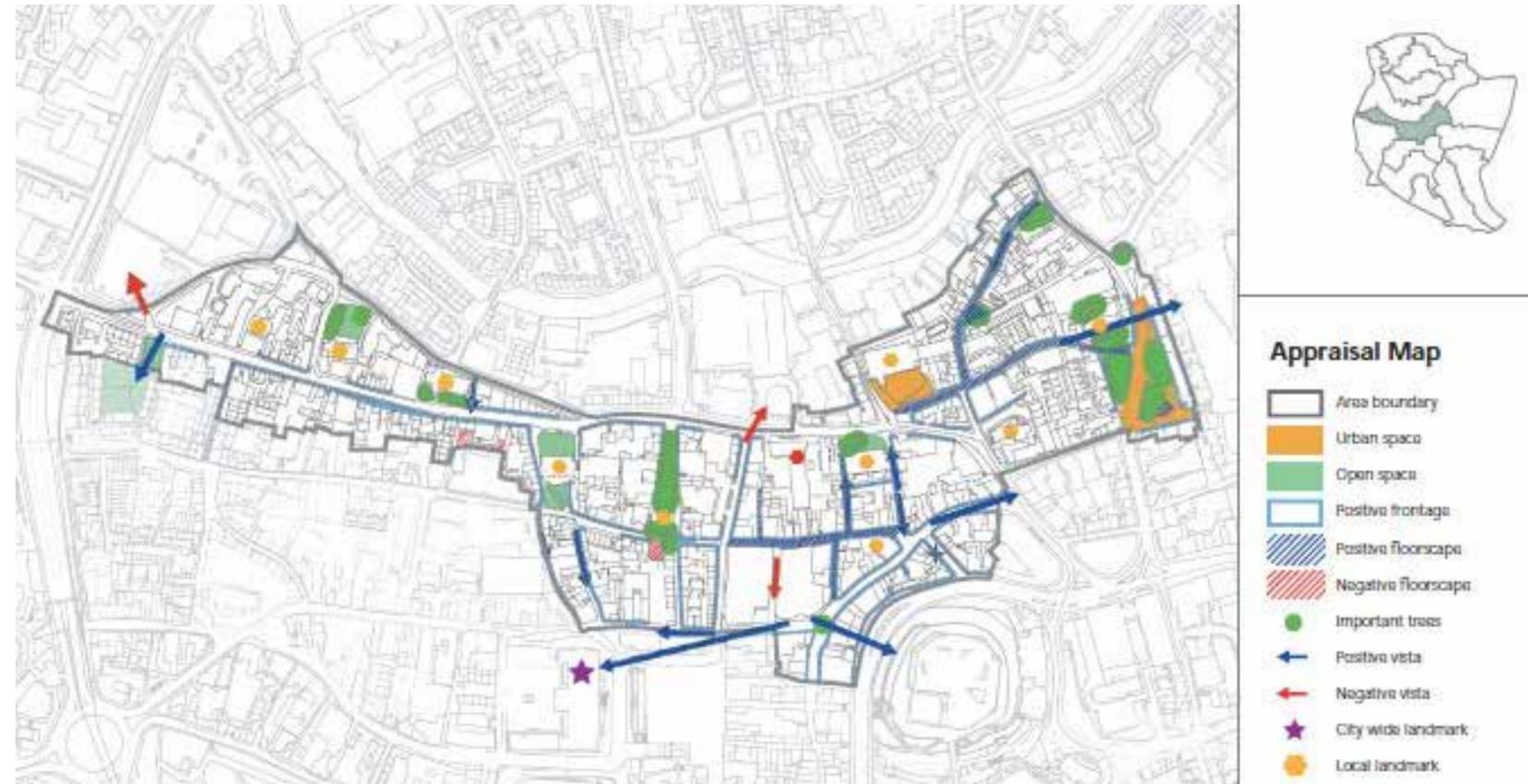


Figure 5.43 Elm Hill and Maddermarket Character Area map identifying urban characteristics of the appraised area. Source: Norwich City Council



Figure 5.44 Elm Hill facing south



Figure 5.45 Elm Hill facing north



Figure 5.46 Elm Hill

5 | Identification of Receptors

Area 7. Civic Character Area

- 5.166 The Civic Character Area contains both the main public buildings in Norwich and the historic core from which the city developed. This includes the marketplace in the centre, which remains the largest urban open space in the City, which the Normans based their French Borough around with two main streets leading westwards (Bethel Street and St Giles Street).
- 5.167 The key buildings of Norwich's civic and cultural core of include the City Hall clock tower, the Castle, and the elaborately decorated St Peter Mancroft Church, which stand as the city's primary landmarks; the Forum and Guildhall are Norwich's secondary local landmarks. The buildings remain as fine examples of their building type. The most recent addition is The Forum, also known as the Millennium Building, which replaced the central library.
- 5.168 Collectively, the existing architecture dates back to various periods with the first phase of Norwich Castle constructed between 1094 and 1121. In the fifteenth century, the Guildhall was constructed, providing an assembly chamber for meetings of the full medieval council and establishing this area as the Civic quarter. The development progressed in the seventeenth and eighteenth centuries with further retail shops being introduced to the area. In addition to this, the lowest-lying street of the market, Nether Rowe, was left clear to allow the visitors to promenade in front of the shops, becoming known as 'Gentleman's Walk'. This street remains central for shopping in Norwich today.
- 5.169 Within the character area, there are also a number of Victorian pseudo-Venetian-style buildings, for example at the junction of Gentleman's Walk and Guildhall Hill as well as the building adjacent to Sir Garnet Wolseley Public House. Significantly, the area also includes the first purpose-built asylum in the country, Bethel Hospital, which dates from 1712-13 and has a late nineteenth century street façade. The area also obtains two shopping developments which includes The Arcade which was constructed in 1899 and sits behind the façade of the former Royal Hotel which itself expresses the English Arts and Crafts style and Castle Mall dating to the late twentieth century.
- 5.170 Overall, the key characteristics of the area derive from the townscape which captures wide streets and spaces which reflects the importance and formality of the civic quarter and this specific area defined as a

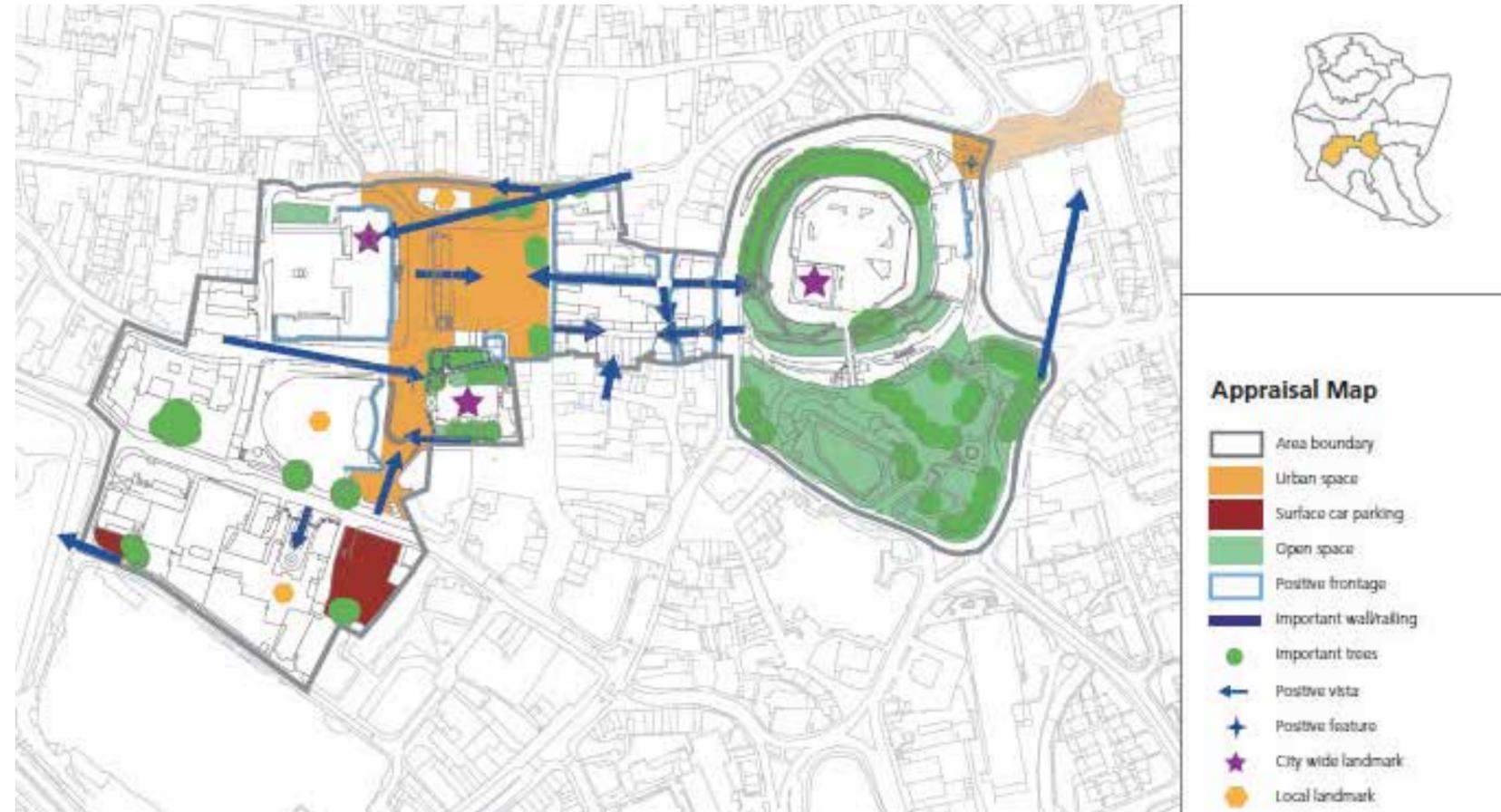


Figure 5.47 Civic Character Area map identifying urban characteristics of the appraised area. Source: Norwich City Council

character area. The building types within the area are unique and reflect the function they were designed for and the period in which it was built within, with the exception of the commercial premises which link the castle and the market place. The varying styles and periods of construction is reinforced by the a wide variety of building materials used. A mix of Bath stone, Caen stone are present with numerous buildings faced with ashlar, flint and masonry.

5 | Identification of Receptors



Figure 5.48 Market Square and Peter Mancroft Church



Figure 5.49 Looking towards the Clock Tower. Peter Mancroft Church in the foreground (right)



Figure 5.50 Swan Lane, Norwich

5 | Identification of Receptors

Area 8. Cathedral Close

- 5.171 The Cathedral Close character area covers one of the most historic areas in Norwich, with buildings dating from the foundation of the Cathedral in the late eleventh century. Norwich Cathedral is one of the best-preserved Norman Cathedrals in Britain. The area is bounded by a precinct wall, which secludes the area from the surrounding city centre and has protected it from any significant interventions. Within the wall, the area is dominated by the Norman Cathedral which is surrounded by a mixture of Georgian and Victorian buildings. Just outside the wall is the thirteenth century Great Hospital, which is enclosed within its own boundary.
- 5.172 The character area also contains various areas of green space. To the west of the Cathedral and cloister is a large open green square, separated by two historic gates. The area also comprises of numerous private gardens, largely associated with the Georgian buildings; open gardens are also found on the Lower Close leading to Ferry Lane. This follows the line of the historic canal towards Water Gate, which once ran through the area before joining the river.
- 5.173 The character area also benefits from the riverside walk which presents itself as a well-landscaped area with mature trees and shrubs that line the pathway. The walk passes the town's historic defences, which date back to the fourteenth century and stand amongst other historic landmarks within the character area. Most significantly, this includes the Cathedral spire which extends 96m above ground level. Whilst the cathedral stands as the most prominent building within the character area, there are additional buildings noted for their significant contribution, including Bishop's Palace, the Carnaby Chapel, numerous medieval structures, the Victorian Gothic house at No. 57 and the former stables along Ferry Lane.
- 5.174 There are very few modern buildings within this area, and those which have been constructed have been carried out sensitively and are respectful of their setting. Modern buildings in Cathedral Close character area include the 1950s educational building and the Refectory.
- 5.175 The building uses within the Character Area largely remain related to its ecclesiastical function. However, the character area also contains educational buildings related to Norwich School, which occupies



Figure 5.51 Cathedral Close Character Area map identifying urban characteristics of the appraised area. Source: Norwich City Council

a range of the buildings to the north of the Cathedral. Bishopgate predominantly remains as a residential area with a nursing home and historic almshouses, now part of the Great Hospital.

- 5.176 The materiality within the Close remains sensitive to the historic fabric of the city. The ground surfaces, for the most part, are either tarmac with exposed stone aggregate where vehicular access is provided, or stone flags for pedestrian access, with soft landscaping in bewteen. The earliest buildings within the Close are built of stone, flint and red brick. There is also evidence of mathematical tiles fronting timber-framed buildings, with roof coverings comprising of red and black pantile tiles. Some of the modern additions to this Character Area, namely the 2005 Refectory, have been constructed using re-used materials.

5 | Identification of Receptors



Figure 5.52 Upper Close



Figure 5.53 View of Norwich Cathedral from the southeast

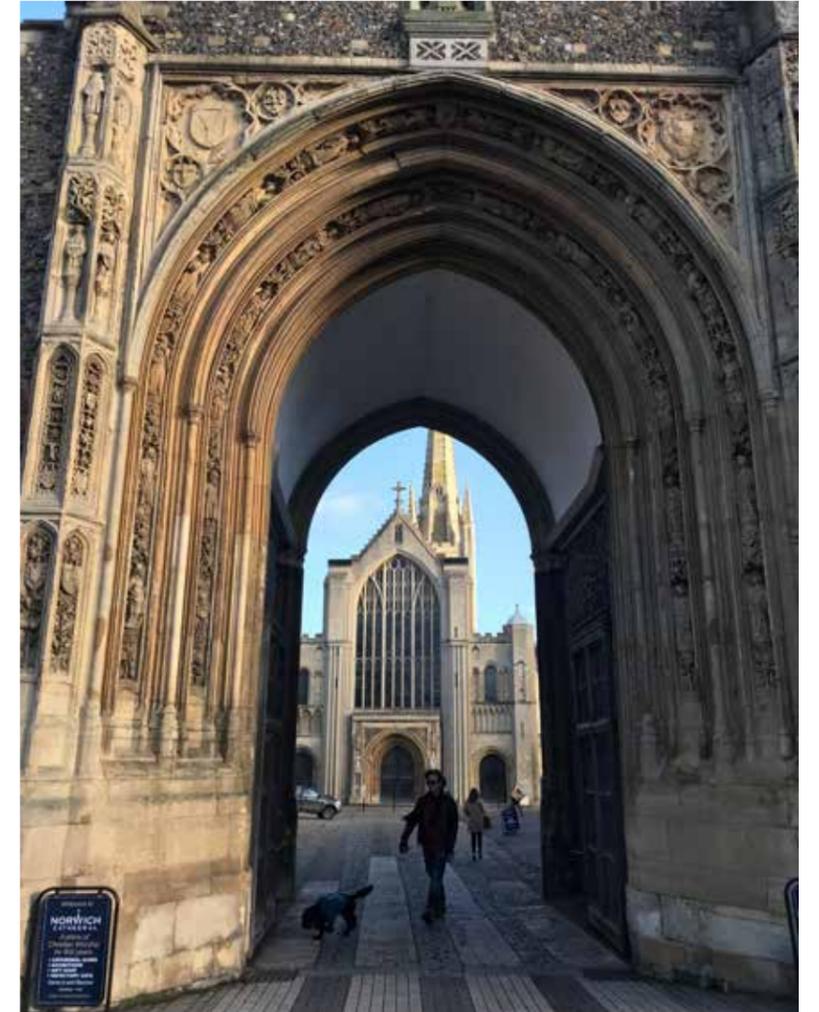


Figure 5.54 Entrance into Cathedral Close, with Norwich Cathedral in the background

Section 6

The Proposed Development.

6 | The Proposed Development

Summary of Proposed Development

- 6.1 The Site is 4.65ha in size and is located within the northern part of Norwich city centre, comprising the existing Anglia Square Shopping Centre, and adjoining and adjacent land described below. It is located wholly within the NCC administrative boundary. The red line boundary is shown in figure 6.1.
- 6.2 The main site area (Anglia Square) is bounded by New Botolph Street and Pitt Street to the west, Edward Street to the north, Magdalen Street to the east and St Crispin's Road to the south. The Site comprises the entirety of the land within this area, except for a vacant two storey retail unit (the former Barclays Bank) site within the north-eastern corner of the site and the two storey Surrey Chapel site within the south-west frontage of the site (which are both in separate ownerships). In addition, the Site comprises a parcel of land to the northwest of New Botolph Street/west of Edward Street, and an area of land to the north of Edward Street and west of Beckham Place, both currently used for surface level car parking. Please refer to the EIA for further information on the Site location and environmental sensitivities.
- 6.3 A hybrid planning application will be submitted for mixed-use development. The full development description is as follows:

"Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of

wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 8 storeys for 367 residential dwellings (Use Class C3) (149 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 34 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 49 dwellings in Block M) with associated cycle and refuse stores), and, for 5,757 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 146 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and

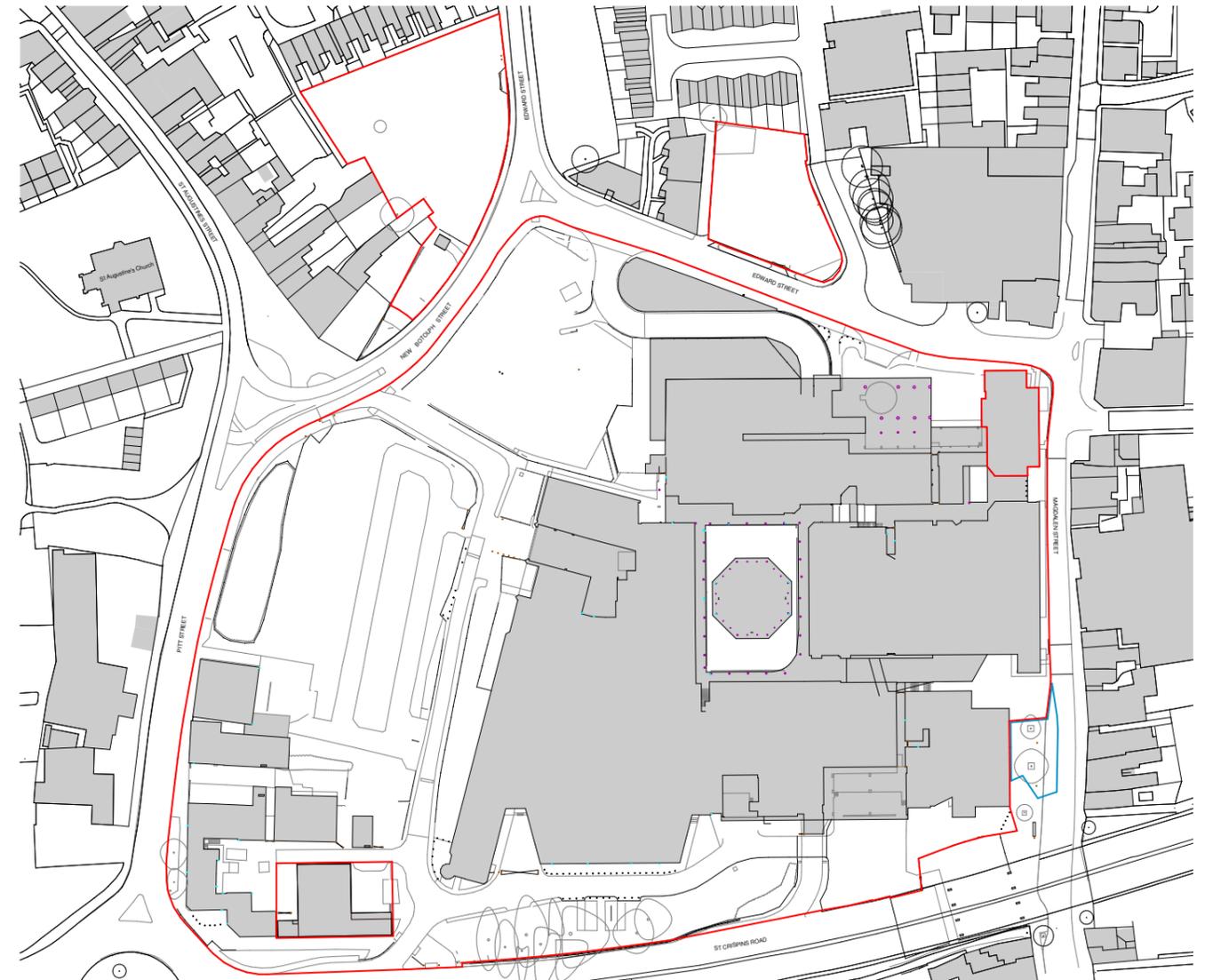


Figure 6.1 Hybrid Application Site Plan
Source: Broadway Malyan Architects

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E - H and J) ranging in height from 3 to 8 stories for up to 733 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,243 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to

550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 304 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas)."

6 | The Proposed Development

Response to the Sensitivities of the Site

6.4 Much of the approach taken by the scheme, in terms of its height scale and massing, follows on from discussions associated with the Call-In Scheme, which was the subject of a 'Heat Map' analysis to identify particular views and relationships of importance. Building on this approach, and seeking by design to reduce impacts further, the current scheme, as a result of the detailed discussions with NCC and HE, has been modelled to respond to a variety of different sensitive relationships in heritage terms. As a result, the following design moves have been adopted:

- Overall building heights have been limited to less than that of the water tower of Sovereign House, to ensure that the scheme is no more vertically prominent than the existing condition;
- Views from St Augustine's Street towards the spire of the Anglican Cathedral have been protected, with the heights of Blocks reduced to permit the retention of a viewing corridor above roof level;
- Views of the Anglican Cathedral and St Augustine's Tower have been retained through the retention and further development of the Botolph Street route through the Site;
- The relationship of the building to Doughty's Hospital has been carefully managed and discussed through the use of visuals, to ensure a sensitive response to this space;
- The relationship of the development to Magdalen Street, including where 'Stump Cross' is to be reinterpreted, has been subject to discussion and visual analysis, with building heights limited at this eastern edge to respond to existing building heights and street widths;
- Views from St Augustine's Churchyard, beyond 2-12 Gildengate, have been studied in depth and discussed with stakeholders, to ensure that the height of buildings on the western side of the site, and their roof form and disposition, is responsive to how the buildings would appear within this view. The roof form has been 'calmed down' from earlier iterations, and building heights reduced to manage prominence of the development in these views.

- As a whole, height has been moved, generally, towards the centre of the scheme, around Anglia Square and away from sensitive immediate relationships. This allows proximate heritage assets and townscapes of a smaller scale to be protected. The approach was also tested at a macro level, to ensure that such an approach didn't create an overly prominent core to the development when viewed from further afield.
- At a macro level, the use of modelled views from Mousehold Heath and Kett's Heights have allowed the overall roof form of the buildings within the Proposed Development to be modelled; an initial scheme that had a greater number of multi-pitches has seen more flat roofs introduced to larger buildings to reduce the potential for visual 'busyness' when viewed from these sensitive vantage points, and to ensure that the scheme remains recessive in relation to citywide views.

Embedded Design Mitigation

- 6.5 Relevant embedded mitigation to the heritage, townscape and visual assessments includes:
- An inherent focus on delivering the highest quality design in line with local and national policy and guidance;
 - The arrangement of height and scale to reflect the character of the surroundings while respecting its sensitive heritage context;
 - Linking the Site back into the city's historic layout by reinstating historic street patterns, specifically Botolph Street, George Street, and Calvert Street, which were removed when Anglia Square was built from the late 1960s onward;
 - Use of variety in form, scale and massing by creating character areas within the development (i.e. commercial streets and residential streets) to ensure the Proposed Development responds to the variety of its surrounding contexts while providing a distinct sense of place; and
 - Consideration of both the existing and emerging character in the surrounding area informed the design process of the Proposed Development in order to ensure it is resilient and contributes to the emerging character.



Figure 6.2 Massing Model of Proposed Development from the southwest
Source: Broadway Malyan Architects

Section 7

Assessment of Demolition & Construction Effects.

7 | Assessment of Demolition & Construction Effects

Phasing Plan

- 7.1 The Proposed Development comprises a phased demolition of the existing Anglia Square complex and the erection of a mixed-use development. The current expectation is that these works will take 7-8 years to complete, with the proposed development completed in 2030.
- 7.2 An indicative phasing programme for the demolition and construction across the Site is set out in the Anglia Square Phasing Document by Weston Homes.
- 7.3 The diagrams in the Anglia Square Phasing Document (figures 7.1 - 7.4) show an indicative phasing programme for the demolition and construction across the Site, comprising 3 phases of demolition and clearing and 4 phases of construction. Please refer to the Phasing Document for detailed information with regard to the phasing strategy, which may be updated on occasion to reflect other site considerations.

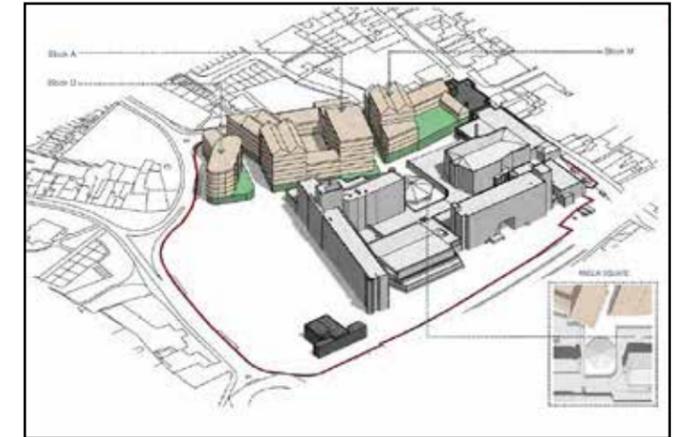
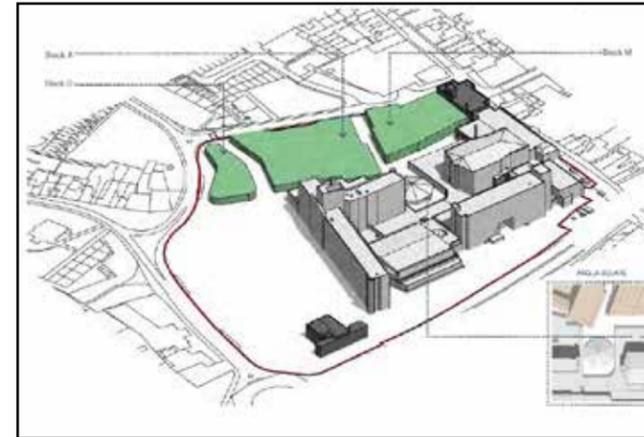
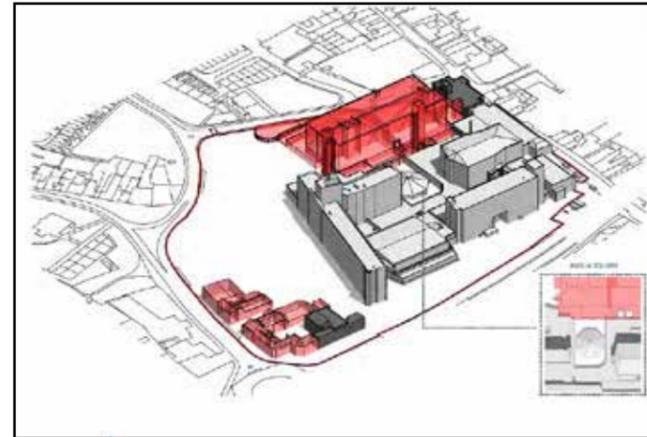


Figure 7.1 Extract from the demolition and construction sequence - Phase 1, prepared by Weston Homes

Construction Effects on Built Heritage Receptors

- 7.4 This section assesses the anticipated effects of the demolition of the buildings which comprise Anglia Square - Sovereign House, Gildengate House, the Multi-Storey Carpark, Hollywood Cinema, and the Retail Shopping Centre - upon the identified heritage assets.
- 7.5 Construction effects are likely to vary for heritage receptors subject to the proximity to the Site.
- 7.6 Construction activities such as removal of fabric, demolition and construction activity in close proximity, use of hoardings and visible machinery/ infrastructure may have a **temporary major to moderate adverse effect** on the setting of built heritage receptors in the closest proximity (heritage assets within and including the Anglia Square, Northern City, and Colegate Character areas - see figures 5.2 and 5.19). This effect would be temporary and reversible.
- 7.7 Construction activities such as hoardings and visible machinery/ infrastructure may also have a temporary moderate adverse effect on the setting of built heritage receptors in close proximity: 75 Magdalen Street (grade II), Cat and Fiddle Public House (grade II), 107 and 109 Magdalen Street (II), 113 Magdalen Street (II), 115 and 117 Magdalen

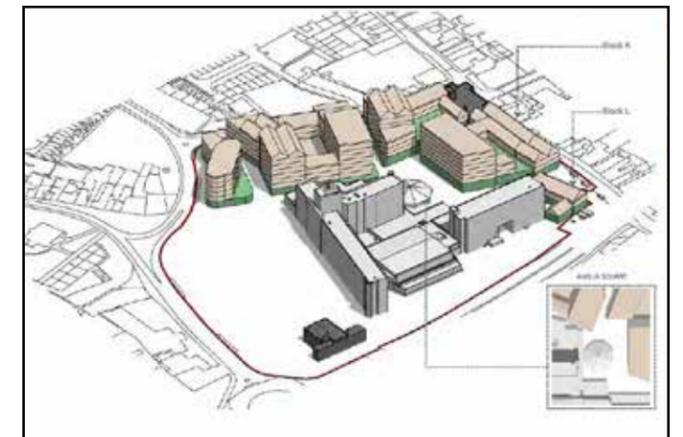
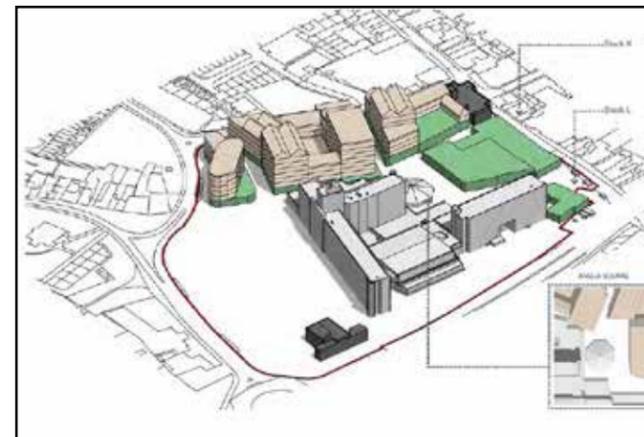
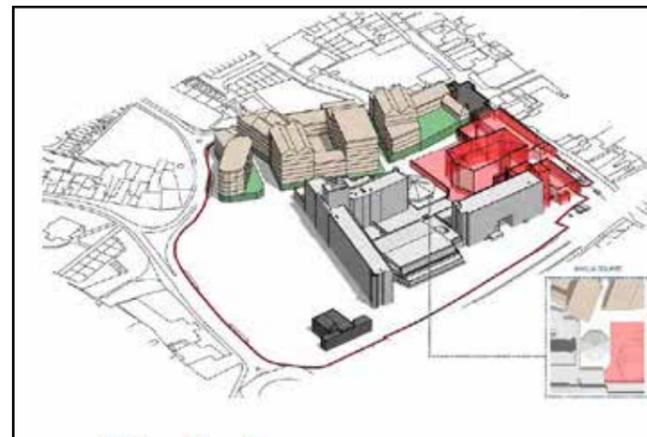


Figure 7.2 Extract from the demolition and construction sequence - Phase 2, prepared by Weston Homes

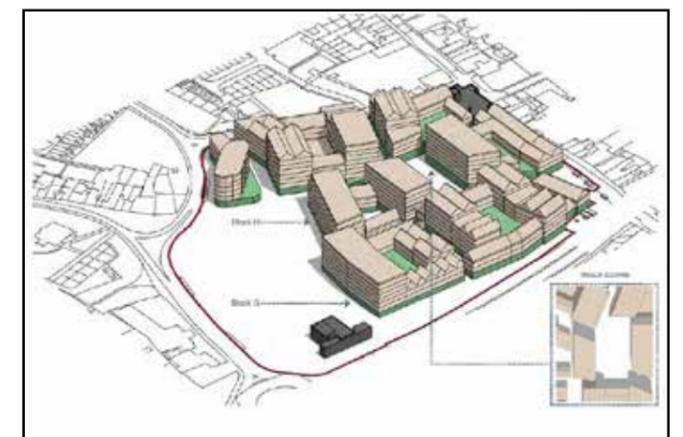
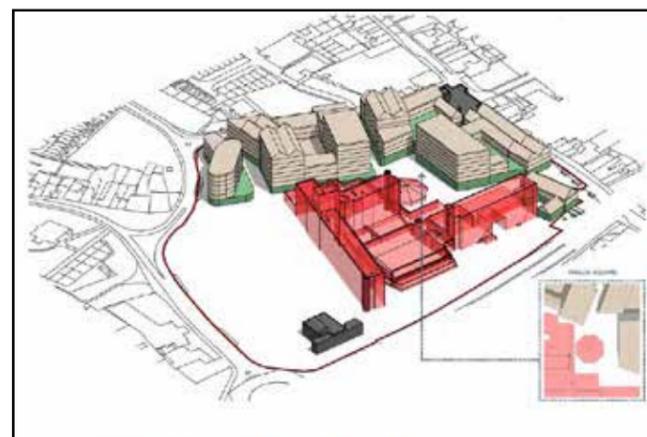


Figure 7.3 Extract from the demolition and construction sequence - Phase 3, prepared by Weston Homes

Street (II), 71 Botolph Street (grade II*), Church of St Augustine (grade I), 2-12 Gildencroft (grade II), 1 and 3 St Augustine's Street (II), 5 St Augustine's Street (II), 7 St Augustine's Street (II), 9 and 11 St Augustine's Street (II), Rear of Numbers 13 and 15 St Augustine's Street (II), 21 St Augustine's Street (II), 23 and 25 St Augustine's Street (II), 27-29 St Augustine's Street, 22 and 24 St Augustine's Street (II), 26-30 St Augustine's Street (II), 32, 34, 36 and 36a St Augustine's Street (II), Doughty's Hospital (II), 41 Magdalen Street (II), King's Head Public House (II), 44 Magdalen Street (II), 46 and 48 Magdalen Street (II), Former Church of St Saviour (grade I), 47 and 49 Magdalen Street (grade II). Though this effect would be significant, it would also be temporary and reversible.

7.8 For the remaining built heritage receptors further away, there are great screening effects by intervening development, resulting in either a **temporary minor adverse effect or negligible effect** on their settings from visible machinery and construction infrastructure. This effect would be temporary and reversible.

Mitigation Measures

7.9 As part of this hybrid planning submission an outline Construction Logistics Plan has been prepared and sets out a proposed strategy to mitigate demolition and construction effects. A comprehensive mitigation strategy has been outlined in order to minimise any adversity identified. The mitigation of potential construction effects would follow industry best practice construction standards, such as the use of appropriate hoarding as detailed in the Construction Logistics Plan. The phasing of the Proposed Development would reduce the intensity of the construction effects in the setting of receptors. This would generally mitigate the construction effects for those receptors in close proximity to a **temporary moderate to minor adverse effect**. For those receptors further away, the **temporary minor adverse to negligible effect** would remain.

Demolition and Construction Effects on Townscape and Visual Receptors

7.10 This section assesses the anticipated demolition and construction effects of the Proposed Development upon the identified townscape and visual receptors.

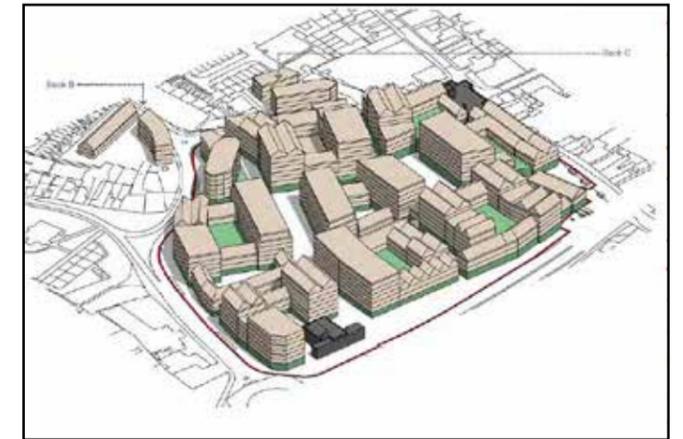
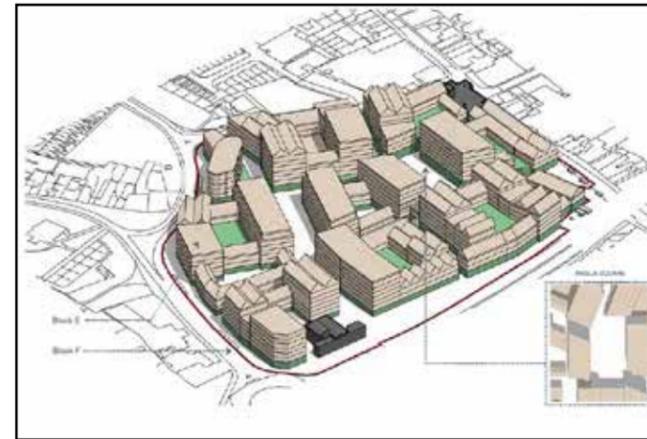
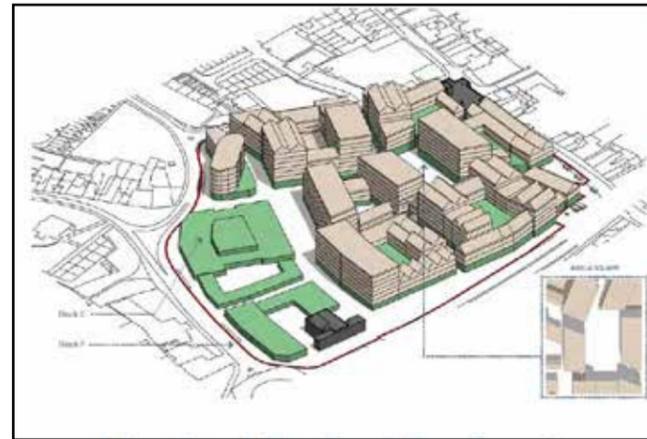


Figure 7.4 Extract from the construction sequence - Phase 4, prepared by Weston Homes

7.11 Construction effects are likely to vary according to the distance between the receptors and the Site, with those receptors located closer to the Site, or whose homes or businesses overlook it, more exposed to a higher visibility of machinery and infrastructure (e.g. scaffolding around buildings under construction) and likely to have a larger effect than those located at a longer distance (where the visibility is reduced to only the taller elements on the Site, owing to occlusion from other townscape or landscape elements).

7.12 The following assessments are therefore organised according to receptors located at close, medium and long distances from the Site. The effects are applicable to townscape receptors (e.g. character areas) and visual receptors (people experiencing views including from the viewpoints identified in this HTVIA).

Close distance effects

7.13 In the absence of mitigation, the likely effect of demolition and construction-related practices on closer townscape views, where most infrastructure would be visible, would be short-term, reversible, of a **moderate to major significance and adverse in nature**. This effect would also apply to townscape receptors located in close proximity to the Site. The close-range townscape receptors are Character Areas 2, 3, and 4 (Northern City, Anglia Square, and Colegate).

Close-distance views: 13, 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38

Medium distance effects

7.14 The likely effect on townscape views further from the Site, where cranes and the construction of some elements will be visible, would be short-term, reversible, of a **minor to moderate significance and adverse in nature**. This would also apply to townscape receptors located at a medium distance from the Site. The affected townscape receptors are the southern half of Character Area 1 (Low-Density Residential) and Character Area 5 (Northern Riverside).

Medium-Distance Views: 11, 12, 14, 15, 16, 18, 19, 20, 21, 37

Long distance effects

7.15 The likely effect on long views where only cranes and the construction of the tallest elements are likely to be visible, would be short-term, reversible, of a **negligible to minor significance and adverse in nature**. The relevant townscape receptors are the northern half of Character Area 1 low-density residential, Character areas 6 (Elm Hill and Maddermarket), 7 (Civic), and 8 (Cathedral Close).

Long-Distance Views: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 36, 39, 40.

Mitigation Measures

7.16 As part of this hybrid planning submission an outline Construction Logistics Plan has been prepared and sets out a proposed strategy to mitigate demolition

and construction effects. A comprehensive mitigation strategy has been outlined in order to minimise any adversity identified receptors. The mitigation of potential construction effects would follow industry best practice construction standards, such as the use of appropriate hoarding as detailed in the Construction Logistics Plan.

7.17 The use of measures such as high level screening to hide the visibility of equipment above rooflines or trees is not proposed, as this can be more visually obtrusive than the equipment itself. Hoardings, however, would be used at ground level to mitigate the effects of construction activity in the immediate vicinity.

7.18 Due to the size of Proposed Development, construction activity would be phased across the Site to mitigate the visible effects of demolition and construction infrastructure and activity (such as use of cranes) on townscape and visual receptors.

7.19 Site lighting would be designed to minimise light pollution on the surroundings of the Site, using light sources of the minimum intensity required and ensure lighting is only used when needed.

7.20 With mitigation, the adverse resultant effects on townscape and visual receptors, would be reduced to **moderate to minor adverse at close distance and minor adverse at medium distance**. **Long distance effects would remain at minor adverse to negligible**. These effects would be temporary and reversible.

Section 8

**Assessment of Operational
Heritage and Townscape Effects.**

Operational Effects on Built Heritage Receptors: City Landmarks and Highly Graded Heritage Assets

City Landmarks

- 8.1 (Relevant Viewpoints: 7-8 and others)
- 8.2 Six buildings within Stage One of the assessment of heritage assets have been identified as key buildings in terms of their contribution to the greater Norwich skyline. This section will focus on the how the wider setting contributes to the significance of each building and the potential for the redevelopment of Anglia Square to impact on this significance. These are Norwich Castle; the Cathedral of the Holy and Undivided Holy Trinity; the Roman Catholic Cathedral of St John the Baptist; the Church of St Peter Mancroft; City Hall Clock Tower and the Church of St Giles. The impact on the setting of individual assets is considered later in this report, along with an assessment of the impact on the overall skyline which incorporates these landmark assets below.
- 8.3 The principal interaction between the City Landmarks as a group and the Site will be experienced from the higher ground to the east of the site, captured within views 6 (Mousehold Avenue); 7 (Mottram Monument, St James' Hill), 8 (Kett's Heights (Armada Beacon) of this assessment. Some of the landmarks also appear in other views (as is the case with the Anglican Cathedral, in views 11 and 12).
- 8.4 The buildings are all Grade I listed, with the exception of City Hall (Grade II*) and can be considered as 'tall' buildings by virtue of the fact that they are significantly higher than their respective surroundings and can be seen from long distances in most directions, often emphasised by topography, as is the case with St Giles Church and the RC Cathedral. It is on account of their height that the buildings gain their special status and prominence as great edifices within the city adding to its distinctiveness, special character and rich cultural profile. Along with the architectural and historic qualities of the individual buildings, they have been identified for inclusion in the detailed assessment because of the contribution they make collectively to Norwich as a significant place of outstanding heritage value.
- 8.5 Historic England guidance regarding the assessment of development proposals within the setting of

heritage assets. 'GPA 3: The Setting of Heritage Assets' (December 2017) provides a five step process to assess the impact of development within the setting of heritage assets. This guidance has been utilised, along with Historic England's guidance Tall Buildings: Historic England Advice Note 4 (March 2022).

- 8.6 Within the higher views east of the City, the landmarks would not be challenged, as the scheme's height would ensure that it has no 'taller' elements, and falls considerably below the skyline, and also allows a visible tree-line above the built form. It would therefore remain the case that in relation to all assets, that were the Proposed Development to be consented, they would remain, broadly, appreciated in their current form. However, it is our view that the Proposed Development would allow the Site to fall more comfortably into the background in these longer views than is currently the case with the existing baseline. Accordingly, in terms of these views, it is our view that there would be a minor enhancement to the Landmark Group as a whole, with the Proposed Development better allowing an appreciation of the group by removing a visually competitive element from these views.
- 8.7 The Roman Catholic Cathedral has the greatest impact on the skyline and is the more prominent landmark, both from the northern vicinity of the Site and in long range views from the east. The Roman Catholic Cathedral and St Giles are both quite prominent from the application site in the vicinity of Edward Street, however, such views are incidental and only possible because there are no buildings along Botolph Street, Edward Street or the majority of Pitt Street, which is to the detriment of the local townscape and Conservation Area. Prior to 1965 such views would not have existed.
- 8.8 Overall, the proposed development would not challenge the visual prominence of the landmark group. The tower element of the call-in scheme posed a greater visual challenge to the contextual setting of landmark assets and the Norwich skyline. This no longer forms part of the proposals. As a result of the removal of standing buildings, and Sovereign House in particular, it is considered the proposal will result in a more varied roofscape, with flat and pitched roofs (in contrast to the block massing of the existing),

therefore resulting in an enhancement to what is not at present a pristine historic skyline. The proposal would enhance the contextual setting of the landmark group by creating more variety to built form, without breaking the skyline, and with no visual challenge to the existing spires and towers, which as a group form the wider setting of the landmark group of assets and therefore contribute to significance.

- 8.9 The effect would be complementary, with the Cathedral Spire losing none of its dominance. Importantly in the context of key long range views in which both the Cathedral and the proposed development would all be visible, new built-form would remain below the skyline and fuse successfully into the existing townscape. The varied massing and materiality of the proposals will lend variety and visual interest.
- 8.10 The magnitude of Change arising from the proposed development will be **Minor** and given that significance would be preserved and is some respects enhanced, it is our view that the scheme would result in a **Minor enhancements** in terms of impact upon significance.

City Walls (Scheduled Ancient Monument)

- 8.11 (Relevant Viewpoints: 14)
- 8.12 The only element of the City Wall Scheduled Monument, which is experienced across the City, which would possess intervisibility with the proposed development is the stretch on Magpie Lane. As a small fragment of a wider whole, its contribution to one's wider understanding of the Scheduled Monument as a whole is primarily limited to an appreciation of its physical bulk and form, and its interaction with other elements to provide a reading of the circuit's scale and form. The Magpie Road stretch is read as a fairly fragmentary section, incorporated in part into other built form, an indication of the historic location of the City's edge, which continues to correspondence with one's appreciation of the increasing urbanity of the townscape as one moves south. The Proposed Development would be visible alongside this stretch of Wall, but would fall very significantly into the background, being appreciable as part of the more urbanised landscape south of the Wall. Accordingly, in its general form and appearance, it does not intrude with one's wider appreciation and

reading of the Wall. Instead, it appears as part of a highly quality, secondary piece of townscape beyond wall, not intruding on appreciations of the Scheduled Monument or its historic role and function.

- 8.13 The magnitude of Change arising from the proposed development will be **Medium**, but given that significance would be preserved, it is our view that the scheme would result in a **Major Neutral** impact upon significance.

The Cathedral of the Holy and Undivided Trinity (Grade I)

- 8.14 (Relevant Viewpoints: 7, 8, 9, as part of City Landmark group, other viewpoints including 12, 36 and 40)
- 8.15 The proposed development is appreciated as part of the wider cityscape of Norwich. Without the tower that was proposed within the Call-In Scheme, its effect must largely be understood as one that arises from its appearance in the background of views, as part of the tapestry of townscape features that provides a wider understanding of the relationship between the medieval Cathedral, and the increasingly industrialised City that grew around it from the eighteenth century to the present day.
- 8.16 Pevsner / Wilson, in *The Buildings of England Norfolk 1: Norwich and North -East* capture the role that the spire plays within the City, in terms of its appearance within the Cityscape.

"Norwich Cathedral lies low, close to the River Wensum, and if it were not for the spire which rises above its crossing, it would be no more prominent in the picture of the city than is Winchester Cathedral. The spire can be seen from afar on approaching the city, but once within the walls one loses sight of it due to its low-lying position, and the Roman Catholic Cathedral, City Hall, the castle and parish church of St Peter Mancroft dominate the skyline. However, from the high ground of Mousehold Heath to the east its presence can be fully appreciated: the exceedingly long nave, the strange geometric richness of the decoration of the crossing tower."
- 8.17 We entirely concur with this approach, which captures the way in which Norwich Cathedral is appreciated. From the point of the Site, it is of most relevance that there are potential effects in the Mousehold Heath views, but also that Anglia Square

- forms part of the approach experience, where it remains visible before falling below skyline within much of the City. Accordingly, we need to assess the impact of the scheme on both views off it from the east, and those more locally where the spire appears above existing buildings.
- 8.18 In views from north of the site (along St Augustine’s Street, for example), care has been taken, in discussions with Norwich City Council and Historic England, to ensure that appreciations of the Cathedral spire, and its four spirelets (at the spire base) are preserved. An example of this is the view 12, from the junction of St Augustine’s Street and Magpie Road, where various options were tested, resulting in the full visibility of the spire and spirelets being preserved. As a whole, it is our view that in these longer views, the spire will remain as a focus of the view, and will remain appreciable as a landmark of quality within the City. Its significance would be preserved in these views. There will also be some views of the Cathedral created through the scheme, particularly coming southeast from Anglia Square, which will allow some additional appreciation of the asset. Additionally, as discussed, the scheme would not, in longer views, create any individual change of note to the significance of the Cathedral as it is appreciated from the higher ground to the east. As a whole, therefore, there is a clear pattern of preservation of significance.
- 8.19 Finally, and vitally, when compared to the Call-In Scheme, the proposed development is clearly of a reduced impact. The Secretary of State’s conclusion (that there would be minor harm overall to the Cathedral) arose from a finding of harm within the view across the sports fields of Norwich School (sometimes referred to in documentation as Cathedral/Castle Meadow, viewpoint 60 within the Call-In Scheme submission, now viewpoint 40). Within viewpoint 40, the scheme is now wholly concealed, even in winter conditions, and will therefore not impact upon significance within this view.
- 8.20 For the reasons outlined above, we conclude that there would be a **low magnitude of change**, but no impact upon heritage significance, leading to a **Moderate Neutral** finding in terms of residual effect.
- Roman Catholic Cathedral of St John the Baptist (Grade I)**
- 8.21 (Relevant Viewpoints: 7, 8, 9, as part of City Landmark group)
- 8.22 The RC Cathedral, another part of the City’s Landmark group, has a clear physical separation from the Site, appearing as a distant feature, on the higher ground west of the City Centre. As outlined above, the group would not have their prominence challenged by the proposed development, in our analysis. Given that this conclusion was also reached in relation to the Call-in Scheme, with its 20 storey tower, such a finding at the height now proposed, is clearly rational.
- 8.23 We continue to find, for the reasons set out above, that the Roman Catholic Cathedral would continue to be appreciated for its landmark role within Norwich, and would not be impacted upon in terms of appreciations of its architectural qualities. It is concluded that there would be a **low magnitude of change**, without any change to significance, leading to a conclusion of **Moderate Neutral** impact.
- Norwich Castle (Grade I and Scheduled Monument)**
- 8.24 (Relevant Viewpoints: 10, 39)
- 8.25 The Proposed Development will result in the removal of a part of the townscape that is a highly visible in views north from the ramparts and the roof of the Keep, and its replacement with a scheme which is designed to sit more comfortably into the northern fringes of Norwich. In views from the Castle (some of which are seasonal), the scheme will always fall below the skyline, allowing a reading of the relationship between the Castle on its massive Motte with the wider topography. This helps to preserve significance, as it allows appreciations of the Castle as a military structure from which surveillance was essential, to continue to be appreciated in its place.
- 8.26 Furthermore, the development is designed so as to sit within the landscape of Norwich-over-the-Water, and to be appreciated as being associated with some of Norwich’s later expansion. One’s attention, in views at both rampart and Keep roof level, is still drawn primarily by the core of the City, south of the Wensum, with the more varied, largely later townscape of the area north of the Wensum (although within the City Walls) being appreciated as a place of more significant recent change.
- 8.27 Ultimately, this is a scheme of quality, which provides a clear improvement upon the poor visual quality of Anglia Square as it currently exists, and which therefore enhances aesthetic appreciations of the relationship between Norwich and the Castle, as viewed from the latter. More centrally, however, it serves to prevent intrusion into appreciations of the historic relationship between the Castle and the City, or the functioning and importance of the former.
- 8.28 The magnitude of Change arising from the proposed development will be **Medium**, but given that significance would be preserved, it is our view that the scheme would result in a **Major Neutral** impact upon significance.
- Church of St Giles (Grade I)**
- 8.29 St Giles on the Hill is included within this assessment because of its position within the City Landmarks Group. As a stand-alone asset, it is appreciated largely within the context of its immediate streetscape, with its tower appearing in longer views, including from the higher ground to the east of the City Centre. The only opportunities for intervisibility with the Church tower exist in these higher views, where the Church tower is appreciated as a quite separate feature from the redeveloped Anglia Square. In no views would the scheme have a material effect on one’s appreciation of the quality and landmark status of the Church, which will continue to be appreciated as a prominent and high-quality landmark of medieval Norwich. The scheme will allow the significance of the heritage asset to be preserved, introducing a change to its distant wider setting within some views, but without an impact upon significance. Accordingly, it is concluded that a **Moderate Neutral** residual effect will arise from the scheme.
- Church of St Augustine (Grade I)**
- 8.30 St Augustine’s Church sits close to the western edge of Anglia Square, within a churchyard that is defined on its southern edge by 2-12 Gildengate, and which has a relatively enclosed and well-defined feel. The proposed development would bring built form closer to the Church, developing the empty car park that sits on the western edge of the site, and reinstating a building line to Pitt Street with a degree of scale. There will therefore be an appreciable change to the asset’s setting.
- 8.31 Within views 23 and 24, it can be appreciated that there will be more built form visible above the roofline of 2-12 Gildengate than is currently the case as existing. This built form will be a significant enhancement in visual terms above the water tower of Sovereign House, which appears as a prominent and eye-catching feature. Because of its scale and form, Sovereign House appears in views across the Churchyard, and makes it the case that this enclave is experienced as intruded upon by modern townscape elements beyond. The proposed development will not, therefore, introduce a wholly new scale of urban development, or introduce a sense of the townscape beyond where this does not exist at present. It will, however, generate a slightly increased sense of physical presence and prominence to Anglia Square (at an increased proximity to the viewer) in these views, which will lead to a degree of competition with the Church’s tower. As a result, some harm will arise to this asset, albeit clearly significantly less than that identified by the Secretary of State in relation to the Call-In Scheme.
- 8.32 Additionally the scheme introduces heritage benefits, and a sense of architectural appropriateness that outstrips the Call-in Scheme. There are elements that would lead to some enhancement of the heritage asset, including the reintroduction of a lost element of its close setting, through the reinstatement of St Botolph’s Street to the east. In turn, this new route would also reintroduce lost, framed views of the church tower looking northwest towards it from the development, allowing an enhanced appreciation of its significance, and its role as a landmark within its historic townscape.
- 8.33 On balance, it is considered that there would be some residual harm to the Church of St Augustine. The competition with the asset in views from the Churchyard, and the introduction of additional urbanity into one’s appreciation of this space, would generate a degree of harm that would not quite be balanced by the benefits generated by introducing new views and re-knitting the historic streetscape. Accordingly, and on balance, we conclude that there would be a **low magnitude of change** (given the existing presence of Sovereign House in views), and a **Moderate Adverse** residual effect upon significance.

Church of St Mary (Grade I)

8.34 (Relevant Viewpoints: 34, 38)

8.35 Were the proposed development to proceed, St Mary's Church would continue to be appreciated principally within the immediate context of St Mary's Plain, its churchyard, and the industrial buildings that were developed within the Church's immediate context in the nineteenth century. The western part of the development will be the element of the scheme that has the most direct interaction with this asset. Viewpoints 34 and 38 showing that the proposed development will appear in views north from St Mary's Plain, appearing behind the late twentieth century St Crispin's House.

8.36 Where it is visible, the proposed development will not be an intrusive element, and will appear well-scaled and secondary, part of the urbanised landscape of St Crispin's Road. While visible, the scheme will permit the asset to continue to be appreciated within its own space, removing no elements that contribute positively to significance, and not introducing any competition with its quality and form. It is therefore concluded that a low magnitude of change, and Moderate Neutral effect, will arise.

Old Meeting House (Grade I)

8.37 The Old Meeting House, as with the Church of St Mary, has a significance and setting that is primarily focused on its own physical form, and the immediate setting that is formed by Golden Dog Lane, and the car park to its east. From this position, Gildengate House is visible, and the proposed development will, as such, also be visible in views from within the vicinity of the asset.

8.38 Ultimately, however, the setting of this asset will not fundamentally change such that its significance would be affected. The proposed development will be read as a denser urban form north of the building's immediate setting, much as Gildengate House does, but with a general aesthetic enhancement which arises from the finer grain and more appropriate detailing and materiality proposed. It is therefore concluded that a **low magnitude of change**, and a **Moderate Neutral residual impact**.

Church of St Martin at Oak (Grade I)

8.39 (Relevant Viewpoints: 20, 21)

8.40 St Martin does possess a degree of intervisibility with Anglia Square, albeit as a secondary feature that forms part of the wider, more urbanised backdrop from an asset which sits within a heavily altered townscape. The extent of townscape degradation in the vicinity of the Church is such that it derives less significance from its setting than many of the other churches included within this Assessment. View 20 captures the principal case where there is direct intervisibility between the Church and Anglia Square. In this view, along St Martin's Lane, the Church appears in the foreground as a diminutive and clearly historic element, within a wider setting that generally lacks value and definition. The water tower of Sovereign House is visible, beyond some intervening foliage, and while of a poor quality, is less intrusive here than it can be in other views.

8.41 The proposed development would introduce a new form of built development which would bring development of scale closer to this asset, but would not, as the visual in View 20 shows, bring a legible sense of intrusion into the setting of this Church. Instead, a poor quality townscape element would be replaced with a new development of better visual quality, but which would continue to appear as part of a wider urban backdrop. The significance of this asset would not fundamentally change as a result of the proposed development, and its effect on the overall appearance of its setting would be limited. We therefore conclude a **low magnitude of change** and a **Moderate Neutral impact** here.

Church of St George (Grade I)

8.42 (Relevant Viewpoint: 27)

8.43 Anglia Square sits beyond the tight-knit townscape of Colegate and St George's Street that form the immediate setting of this asset, and within which it is appreciated as a medieval 'town church', pressed cheek-by-jowl with the Parish it served, and with the industrial buildings that have increasingly been developed within this primarily residential area. The scheme will not, given its proposed scale, intervene into appreciations of this townscape in general terms, being appreciated beyond the well-defined boundary of St Crispin's Way. Accordingly, the degree of change that can be generated by the proposed development is limited to an extent.

8.44 In our view, it is also the case, however, that the visual interaction between Anglia Square and the site as a potential backdrop to views out of this tight piece of townscape is extremely limited. Viewpoint 27 is taken from the northeast corner of the Church and captures the most significant intervisibility between this asset and Anglia Square. It demonstrates the almost imperceptible degree to which there is any visual interaction, with the proposed development appearing as a closing glimpse between existing modern buildings to the north. The scheme will not materially impact on these views as a part of the experience of the building's setting.

8.45 Further, the well-defined edge of this piece of townscape, and the disassociation of the current form of Anglia Square from the historic setting of this asset is such that the proposed development will also not materially impact upon wider experiences of this asset.

8.46 For the reasons above, we conclude that there will be a **low magnitude of change**, and **Moderate Neutral residual effect** on this asset as a result of the proposed development.

Church of St Clement (Grade I)

8.47 (Relevant Viewpoint: 19)

8.48 St Clement's Church is set a reasonable distance from the site, on a part of Magdalen Street which curves sinuously and limits views to and from Anglia Square. The Church, while read as part of the Magdalen Street townscape, is also set back, within its own churchyard, and is best appreciated from the immediate streetscape and in some localised views such as from the river. Accordingly, the potential for the scheme at its current proposed scale to impact upon the significance of this heritage asset is limited. As viewpoint 19 indicates, views of the asset which also include Anglia Square will include little more than glimpses of the latter. There will be a slight aesthetic improvement within these views, with the southern flank of the cinema being replaced with development of a grain and materiality that will allow it to fall more into the background than the current built form on the Site.

8.49 These changes to these immediate views of the asset are minor, and would not serve to change one's appreciation of the significance of the heritage asset.

Additionally, while the scheme would reintroduce some lost elements of street form, and generate broader enhancements to the wider setting of the asset, these would similarly not be sufficient to generate a material impact upon significance. There will, as a whole, be no change to one's ability to appreciate this important medieval Church or its relationship with the wider historic townscape of Norwich-over-the-Water, and accordingly, it is concluded that there would be a **Low magnitude of change**, and a **Moderate Neutral impact** upon significance.

Former Church of St Saviour (Grade I)

8.50 Appreciated as part of Magdalen Street, this is a building which is read as part of a wider historic townscape that has experienced some recent, significant intrusions into its setting. Anglia Square, the flyover, car parks and industrial units to the rear. Within this context, the proposed development will take a detractor from significance and replace it with a development that re-knits lost features, and better grounds this asset in its place. Its immediate setting, and its relationship with the medieval and Early Modern townscape within its vicinity that most strongly contribute to significance, will remain unchanged, with any changes that arise taking place within the wider setting, beyond the flyover.

8.51 The bulk of the cinema, and its large, blank, southern façade, will be removed as a feature that competes with, and distracts from, appreciations of the diminutive and detailed form of the Church's tower. It will be replaced by development of an appropriate form and scale, and the re-emphasis of Stump Cross, and the re-opening of Botolph Street. These changes will modestly enhance one's ability to appreciate St Saviour's Church as part of an important piece of historic townscape, and would reintroduce lost ways of moving around the asset.

8.52 Ultimately, the flyover would remain as a significant screen to Anglia Square, and the proposed development would experience something of an increase in visible scale in its southeast corner, which will serve to weigh to an extent to the enhancement to the assets' significance identified above. On balance, however, it is concluded that the scheme will generate a **low degree of change**, and a **Moderate Beneficial residual impact**.

Former Church of St James (Norwich Puppet Theatre) (Grade I)

- 8.53 (Relevant Viewpoint: 16)
- 8.54 The Development will result in a degree of change to the wider setting of the former Church of St James, with the proposed development visible in views to the west. The scheme will result in the removal of buildings which at present have a distant, but clearly harmful effect on one's appreciation of the asset. The proposed development would remain a feature of scale within the wider, and now relatively urbanised setting of the former Church, but would nonetheless have a form that, as appreciated from the Church itself, would be aesthetically more pleasing and in concert with the wider character of the building's setting. The scheme would also be experienced in static and kinetic views experienced within the asset's setting, and again, would be appreciated as a significant feature in its townscape setting, but of a quality and arrangement of an elevated aesthetic quality against the baseline. The scheme is also arranged so as to ensure that its massing is varied when seen from and with the Church, relieving any sense of bulk.
- 8.55 The magnitude of Change arising from the proposed development will be **Low**, resulting in a **Moderate Beneficial impact** upon significance.

71 Botolph Street (Grade II*)

- 8.56 (Relevant Viewpoints: 13, 23)
- 8.57 71 Botolph Street is an unusual heritage asset in that its listing relates to an entirely internal feature, a set of medieval vaults, which are entirely disconnected from the 'above ground' part of the building. It accordingly derives only limited significance from its setting, as it is so disconnected from these surrounds. The principal contribution of the building's setting to its significance is the role that it plays in allowing visitors to the asset to understand how the vaults (and the building which they were originally associated with) sat within the wider street network of Norwich.
- 8.58 As a result, the principal visual changes to the vicinity arising as a result of the development are not the principal consideration; this is an important asset with a modern external expression which sits within

a modern context. The built form proposed will therefore not fundamentally alter one's experience of the asset. However, there is some enhancement to significance to be derived from the reintroduction of elements of the streetscape in the vicinity. The reintroduction of Botolph Street and other routes that reflect historic routes through the site will improve appreciations of the vaults as part of the hidden heritage of medieval urban Norwich.

- 8.59 It is therefore concluded that the scheme will introduce a **low magnitude of change**, resulting in a **Moderate Enhancement** to significance.

31-35 Magdalen Street and Gurney Court (Grade II*)

- 8.60 (Relevant Viewpoints: 29, 30)
- 8.61 This late sixteenth century complex is, like the Church of St Saviour to the north, appreciated as part of the remnant late medieval streetscape of Norwich-over-the-Water, and with the Church and other assets, reflects the importance of this route north across the Wensum during this period. Its wider townscape, with features that detract from significance, therefore has a contribution to make to significance. Its intervisibility with Anglia Square ensures that the site as it currently stands is a negative contributor to significance, and its replacement with a scheme of a quality, with materiality and forms that reflect the local character will generate an enhancement to the significance of this asset. As views 29 and 30 show, the replacement scheme will improve views of the asset from Magdalen Street, allowing an enhanced appreciation of its architectural quality, and removing elements that compete with it for attention.
- 8.62 The extent to which the scheme will generate an enhancement to significance will be limited by the presence of the flyover, which serves to partially obscure Anglia Square from the site, and retain a prominent element of inappropriate modernity within the building's setting. Nonetheless, it is still our view that a **negligible-low magnitude of change** will arise, leading to a **Minor Beneficial effect**.

2-9 Octagon Court (Grade II*)

- 8.63 (Relevant Viewpoint: 28)
- 8.64 Sitting opposite Bacon's House, on the corner of Calvert Street and Colegate, this asset is principally

experienced within the tight-knit streetscape of Colegate and its environs, surrounded by buildings of a high quality, many of which date to the medieval and early modern periods. The building is therefore largely appreciated within an immediate context which contrasts strongly with Anglia Square to the north, but is not substantially influenced by it, as there is limited intervisibility with the Site.

- 8.65 View 28 shows that from within the environs of the asset, the Proposed Development would be visible, as a replacement for the visible water tower of Sovereign House, which appears at the end of Calvert Street, beyond St Crispin's Way. There would be some change to these views, as an existing modern townscape element is removed and replaced by another. Aesthetically, and in terms of its general disposition of height and mass, the scheme would generate an improvement over the existing condition, wherein Anglia Square contrasts markedly with the foreground experience, but not such that significance is altered. Fundamentally, it would remain the case that this asset would be experienced within its immediate contributory context, as part of a high-quality streetscape that allows a reading of its development as part of Norwich-over-the-Water. There would be **low magnitude of change**, without any change to significance, and we would therefore conclude that a **Moderate Neutral effect** would arise.

Bacon's House (Grade II*)

- 8.66 (Relevant Viewpoint: 27)
- 8.67 Bacon's House sits at the southern end of St George's Street and Calvert Street. The ZVI that was undertaken as part of the scoping process indicates that there is likely to be little or no direct intervisibility between this heritage asset and the proposed development. Accordingly, this asset would continue to be read within an unchanged immediate setting, a high-quality space incorporating a large number of historic buildings, both listed and unlisted. It will be appreciated as part of Norwich's late medieval and early modern growth north of the Wensum, a prominent building with clear and legible significance.
- 8.68 As a result of the lack of direct intervisibility, the scheme's effect will be predominantly limited to

kinetic experiences of the building along Calvert Street and St George's Street. Again, however, these experiences (as would be the case with Octagon Court, incidentally) would not noticeably change one's appreciation or understanding of the significance of Bacon's House, as it would continue to be appreciated that the Site stands in strong contrast to the immediate setting, and does not contribute materially to significance.

- 8.69 There would be **low magnitude of change**, without any change to significance, and we would therefore conclude that a **Moderate Neutral effect** would arise.

Operational Effects on Built Heritage Receptors: Conservation Area, and Registered Parks and Gardens

Norwich City Conservation Area

- 8.70 (Relevant Viewpoints: 7-35, 38-40).

Summary of Position

- 8.71 The Proposed Development seeks to remove a feature identified as being 'negative' within the City Centre Conservation Area Appraisal (2007), and having 'low significance' using the Appraisal's own methodology accordingly. The Call-In decision on the previous scheme accepted the principle that 'a replacement of existing commercial buildings and car parks with well-designed modern buildings would be a significant benefit to the NCCCA, and that the benefits of the specific scheme before him would include greater permeability and legibility, improved streets and squares within the site and framed views of the Cathedral and the Church of St Augustine' (paragraph 34 of the Call-In Decision). The Call-In Scheme was ultimately concluded to lead to 'less than substantial harm' to the Conservation Area as a whole, with harm being particularly identified in relation to the area around St Augustine's Church and its churchyard; to St Crispin's Road; to views around the Elm Hill/Wensum Street junction, and to the Strategic Landmark group. Ultimately, the Secretary of State balanced a consideration of the scheme's benefits with the impact of the tower that was then proposed on a wider group of assets, character areas and views within the Conservation Area.

8.72 The new scheme achieves, and goes beyond, the improved design, permeability and new spaces that was found to be generated by the Call-In Scheme. It also has an impact that is considerably reduced by virtue of the removal of the tower element; it has been shown in the assessment above that the scheme would not cause harm to the Landmark Group (and would, indeed, generate a slight enhancement to appreciations of these assets). The below will also show that a number of character areas will now experience no effect, or a very minimal effect, as the reduction in scale has removed the ability to appreciate Anglia Square directly, or for it to influence character, when it comes to more distant character areas. Accordingly, there has been a notable shift in the balance of decision-making between the Call-In Scheme and the Proposed Development. The scope of change derived from the scheme has reduced, and with it its ability to generate harm. Simultaneously, it's ability to generate enhancements to the Conservation Area has increased; overall, it is our view that this position leads to a clear conclusion that a slight enhancement will arise to the Conservation Area overall. This position is explored in further detail below.

Anglia Square Character Area

8.73 The Proposed Development will result in a radical transformation and improvement of the Character Area in spite of the total demolition and permanent loss of nos. 43-45 Pitt. As such the Development will have a major impact on the significance of this part of the Conservation Area which is considered to be beneficial. It represents a a virtually fresh start for the Character Area as a whole, and also a fresh start from the Call-In Scheme, which it is considerably different to in a number of respects, among them height, scale, massing, disposition of built form, materiality and roof forms. With the exception of 43-45 Pitt Street all of the existing buildings proposed to be demolished have a markedly negative impact on the appearance of the Character Area; while it has a clear character all of its own which is derived from the particular appearance of the buildings and their contrast to their surroundings, the overall effect is obtrusive and forbidding. A number of the buildings can be described as 'Brutalist', although of an unsuccessful type, and in particular, Sovereign House (the water tower of which in particular has undue prominence

throughout the Conservation Area), Gildengate House, and the multi-storey car park being particularly noticeable as unwelcome and overbearing townscape elements. These elements, Sovereign House in particular, have been aptly described as 'thuggish' and 'monotonous' and its future demolition has been welcomed by Norwich City Council. The scheme as a whole is very poor when it comes to meeting the ground too, and the podium deck beneath the cinema, in particular, forms a poor quality frontage to Magdalen Street that overhangs the pavement and is oppressive for pedestrians.

8.74 Accordingly, the replacement of these buildings with development of superior architectural quality in conjunction with a historically literate street layout, new public realm, provision of amenities and associated improvements to the townscape, will have a decisively positive impact on the Character Area.

8.75 The Proposed Development, as fully outlined within the DAS, represents a considered response to the the Constraints, Visions and Objectives and Guidance set out in the PGN, and a response too to the Call-In Decision, which as laid out in the Appendices of this document, has provided a helpful starting point for understanding where particularly valuable enhancements can be introduced, and where there is the potential for harm. Specifically, consideration has been had to how the disposition of buildings can generate a finer grain within the Proposed Development, to allow the reintroduction not just of lost streets on their original alignment (or as closely as possible), but also to a series of yards and smaller spaces that respond to the character of Norwich-over-the-Water. Creating views of key heritage assets such as St Augustine's Church and the Anglican Cathedral, and generating built forms that are reflective of local character are further considerations within the design.

8.76 It is noted that nos. 43-45 Pitt Street make a positive contribution to the significance of the Conservation Area. Harm to this Character Area resulting from the loss of 43-45 Pitt Street, however, is considered to be slight, in light of the overall heritage benefits of the development proposals. These include:

- The reinstatement of urban grain, built form and historic connectivity between St Augustine's Street and Magdalen Street via the proposed Botolph Street and from Edward Street to St

Crispins Road via the proposed St Georges Street. This will result in a positive transformation to and radical improvement of the local townscape and the legibility of the historic street layout in this part of the city;

- The creation of other spaces, small squares and yards, which reflect historic spaces that existed within the site prior to the development of Anglia Square, with a naming strategy that evokes their earlier form;
- The reintroduction of 'Stump Cross' as a well-defined junction between Magdalen Street and the reintroduced Botolph Street, with a locally prominent building that defines the former position of Stump Cross, and thus reinstates a lost townscape experience;
- Framed views towards St Augustine's Church tower from Anglia Square along Botolph Street and the reinforcement of other identified positive vistas within the Anglia Square Character Area. (In terms of the positive views southwards from Edward Street towards the RC Cathedral and St Giles which would be blocked by the development, see comments in relation to the impact on views below.)
- Improved connectivity and increased footfall arising from the new development will allow people to better experience this part of the Conservation Area.
- Greatly improved public realm, open spaces, street furniture, provision of trees and biodiversity.
- The opening up of some views of the Cathedral Spire from the North west / Aylsham Road & St Augustine Street and also from Anglia Square following the removal of Sovereign House and cinema building.
- The replacement of the multi-storey car park and Magdalen Street frontage buildings with new buildings of high quality design for the improvement of local views and townscape (including views of Norwich Castle) and the enhancement of the setting of listed and locally listed buildings along Magdalen Street.

- Prominent views from St Augustine's Street, Edward Street and Cowgate are all identified as negative vistas and will be notably enhanced by the development proposals.
- The demolition and replacement of Gildengate House will improve the relationship with the southeast part of the site with Magdalen Street area and southern and eastern approaches to the Site.

Impact on Views and Vistas

8.77 Careful consideration has gone into the placing of buildings to ensure a positive response to views, particularly longer views towards the Cathedral Spire, and to the tower of St Augustine's Church. The use of 12 Key Views from and over Anglia Square has led to massing being modelled in such a way as to preserve views, or to minimise harm.

8.78 As proposed, the scheme will be a development of scale, being taller than much of the neighbouring development. Nonetheless, it would often appear lower than the existing buildings of Anglia Square within views, and is considerably lower than the Call-In Scheme. There is a long tradition of larger scale, coarser grained industrial buildings in the Colegate, Fishergate and St Georges Street areas which surpass the prevailing low-lying building typology associated with the medieval city. Jarrold's Printing Works and the buildings of the former shoe factories are notable examples. Sovereign House and several of the other buildings at Anglia Square established a precedent for buildings of more massive scale, unified in their external treatment and also of a stature not previously found in this part of the city. Fundamentally, the nineteenth and twentieth centuries introduced a paradigm shift to the narrative for Norwich's modern development, one that demonstrates the city evolved beyond its medieval prototype some time ago. The area north of the River Wensum is no longer merely a low-lying urban enclave punctuated by modest church steeples.

8.79 In terms of views of Norwich Cathedral from the vicinity of Anglia Square and its northern approaches, these will be enhanced on account of the removal of Sovereign House and the careful placement of new development within the Site. This will result in a striking visual reconnection and reintegration of the

Cathedral tower and spire into the local townscape. The newly-created journey out of Anglia Square along Botolph Street and towards Stump Cross and Magdalen Street coincides with a recognised long vista of the Cathedral's spire, and provides a reconnection with this key City landmark. Framed views of Cathedral spire will characterise the approach and more incidental views will be captured within the development itself and enjoyed en route.

8.80 Along with the recreation of views along Botolph Street, the use of 'borrowed landmarks' in the formulation of way-marking and urban legibility within the scheme will allow the Proposed Development to integrate into the City, and allow enhanced appreciations of the interaction of local and strategic landmark through views.

Northern City Character Area

8.81 Relevant Views considered— 12-15; 22-26

8.82 The Character Area lies directly adjacent to the Site on its northern side and would experience a considerable degree of change, in terms of impacts on its setting, by virtue of the scale and proximity of the development proposed. This impact would be most notable in relation to the St Augustine's Street and Edward Street Areas, but would impact upon views along Cowgate, and some views along the northerly stretch of Magdalen Street. St Augustine's Street is of note for being strongly characterised by an eclectic group of statutorily listed and locally listed buildings, and having an alignment that focuses views onto the Site. A significant number of locally listed buildings are also found along Magpie Road and Bull Close Road which form the northern fringe of the Character Area.

8.83 The Development will result in a striking visual reconnection and physical reintegration of the buildings along the full length of St Augustine's Street into the townscape. A two-way strategy has been developed in order to achieve this. This first incorporates an outward looking perspective, using existing landmarks and reference points beyond the development boundary in order to integrate the new buildings and principal connections as fully as possible into their surroundings. The second element is an inward looking or cross-cutting perspective, in other words an awareness of historic routes through

the Site and key views that signpost its location whilst reinforcing its relationship with the city of Norwich as a whole.

8.84 In terms of the outward looking perspective the reintegration of St Augustine's Street into the townscape will be principally achieved by recreation of the alignment of Botolph Street. This is a key component of the Site layout and will deliver a high-quality pedestrian link between Magdalen Street and St Augustine Street / Pitt Street. Anglia Square and St Georges Square will become impressive public spaces and nodal points capturing views towards St Augustine's Church to be appreciated and enjoyed en route; they will feed into smaller spaces redolent of historic yards, with nomenclature that references lost spaces. The use of St Augustine's Church as a borrowed landmark and way-marker through the development will furthermore enhance the experience of heritage assets that comprise the building's setting and contribute to its significance. These include the group of statutorily and locally listed buildings on both sides of St Augustine's Street. In this respect the development will also improve and enliven the special character and appearance of the Northern City Character Area.

8.85 In terms of the 'inward looking' or cross-cutting perspective, St Augustine's Street is almost perfectly aligned with the spire of Norwich Cathedral, forming an important northern approach into the city. In visual terms this creates a dramatic view corridor within the townscape and is identified within the Anglia square PGN as a 'strategic view'. This will be aesthetically enhanced by the development proposals on account of the removal of Sovereign House (Views 11 and 12) and the careful placement of new development within the Site, but is acknowledged to generate some increase in the overall quantum of visible built form. View 11, in particular, has played a role in the scheme's formation, being used as a discussion point as the scheme as evolved in pre-application meetings. Discussions have focused on the spire and spirelets of the Cathedral, with the built form modelled so as to allow as much visibility of these elements as possible. As a result, the visibility of the Cathedral spire and spirelets will remain broadly unchanged within these views, allowing it to remain a striking visual landmark. The new built form is less competitive visually with the spire, however, and will

allow some reintegration of the Cathedral tower and spire into the local townscape. The pedestrian link between Magdalen Street and St Augustine Street / Pitt Street will form part of a much longer approach to the Cathedral from the north west. This seeks to optimise the presence of Norwich's principal historic building as a borrowed landmark and way-marker through the development. Some views of Cathedral spire will characterise the approach and more incidental views will be captured within the development itself and enjoyed en route.

8.86 The scheme's overall increased mass as viewed from views such as 11 and 12 will generate some harm, in isolation, to the setting and significance of heritage assets on St Augustine's Street, as is explored above. As a whole, this will lead, again in isolation, to a degree of harm to the character and appearance of this Character Area. However, when viewed as a whole, there will be a slight enhancement generated to this Character Area's character and appearance, by virtue of the wider benefits outlined above.

8.87 Ultimately, improved connectivity and increased footfall arising from the new Development will allow more people to better experience the Northern City Character Area and appreciate its special architectural and historic character and appearance. The block massing and distribution of development has been designed to reinstate urban grain / built form and historic connectivity between St Augustine's Street and Magdalen Street (Botolph Street) and from Edward Street to St Crispins Way (George Street). This will serve to enhance Identified positive frontages. The scheme has been carefully designed to appear as an improved form in views towards Anglia Square and Cathedral. The replacement of the multi-storey car park, cinema building and Magdalen Street frontage with buildings of superior design and townscape quality will serve to improve negative westerly views identified from Cowgate. Finally, the public realm associated with the Development borders onto the Character Area and will be greatly improved along with open spaces, street furniture, provision of trees and biodiversity.

Colegate Character Area

8.88 Relevant Views considered— 19, 27-35, 38

8.89 The Character Area lies a short distance to the south

of the Site and is virtually adjacent in the vicinity of Magdalen Street, separated only by the width of St Crispins Road. The latter is raised up at this point and its flyover forms a highly intrusive visual barrier in spite of its thinness. While there are some areas of direct intervisibility between the Site and this Character Area, however, it should also be noted that the majority of the Character Area has a strongly contrasting and inward-looking form, particularly around Colegate itself. Accordingly, while the Development will result in a significant change to the wider setting of the Character Area, it will principally be appreciable from the northernmost parts of St George's Street and Calvert Street (as evidenced by the limited visibility in views 27 and 28), Golden Dog Lane, and Magdalen Street (particularly further north, where there are more direct views). The Colgate Character Area has a high concentration of statutorily and locally listed buildings, including many of exceptional interest. The historic street network also retains a high degree of integrity and therefore the significance of the Character Area in the national context is high.

8.90 The Call-In Scheme was found to have a neutral effect on this character area, on balance. The Proposed Development, by contrast, removes a degree of intervisibility through the removal of the tower element, while continuing to remove some intrusive elements and replacing them with more characterful and characteristic built form.

8.91 The removal of harmful built elements such as the cinema and Gildengate House, for example, will have a notably beneficial effect on the upper stretches of Magdalen Street within the Character Area, as well as upon Golden Dog Lane, where Gildengate House is prominent. The design as a whole is of a high quality, and in its materiality, detailing and disposition of built form, is arranged in order to relieve wider setting of the asset as far as possible, and will reinforce lost townscape elements, such as Stump Cross. In terms of its beneficial impact the development will reinstate the urban grain and built form as well as the historic and visual connectivity of St Georges Street all the way to Botolph Street. This will have a decisively positive effect on the Character Area in terms of pedestrian movement and townscape. The new elements of the development visible within the environs of St George's Street follow the gentle arc of

the road in hierarchical steps which will reinforce the historic townscape and help to draw the eye north towards Anglia Square and the environs beyond St Crispins Road. The latter presently truncates / terminates the connection with the northern part of the conservation area but which forms part of the medieval city. Consequently the legibility and appreciation of Norwich's considerable importance during the late medieval period would be enhanced.

- 8.92 The Development will also result in a moderate change to the setting of the Magdalen Street quarter of the Character Area. This is considered to have a beneficial impact due to the removal or improvement of buildings that have a markedly negative impact on its setting. Of particular note is the cinema building and adjoining buildings along Magdalen Street (Nos. 84-98), which are to be demolished. There will also be some enhancement due to the proposed improvements to Gildengate House which is to be re-modelled and externally re-faced. This will serve to improve the identified negative vista north along Magdalen Street and reinforce its largely uninterrupted positive frontages.
- 8.93 More generally improved connectivity and increased footfall arising from the new Development will allow more people to better experience the Colegate Character Area and appreciate its special architectural and historic character and appearance. Ultimately, this Character Area (and its listed buildings, as outlined elsewhere) will experience a degree of enhancement. This would be modest in its overall extent, given that much of the Character Area would be unaltered by the development given restricted intervisibility, but would still be notable in some parts of the Character Area.

Northern Riverside Character Area

- 8.94 Relevant Views considered— 18-21
- 8.95 The Character Area follows the sinuous course of the River Wensum through this part of the Conservation Area with the densely built up Colegate Area serving as a buffer between this part of the heritage asset and the Site. Inter-visibility is considerably restricted by built form as well as distance. The exclusion of any element over eight storeys accordingly ensures that any intervisibility between this Character Area and the Proposed Development is extremely limited. The four views provided within the Visual Impact Assessment that fall within or adjacent to this Character Area capture largely glimpsed, distant views of the Proposed Development (if it is visible at all), wherein it appears as a secondary feature.
- 8.96 Where it is visible, the proposed development would not increase the overall perception of scale associated with Anglia Square, and it would continue to be read as a very separate element in the townscape, a feature that sits away from the Character Area, and does not intrude upon appreciations of its character.
- 8.97 More generally improved connectivity and increased footfall arising from the new Development will allow more people to better experience the Northern Riverside Character Area and appreciate its special architectural and historic character and appearance, but not in such a way as to materially impact its Character and Appearance.
- 8.98 The Development will preserve the character and appearance of this Character Area.

Summary of Impact on the Conservation Area as a whole

- 8.99 It has been found that there are no Conservation Area Character Areas where a harmful effect would be experienced overall, and indeed, where any effect other than a neutral one arises, it has been found to be beneficial. It is therefore concluded, using an approach wholly consistent with the Call-In Scheme decision, that the Proposed Development would result in an enhancement to the Character and Appearance of the Conservation Area as a whole.

- 8.100 This enhancement would, in terms of the Conservation Area as a whole, be relatively modest in its overall extent, as it would be largely experienced in relation to a small part of the overall Conservation Area, and would not have a material impact upon some of the core parts of the Area, including the Civic, Elm Hill and Maddermarket, and Cathedral Close areas. Some wider views have been identified which include Anglia Square, including longer views across the Area from the higher ground east of the City Centre. again, however, the scheme has been found to be marginally beneficial in relation to the effect on the Area's overall appearance and in appreciations of its Important Landmarks. It is therefore concluded that the Proposed Development would lead to a Low magnitude of change overall (given the scale of the Conservation Area as a whole), and a **Minor Beneficial** residual effect upon its significance.

8 | Assessment of Operational Heritage and Townscape Effects

Operational Effects on Built Heritage Receptors: Asset Groups (Grade II and Locally Listed Buildings)

Anglia Square

- 8.101 The heritage assets not assessed elsewhere within the Anglia Square group are all on Magdalen Street, and are therefore appreciated at present in relation to the Magdalen Street frontage of Anglia Square.
- 8.102 The retention of supermarket building in the northwest corner reduces the degree of immediate change to the setting of the heritage assets within this group. Overall, there would be numerous benefits, in heritage terms. The reintroduction of Stump Cross (a historic feature lost during the Anglia Square development) would more cohesively link the Site with this character area, and also provide a better experience of moving around the buildings from an historic perspective. Improved scale and quality of built form to Magdalen Street would also be achieved through the removal of Hollywood Cinema and Podium.
- 8.103 The assets would continue to be appreciated as part of the historic route of Magdalen Street, and in relation to one another, but be less directly subject to visual competitive and intrusion from Anglia Square, and benefit from a considerably improved immediate setting in visual terms.
- 8.104 Accordingly, it is concluded that there will be a **medium Magnitude of Change** overall, and a **Moderate Beneficial effect**.

Northern City

- 8.105 The listed buildings and locally listed buildings captured within this group sit along St Augustine's Street (with the exception of 2-12 Gildengate, which is slightly set back from the street itself, and sits closest to Pitt Street), and are therefore appreciated in the context of views south towards Anglia Square along St Augustine's Street.
- 8.106 2-12 Gildengate experiences a more direct effect than other assets, as is captured by views 23 and 24. This asset would experience a slightly harmful effect upon significance through the introduction of additional urbanity into one's appreciation of this space. While Sovereign House is visible above the roof of this asset, the Proposed Development, moving built form closer to the asset, would increase the scale and visibility of built form above its roof, competing with the asset. Similarly, the increased scale of built form would also cause some harm in views along St Augustine's Street (assets at the south end only).
- 8.107 However, there are several heritage benefits balancing against this. One primary enhancement is the reinstatement of historic routes, in terms of experiences of moving around the assets in relation to the historic street network and the cohesiveness of the Site within the wider area. Furthermore, due to its high-quality design, the Proposed Development is considered to provide enhancements in terms of visual quality, and in longer views, Anglia Square will be less prominent, and there will be some enhancement to setting accordingly.
- 8.108 On balance, therefore, it is concluded that there will be a **low Magnitude of Change** overall to the setting of this group, and a **Minor Beneficial effect** on the grouped significance of the assets.

Colegate

- 8.109 The Proposed Development is considered to have a variable effect upon this grouping, based on distance from the Site. Some assets are almost entirely, or very largely, obscured from the Proposed Development (for example buildings on Colegate), whereas others, namely Doughty's Hospital, have more immediate intervisibility.
- 8.110 The Proposed Development is considered to cause minor harm to the setting of Doughty's Hospital: despite the fact that it will remove Gildengate House, a detracting feature, the Proposed Development will increase the urbanity of this modestly-scaled building's setting. Elsewhere, however, the effect of the Proposed Development is considered to be positive, particularly with regards to heritage assets on Magdalen Street through the demolition of the Anglia Square complex, a detracting feature.
- 8.111 Accordingly, it is concluded that there will be a **low Magnitude of Change** overall, and a **Minor Beneficial effect**.

Assessment of Effects on Townscape Receptors

8.112 Having carefully considered the outcomes of the visual impact assessment (see Section 9), it has been concluded that in relation to some identified Character Areas, the degree of intervisibility and experiential interconnectivity with the Proposed Development is so low that the effect on their townscape character would be nil. This conclusion has been reached in relation to the following Character Areas:

- Elm Hill and Maddermarket: Almost all views within this Character Area were agreed could be excluded from further assessment through discussions with NCC and HE. This finding reflects the finding of the ZVI, which shows that the scheme is of such a scale that intervening built form screens it from view. It is also physically separated by some distance, and by changing intervening character, such that the scheme would not impact materially upon experiences of townscape character. A **Nil effect** on townscape character is therefore concluded.
- Civic: This TCA sits some distance from the site, and is disconnected from it in experiential terms by the presence of a significant quantity of other townscape characters. There are some views of the Site from this character area, but only from the elevated parts of Norwich Castle. In these views, the scheme appears as a background element, and is not sufficiently interactive with townscape experiences as a whole to impact upon townscape character. Accordingly, it is concluded that there would be a **nil effect** on this TCA's townscape character.
- Cathedral Close: It has been agreed with NCC and HE that all views from within the Cathedral Close could be scoped out from this assessment, and the ZVI that has been undertaken in relation to this scheme has proven that intervisibility between this Character Area and the site is essentially non-existent. View 60 has been retained, but demonstrates that even at a distance, when one is sufficiently detached from the built form with the TCA to gain the potential for a view of the site, it is concealed from view by other interstitial built form and tree planting. Accordingly, it is concluded that a **nil effect** on Townscape Character will take place here.

Low Density Residential Character Area

- 8.113 This area is judged to be of medium sensitivity, owing to the mostly consistent low rise terraced and semi-detached residential character and concentration of Grade-II listed buildings and conservation areas. The townscape is generally of good quality, but in some areas the public realm appears less well considered and there are some detracting sites located within this area.
- 8.114 The homogeneous streetscape layout, larger meandering streets connecting from the north and south into Norwich crossed perpendicularly by the orderly terraced and semi-detached housing, has a high influence on the character of the area. The feel is somewhat suburban in this area, the viewer gathering a greater sense of the close location to the urban centre of Norwich City as they move south.
- 8.115 The gentle declining slope towards the urban centre and sweeping streets contribute to a gradual awareness of the urban centre, as it comes into view.

Assessment of Likely Effect of the Proposed Development

- 8.116 The proposed development will be only partially read as a background feature in some locations, see AVR cross reference below. Overall, it has been judged that the magnitude of change that would be experienced from within this Character Area as a result of the Proposed Development would likely to be low. This has been determined based on the low level of intervisibility that would be experienced, either from the Site or within the character area, resulting in a low level of perceived change to the townscape receptor.
- 8.117 Although experienced as a distant element, the Proposed Development will make a positive contribution to the backdrop of the Low Density Residential Character Area when viewed within the urban landscape, given its enhancement in visual amenity terms of a location that currently has an adverse affect on townscape quality. It has been judged that there would be a low magnitude of change, and a **Minor Beneficial** residual effect.

AVR Cross Reference

- 8.118 Views 1-6, 11, 14 and 37

Northern City Character Area

- 8.119 Considering the reasonable concentration of heritage receptors, the surviving historical streetscape and varied quality of townscape and public realm which is distinctive of this area, this townscape receptor is judged to be of medium sensitivity.
- 8.120 Located within close proximity and to the north of the Site, parts of the area has experienced similar redevelopment following the destruction experienced during World War II as the Site. Although the level of redevelopment was significantly less within the area, this layer of history is evident within the varied built elements and road network found here.

Assessment of Likely Effect of the Proposed Development

- 8.121 The likely magnitude of change to be experienced through the Proposed Development is judged to be medium, altering the backdrop of this townscape receptor in certain views, such as those shown in viewpoints 11 and 12. This change in itself is considered to be beneficial through the replacement of visible negative features which a higher level of architectural quality and improved connections from this area as the viewer proceeds south towards the City centre.
- 8.122 Further to this, the Proposed Development will enhance existing views out of this area and the appreciation of historical Norwich landmarks. Considering these positive contributions and wider benefits expected to be delivered through the Proposed Development, but also having regard to the fact that its effect would not be significant given the scale of the proposed development, it is considered that there would be a medium magnitude of change, and a **Minor Beneficial** residual effect.

AVR Cross Reference

- 8.123 Views 12-15, 23 and 24.

Anglia Square Character Area

- 8.124 In its existing state, the Anglia Square Character Area is considered by NCC to be of low significance and is therefore not sensitive to change. In fact, Sovereign House has been identified as a negative landmark and many negative features within the area by NCC in the Norwich City Centre Conservation Area Appraisal. Additionally, as stated in Norwich City Council's Conservation Area Appraisal there is a low concentration of historic buildings, as well as a low presence of features from historical periods, presenting a low quality of townscape fabric. The area distinguished includes the Anglia Square Shopping Centre, St Crispin's Road and adjacent industrial units and is, therefore, predominantly twentieth century commercial developments, industrial units and surface car parking.

Assessment of Likely Effect of the Proposed Development

- 8.125 The majority of the Anglia Square Character Area is made up of the Site, therefore the magnitude of change will be high. The area is expected to see great transformation through the redevelopment of the Site. The Proposed Development has been thoroughly consulted on, both with NCC and HE, and seeks to establish a higher quality of architecture, streetscape and return the Site back to its optimal viable use. As noted in the Anglia Square Policy Guidance Note (2017), a policy guidance note adopted by Norwich City Council (NCC) and prepared with the assistance of Weston Homes and Columbia Threadneedle, the Note outlines the Council's desire to deliver a viable and deliverable form of comprehensive development on the Site with the aim to stimulate the regeneration of the wider northern city area, which the Proposed Development has been heavily guided by and complies with. The design is well considered and introduces variety in materials and massing, enhancing the Site itself and the experience of the surrounding area and elements; it also represents a clear improvement above and beyond the previous scheme, which was regarded to have a positive overall effect on the townscape character of this Area. Views out of this character area will be particularly enhanced, for instance through the creation of new views towards St Augustine's Church and Anglia the Anglican Cathedral, with the viewer experiencing an enhanced experienced in legibility and aesthetic

quality terms. The better quality and increase in active frontage to the boundary elevations of the Site will have a beneficial impact on the surrounding and connecting streetscape, introducing a higher level of activity and improving the overall aesthetics of the area.

- 8.126 Considering all of the above, it is considered that there would be high magnitude of change, and a **Moderate Beneficial** residual effect on townscape character.

AVR Cross Reference

- 8.127 See all views wherein the proposed development is visible.

Colegate Character Area

- 8.128 There is much surviving historical fabric which is well preserved and maintained within the area. Although there are some negative or non-contributing features identified within the area, as a whole this is an area of high quality townscape with a high concentration of designated heritage assets, leading to a judgement of high sensitivity.
- 8.129 Of particular note is Colegate Street, central to the character area and where the area has inherited its name, which is an area of tight urban grain, surviving from the historical development here. Four main building types characterise the area; ecclesiastical, industrial, Merchants Houses and formal Georgian town houses. Any identified negative features are identified to the north, where the area leads into the Anglia Square Character Area.

Assessment of Likely Effect of the Proposed Development in Isolation

- 8.130 The Proposed Development will be visible at some points within the identified Character Area, but at its proposed form, would be concealed from a good portion of it, leading to the conclusion that the scheme will result in a low magnitude of change overall.
- 8.131 Where the Proposed Development will be experienced it will sit comfortably within the existing established townscape. The high-quality architectural form of the Proposed Development is viewed to make a positive contribution to this townscape receptor and how it is experienced. Considering on balance the perceived harm the Proposed Development is felt to have on some designated heritage assets through the change to settings this will cause, identified within the Built Heritage Assessment (Appendix 7.1), with the high quality townscape and visual enhancement would result in a **moderate beneficial effect**.

Contribution of the Proposed Development to a Cumulative Effect

- 8.132 Following assessment of cumulative development, where visible and relevant, it is evident that St Mary's Works and St Crispin's House will impart change to the area's character as they are mostly located within the identified area and will be experienced in conjunction with the Proposed Development, in particular from along Colegate, resulting in a moderate-beneficial cumulative effect.

AVR Cross Reference

- 8.133 Views 26, 29, 30, 36, 37, 38, 39, 40, 41, 42, 44 and 46.

Northern Riverside Character Area

- 8.134 There are some high quality elements and a reasonable concentration of designated heritage assets within this identified Character Area. However, there are many non-contributing elements and some negative features, such as the high level of surface car parking to the west, resulting in a level of medium sensitivity.
- 8.135 Within this townscape receptor runs the River Wensum, which enables the viewer to appreciate the riverside character of Norwich and it's many crossings. As well as retaining some interesting historical features, this area has experienced much development in more modern times. Some of these newer developments are of good quality architecture, but some elements which have not been quite as sympathetic to the area's character.

Assessment of Likely Effect of the Proposed Development

- 8.136 There would be very limited interaction with the Proposed Development site in terms of townscape character. Where the scheme would be visible, in longer, narrow, framed views (for example along the southernmost part of Magdalen Street north of the river, as captured in view 19), it would lead to the replacement of poor quality, distant townscape features, such as the cinema, with a development with a more recessive quality. The effect would be to create less competition, in these views, with closer-to buildings of quality being re-emphasised.
- 8.137 Ultimately, where it is visible, the scheme will generate an enhancement to townscape character, but at a low magnitude of change. A **Minor Beneficial** effect on townscape character will arise.

AVR Cross Reference

- 8.138 Views, 19-21

8 | Assessment of Operational Heritage and Townscape Effects

Assessment of Cumulative Effects

- 8.139 It is our conclusion that of the 8 cumulative schemes agreed for consideration with NCC (see para 4.43 of this report), all but the 2 at St Crispin's House are sufficiently distant from the Site to not cause a particular impact upon it.
- 8.140 St Crispin's House is immediately southwest of the Site, and is in the process of being converted into student accommodation (with some external alterations). However, given the fact that works are currently underway, with scaffolding and hoarding in place, the 2 cumulative schemes at St Crispin's House are appreciated as an existing baseline condition, not a cumulative impact.
- 8.141 Of the 8 cumulative schemes identified as relevant by NCC, 6 are located within Norwich City Centre Conservation Area (Barrack Street Development Site, Barrack Street Norwich; St Anne's Wharf, King Street Norwich; Car Park Rear of Premier Travel Inn Duke Street Norwich; Mary Chapman Court Norwich; and St Crispin's House Duke Street Norwich). Applications 3 and 4 (Land North of Carrow Quay, Kerrison Road, Norwich) are not located within a Conservation Area. However, given the size of Norwich City Centre CA and degree of separation between the developments, and their locational spread between multiple separate character areas - they are all appreciated separately and the magnitude of change to the Conservation Area is low as a whole.

Section 9

Assessment of Operational Visual Effects.

9 | Assessment of Operational Visual Effects

Assessment of Effects on Visual Receptors

View Location and Assessment Methodology

- 9.1 During the pre-application process, the selection of viewpoints to assess the potential visual effects of the proposed development was extensively discussed and reviewed with NCC and Historic England, and the final agreed selection of 40 viewpoints are presented in the accompanying maps (see figure 9.1).
- 9.2 Each viewpoint is accompanied by two images:
 - Existing - a photograph of the existing context; and
 - Proposed - either a verified wireline or a verified render prepared by Cityscape Digital, which demonstrates the visual change experienced through the Proposed Development. In the wireline views, portions outlined in blue form part of the outline application, while those outlined in red form part of the detailed application.
- 9.3 The following visual assessment should be read alongside the accompanying Design and Access Statement by Broadway Malyan Architects, which provides further information about the proposed architectural detailing.
- 9.4 The written assessments of each view considers the following, in line with the Guidelines for Landscape and Visual Impact Assessments (GLVIA3, Landscape Institute, 2013):
 - i. Sensitivity of the view: taking into account both the townscape value of the view and the susceptibility of people experiencing it. This will be assessed as high, medium, low or very low;
 - ii. Magnitude of change: an assessment of the magnitude of change in the view, assessed as high, medium, low or negligible (negligible meaning a minimal amount of change); and
 - iii. Potential effect: a combined assessment of the sensitivity of the view and the magnitude of change, giving rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely resultant effect is 'beneficial', 'adverse' or 'neutral' in nature. This will be assessed as per Table 1.

- 9.5 Beneficial townscape and visual effects occur when the Proposed Development would give rise to an improvement in townscape or view quality and the visual amenity of the viewer.
- 9.6 Adverse townscape and visual effects occur when the Proposed Development would give rise to deterioration in townscape or view quality and the visual amenity of the viewer.
- 9.7 Where a fine balance occurs in the qualitative assessment, it is explained in the narrative of the relevant assessment and will be described as a 'neutral effect'. 'Neutral' is considered the centre point of the nine-point scale, as change can be considered adverse or beneficial on balance. This assessment is on occasion adopted where change or impact to the asset is identified but other benefit also delivered through the Proposed Development. The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader.
- 9.8 Qualitative beneficial and adverse findings are not applied to significance classifications that are found to be negligible or to represent no change.

Sensitivity of Receptor	Magnitude of Change			
	High	Medium	Low	Negligible
High	Major Beneficial/Adverse	Major Beneficial/Adverse	Moderate Beneficial/Adverse	Minor Beneficial/Adverse
Medium	Major Beneficial/Adverse	Moderate Beneficial/Adverse	Minor Beneficial/Adverse	Negligible
Low	Moderate Beneficial/Adverse	Minor Beneficial/Adverse	Minor Beneficial/Adverse	Negligible
Very low	Minor Beneficial/Adverse	Negligible	Negligible	Negligible

Table 1: Assessment Table for the Townscape and Visual Effects

9 | Assessment of Operational Visual Effects

The 40 viewpoints are as follows:

View 1 - Constitution Hill (Sewell Park College entrance opposite Ash Grove) (verified wireline)

View 2 - Junction of Constitution Hill/Denmark Road/ St Clement's Hill (verified wireline)

View 3 - Angel Road (next to school entrances) (verified render)

View 4 - Junction of Heath Road/Shipstone Road (verified wireline)

View 5 - Junction of Magdalen Road/Sprowston Road (verified wireline)

View 6 - Mousehold Avenue (northeast corner of allotments) (verified render)

View 7 - Mottram Monument, St James' Hill (verified render)

View 8 - Kett's Heights (Armada Beacon) (verified render)

View 9 - Kett's Hill (verified render)

View 10 - Castle Rampart (verified wireline and AVR2)

View 11 - Aylsham Road (verified render)

View 12 - Junction of St Augustine's Street/Magpie Road (position immediately south of traffic signal on west footpath) (verified render)

View 13 - Junction of St Augustine's Street/Sussex Street (verified wireline and AVR2)

View 14 - Magpie Road (short distance east of St Augustine St junction) looking south with City Wall section in foreground (verified wireline)

View 15 - Junction of Edward Street/Magpie Road (east side Edward Street) (verified render)

View 16 - Outside St James Church (Puppet Theatre), Barrack Street (verified render)

View 17 - Tombland (west of Edith Cavell statue) (verified wireline and AVR2)

View 18 - Junction of Wensum Street/Elm Hill (east side Wensum Street) (verified wireline)

View 19 - Magdalen Street, south of St Clement's Church (verified wireline)

View 20 - Junction of Oak Street/St Martin's Lane (verified wireline)

View 21 - Junction of St Crispin's Road/Oak Street (verified wireline)

View 22 - Entrance to Quaker Burial Ground, Chatham Street (verified wireline)

View 23 - Seating area in north west corner of St Augustine's (verified render)

View 24 - In front of St Augustine's Church porch (verified wireline and AVR2)

View 25 - Outside 107 Magdalen Street (verified render)

View 26 - Junction of Cowgate/Bull Close (verified render)

View 27 - St George's Street, outside St George's Church (verified wireline)

View 28 - Calvert Street, opposite 'Pope's Buildings' (verified wireline and AVR2)

View 29 - Outside 25 Magdalen Street (Looses Emporium) (verified render)

View 30 - Outside 39 Magdalen Street (verified render)

View 31 - Corner of 59 Magdalen Street (verified render)

View 32 - Doughty's Hospital courtyard (south end) (verified wireline and AVR2)

View 33 - Junction St George's Street/St Crispin's (verified wireline)

View 34 - Junction of St Mary's Plain/Duke Street (on Duke Street footway, south side of St Mary's Plain) (verified wireline)

View 35 - Southeast corner of Duke Street/St Crispin's/ Pitt Street Roundabout (verified wireline)

View 36 - Waterloo Park, southeast of Waterloo Park Cafe (verified wireline)

View 37 - Aylsham Road, additional view (verified render)

View 38 - Rosemary Lane (verified wireline)

View 39 - Norwich Castle (verified render)

View 40 - Cathedral Meadow (verified wireline)

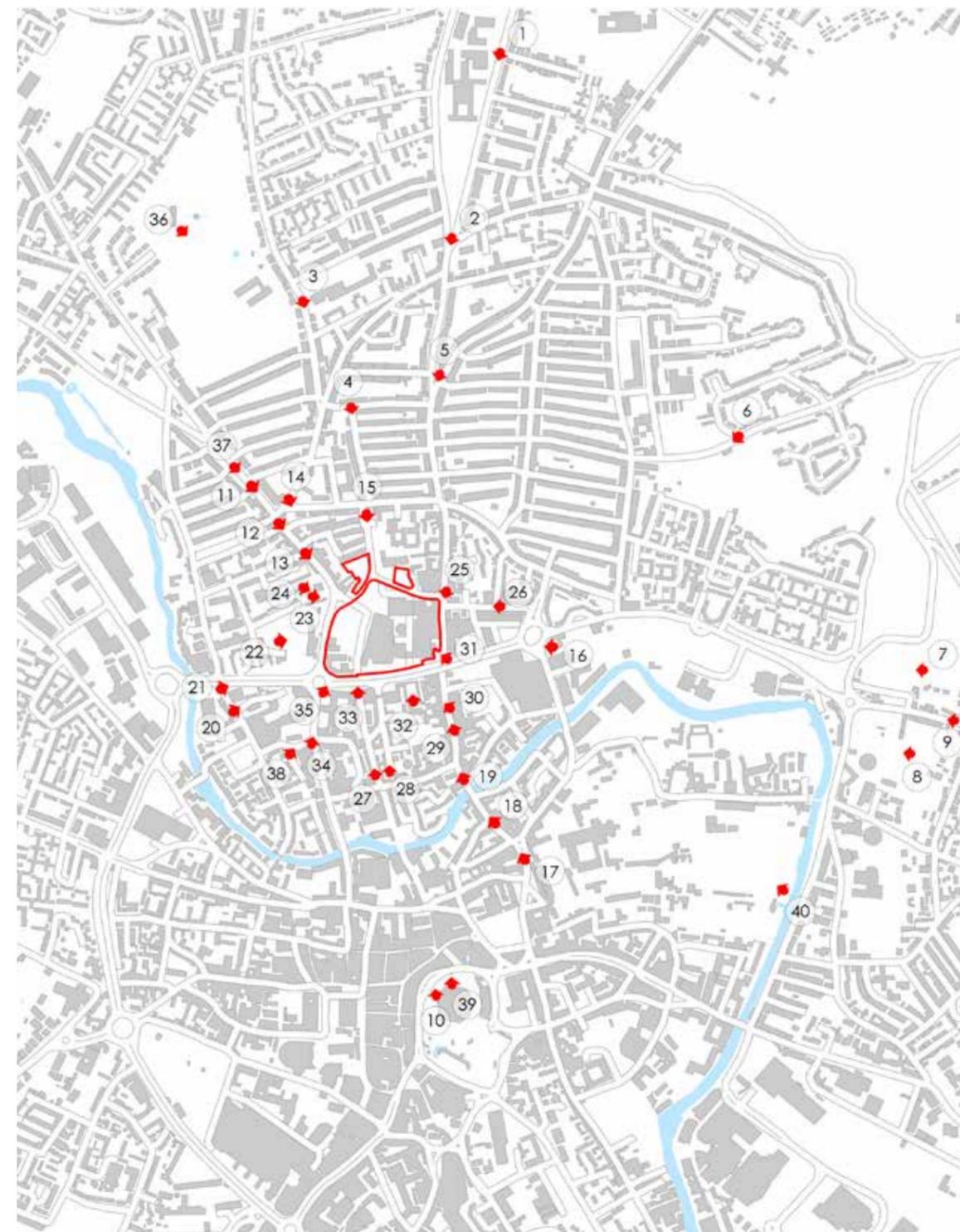


Figure 9.1 Map showing views 1-40. Site location outlined in red

9 | Assessment of Operational Visual Effects

View 1: Constitution Hill (Sewell Park College entrance opposite Ash Grove)



Existing



Proposed

Existing

Looking south along Constitution Hill and standing east of the Sewell Park Academy, this view shows a direct route leading into Norwich City Centre from the north. Constitution Hill is a narrow access route with a dominant character of mid-nineteenth century villas, set back from the main road, and some mature trees appearing on the right of the view from Sewell Park, contributing to the suburban local feel.

Sensitivity/Susceptibility

This view, located within the Sewell Conservation Area, is so highly screened on either side of Constitution Hill by thick vegetation that the road is the dominant element, which is not so visually pleasing. The only other designated heritage asset visible in this view is the roof of the grade II listed Chaumiere De L'Etoile in the background of this view. This view is considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed

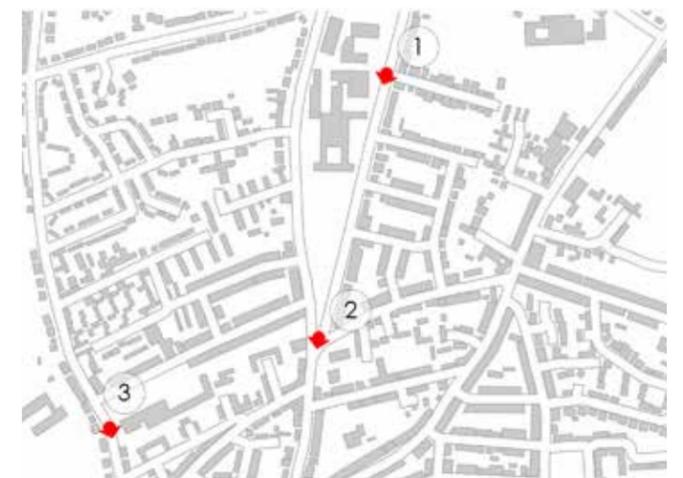
The verified wireline illustrates that the scheme would be concealed from view from this location, even in the winter months.

Magnitude of Change

Nil

Residual Effect

Nil



9 | Assessment of Operational Visual Effects

View 2: Junction of Constitution Hill/Denmark Road/St Clement's Hill



Existing

Existing

Continuing south from View 1 and standing south of Sewell Park where St Clement's Hill, Constitution Hill and Denmark Road funnel onto Magdalen Road, the character diversifies into a greater mix of uses, with civic and commercial properties coming into view, creating a mostly suburban high street character. This view is taken at the southern edge of Sewell Conservation Area, looking out.

Sensitivity/Susceptibility

The buildings visible in this view are not of particularly high aesthetic quality and there is little vegetation, except for the tree planting around Christ Church (left), resulting in a hard public realm of concrete slab paving and tarmac, judged to be of low townscape

quality. Even on considering the location within Sewell Conservation Area and the partial visibility of the grade II listed Christ Church through mature trees, which have shed their foliage in this early spring photo, this view is judged to be of **low sensitivity** and **low susceptibility**.



Proposed

Proposed

The verified wireline illustrates that the scheme will be almost entirely concealed from view from this viewpoint, with the suggestion only that some roofline would be marginally visible beyond the existing built form. It is highly unlikely that the viewer would be able, in real terms, to pick up on this visible form, given that it would appear as part of a mixed townscape, at a significant distance from the viewer. Accordingly, it is our view that no material change would take place to one's appreciation of the view, which will remain focused on the immediate streetscape.

Magnitude of Change

Negligible.

Residual Effect

Negligible.



View 3: Angel Road (next to school entrances)



Existing



Proposed

Existing

At this point along Angel Road this view is taken where access is obtained to Angel Road Junior School, on the left, and Angel Road Infant School, to the right, and looks south towards an area of mainly residential properties, a mix of semi-detached housing and apartment blocks of redbrick and render. Sovereign House of Anglia Square is just visible in the distance of this view, appearing partially above the housing along here.

Sensitivity/Susceptibility

The townscape within this view is of low architectural and visual quality and is not located within a conservation area, nor are there any designated heritage assets visible from here, leading to a judgement of **low sensitivity** and **low susceptibility**.

Proposed

The Proposed Development would appear as a background element, beyond the framing fore- and mid-ground townscape of Angel Road. Given that the baseline condition involves some appreciation of larger urban form beyond this immediate streetscape, there would not be a fundamental change in one's appreciation of the relationship between the viewer's immediate suburban surroundings, and the City beyond. However, the scheme would sit more comfortably into the background than the current position, and the removal of the water tower of Sovereign House would represent a clear improvement, when compared to the pleasing jumble of forms that would appear following development.

Magnitude of Change

Low

Residual Effect

Negligible.



9 | Assessment of Operational Visual Effects

View 4: Junction of Heath Road/Shipstone Road



Existing



Proposed

Existing

Heath Road is a residential street of mostly low-density redbrick terraced housing and low building lines, with little vegetation. At the point where Shipstone Road turns into Heath Road, the car park building of Anglia Square is partially visible in the background (central in this view).

Sensitivity/Susceptibility

This view has a uniform townscape character but is of low aesthetic quality, with little architectural detail. In addition to this, there are no designated heritage assets visible within this view, leading to a judgement of **low sensitivity and low susceptibility**.

Proposed

The proposed development will appear at the end of the framed view along Heath Road, appearing above and beyond existing built form. The form of the scheme as viewed here will be varied, given interest by the pair of gabled roofs which stand as the highest visible element of the scheme. The proposed development will add interest and architectural quality to the background of this view, drawing the eye, and providing a feature of quality and interest to terminate the long view.

Magnitude of Change

Medium

Residual Effect

Minor-beneficial.



View 5: Junction of Magdalen Road/Sprowston Road



Existing



Proposed

Existing

Looking south along Sprowston Road where Magdalen Road merges from the right and standing south of the assisted living residence of Point House, the car park building located north of the Site is just discernible within the background and experienced very much as part of the distant townscape. The low-density mix of residential and commercial properties are of a variety of brick and painted render, which are all of undistinguished architectural quality.

Sensitivity/Susceptibility

This is a view of limited townscape quality, with few features of significant contribution. Considering this and in the absence of any designated heritage assets, it is therefore judged to be of **low sensitivity** and **low susceptibility**.

Proposed

The proposed development is marginally visible within this view, appearing as a background feature, above the rooftops of background buildings further down Magdalen Street. The visible elements of the scheme are largely at rooftop level, and read as pitches against the skyline, behind existing chimney lines. The predominant effect is one of adding texture to the background of the view. This is a location where, as elsewhere north of the site, the more urban forms of the City are perceptible beyond the nineteenth century suburbs of the City's northern fringes; here, the proposed development would appear as part of that changing experience as one looks south.

Magnitude of Change

Low

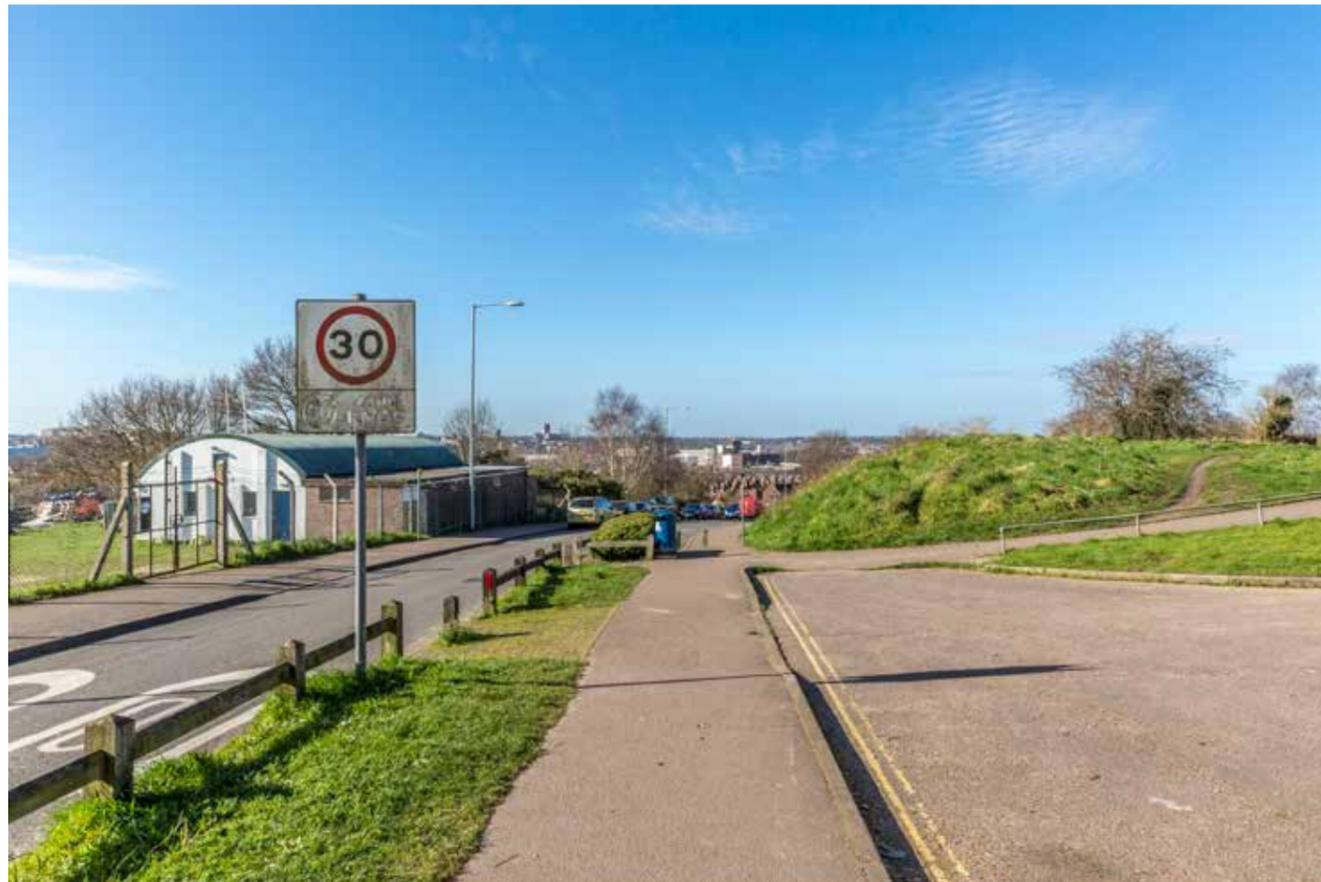
Residual Effect

Negligible.



9 | Assessment of Operational Visual Effects

View 6: Mousehold Avenue (northeast corner of allotments)



Existing



Proposed

Existing

Approaching Norwich from the north-east along Mousehold Avenue, the Site is just visible within the central background of this view, forming part of the expanse of urban landscape that comes into focus. At this location, the environment is tangibly suburban, with sparse housing and much green open space, contributing to its detachment from the urban city environment.

Sensitivity/Susceptibility

Although this view is a vantage point from which to appreciate the wider skyline of Norwich City Centre, the immediate environment is of low townscape quality. The appearance of the public realm and landscaping are a result of vehicular circulation rather than a primary design consideration. The garage element and wire fencing to the left are detracting features and few designated heritage assets are discernible within this view, leading to a judgement of **medium sensitivity and medium susceptibility**.

Proposed

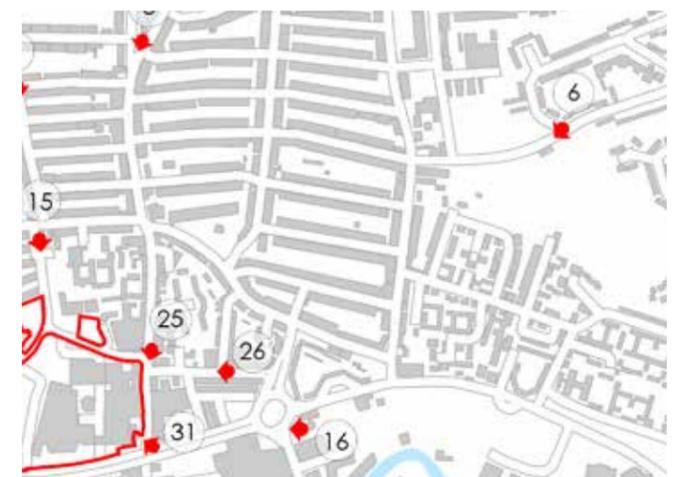
The proposed development will sit comfortably and clearly below the skyline within this view, and will always be set well away from the visible Landmark elements, particularly the Roman Catholic Cathedral. A varied approach to built form and materiality will be appreciable within the view, with the mix of gabled and flat roofed forms preventing relentless of form, but also avoiding creating a distractingly 'busy' appearance to the scheme. Instead, the scheme will be appreciated as part of the town- and roof-scape of Norwich-over-the-Water, a varied urban form which has a reduced overall prominence against the existing position, wherein Sovereign House and Car Park catch the eye. Architecturally, the scheme will present an improvement against the current baseline, introducing a higher quality of architecture, and a more contextual form of development.

Magnitude of Change

Medium

Residual Effect

Moderate-beneficial.



View 7: Mottram Monument, St James' Hill



Existing



Proposed

Existing

Standing at the top of St James' Hill, the higher topography level provides the viewer with a vantage point for observing the skyline of Norwich. The Site is visible within the wider urban context in the central background of this view. Particularly striking elements visible within this view are Norwich Cathedral, City Hall Clock Tower, The Church of St Giles and the Roman Catholic Cathedral of St John the Baptist, which punctuate the Norwich skyline (and are some of the city's primary landmarks). The dominant character of St James' Hill, which is utilised locally as a recreational space for walking, is of green rugged landscaping.

Sensitivity/Susceptibility

The skyline of Norwich is read well from here, particularly under clear weather conditions, and St James' Hill is a pleasant green space of varied planting and woodland which is considered to be of good quality. Although there are no designated heritage assets within the immediate vicinity, the profiles of significant principal historic landmarks are identifiable elements within the wider backdrop. Considering all elements, this view is judged to be of **high sensitivity and high susceptibility**.

Proposed

The proposed development will sit comfortably and clearly below the skyline within this view, and will always be set well away from the visible Landmark elements, which are clustered to the right-hand side of the view. The proposed development is appreciated here as a varied form in terms of both

materiality and roof form, with flat and pitched roofs visible. Those roofs on the right hand side pleasingly reflect the rows of long pitched roof terraces further north, allowing the development to sit comfortably into the visual background of what is primarily a view wherein the viewer appreciates the interaction of landmark features. Architecturally, the scheme will present an improvement against the current baseline, introducing a higher quality of architecture, and a more contextual form of development, appearing more discreet and comfortable in its place than the existing position.

Magnitude of Change

Medium

Residual Effect

Major-beneficial.



9 | Assessment of Operational Visual Effects

View 8: Kett's Heights (Armada Beacon)



Existing

Existing

Looking towards the Site and Norwich City Centre from Kett's Heights, the Site is just visible beyond the substantial planting in the middle-ground and is experienced as part of the background from this locally established viewpoint, where the higher level in the landscape results in a vantage point to view Norwich City from. Also visible in the background from here (in the left of the view) are Norwich Cathedral, the Roman Catholic Cathedral of St John the Baptist, City Hall Clock Tower and Winchester Tower.

Sensitivity/Susceptibility

This viewpoint would be accessed by those exploring the woodland walk of Kett's Heights or those aware of this established viewing location of Norwich City. There are designated heritage assets identifiable from here, forming part of the wider urban background.

These would not be visible in conjunction with the Site as the high level of vegetation separates them in this view. Overall, this view is considered to be of **high sensitivity and high susceptibility**.

Proposed

Within this view the Proposed Development will appear as a new element to the north of Norwich City and will be just visible beyond the existing vegetation of Kett's Heights. The development will broadly be visible in the winter months only, with summer foliage largely obscuring it. The Development would be viewed as a clearly separate element to that of the important Norwich landmarks which can be appreciated from this established viewpoint location, but also positively contribute to the reading of the urban landscape by forming part of the contrasting townscape of Norwich-over-the-Water.



Proposed

Magnitude of Change

Medium

Residual Effect

Major Beneficial



View 9: Kett's Hill



Existing



Proposed

Existing

This area of Norwich is predominantly residential, consisting mostly of suburban housing layouts with intermittent green space, as found at St James' Hill and Kett's Heights. The housing at this point along Kett's Hill, when approaching Norwich from the east, has a uniform height and follows the declining gradient in the increasingly dense urban environment. The Site is just visible within the background of this view.

Sensitivity/Susceptibility

Considering the absence of any designated heritage assets within the immediate or wider vicinity and this being a view of undistinguished local townscape, this view is considered to be of **low sensitivity** and **low susceptibility**.

Proposed

The Proposed Development will appear within the background of this view from Kett's Hill and would be read as a background element which would be read as part of the more urban environment of central Norwich, as a focus of this approach from the east. The built form does not compete with the foreground of terraced houses running south along Kett's Hill and would be read as part of a quite different, background element of the townscape, in contrast to the more suburban and low density foreground.

Magnitude of Change

Medium

Residual Effect

Minor-beneficial.



View 10: Castle Rampart



Existing



Proposed - Verified Wireline

Existing

In this view from the northwestern ramparts of Norwich Castle, the viewer stands within and looks across the historic core of Norwich. With its elevated height, the ramparts, which are publicly accessible, provide a broad viewing platform of Norwich. Some of the buildings located on the Site are just visible in the background of this view. There is a medium level of tree planting on the edges of the castle boundary. The existing imagery has been taken during winter months and therefore presents this view at its highest level of visibility.

Sensitivity/Susceptibility

As mentioned, this view looks across a highly historic part of Norwich and the Site appears within the background of a layering of listed buildings.

Buildings to note in this view are the Natwest Bank (Grade II), Church of St Andrew (Grade I) and the Former Dominican Friary (Grade I listed and scheduled ancient monument), the UK's most complete surviving Medieval friary. In addition to this, the viewpoint location is within the City Centre Conservation Area and Norwich Castle, a scheduled ancient monument. As a result, this view is of **high sensitivity and high susceptibility**.

Proposed - Verified Wireline (above right) and Verified Render (following page)

The Proposed Development will be visible within the background of the Natwest Bank and St Andrew's Hall, within the central frame of the view, but very much in its background. The Proposed Development

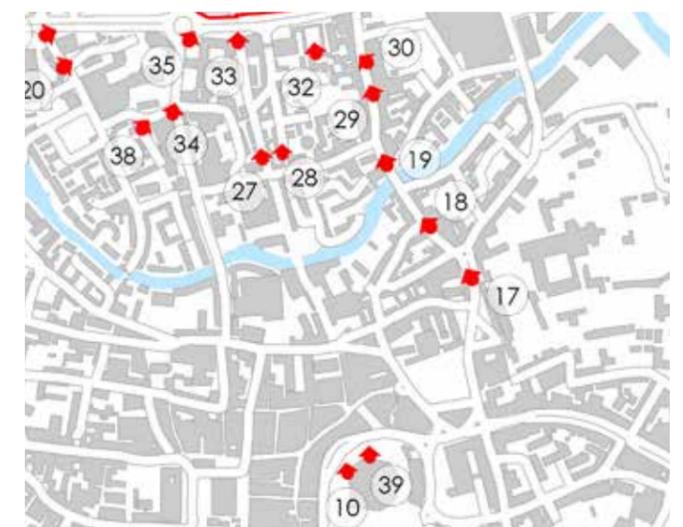
will have a varied form, in terms of its massing, and will add to the layering of urban elements appreciated from this higher topography of the castle rampart. This will replace the rather relentless overlapped forms of Sovereign House and Gildengate House, which are detracting and somewhat eye-catching features. The Proposed Development will represent a more contextual and textural addition to the view, falling into the background, adding interest, but appearing as a secondary feature.

Magnitude of Change

Medium

Residual Effect

Major-Beneficial



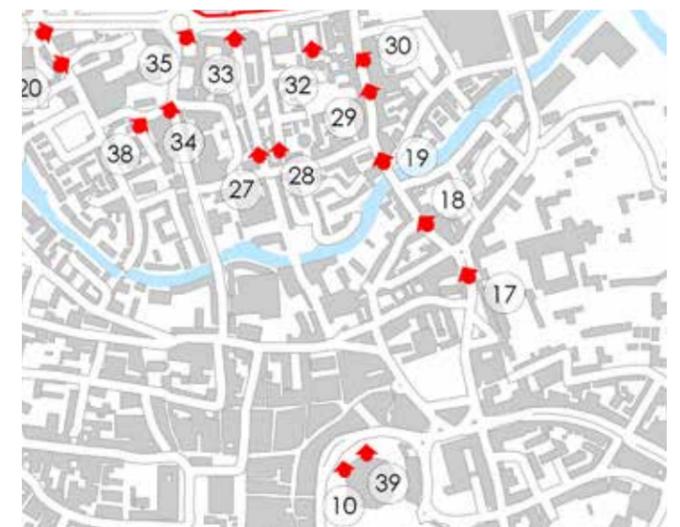
9 | Assessment of Operational Visual Effects



Existing



Proposed - Verified Render



9 | Assessment of Operational Visual Effects

View 11: Aylsham Road



Existing

Existing

In this view, looking south down Aylsham Road towards the Site, the extruded cores of the multi-storey car park are just visible above the roofscape of 69-75 St Augustine's Street and a portion of Sovereign House is visible within the middle of the background, interrupting the potential to appreciate Norwich Cathedral from here. The general townscape here is of middling quality, judged to be of a functional nature with some elements, such as the extensive lines of bollards, being less inviting.

Sensitivity/Susceptibility

Considering this view's location within Norwich City Centre Conservation Area, the distant view of Norwich Cathedral, and the passive nature of the townscape character, on balance this view is judged to be of **medium sensitivity and medium susceptibility**.

Proposed

Although the Proposed Development will rise higher than the massing of the existing buildings, careful consideration has been given to the appearance of the Proposed Development in this view, and its disposition of mass, particularly in the context of the Cathedral Spire's appearance at its centre. The scheme appears as a secondary roofline feature beyond the pleasing, curved form of 69-75 St Augustine's Street, with the double pitched principal form providing interest, while stepping up comfortably from the fore and mid grounds. The Cathedral Spire remains as a core focus of the view, protected by a height and massing that avoids intrusion with either the spire or spirelets, which remain visible.



Proposed

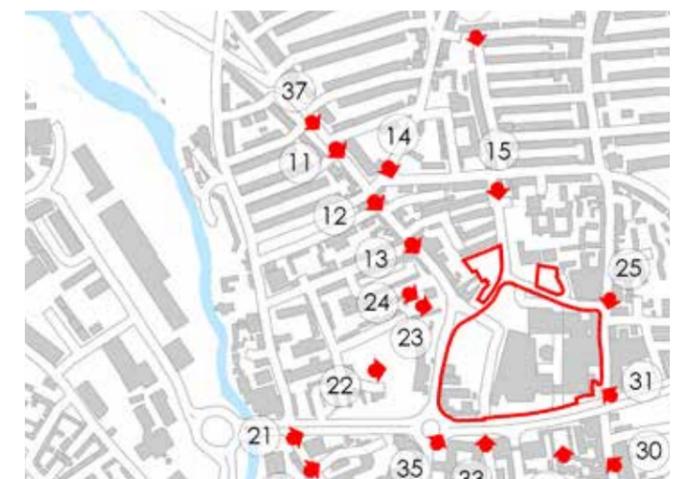
Nonetheless, it is clear that there would be some increase in overall visible massing within this view, which would balance against these beneficial aspects; the heritage receptors within this view would some minorly harmful effects, which would also be legible as a townscape effect. Accordingly, a balanced judgement on impact has been reached.

Magnitude of Change

Medium

Residual Effect

Moderate Neutral.



View 12: Junction of St Augustine's Street/Magpie Road (position immediately south of traffic signal on west footpath)



Existing



Proposed

Existing

Further along this northwest approach to Norwich City, the Site becomes more apparent and the viewline along St Augustines Street is focused towards it. The dominant character along here comprises small-scale commercial frontages interspersed with some low-scale residential units, and a fairly narrow streetscape.

Sensitivity/Susceptibility

This viewpoint is located just within the City Centre Conservation Area, at the point where the City Wall once stood. There are numerous Grade II listed buildings in this area. Within the background of this view, beyond the Site, one can just see the spire of Norwich Cathedral, but is most occluded by the Site, so much so that it is not a prominent feature here. Due to the visual and heritage sensitivities set out above, this view is considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed

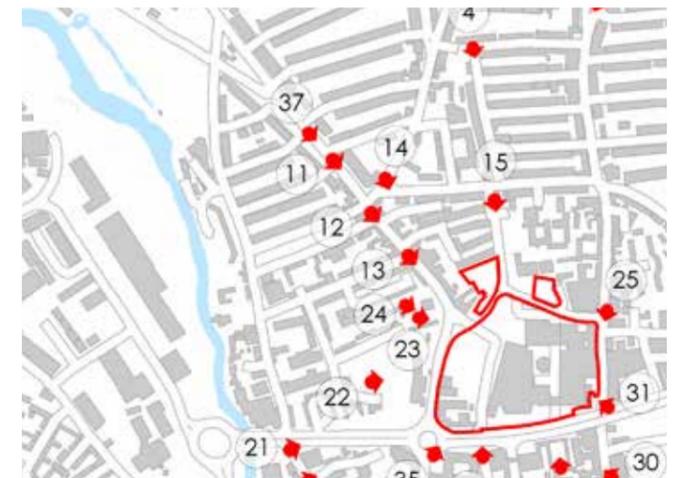
This view sits at what was, historically, a peripheral part of the City, a point of entry, and within this context the Proposed Development establishes an urban language, beyond the immediate foreground of St Augustine's Street, with its more suburban scale. The narrowness of the street at this point focuses views south towards the higher part of the Cathedral Tower, and the development, which replaces the dominating Sovereign House, with a more subtly modelled urban form. The proposed development introduces a mix of forms, and introduces interest and quality, in place of buildings which are recognised as detracting from the area's special character. The development would marginally increase the degree to which development of scale at distance is visible, but overall, a beneficial impact is judged to arise here.

Magnitude of Change

Medium

Residual Effect

Moderate-Beneficial



View 13: Junction of St Augustine's Street/Sussex Street



Existing



Proposed - Verified Wireline

Existing

Moving even closer towards the Site along the left-hand side of the pavement on St Augustine's Street, the spire of Norwich Cathedral disappears and Sovereign House becomes the focus of this view, indicating the transition from the more provincial character along St Augustine's Street to a larger-scale, more urban townscape character..

Sensitivity/Susceptibility

As this view is located within the City Centre Conservation Area and contains some Grade II listed buildings, it is considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed - Verified Wireline (above right) and AVR2 (following page)

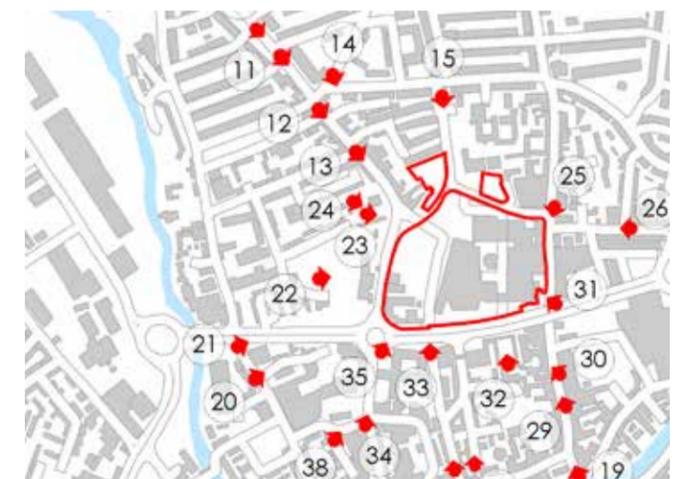
At this point in St Augustine's Street's length, this approach towards the Site is recognised as being a negative vista, with Sovereign House a dominating landmark, and the replacement of the buildings located on the Site is desirable. The Proposed Development has been well considered and has an appreciable scale here which is reflective and respectful of the foreground buildings within the view. The Outline Parameters visible here present a clear opportunity to add interest and quality to the closing of this view, with the corner building here particularly positively drawing the eye, with its defined edge. Given the current baseline position in particular, this view will clearly experience an improvement in its visual quality and legibility.

Magnitude of Change

Medium

Residual Effect

Moderate-Beneficial



9 | Assessment of Operational Visual Effects

View 13: Junction of St Augustine's Street/Sussex Street



Existing



Proposed - AVR2



View 14: Magpie Road (short distance east of St Augustine St) looking south with City Wall section in foreground



Existing



Proposed

Existing

Located here at the Junction of Magpie Road and Waterloo Road, the splay of the wider roads open the viewing possibilities, although the only buildings of architectural note are those standing on the corner with St Augustine's Street. Though the remains of a portion of Norwich City Wall (scheduled ancient monument) appear unassuming in this photo, they are central to the view, and some distinctive details are possible to read. The setting of the City Wall is quite ordinary, with many modern elements of low aesthetic quality.

Sensitivity/Susceptibility

Though the townscape character of this view is unremarkable overall, this view is taken within Norwich City Conservation Area, and also contains

several designated heritage assets, in particular a portion of Norwich City Wall (scheduled ancient monument), which is a highly visible part of this view. Therefore, this view is, on balance, considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed

In the winter months, a small portion of the Proposed Development will be visible in this view within the background of the remains of the City Wall. Partially obscured by trees in winter, these visible elements will be almost invisible in the summer. The visible part of the scheme will be experienced as part of the existing backdrop of urban elements and will be read separately to the foreground buildings and

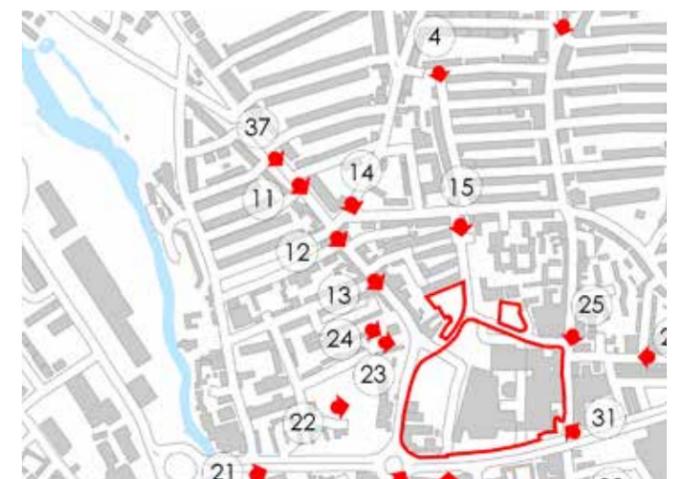
Scheduled Monument. Historically the City Wall indicated one's arrival at the edge of Norwich proper, and the glimpsed visibility of development of scale here is therefore an appropriate response to the Monument within the City.

Magnitude of Change

Low

Residual Effect

Minor-beneficial.



9 | Assessment of Operational Visual Effects

View 15: Junction of Edward Street/Magpie Road (east side of Edward Street)



Existing



Proposed

Existing

This view, on the approach to the Site from the north, as Magpie Road turns onto Edward Street, is not of particularly high quality. The majority of the public realm is made up of either surface car parking or inaccessible green space and the frontage is not activated along Edward Street. Sovereign House and the multi-storey car park, both located on the Site, are identifiable features within the background of this view.

Sensitivity/Susceptibility

Although located within the City Centre Conservation Area, considered as a whole, this is a view of **low sensitivity and low susceptibility**.

Proposed

Forming part of the Anglia Square Character Area, this area is recognised as being of poor townscape quality, with Sovereign House being a negative landmark; the replacement of these buildings with a development of quality and appropriate scale is therefore highly desirable. The Proposed Development is judged to make a positive contribution to the surrounding character, and which establishes a greater quality of townscape and legibility through its varied and interesting forms. With detail and materials to be confirmed through the forthcoming Reserved Matters application, the current Outline Parameters indicate the clear intention to add interest and quality to this view.

Magnitude of Change

High

Residual Effect

Moderate-Beneficial.



View 16: Outside St James Church (Puppet Theatre), Barrack Street



Existing



Proposed

Existing

The dominant feature within this view is the major roundabout which connects west onto the St Crispin's Road flyover, a divisive feature that severs the townscape. The flyover's effect is evident in the lack of legible connection between the Site, housing along Willis Street (right) and the Puppet Theatre in the Former Church of St James (listed Grade I), from which this view is taken. The works to the left of this view are also not contributing positively to the townscape environment, having no active frontage or access along here. Gildengate House and Sovereign House, central within this view, are the most visible elements of the Site.

Sensitivity/Susceptibility

Though this view is located within the City Centre Conservation Area and in front of a Grade I listed building (Former Church of St James), considering the poor townscape character at this location, this view is judged to be of **low-medium sensitivity** and **low-medium susceptibility**.

Proposed

The Proposed Development will, for the most part, maintain the existing height of Gildengate House across the Site and will rise to 25 storeys to replace Sovereign House here. The introduction of this new built form will create a stronger urban language along here, continuing on from the existing residential area visible at Willis Street, to the right, and gradually

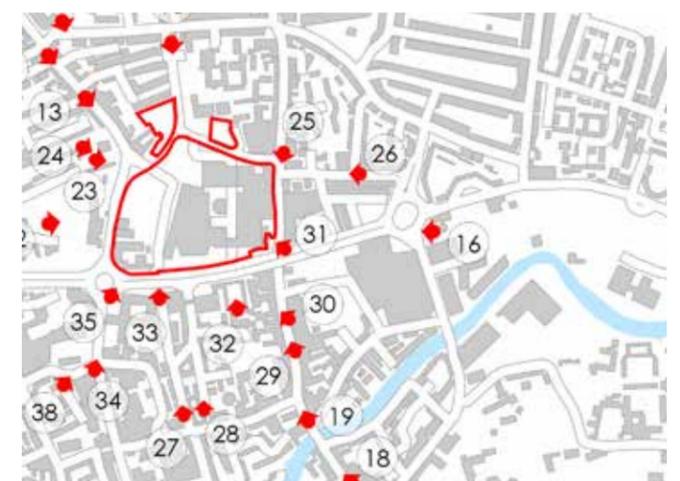
building up to the higher density and urban landmark of the Proposed Development, resulting in a more robust urban gateway at this western approach to Norwich City Centre.

Magnitude of Change

Medium

Residual Effect

Minor-Beneficial.



9 | Assessment of Operational Visual Effects

View 17: Tombland (west of Edith Cavell Statue)



Existing



Proposed - Verified Wireline

Existing

Moving further north along Tombland and closer towards the Site, which is not visible within this view, the newly updated public realm is also appreciated here along with the planting introduced at the entrance to The Holy and Undivided Trinity through the Erpingham Gate, located on the right.

Sensitivity/Susceptibility

This view takes in a varied historical environment which is enhanced by the high quality public realm, is located within the City Centre Conservation Area and there are some Grade II and II* listed buildings and a scheduled ancient monument visible here, leading to a judgement of **high sensitivity** and **high susceptibility**.

Proposed - Verified Wireline (above right) and AVR2 (following page)

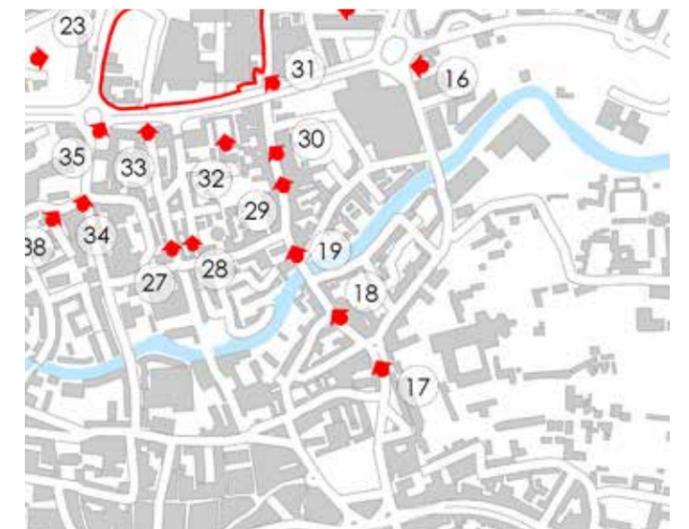
The Proposed Development will be largely concealed here, with a small element visible in the gap formed by Wensum Street. This will appear beyond the immediate foreground, and behind a small corner of Austin House (on Calvert Street), which is just visible. In real terms, the scheme will be barely discernible to the viewer, given the distance to the Proposed Development, the extent of visibility, and the quality of the foreground. The visible element will be read as part of the distant, background urban environment, and will be a background feature.

Magnitude of Change

Low

Residual Effect

Moderate-beneficial.



9 | Assessment of Operational Visual Effects

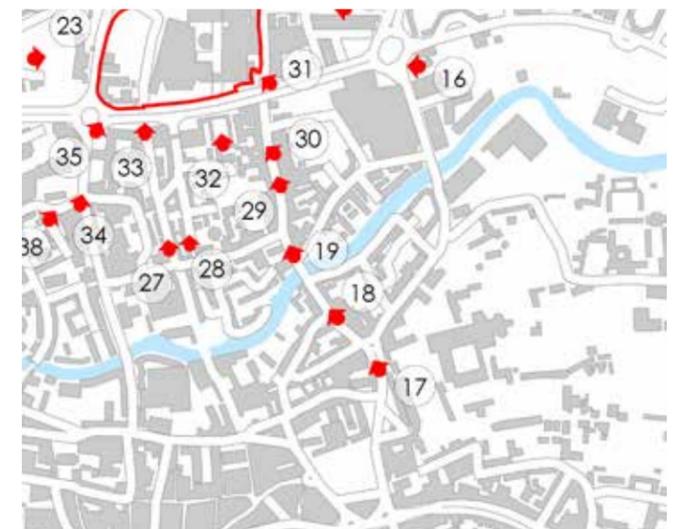
View 17: Tombland (west of Edith Cavell Statue)



Existing



Proposed - AVR2



9 | Assessment of Operational Visual Effects

View 18: Junction of Wensum Street/Elm Hill (east side of Wensum Street)



Existing

Existing

Moving further north towards the Site, midway along Wensum Street, the visual receptor's experience is that of a narrow commercial street, the dominant character being that of Norwich's historic core. Many of the buildings, ranging between 2 and 3 storeys in height, are timber-framed; some retain their jetties (right). Further along, on the left side of the street, buildings are faced in brick. There is an awareness of approaching the River Wensum as Fye Bridge is identifiable in the middle-ground of this view (approx. 70 metres to the north). No element located within the Site is visible within this view.

Sensitivity/Susceptibility

This view is located within Norwich City Centre Conservation Area, on an historic route of Norwich City; Fye Bridge was the first crossing over the River Wensum. Considering both the heritage sensitivities and the well-maintained local townscape character, this view is judged to be of **medium sensitivity** and **medium susceptibility**.



Proposed

Proposed

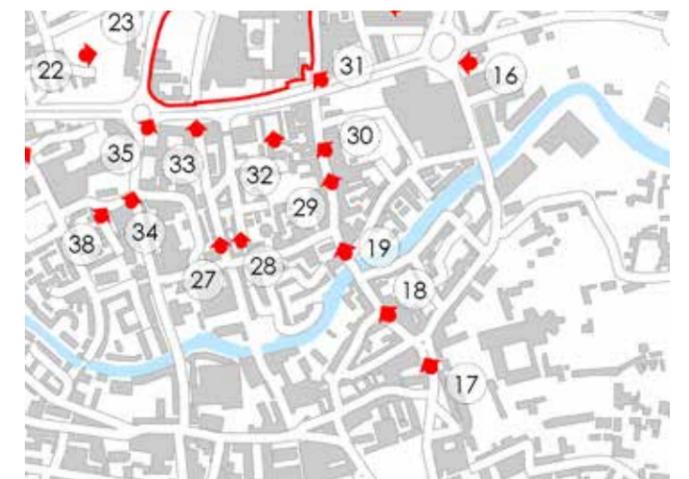
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form.

Magnitude of Change

Nil

Residual Effect

Nil



View 19: Magdalen Street, south of St Clement's Church



Existing



Proposed

Existing

This view, framed by St Clement's Church, and the varied urban form of Magdalen Street, forms part of a wider kinetic experience, as one moves from Wensum Street, over the Fye Bridge, and into Norwich-over-the-Water. It falls at a piece of the townscape which is still in transition, with elements that reflect the tight-knit townscape of Norwich as it is south of the Wensum here, but with indications that one is moving towards its outskirts. There are elements of visual quality in the foreground, with the overall quality of the scene being formed from its variation in materiality and built form. The cinema of Anglia Square is just visible, as a somewhat incongruous element of modernity in the distant background.

Sensitivity/Susceptibility

This is a view with some elements of quality, including the Grade I listed St Clement's Church, but which is largely formed from a pleasing mix of buildings that show variance in quality and character. The viewer here is likely to be on the move, experiencing the townscape immediately around them most directly. This is therefore a view of **medium sensitivity**, and **medium susceptibility**.

Proposed

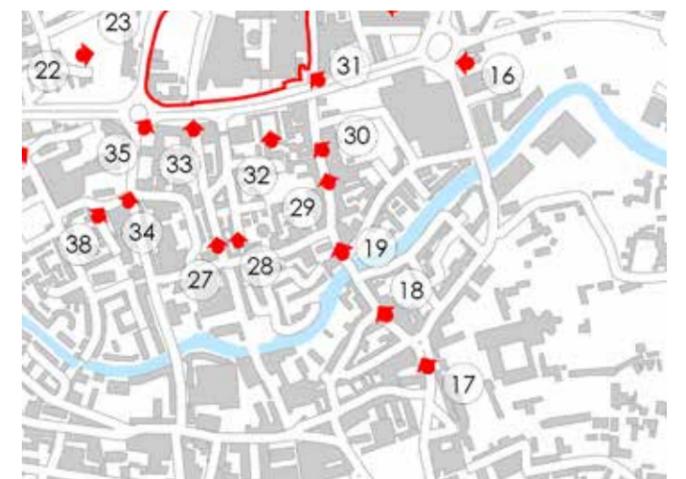
The Proposed Development would appear as a background element in this view, with the focus of the viewer being on the varied and winding townscape of Magdalen Street, and St Clement's Church in the foreground. Replacing the just-visible flank of the cinema with an element of a greater width, but of a higher quality, this view would be marginally enhanced by the proposed development. A pleasing closure to the view would be provided by the proposed "Stump Cross" building within the scheme.

Magnitude of Change

Low

Residual Effect

Minor-beneficial.



9 | Assessment of Operational Visual Effects

View 20: Junction of Oak Street/St Martin's Lane



Existing

Existing

In this view, looking north-east along St Martin's Lane and towards the Site, some upper levels of Sovereign House are just visible in the background. This is not a significantly busy or active area, having a very loose urban grain, but containing some buildings of good quality and historical importance, in particular the Grade I listed Church of St Martin at Oak (right). This view is also located within City Centre Conservation Area as it falls within the boundaries of the historic city walls.

Sensitivity/Susceptibility

In consideration of the above and on balance this view is considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed

As proposed, the development would be visible in this view beyond the Church and its modern neighbours in the foreground. The development would very much be appreciated as a background feature, rising above mid-ground rooftops (as Sovereign House's water tower does, but more successfully). The perceived scale of the development within the view would be comfortable and contextual, appearing as a sensitive step-up from the fore- and mid-ground rooftops, and avoiding any competition with the Church.

Magnitude of Change

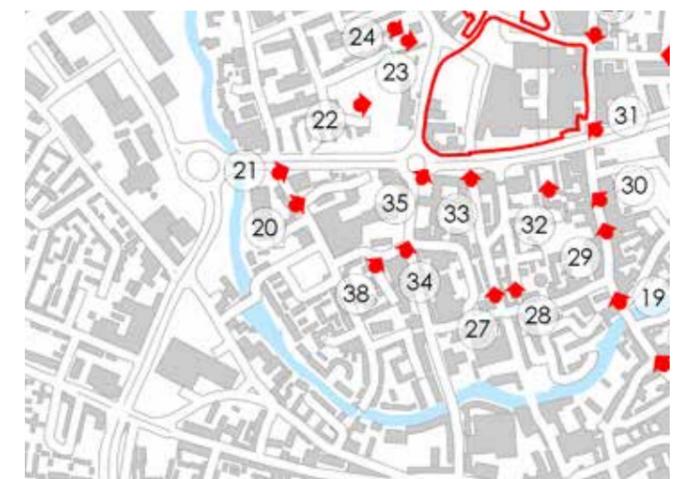
Medium

Residual Effect

Moderate-beneficial



Proposed



9 | Assessment of Operational Visual Effects

View 21: Junction of St Crispin's Road/Oak Street



Existing



Proposed

Existing

Approaching the Site from the west, this view along St Crispin's is not one of particular high quality: there is no activation along the streetscape, the residential layouts are perpendicular to the main road (resulting in a lack of active frontage), and the environment is dominated by vehicular movement and road markings/signage.

Sensitivity/Susceptibility

This view is considered to be of **low sensitivity** and **low susceptibility** to change.

Proposed

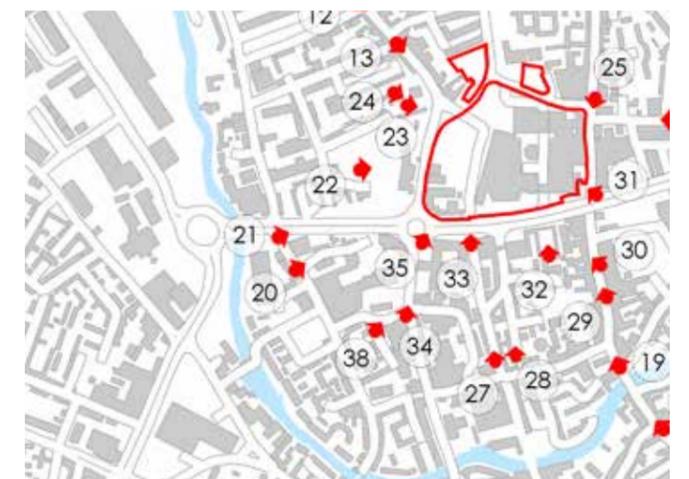
As proposed, the development would appear as part of the urban background of this view, appearing above and beyond the treeline in winter, and likely experiencing more obscuration in the summer months. The development's varied roofline and perceived scale from this location would draw the eye, but in a positive way; without creating any intrusion into the smaller-scale, residential foreground, the Proposed Development would read as a high-quality urban addition that suggests an uptick in the urban hierarchy as one moves east from this viewpoint.

Magnitude of Change

Medium

Residual Effect

Minor-beneficial



View 22: Entrance to Quaker Burial Ground, Chatham Street



Existing



Proposed

Existing

This view is within the Quaker Burial Ground, looking east towards the Site. Though less than 100 metres from the Site, the Burial Ground is wooded, with heavy border planting, and as a result, the Site is not visible from here.

Sensitivity/Susceptibility

Although located within the City Centre Conservation Area, this view is not in a highly accessed location. Furthermore, it is heavily screened from the Site, so much so that the level of built form visible is difficult to discern. Given the lack of visibility, the sensitivity of this view is considered to be **low**; susceptibility to change is also therefore judged to be **low**.

Proposed

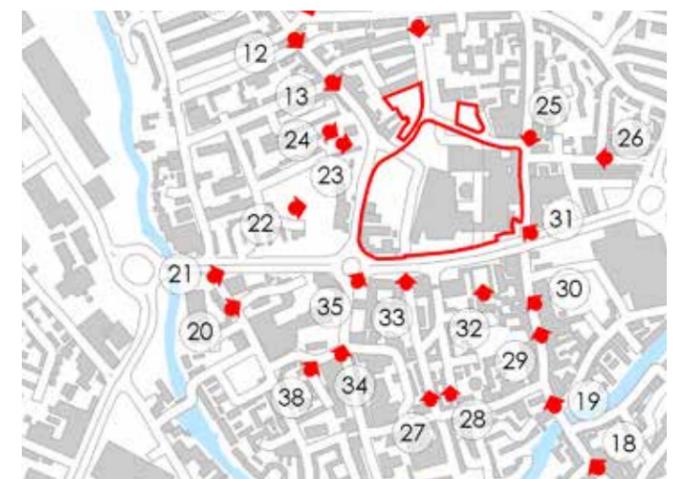
The Proposed Development will be just visible beyond the heavy border planting within this view from the Quaker Burial Ground in the winter months, being almost entirely obscured during the summer. Although it will introduce more built form than already exists, it is experienced as a very separate element to that of the burial ground and would not change one's perception of this space as a quiet, contemplative one that stands in contrast to its urban surroundings.

Magnitude of Change

Low

Residual Effect

Negligible-beneficial



9 | Assessment of Operational Visual Effects

View 23: Seating area in northwest corner of St Augustine's



Existing



Proposed

Existing

On exiting the grounds of St Augustine's Church, the viewer approaches the Site from the west. In this view, which is framed by the built form of St Augustine's Street (left) and Nos. 2-12 Gildencroft (right), the Site is visible within the background. There is some screening of the Site here by border vegetation, depending on the season: foliage is sparse during the winter, and becomes more dense during warmer months.

Sensitivity/Susceptibility

Though the grade I listed St Augustine's Church is located behind the viewer, it is not visible in this view, and the only visible designated heritage asset here is a portion of 2-12 Gildencroft. The public realm of the churchyard is of high quality, leading to a judgement of **low-medium sensitivity and low-medium susceptibility**.

Proposed

The Proposed Development will appear beyond 2-12 Gildengate, beyond the churchyard; the scheme would, as Anglia Square now is, be appreciated as space beyond, with a different and contrasting character to the foreground. The scheme is appropriately scaled to respond to the foreground, with the heights of its buildings scaled so as to fall in line with the roofline of the Gildengate houses. Nonetheless, the scale of development would be increased, drawing the eye away from the Gildengate houses, which are a positive part of the townscape view, resulting in some specific harm to the view. The eye would be drawn instead to the recreated Botolph Street that penetrates the scheme at this point; this would be a welcoming feature within the background of the view, flanked by high-quality buildings, with

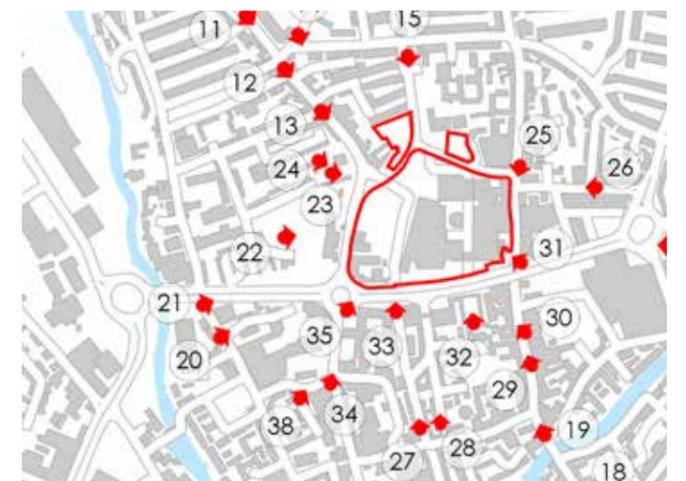
variation in materiality in form. At a point when one would be departing from the churchyard, the scheme would act as an enticing urban element within the wider urban realm beyond. Ultimately, while some harm would be generated to the view, other benefits would arise, leading to a balanced judgement.

Magnitude of Change

High

Residual Effect

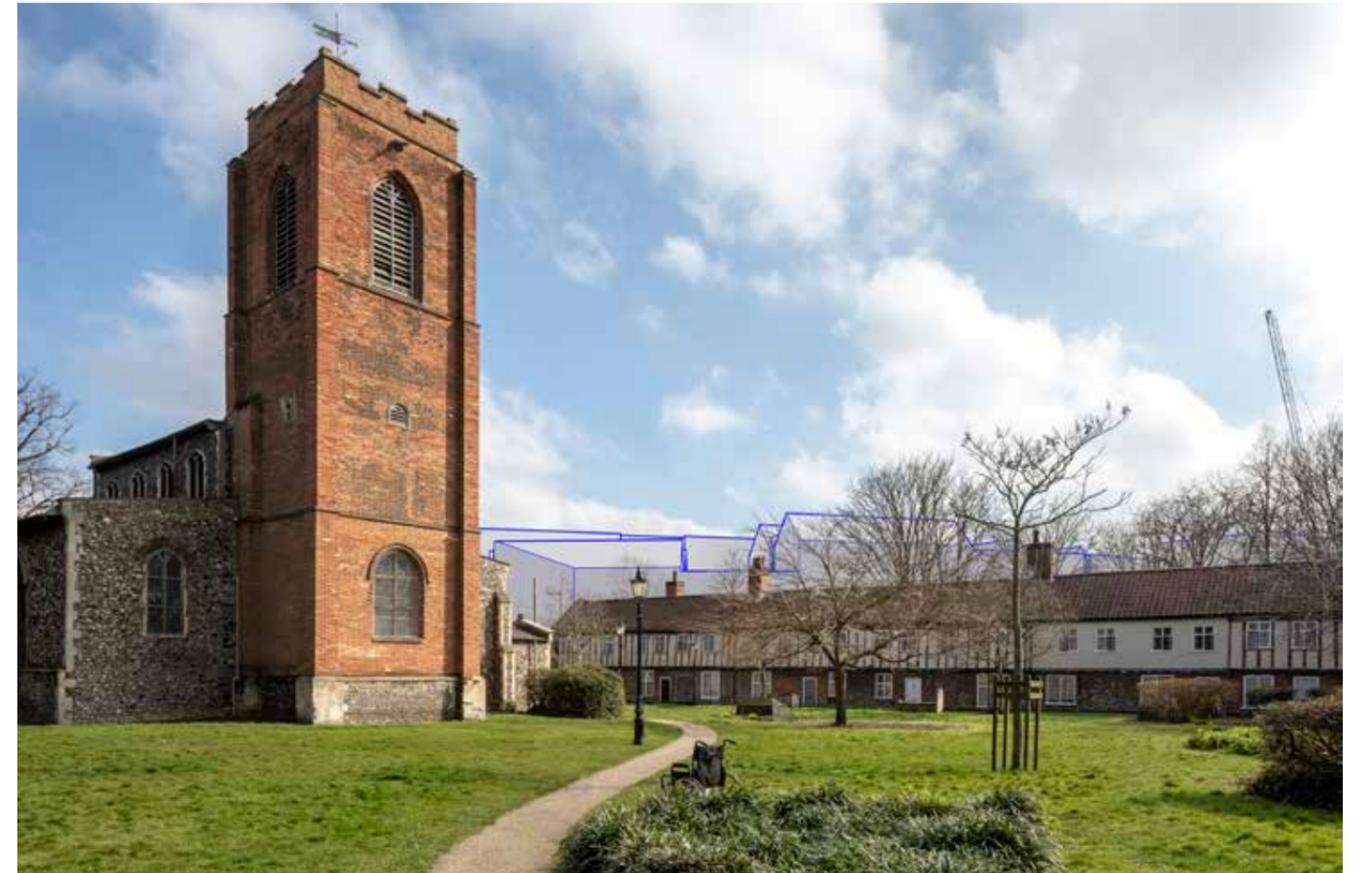
Moderate-Major Neutral



View 24: In front of St Augustine's Church porch



Existing



Proposed - Verified Wireline

Existing

Approaching the Site from the north, St Augustine's Church (listed Grade I) is the dominant feature at this point, with the terrace along Gildencroft and Sovereign House, located on the Site, appearing within its backdrop. The open space around the church provides a positive green space which allows a broad border of the building, facilitating a wide and ensured appreciation of the church.

Sensitivity/Susceptibility

Considering the visibility of the Site in conjunction with the Grade I listed St Augustine's Church, Nos.2-12 Gildencroft (Grade II) and location within the City Centre Conservation Area, this is considered to be a view of high sensitivity and high susceptibility.

Proposed

The Outline part of the proposed development would appear above the roofline 2-12 Gildengate, and beyond the tower of St Augustine's Church. The two heritage assets would remain the focus of this view, although there would be an increased sense of competition. The overall height and roofline form of the development in this view has been carefully managed so as to respond sensitively to the heritage assets in the foreground, but there would be some detraction from appreciation of the Gildengate houses in particular. This view is, at present, one where the two assets are juxtaposed with modernity, through the presence of Sovereign House, so there would be no change in this respect, and would not result in a high magnitude of change overall. There would also be a clear uplift in architectural quality.

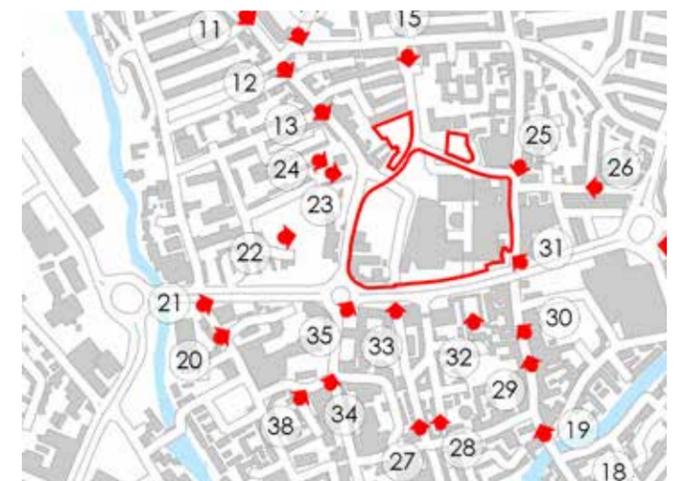
Nonetheless, for the reasons outlined above, there would also be some harm which would arise, leading to a balanced judgement in terms of townscape impact.

Magnitude of Change

Medium

Residual Effect

Major-Neutral



9 | Assessment of Operational Visual Effects

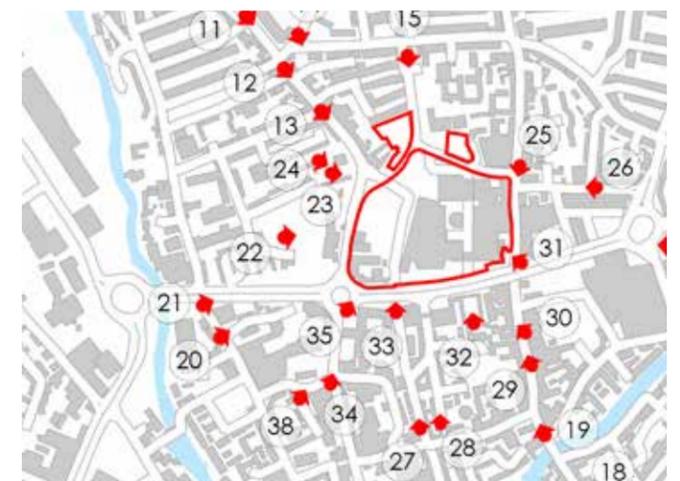
View 24: In front of St Augustine's Church porch



Existing



Proposed - AVR2



View 25: Outside 107 Magdalen Street



Existing

Existing

Looking towards the Site from 107 Magdalen Street, within the Anglia Square Character Area of the City Centre Conservation Area, the built form appears disjointed, with a lack of consistency in street frontage or building line. The public realm is of poor quality and the permeability of the area is limited by the high level of bollards and guardrails. The buildings located on the Site are of particular low quality and make a limited contribution to the townscape.

Sensitivity/Susceptibility

Although located within the City Centre Conservation Area, the Anglia Square Character Area is identified as being of low significance due to its low concentration of historic buildings or features, poor townscape

and negative landmarks, which are apparent at this location, and have a negative impact on the character appearance of the conservation area as a whole. Therefore, the sensitivity of this view is considered to be **low**. Susceptibility is also therefore **low**.



Proposed

Proposed

With the retention of the supermarket building in the northeast corner of Anglia Square, the scheme would appear only partially in this view, as a replacement for some particularly intrusive aspects of the scheme, including the car park. The parts of the scheme facing Magdalen Street are carefully designed to respond to their surroundings, with a scale, materiality and roof form that sits pleasingly within its surroundings. The taller elements of the scheme at its centre appear above the supermarket building, but would feel secondary, being barely visible, and avoiding any sense of overbearing or dominance.

Magnitude of Change

Medium-High

Residual Effect

Minor-Moderate Beneficial



9 | Assessment of Operational Visual Effects

View 26: Junction of Cowgate/Bull Close



Existing

Existing

Looking west on Cowgate Street, this view towards the Site is focused by quaint terraced cottages built directly onto the pavement line. The red brick and occasional render facades of these buildings are typical of the Northern City Character Area, which this view forms part of. The coherence of the townscape in the foreground is contrasted by the disorganised built form of Anglia Square in the background of this view. The multi-storey carpark appears out of character with the townscape in the foreground, and the lower levels of the development contributes negatively through inactivity.

Sensitivity/Susceptibility

Although portions of the townscape visible in this view (primarily in the foreground) are considered to be of some value, the negatively contributing built form and low level of heritage sensitivities overall, leads to the judgement of **low sensitivity and low susceptibility**.



Proposed

Proposed

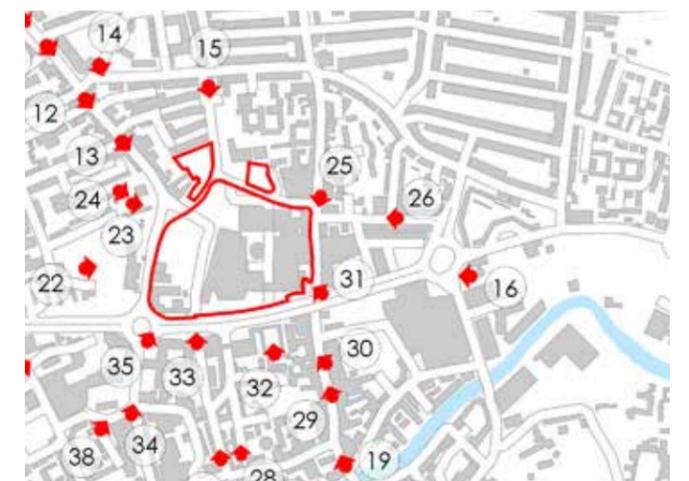
Given the dominant, poor-quality conclusion to Cowgate that is provided by the multi-storey car park of Anglia Square, the proposed development, of a similar scale, but of a more sensitive, residential disposition, represents a clear enhancement. Varied and interesting roof forms, and a roof form that draws the scale of the building down into the rear of the view, allows the development to read as a more urban feature of quality, drawing the eye along Cowgate.

Magnitude of Change

Medium

Residual Effect

Minor beneficial



View 27: St George's Street, immediately north of St George's Church



Existing



Proposed

Existing

This view is taken within Norwich City Centre Conservation Area, adjacent to the grade I listed Church of St George, looking north towards the Site. The grade II listed 80-82 George Street are just visible in the mid-ground on the left.

Sensitivity/Susceptibility

Given the high-quality elements in this view, and location within Norwich City Centre Conservation Area, this view is judged to be of **high-medium sensitivity and susceptibility**.

Proposed

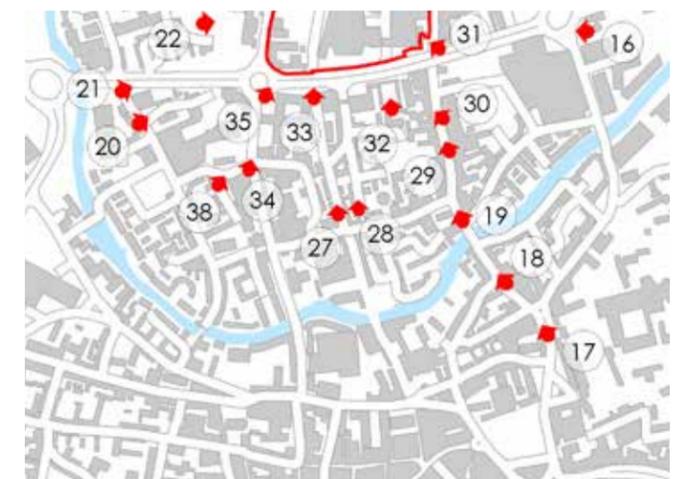
The Proposed Development will only just be visible at this point, at a reduced scale to the water tower of Sovereign House. It would read as a background feature, with variation in form that responds to the variation in the foreground. This change would not move the eye's focus away from the small-scale of the street in the foreground, and clear quality and unity of Pope's Buildings, and the run of eighteenth and nineteenth century buildings further north.

Magnitude of Change

Low

Residual Effect

Moderate-Minor beneficial



View 28: Junction of Calvert Street, opposite 'Pope's Buildings'



Existing



Proposed - Verified Wireline

Existing

This view, with historic buildings (including the grade II listed 'Pope's Buildings', 9 Calvert Street, on the right) seen alongside more recent features, is of a good aesthetic quality, and draws the eye naturally along the length of Calvert Street. One appreciates this space as a secondary route, quieter than Colegate, and well-framed. Nonetheless, it is experienced as a space where old and new forms are appreciated together, within a historic street form.

Sensitivity/Susceptibility

Given the quality of the townscape in this view, the presence of highly graded listed buildings within it, and its position within the Conservation Area, it is considered to be of **medium sensitivity and medium susceptibility**.

Proposed: Verified Wireline (above right) and AVR2 (next page)

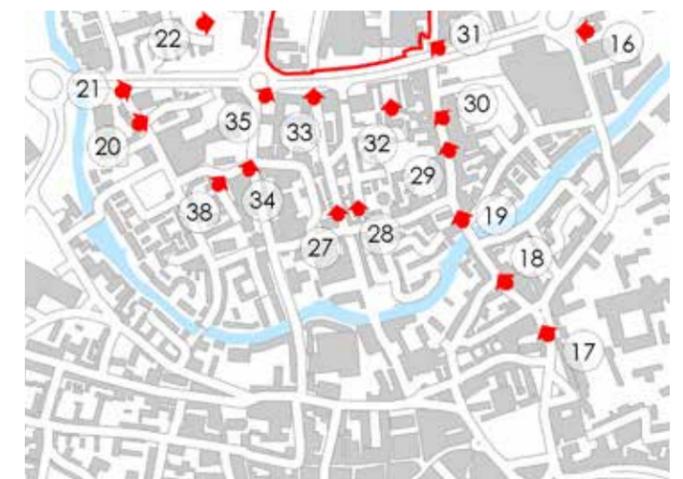
The Proposed Development will only just be visible at this point, squeezed into the gap between St Crispin's House and Cavell House. Of a scale that visibly steps down from these two elements, the proposed development will subtly close the view, which at present is open, but only to a poor-quality urban environment which is just perceptible here. This change would not move the eye's focus away from the small-scale of the street in the foreground. The viewer here is also standing next to St George's Church, which commands the attention of passers-by, and would hold attention in space here, despite falling just out of view.

Magnitude of Change

Negligible-Low

Residual Effect

Minor-Negligible beneficial



9 | Assessment of Operational Visual Effects

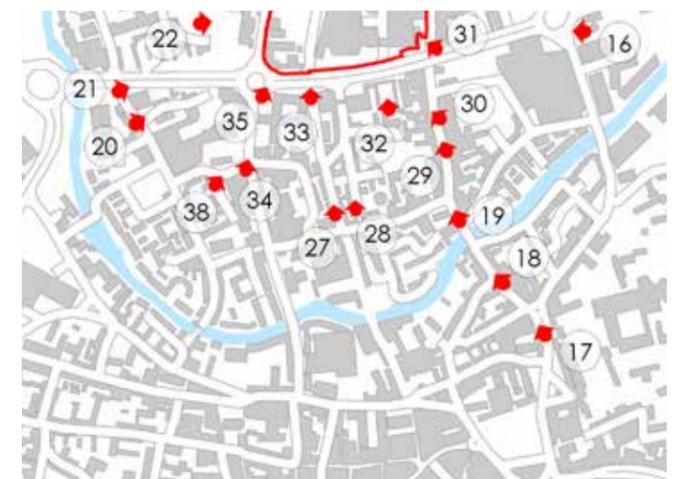
View 28: Junction of Calvert Street, opposite 'Pope's Buildings'



Existing



Proposed - AVR2



View 29: Outside 25 Magdalen Street (Looses Emporium)



Existing



Proposed

Existing

Walking north towards the Site along Magdalen Street, the street frontage is a strong contributor to the intimate and local high street character of the area. The Site is just visible at the very end of the street view along here, with a portion of the cinema building located on the Site just visible in the distance. This approach towards the Site has been identified by NCC as a negative vista.

Sensitivity/Susceptibility

Considering the location within the Norwich City Centre Conservation Area and the Grade-II listed buildings visible along here, balanced with the negative townscape attributes identified, this view is judged to be of low-medium sensitivity and low-medium susceptibility.

Proposed

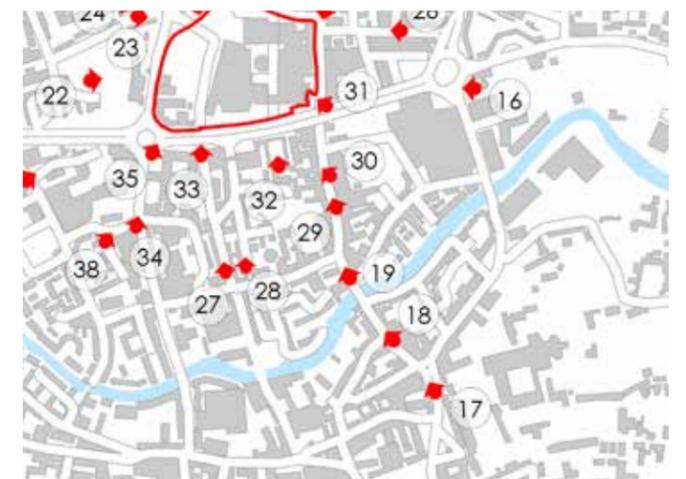
The Proposed Development would lead to the replacement of the large, blank wall of the cinema, which terminates the view along Magdalen Street here, with a more varied collection of elements, which break down into a background feature. Beyond the flyover, which is just perceptible here, the scheme would be visible as three different elements, with sufficient interest and variety to suggest a development of quality. The focus would remain on the high quality foreground, however, and the scale, and mixed form and materiality of the scheme, would allow it to appear as a pleasing but discreet background element.

Magnitude of Change

Low

Residual Effect

Minor-Beneficial



9 | Assessment of Operational Visual Effects

View 30: Outside 39 Magdalen Street



Existing



Proposed

Existing

Moving further north towards the Site along Magdalen Street, a portion of the cinema buildings located on the Site and a small amount of the lower level of the south-east corner building are visible beyond St Crispin's flyover. The street frontage along Magdalen Street appears to stop once it reaches the flyover, when in fact the Site continues along Magdalen Street, indicating an area of inactive frontage.

Sensitivity/Susceptibility

Although this view is located within the Norwich City Centre Conservation Area, there are no other designated heritage assets visible here and this approach is recognised as a negative vista within the existing townscape, leading to a judgement of low sensitivity and low susceptibility.

Proposed

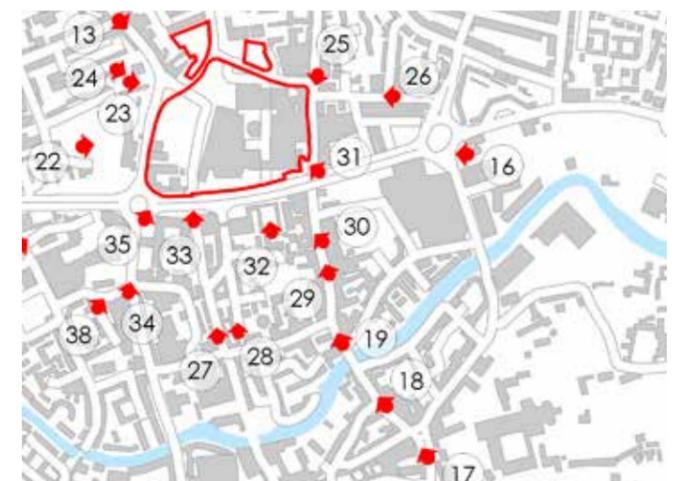
The flank of the cinema building, visible beyond the flyover at present, would here be replaced by the eye-catching form of the building that redefines Stump Cross. Based on a historic precedent (of two buildings that once stood in this location and defined the space between Botolph Street and Magdalen Street), the building is deliberately confident in its space. It successfully draws the eye and indicates the presence of a small public space of quality, whilst being of a scale and simplicity that it does not dilute the appreciable quality of the group of historic buildings that define the foreground.

Magnitude of Change

Medium

Residual Effect

Minor-beneficial



9 | Assessment of Operational Visual Effects

View 31: Corner of 59 Magdalen Street



Existing

Existing

At this point along Magdalen Street, the viewer has moved past St Crispin's flyover and is standing south-east of the Site, so that most built elements visible within this view form part of the Site. These buildings are of poor architectural quality and do not contribute positively to the local townscape.

Sensitivity/Susceptibility

Although located within Norwich City Centre Conservation Area, the Site is identified in the Anglia Square Character Area Appraisal as being of low significance and having a low quality of townscape. The sensitivity and susceptibility of this view are therefore **low**.

Proposed

As viewed here, the Proposed Development would be appreciated as a series of four separate elements, focused on the new 'Stump Cross' building, with the public space that sits in front of it. The elements flanking it onto Magdalen Street, while representing an increase in the scale of development, respond well to the sensitive urban character of the street. Beyond, the scale visibly increases as the eye is drawn along the reinstated Botolph Street, and a corner element which faces onto Anglia Square acts as a townscape marker for the central space. There is a clear uplift in visual quality, permeability and legibility in this view, as a result of the Proposed Development.



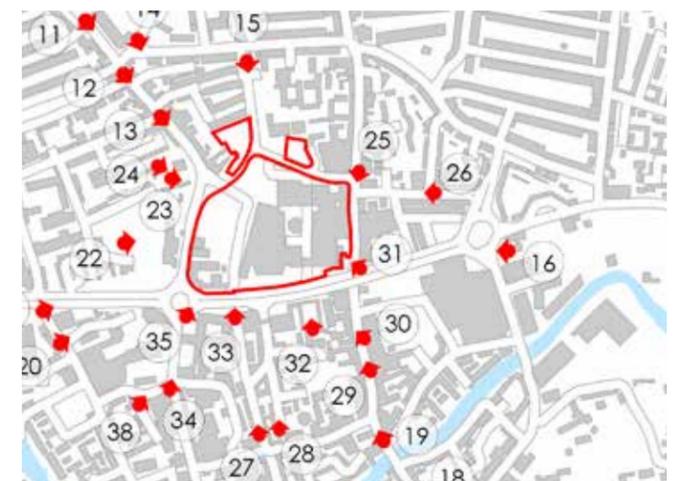
Proposed

Magnitude of Change

High

Residual Effect

Moderate-beneficial



View 32: Doughty's Hospital courtyard (south end)



Existing



Proposed - verified wireline

Existing

The current view, within the courtyard of the Grade II listed Doughty's Hospital, takes in the low almshouses and its roofscape, with the poor-quality Gildengate House, part of the current Alpha Square development, behind. The overall effect is that one appreciates the immediate, historic context, with the modern development falling behind, creating a dramatic contrast. Nonetheless, the poor quality of Gildengate House necessarily detracts from one's overall appreciation of this view.

Sensitivity/Susceptibility

The view is from within the courtyard of a Grade II listed building within the Norwich City Centre Conservation Area, but is currently compromised

by the appearance of a large piece of poor quality architecture, which relates poorly to the asset, in the background. Accordingly, the sensitivity and susceptibility of this view are considered to be **medium**.

Proposed: Verified Wireline (above right) and AVR2 (following page)

Above the roofs of Doughty's Hospital, the proposed development would appear largely as a flanking pair of multi-pitch roof elements. While in Outline at present, the Parameters shown indicate a clear opportunity for quality and interest, within a largely mirrored architectural form in sympathy with the symmetry of Doughty's Hospital as it is seen within this view.

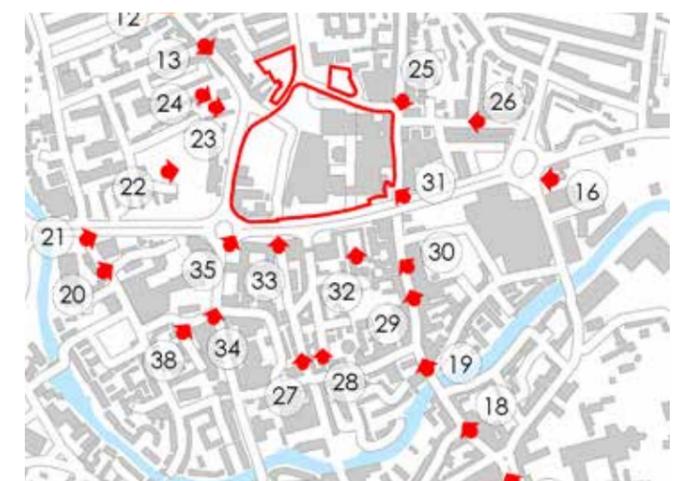
As a replacement for the dominant and horizontal form of Gildengate House, the part of the Proposed Development visible here would add interest, but would not detract or distract from the high-quality, self-contained environment of Doughty's Hospital in the foreground. Instead, a change would be instituted whereby the scheme was less massive visually in the view, and would act as a high-quality counterpoint to the heritage asset.

Magnitude of Change

High

Residual Effect

Major Beneficial



9 | Assessment of Operational Visual Effects

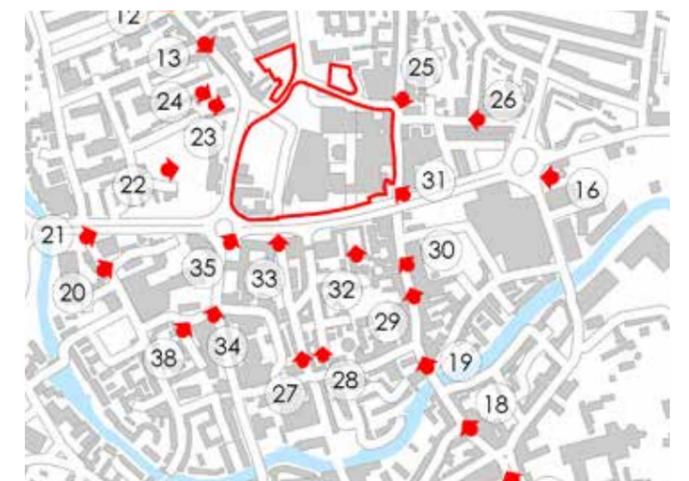
View 32: Doughty's Hospital courtyard (south end)



Existing



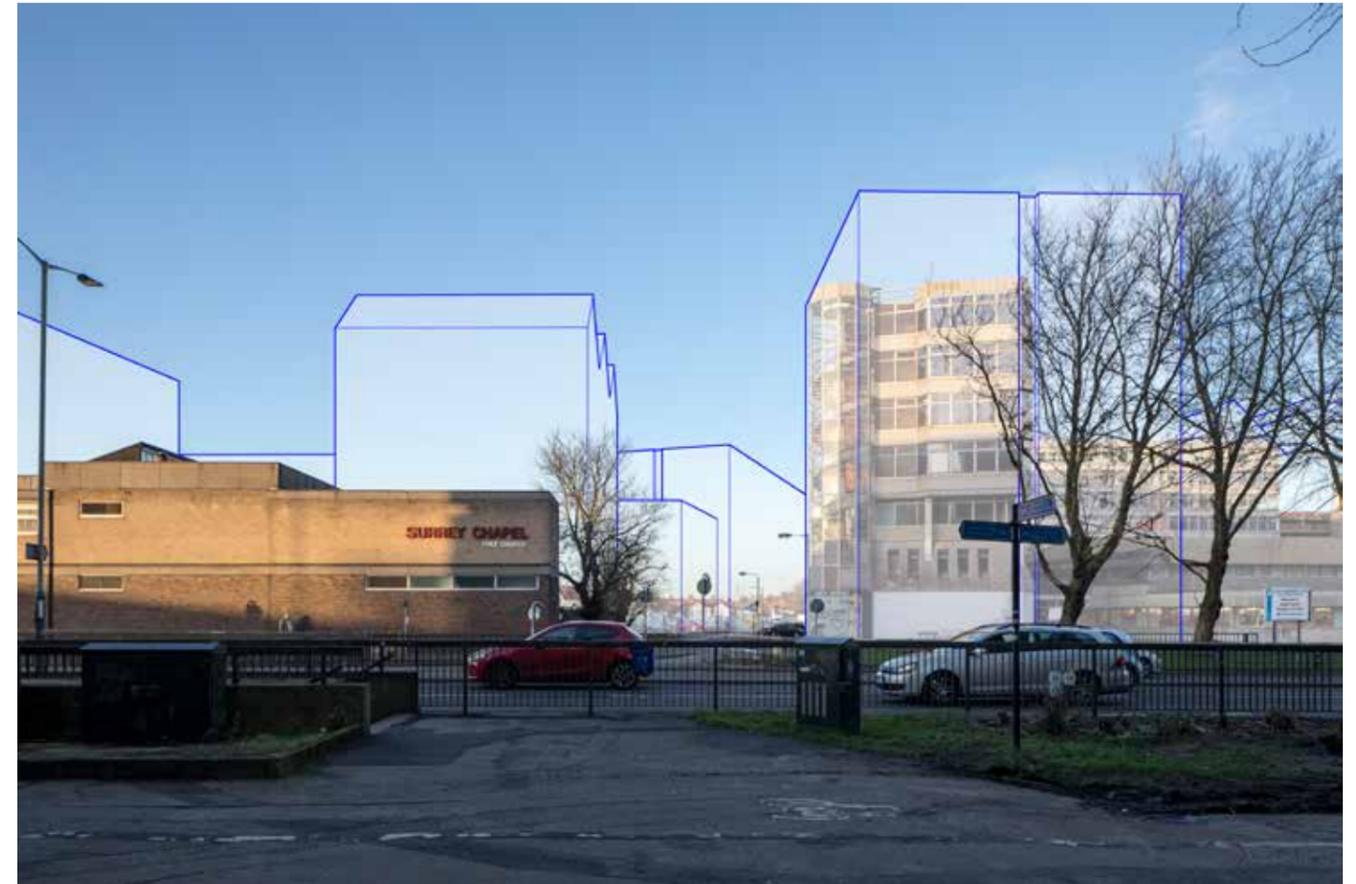
Proposed - AVR2



View 33: Junction of St George's Street/St Crispin's



Existing



Proposed

Existing

The current view is of a poor-quality piece of townscape. It comprises Surrey Chapel, Sovereign House, and other buildings within the Site that are considered to make a negative contribution to the Norwich City Centre Conservation Area. These poor-quality pieces of architecture are set within a fragmented piece of townscape, open, but without a clearly appreciable sense of structure, form or legibility, and with no clear frontage to extant thoroughfares.

Sensitivity/Susceptibility

Due to the low quality of the existing architecture and urban form, this view is considered to have **low sensitivity and low susceptibility**.

Proposed

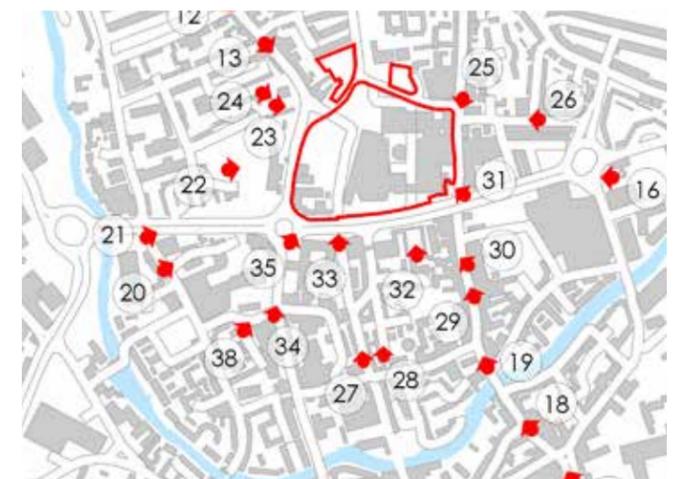
The Proposed Development would appear behind the retained Surrey Chapel, and represent a significant increase in the perceived scale of development at this point, given the large open car park that sits behind the Chapel at present. While the visible part of the scheme is currently in Outline, the Parameters shown indicate an opportunity to create variation and interest within this view, and to provide the viewer with an enticing entrance into the development, via the effective continuation of George Street in the centre of the view. With its canted form, and broad, open entrance, this thoroughfare represents a feature that draws the eye and, ultimately, the feet, adding vitality to one's appreciation of this piece of townscape, which is currently of very poor quality.

Magnitude of Change

High

Residual Effect

Moderate beneficial



View 34: Junction of St Mary's Plain/Duke Street (on Duke Street footway, south side of St Mary's Plain)



Existing



Proposed

Existing

At present, this view, has as its focal point the Grade II listed 69-89 Duke Street in the right foreground. Surrounding this heritage asset is an open and fragmented piece of townscape. This is dominated by the sizeable and decidedly urban form of Duke Street, with St Crispin's House behind. The Grade I listed St Mary's Church is out of sight here, to the viewer's right, with the eye instead drawn north towards the contrast behind the heritage assets in the foreground, and the more modern architecture and streetscape beyond.

Sensitivity/Susceptibility

Given the poor quality of the overall urban form visible in this view, its inclusion of a Grade II listed building, and its location within the Conservation Area, this view is considered to be of **medium sensitivity and medium susceptibility**.

Proposed

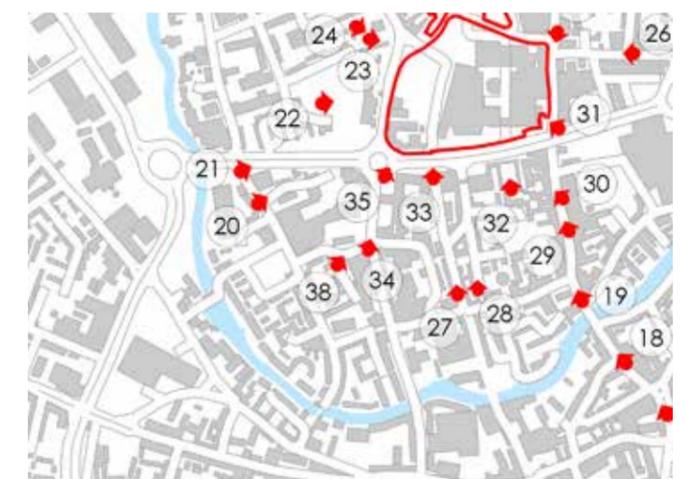
The proposed development will appear in the background of the St Crispin's House, with a slightly larger form than the existing college building, behind the Grade II listed building in the foreground. The proposed will be glimpsed behind this heritage asset, and will not compete with it, with the eye still being drawn strongly to this building. While visible, therefore, the development will appear as a discreet, but high-quality introduction into the townscape, with an interesting and varied built form which is just visible from this point.

Magnitude of Change

Low

Residual Effect

Minor-beneficial



9 | Assessment of Operational Visual Effects

View 35: Southeast corner of Duke Street/St Crispin's/Pitt Street Roundabout



Existing

Existing

This view, looking across the large roundabout where Duke Street meets St Crispin's Road, is dominated by the road and its traffic. The most prominent built elements are St Crispin's House, just visible to the left, and Sovereign House, set off behind the lower cluster of poor-quality buildings at the centre of the view. At present, the view lacks structure and quality, there being little to draw the eye. Instead, the overall experience is of being in an edge-of-centre, ring road dominated area, with a flavour of urban decline.

Sensitivity/Susceptibility

Given the nature of the townscape in this view, its lack of quality (and clear opportunity for enhancement), the view's sensitivity and susceptibility are **low**.

Proposed

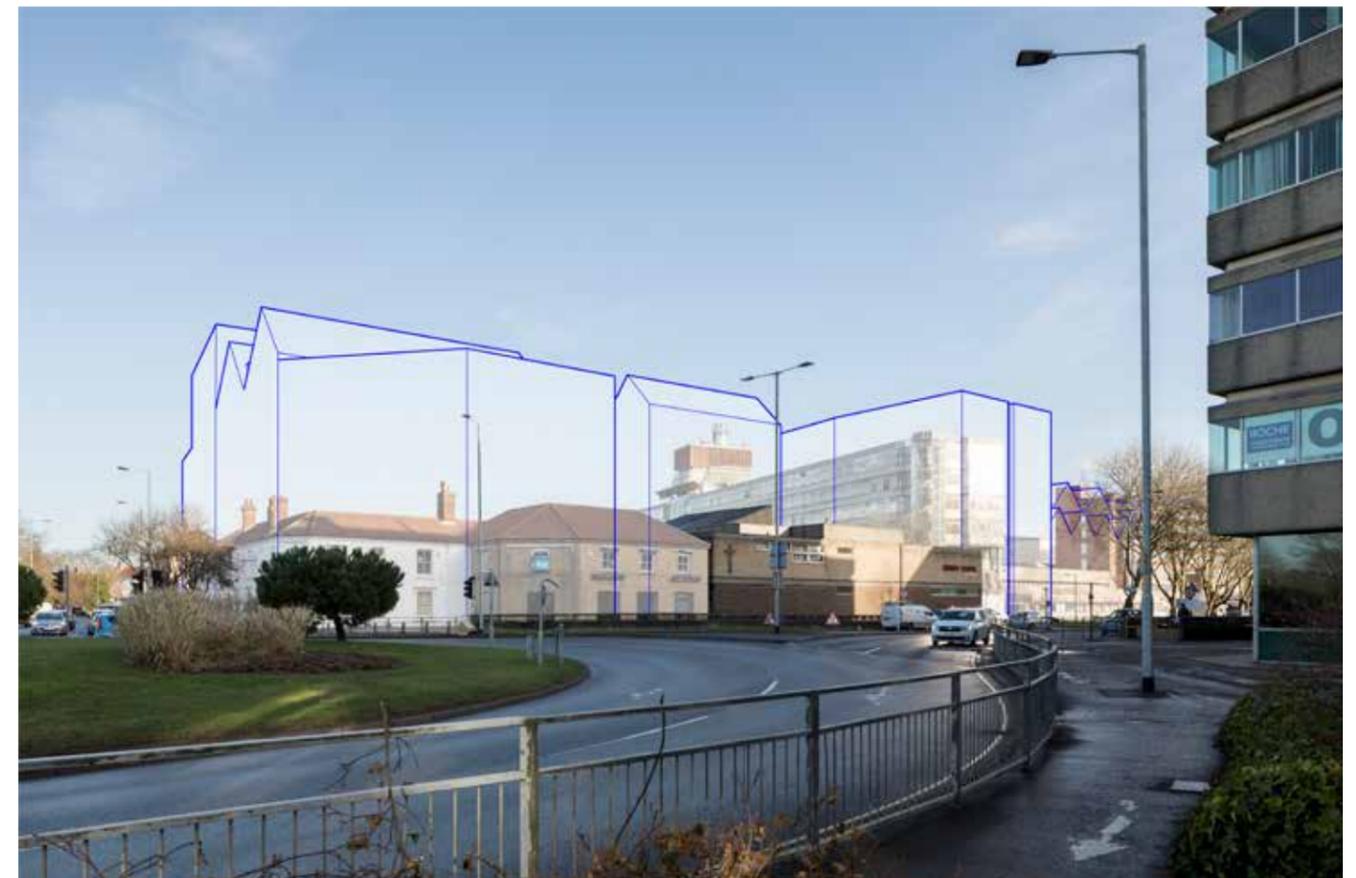
The Outline Parameters shown here capture a clear intention to define this corner, which is currently without quality or definition in townscape terms, whilst also providing a clear indication of the presence of a significant pedestrian route in to the development, beyond Surrey Chapel. Pitched roofs are visible in single and multi-pitch forms, showing an intention to add variation to the architecture, and a sense that this is a scheme 'of Norwich'. The potential for a development of quality, defining a coarse-grained piece of public realm, is clear in this view.

Magnitude of Change

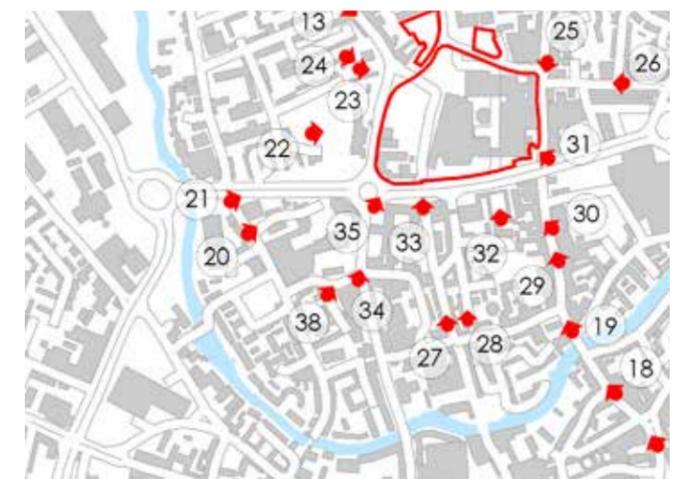
High

Residual Effect

Moderate-beneficial



Proposed



9 | Assessment of Operational Visual Effects

View 36: Waterloo Park, southeast of Waterloo Park Cafe



Existing

Existing

From the roof terrace of the café within Waterloo Park's pavilion, the viewer is met by a vista that is predominantly focused on the landscape of Waterloo Park itself. Beyond the tree line in the background, however, the eye is nonetheless drawn to the wider skyline of Norwich, and to the rising ground of Mousehold Heath to the west (in the winter months only, as much of this wider landscape would be obscured with the trees in leaf). Of the City's landmarks, only the Cathedral is prominent here, with the City background otherwise being a pleasing jumble of rooftops, at present marred by the prominence of Sovereign House and its water tower.

Sensitivity/Susceptibility

This is a view of quality, across a Registered Park and Garden, and with the Cathedral a present and visible feature. The viewer here, as receptor, would be sitting and appreciating the view itself. Accordingly, the view is of both **high sensitivity and high susceptibility**.



Proposed

Proposed

Visible mainly in winter, and largely obscured with the trees in leaf, the Proposed Development would result in the feature of the prominent water tower of Sovereign House, and see it replaced with a form of development that would fall more subtly into the background. The height of the development would be reduced largely to skyline level, with the only increase in height sitting away from other features that draw the eye. While visible here, therefore, the overall effect would be decrease one's awareness of Anglia Square as a piece of townscape in this view.

Magnitude of Change

Low

Residual Effect

Moderate-Neutral



View 37: Aylsham Road (additional view)



Existing



Proposed

Existing

Standing in the middle of the road and on the traffic island looking south along Aylsham Road, some of the existing buildings located on the Site are visible, the most prominent one being Sovereign House, which is the background focus leading from the route along here. Aylsham Road is mostly residential with some small scale commercial businesses dotted along in parts.

Sensitivity/Susceptibility

The townscape along Aylsham is of a neutral quality, mostly of a functional form but enhanced by the tree planting. The built form along here is not of a particularly high architectural standard. Within the distant background the spire of Norwich Cathedral and Sovereign House are visible, the former being

a highly contributing element associated with Norwich and latter being recognised as a detracting feature within the urban environment. Overall, this view is considered to be of **low sensitivity and low susceptibility**.

Proposed

Removing Sovereign House, which closes this view at present, the principal effect of the proposed development would be to reduce the visual scale of Anglia Square within this view, and therefore allow an increased focus on the Anglican Cathedral. The development as seen would fall within the existing frame of built form closer to the viewer, thus not appearing as an unduly prominent or dominant

feature. While much of what is visible is in Outline, the visual as currently presented clearly captures the intention to provide a development of quality and interest, such that the viewer is enticed as they move towards Anglia Square from this point.

Magnitude of Change

Medium

Residual Effect

Minor-beneficial



9 | Assessment of Operational Visual Effects

View 38: Rosemary Lane



Existing



Proposed

Existing

Standing North along Rosemary Lane, which it merges into St Marys Plain and looking north towards, the main focus of this view is St Mary's Church. Within the immediate foreground is the parking area associated with the Norwich Central Baptist Church, located on the right but not visible within this view, and appearing within the background is the former Wrights Foundry on Duke Street.

Sensitivity/Susceptibility

The buildings visible within this view are of significant heritage value and have been preserved and maintain to a high level. The public realm is of a functional use but appears to have been established in a haphazard way and is not considered to be of a particular high quality. Overall, this view is judged to be of **medium sensitivity and medium susceptibility**.

Proposed

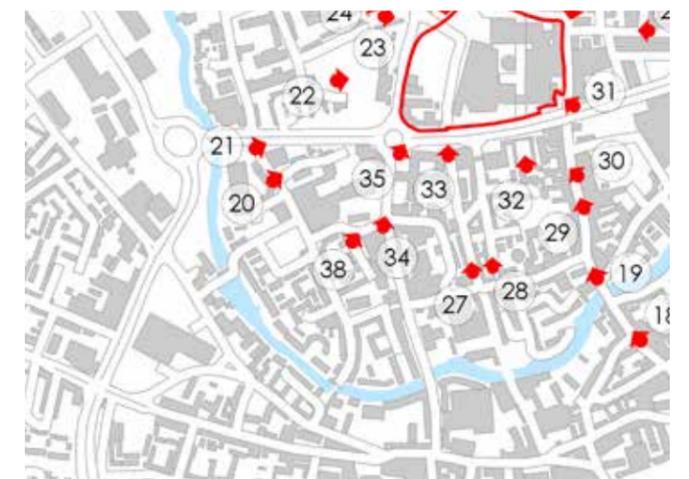
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form.

Magnitude of Change

Nil

Residual Effect

Nil



View 39: Norwich Castle



Existing



Proposed

Existing

Having accessed Norwich Castle Museum and either through the supplementary ticket option to access the castle battlements by guided tour or having privileged passage, one takes in a 360 panoramic and far reaching view across Norwich. At this raised vantage point location existing elements on the Site are visible within the distance, Gildengate House and Sovereign House in particular, beyond the more prominent elements within this view: the Natwest building; St Andrew's Church; and St Andrews & Blackfriars Hall.

Sensitivity/Susceptibility

This is a location of exceptional views across Norwich and towards the Site. From Norwich Castle the view line towards the Site has a lower concentration of

the more significant Norwich Landmarks which are experienced from other points along the Norwich Castle Battlements, reflective of the lower status of buildings to the north of the city. With this in mind and the limitations to access, although there are future plans for this viewing platform to be more widely accessed by the public, this view is considered to be of **medium sensitivity** and **medium susceptibility**.

Proposed

Viewed from the Ramparts of Norwich Castle, the Proposed Development is viewed as part of the urban hinterland of Norwich, beyond the cluster of important heritage assets which are prominent in the foreground. Perceived within an immediate context of modernity and more historic forms, this view, even

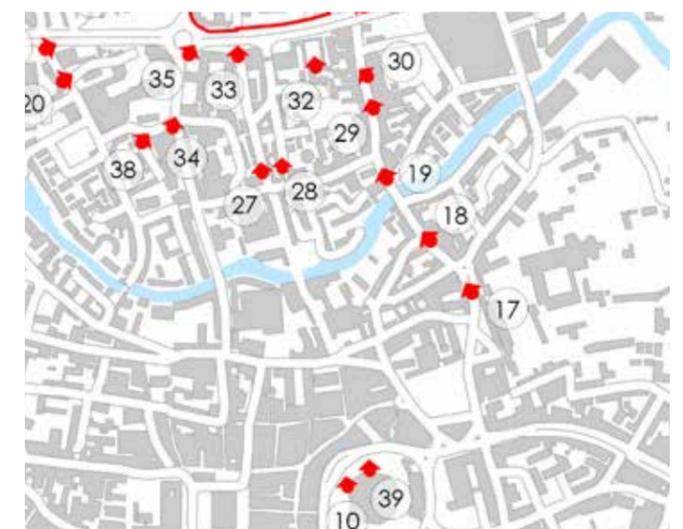
with the scheme in a Hybrid form (part Detail, part Outline) clearly captures an intention to allow the development to calmly fall into the background. It would be perceived as part of the broader urban framework of Norwich, an extension of some of the more 'City' forms that are expressed by St Crispin's House and Cavell and Austin House closer to the viewer. Against the current baseline, the development would reduce the prominence of Anglia Square as part of Norwich as viewed from this location.

Magnitude of Change

Medium

Residual Effect

Moderate-beneficial



View 40: Cathedral Meadow



Existing



Proposed

Existing

Standing at the viewpoint location to the south-east of Cathedral Meadows, which has been identified as a protect viewpoint location within the Norwich City Centre Conservation Area Appraisal, the primary focus of this view are the sports pitches, which are viewed through light foliage. This is a pedestrian walkway which is in continuous use, although mainly during daytime hours.

Sensitivity/Susceptibility

This location is an identified and protected viewpoint within the Norwich City Centre Conservation Area and there are significant identifiable elements which form part of this view, Norwich Cathedral and The Great Hospital. Though the high vegetation slightly obstructs the appreciation of the view, its sensitivity and susceptibility are nevertheless considered to be high.

Proposed

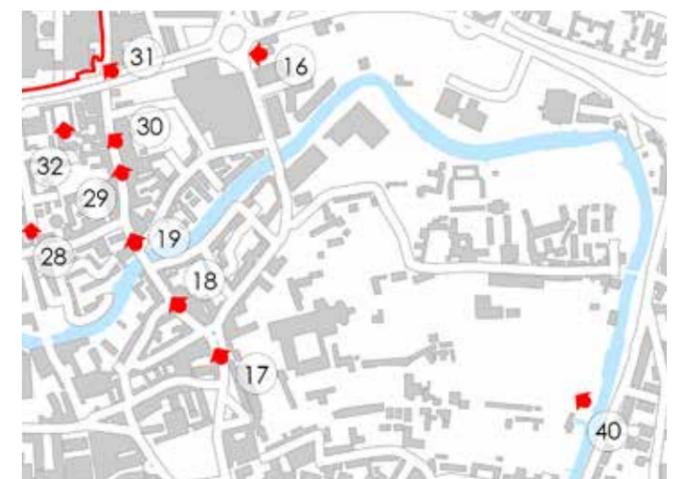
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form and planting, even in winter conditions.

Magnitude of Change

Nil

Residual Effect

Nil



Section 10
Conclusion.

- 10.1 This HTVIA provides a thorough study of the Site, its history and the existing townscape environment. It identifies the built heritage, townscape and visual receptors potentially affected by the Proposed Development and assessed the effects likely to arise in each case.
- 10.2 Assessments undertaken have considered the value, susceptibility to change and sensitivity of built heritage, townscape and visual receptors. They have considered the magnitude of change from the Proposed Development and the overall resulting effect, with an assessment of cumulative effects where relevant.

Summary of Demolition & Construction Effects

- 10.3 The demolition and construction effects on built heritage receptors were found to be **temporary major to moderate adverse** for those heritage assets in close proximity to the Site and **temporary minor adverse to negligible** for those in the wider vicinity. With mitigation, this would reduce to **temporary moderate-minor adverse** for those closest to Site. These effects would be temporary and reversible and would be necessary to deliver the operational effects which are largely beneficial.
- 10.4 The demolition and construction effects on the townscape and visual receptors were found to be **temporary major-moderate adverse** in close proximity to the Site, **temporary moderate-minor adverse** at medium distance to the Site, and **temporary minor adverse to negligible** at a longer distance from the Site. With mitigation, the effect would be reduced to **temporary moderate adverse** at closer townscape and visual receptors and **temporary minor adverse** at medium distance townscape and visual receptors. It would remain **temporary minor adverse or negligible** to long distance townscape and visual receptors. Again, these effects would be temporary and reversible.

Summary of Operational Effects

- 10.5 The assessment of the effects of the Proposed Development on built heritage, townscape and visual receptors has been undertaken with regard to:
- The sensitivity of receptors;
 - The size, location and massing of the Proposed Development;

- The illustrative design, architectural style and palette of materials as set out in the Design and Access Statement, submitted as a supporting planning document.
- The arrangement of routes, public realm, landscaped spaces and active uses at street level based on both the parameter plans and illustrative masterplan design in the Design and Access Statement; and
- Other cumulative developments identified which informed the cumulative assessment (for a full overview of cumulative developments, see Chapter 10 of the ES)

- 10.6 The Proposed Development would predominantly have either beneficial, neutral, or negligible effects on the identified built heritage, townscape, and visual receptors. One instance of minor adverse effects has been identified (on St Augustine's Church). However, no significant adverse effects have been identified. Where significant effects have been identified,

Built Heritage

- 10.7 The operational effects on built heritage receptors generally range from minor neutral to moderate neutral and moderate beneficial. This is due to the existing and emerging character of the setting of identified receptors, as well as the carefully considered, high-quality design of the Proposed Development. One significant adverse resultant effect has been identified in EIA terms (to the setting of St Augustine's Church and 2-12 Gildencroft- see paragraphs 10.9 - 10.14, below). In the other instances where significant resultant effects have been identified in EIA terms, these are neutral and so no additional mitigation would be needed as heritage significance and setting is preserved.
- 10.8 When considered alongside cumulative schemes, there would be little change to the assessed operational effects due to the Proposed Development being characteristic of the emerging context of the surroundings.
- 10.9 A moderate adverse effect has been identified for the Church of St Augustine (Grade I listed). In non-EIA terms, this would amount to less than substantial harm to the setting only due to the effects of the Proposed Development. Less than substantial harm has also been identified to the setting of 2-12 Gildencroft (Grade II listed), which has been assessed as part of Northern City Character Area.

- 10.10 Though the Proposed Development would offer some enhancement to the Church of St Augustine through the replacement of Sovereign House (currently a prominent and eye-catching detracting feature) and reinstatement of the historic streetscape (including an important view of the church tower from Botolph Street), there is nevertheless considered to be some residual harm to the setting of the Church through the introduction of additional urbanity into one's appreciation of this space and competition with the assets in views from the churchyard.
- 10.11 Paragraph 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 10.12 It is our conclusion that the benefits of being able to deliver a viable scheme (with viability necessitating the Proposed Development's height) that will facilitate the regeneration of the area outweigh the less than substantial harm identified to setting of church.
- 10.13 Furthermore, in this instance, the less than substantial harm identified to the setting of the Church of St Augustine should be viewed holistically alongside the other, wider heritage impacts generated by the Proposed Development (which are judged to be neutral or beneficial).
- 10.14 In the case of 2-12 Gildencroft, which, in line with the agreed scoping, has not been assessed individually, but rather as part of the Northern City Character Area, the minor harm identified is balanced out by the neutral or beneficial effects to the other heritage assets, leading to a Minor Neutral residual effect, and therefore an overall judgment of no harm.

Townscape

- 10.15 The townscape effects on the wider and local area resulting from the Proposed Development have also been assessed. It was found that the Development would have either a moderate beneficial, minor beneficial, negligible neutral, or no effect on the townscape character areas assessed.
- 10.16 When considered alongside cumulative schemes, there would be little change to the assessed operational effects due to the Proposed Development being characteristic of the emerging context of the surroundings. Cumulative effects would remain beneficial and neutral.

Visual

- 10.17 The potential visual effects of the Proposed Development were assessed with reference to the 40 views projected as Accurate Visual Representations (AVRs). The list of views was agreed with Historic England and Norwich City Council during the scoping process and subsequent preapplication discussions.
- 10.18 The Proposed Development would have either beneficial, neutral, negligible, or no effect on identified viewpoints (no effect has been identified where the Proposed Development is completely occluded by intervening townscape, and therefore not visible). Therefore, visual amenity would be maintained or enhanced by the Proposed Development.
- 10.19 There have been no adverse effects identified. Where significant residual effects in ES terms have been identified, these are either beneficial or neutral and so no additional mitigation would be needed. This shows the area's capacity for change, the opportunities to enhance the visual amenity and townscape quality of the area, as well as the high quality design of the Proposed Development.

Summary of Significant Effects

- 10.20 Overall, therefore, the Proposed Development would give rise to predominantly beneficial, neutral or negligible effects and would enhance the visual amenity and townscape character of the area. There would be no significant adverse residual effects during operation. The only adverse effect identified (to the setting of the Grade I listed Church of St Augustine) was not considered to be significant.
- 10.21 The conclusions of the assessment section have been tabulated in the next pages for ease of reference.

Table 10.1 Summary Table of Effects during Demolition and Construction

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the demolition and construction effects identified are considered short-medium term, temporary and direct effects.
- Note 3: For simplicity, receptors are grouped in this table. For the full narrative assessment, reference should be made to Section 5.0 of this HTVIA.

Receptors	Residual Effect	With Mitigation	List of Affected Receptors
Heritage Receptors - during demolition and construction	Temporary major to moderate adverse for receptors in close proximity to the Site	Temporary moderate to minor adverse for receptors in close proximity to the Site	71 Botolph Street, 2-9 Octagon Court, Former Church of St Saviour, Church of St Augustine, Numbers 31 to 35 Magdalen Street, Old Meeting House, Church of St Mary, Church of St Martin at Oak, Church of St George, Bacon's House, Former Church of St James Anglia Square Group, Northern City Group, Colegate Group Norwich City Centre Conservation Area
	Temporary minor adverse or negligible effects for the remaining built heritage receptors	Temporary minor adverse or negligible	Church of St Clement, Church of St Giles, Norwich Castle, Roman Catholic Cathedral of St John the Baptist, The Cathedral of the Holy and Undivided Trinity, City walls and towers, Waterloo Park Norwich City Centre Conservation Area
Townscape Receptors - during demolition and construction	Close-range townscape receptors: temporary moderate to major adverse	Temporary moderate adverse	Character Area 2 (Northern City), Character Area 3 (Anglia Square), and Character Area 4 (Colegate)
	Medium-distance townscape receptors: temporary minor to moderate adverse	Temporary minor adverse	Southern half of Character Area 1 (Low-Density Residential) and Character Area 5 (Northern Riverside)
	Long-distance townscape receptors: temporary negligible to minor adverse	Temporary minor adverse or negligible	Northern half of Character Area 1 (Low-Density Residential), Character Area 6 (Elm Hill and Maddermarket), Character Area 7 (Civic), and Character Area 8 (Cathedral Close)
Visual Receptors - during demolition and construction	Close-range visual receptors: temporary moderate to major adverse	Temporary moderate adverse	Views 13, 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38
	Medium-distance visual receptors: temporary minor to moderate adverse	Temporary minor adverse	Views 11, 12, 14, 15, 16, 18, 19, 20, 21, 37
	Long-distance visual receptors: temporary negligible to minor adverse	Temporary minor adverse or negligible	Views 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 36, 39, 40

Table 10.1 Summary of Effects during Demolition and Construction.

10 | Conclusion

Table 10.2 Summary of Effects on Heritage Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the heritage effects identified are considered long term, permanent and direct effects.

Heritage Receptor	NHLE Number	Designation	Sensitivity	Magnitude of Change	Residual Effect
71, Botolph Street	1051372	Grade II*	High	Low	Moderate Beneficial
2-9 Octagon Court	1051929	Grade II*	High	Low	Moderate Neutral
Former Church of St Saviour	1372838	Grade I	High	Low	Moderate Beneficial
Church of St Augustine	1051896	Grade I	High	Low	Moderate Adverse
Numbers 31 to 35 Magdalen Street and Gurney Court	1051188	Grade II*	High	Negligible-Low	Minor Beneficial
Old Meeting House	1206474	Grade I	High	Low	Moderate Neutral
Church of St Mary	1372513	Grade I	High	Low	Moderate Neutral
Church of St Martin at Oak	1051925	Grade I	High	Low	Moderate Neutral
Church of St George	1206500	Grade I	High	Low	Moderate Neutral
Bacon's House	1051320	Grade II*	High	Low	Moderate Neutral
Church of St Clement	1051282	Grade I	High	Low	Moderate Neutral
Former Church of St James	1372521	Grade I	High	Low	Moderate Beneficial
The Cathedral of the Holy and Undivided Trinity	1051330	Grade I	High	Low	Moderate Neutral
Church of St Giles	1051876	Grade I	High	Low	Moderate Neutral

Table 10.2 Summary of Effects on Heritage Receptors during Operation

10 | Conclusion

Table 10.2 Summary of Effects on Heritage Receptors upon Operation (continued)

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the heritage effects identified are considered long term, permanent and direct effects.

Heritage Receptor	NHLE Number	Designation	Sensitivity	Magnitude of Change	Residual Effect
Norwich Castle	1372724	Grade I and Scheduled Ancient Monument	High	Medium	Major Neutral
Roman Catholic Cathedral of St John the Baptist	1051299	Grade I	High	Low	Moderate Neutral
City Walls and Towers	1004023	Scheduled Ancient Monument	High	Medium	Major Neutral
Norwich City Centre	N/A	Conservation Area	Medium	Low	Minor Beneficial
Waterloo Park	1001348	Grade II* RPG	High	Low	Moderate Beneficial
Colegate Group	N/A	Grade II LBs and LLBs	Medium	Low	Minor Beneficial
Northern City Group	N/A	Grade II LBs and LLBs	Medium	Low	Minor Neutral
Anglia Square Group	N/A	Grade II LBs and LLBs	Medium	Medium	Moderate Beneficial

Table 10.2 Summary of Effects on Heritage Receptors during Operation

10 | Conclusion

Table 10.3 Summary of Effects on Townscape Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the townscape effects identified are considered long term, permanent and direct effects.

Townscape Receptors	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/Beneficial	Residual Effect
1. Low Density Residential	Medium- Low	Low	Beneficial	Minor Beneficial
2. Northern City	Low	Medium	Beneficial	Minor Beneficial
3. Anglia Square	Low	High	Beneficial	Moderate Beneficial
4. Colegate	Medium	Low	Beneficial	Minor Beneficial
5. Northern Riverside	Medium	Low	Beneficial	Minor Beneficial
6. Elm Hill & Maddermarket	Medium High	Negligible	Neutral	Negligible Neutral
7. Civic	Medium High	Negligible	Neutral	Negligible Neutral
8. Cathedral Close	High	Nil	Nil	Nil

Table 10.3 Summary of Effects on Townscape Receptors during Operation

10 | Conclusion

Table 10.4 Summary of Effects on Visual Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the visual effects identified are considered long term, permanent and direct effects

Visual Receptor	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/Beneficial	Significance and Nature of Residual Effects
View 1: Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Low	Nil	Neutral	Nil
View 2: Junction of Constitution Hill/Denmark Road/Clement's Hill	Low	Negligible	Neutral	Negligible
View 3: Angel Road (next to school entrances)	Low	Low	Neutral	Negligible
View 4: Junction of Heath Road/Shipstone Road	Low	Medium	Beneficial	Minor Beneficial
View 5: Junction of Magdalen Road/Sprowston Road	Low	Low	Neutral	Negligible
View 6: Mousehold Avenue (north east corner of allotments)	Medium	Medium	Beneficial	Moderate Beneficial
View 7: Mottram Monument, St James' Hill	High	Medium	Beneficial	Major Beneficial
View 8: Kett's Heights (Armada Beacon)	High	Medium	Beneficial	Major Beneficial
View 9: Kett's Hill	Low	Medium	Beneficial	Minor Beneficial
View 10: Castle Rampart	High	Medium	Beneficial	Major Beneficial
View 11: Aylsham Road	Medium	Medium	Beneficial	Moderate Neutral
View 12: Junction of St Augustine's Street/Magpie Road (position immediately south of traffic signal on west footpath)	Medium	Medium	Beneficial	Moderate Beneficial
View 13: Junction of St Augustine's Street/Sussex Street	Medium	Medium	Beneficial	Moderate Beneficial
View 14: Magpie Road (short distance east of St Augustine Street junction) looking south with City Wall section in foreground	Medium	Low	Beneficial	Minor Beneficial
View 15: Junction of Edward Street/Magpie Road (east side of Edward Street)	Low	High	Beneficial	Moderate Beneficial
View 16: Outside St James Church (Puppet Theatre), Barrack Street	Low/Medium	Medium	Beneficial	Minor Beneficial
View 17: Tombland (west of Edith Cavell Statue)	High	Low	Beneficial	Moderate Beneficial
View 18: Junction of Wensum Street/ Elm Hill (east side of Wensum Street)	Medium	Nil	Neutral	Nil
View 19: Magdalen Street, south of St Clement's Church	Medium	Low	Beneficial	Minor Beneficial
View 20: Junction of Oak Street/St Martin's Lane	Medium	Medium	Beneficial	Moderate Beneficial

Table 10.4 Summary of Effects on Visual Receptors during Operation

10 | Conclusion

Table 10.4 Summary of Effects on Visual Receptors upon Operation (continued)

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the visual effects identified are considered long term, permanent and direct effects

Visual Receptor	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/Beneficial	Significance and Nature of Residual Effects
View 21: Junction of St Crispin's Road/Oak Street	Low	Medium	Beneficial	Minor Beneficial
View 22: Entrance to Quaker Burial Ground, Chatham Street	Low	Low	Beneficial	Negligible-Beneficial
View 23: Seating area in northwest corner of St Augustine's	Medium	High	Neutral	Moderate-Major Neutral
View 24: In front of St Augustine's Church porch	High	Medium	Neutral	Major Neutral
View 25: Outside Magdalen Street	Low	Medium-High	Beneficial	Minor-Moderate Beneficial
View 26: Junction of Cowgate/Bull Close	Low	Medium	Beneficial	Minor Beneficial
View 27: St George's Street, immediately north of St George's Church	High-Medium	Low	Beneficial	Moderate-Minor Beneficial
View 28: Junction of Calvert Street, opposite 'Pope's Buildings'	Medium	Negligible-Low	Beneficial	Minor-Negligible Beneficial
View 29: Outside 25 Magdalen Street (Looses Emporium)	Low-Medium	Low	Beneficial	Minor Beneficial
View 30: Outside 39 Magdalen Street	Low	Medium	Beneficial	Minor Beneficial
View 31: Corner of 59 Magdalen Street	Low	High	Beneficial	Moderate Beneficial
View 32: Doughty's Hospital courtyard (south end)	Medium	High	Beneficial	Major Beneficial
View 33: Junction of St George's Street/St Crispin's	Low	High	Beneficial	Moderate Beneficial
View 34: Junction of St Mary's Plain/Duke Street (on Duke Street footway, south side of St Mary's Plain)	Medium	Low	Beneficial	Minor Beneficial
View 35: Southeast corner of Duke Street/St Crispin's/Pitt Street Roundabout	Low	High	Beneficial	Moderate Beneficial
View 36: Waterloo Park, southeast of Waterloo Park Cafe	High	Low	Neutral	Moderate Neutral
View 37: Aylsham Road (additional view)	Low	Medium	Neutral	Minor Beneficial
View 38: Rosemary Lane	Medium	Nil	Neutral	Nil
View 39: Norwich Castle	Medium	Medium	Beneficial	Moderate Beneficial
View 40: Cathedral Meadow	High	Nil	Neutral	Nil

Table 10.4 Summary of Effects on Visual Receptors during Operation

Appendix 1

References.

Appendix 1 | References

Sources

Britain from Above

CgMs, *Built Heritage Statement in Respect of Anglia Square, Norwich NR3 1DZ*, CgMs reference JCG22383 (March 2018).

George Plunkett's Photographs

Landscape Institute and the Institute for Environmental Management & Assessment, *Guidelines for Landscape and Visual Impact Assessments* (GLVIA 3), 2013.

Landscape Institute, *Townscape Character Assessment Technical Information Note (TIN) O5/17* (2018)

Natural England, *Approaches to Landscape Character Assessment* (2014).

Norfolk Record Office

Norwich City Council. *Norwich City Centre Conservation Area Appraisal* (September 2007).

Ordnance Survey Mapping, Groundsure

Reg Walker, HMSOldies

Appendix 2

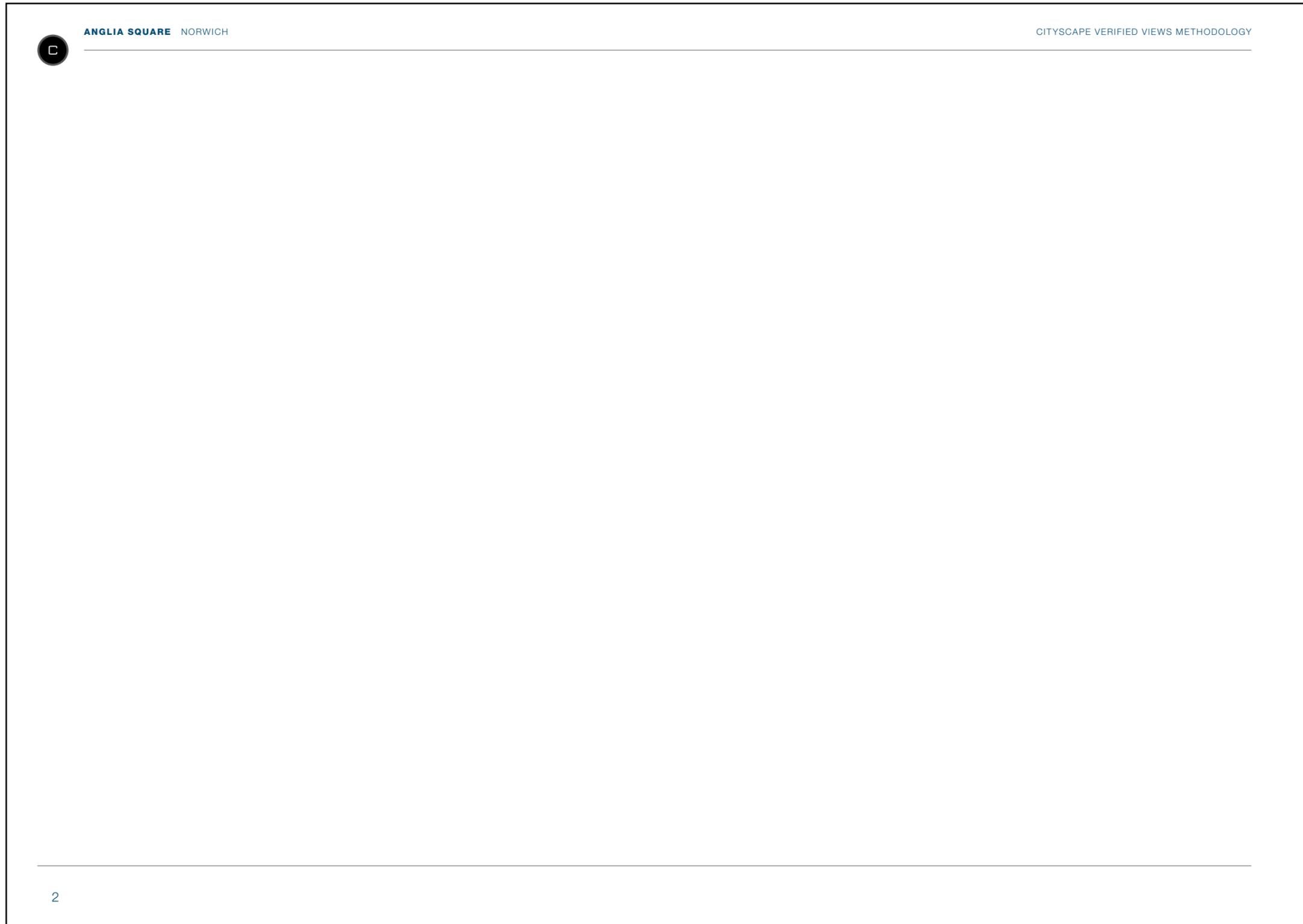
**Visualisation Methodology
Statement.**

ANGLIA SQUARE NORWICH



CITYSCAPE VERIFIED VIEWS METHODOLOGY

MARCH 2022



Appendix:

CITYSCAPE VERIFIED VIEWS METHODOLOGY

0.0 INTRODUCTION.....	4	4.0 MODEL POSITIONING.....	10
0.1 Methodology overview		4.1 Height and position check	
0.2 View selection			
1.0 PHOTOGRAPHY.....	4	5.0 CAMERA MATCHING.....	12
1.1 Digital photography		5.1 Cityscape's Database	
1.2 Lenses		5.2 Creation of Scheme Model	
1.3 Digital camera		5.3 Camera Matching Process	
1.4 Position, time and date recording		5.4 Wireline Image	
2.0 DIGITAL IMAGE CORRECTION.....	6	6.0 RENDERING.....	14
2.1 Raw file conversion		6.1 Rendering	
2.2 Digital image correction		6.2 Texturing	
		6.3 Lighting and sun direction	
3.0 GPS SURVEY.....	8	7.0 POST PRODUCTION.....	16
3.1 Survey		7.1 Post production	



0.0 OVERVIEW

0.1 Methodology overview

The methodology applied by Cityscape Digital Limited to produce the verified images or views contained in this document is described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the Technical Guidance Note 06/19: Visual Representation of Development Proposals from the Landscape Institute published on 17 September 2019 in support of GLVIA3. The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today's standards of architectural photography and computer-generated models.

0.2 View selection

The viewpoints have been selected through a process of consultation with relevant statutory consultees and having regard to relevant planning policy and guidance.

1.0 PHOTOGRAPHY

1.1 Digital photography

With the latest advances in Digital Photography it is now possible to match the quality of plate photography.

1.2 Lenses

For local views a wide angle lens of 24mm or 35mm is generally used in order to capture as much of the proposal and its surroundings as possible. Intermediate distance views were photographed with a lens between 35mm to 70mm and occasionally long range views may be required with lens options ranging from 70mm to 600mm. As a guide, the following combinations were used:

Distance to subject	View	Lens Options
0 – 800 metres	Local	24mm to 35mm
800 to 5000 metres	Intermediate	35mm to 70mm
5000+ metres	Long	70mm to 600mm

Examples of these views are shown in Figures 4 and 5.

1.3 Digital camera

Cityscape use high quality professional DSLR (Digital Single Lens Reflex) and DSLM (Digital Single Lens Mirrorless) cameras. The cameras utilise Full Frame Sensors so declared focal lengths require no conversion to be understood in line with TGN 06/19 guidelines. The quality of the lenses is matched to the resolution of the cameras to ensure high contrast and sharp rendition of the images.

1.4 Position, time and date recording

The photographer was provided with (i) an Ordnance Survey map or equivalent indicating the position of each viewpoint from which the required photographs were to be taken, and (ii) a digital photograph taken by Cityscape of the desired view. For each shot the camera was positioned at a height of 1.60 metres above the ground level which closely approximates the human eye altitude, and falls into the 1.5-1.65m range provided by TGN 06/19. If local conditions required a deviation to capture the view, the exact height used can be found in the Table of Views. A point vertically beneath the centre of the lens was marked on the ground as a survey reference point and two digital reference photographs were taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 2 and 3). The date and time of the photograph were recorded by the camera.

1



MARCH 2022



2



3



4



5

- 1 Canon 5D MK IV Digital Camera
- 2 Camera Location
- 3 Survey reference point
- 4 Local view
- 5 Intermediate view



2.0 DIGITAL IMAGE CORRECTION

2.1 Raw file conversion

Canon cameras produce a raw file format, which is then processed digitally for both high detail and colour accuracy. The final image is outputted as a tiff¹ file.

2.2 Digital image correction

The digital images were then loaded into Cityscape's computers to prepare the digital image for the next stage of camera matching (see section 5). The image is also 'bank'² corrected which means ensuring that the horizon in each digital image is precisely horizontal.

In spite of the selection of the most advanced photographic equipment, lenses are circular which results in a degree of distortion on the perimeter of images. The outer edges of an image are therefore not taken into consideration; this eliminates the risk of inaccuracy. Figure 17 in section 5 illustrates the 'safe' or non-distortive area of an image which is marked by the red circle.

The adjusted or corrected digital image, known as the 'background plate', is then saved to the Cityscape computer system ready for the camera matching process (see section 5). In preparation for the survey (see section 4) Cityscape indicates on each background plate the safe area and priority survey points, such as corners of buildings, for survey (see Figures 6 and 7).

¹ TIFF is the name given to a specific format of image file stored digitally on a computer.

² By aligning the vanishing points.

6



MARCH 2022



6 Background plate highlighting critical survey points in purple and secondary survey strings in red

7 Area of interest to be surveyed as shown in Figure 7



3.0 GPS SURVEY

3.1 Survey

An independent surveyor was contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the camera at the time the photograph was taken (and recorded by way of digital photograph (see section 1 above) and (ii) all the required points on the relevant buildings within the safe zone.

The survey was co-ordinated onto the Ordnance Survey National Grid (OSGB36) by using Global Positioning System (GPS) equipment (see, for example, Figure 9) and processing software. The Ordnance Survey National Grid (OSGB36) was chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used was Ordnance Survey Newlyn Datum and was also derived using the GPS.

The surveyor uses a baseline consisting of two semi-permanent GPS base stations (see Figure 8). These stations are located approximately 5730 metres apart and positioned so as to optimise the results for the area of operation (see location map, Figure 13). The base stations are tied into the National GPS Network and are constantly receiving and storing data which allows their position to be monitored and evaluated over long periods of operation. By using the same base stations throughout the survey the surveyor ensures the consistency of the results obtained.

Using the Real Time Kinematic method a real time correction is supplied by each base station to the rover (shown in Figure 10) (over the GSM³ network) physically undertaking the field survey. This enables the rover to determine the co-ordinates of its location instantaneously (i.e. in 'real time'). The rover receives a 'corrected' fix (co-ordinates) from each base station. If the two independent fixes are each within a certain preset tolerance, the rover then averages the two fixes received. The viewpoints are, with a few exceptions, surveyed using this technique. This method of GPS survey (Real Time Kinematic) produces results to an accuracy in plan and height of between 15mm – 50mm as outlined in the "Guidelines for the use of GPS in Land Surveying" produced by the Royal Institute of Chartered Surveyors.

The required points on each building are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figures 11 and 12). There are two methods used to fix the building details, namely polar observations⁴ and intersection observations⁵. The position of the theodolite is fixed by the rover as described above. In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to Real Time Kinematic, if, for example, the viewpoint is in a position where GPS information cannot be received.

³ GSM network: the mobile phone network.

⁴ Polar observation is the measurement of a distance and direction to a point from a known baseline in order to obtain co-ordinates for the point. The baseline is a line between two known stations.

⁵ Intersection observation is the co-ordination of a point using directions only from two ends of a baseline.

MARCH 2022



8



9



10



12



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13

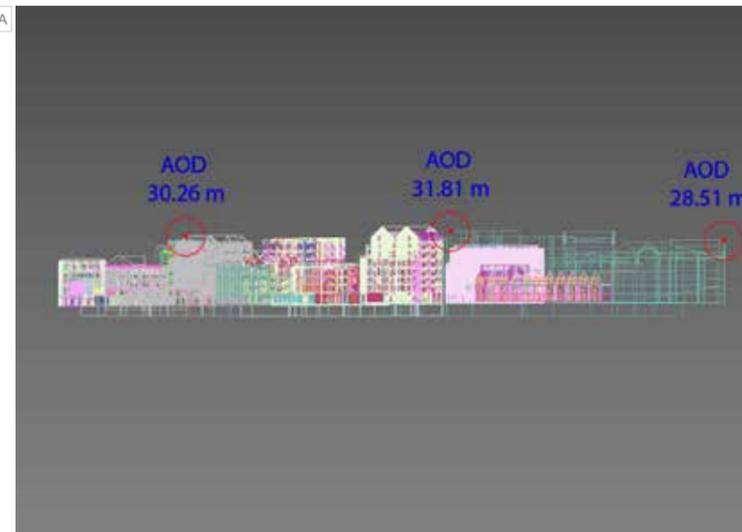
- 8 Marshall Survey semi-permanent GPS base station
- 9 GPS System
- 10 Field survey being carried out
- 11 Electronic Theodolite
- 12 Field survey being carried out
- 13 Location of Marshall Survey's GPS base stations

4.0 MODEL POSITIONING

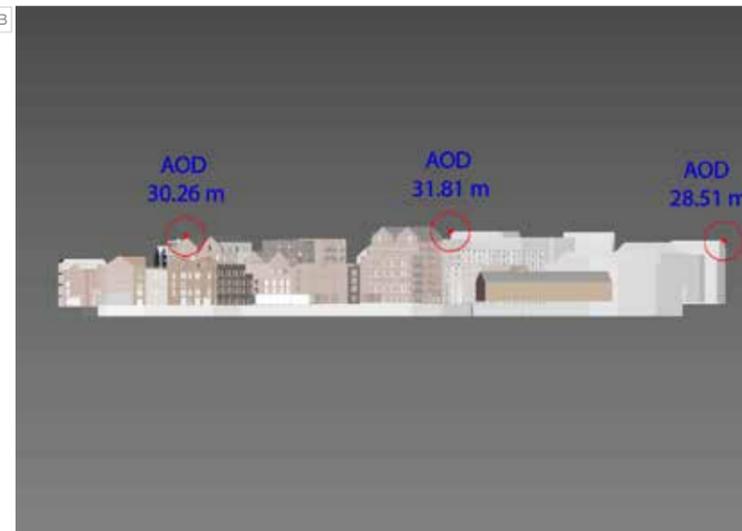
4.1 Height and position check

The model is positioned using a site plan provided by the architect. This is then overlaid onto OS positioned survey from a CAD provider. Once the building has been positioned, confirmation of height and position is requested from the architect. At least two clear reference points are agreed and used to confirm the site plan and Ordnance Survey. The height is cross checked against the architects section and given in metres Above Ordnance Survey Datum (AOD).

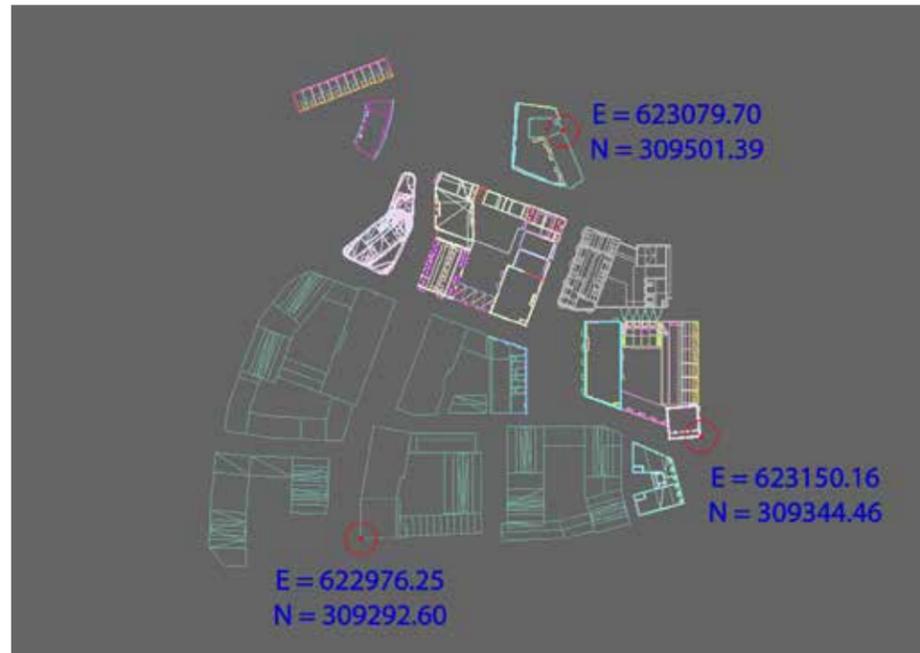
14A



14B



MARCH 2022



15A



15B

14A Architect's Elevation Drawing

14B Cityscape's Elevation Model

15A Architect's Plan Drawing

15B Cityscape's Plan Model

5.0 CAMERA MATCHING

5.1 Cityscape's Database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GPS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources. Figure 16 shows a selection of GPS located models (yellow) within Cityscape's database which effectively represents a 3D verified computer 'model' of some prominent buildings in central London. The term '3D model' has been adopted with caution in this methodology as it is thought to be slightly misleading because not every building in central London is included in the database although the majority of those buildings which form part of the 'skyline' are included.

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects' drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GPS surveyed on the dome of St. Paul's. The database 'view' (as shown in Figure 16) is 'verified' as each building is positioned using coordinates acquired from GPS surveys.

In many instances, the various co-ordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases the survey information of buildings and locations provided by the surveyor (see section 3 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape's database. The survey information provided by the surveyor is in all cases used in the verification process of camera matching.

5.2 Cityscape's Database

A wireframe⁶ 3D model of the proposed scheme if not provided is created by Cityscape from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and bollards etc. provided by the surveyor.

5.3 Camera Matching Process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see section 1);

- The adjusted or corrected digital image i.e. the 'background plate' (see section 2);
- The GPS surveyed viewpoint co-ordinates (see section 3);
- The GPS surveyed co-ordinates of particular points on the buildings within the photograph (the background plate) (see section 3);
- Selected models from Cityscape's database (see section 3);
- The GPS surveyed co-ordinates of the site of the proposed scheme (see section 3);
- A 3D model of the proposed scheme (see section 4).

A background plate (the corrected digital image) is opened on computer screen (for example, Figure 17), the information listed above is then used to situate Cityscape's virtual camera such that the 3D model aligns exactly over the background plate (as shown in Figures 18 and 21) (i.e. a 'virtual viewer' within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 20). This is the camera matching process.

5.4 Wireline Image

Cityscape is then able to insert the wireframe 3D model of the proposed scheme into the view in the correct location and scale producing a verified wireline image of the proposal (shown in Figures 19 & 22).

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

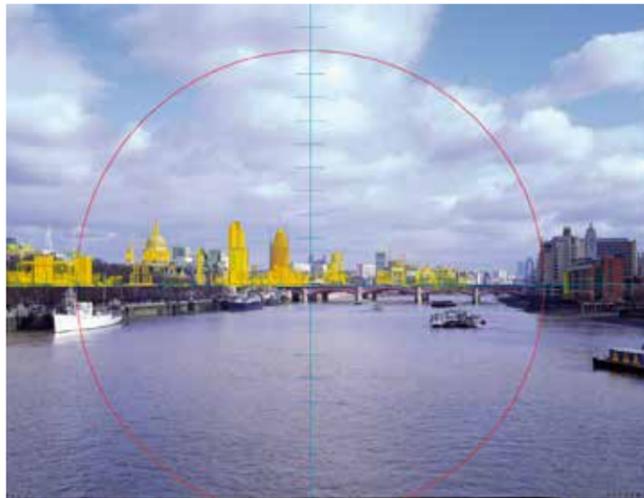
16



⁶ A wireframe is a 3D model, a wireline is a single line representing the outline of the building.

- 16 Selected GPS located models (yellow) from Cityscape's database, situated on Cityscape's London digital terrain model
- 17 Background plate & selected 3D models as seen by the computer camera. Red circle highlights the safe or non-distortive area of the image
- 18 Background plate matched to the 3D GPS located models
- 19 The camera matched background plate with an example of a proposed scheme included in red
- 20 Background plate: digital photograph, size and bank corrected as described in section 3
- 21 Camera matching: the background plate matched in the 3D GPS located models
- 22 The camera matched background plate with the proposed scheme included

MARCH 2022



17

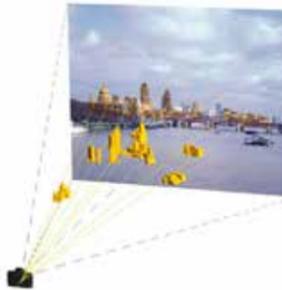


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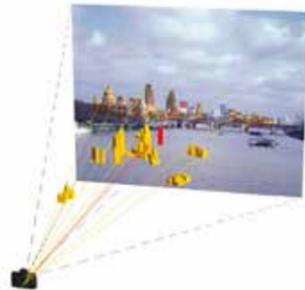


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19



22



6.0 RENDERING

6.1 Rendering

Rendering is a technical term referring to the process of creating a two-dimensional output image from the 3D model.

6.2 Texturing

In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. The process of transforming the wireframe 3D scheme model (see Section 7) into one that can be used to create a photo-realistic image is called texturing⁷

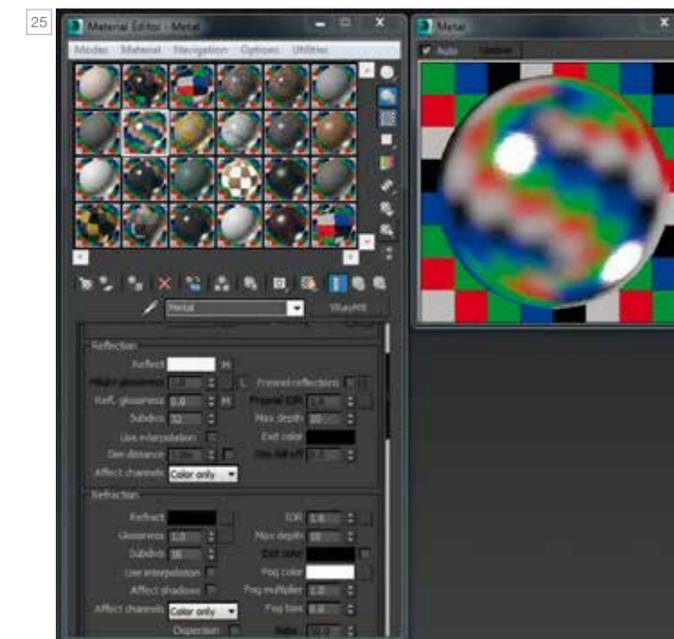
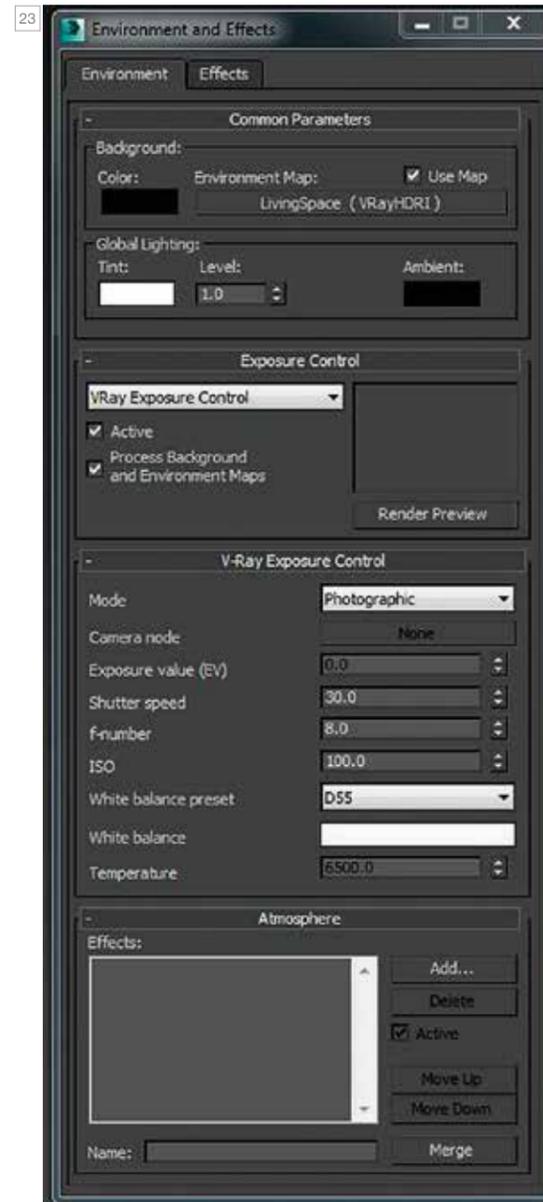
Prior to rendering, Cityscape requires details from the architect regarding the proposed materials (e.g. type of glass, steel, aluminium etc.) to be utilised. Cityscape also use high resolution photographic imagery of real world material samples, supplied by the client or the manufacturer, to create accurate photorealistic textures for use in all our images. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used (as shown in Figures 24 and 25).

6.3 Lighting and sun direction

The next stage is to light the 3D model to match the photographic environment. The date (including the year) and time of the photograph and the latitude and longitude of the city are input (see Figure 23) into the unbiased physically accurate render engine. Cityscape selects a 'sky' (e.g. clear blue, grey, overcast, varying cloud density, varying weather conditions) from the hundreds of 'skies' held within the database to resemble as closely as possible the sky in the background plate. The 3D model of the proposed scheme is placed within the selected sky (see Figure 27) and using the material properties also entered, the computer calculates the effects of the sky conditions (including the sun) on the appearance of the proposed scheme.

An image of the proposed scheme is produced showing the effect of light and sun (as shown in Figure 26). The selection of the matching sky is the only subjective input at this stage.

⁷ Texturing is often referred to as part of the rendering process, however, in the industry, it is a process that occurs prior to the rendering process.

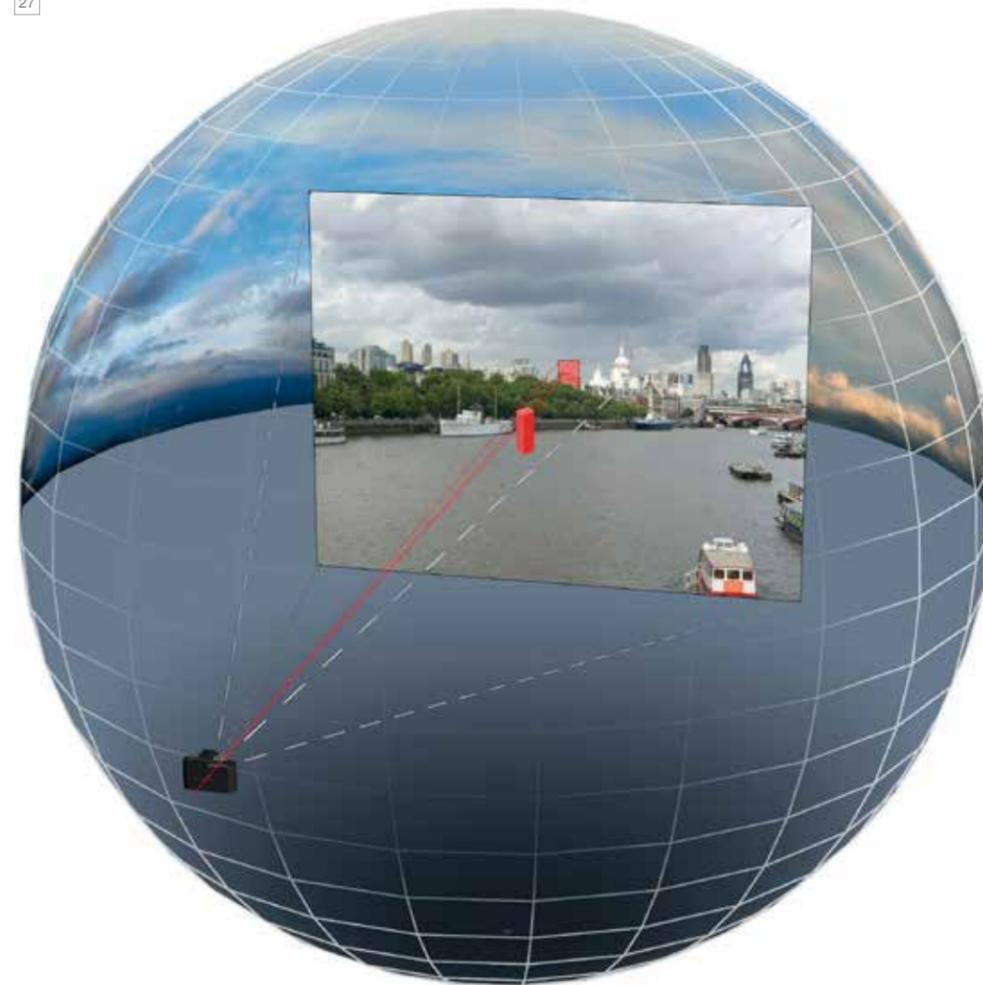


MARCH 2022



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27



- 23 Screenshot of environment information (time, date and year) entered to locate the sun correctly (see section 7.3)
- 24 Screenshot of some materials in the 3D rendering package
- 25 Screenshot of material and surface properties
- 26 Example of rendered scheme using High Dynamic Range Imaging
- 27 Example of a proposed scheme highlighted in red within the selected sky and rendered onto the background plate



7.0 POST PRODUCTION

7.1 Post production

Finally the rendered image of the scheme model is inserted and positioned against the camera matched background plate. Once in position the rendered images are edited using Adobe Photoshop®. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 29).

The result is a verified image or view of the proposed scheme (as shown in Figure 30).

⁶ Adobe Photoshop® is the industry standard image editing software.



28

MARCH 2022



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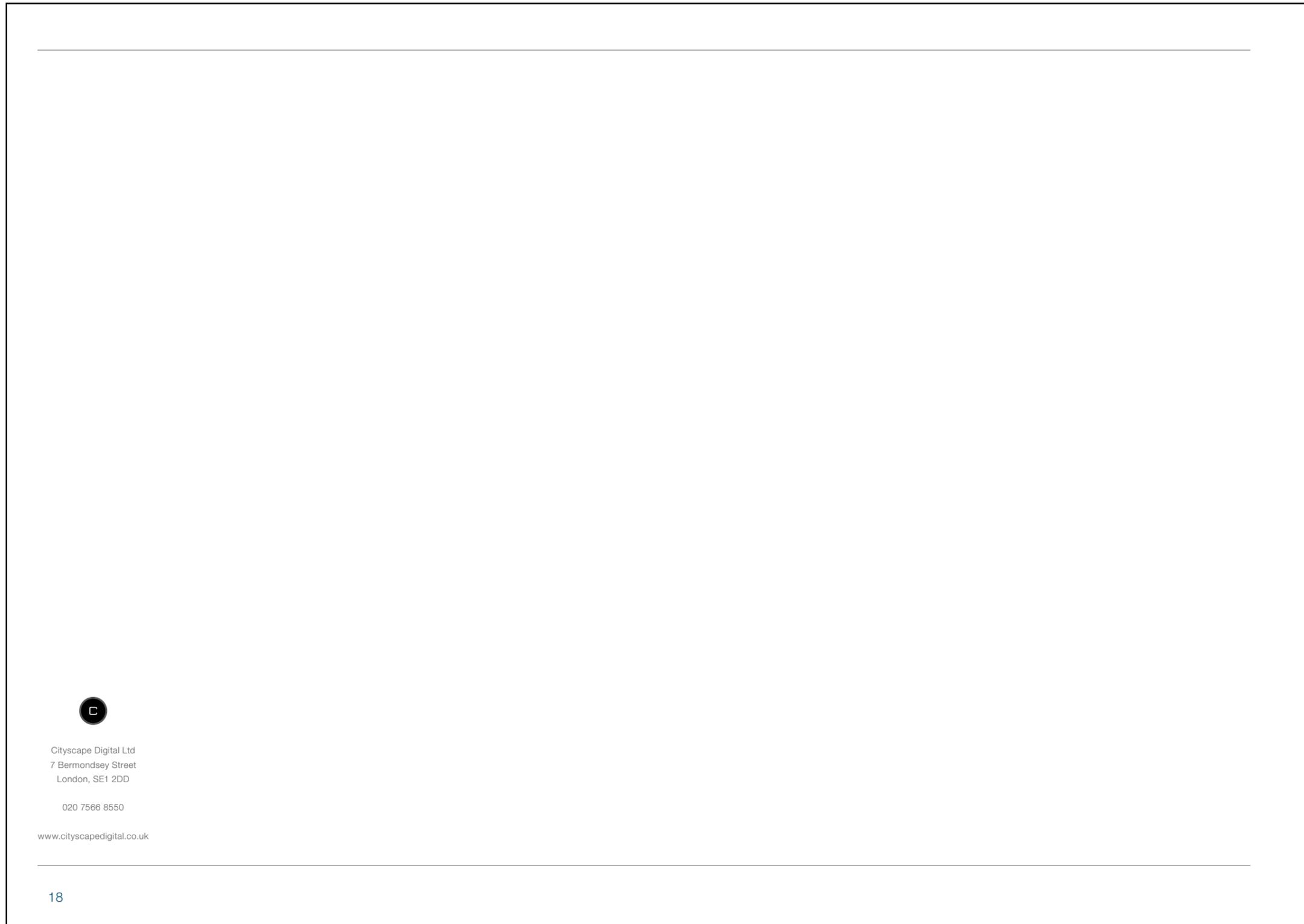


30

28 Background plate

29 Process Red area highlights the Photoshop mask that hides the unseen portion of the render

30 Shows a photo-realistic verified image



Appendix 3

Anglia Square: Developing a Heritage-Led Approach.



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Historic England (East of England)
Brooklands
24 Brooklands Avenue
Cambridge
CB2 8BU

1 November 2021

LH-21-H113
BY EMAIL

ANGLIA SQUARE: DEVELOPING A HERITAGE-LED APPROACH

a. Introduction

1. Icen are the appointed Built Heritage and Townscape consultants to Weston Homes, supporting their submission of an application for a new scheme at Anglia Square. We have produced this document to provide an overview of the approach that the design team, with our input, has taken to ensure the development of a new scheme that responds positively to the historic environment, and delivers the vital and necessary regeneration of Anglia Square Norwich so desperately requires.
2. We understand Historic England's desire to ensure that the proposed development is 'heritage-led'; this is, of course, an essential consideration for the site, and one that we've been carefully engaged with Weston Homes and Broadway Malyan to ensure this takes place. While we are in the process of working carefully through a revised Heritage, Townscape and Visual Impact Assessment to support the new application process, we are not of the view that Weston Homes require a full, updated HTVIA to *begin* their reconsideration of the site, and the development of a scheme. There are a series of existing assessments, carefully summarised by the Inspector in his decision letter, and largely agreed with, by the Secretary of State. Accordingly, in our professional opinion, Broadway Malyan and Weston Homes are sufficiently well-informed to *begin* the process of scheme development, with further interrogation clearly being fundamental to the process.
3. We additionally want to reassure Historic England that there is a carefully considered, robust process of assessment that is taking place alongside, and feeding into, that design process, to ensure the generation of a scheme that is intrinsically heritage-led and responds to the concerns raised by the Inspector and Secretary of State in determining the Called-In Application scheme. (the Inquiry Scheme).
4. Each of these stages are discussed in further detailed below, but can be summarised briefly as follows:
 - a. **Establishment of an outline viability position:** while not strictly a heritage matter, and while Historic England may have concerns regarding this position as a starting point for the development, the Inspector was clear in their recommendation to the Secretary of State that viability and delivery were important considerations for the case. Given that there is a shared acceptance that Anglia Square is a harmful feature in terms of its contribution to the character and appearance of the NCCCA and the significance of nearby listed and locally listed buildings, there is agreement that its redevelopment and replacement is acceptable, and

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indeed preferable, in principle. Accordingly, any new scheme that comes forward must be deliverable, and it is appropriate for Weston Homes to consider an approach that they are able to realistically deliver in viability terms.

- b. **Agree a Baseline position for the assessment, including the weight to be given to the view of the Inspector and Secretary of State, in relation to the refused scheme.**
 - c. **Establish an understanding of the visual envelope of a 'base scheme', which delivers against this outline viability position:** On the basis of Zone of Visual Influence data developed by Cityscape using a version of the "base scheme", but not one that is considered by the project team to represent a pre-judged finished product. This will provide a mapped viewshed that can be used to understand the quantitative visual influence of the revised scheme.
 - d. **Assess this visual envelope against the previous scheme's scope:** We will then overlay the new ZVI data onto the base mapping of heritage assets and viewpoints from the previous application (original and addendum views), to create a visual map of the potential influence of the revised, in progress scheme.
 - e. **From this, identify a revised, focused scope for assessment:** Using the overlaid ZVI/viewpoint and ZVI/heritage asset mapping, we would then test a revised scoping approach against the views as previously produced. This process is essentially in train through the advancement of 12 key views. A tabulated approach to identifying views and heritage assets that in our view can now be omitted from the assessment, and those which should be included, can be developed, alongside a key third category of assets and views: "marginals". These are receptors where we know from comparative assessment that the base scheme has a nil or marginal impact, but where further changes to the scheme may generate the potential for greater impact. These marginals would be retained within scope for now, but may fall away later, once assessed against the final scheme.
 - f. **Agree an updated interim position on impact:** We have an interim position in place, but the additional visual and assessment information produced within actions 3-5 above allows this to be revisited.
 - g. **On the basis of the actions above, develop a scheme from the remaining views that responds positively to the historic and built environment, and ensures that opportunities for heritage enhancement are maximised, whilst achieving a viable scheme.** Throughout this process, assess the scheme in terms of short-range and longer distance impacts.
5. The document that follows provides some further information on these steps, including updates on the development of steps a-d. Clearly, alongside all of this, we will be preparing a full Heritage, Townscape and Visual Impact Assessment; all of the above is key to understanding the baseline for this assessment, as discussed further below.
- ### b. Baseline
6. As part of proceeding with this stepped methodology, it is important that a baseline outcome from the previous scheme is agreed. Clearly, the previous scheme was refused, and this is a significant material consideration in bringing forward the new scheme, but the inspector's recommendation and Secretary of State's decision give us clear indications as to what the established baseline for assessment is. These conclusions matched neither those of Weston Homes' team nor Historic

England precisely, but should be understood, given that the decision maker would need to show reasons for departing from these previously established conclusions.

7. As a starting point, any scheme will be less harmful under any assessment approach than the previous scheme, given that it excludes the tower element. While clearly, the identified harm did not arise solely from the tower, it was an extremely important factor in the analysis of all parties and, for example, was explicitly identified by the Secretary of State and Inspector as being the reason for harm arising to the Anglican Cathedral, through its impact on one view (View 60, from the playing fields occasionally referred to as 'Cathedral Meadows'). Further to this, an overlay of the Zone of Visual Influence for the new 'base' scheme, and its overlay onto Heritage Asset and viewpoint data, demonstrates that the scheme would have a more limited impact on its surroundings than the previous scheme.
8. This is an important factor in an assessment of the new scheme because, while the number of units proposed has dropped only from 1250 to around 1050 (and the scheme's public benefits remain significant), the scheme's effect on the historic and built environment has changed quite markedly with the change in overall scale. This is significant in part because of the work that has been undertaken thus far in assessing the baseline position set by the Inspector's Recommendation and Secretary of State's decision, forming as they do significant material considerations for this application. It is clear from the Secretary of State's decision that the perceived imbalance between public benefits and heritage harms was not significant, and it is also clear that his view as to the harm arising from the scheme was not significantly different, with the principal differences being:
 - NCCCA: a finding of a 'neutral' impact overall, vs a finding of enhancement on the part of the Inspector;
 - 2-12 Gildencroft and St Augustine's Church (Grade II and Grade I respectively); harm at the 'upper end' of less than substantial harm, rather the Inspector's finding of 'moderate harm'.
9. Thus, the difference between the Inspector's positive recommendation, and the refusal of the SoS, was clearly quite marginal, being influenced by the number of heritage assets impacted rather than the impact on each of them, and provides a strong, largely agreed position as to the previous scheme. Where changes arising from the scheme can be mapped through a comparative assessment (for example, through the comparative harm/benefit table of Step 4), the planning balance can also be mapped accordingly.
10. Even at this early stage, I would note the following:
 - That the Cathedral Church of the Holy and Undivided Trinity and St Helen's Church (Great Hospital) both Grade I were found under the appeal scheme to experience minor harm, as a result of the impact of the scheme on Viewpoint 60 (across "Cathedral Meadows"). The scheme as proposed would not be visible in this view, and therefore no harm would arise. Given the findings in relation to the Cathedral in the decision, it is likely that a finding of heritage benefit to the Cathedral is appropriate, notwithstanding other issues that might arise.
 - That the Inspector's position in relation to the Natwest Bank and St Andrew's Church (Grade I), of minor harm, related to the relationship between the tower and these assets within View 12. With the removal of the tower, and therefore of any competition with these assets, the appeal scheme finding of minor harm should be replaced with No Harm.
 - The Cluster of buildings that appear north of the Wensum, including the Fye Bridge and Fye Bridge Street buildings, arguably including the Church of St Clement, was found to be harmed as a result of the visibility of the tower in views 25, 26 and 56. This would no longer be the case, and therefore a nil or neutral impact, with no harm, would arise to these assets, including

11-13 Fye Bridge Street (Grade II*) and 2, 7 and 9 Fye Bridge Street, The Mischief PH, Fye Bridge, 11-13 Wensum Street, 3-5 Colegate and 40 Elm Hill. St Clement's Church can also be seen to fall into this group.

11. Thus, in relation to the Inspector's findings of harm at paragraph 537 of his decision (with the amendments of the Secretary of State noted above), it is possible even at this early stage to identify substantive changes in the baseline position of the new scheme in comparison to the Inquiry Scheme, including 9 of 17 identified listed buildings where self-evidently the impact will need to be revised downwards.
12. In our view, the Baseline planning balance position expressed through the Inspector's recommendations and SoS Decision and mapped against the scoping that arises from the ZVI mapping provides a strong basis for understanding the scheme's overall impact, and of the work that is required to achieve a positive overall position in historic environment terms.

c. Stepped Approach

13. Further to the establishment of the Baseline position above, I would draw your attention to attached Appendices that provide updates on Steps 3-5. In summary, these are:
 - Completed ZVI;
 - Mapping showing an overlay of the ZVI with the complete list of previous viewpoints (from the Addendum HTVIA);
 - Mapping showing an overlay of the ZVI with the heritage asset mapping previously provided by CgMs;
 - Tabulated Interim position on viewpoint inclusion/exclusion;
 - Tabulated list of heritage assets to be scoped into the HTVIA assessment.
14. The ZVI overlays indicate that the scheme has a very specific visual scope and influence, and one that is very much reduced from the previous scheme. This is, of course, inevitable, given the removal of the tower and some upper floors of other buildings from the scheme. The ZVI is not without its limitations, and should be noted to not have had regard to either tree cover (which has a particular effect on the realistic possibility of visibility arising across "Cathedral Meadows", for example); and does not appear to have full regard to some cumulative schemes, most notably St James Quay.
15. There are some clear conclusions as to the scheme's influence that can be drawn from the ZVI:
 - The proposal in its current "base scheme" form retains the scope of its local influence, with particular care regarded in relation to St Augustine's, Magdalen and St George's Streets, Cowgate, and the area along St Crispin's Road.
 - By comparison, the base scheme is extremely well screened from Norwich's City Centre, and the area south of the Wensum. Glimpsed views remain possible from streets where a combination of topography and alignment permit intervisibility. These include a stretch of Wensum Street, north of Tombland; a narrow strip of the Market Square's eastern, lower side; and an area of parkland south of the river, west of the Fye Bridge. By and large, however, the development is appreciated in its more immediate "Norwich-over-the-Water" context.

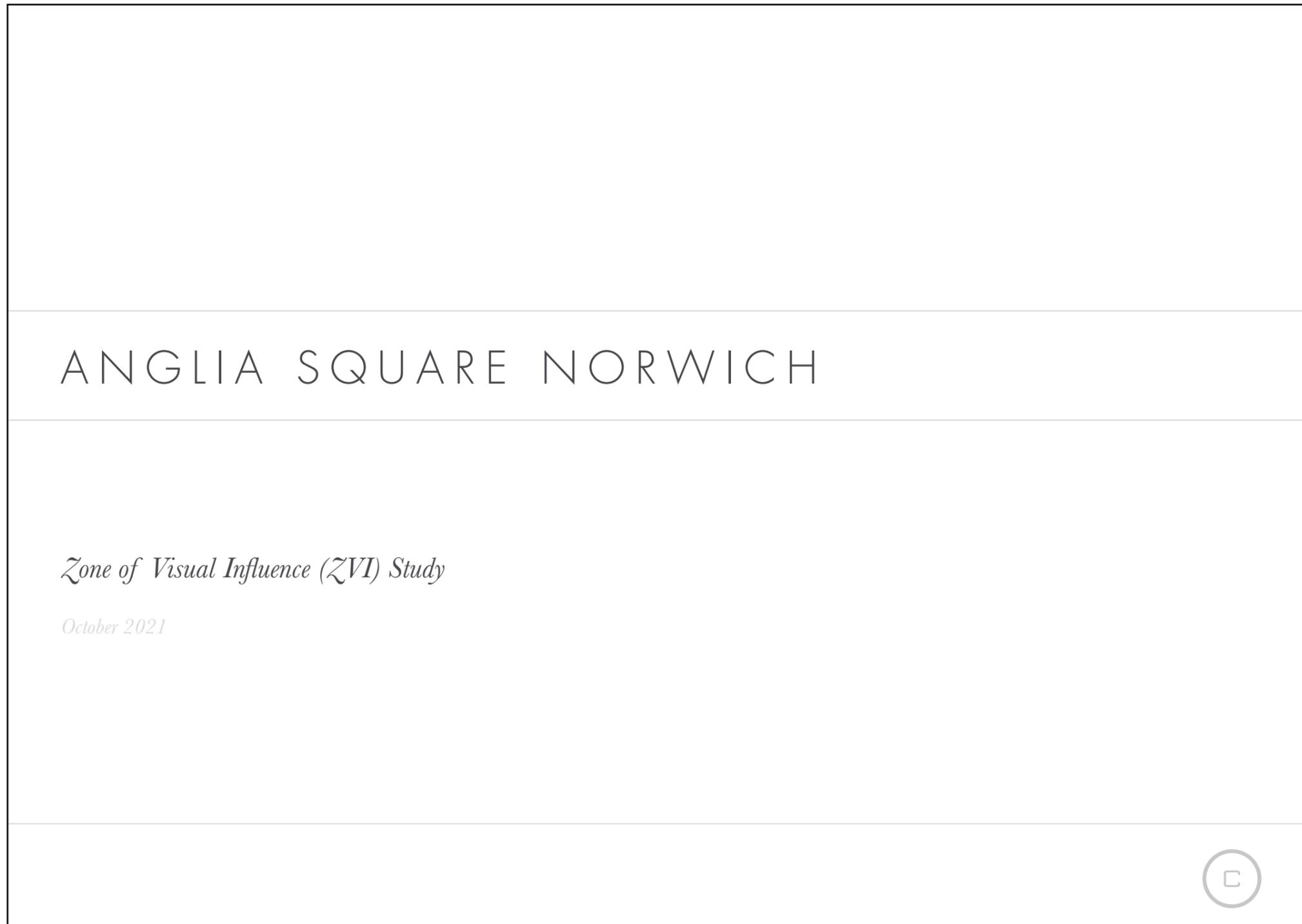
- Areas of higher ground within the City do, however, retain their intervisibility with the development, and the top of the Castle Motte, Ketts Hill, and St James' Hill/Mousehold Heath remain key views.
16. Clearly, heritage asset scoping is complicated, as it cannot simply be driven by a question of 'can you see it', but a fairly binary analysis has been applied at this stage to make the process as straightforward as possible, and therefore we have not sought to be too broad in our view of where heritage assets should be scoped out. Those which have been identified for scoping out are those which clearly will not experience an effect on their significance.
17. Appended to this document are tabulated assessments of previously scoped views and Heritage Assets. These have been subject to an analysis which:
- Visually analysed the previous views, to assess those which clearly would now fall out of scope through the removal of the tower (for example those where only part of the tower appeared, and the remainder of the development was entirely concealed);;
 - An assessment of the 12 "Key Views" which have been reproduced on the basis of the new modelling, with an extrapolation of the findings from this modelling to other views and assets; and,
 - An assessment of the overlays of the ZVI and Asset and Viewpoint Mapping, to understand where technical intervisibility is no longer possible.
18. We have accordingly been able to reach the view that:
- Of the previously assessed 60 views, 17 should be omitted, as the scheme is no longer visible. In one instance, there is some conflict between the findings of the ZVI overlay analysis and an analysis of the view, so some discussion may be required regarding this view.
 - Of the previously assessed views, a further 13 are 'marginal'. It is our view that as the scheme evolves, their inclusion or exclusion within the scope should be held under review, and that as we approach an agreed position on the height, scale and massing of the scheme, they can be excluded or included. It is inevitable that any impacts on these views will be very minor, and it may well therefore be the case that we can agree at this stage that some or all of these views are not required. In some cases, the ZVI indicates that they should be scoped out entirely.
 - Of the 103 heritage assets (67 designated, and 36 non-designated) scoped into the previous heritage assessment, our analysis indicates that 11 designated heritage assets (1 Scheduled Monument, 3 Grade I listed buildings, 3 Grade II* listed buildings, and 5 Grade II listed buildings), and 1 non-designated heritage asset (a locally listed building) should now be scoped out of the assessment.
 - A further 5 assets (1 Scheduled Monument; 3 Grade I listed buildings; 2 Grade II listed buildings) have been identified as being 'marginal', with the potential to be scoped out following discussion with officers.
19. We would like at this stage to present this information to you, and to talk through our approach and analysis. From this, we can refer directly to the Interim Assessment table, as it stands, in order to agree an updated in principle position, as well as a firmly agreed scope for the new HTVIA. We look forward to discussing this with you this week.

Yours sincerely,



Laurie Handcock
Director, Built Heritage and Townscape

APPENDIX 1: ZVI ANALYSIS



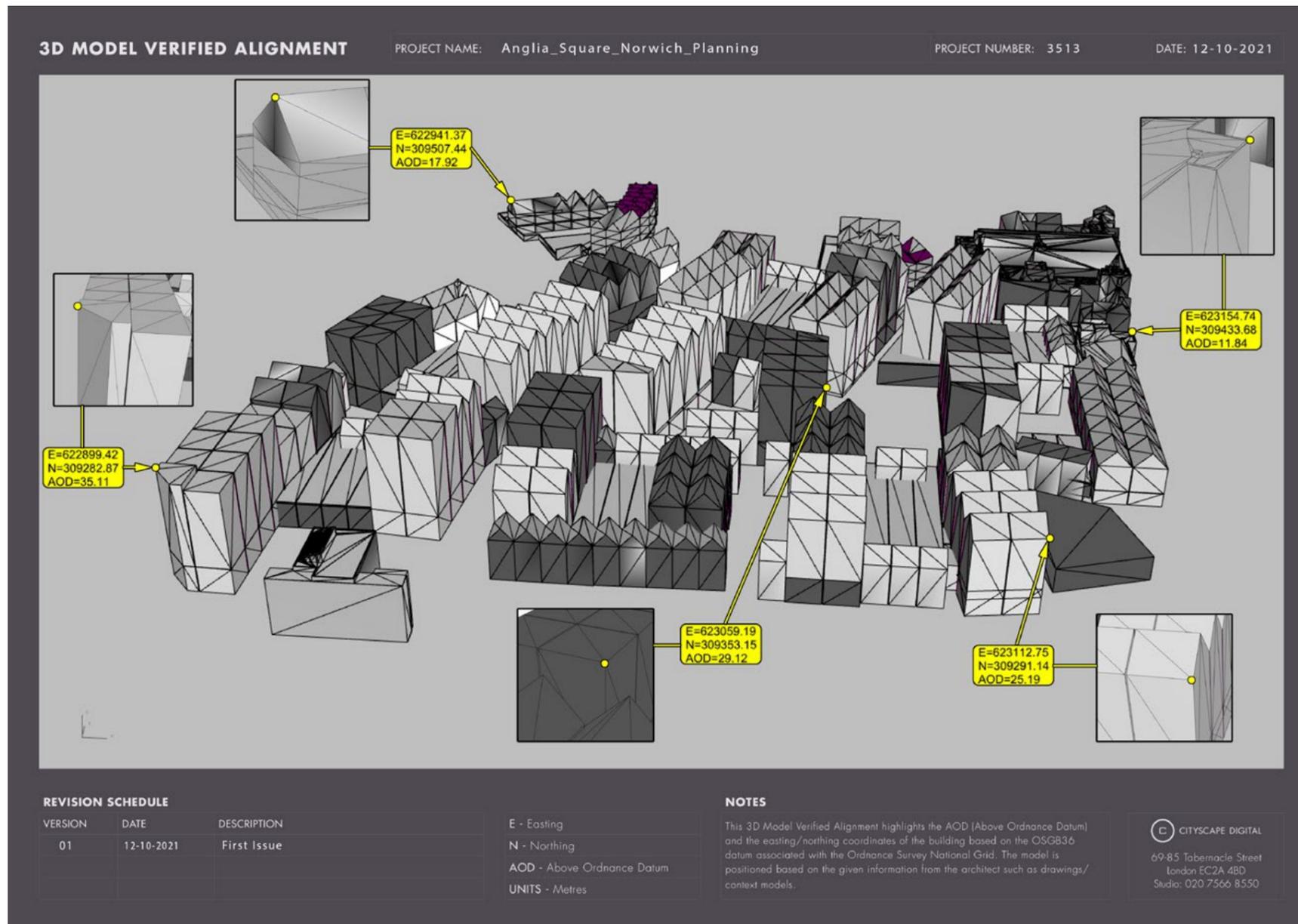
ZTV of Proposed scheme



ANGLIA SQUARE NORWICH

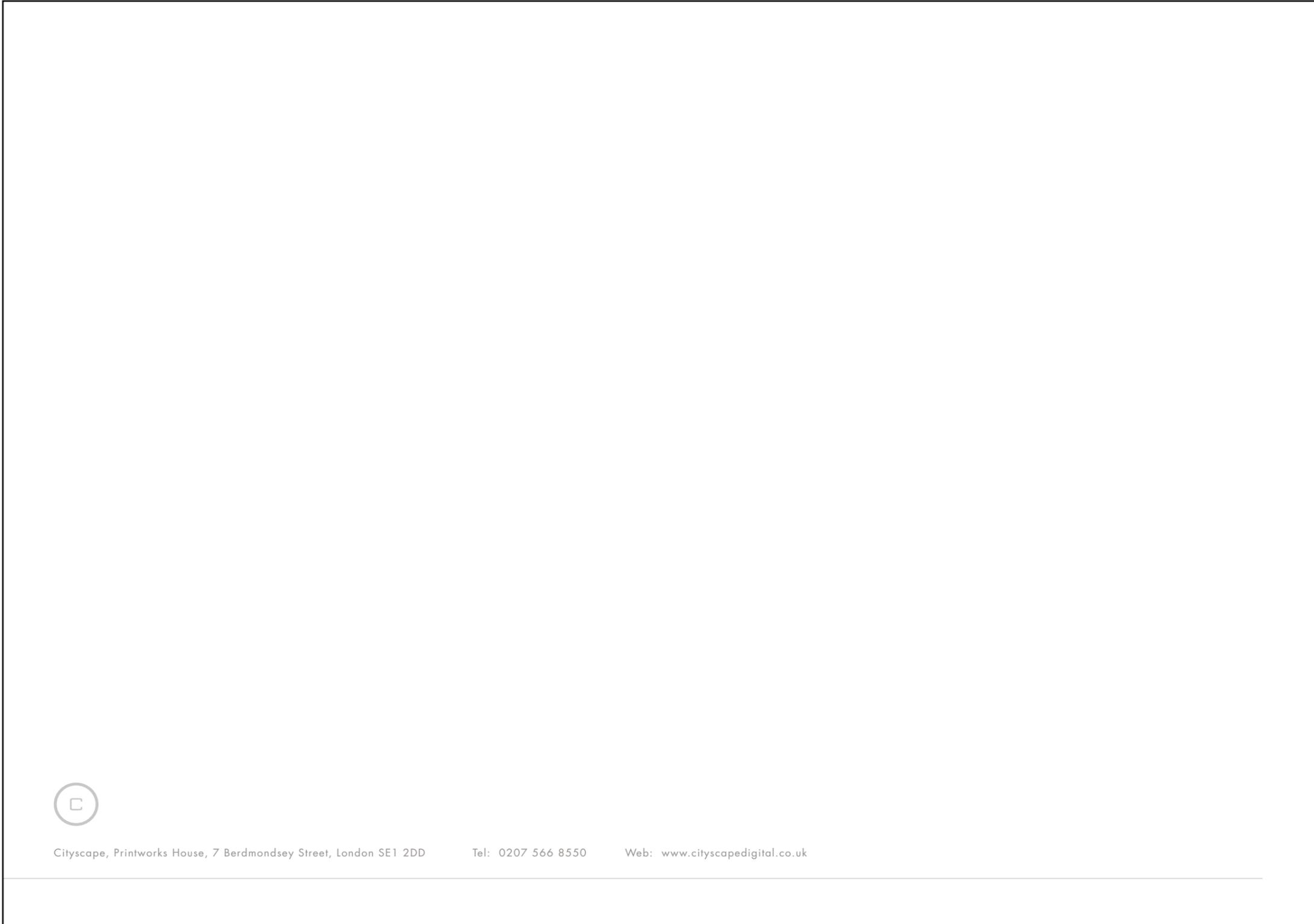


ZVI - Model used for study



ANGLIA SQUARE NORWICH



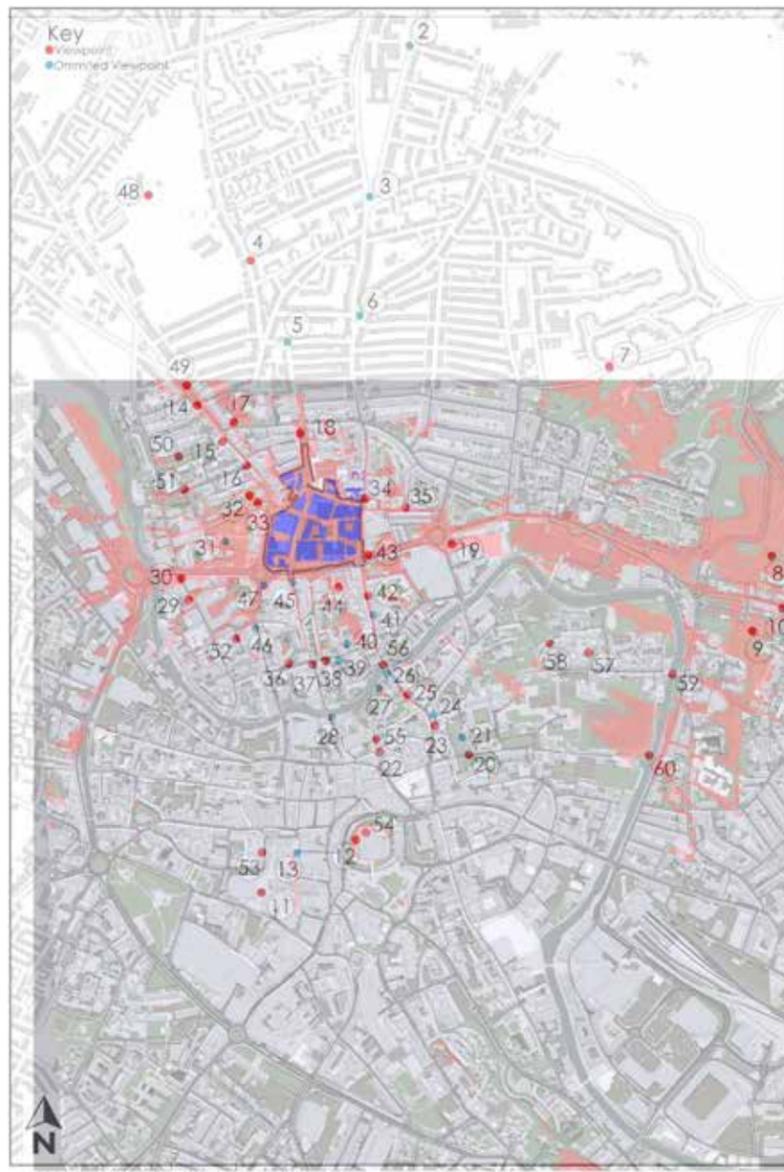


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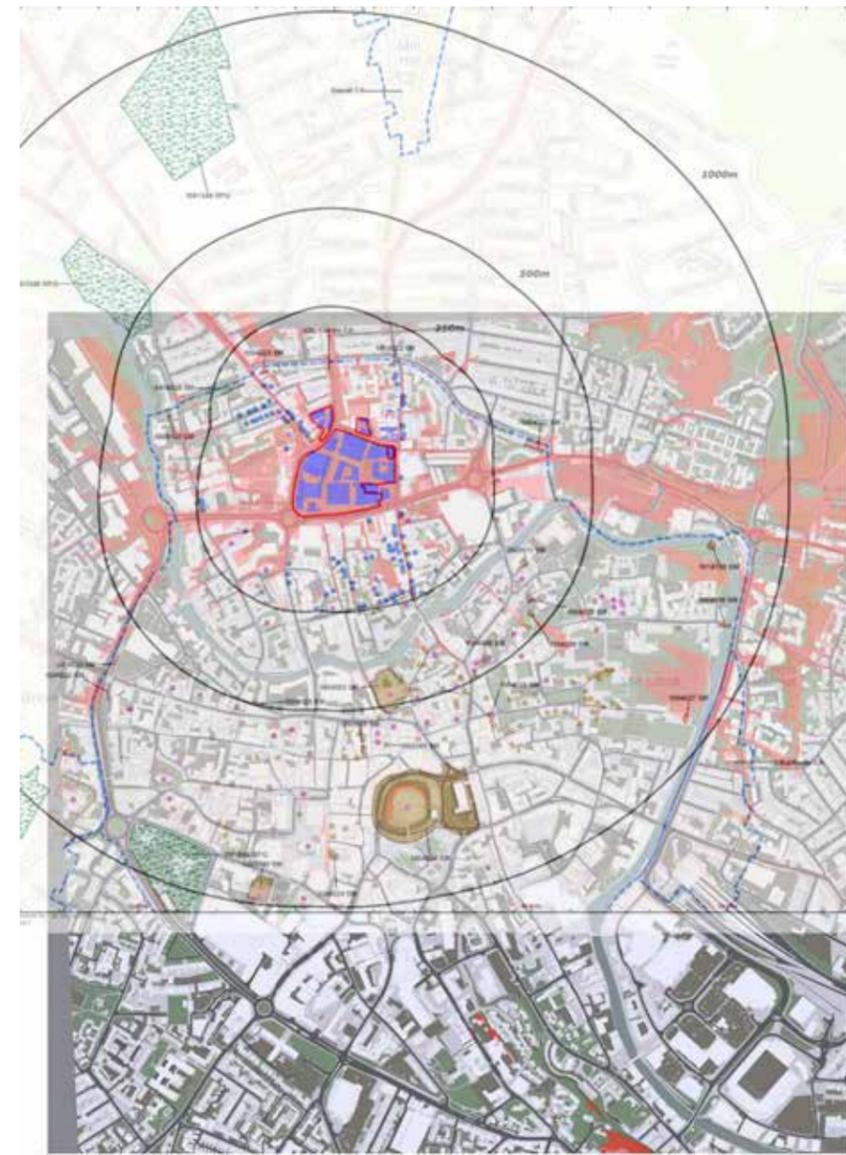
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APPENDIX 2: OVERLAY: ZVI AND VIEWPOINTS



APPENDIX 3: OVERLAY: ZVI AND HERITAGE ASSETS



APPENDIX 4: VIEWPOINT INCLUSION/OMISSION ANALYSIS

View	Tested "Key View"?	Location	Render / Wireline	Proposed scheme Visible / Not Visible	ZVI Overlay Exclusion?	Retain or Omit	Recommended Approach to New App.	Sensitivity	Short/Med/Long?	Notes
1	No	View from Catton Park	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	
2	No	Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	
3	No	Junction of Constitution Hill/Denmark Road/Clement's Hill	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	
4	No	Angel Road (next to school entrances)	Render	Visible	N/A	RETAIN	Wireline	Low	Short	Was wireline upgraded to Render
5	No	Junction of Heath Road/Shiptone Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	
6	No	Junction of Magdalen Road/Sprawston Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	
7	Yes	Mousehold Avenue (north east corner of allotments)	Render	Visible	N/A	RETAIN	Render	High	Long	Was wireline upgraded to Render
8	Yes	Motram Monument, St James' Hill	Render	Visible	No	RETAIN	Render	High	Long	
9	No	Ketts Heights (Armada beacon) -	Render	Visible	No	RETAIN	Render	High	Long	Was wireline upgraded to Render
10	No	Ketts Hill	Render	Visible	No	RETAIN	Render	Low	Medium	
11	No	Outside the Forum	Render	Not Visible	Yes	OMIT	N/A	High		
12	Yes	Castle Rampart	Render	Visible	No	RETAIN	Render	High	Long	
13	No	Junction of Gentleman's Walk/Davey Place	Wireline	Not Visible	No	RETAIN	N/A	High	Long	Suggest amended position, following Site Visit
14	Yes	Aylsham Road	Render	Visible	No	RETAIN	Render	Medium	Medium	
15	No	Junc St Augustine's Street / Magpie Road	Render	Visible	No	RETAIN	Render	Medium	Medium	
16	Yes	Junc St Augustine's Street / Sussex Street	Render	Visible	No	RETAIN	Render	Medium	Medium	
17	Yes	Magpie Road (short distance east of St Augustine St junction) looking south with City wall section in foreground	Render	Visible	No	MARGINAL	Render	Medium	Medium	
18	Yes	Junc Edward Street / Magpie Road (east side Edward Street)	Render	Visible	No	RETAIN	Render	Low	short	
19	No	Outside St James Church (Puppet Theatre), Barrack Street	Render	Visible	No	RETAIN	Render	Low/Medium	Short	
20	No	Upper Close (south west corner of no. 67b)	Render	Not Visible	Yes	OMIT	N/A	High	Long	
21	No	Upper Close (Seat at Northernmost Extremity)	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
22	No	Junction Elm Hill / Princes Street	Render	Not Visible	Yes	OMIT	N/A	High	Medium	
23	No	Outside 21 Tomland Street	Wireline	Not Visible	No	OMIT	N/A	Medium-High	Medium	
24	No	Tomland (Outside Edith Cavell Statue)	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	Apparent Possibility of Visibility, but scoped out by ZVI
25	Yes	Junc Wensum Street / Elm Hill (east side Wensum St)	Render	Visible	No	MARGINAL	Render	Medium	Medium	
26	No	Fye Bridge	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Medium	
27	No	Riverside Bridge Next to tourist boat pontoon	Render	Visible	No	OMIT	N/A	Medium	Medium	
28	No	St George's Bridge/St George's Street	Wireline	Visible	No	RETAIN	Wireline	Low	Long	
29	No	Junction Oak Street / St Martin's Lane	Render	Visible	No	RETAIN	Render	Medium	Short	
30	No	Junc St Crispin's Road / Oak Street	Render	Visible	No	RETAIN	Render	Low	Short	Was wireline upgraded to Render
31	No	Entrance to Quaker Burial Ground, Chatham Street	Render	Visible	No	RETAIN	Render	Low	Medium	
32	Yes	Seating area in north west corner of St Augustine's Churchyard	Render	Visible	No	RETAIN	Render	Sensitive	Short	
33	No	In front of St Augustine's Church porch	Render	Visible	No	RETAIN	Render	Sensitive	Short	
34	No	Outside 107 Magdalen Street	Render	Visible	No	RETAIN	Render	Medium	Short	
35	Yes	Junc Cowgate / Bull Close	Render	Visible	No	RETAIN	Wireline	Low	Short	
36	No	Junction Muspole Street / Colegate Street	Render	Visible	Yes	MARGINAL	Wireline	Low-Medium	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
37	No	Junc Calvert Street / St George's Street	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
38	Yes	Junc Calvert Street / Colegate	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
39	No	Entrance to Octagon Chapel, Colegate	Wireline	Visible	Yes	RETAIN	Wireline	High	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
40	No	View north along meeting House Alley (N side of Colgate), towards the Old Meeting House	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium	
41	No	Outside 25 Magdalen Street (Looses Emporium)	Render	Visible	No	RETAIN	Render	Low-Medium	Medium	
42	No	Outside 39 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	
43	No	Corner of 59 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	
44	Yes	Doughty's Hospital courtyard (south end)	Render	Visible	No	RETAIN	Render	Medium	Short	
45	No	Junction of St George's Street/St Crispin's	Render	Visible	No	RETAIN	Render	Low	Short	
46	No	Junction St Mary's Plain/Duke Street	Render	Visible	No	RETAIN	Render	Medium	Medium	
47	No	Northeast Corner Duke Street/St Crispin's/Pitt St Roundabout	Render	Visible	No	RETAIN	Render	Low	Short	
48	No	Waterloo Park	Render	Visible	N/A	OMIT	N/A	Medium		
49	No	Aysham Rd	Render	Visible	No	RETAIN	Render	Low	Medium	
50	No	Bakers Rd	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Medium	
51	No	Sussex St	Wireline	Not Visible	No	OMIT	N/A	High	Medium	No visibility apparent, ZVI suggests otherwise
52	No	Rosemary Lane	Wireline	Not Visible	No	MARGINAL		Medium	Medium	
53	No	City Hall Balcony	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	Apparent Possibility of Visibility, but scoped out by ZVI
54	No	Norwich Castle	Render	Visible	No	RETAIN	Render	Medium	Long	
55	No	St Peter's Hungate	Wireline	Visible	No	MARGINAL	Wireline	Medium	Medium	
56	No	Fye Bridge	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium	
57	No	Great Hospital - central quad	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
58	No	Great Hospital - The Church of St Helen	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
59	No	Bishop Bridge	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Long	
60	No	Cathedral Meadow	Render	Visible	Yes	MARGINAL	Wireline	Medium	Long	Apparent Possibility of Visibility, but scoped out by ZVI
61	No	Catton Park East	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	
62	No	Catton Park West	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	

APPENDIX 5: HERITAGE ASSET INCLUSION/OMISSION ANALYSIS

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)
1372839	75, Magdalen Street	Grade II	High	In
1051372	71, Botolph Street	Grade II*	High	In
1051191	Cat and Fiddle Public House	Grade II	High	In
1187193	Doughty's Hospital	Grade II	High	In
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	High	In
1218903	107 and 109, Magdalen Street	Grade II	High	In
1220508	1 and 3, St Augustine's Street	Grade II	High	In
1051893	5, St Augustine's Street	Grade II	High	In
1220515	7, St Augustine's Street	Grade II	High	In
1372494	9 and 11, St Augustine's Street	Grade II	High	In
1220534	21, St Augustine's Street	Grade II	High	In
1051190	47 and 49, Magdalen Street	Grade II	High	In
1051192	113, Magdalen Street	Grade II	High	In
1372495	23 and 25, St Augustine's Street	Grade II	High	In
1291722	115 and 117, Magdalen Street	Grade II	High	In
1220544	27-29, St Augustine's Street	Grade II	High	In
1051248	2-12, Gildencroft	Grade II	High	In
1220581	22 and 24, St Augustine's Street	Grade II	High	In
1291696	46 and 48, Magdalen Street	Grade II	High	In
1372458	26-30, St Augustine's Street	Grade II	High	In
1372838	Former Church of St Saviour	Grade I	High	In
1051196	44, Magdalen Street	Grade II	High	In
1051896	Church of St Augustine	Grade I	High	In
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In
1051189	41, Magdalen Street	Grade II	High	In
1051897	42-52, St Augustine's Street	Grade II	High	In
1290734	63, St Georges Street	Grade II	High	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In
1187208	12, Golden Dog Lane	Grade II	High	In
1372793	10, Golden Dog Lane	Grade II	High	In
1206550	5, Cross Lane	Grade II	High	Marginal
1290924	The Catherine Wheel Public House	Grade II	High	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal
1372837	29, Magdalen Street	Grade II	High	In
1210466	Folly House and Pineapple House	Grade II	High	In
1051350	22, Calvert Street	Grade II	High	Out
1206046	20, Calvert Street	Grade II	High	Out
1372513	Church of St Mary	Grade I	High	In
1051352	11, Calvert Street	Grade II	High	In
1206474	Old Meeting House	Grade I	High	In
1051925	Church of St Martin at Oak	Grade I	High	In
1206042	9, Calvert Street	Grade II	High	In
1051870	80 and 82, St Georges Street	Grade II	High	In
1280186	Octagon Chapel	Grade II*	High	Out
1051946	1-9, Muspole Street	Grade II	High	Out
1051929	2-9, Octagon Court	Grade II*	High	In
1280188	27 and 29, Colegate	Grade II	High	Out

Appendix 3 | Anglia Square: Developing a Heritage-Led Approach

1206500	Church of St George	Grade I	High	In
1219257	The Woolpack Public House	Grade II	High	Out
1051320	Bacon's House	Grade II*	High	In
1051282	Church of St Clement	Grade I	High	In
1372521	Former Church of St James	Grade I	High	In
1206438	70, The Close	Grade I	High	Marginal
1051314	69, The Close	Grade I	High	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal
1220104	St Peter Hungate Museum	Grade I	High	Marginal
1280207	71, The Close	Grade II*	High	In
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In
1280208	73, The Close	Grade II*	High	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out
1187384	The Guildhall	Grade I	High	Out
1051876	Church of St Giles	Grade I	High	In
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In
1004023	City walls and towers	Scheduled Monument	High	In
	Norwich City Centre	Conservation Area	High	In
	43/45 Pitt Street	Locally Listed Building	Low	In
	4 – 6 Cowgate	Locally Listed Building	Low	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In
	33, Cowgate	Locally Listed Building	Low	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In
	43 (Plasterers Arms PH)	Locally Listed Building	Low	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In
	39 St Augustine Street	Locally Listed Building	Low	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In
	53 St Augustine Street	Locally Listed Building	Low	In
	59 St Augustine Street	Locally Listed Building	Low	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In
	75 St Augustine Street	Locally Listed Building	Low	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In

	68 St Augustine Street	Locally Listed Building	Low	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In
	2, Chatham Street	Locally Listed Building	Low	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In
	43 Magdalen Street	Locally Listed Building	Low	In
	45 Magdalen Street	Locally Listed Building	Low	In
	59 Magdalen Street	Locally Listed Building	Low	In
	65 Magdalen Street	Locally Listed Building	Low	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In
	95 Magdalen Street	Locally Listed Building	Low	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In
	111 Magdalen Street	Locally Listed Building	Low	In
	13-25 Calvert Street	Locally Listed Building	Low	Out
	27-35 Calvert Street	Locally Listed Building	Low	In
	30-32 Calvert Street	Locally Listed Building	Low	In
	20 Golden Dog Lane	Locally Listed Building	Low	In

APPENDIX 6: INTERIM ASSESSMENT TABLE

Main Heritage Assets	Properties in group	Norwich City Council: Appeal Scheme View	Norwich City Council: Revised Scheme Interim View	Applicant: Appeal Scheme View	Applicant: Revised Scheme Interim View	Historic England: Appeal Scheme View	Historic England: Revised Scheme Interim View	Planning Inspector	Secretary of State
City Centre Conservation Area		Minor-moderate harm		Minor benefit	Minor benefit	Severe harm		Net benefit	Broadly neutral
Strategic landmark group								Development not harmful in relation to distant views from high ground to the east.	Proposal would not be harmful to distant views
Cathedral of the Holy and Undivided Trinity		Moderate harm		Minor harm	Potential for no harm in terms of character and scale of development. Benefit as a result of introduction of framed view, increasing ability to experience heritage asset	Considerable harm – scale and character of development Negligible benefit - views from St Augustine's and Botolph Street		Minor harm (view from Cathedral meadow)	Minor harm (view from Cathedral meadow)
St Helen's Church, Great Hospital		Minor harm		No harm	No harm	Minor harm – scale and character of development		Minor harm (view from Cathedral meadow)	Minor harm
Waterloo Park		Minor harm		No harm	No harm	Some harm		No harm	No harm
Cathedral of St John the Baptist		Moderate harm		No harm	No harm	Marked harm – scale and character of development		Proposal would not harm the ability to appreciate the NCCCA in distant views.	Not result in harm
45-51 London Street		Moderate harm		No harm	No harm			Minor harm	Minor harm
Norwich Castle		Minor harm		No harm	No harm	Considerable harm – scale and character of development		Not cause harm	Not cause harm to the setting or significance
St Andrews Church		Minor harm		No harm	No harm			Minor harm	Minor harm
City Hall		Minor harm		No harm	No harm	Considerable harm – scale and character of development		Not result in harm	Not result in harm
St Peter Mancroft		Negligible harm		No harm	No harm	Marked harm – scale and character of development		Not result in harm	Not result in harm
The Guildhall		Minor harm		No harm	No harm	Minor harm – scale and character of development		No harm	
1 Guildhall Hill		Minor harm		No harm	No harm			No harm	
St Andrews and Blackfriars Halls		Minor harm		No harm	No harm	Minor harm – scale and character of development		No harm	
St Peter Hungate		Negligible harm		No harm	No harm	Minor harm – scale and character of development		No harm	
The Britons Arms		Negligible harm		No harm	No harm			No harm	
Elm Hill group	No 2-4,6-8			No harm	No harm			No harm	No harm
St Augustine's Street group	Includes all of below	Major harm		Moderate harm	Minor Harm, at most, with the potential for enhancement			Minor harm	Minor harm
	1-3, 5, 7, 9-11, 21, 22+24, 23+25, 26+30,27-29, 32, 34+36A					Marked harm – scale and character of development			
	71 Botolph Street					Minor benefit – partial repair of pattern of streets			
	Rear of 13 and 15					Not assessed			
	55					Not assessed			
	Catherine Wheel PH					Marked harm – scale and character of development			

Appendix 3 | Anglia Square: Developing a Heritage-Led Approach

St Augustine's Church		Minor harm		Negligible harm	Minor (?) benefit as a result of introduction of framed view, increasing ability to experience heritage asset	Severe harm – scale and character Minor benefit – views from Botolph Street		Moderate harm	Harm at the upper end of the 'less than substantial' scale
2-12 Gildencroft		Minor harm		Minor harm	Minor harm off set by reinstating pattern of streets	Severe harm - scale and character of development Minor benefit – partial repair of pattern of streets		Moderate harm	Harm at the upper end of the 'less than substantial' scale
City Wall (Magpie Road)		Minor harm		No harm	No harm	Marked harm – scale and character of development		No effect	No effect
Upper Close (northern group)		Negligible harm		No harm	No harm			Not affected	
Maids Head Hotel, Tombland		Minor harm		Minor harm	No harm			Not materially detract from the asset	
Erpingham Gate								Unaffected	
St Clements Church, Colegate		Major harm		Minor harm	Requires more consideration, but could be downgraded to no harm, given nil impact on views 25-27	Marked harm – scale and character of development		Minor harm	Minor harm
Fye Bridge Street group	2, 7-9, 11-15, The Mischief tavern, 8 Fye Bridge Street; Fye Bridge, 3 Colegate	Major harm		Minor harm	No Harm			Minor harm	Minor harm
Wensum Street group	Nov-13 40 Elm Hill	Major harm		Minor harm	No harm			Minor harm	Minor harm
Church St Martin at Oak		Minor harm		No harm	No harm	Marked harm – scale and character of development		Not be harmful	
Folly House and Pineapple House 47-49 St Martin's Lane		Moderate harm		No harm	No harm	Marked harm – scale and character of development		Not be harmful	
St George's Street group	63,80,82; St Georges Church, Bacon's House	Minor harm		Minor harm	No harm			Unaffected (63,80 and 82)	
	Georges Church				Maximum Negligible Harm	Marked harm – scale and character of development		Minor harm	
	Bacon's House				Maximum Negligible Harm	Minor harm – scale and character of development		Minor harm	
	63, 80,82					Some harm – scale and character of development			
Nos 1 – 9 and the Woolpack, Muspole Street (LBgII)							No material affect on the ability to experience these assets.		
Calvert Street group	9,11,20,2-9 Octagon Court, 27 29	Minor benefit		Negligible benefit	Negligible benefit			Too limited to have any material impact.	
	9,11 20, 21					Moderate harm – scale and character of development			
Magdalen Street (centre and north)	75, 105, 107-109, 113, 115-117	Major benefit		Minor benefit	Minor Benefit			Some enhancement of setting	Slight enhancement of setting
	75							Enhance setting	Enhance setting
	75, 107-109					Marked harm – scale and character of development Minor benefit – design of new 4 storey block			
	113, 115 +117					Some harm – scale and character of development Minor benefit – design of new 4 storey block			

	Block to rear of No 24, Nos 42, 44, 46, 48, 29, 41, 47 and 49 Magdalen Street (LBgII) and Gurney Court, 31 – 35 Magdalen Street (LBgII*)							Neutral	
Magdalen Street south	29					Minor harm – scale and character of development			
	47-49					Some harm – scale and character of development			
	44, 46 +48	Negligible benefit		Negligible benefit	Negligible benefit	Minor benefit – design of new four storey block			
	41					Marked harm – scale and character of development			
Doughty's Hospital		Minor harm		Minor harm	Minor harm	Considerable harm – scale and character of development		Minor harm	
43-45 Pitt Street		Total loss		Total loss	Total loss	Total loss		Total loss	
St Mary's Church		Negligible harm		No harm	No harm	Minor harm – scale and character of development		Very limited and would not be harmful	
98-100 Oak Street								No impact on the ability to experience these assets.	
Pykerell's House		Negligible harm		No harm	No harm				
69-89 Duke Street		Negligible harm		No harm	No harm	Not assessed			
St Saviour's Church, Magdalen Street		Negligible benefit			Negligible benefit	Moderate harm – scale and character of development		Neutral	Neutral
St James' Church, Whitefriars		Negligible benefit			Negligible benefit			No impact on the ability to experience the asset.	
St Giles' Church, Upper St Giles		Negligible harm			No harm	Marked harm – scale and character of development		Not result in harm	Not result in harm
Catton Hall/Park						Neutral		No harm	No harm
Sussex Street group	Nos 1A – 11, 13 – 19, 21, 27 and 29 Sussex Street (LBgII)							No harm	No effect
	1A					Marked harm – scale and character of development			
	13-19					Minor harm – scale and character of development			
	21					Some harm – scale and character of development			



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

FAO: Norwich City Council and Historic England (East of England)

3 February 2022

LH-21-H113
BY EMAIL

ANGLIA SQUARE: REVISED SCOPING

a. Introduction

1. This document and its appendices have been collated further to our discussion in January, such that we can finalise a scoped position on the Heritage, Townscape and Visual Impact Assessment for the forthcoming submissions for Anglia Square. As previously proposed in our *Methodology* document of October 2021, this document brings together a variety of materials to propose a robust and considered approach to scoping Views and Heritage Assets for inclusion within the Application package. In our October Methodology document, we provided a (partial) ZVI overlaid with a map of heritage assets, and a map of the full batch of views ultimately submitted with the Appeal Scheme. At that stage, we took an approach that used the ZVI as a starting point and added on our own experience of visiting the site, and a comparison with the previous scheme, to develop an approach to the retention or exclusion of views.
2. The re-run ZVI is based on the massing presented at the last meeting, now frozen for the application. It covers the entirety of the viewpoint mapping, as requested towards the end of last year. It has allowed us to reach the following conclusions:
 - The proposal in its current form retains the scope of its local influence, with particular care regarded in relation to St Augustine's, Magdalen and St George's Streets, Cowgate, and the area along St Crispin's Road.
 - By comparison, the scheme is extremely well screened from Norwich's City Centre, and the area south of the Wensum. Glimpsed views remain possible from streets where a combination of topography and alignment permit intervisibility. These include a stretch of Wensum Street, north of Tombland; a narrow strip of the Market Square's eastern, lower side; and an area of parkland south of the river, west of the Fye Bridge. By and large, however, the development is appreciated in its more immediate "Norwich-over-the-Water" context.
 - Areas of higher ground within the City do, however, retain their intervisibility with the development, and the top of the Castle Motte, Ketts Hill, and St James' Hill/Mousehold Heath remain key views.
 - The above conclusions therefore mirror those reached in October 2021. The revised ZVI has also, however, demonstrated that the Visual Influence of the revised massing is notably less than the 2021 massing (see figure 1).
3. As a result, we are now proposing a reduction in the number of views to be submitted in support of the application, including further omissions from those proposed in October 2021. In terms of heritage assets meanwhile, a combination of a visual assessment, site visits, and the ZVI mapping, indicates that it would appropriate and proportionate to reduce the scope of the Heritage Assessment; we are proposing a small reduction on the number of heritage assets to be assessed.

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Figure 1: Comparison (as an overlay with the original 62 views assessed with the Appeal Scheme) of the ZVI produced by the massing as it stood in October 2021 (left) and February 2022 (right).

b. Viewpoint Assessment: Proposed Scoping

4. A comparison of the ZVI mapping for the October 2021 and February 2021 scheme (figure 1) indicates a very considerable reduction in the viewshed associated with the development. The scheme not only omits the tower but shows a modelled massing that is lower in height across most of the site than the lower blocks of the Appeal Scheme. We look forward to working through these views with you on February 9th. For now, however, I would particularly note that:
 - The scheme has particularly fallen out of view from the Fye Bridge, and much of Wensum Street and Tombland as a result in reductions of building heights. Additionally, other views within the City Centre, around Elm Hill, have also fallen out of the viewshed.
 - The scheme's visibility from Colegate has fallen very significantly;
 - With the exception of the Castle Ramparts, it would appear that there is now no visibility from any other area of the City Centre around Market Place, where currently (from Gentleman's Walk), there is a distant, narrow view of the water tower to Sovereign House.
5. The below table therefore illustrates a comparative position on the various views as proposed for discussion on 14th February:

	Original Application	October 2021 'Methodology' approach	February 2022 Proposed Approach (Revised Massing)
Total number of Views Assessed	62	45	36
Number of Rendered Views	38	30	26
Number of Wireline Views	24	15	10
Views Scoped Out (in relation to October 2021 Massing and January 2022 Massing)		17	26 (9 Additional from October 2021)

6. There is, as last discussed last month, a slight caveat to the table above. We are proposing to submit a Hybrid and subsequent Reserved Matters set of applications, with the southern portion of the Site to be initially submitted in Outline. As a result, I have identified a series of views, 19 in total, which would initially be presented in Wireline for the Hybrid (as they substantively show parts of the development which would be in Outline) but would subsequently be Rendered as part of the Reserved Matters application.
7. Attached to this document is a full overview of the views to be omitted and included, presented through overlaid ZVI Mapping, and a tabulated review of all the views. I would draw the Council and Historic England's attention primarily to columns K to M (text in red), which indicate the proposed approach to the revised application, in terms of their retention or omission, and the approach to how these would be modelled at Hybrid and Reserved Matters Stages.

c. Heritage Asset Scoping

8. As stated before, in October, heritage asset re-scoping is complicated, as it cannot simply be driven by a question of 'can you see it', but a fairly binary analysis has been applied at this stage to make the process as straightforward as possible, and therefore we have not sought to be too broad in our view of where heritage assets should be scoped out. Those which have been identified for scoping out are those which clearly will not experience an effect on their significance.
9. Appended to this document are tabulated assessments of previously scoped views and Heritage Assets. These have been subject to an analysis which:
 - Visually analysed the previous views, to assess those which clearly would now fall out of scope through the removal of the tower (i.e. those where only part of the tower appeared, and the remainder of the development was entirely concealed);
 - An assessment of the 12 "Key Views" which have been reproduced on the basis of the new modelling, with an extrapolation of the findings from this modelling to other views and assets; and,
 - An assessment of the overlays of the ZVI and Asset and Viewpoint Mapping, to understand where technical intervisibility is no longer possible.
10. We have accordingly been able to reach the view that:
 - Of the 103 heritage assets (67 designated, and 36 non-designated) scoped into the previous heritage assessment, our analysis indicates that 18 designated heritage assets

(1 Scheduled Monument, 8 Grade 2 listed buildings, 4 Grade II* listed buildings, and 6 Grade II listed buildings), and 1 non-designated heritage asset (a locally listed building) should now be scoped out of the assessment.

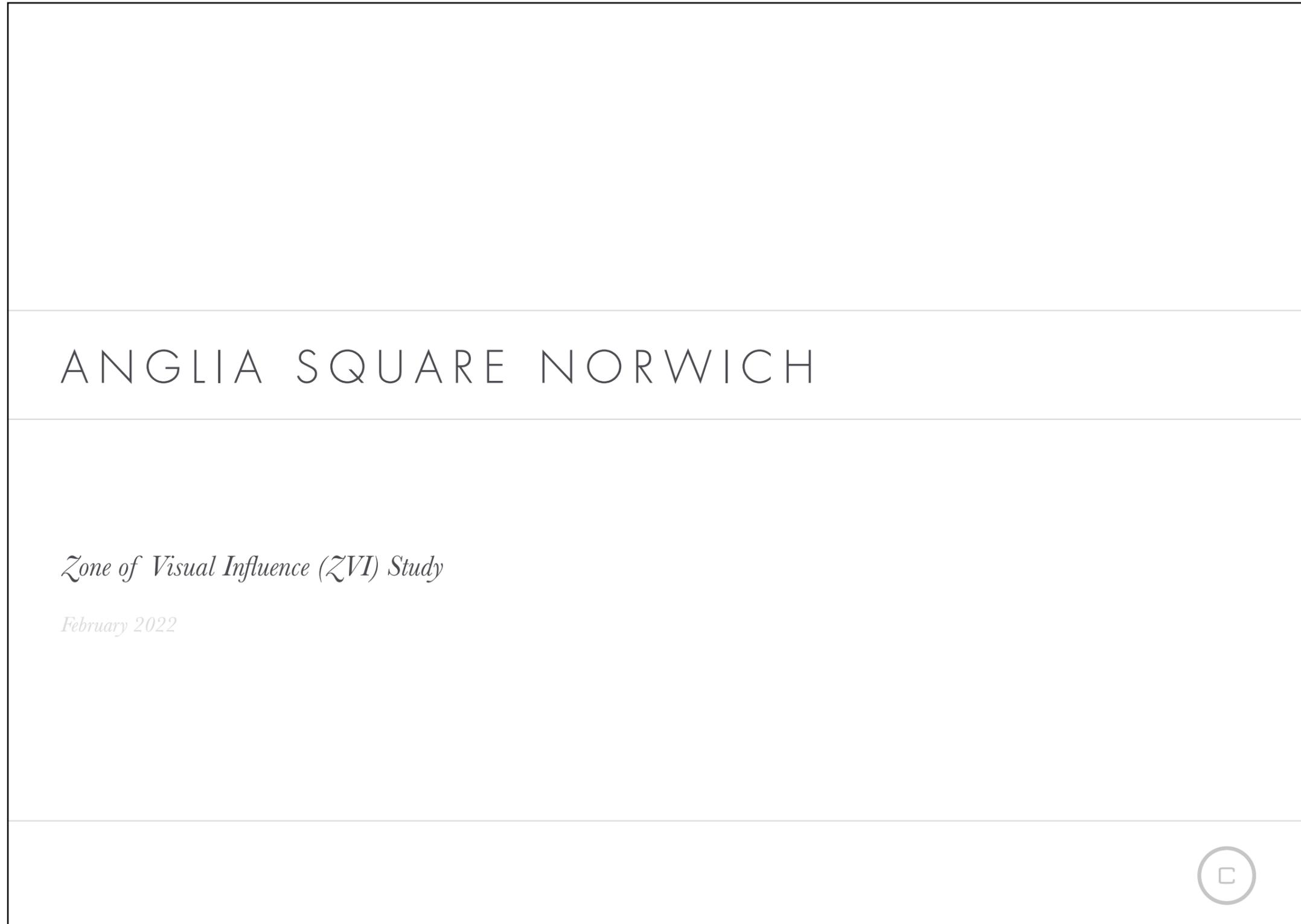
11. The preponderance of highly graded assets in this group reflects the fact that higher grade assets were included within the assessment to a greater distance than their Grade II counterparts, as part of the original scoping exercise. With the reduction in the scheme's visual influence, and therefore associated influence on surrounding character and setting, these more distant assets should, in my view, fall out of the assets. Of those proposed to be scoped out, the majority sit around Tombland, a part of the City which will now be almost wholly screened from view and experience under the revised massing.
12. I am aware that all of the above requires careful analysis, and I look forward to running through our findings, and examining some, or all of these, on a case-by-case basis.

Yours sincerely,



Laurie Handcock
Director, Built Heritage and Townscape

APPENDIX 1: ZVI ANALYSIS



ZTV of Proposed scheme



- Proposed scheme
- Proposed Scheme Viewshed

ZVI study was produced with trees taken into consideration

Preliminary, model-based work is only as accurate as the 3D information provided and so we recommend all decisions based on massing are checked using Accurate Visual Representations.

ANGLIA SQUARE NORWICH



ZTV of Proposed scheme - Zmap & DSM/DTM areas



- Proposed scheme
- Proposed Scheme Viewshed
- DSM/DTM area
- Zmap area

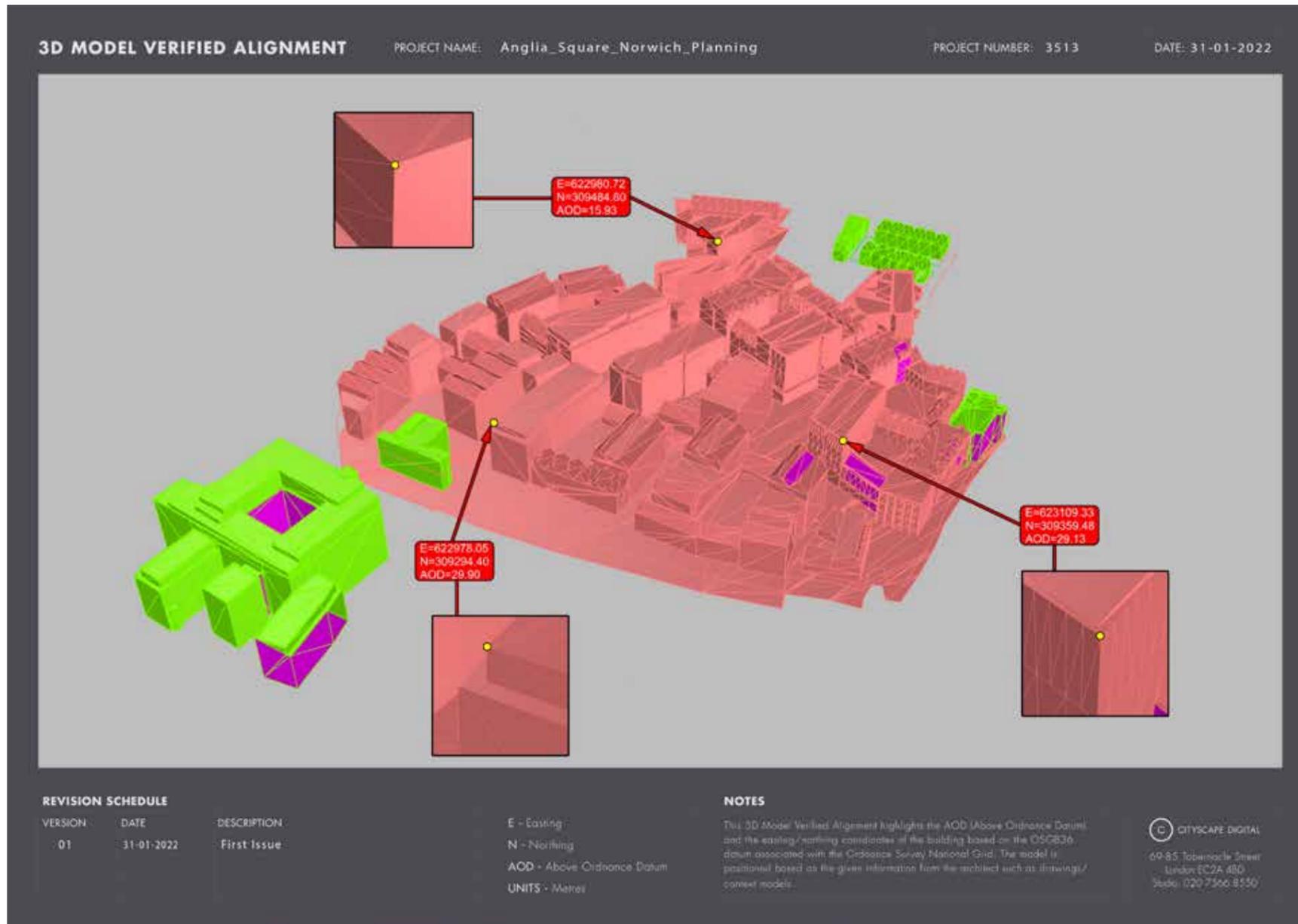
ZVI study was produced with trees taken into consideration

Preliminary, model-based work is only as accurate as the 3D information provided and so we recommend all decisions based on massing are checked using Accurate Visual Representations.

ANGLIA SQUARE NORWICH



ZVI - Model used for study



ANGLIA SQUARE NORWICH



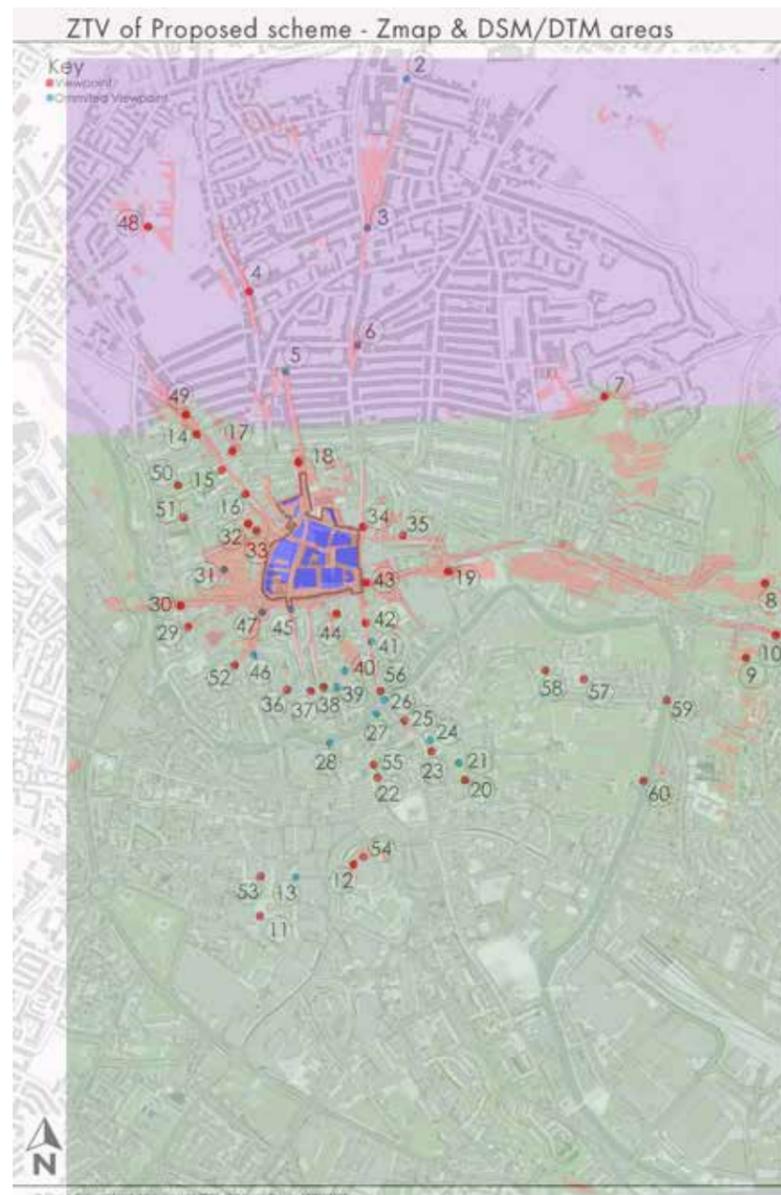


Cityscape, Printworks House, 7 Bermondsey Street, London SE1 2DD

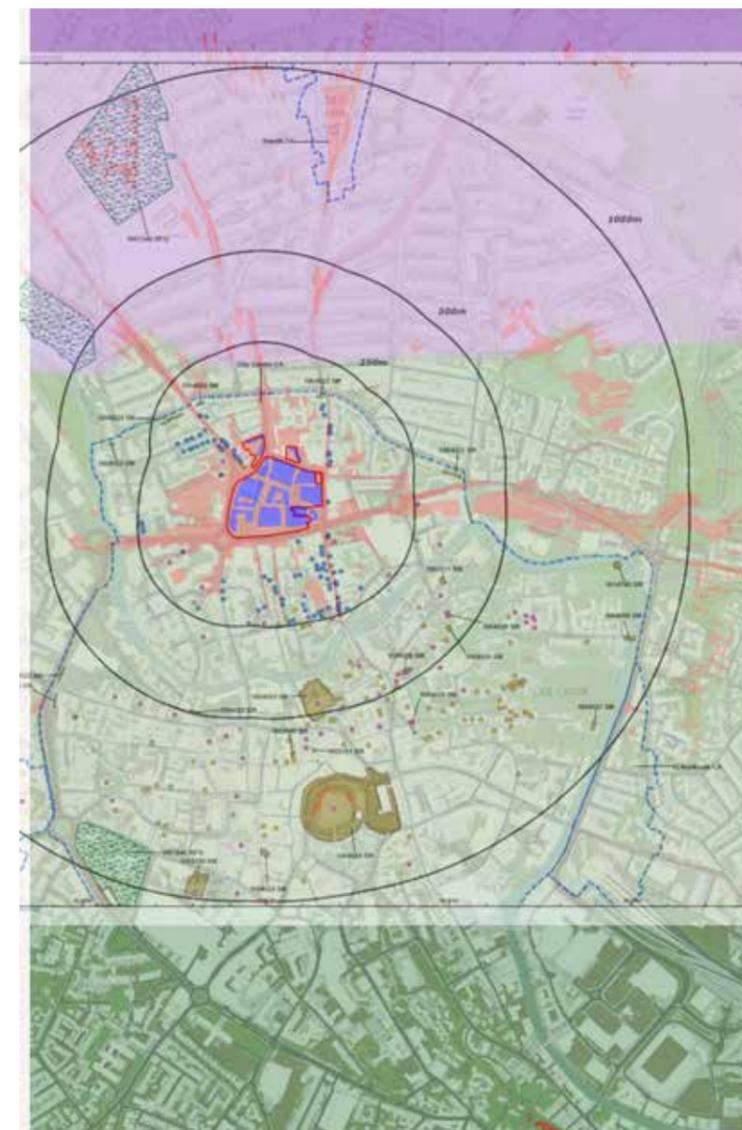
Tel: 0207 566 8550

Web: www.cityscapedigital.co.uk

APPENDIX 2: OVERLAY: ZVI AND VIEWPOINTS



APPENDIX 3: OVERLAY: ZVI AND HERITAGE ASSETS



APPENDIX 4: VIEWPOINT INCLUSION/OMISSION ANALYSIS

View	Tested "Key View"?	Location	Render / Wireline	Proposed scheme Visible / Not Visible	ZVI Overlay Exclusion?	Retain or Omit	Recommended Approach to New App.	Sensitivity	Short/Med/Long?	New ZVI: Retain or Omit	Hybrid: Render or Wireline	Reserved Matters: Render/Wireline, if revision required	Notes
1	No	View from Catton Park	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	OMIT			
2	No	Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline		
3	No	Junction of Constitution Hill/Denmark Road/Clement's Hill	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline		
4	No	Angel Road (next to school entrances)	Render	Visible	N/A	RETAIN	Wireline	Low	Short	RETAIN	Wireline		Was wireline upgraded to Render
5	No	Junction of Heath Road/Shiptone Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline		
6	No	Junction of Magdalen Road/Sprawston Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline		
7	Yes	Mousehold Avenue (north east corner of allotments)	Render	Visible	N/A	RETAIN	Render	High	Long	RETAIN	Render		Was wireline upgraded to Render
8	Yes	Mottram Monument, St James' Hill	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	
9	No	Ketts Heights (Armada beacon) -	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	Was wireline upgraded to Render
10	No	Ketts Hill	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render	
11	No	Outside the Forum	Render	Not Visible	Yes	OMIT	N/A	High		OMIT			
12	Yes	Castle Rampart	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	
13	No	Junction of Gentleman's Walk/Davey Place	Wireline	Not Visible	No	RETAIN	N/A	High	Long	OMIT?	Wireline	Wireline	Suggest amended position, following Site Visit
14	Yes	Aylsham Road	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
15	No	Junc St Augustine's Street / Magpie Road	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
16	Yes	Junc St Augustine's Street / Sussex Street	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
17	Yes	Magpie Road (short distance east of St Augustine's junction) looking south with City wall section in foreground	Render	Visible	No	MARGINAL	Render	Medium	Medium	OMIT?	Wireline		Question mark as to purpose of inclusion. Scheme likely to be visible but only very marginally
18	Yes	Junc Edward Street / Magpie Road (east side Edward Street)	Render	Visible	No	RETAIN	Render	Low	short	RETAIN	Render		
19	No	Outside St James Church (Puppet Theatre), Barrack Street	Render	Visible	No	RETAIN	Render	Low/Medium	Short	RETAIN	Wireline	Render	
20	No	Upper Close (south west corner of no. 67b)	Render	Not Visible	Yes	OMIT	N/A	High	Long				
21	No	Upper Close (Seat at Northernmost Extremity)	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
22	No	Junction Elm Hill / Princess Street	Render	Not Visible	Yes	OMIT	N/A	High	Medium				
23	No	Outside 21 Tombland Street	Wireline	Not Visible	No	OMIT	N/A	Medium-High	Long				
24	No	Tombland (Outside Edith Cavell Statue)	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	OMIT			Apparent Possibility of Visibility, but scoped out by ZVI
25	Yes	Junc Wensum Street / Elm Hill (east side Wensum St)	Render	Visible	No	MARGINAL	Render	Medium	Medium	RETAIN	Wireline		
26	No	Fye Bridge	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Medium	OMIT			
27	No	Riverside Bridge Next to tourist boat pontoon	Render	Visible	No	OMIT	N/A	Medium	Medium				
28	No	St George's Bridge/St George's Street	Wireline	Visible	No	RETAIN	Wireline	Low	Long	OMIT			Note Impact of St Crispin's House extension
29	No	Junction Oak Street / St Martin's Lane	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render	
30	No	Junc St Crispin's Road / Oak Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	Was wireline upgraded to Render
31	No	Entrance to Quaker Burial Ground, Chatham Street	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render	
32	Yes	Seating area in north west corner of St Augustine's Churchyard	Render	Visible	No	RETAIN	Render	Sensitive	Short	RETAIN	Wireline	Render	
33	No	In front of St Augustine's Church porch	Render	Visible	No	RETAIN	Render	Sensitive	Short	RETAIN	Wireline	Render	
34	No	Outside 107 Magdalen Street	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Render		
35	Yes	Junc Cowgate / Bull Close	Render	Visible	No	RETAIN	Wireline	Low	Short	RETAIN	Render		
36	No	Junction Muspole Street / Colegate Street	Render	Visible	Yes	MARGINAL	Wireline	Low-Medium	Medium	OMIT			Apparent Possibility of Visibility, but scoped out by ZVI
37	No	Junc Calvert Street / St George's Street	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline		Apparent Possibility of Visibility, but scoped out by ZVI, requires proving
38	Yes	Junc Calvert Street / Colegate	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline		Apparent Possibility of Visibility, but scoped out by ZVI, requires proving
39	No	Entrance to Octagon Chapel, Colegate	Wireline	Visible	Yes	RETAIN	Wireline	High	Medium	OMIT			No to negligible potential for visibility, scoped out by ZVI.
40	No	View north along meeting House Alley (N side of Colgate), towards the Old Meeting House	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium				
41	No	Outside 25 Magdalen Street (Loose's Emporium)	Render	Visible	No	RETAIN	Render	Low-Medium	Medium	RETAIN	Render		
42	No	Outside 39 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Render		
43	No	Corner of 59 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Render		
44	Yes	Doughty's Hospital courtyard (south end)	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render	
45	No	Junction of St George's Street/St Crispin's	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	
46	No	Junction St Mary's Plain/Duke Street	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
47	No	Northeast Corner Duke Street/St Crispin's/Pitt St Roundabout	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	
48	No	Waterloo Park	Render	Visible	N/A	OMIT	N/A	Medium					
49	No	Aylsham Rd	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Render		
50	No	Bakers Rd	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Medium				
51	No	Sussex St	Wireline	Not Visible	No	OMIT	N/A	High	Medium				No visibility apparent. ZVI suggests otherwise
52	No	Rosemary Lane	Wireline	Not Visible	No	MARGINAL		Medium	Medium	RETAIN	Wireline		
53	No	City Hall Balcony	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	OMIT			Assessed as being invisible from this point
54	No	Norwich Castle	Render	Visible	No	RETAIN	Render	Medium	Long	RETAIN	Wireline	Render	
55	No	St Peter's Hungate	Wireline	Visible	No	MARGINAL	Wireline	Medium	Medium	OMIT			Scheme invisible from this point, as suggested by ZVI
56	No	Fye Bridge	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium				
57	No	Great Hospital - central quad	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
58	No	Great Hospital - The Church of St Helen	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
59	No	Bishop Bridge	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Long				
60	No	Cathedral Meadow	Render	Visible	Yes	MARGINAL	Wireline	Medium	Long	RETAIN	Wireline		Although likely invisible, suggest retention, given reference to this view in the Appeal Decision
61	No	Catton Park East	Wireline	Not Visible	N/A	OMIT	N/A	High	Long				
62	No	Catton Park West	Wireline	Not Visible	N/A	OMIT	N/A	High	Long				

1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In	In
1051189	41, Magdalen Street	Grade II	High	In	In
1051897	42-52, St Augustine's Street	Grade II	High	In	In
1290734	63, St Georges Street	Grade II	High	In	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In	In
1187208	12, Golden Dog Lane	Grade II	High	In	In
1372793	10, Golden Dog Lane	Grade II	High	In	In
1206550	5, Cross Lane	Grade II	High	Marginal	Out
1290924	The Catherine Wheel Public House	Grade II	High	In	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal	In
1372837	29, Magdalen Street	Grade II	High	In	In
1210466	Folly House and Pineapple House	Grade II	High	In	In
1051350	22, Calvert Street	Grade II	High	Out	Out
1206046	20, Calvert Street	Grade II	High	Out	Out
1372513	Church of St Mary	Grade I	High	In	In
1051352	11, Calvert Street	Grade II	High	In	In
1206474	Old Meeting House	Grade I	High	In	In
1051925	Church of St Martin at Oak	Grade I	High	In	In
1206042	9, Calvert Street	Grade II	High	In	In
1051870	80 and 82, St Georges Street	Grade II	High	In	In
1280186	Octagon Chapel	Grade II*	High	Out	Out
1051946	1-9, Muspole Street	Grade II	High	Out	Out
1051929	2-9, Octagon Court	Grade II*	High	In	In
1280188	27 and 29, Colegate	Grade II	High	Out	Out
1206500	Church of St George	Grade I	High	In	In
1219257	The Woolpack Public House	Grade II	High	Out	Out
1051320	Bacon's House	Grade II*	High	In	In

1051282	Church of St Clement	Grade I	High	In	Out
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	Out
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In

1051282	Church of St Clement	Grade I	High	In	Out
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	Out
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In

	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In	In
	39 St Augustine Street	Locally Listed Building	Low	In	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In	In
	53 St Augustine Street	Locally Listed Building	Low	In	In
	59 St Augustine Street	Locally Listed Building	Low	In	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In	In
	75 St Augustine Street	Locally Listed Building	Low	In	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In	In
	68 St Augustine Street	Locally Listed Building	Low	In	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In	In
	2, Chatham Street	Locally Listed Building	Low	In	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In	In
	43 Magdalen Street	Locally Listed Building	Low	In	In
	45 Magdalen Street	Locally Listed Building	Low	In	In
	59 Magdalen Street	Locally Listed Building	Low	In	In
	65 Magdalen Street	Locally Listed Building	Low	In	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In	In
	95 Magdalen Street	Locally Listed Building	Low	In	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In	In
	111 Magdalen Street	Locally Listed Building	Low	In	In
	13-25 Calvert Street	Locally Listed Building	Low	Out	Out

	27-35 Calvert Street	Locally Listed Building	Low	In	In
	30-32 Calvert Street	Locally Listed Building	Low	In	In
	20 Golden Dog Lane	Locally Listed Building	Low	In	In

Appendix 4

Table of Heritage Assets.

Appendix 4 | Table of Heritage Assets

Final Agreed Heritage Asset Scoping

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
1372839	75, Magdalen Street	Grade II	High	In	In
1051372	71, Botolph Street	Grade II*	High	In	In
1051191	Cat and Fiddle Public House	Grade II	High	In	In
1187193	Doughty's Hospital	Grade II	High	In	In
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	High	In	In
1218903	107 and 109, Magdalen Street	Grade II	High	In	In
1220508	1 and 3, St Augustine's Street	Grade II	High	In	In
1051893	5, St Augustine's Street	Grade II	High	In	In
1220515	7, St Augustine's Street	Grade II	High	In	In
1372494	9 and 11, St Augustine's Street	Grade II	High	In	In
1220534	21, St Augustine's Street	Grade II	High	In	In
1051190	47 and 49, Magdalen Street	Grade II	High	In	In
1051192	113, Magdalen Street	Grade II	High	In	In
1372495	23 and 25, St Augustine's Street	Grade II	High	In	In
1291722	115 and 117, Magdalen Street	Grade II	High	In	In
1220544	27-29, St Augustine's Street	Grade II	High	In	In
1051248	2-12, Gildencroft	Grade II	High	In	In
1220581	22 and 24, St Augustine's Street	Grade II	High	In	In
1291696	46 and 48, Magdalen Street	Grade II	High	In	In
1372458	26-30, St Augustine's Street	Grade II	High	In	In
1372838	Former Church of St Saviour	Grade I	High	In	In
1051196	44, Magdalen Street	Grade II	High	In	In
1051896	Church of St Augustine	Grade I	High	In	In
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In	In
1051189	41, Magdalen Street	Grade II	High	In	In
1051897	42-52, St Augustine's Street	Grade II	High	In	In
1290734	63, St Georges Street	Grade II	High	In	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In	In
1187208	12, Golden Dog Lane	Grade II	High	In	In
1372793	10, Golden Dog Lane	Grade II	High	In	In
1206550	5, Cross Lane	Grade II	High	Marginal	Out
1290924	The Catherine Wheel Public House	Grade II	High	In	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal	In

Appendix 4 | Table of Heritage Assets

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
1372837	29, Magdalen Street	Grade II	High	In	In
1210466	Folly House and Pineapple House	Grade II	High	In	In
1051350	22, Calvert Street	Grade II	High	Out	Out
1206046	20, Calvert Street	Grade II	High	Out	Out
1372513	Church of St Mary	Grade I	High	In	In
1051352	11, Calvert Street	Grade II	High	In	In
1206474	Old Meeting House	Grade I	High	In	In
1051925	Church of St Martin at Oak	Grade I	High	In	In
1206042	9, Calvert Street	Grade II	High	In	In
1051870	80 and 82, St Georges Street	Grade II	High	In	In
1280186	Octagon Chapel	Grade II*	High	Out	Out
1051946	1-9, Muspole Street	Grade II	High	Out	Out
1051929	2-9, Octagon Court	Grade II*	High	In	In
1280188	27 and 29, Colegate	Grade II	High	Out	Out
1206500	Church of St George	Grade I	High	In	In
1219257	The Woolpack Public House	Grade II	High	Out	Out
1051282	Church of St Clement	Grade I	High	In	In
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Eringham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	In
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In

Appendix 4 | Table of Heritage Assets

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In
	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In	In
	39 St Augustine Street	Locally Listed Building	Low	In	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In	In
	53 St Augustine Street	Locally Listed Building	Low	In	In
	59 St Augustine Street	Locally Listed Building	Low	In	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In	In
	75 St Augustine Street	Locally Listed Building	Low	In	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In	In
	68 St Augustine Street	Locally Listed Building	Low	In	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In	In
	2, Chatham Street	Locally Listed Building	Low	In	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In	In
	43 Magdalen Street	Locally Listed Building	Low	In	In
	45 Magdalen Street	Locally Listed Building	Low	In	In
	59 Magdalen Street	Locally Listed Building	Low	In	In
	65 Magdalen Street	Locally Listed Building	Low	In	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In	In
	95 Magdalen Street	Locally Listed Building	Low	In	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In	In
	111 Magdalen Street	Locally Listed Building	Low	In	In
	13-25 Calvert Street	Locally Listed Building	Low	Out	Out
	27-35 Calvert Street	Locally Listed Building	Low	In	In
	30-32 Calvert Street	Locally Listed Building	Low	In	In
	20 Golden Dog Lane	Locally Listed Building	Low	In	In

Appendix 4 | Table of Heritage Assets

Heritage Asset Significance and Setting Summaries: Grade II and Locally Listed Buildings

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	Grouping	Summary of Significance	Summary of Setting Contribution
1372839	75, Magdalen Street	Grade II	Medium	In	Anglia Square	C18th century townhouse containing C17th fabric, and subject to later alterations. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Situated directly east of the Site, with a setting heavily influenced by later development, including Anglia Square. Immediately surrounded by later development, but read as part of a longer historic street with other remaining assets.
1051191	Cat and Fiddle Public House	Grade II	Medium	In	Northern City	Late C18th century public house, with earlier, C17th fabric and later additions and alterations. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Northeast of Anglia Square, with direct intervisibility with the Site. Significant modern intrusions into its setting have eroded the contribution of its setting, but it remains legible as part of a historic street, with other assets forming a legible palimpsest.
1187193	Doughty's Hospital	Grade II	Medium	In	Colegate	Largely C19th almshouses, built on seventeenth century foundations, and remaining in use as sheltered housing. An example of late nineteenth century almshouse building with a long history on the Site, and a strongly expressed "neo-Tudor" aesthetic.	Directly south of the Site, but also south of St Crispin's Road, this asset is intrinsically inward-looking, with a blank facade to the St Crispin's flyover. Views from within the courtyard include aspects of Anglia Square in the skyline, and these will need to be carefully considered, in order to avoid harm to appreciations of its internal aesthetics and form.
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	Medium	In	Northern City	Late C16th flint rubble and brick buildings, now in use as shops, reflecting an approach to siting buildings historically within Norwich. Significance derived from age, plan form, and the archaeological interest in holds, providing as it does part of an understanding of Norwich's late medieval development.	Largely appreciated within a tight yard, with built form to the west, north and south. The Broadside Warehouse car park does create some openness to the southeast, providing views towards Anglia Square. This general part of the building's setting is heavily eroded, and lacks historic features and definition.
1218903	107 and 109, Magdalen Street	Grade II	Medium	In	Anglia Square	Early C19th shops with residential above, retaining C19th shopfronts. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Appreciated as part of wider Magdalen Street group, with contribution made by street form and legibility alongside other historic retail and residential buildings. Significant later intrusions into setting, including Anglia Square, which have degraded the contribution of its setting to significance.
1220508	1 and 3, St Augustine's Street	Grade II	Medium	In	Northern City	Early C19th shops with residential above, retaining C19th shopfronts. Good retention, apparently, of C19th fabric internally. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Appreciated as part of longer run of retail and residential premises along St Augustine's Street, appreciated as part of the palimpsest of this area, as well as along with St Augustine's Church. Given presence at more open southern end of the street, views towards Anglia Square, and the degraded surface car parking along Pitt Street, are possible, and create a hard, degraded feel to core setting, with obvious opportunities for enhancement.
1051893	5, St Augustine's Street	Grade II	Medium	In	Northern City	C17th building, with C18th and C19th alterations. Painted brick with round-headed windows and C19th shop front and carriage arch. Of interest for its age, legible palimpsest, and architectural and historic values as an example of the commercial and residential development common in the vicinity.	Appreciated as part of the wider St Augustine's Street group, particularly with its listed neighbours to the north and south, and St Augustine's Church, opposite. Appreciated alongside the important junction to the south, although this openness also brings with it views to the poorer quality environment around Anglia Square, where the lack of historic fabric and lack of urban form detracts to a degree from wider setting's contribution to significance.
1220515	7, St Augustine's Street	Grade II	Medium	In	Northern City	Late eighteenth century retail and residential property, with C20th shopfront. Significant for its age, and possesses architectural and historic values as an example of the commercial and residential development common in the vicinity.	As per 5 St Augustine's Street; immediate group value and sense of place in conjunction with historic buildings, with wider degradation of setting to the south.
1372494	9 and 11, St Augustine's Street	Grade II	Medium	In	Northern City	Modest early C19th retail and residential premises, with later shopfront, sash windows and pantiled roof, typical of the vicinity. Significant for its age, and possesses architectural and historic values as an example of the commercial and residential development common within St Augustine's.	As per 5 and 7 St Augustine's Street; part of the group opposite St Augustine's Church with immediate group value and wider degradation of setting to the south.
1220534	21, St Augustine's Street	Grade II	Medium	In	Northern City	Largely C18th retail and residential premises, albeit with C17th range to the rear and shopfront pilasters of C19th (C20th shopfront). Possesses legible palimpsest, and a typical Early Modern building of the area, of painted brick with sash windows, pantries, and simple decorative bargeboard to south. Possesses architectural and historic values primarily.	Placed at a location where St Augustine's Street turns and squeezes, with prominent views towards Anglia Square and the Pitt Street Car Park to the south. Immediately appreciated as part of a group with locally listed C19th buildings to the south, and 23/25 and 22/24 St Augustine's Street. Legible as part of the development of this important and reasonably well-preserved street, expressing its development during the Early Modern period.
1051190	47 and 49, Magdalen Street	Grade II	Medium	In	Colegate	Pair of C17th shops and houses, with C19th and C20th shopfronts, with typical paired gables, sash windows, and a rendered frame. Significant for their age, and as good examples of a housing typology typical within Norwich, but well-preserved for their date.	Much of the setting of this listed building has been lost by later development, with the St Crispin's flyover and Magdalen Car Park being prominent, poor quality elements within their setting. Their historic context can be read best from their relationship with Magdalen Street itself, St Saviour's Church to the south, and wider development of a similar age in the wider vicinity. Its setting remains, however, heavily truncated, reducing its contribution to significance.
1051192	113, Magdalen Street	Grade II	Medium	In	Anglia Square	Early C19th brick house and now shop, with the feeling of a weaver's cottage. Of painted brick, with sash windows, under a pantiled roof. Reflective of its era, vernacular in feel, and significant for its age and formal vernacular architectural form.	Appreciated with other historic buildings in the vicinity, with modern influences detracting, particularly the significant bulk of Epic Studios opposite. Anglia Square is a visible, but oblique feature to the south.
1372495	23 and 25, St Augustine's Street	Grade II	Medium	In	Northern City	Typical C17th house, with multi-gable rendered facade, and sash windows without recesses. Evidence of C19th and C20th alterations, notably the loss of the original carriage arch and passage at ground floor level, where the doors are now found.	Part of a group, appreciated where St Augustine's Street tightens, and creates an immediate vicinity imbued with a legible sense of the historic development of the vicinity. Anglia Square is visible to the south, but the curving of the road somewhat reduces the impact of this feature on the asset as appreciated from the street.
1291722	115 and 117, Magdalen Street	Grade II	Medium	In	Anglia Square	Late C17th and later building, originally two properties, now occupied by a single retail unit at ground floor. Modern shopfront with broad fascia detracts from significance. Above, typical arrangement of rendered facade with sash windows and paired gables above. Later applied timberwork to Number 115. Significant for its age and remaining expressions of historic alterations.	As per 111 Magdalen Street, appreciated as part of a historic grouping on the eastern side of Magdalen Street with later intrusions, particularly Epic Studios opposite. Some oblique, detracting but detached views of Anglia Square.
1220544	27-29, St Augustine's Street	Grade II	Medium	In	Northern City	Pair of (on the face of it) early C19th buildings, now with later shopfronts inserted. Considered to be a refronting of an earlier building, with timber framing found internally, and with C18th rear wing. Therefore significant as a multi-phase building with evidence of transformation over time around a core timber frame.	Appreciated as part of a wider immediate group, somewhat screened from open views to the south. Has a significance that is not immediately appreciable, and it is therefore arguable is less immediately susceptible to harm within its wider context; it must be read and appreciated from the outside in to be understood, and therefore is best read as part of its immediate group.
1051248	2-12, Gildencroft	Grade II	Medium	In	Northern City	Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth centuries. Jettied, flint and brick built. Example of well-preserved, though altered, almshouse architecture, and of significance for their age, historic use, and presence within a churchyard setting.	Read as part of the Churchyard of St Augustine's Church, alongside the Church itself. Beyond the churchyard, significant degradation of setting has taken place, with little of the original mesh of streets to the south, southeast and southwest remaining. Anglia Square is a prominent feature within its immediate setting to the southwest. Views possible towards it from the Churchyard, over its consistent roofline; these views will need to be carefully managed through the new scheme, but there are also opportunities to reknit its degraded wider setting.
1220581	22 and 24, St Augustine's Street	Grade II	Medium	In	Northern City	Largely C18th building, but with incorporated remains of much earlier, C16th timber frame, found expressed within now nogged front and southern flank facades. It is believed to represent the only remaining example in Norwich of a fully framed building, and includes the legible remains of a Queen Post roof. Principally significant for the age and relative rarity of its original frame, and for the sense it provides of how buildings of this age were subsequently developed over time.	Appreciated as part of the grouping of 23/25 and 21 St Augustine's Street, as well as part of the framing of the churchyard to the south. It reads as an earlier part of the palimpsest of this historic street, deriving much of its significance, in setting terms, from its immediate relationships. Views to the south towards Anglia Square are possible and open, and do detract from appreciations of the property from the north.
1291696	46 and 48, Magdalen Street	Grade II	Medium	In	Colegate	Four bay, red brick, apparently C18th house with likely C19th shop front. Entirely a refrontage (and probably heightening) of C16th framed building. Significant for its age, palimpsest, and as an example of formalising and refronting of earlier buildings typical of the vicinity.	Appreciated with immediate historic buildings (Church of St Saviour, opposite, and 44 Magdalen Street, to the south). Intrusive modern features in the vicinity, but appreciable as part of wider historic street, subject to later interventions. Anglia Square a largely concealed, distant feature beyond St Crispin's flyover.
1372458	26-30, St Augustine's Street	Grade II	Medium	In	Northern City	C19th externally, but concealing original timber frame, the building includes some significant later external decorative features, including early C19th doors and fanlights, and a projecting, heavily glazed shop front bay with fluted columns and a heavily expressed triglyph frieze. Significant for its age, legible palimpsest, and some strongly expressed architectural features externally.	Appreciated as part of an immediate group, and partially screened from views to the south by the projecting flank of 24/26 St Augustine's Street, which follows a slightly different street line. This arrangement, and a similar set-back to the north (along with the relative tightness of St Augustine's Street in this location) focuses the building's setting on its immediate surroundings.
1051196	44, Magdalen Street	Grade II	Medium	In	Colegate	C16th, refaced in C18th century, as per 44-46, but more decorative than its immediate neighbour, with Tuscan doorcase and Venetian window to central first floor. Dignified arrangement, imposed on a much older framed house, ensures that this asset has significance for its architectural interest, but also for its historic and archaeological interests, given its palimpsest and age.	As per 44-46, appreciated as part of a group, within a broadly legible historic street, but with significant intrusive modern features. Anglia Square largely concealed from view.
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	Medium	In	Northern City	A group of early C19th houses, on the corner of St Augustine's and Sussex Streets, where the corner is curved. The whole are relatively modest, of brick and white painted, with pantiled roofs. They possess apparently C29th shopfronts in part. They are of significance for their age, and as an example of modest retail and residential properties of the early C19th.	This listed building, running up to the corner of Sussex Street, is often appreciated from the north, looking back towards its curved corner, with Anglia Square visible in the background. This element competes to an extent with what is otherwise a reasonably contributory setting; there are other modern interventions into the more immediate surroundings of this asset, but it is generally appreciated in the context of development of between the C17th and C19th, with which it forms a legible palimpsest.
1051189	41, Magdalen Street	Grade II	Medium	In	Colegate	Late C18th building, possibly originally a house, with very significant alterations to Ground floor frontage. Would also appear to have been subject to considerable alterations elsewhere, as it now possesses a flat roof across the entire premises, and is heavily extended to the rear. Unclear, therefore, how much significance this building retains.	Appreciated as part of the longer run of Magdalen Street, and in relation to listed and unlisted historic buildings in the vicinity. Some, oblique views towards Anglia Square, screened by the St Crispin's Flyover.
1051897	42-52, St Augustine's Street	Grade II	Medium	In	Northern City	A long run of early C19th houses, built as a group, and with some C19th and later shopfronts. Formally, but simply arranged, with widely spaced 8 over 8 sash windows, this asset has significance for its legibility as a set piece development, within what is otherwise an area where development was brought forward on a piecemeal basis. It has clear architectural interest for its finely considered design.	As with many properties on St Augustine's Street, this building is appreciated alongside other immediate buildings of a similar age, which together create a sense of the development over time of this important street. Poor quality later development in the immediate vicinity detracts from the contribution of its setting to significance. Anglia Square is visible in conjunction with this asset at a clear remove, and the building is best appreciated looking north, away from Anglia Square.
1290734	63, St Georges Street	Grade II	Medium	In	Colegate	Part C17th and Part C18th century weaver's cottage, dating to a period when the worsted trade grew significantly within Norwich-over-the-Water. The building is rubble built and partly rendered, and has been subject to recent works of conservation. Significant for its age, architectural value as an attractive and expressive vernacular form, and for its connection to a locally significant trade.	Significant changes within the immediate vicinity have rendered this structure a rather isolated historic feature, surrounded by large-scale C19th and C20th century development, in particular St Crispin's House, a dominant feature opposite, and Stannard Place to the north. The Western part of the Site, particularly Sussex Chapel, is visible to the north, but this is clearly secondary, with the immediate setting more directly influenced by large-scale development in the immediate vicinity. The major setting contribution to the site's significance is broader, and is derived from the street pattern that surrounds it, and which gives a clue as to its historic context.
1187208	12, Golden Dog Lane	Grade II	Medium	In	Colegate	Red and grey brick house of the early C19th, predominantly oriented to the south, to its garden, and retaining good original features, including 6 over 6 sash windows and cast iron balcony/Loggia to the south.	Appreciated within a tight immediate urban setting, from Golden Dog Lane across its garden to the south, and from the Lane to the north, where the facade reads as more utilitarian, despite its use of red brick. The surface Colegate Car Park to the south is a poor quality feature, but otherwise, despite considerable modern development in the area, much of this has been sufficiently sympathetic to allow the building to be appreciated as part of a tight-knit urban area of a small scale; also read with 10 Golden Dog Lane. Anglia Square is visible over rooftops to the north in some views looking beyond the asset from the south, as a secondary feature, intrusive in these views in term of the lack of quality of Gildengate House in particular.
1372793	10, Golden Dog Lane	Grade II	Medium	In	Colegate	Contemporary broadly with number 12, a small and well-proportioned early C19th house, with later casement windows, and probably later porch. Of value for its age, and as part of the remaining early C19th fabric of this part of Norwich.	As with No. 12, read as part of the tight-knit environment of Golden Dog Lane, along with Number 12. Less heavily impacted by the Colegate Car Park, but also less directly influenced by Anglia Square, as it is not possible to get longer views from the south incorporating both the site and the asset.
1206550	5, Cross Lane	Grade II	Medium	Marginal	Colegate	Previously a public house of C17th origin and incorporating later changes that date to the C19th and C20th. Architectural and archaeological interest is contained within the building's fabric, with some particular interest in the varied fenestration, and general aesthetic qualities.	5 Cross Lane stands directly south of Anglia Square. Modern alterations and developments within immediate proximity have greatly reduced its contribution to significance. Greater, but still limited, contribution is found through its ability to contribute to the narrative on the historic development of Cross Lane as a connecting route between St Georges Street, Calvert Street and St Crispin's Road.
1290924	The Catherine Wheel Public House	Grade II	Medium	In	Northern City	Purpose built public house of late C19th origin, consisting of 2 stories and 2 bays. Archaeological and architectural interest found primarily in the well-preserved public house facade with further significance located in the corner entrance and its inclusion of ionic columns with wheatear drops.	Positioned northwest of the Site with direct intervisibility. This asset forms part of the wider St Augustines Street townscape. The immediate surroundings contain dilapidated buildings, unsympathetic street signage and commercial advertisement is also found within numerous street fronted elevations. Whilst Anglia Square beyond also detracts, as a prominent, modern feature of poor quality. Consequently, the appreciation of this asset is diluted and its significance lessened.
1051194	Block to rear of Number 24 Magdalen Street	Grade II	Medium	Marginal	Colegate	This asset dates to the 19th century and features as a purpose-built bombazine manufactory. The building is of 3 storeys and constructed from red brick elevations with a pantile roof. The fenestration is indicative of the building's indented industrial purpose and most overtly seen through the continuous frieze window at second floor level.	This asset is positioned south of the Site and best appreciated from the Colegate Car Park, whilst limited views are glimpsed from Colegate. Significance is primarily found through the assets architectural and archaeological interest as an industrial building located within historic urban setting of St Magdalen Street.
1372837	29 Magdalen Street	Grade II	Medium	In	Colegate	A brick building of unknown built purpose with a date stone that realistically denotes the primary construction phase in the early C17th and linked to the town's Mayor of 1631. The front elevation is dominated by the large, 20th century glazed shopfront which serves to disrupts the early C18th sash windows at first floor level, and the 3 gabled dormer windows above. The rear back ranges evidence secondary construction phases that also date to the first half of the C17th.	Positioned directly south of the Site, contribution is made by street form and legibility alongside other historic retail and residential buildings. Significant later intrusions into setting, including Anglia Square and the St Crispin's Road flyover, which have degraded the contribution of its setting to significance.
1210466	Folly House and Pineapple House	Grade II	Medium	In	Colegate	Two houses that date to the C17 and feature a later C19th range. Flint and brick rubble construction, featuring a rendered plinth and red brick dressings. The gable front is rendered and the adjacent right hand range is of painted brick, complete with a pantiled roof. Fenestration is varied and almost entirely dates from a period of change in the 19th century.	Visible from the Site, this asset forms part of the tight urban setting in St Martins Lane with views partly obstructed by a boundary wall that stands adjacent to St Crispin's Road and helps to define this immediate group. The significance of this asset is found in its historic and archaeological interest as part of a setting which features varied historic architecture, including purpose-built secular and industrial buildings. However, the modern buildings found to the west, which includes the Site, serve to detract from the significance and present harsh construction materials.
1051350	22 Calvert Street	Grade II	Medium	Out			
1206046	20 Calvert Street	Grade II	Medium	Out			

Appendix 4 | Table of Heritage Assets

Heritage Asset Significance and Setting Summaries: Grade II and Locally Listed Buildings

1372513	Church of St Mary	Grade II	Medium	In	Colegate	The fabric of this asset largely indicates principal construction phases in the 11th and 15th centuries. The church features a west round tower, nave, and chancel that are accompanied by north and south transepts. It is constructed from flint, areas of which are knapped, and a lead roof. Internally, the building contains panelling with cusped quatrefoils and a surviving rood stair complete with an arch-braced roof.	Intervisibility with the Site is limited, if not, entirely remove by other buildings and developments. The asset is appreciated as the focal point on St Martin's Lane. Grade I Listed, high significance is found within its archaeological and architectural interest, including its primary construction phases that dates to Norman England. However, the asset's significance is inarguably reduced and impacted upon by the modern development that stands opposite. Further negative attributes that diminish this asset's significance are reduced setting of the original churchyard and the dominating utilitarian building that faces the principal southern entrance.
1051352	11 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building is of 2 storeys and 3 bays deep, with sash windows throughout. Principal entrance is located to the extreme left of the front elevation and features plain double-order pilasters.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1206042	9 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building features a right angle range to the main street elevation which is 2 bays deep. The fenestration is varied, comprising of mullion and transom, and sash windows. The building features a fascia cornice and hipped roof.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1051870	80 and 82 St Georges Street	Grade II	Medium	In	Colegate	This asset is an early C16 house which was extended northwards by the start of the C17. A ground floor constructed of flint rubble which supports a timber-framed first floor and pantile roof. The building is of 2 storeys and jettied at first floor. The building features C19th alterations and more substantial changes in the 20th century which reflect its change of use into a workshop and house.	There is no intervisibility with the Site. The significance of this asset is found in its historical and archaeological interest. However, significance is considerably impacted upon by the intrusive modern buildings that stand opposite and serve to dilute the interpretation and appreciation of this building. This reduced significance is further negatively impacted by the visibility to Anglia Square's poorly designed eastern corner of the St Cripins building on St Georges Street.
1051946	1-9 Muspole Street	Grade II	Medium	Out			
1219257	The Woolpack Public House	Grade II	Medium	Out			
1051248	2-12 Gildengate	Grade II	Medium	In	Northern City	Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth century. Faced in flint with brick dressings at ground floor and exposed timber-framed to the jettied first floor. Pantile roof. 2 storeys, first floor jettied. Now comprises six cottages. Each cottage originally had a central door with flanking windows, these have been replaced by sash and casement windows or blocked. Mullion and transom windows at first floor.	Gildencroft comprises an essential component of St. Augustine's churchyard which it encloses to the south. The churchyard provides an ample setting and lush green space from which the principal frontage of Gildencroft can be fully appreciated. These immediate surroundings are of considerable historic importance in the context of the local area and the development of Norwich during the medieval period and up to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the historic road layout. This involved the loss of many buildings in the immediate vicinity as well as the principal arterial route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencroft is today dominated by a busy road junction and pedestrian crossings, the result of a recent traffic management scheme, which from the east side of the building has increased the building's sense of isolation and dislocation from Norwich's historic core. The Site as it presently exists makes a negative contribution to the setting of Gildencroft cottages in terms of the latter's heritage values.
N/A	43/45 Pitt Street	Locally Listed	Low	In	Anglia Square	Former public house from the nineteenth century	
N/A	4-6 Cowgate	Locally Listed	Low	In	Anglia Square	Nos. 4-6, Cowgate date from the eighteenth century.	
N/A	20 Cowgate (St Paul's Tavern PH)	Locally Listed	Low	In	Anglia Square	St Paul's Tavern is a twentieth century public house.	
N/A	21, 23, 25, 27 & 29 Cowgate	Locally Listed	Low	In	Anglia Square	This asset is a nineteenth-century terrace	
N/A	33, Cowgate	Locally Listed	Low	In	Northern City	A nineteenth-century house	
N/A	Wensum Hall (formerly Cowgate Street	Locally Listed	Low	In	Northern City	An early nineteenth-century hall	
N/A	43 (Plasterers Arms PH)	Locally Listed	Low	In	Northern City	Early nineteenth-century public house	
N/A	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 13-19, St Augustine Street is a two storey terrace of red brick with a Pantile roof. Uninterrupted shopfronts to ground floor. Entrance to Hinde's Yard between 13a and 15.	
N/A	31 & 33 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 31 and 33 St Augustine Street is a pair of seventeenth century houses, though much altered. 2 storeys with gabled attics. Rendered. Pseudo half-timbering to no. 31 at attic floor level. Pantile roof. Decorated bargeboards to no 31, 2 C19 shopfronts. No 33 recently restored and preserves nine-teenth century sashes.	
N/A	39 St Augustine's Street	Locally Listed	Low	In	Northern City	No. 39 St Augustine's Street dates from 1896	
N/A	41 & 43 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 41 and 43 St Augustine's Street date from the nineteenth century	
N/A	53 St Augustine's Street	Locally Listed	Low	In	Northern City	A nineteenth-century shop	
N/A	59 St Augustine's Street	Locally Listed	Low	In	Northern City	A late nineteenth-century house	
N/A	63-73 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 63-73, St Augustine's Street date from the late-nineteenth century.	
N/A	75 St Augustine's Street	Locally Listed	Low	In	Northern City	75, St Augustine's Street is a nineteenth century shop.	
N/A	54 & 54A St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 54 and 54a, St Augustine's Street are a pair of early-nineteenth century houses.	
N/A	64 & 66 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 64 and 66, St Augustine's Street are pair of seventeenth century or earlier buildings with nineteenth and twentieth century shopfronts.	
N/A	68 St Augustine's Street	Locally Listed	Low	In	Northern City	A mid-nineteenth century house	
N/A	70 & 72 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 70 and 72 St Augustine's Street date from the nineteenth century	
N/A	2, Chatham Street	Locally Listed	Low	In	Northern City	A mid-nineteenth century house	
N/A	4, 6 & 8 Chatham Street	Locally Listed	Low	In	Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses.	
N/A	Former Gildencroft Meeting House	Locally Listed Building	Low	In	Northern City	The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth century structure.	
N/A	43 Magdalen Street	Locally Listed	Low	In	Colegate	No. 43, Magdalen Street is of an eighteenth century date with a twentieth century shopfront	
N/A	45 Magdalen Street	Locally Listed	Low	In	Colegate	No. 45, Magdalen Street is of a nineteenth century date.	
N/A	59 Magdalen Street	Locally Listed	Low	In	Northern City	No. 59, Magdalen Street is an early-twentieth century shop.	
N/A	65 Magdalen Street	Locally Listed	Low	In	Northern City	No. 65, Magdalen Street dates from 1969.	
N/A	67 & 69 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 67 and 69, Magdalen Street are of a nineteenth century date with a later shopfront.	
N/A	71 & 73 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 71 and 73, Magdalen Street are of a nineteenth century date.	
N/A	89 - 93 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 89-93, Magdalen Street are of a nineteenth century date.	
N/A	95 Magdalen Street	Locally Listed	Low	In	Northern City	No. 95, Magdalen Street is an eighteenth century building.	
N/A	97 - 99 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 97-99, Magdalen Street are eighteenth century buildings.	
N/A	111 Magdalen Street	Locally Listed	Low	In	Northern City	No. 111, Magdalen Street is a nineteenth century building with modern shopfronts.	
N/A	13-25 Calvert Street	Locally Listed	Low	Out			
N/A	27-35 Calvert Street	Locally Listed	Low	In	Colegate	Nineteenth century terrace	
N/A	30-32 Calvert Street	Locally Listed	Low	In	Colegate	Eighteenth century houses	
N/A	20 Golden Dog Lane	Locally Listed	Low	In	Colegate	No. 20, Golden Dog Lane is an early-nineteenth century house with a later extension	

Appendix 4 | Table of Heritage Assets

Heritage Asset Significance and Setting Summaries: Grade II and Locally Listed Buildings

1372513	Church of St Mary	Grade II	Medium	In	Colegate	The fabric of this asset largely indicates principal construction phases in the 11th and 15th centuries. The church features a west round tower, nave, and chancel that are accompanied by north and south transepts. It is constructed from flint, areas of which are knapped, and a lead roof. Internally, the building contains panelling with cusped quatrefoils and a surviving rood stair complete with an arch-braced roof.	Intervisibility with the Site is limited, if not, entirely remove by other buildings and developments. The asset is appreciated as the focal point on St Martin's Lane. Grade I Listed, high significance is found within its archaeological and architectural interest, including its primary construction phases that dates to Norman England. However, the asset's significance is inarguably reduced and impacted upon by the modern development that stands opposite. Further negative attributes that diminish this asset's significance are reduced setting of the original churchyard and the dominating utilitarian building that faces the principal southern entrance.
1051352	11 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building is of 2 storeys and 3 bays deep, with sash windows throughout. Principal entrance is located to the extreme left of the front elevation and features plain double-order pilasters.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1206042	9 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building features a right angle range to the main street elevation which is 2 bays deep. The fenestration is varied, comprising of mullion and transom, and sash windows. The building features a fascia cornice and hipped roof.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1051870	80 and 82 St Georges Street	Grade II	Medium	In	Colegate	This asset is an early C16 house which was extended northwards by the start of the C17. A ground floor constructed of flint rubble which supports a timber-framed first floor and pantile roof. The building is of 2 storeys and jettied at first floor. The building features C19th alterations and more substantial changes in the 20th century which reflect its change of use into a workshop and house.	There is no intervisibility with the Site. The significance of this asset is found in its historical and archaeological interest. However, significance is considerably impacted upon by the intrusive modern buildings that stand opposite and serve to dilute the interpretation and appreciation of this building. This reduced significance is further negatively impacted by the visibility to Anglia Square's poorly designed eastern corner of the St Crippins building on St Georges Street.
1051946	1-9 Muspole Street	Grade II	Medium	Out			
1219257	The Woolpack Public House	Grade II	Medium	Out			
1051248	2-12 Gildengate	Grade II	Medium	In	Northern City	Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth century. Faced in flint with brick dressings at ground floor and exposed timber-framed to the jettied first floor. Pantile roof. 2 storeys, first floor jettied. Now comprises six cottages. Each cottage originally had a central door with flanking windows, these have been replaced by sash and casement windows or blocked. Mullion and transom windows at first floor.	Gildencroft comprises an essential component of St. Augustine's churchyard which it encloses to the south. The churchyard provides an ample setting and lush green space from which the principal frontage of Gildencroft can be fully appreciated. These immediate surroundings are of considerable historic importance in the context of the local area and the development of Norwich during the medieval period and up to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the historic road layout. This involved the loss of many buildings in the immediate vicinity as well as the principal arterial route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencroft is today dominated by a busy road junction and pedestrian crossings, the result of a recent traffic management scheme, which from the east side of the building has increased the building's sense of isolation and dislocation from Norwich's historic core. The Site as it presently exists makes a negative contribution to the setting of Gildencroft cottages in terms of the latter's heritage values.
N/A	43/45 Pitt Street	Locally Listed Building	Low	In	Anglia Square	Former public house from the nineteenth century	Appreciated as part of the wider townscape of Pitt Street. This immediate setting contributes most strongly to significance
N/A	4-6 Cowgate	Locally Listed Building	Low	In	Anglia Square	Nos. 4-6, Cowgate date from the eighteenth century.	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	20 Cowgate (St Paul's Tavern PH)	Locally Listed Building	Low	In	Anglia Square	St Paul's Tavern is a twentieth century public house.	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	Anglia Square	This asset is a nineteenth-century terrace	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	33, Cowgate	Locally Listed Building	Low	In	Northern City	A nineteenth-century house	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	Northern City	An early nineteenth-century hall	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	Northern City	Early nineteenth-century public house	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 13-19, St Augustine Street is a two storey terrace of red brick with a Pantile roof. Uninterrupted shopfronts to ground floor. Entrance to Hinde's Yard between 13a and 15.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	31 & 33 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 31 and 33 St Augustine Street is a pair of seventeenth century houses, though much altered. 2 storeys with gabled attics. Rendered. Pseudo half-timbering to no. 31 at attic floor level. Pantile roof. Decorated bargeboards to no 31, 2 C19 shopfronts. No 33 recently restored and preserves nine-teenth century sashes.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	39 St Augustine's Street	Locally Listed Building	Low	In	Northern City	No. 39 St Augustine's Street dates from 1896	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	41 & 43 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 41 and 43 St Augustine's Street date from the nineteenth century	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	53 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A nineteenth-century shop	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	59 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A late nineteenth-century house	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	63-73 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 63-73, St Augustine's Street date from the late-nineteenth century.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	75 St Augustine's Street	Locally Listed Building	Low	In	Northern City	75, St Augustine's Street is a nineteenth century shop.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	54 & 54A St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 54 and 54a, St Augustine's Street are a pair of early-nineteenth century houses.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	64 & 66 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 64 and 66, St Augustine's Street are pair of seventeenth century or earlier buildings with nineteenth and twentieth century shopfronts.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	68 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A mid-nineteenth century house	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	70 & 72 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 70 and 72 St Augustine's Street date from the nineteenth century	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	2, Chatham Street	Locally Listed Building	Low	In	Northern City	A mid-nineteenth century house	Appreciated as part of the wider townscape of Chatham Street. This immediate setting contributes most strongly to significance
N/A	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses.	Appreciated as part of the wider townscape of Chatham Street. This immediate setting contributes most strongly to significance
N/A	Former Gildencroft Meeting House	Locally Listed Building	Low	In	Northern City	The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth century structure.	Principal setting associated with the former Quaker Burial Ground and Gildencroft Park
N/A	43 Magdalen Street	Locally Listed Building	Low	In	Colegate	No. 43, Magdalen Street is of an eighteenth century date with a twentieth century shopfront	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	45 Magdalen Street	Locally Listed Building	Low	In	Colegate	No. 45, Magdalen Street is of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	59 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 59, Magdalen Street is an early-twentieth century shop.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	65 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 65, Magdalen Street dates from 1969.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	67 & 69 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 67 and 69, Magdalen Street are of a nineteenth century date with a later shopfront.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	71 & 73 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 71 and 73, Magdalen Street are of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	89 - 93 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 89-93, Magdalen Street are of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	95 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 95, Magdalen Street is an eighteenth century building.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	97 - 99 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 97-99, Magdalen Street are eighteenth century buildings.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	111 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 111, Magdalen Street is a nineteenth century building with modern shopfronts.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	13-25 Calvert Street	Locally Listed Building	Low	Out			
N/A	27-35 Calvert Street	Locally Listed Building	Low	In	Colegate	Nineteenth century terrace	Appreciated as part of the wider townscape of Calvert Street. This immediate setting contributes most strongly to significance
N/A	30-32 Calvert Street	Locally Listed Building	Low	In	Colegate	Eighteenth century houses	Appreciated as part of the wider townscape of Calvert Street. This immediate setting contributes most strongly to significance
N/A	20 Golden Dog Lane	Locally Listed Building	Low	In	Colegate	No. 20, Golden Dog Lane is an early-nineteenth century house with a later extension	Appreciated as part of the wider townscape of Golden Dog Lane. This immediate setting contributes most strongly to significance



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