

Anglia Square

Norwich

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



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Section 1

Introduction.

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 At the core of this process has been a careful consideration of the assessment process associated with the previous scheme for the Site (NCC reference 18/00330/F), and with which Icen Projects were directly involved as Townscape and Visual Impact Assessors. It has been agreed with NCC and HE that an approach based on the previous assessment, but re-focused to take account of a renewed visual envelope for the scheme, is appropriate.

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.

- 1.11 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).
- 1.12 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.

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

Approach to Heritage Assessment

- | | | | |
|--|---|---|---|
| <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>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> | <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>2.17 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>2.22 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>2.25 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>2.13 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>2.18 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>2.23 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>2.26 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>2.14 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>2.19 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>2.24 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>2.27 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>2.15 Following a consideration of the intervisibility between the proposed development and Registered Parks and Gardens within 1km of the Site, based on the ZVI, it was agreed to only include Waterloo Park in the assessment. Waterloo Park is covered in View 36.</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>Townscape Receptors</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> |

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.

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- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- National Design Guide (September 2019, updated January 2021)**
- 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.
- 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:
- 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 landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.
- 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
- 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.
- 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.
- 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.
- 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.
- Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)**
- 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:
- 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.

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- 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

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<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>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>(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>h) Materials and details</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>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>(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>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>3.40 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><i>Policy DM3 - Delivering High Quality Design</i></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>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>The Norwich Local Plan: Development Management Policies Plan (adopted in 2014)</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>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>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>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>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>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>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><i>Policy DM9 - Safeguarding Norwich's Heritage</i></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>
	<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>		

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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

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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;

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- 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 	

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- 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,

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,

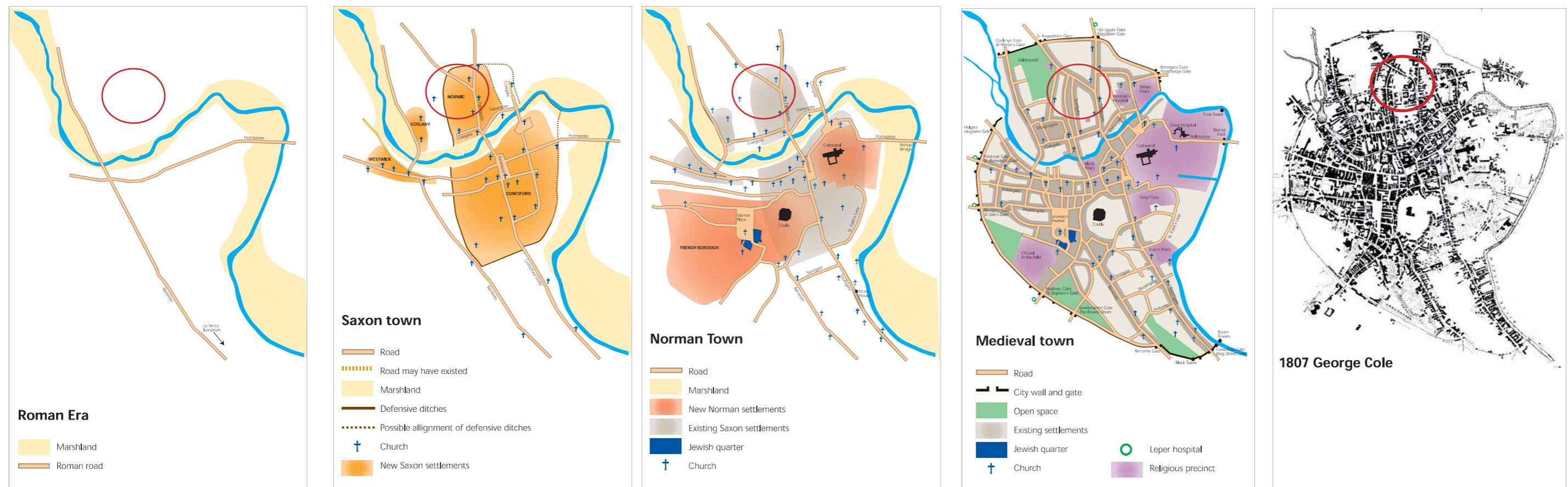


Figure 4.1 Illustrative map diagrams showing the sequence of Norwich's development from the Roman Era through to the beginning of the nineteenth century (Approximate Site location outlined). During the medieval period, Norwich became properly fortified through defensive walls Source: Norwich City Council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

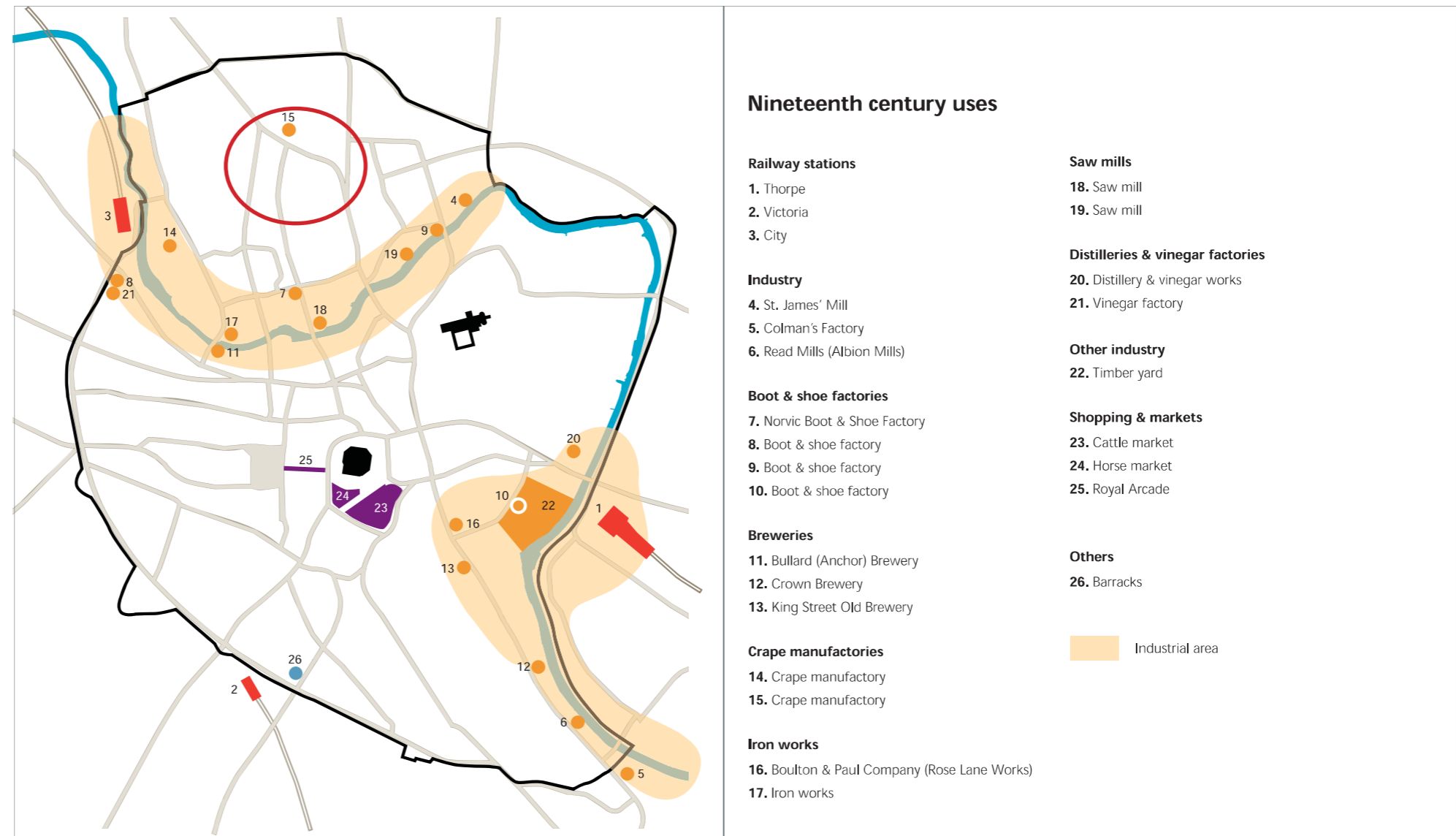


Figure 4.2 Illustrative plan of Norwich showing the various land use typologies within the city during the nineteenth century. Approximate Site location outlined
Source: Norwich City Council - City Centre Conservation Area Appraisal (September 2007)

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 proceeding 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 4.14 Anglia Square, 1980s



Figure 4.15 Retail units in Anglia Square, 1980s



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



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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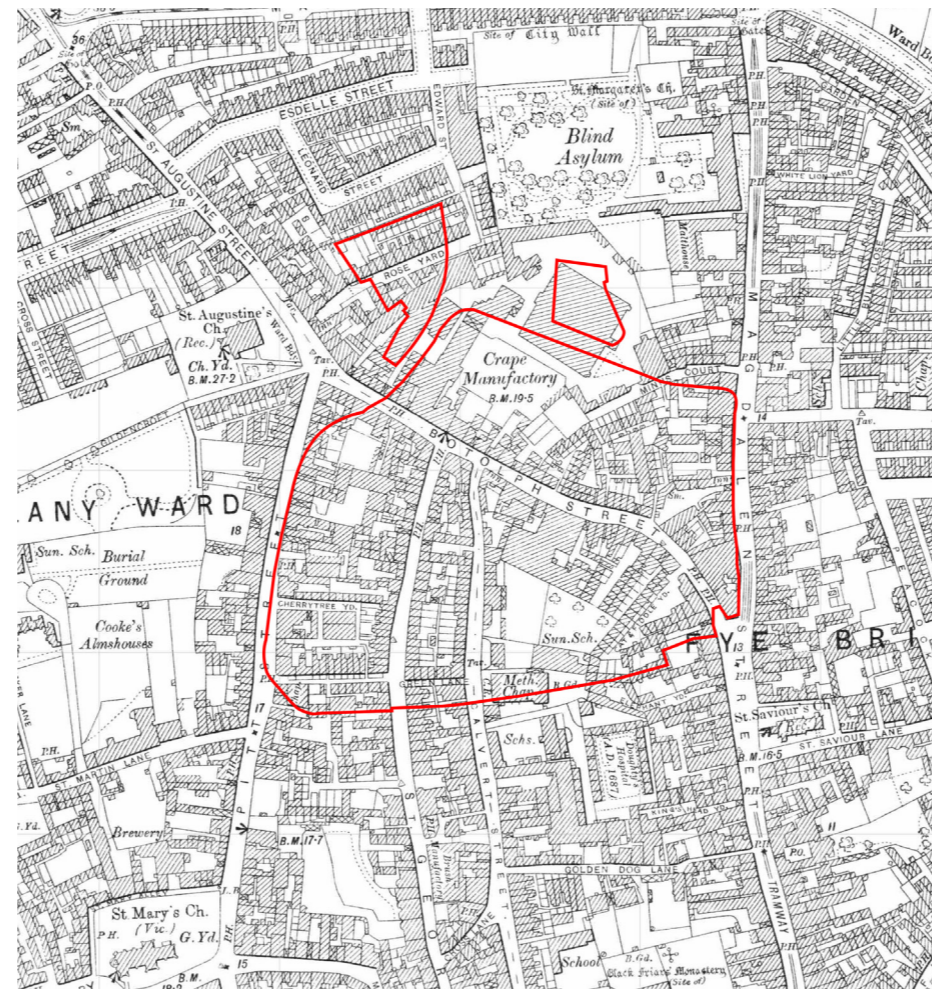


Figure 4.19 1905 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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Figure 4.20 1914 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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4.22 At the end of the nineteenth 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

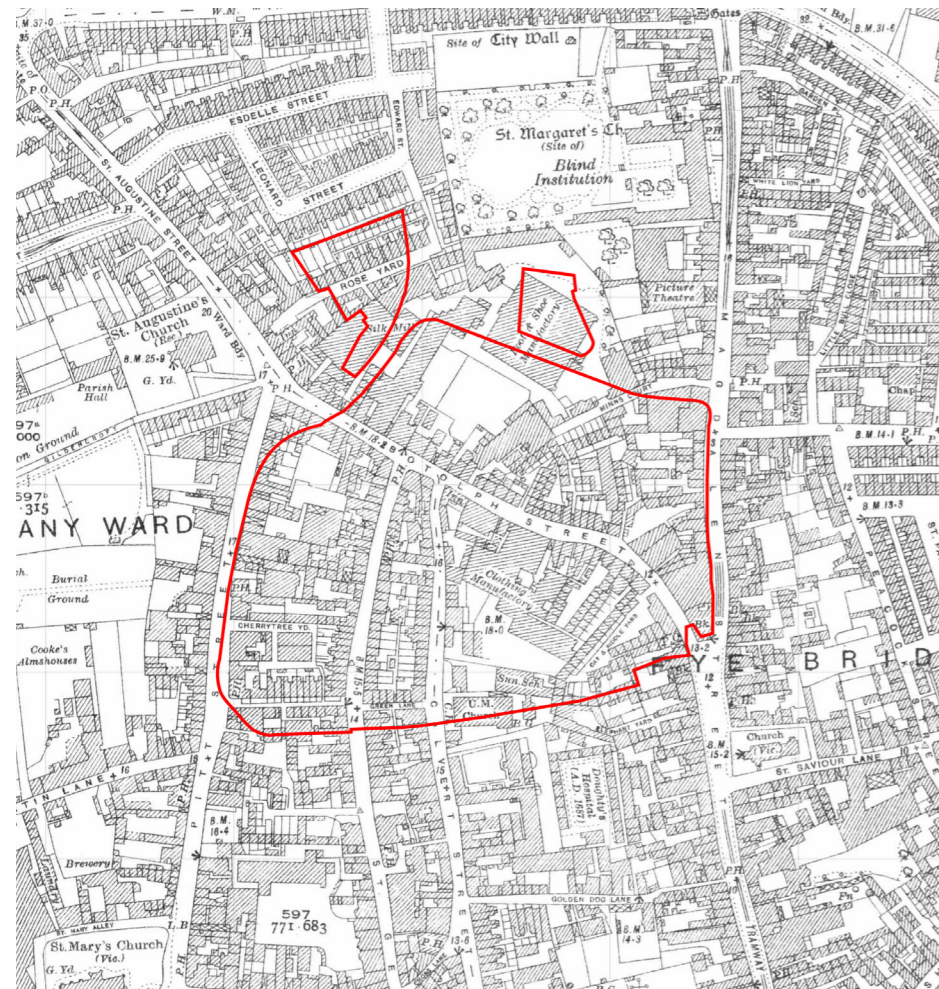


Figure 4.21 1928 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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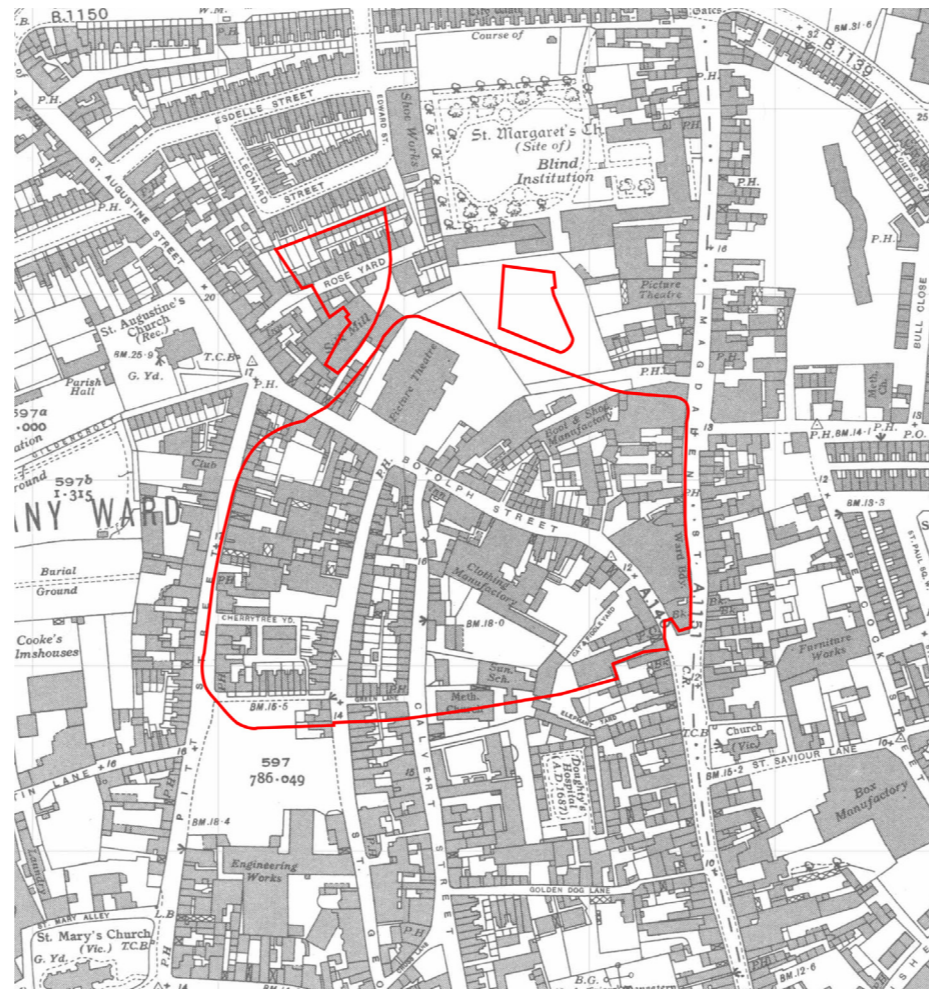


Figure 4.22 1938 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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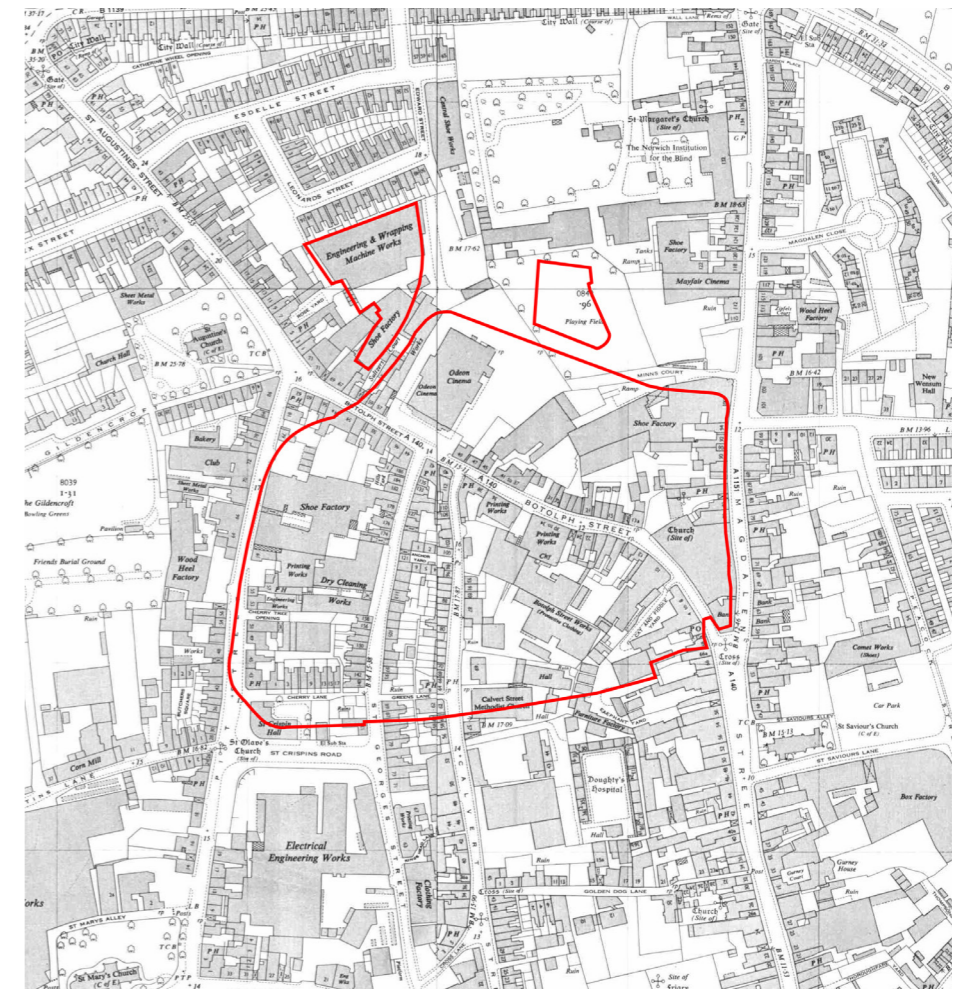


Figure 4.23 1955 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:2,500
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4.25 Between 1914 and 1928, the recently-built Clothing Manufactory on Botolph Street expanded south, with a rectangular range built in what was until then wooded parkland (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

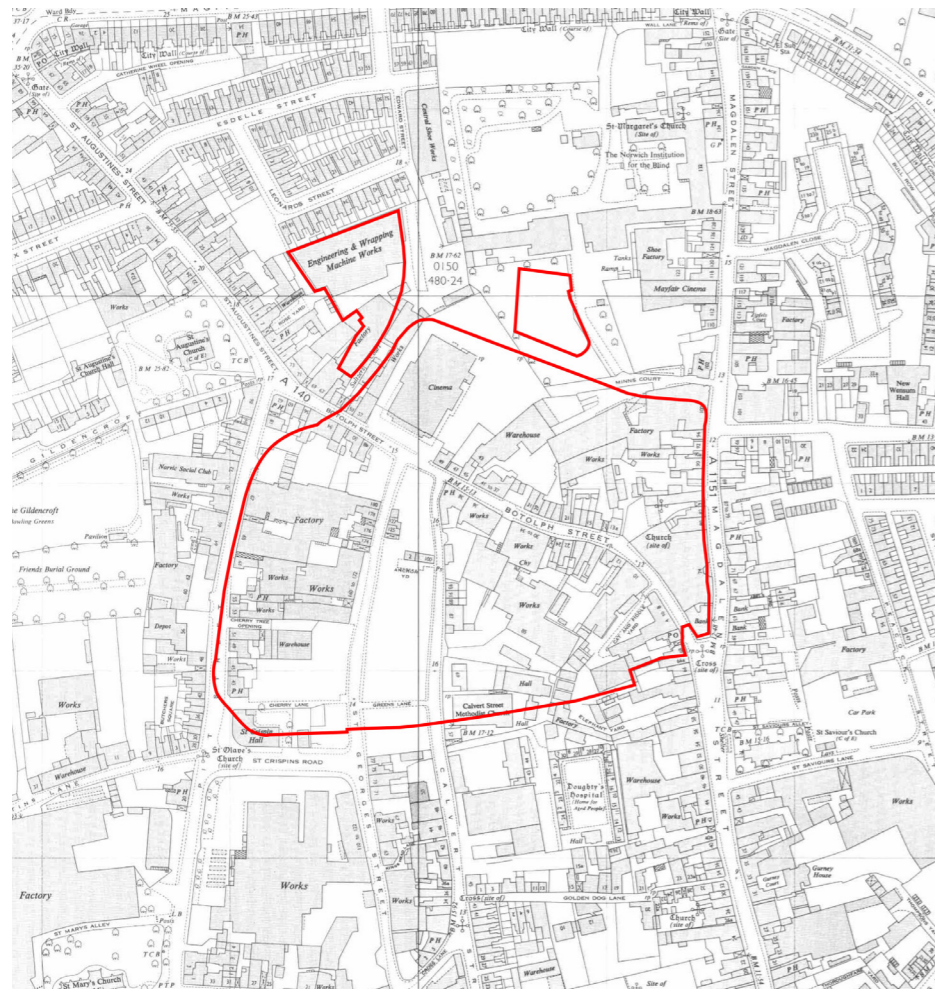


Figure 4.24 1966 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.28 The 1966 OS Map shows the Site on the eve of Anglia Square's construction. A large part of the Site (between St George's Street and Calvert Street) had already been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

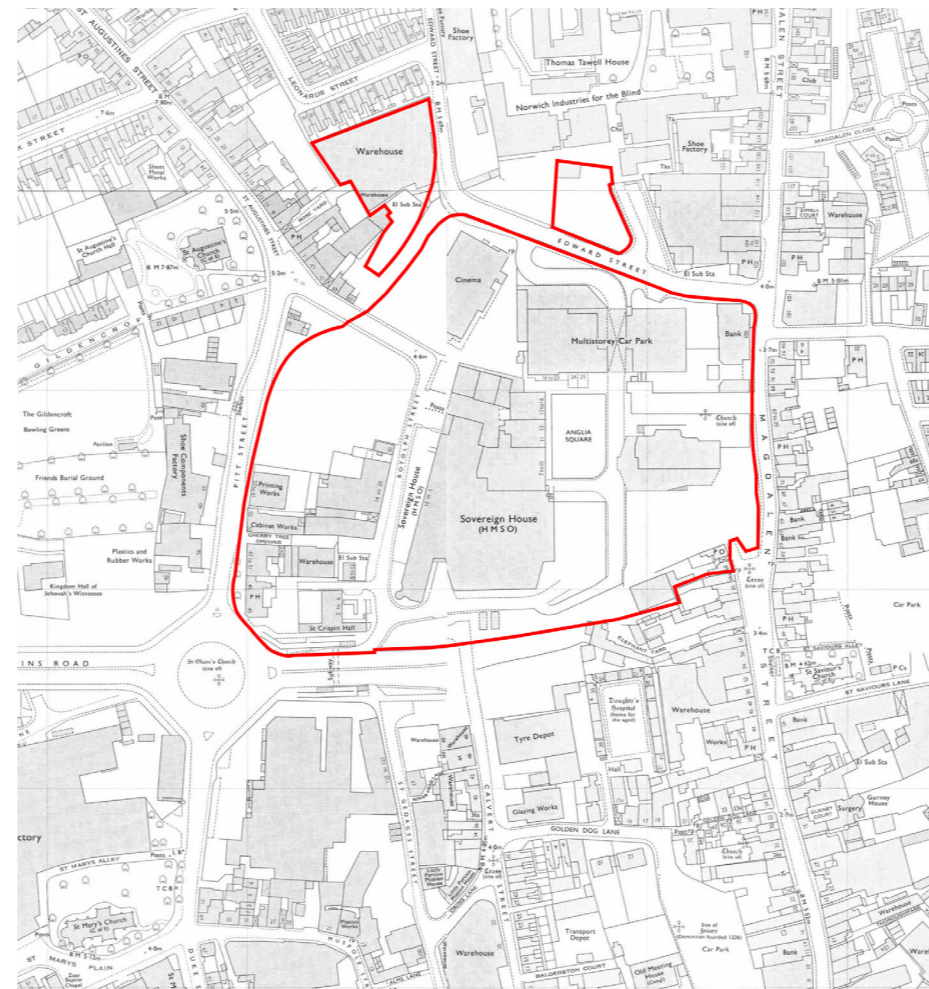


Figure 4.25 1971-4 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.29 This OS Map, taken from surveys in 1971 and 1974 (the left half of the map is from 1974 - note how the left corner of the cinema building, which was still standing 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.

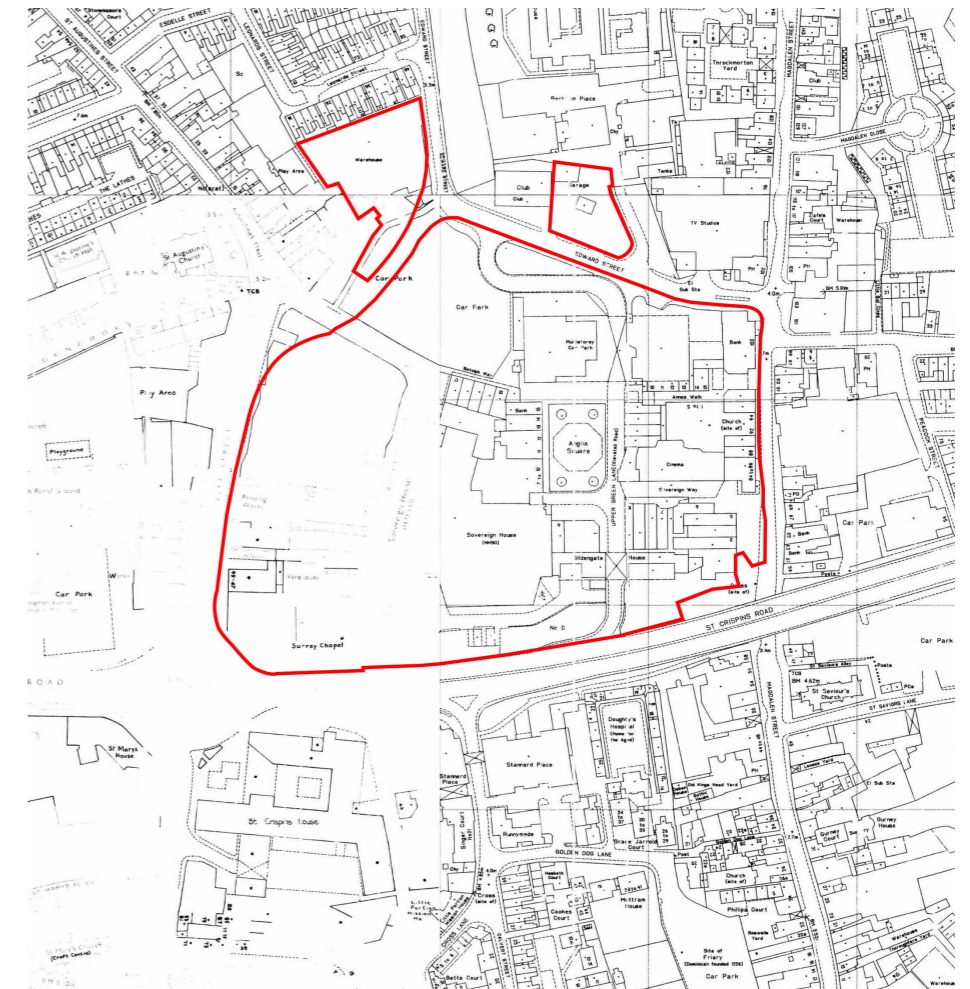


Figure 4.26 1992-4 Ordnance Survey (OS) Map, Site location outlined. Scale: 1:1,250
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4.30 By the end of the twentieth century, the Site had been completely transformed through the demolition of terraced housing, factories, and streets were cleared to 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

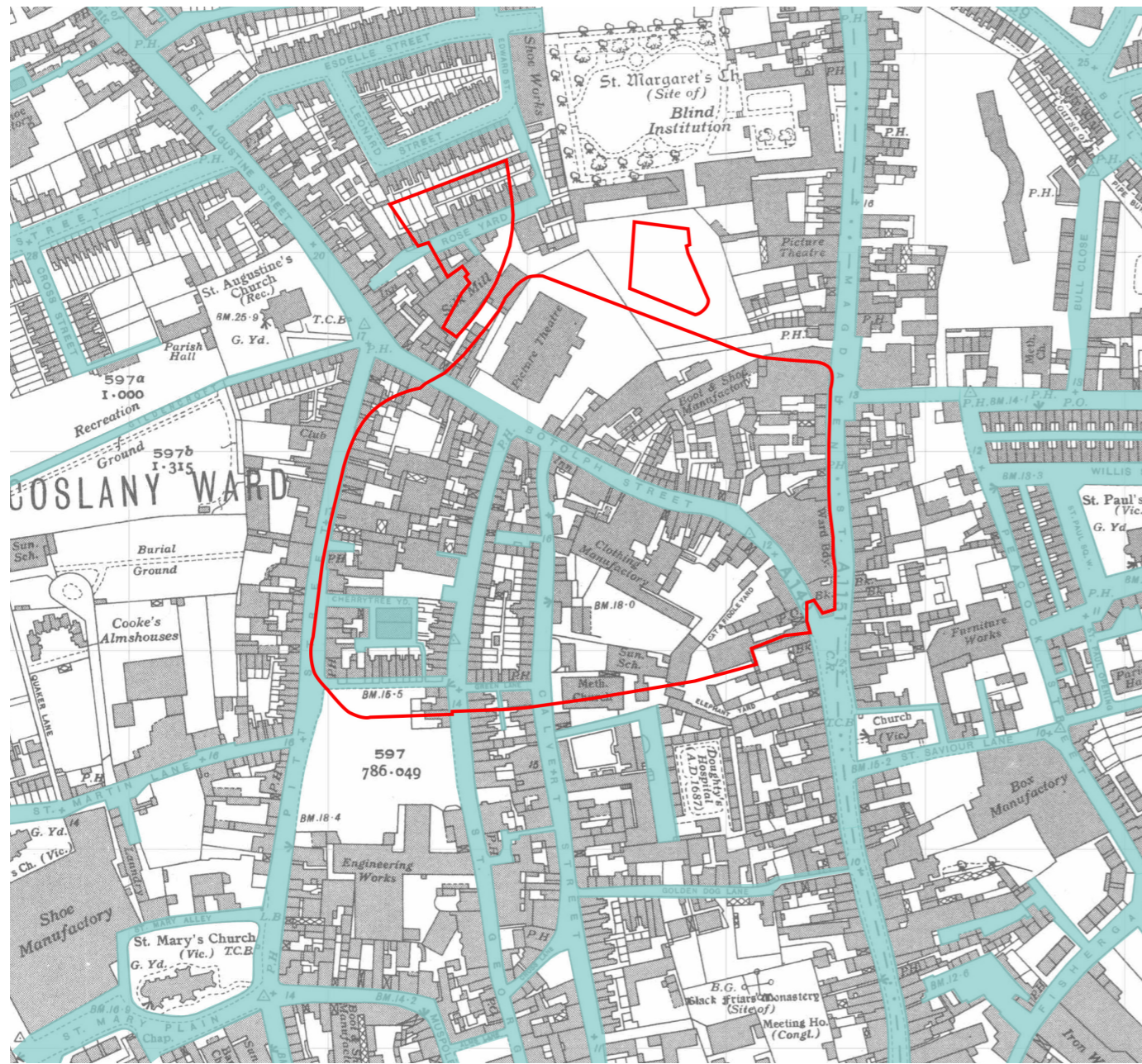


Figure 4.27 1938 OS Map of the Site (outlined in red), street layout highlighted. Scale: 1:2,500
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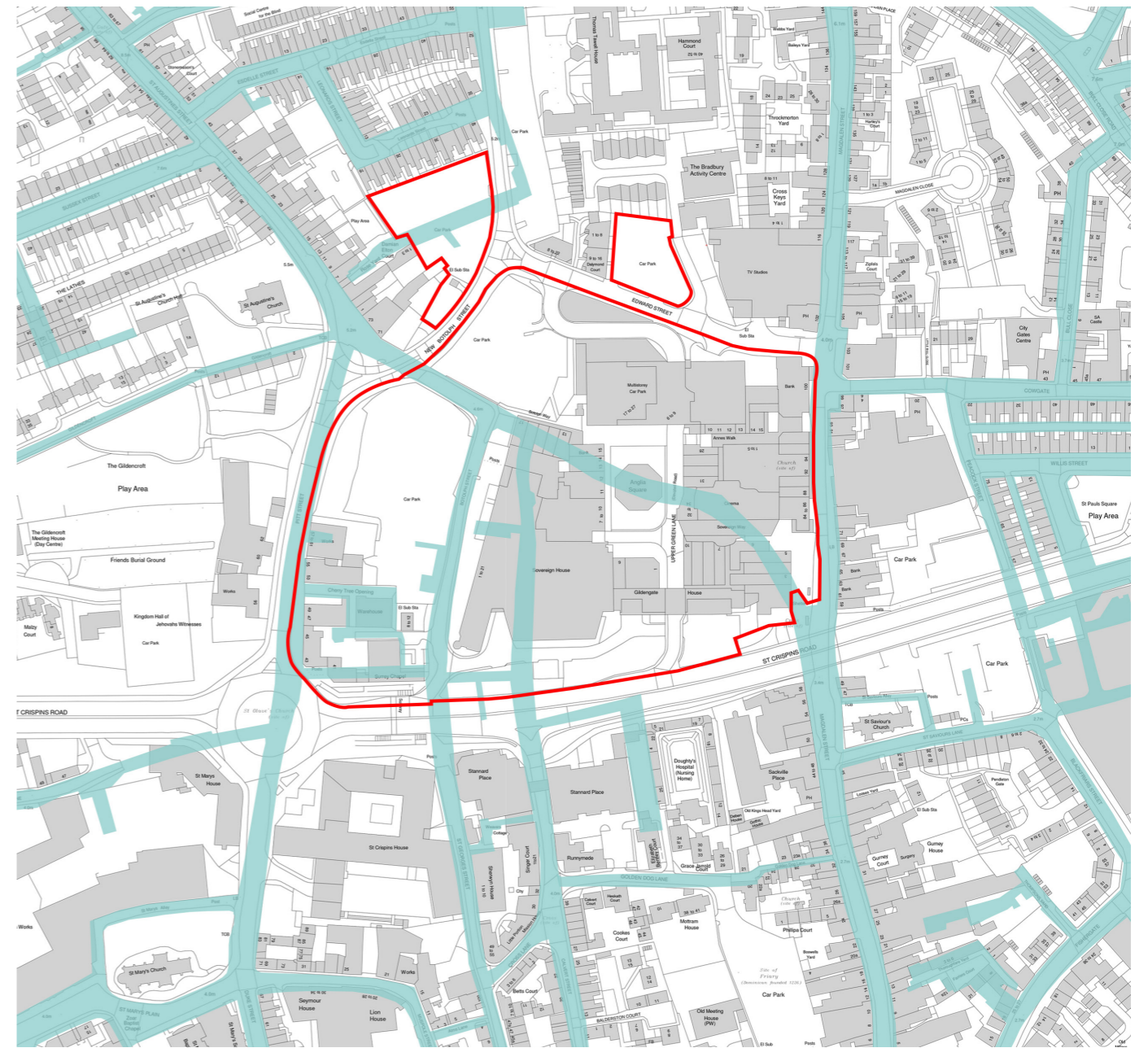


Figure 4.28 Current (2022) plan of the Site (outlined in red), with the area's historic street layout superimposed above
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4 | Baseline Conditions: Description of Site and Surroundings

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

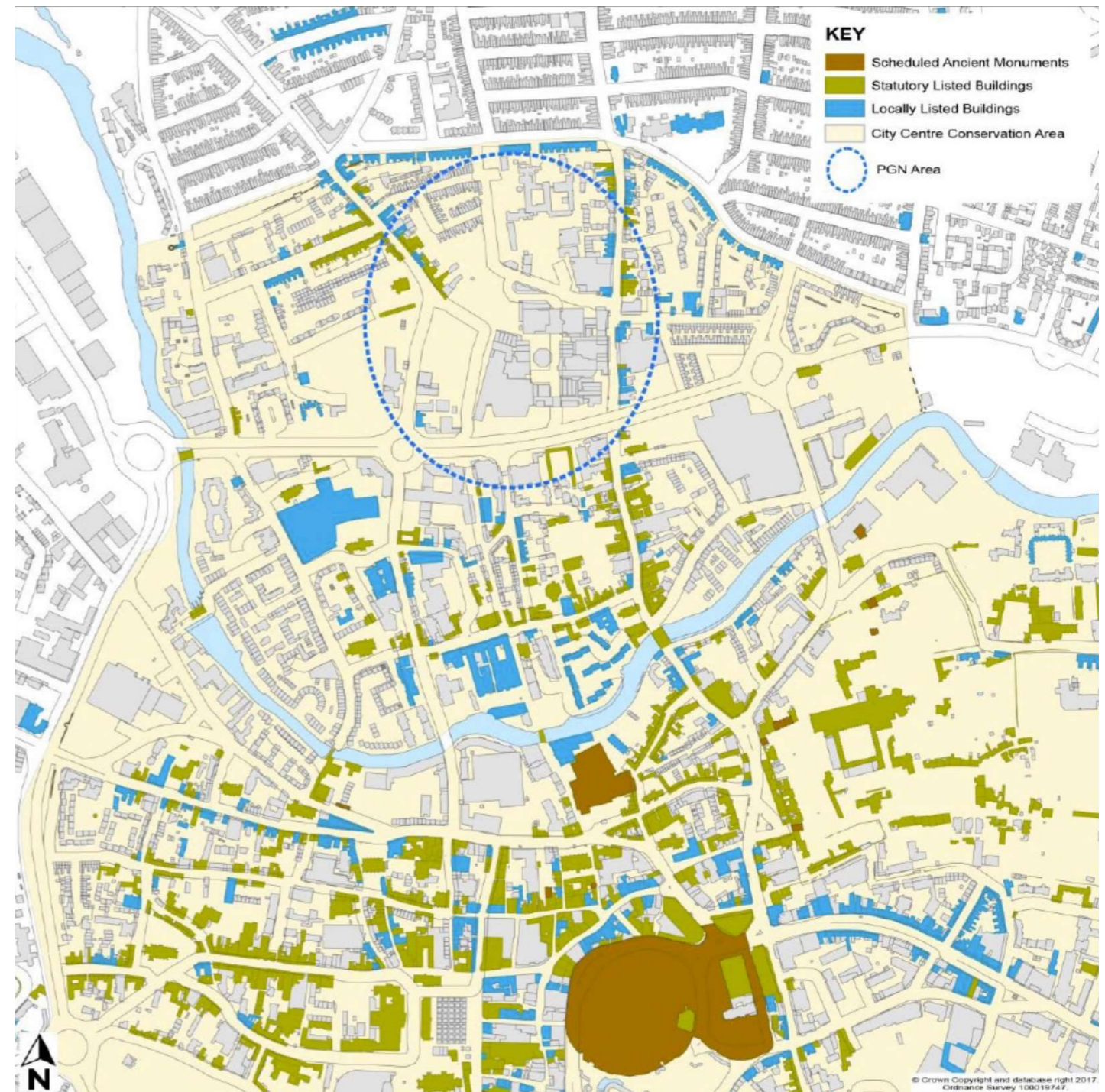


Figure 5.1 Map identifying the presence of all designated and non-designated heritage assets within the area of Norwich surrounding Anglia Square and also the extent of the area relevant to the Anglia Square Planning Guidance Note (adopted March 2017) Source: CgMs

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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.

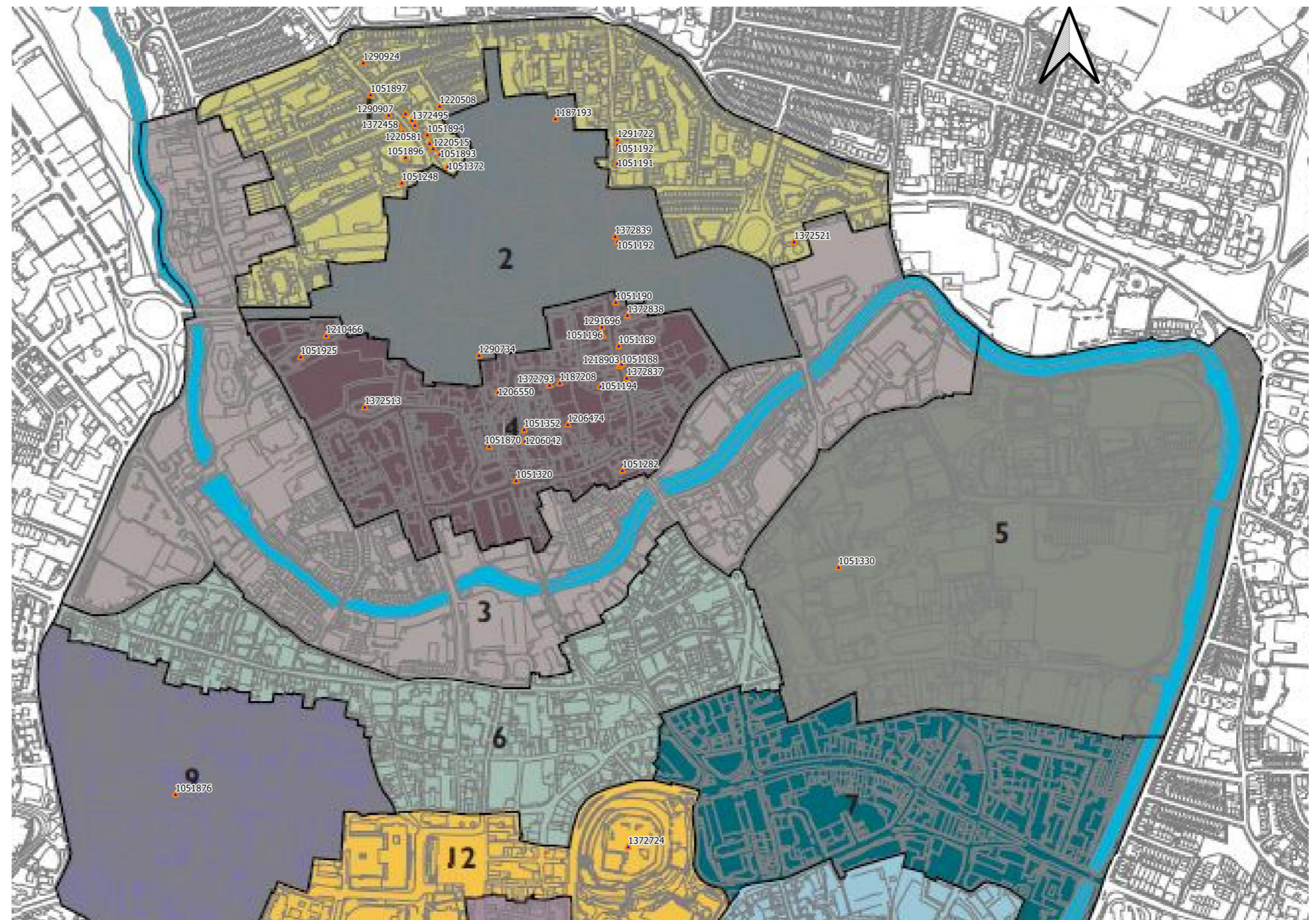


Figure 5.2 Map showing the designated heritage assets scoped in for assessment. Listed buildings are identified by list entry number. The numbering for the character areas within Norwich City Centre Conservation Area follows the numbering set out in the Conservation Area Appraisal i

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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

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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

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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

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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

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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

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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