

APPENDIX 5: HERITAGE ASSET INCLUSION/OMISSION ANALYSIS

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)
1372839	75, Magdalen Street	Grade II	High	In
1051372	71, Botolph Street	Grade II*	High	In
1051191	Cat and Fiddle Public House	Grade II	High	In
1187193	Doughty's Hospital	Grade II	High	In
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	High	In
1218903	107 and 109, Magdalen Street	Grade II	High	In
1220508	1 and 3, St Augustine's Street	Grade II	High	In
1051893	5, St Augustine's Street	Grade II	High	In
1220515	7, St Augustine's Street	Grade II	High	In
1372494	9 and 11, St Augustine's Street	Grade II	High	In
1220534	21, St Augustine's Street	Grade II	High	In
1051190	47 and 49, Magdalen Street	Grade II	High	In
1051192	113, Magdalen Street	Grade II	High	In
1372495	23 and 25, St Augustine's Street	Grade II	High	In
1291722	115 and 117, Magdalen Street	Grade II	High	In
1220544	27-29, St Augustine's Street	Grade II	High	In
1051248	2-12, Gildencroft	Grade II	High	In
1220581	22 and 24, St Augustine's Street	Grade II	High	In
1291696	46 and 48, Magdalen Street	Grade II	High	In
1372458	26-30, St Augustine's Street	Grade II	High	In
1372838	Former Church of St Saviour	Grade I	High	In
1051196	44, Magdalen Street	Grade II	High	In
1051896	Church of St Augustine	Grade I	High	In
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In
1051189	41, Magdalen Street	Grade II	High	In
1051897	42-52, St Augustine's Street	Grade II	High	In
1290734	63, St Georges Street	Grade II	High	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In
1187208	12, Golden Dog Lane	Grade II	High	In
1372793	10, Golden Dog Lane	Grade II	High	In
1206550	5, Cross Lane	Grade II	High	Marginal
1290924	The Catherine Wheel Public House	Grade II	High	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal
1372837	29, Magdalen Street	Grade II	High	In
1210466	Folly House and Pineapple House	Grade II	High	In
1051350	22, Calvert Street	Grade II	High	Out
1206046	20, Calvert Street	Grade II	High	Out
1372513	Church of St Mary	Grade I	High	In
1051352	11, Calvert Street	Grade II	High	In
1206474	Old Meeting House	Grade I	High	In
1051925	Church of St Martin at Oak	Grade I	High	In
1206042	9, Calvert Street	Grade II	High	In
1051870	80 and 82, St Georges Street	Grade II	High	In
1280186	Octagon Chapel	Grade II*	High	Out
1051946	1-9, Muspole Street	Grade II	High	Out
1051929	2-9, Octagon Court	Grade II*	High	In
1280188	27 and 29, Colegate	Grade II	High	Out

Appendix 3 | Anglia Square: Developing a Heritage-Led Approach

1206500	Church of St George	Grade I	High	In
1219257	The Woolpack Public House	Grade II	High	Out
1051320	Bacon's House	Grade II*	High	In
1051282	Church of St Clement	Grade I	High	In
1372521	Former Church of St James	Grade I	High	In
1206438	70, The Close	Grade I	High	Marginal
1051314	69, The Close	Grade I	High	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal
1220104	St Peter Hungate Museum	Grade I	High	Marginal
1280207	71, The Close	Grade II*	High	In
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In
1280208	73, The Close	Grade II*	High	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out
1187384	The Guildhall	Grade I	High	Out
1051876	Church of St Giles	Grade I	High	In
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In
1004023	City walls and towers	Scheduled Monument	High	In
	Norwich City Centre	Conservation Area	High	In
	43/45 Pitt Street	Locally Listed Building	Low	In
	4 – 6 Cowgate	Locally Listed Building	Low	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In
	33, Cowgate	Locally Listed Building	Low	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In
	43 (Plasterers Arms PH)	Locally Listed Building	Low	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In
	39 St Augustine Street	Locally Listed Building	Low	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In
	53 St Augustine Street	Locally Listed Building	Low	In
	59 St Augustine Street	Locally Listed Building	Low	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In
	75 St Augustine Street	Locally Listed Building	Low	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In

	68 St Augustine Street	Locally Listed Building	Low	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In
	2, Chatham Street	Locally Listed Building	Low	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In
	43 Magdalen Street	Locally Listed Building	Low	In
	45 Magdalen Street	Locally Listed Building	Low	In
	59 Magdalen Street	Locally Listed Building	Low	In
	65 Magdalen Street	Locally Listed Building	Low	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In
	95 Magdalen Street	Locally Listed Building	Low	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In
	111 Magdalen Street	Locally Listed Building	Low	In
	13-25 Calvert Street	Locally Listed Building	Low	Out
	27-35 Calvert Street	Locally Listed Building	Low	In
	30-32 Calvert Street	Locally Listed Building	Low	In
	20 Golden Dog Lane	Locally Listed Building	Low	In

APPENDIX 6: INTERIM ASSESSMENT TABLE

Main Heritage Assets	Properties in group	Norwich City Council: Appeal Scheme View	Norwich City Council: Revised Scheme Interim View	Applicant: Appeal Scheme View	Applicant: Revised Scheme Interim View	Historic England: Appeal Scheme View	Historic England: Revised Scheme Interim View	Planning Inspector	Secretary of State
City Centre Conservation Area		Minor-moderate harm		Minor benefit	Minor benefit	Severe harm		Net benefit	Broadly neutral
Strategic landmark group								Development not harmful in relation to distant views from high ground to the east.	Proposal would not be harmful to distant views
Cathedral of the Holy and Undivided Trinity		Moderate harm		Minor harm	Potential for no harm in terms of character and scale of development. Benefit as a result of introduction of framed view, increasing ability to experience heritage asset	Considerable harm – scale and character of development Negligible benefit - views from St Augustine's and Botolph Street		Minor harm (view from Cathedral meadow)	Minor harm (view from Cathedral meadow)
St Helen's Church, Great Hospital		Minor harm		No harm	No harm	Minor harm – scale and character of development		Minor harm (view from Cathedral meadow)	Minor harm
Waterloo Park		Minor harm		No harm	No harm	Some harm		No harm	No harm
Cathedral of St John the Baptist		Moderate harm		No harm	No harm	Marked harm – scale and character of development		Proposal would not harm the ability to appreciate the NCCCA in distant views.	Not result in harm
45-51 London Street		Moderate harm		No harm	No harm			Minor harm	Minor harm
Norwich Castle		Minor harm		No harm	No harm	Considerable harm – scale and character of development		Not cause harm	Not cause harm to the setting or significance
St Andrews Church		Minor harm		No harm	No harm			Minor harm	Minor harm
City Hall		Minor harm		No harm	No harm	Considerable harm – scale and character of development		Not result in harm	Not result in harm
St Peter Mancroft		Negligible harm		No harm	No harm	Marked harm – scale and character of development		Not result in harm	Not result in harm
The Guildhall		Minor harm		No harm	No harm	Minor harm – scale and character of development		No harm	
1 Guildhall Hill		Minor harm		No harm	No harm			No harm	
St Andrews and Blackfriars Halls		Minor harm		No harm	No harm	Minor harm – scale and character of development		No harm	
St Peter Hungate		Negligible harm		No harm	No harm	Minor harm – scale and character of development		No harm	
The Britons Arms		Negligible harm		No harm	No harm			No harm	
Elm Hill group	No 2-4,6-8			No harm	No harm			No harm	No harm
St Augustine's Street group	Includes all of below	Major harm		Moderate harm	Minor Harm, at most, with the potential for enhancement			Minor harm	Minor harm
	1-3, 5, 7, 9-11, 21, 22+24, 23+25, 26+30,27-29, 32, 34+36A					Marked harm – scale and character of development			
	71 Botolph Street					Minor benefit – partial repair of pattern of streets			
	Rear of 13 and 15					Not assessed			
	55					Not assessed			
	Catherine Wheel PH					Marked harm – scale and character of development			

Appendix 3 | Anglia Square: Developing a Heritage-Led Approach

St Augustine's Church		Minor harm		Negligible harm	Minor (?) benefit as a result of introduction of framed view, increasing ability to experience heritage asset	Severe harm – scale and character Minor benefit – views from Botolph Street		Moderate harm	Harm at the upper end of the 'less than substantial' scale
2-12 Gildencroft		Minor harm		Minor harm	Minor harm off set by reinstating pattern of streets	Severe harm - scale and character of development Minor benefit – partial repair of pattern of streets		Moderate harm	Harm at the upper end of the 'less than substantial' scale
City Wall (Magpie Road)		Minor harm		No harm	No harm	Marked harm – scale and character of development		No effect	No effect
Upper Close (northern group)		Negligible harm		No harm	No harm			Not affected	
Maids Head Hotel, Tomblard		Minor harm		Minor harm	No harm			Not materially detract from the asset	
Erpingham Gate								Unaffected	
St Clements Church, Colegate		Major harm		Minor harm	Requires more consideration, but could be downgraded to no harm, given nil impact on views 25-27	Marked harm – scale and character of development		Minor harm	Minor harm
Fye Bridge Street group	2, 7-9, 11-15, The Mischief tavern, 8 Fye Bridge Street; Fye Bridge, 3 Colegate	Major harm		Minor harm	No Harm			Minor harm	Minor harm
Wensum Street group	Nov-13 40 Elm Hill	Major harm		Minor harm	No harm			Minor harm	Minor harm
Church St Martin at Oak		Minor harm		No harm	No harm	Marked harm – scale and character of development		Not be harmful	
Folly House and Pineapple House 47-49 St Martin's Lane		Moderate harm		No harm	No harm	Marked harm – scale and character of development		Not be harmful	
St George's Street group	63,80,82; St Georges Church, Bacon's House	Minor harm		Minor harm	No harm			Unaffected (63,80 and 82)	
	Georges Church				Maximum Negligible Harm	Marked harm – scale and character of development		Minor harm	
	Bacon's House				Maximum Negligible Harm	Minor harm – scale and character of development		Minor harm	
	63, 80,82					Some harm – scale and character of development			
Nos 1 – 9 and the Woolpack, Muspole Street (LBgII)							No material affect on the ability to experience these assets.		
Calvert Street group	9,11,20,2-9 Octagon Court, 27 29	Minor benefit		Negligible benefit	Negligible benefit			Too limited to have any material impact.	
	9,11 20, 21					Moderate harm – scale and character of development			
Magdalen Street (centre and north)	75, 105, 107-109, 113, 115-117	Major benefit		Minor benefit	Minor Benefit			Some enhancement of setting	Slight enhancement of setting
	75							Enhance setting	Enhance setting
	75, 107-109					Marked harm – scale and character of development Minor benefit – design of new 4 storey block			
	113, 115 +117					Some harm – scale and character of development Minor benefit – design of new 4 storey block			

	Block to rear of No 24, Nos 42, 44, 46, 48, 29, 41, 47 and 49 Magdalen Street (LBgII) and Gurney Court, 31 – 35 Magdalen Street (LBgII*)							Neutral	
Magdalen Street south	29					Minor harm – scale and character of development			
	47-49					Some harm – scale and character of development			
	44, 46 +48	Negligible benefit		Negligible benefit	Negligible benefit	Minor benefit – design of new four storey block			
	41					Marked harm – scale and character of development			
Doughty's Hospital		Minor harm		Minor harm	Minor harm	Considerable harm – scale and character of development		Minor harm	
43-45 Pitt Street		Total loss		Total loss	Total loss	Total loss		Total loss	
St Mary's Church		Negligible harm		No harm	No harm	Minor harm – scale and character of development		Very limited and would not be harmful	
98-100 Oak Street								No impact on the ability to experience these assets.	
Pykerell's House		Negligible harm		No harm	No harm				
69-89 Duke Street		Negligible harm		No harm	No harm	Not assessed			
St Saviour's Church, Magdalen Street		Negligible benefit			Negligible benefit	Moderate harm – scale and character of development		Neutral	Neutral
St James' Church, Whitefriars		Negligible benefit			Negligible benefit			No impact on the ability to experience the asset.	
St Giles' Church, Upper St Giles		Negligible harm			No harm	Marked harm – scale and character of development		Not result in harm	Not result in harm
Catton Hall/Park						Neutral		No harm	No harm
Sussex Street group	Nos 1A – 11, 13 – 19, 21, 27 and 29 Sussex Street (LBgII)							No harm	No effect
	1A					Marked harm – scale and character of development			
	13-19					Minor harm – scale and character of development			
	21					Some harm – scale and character of development			



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

FAO: Norwich City Council and Historic England (East of England)

3 February 2022

LH-21-H113
BY EMAIL

ANGLIA SQUARE: REVISED SCOPING

a. Introduction

1. This document and its appendices have been collated further to our discussion in January, such that we can finalise a scoped position on the Heritage, Townscape and Visual Impact Assessment for the forthcoming submissions for Anglia Square. As previously proposed in our *Methodology* document of October 2021, this document brings together a variety of materials to propose a robust and considered approach to scoping Views and Heritage Assets for inclusion within the Application package. In our October Methodology document, we provided a (partial) ZVI overlaid with a map of heritage assets, and a map of the full batch of views ultimately submitted with the Appeal Scheme. At that stage, we took an approach that used the ZVI as a starting point and added on our own experience of visiting the site, and a comparison with the previous scheme, to develop an approach to the retention or exclusion of views.
2. The re-run ZVI is based on the massing presented at the last meeting, now frozen for the application. It covers the entirety of the viewpoint mapping, as requested towards the end of last year. It has allowed us to reach the following conclusions:
 - The proposal in its current form retains the scope of its local influence, with particular care regarded in relation to St Augustine's, Magdalen and St George's Streets, Cowgate, and the area along St Crispin's Road.
 - By comparison, the scheme is extremely well screened from Norwich's City Centre, and the area south of the Wensum. Glimpsed views remain possible from streets where a combination of topography and alignment permit intervisibility. These include a stretch of Wensum Street, north of Tombland; a narrow strip of the Market Square's eastern, lower side; and an area of parkland south of the river, west of the Fye Bridge. By and large, however, the development is appreciated in its more immediate "Norwich-over-the-Water" context.
 - Areas of higher ground within the City do, however, retain their intervisibility with the development, and the top of the Castle Motte, Ketts Hill, and St James' Hill/Mousehold Heath remain key views.
 - The above conclusions therefore mirror those reached in October 2021. The revised ZVI has also, however, demonstrated that the Visual Influence of the revised massing is notably less than the 2021 massing (see figure 1).
3. As a result, we are now proposing a reduction in the number of views to be submitted in support of the application, including further omissions from those proposed in October 2021. In terms of heritage assets meanwhile, a combination of a visual assessment, site visits, and the ZVI mapping, indicates that it would appropriate and proportionate to reduce the scope of the Heritage Assessment; we are proposing a small reduction on the number of heritage assets to be assessed.

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Figure 1: Comparison (as an overlay with the original 62 views assessed with the Appeal Scheme) of the ZVI produced by the massing as it stood in October 2021 (left) and February 2022 (right).

b. Viewpoint Assessment: Proposed Scoping

4. A comparison of the ZVI mapping for the October 2021 and February 2021 scheme (figure 1) indicates a very considerable reduction in the viewshed associated with the development. The scheme not only omits the tower but shows a modelled massing that is lower in height across most of the site than the lower blocks of the Appeal Scheme. We look forward to working through these views with you on February 9th. For now, however, I would particularly note that:
 - The scheme has particularly fallen out of view from the Fye Bridge, and much of Wensum Street and Tombland as a result in reductions of building heights. Additionally, other views within the City Centre, around Elm Hill, have also fallen out of the viewshed.
 - The scheme's visibility from Colegate has fallen very significantly;
 - With the exception of the Castle Ramparts, it would appear that there is now no visibility from any other area of the City Centre around Market Place, where currently (from Gentleman's Walk), there is a distant, narrow view of the water tower to Sovereign House.
5. The below table therefore illustrates a comparative position on the various views as proposed for discussion on 14th February:

	Original Application	October 2021 'Methodology' approach	February 2022 Proposed Approach (Revised Massing)
Total number of Views Assessed	62	45	36
Number of Rendered Views	38	30	26
Number of Wireline Views	24	15	10
Views Scoped Out (in relation to October 2021 Massing and January 2022 Massing)		17	26 (9 Additional from October 2021)

6. There is, as last discussed last month, a slight caveat to the table above. We are proposing to submit a Hybrid and subsequent Reserved Matters set of applications, with the southern portion of the Site to be initially submitted in Outline. As a result, I have identified a series of views, 19 in total, which would initially be presented in Wireline for the Hybrid (as they substantively show parts of the development which would be in Outline) but would subsequently be Rendered as part of the Reserved Matters application.
7. Attached to this document is a full overview of the views to be omitted and included, presented through overlaid ZVI Mapping, and a tabulated review of all the views. I would draw the Council and Historic England's attention primarily to columns K to M (text in red), which indicate the proposed approach to the revised application, in terms of their retention or omission, and the approach to how these would be modelled at Hybrid and Reserved Matters Stages.

c. Heritage Asset Scoping

8. As stated before, in October, heritage asset re-scoping is complicated, as it cannot simply be driven by a question of 'can you see it', but a fairly binary analysis has been applied at this stage to make the process as straightforward as possible, and therefore we have not sought to be too broad in our view of where heritage assets should be scoped out. Those which have been identified for scoping out are those which clearly will not experience an effect on their significance.
9. Appended to this document are tabulated assessments of previously scoped views and Heritage Assets. These have been subject to an analysis which:
 - Visually analysed the previous views, to assess those which clearly would now fall out of scope through the removal of the tower (i.e. those where only part of the tower appeared, and the remainder of the development was entirely concealed);
 - An assessment of the 12 "Key Views" which have been reproduced on the basis of the new modelling, with an extrapolation of the findings from this modelling to other views and assets; and,
 - An assessment of the overlays of the ZVI and Asset and Viewpoint Mapping, to understand where technical intervisibility is no longer possible.
10. We have accordingly been able to reach the view that:
 - Of the 103 heritage assets (67 designated, and 36 non-designated) scoped into the previous heritage assessment, our analysis indicates that 18 designated heritage assets

(1 Scheduled Monument, 8 Grade 2 listed buildings, 4 Grade II* listed buildings, and 6 Grade II listed buildings), and 1 non-designated heritage asset (a locally listed building) should now be scoped out of the assessment.

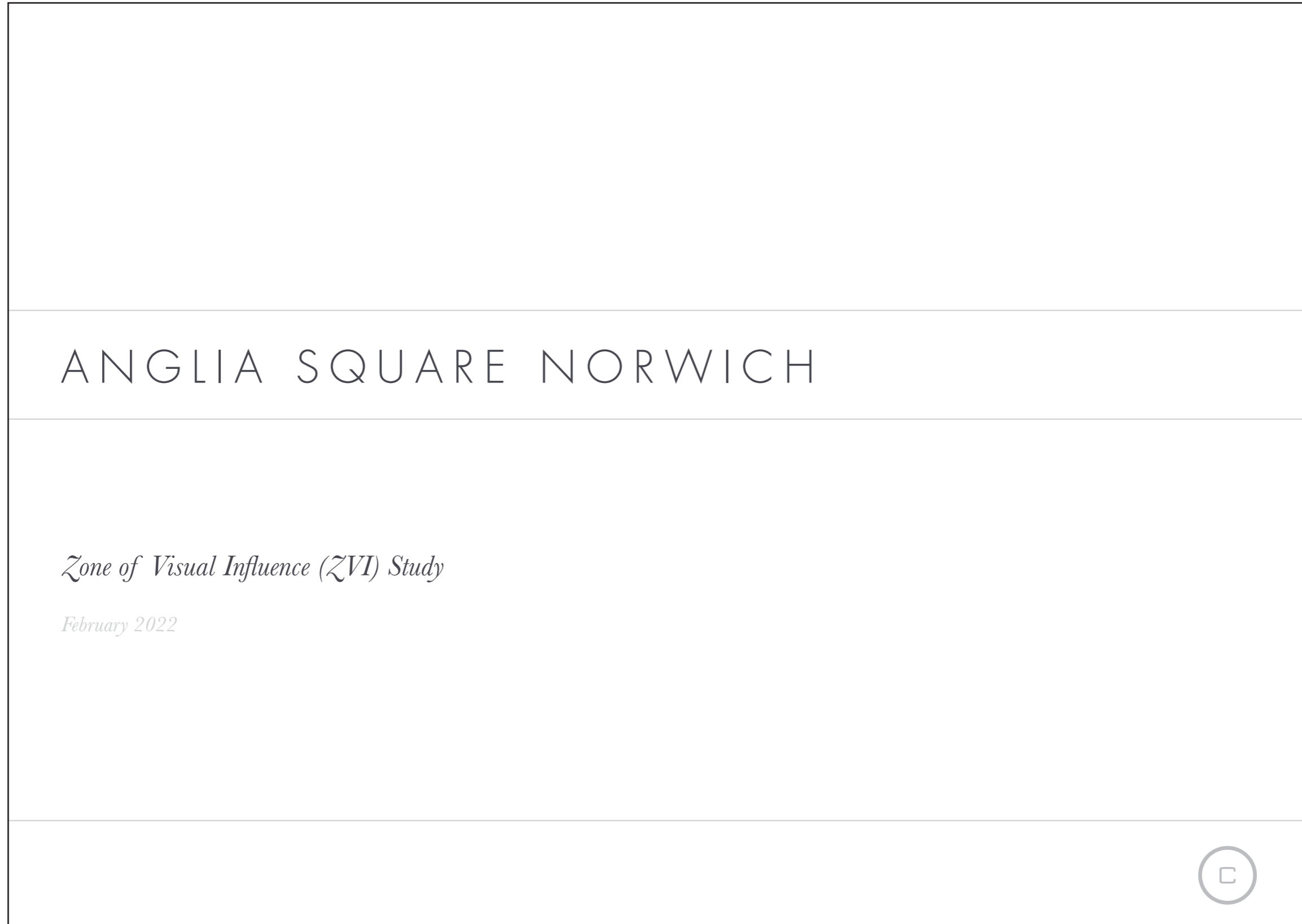
11. The preponderance of highly graded assets in this group reflects the fact that higher grade assets were included within the assessment to a greater distance than their Grade II counterparts, as part of the original scoping exercise. With the reduction in the scheme's visual influence, and therefore associated influence on surrounding character and setting, these more distant assets should, in my view, fall out of the assets. Of those proposed to be scoped out, the majority sit around Tombland, a part of the City which will now be almost wholly screened from view and experience under the revised massing.
12. I am aware that all of the above requires careful analysis, and I look forward to running through our findings, and examining some, or all of these, on a case-by-case basis.

Yours sincerely,



Laurie Handcock
Director, Built Heritage and Townscape

APPENDIX 1: ZVI ANALYSIS



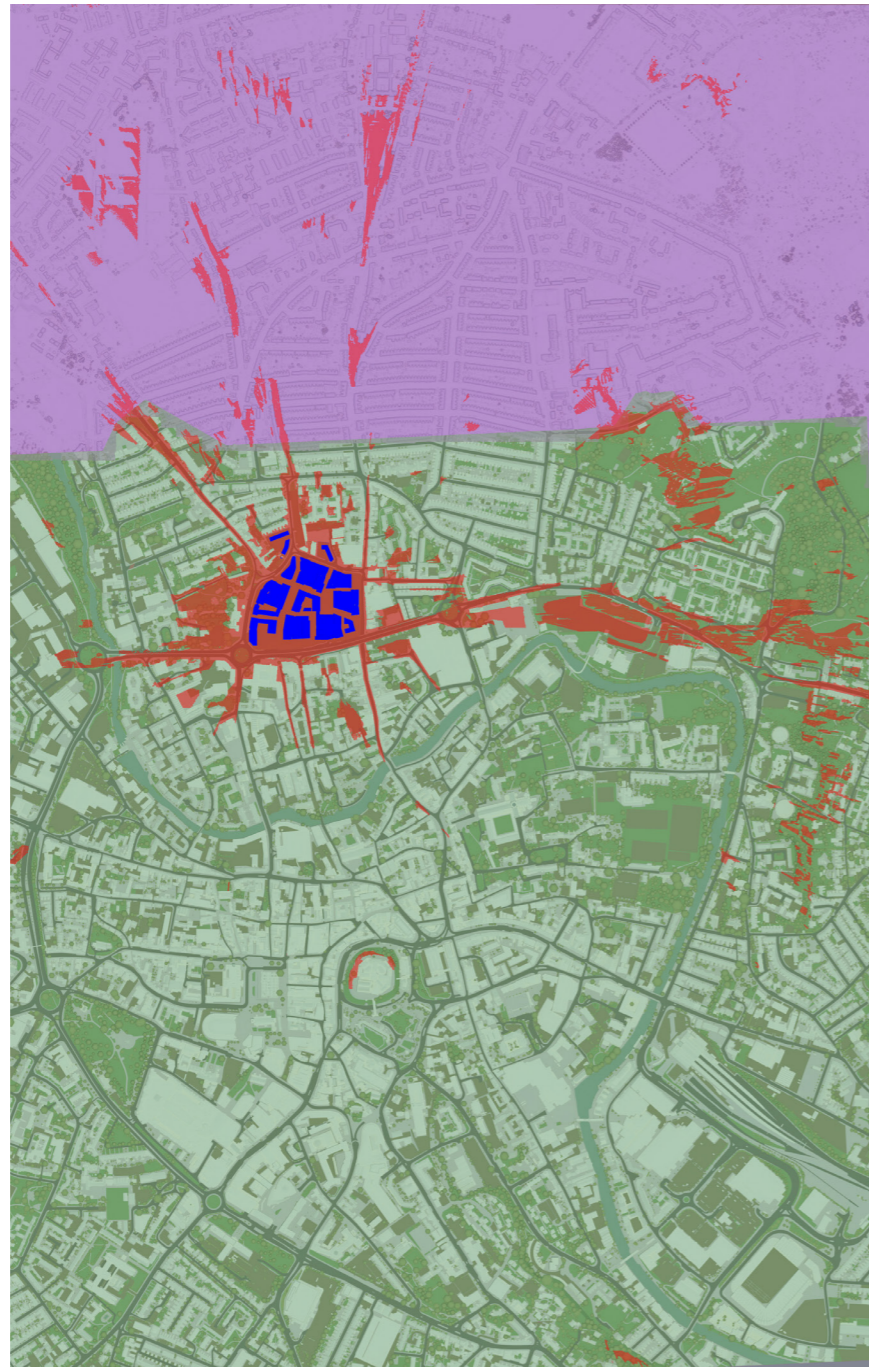
ZTV of Proposed scheme



ANGLIA SQUARE NORWICH



ZTV of Proposed scheme - Zmap & DSM/DTM areas



- Proposed scheme
- Proposed Scheme Viewshed
- DSM/DTM area
- Zmap area

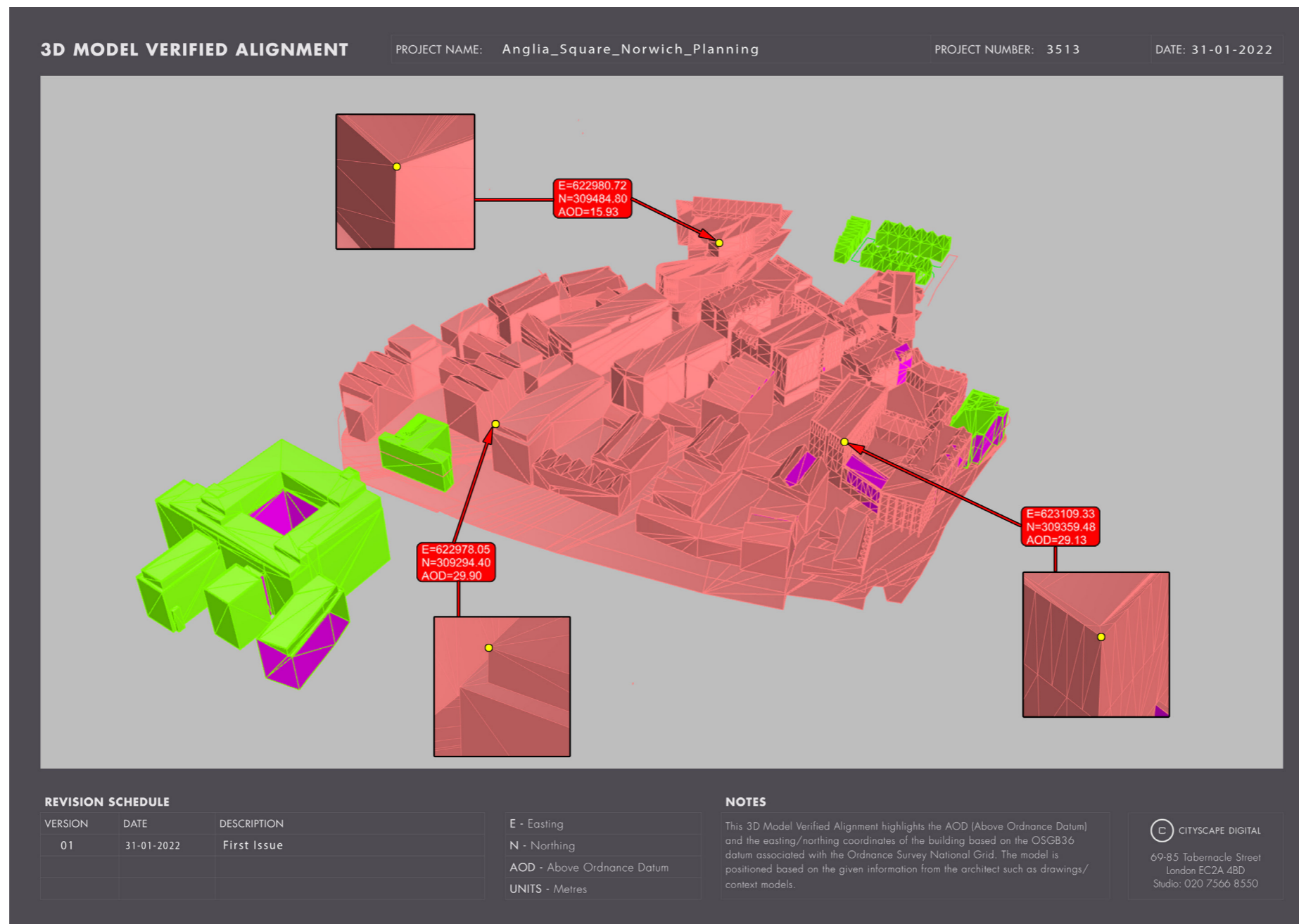
ZVI study was produced with trees taken into consideration

Preliminary, model-based work is only as accurate as the 3D information provided and so we recommend all decisions based on massing are checked using Accurate Visual Representations.

ANGLIA SQUARE NORWICH



ZVI - Model used for study



ANGLIA SQUARE NORWICH



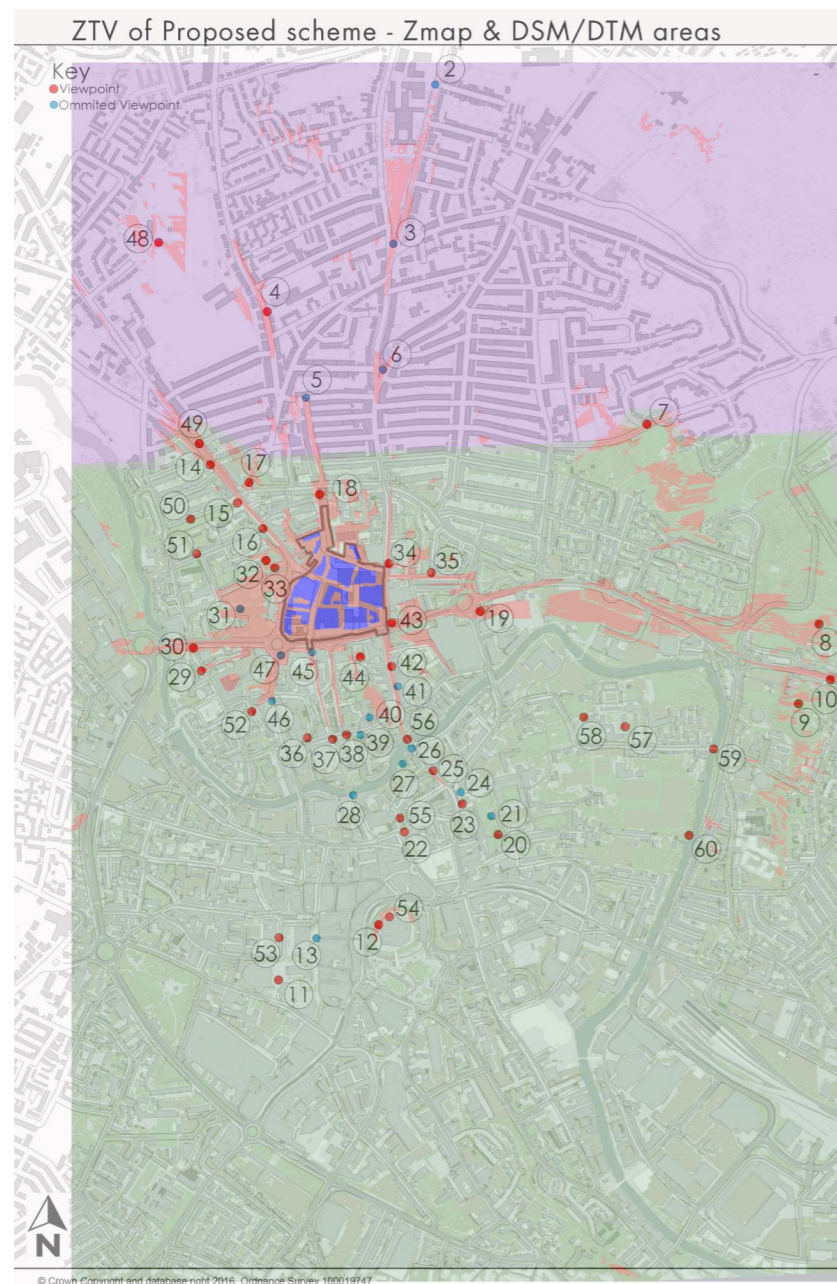


Cityscape, Printworks House, 7 Bermondsey Street, London SE1 2DD

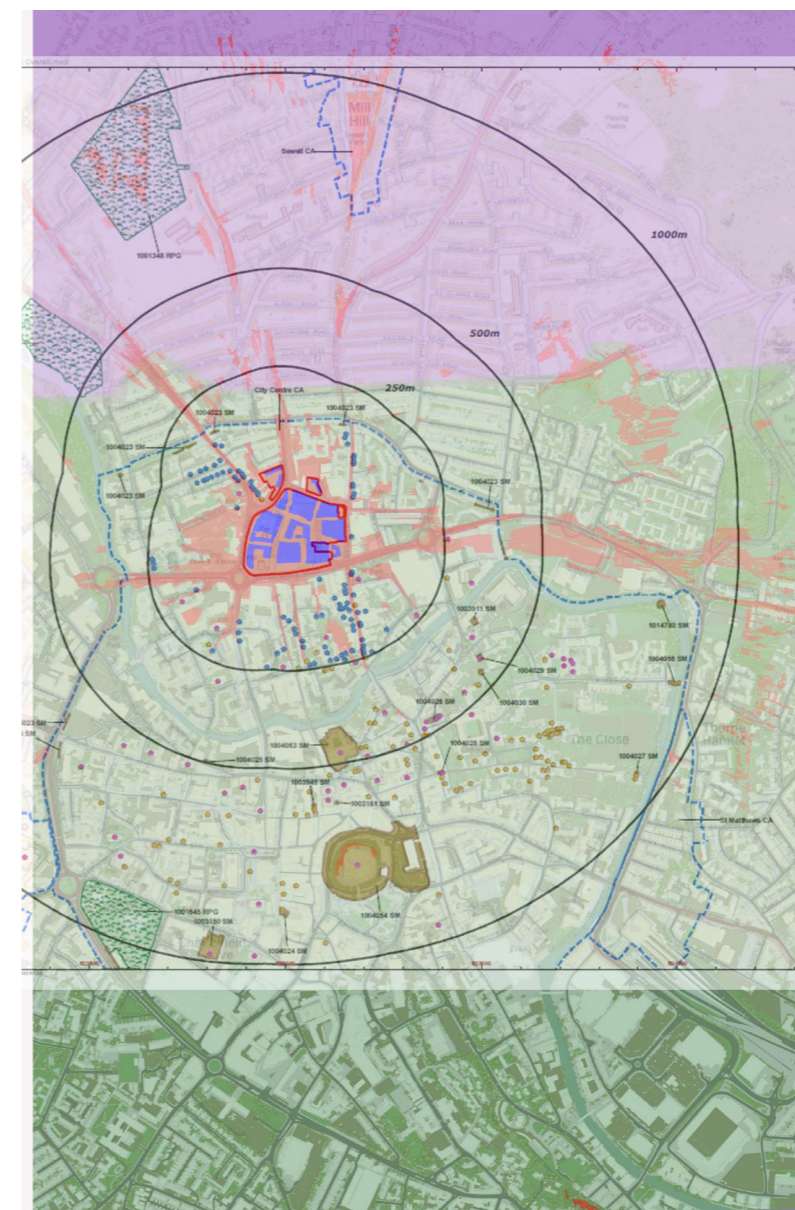
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APPENDIX 2: OVERLAY: ZVI AND VIEWPOINTS



APPENDIX 3: OVERLAY: ZVI AND HERITAGE ASSETS



APPENDIX 4: VIEWPOINT INCLUSION/OMISSION ANALYSIS

View	Tested "Key View"?	Location	Render / Wireline	Proposed scheme Visible / Not Visible	ZVI Overlay Exclusion?	Retain or Omit	Recommended Approach to New App.	Sensitivity	Short/Med/Long?	New ZVI: Retain or Omit	Hybrid: Render or Wireline	Reserved Matters: Render/Wireline, if revision required	Notes
1	No	View from Catton Park	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	OMIT			
2	No	Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline		
3	No	Junction of Constitution Hill/Denmark Road/Clement's Hill	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline		
4	No	Angel Road (next to school entrances)	Render	Visible	N/A	RETAIN	Wireline	Low	Short	RETAIN	Wireline		Was wireline upgraded to Render
5	No	Junction of Heath Road/Shiptone Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline		
6	No	Junction of Magdalen Road/Sprawston Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline		
7	Yes	Mousehold Avenue (north east corner of allotments)	Render	Visible	N/A	RETAIN	Render	High	Long	RETAIN	Render		Was wireline upgraded to Render
8	Yes	Motram Monument, St James' Hill	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	
9	No	Ketts Heights (Armada beacon) -	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	Was wireline upgraded to Render
10	No	Ketts Hill	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render	
11	No	Outside the Forum	Render	Not Visible	Yes	OMIT	N/A	High		OMIT			
12	Yes	Castle Rampart	Render	Visible	No	RETAIN	Render	High	Long	RETAIN	Wireline	Render	
13	No	Junction of Gentleman's Walk/Davey Place	Wireline	Not Visible	No	RETAIN	N/A	High	Long	OMIT?	Wireline	Wireline	Suggest amended position, following Site Visit
14	Yes	Aylsham Road	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
15	No	Junc St Augustine's Street / Magpie Road	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
16	Yes	Junc St Augustine's Street / Sussex Street	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
17	Yes	Magpie Road (short distance east of St Augustine's junction) looking south with City walls section in foreground	Render	Visible	No	MARGINAL	Render	Medium	Medium	OMIT?	Wireline		Question mark as to purpose of inclusion. Scheme likely to be visible but only very marginally
18	Yes	Junc Edward Street / Magpie Road (east side Edward Street)	Render	Visible	No	RETAIN	Render	Low	short	RETAIN	Render		
19	No	Outside St James Church (Puppet Theatre), Barrack Street	Render	Visible	No	RETAIN	Render	Low/Medium	Short	RETAIN	Wireline	Render	
20	No	Upper Close (south west corner of no. 67b)	Render	Not Visible	Yes	OMIT	N/A	High	Long				
21	No	Upper Close (Seat at Northernmost Extremity)	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
22	No	Junction Elm Hill / Princess Street	Render	Not Visible	Yes	OMIT	N/A	High	Medium				
23	No	Outside 21 Tombland Street	Wireline	Not Visible	No	OMIT	N/A	Medium-High	Long				
24	No	Tombland (Outside Edith Cavell Statue)	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	OMIT			Apparent Possibility of Visibility, but scoped out by ZVI
25	Yes	Junc Wensum Street / Elm Hill (east side Wensum St)	Render	Visible	No	MARGINAL	Render	Medium	Medium	RETAIN	Wireline		
26	No	Fye Bridge	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Medium	OMIT			
27	No	Riverside Bridge Next to tourist boat pontoon	Render	Visible	No	OMIT	N/A	Medium	Medium				
28	No	St George's Bridge/St George's Street	Wireline	Visible	No	RETAIN	Wireline	Low	Long	OMIT			Note Impact of St Crispin's House extension
29	No	Junction Oak Street / St Martin's Lane	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render	
30	No	Junc St Crispin's Road / Oak Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	Was wireline upgraded to Render
31	No	Entrance to Quaker Burial Ground, Chatham Street	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render	
32	Yes	Seating area in north west corner of St Augustine's Churchyard	Render	Visible	No	RETAIN	Render	Sensitive	Short	RETAIN	Wireline	Render	
33	No	In front of St Augustine's Church porch	Render	Visible	No	RETAIN	Render	Sensitive	Short	RETAIN	Wireline	Render	
34	No	Outside 107 Magdalen Street	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Render		
35	Yes	Junc Cowgate / Bull Close	Render	Visible	No	RETAIN	Wireline	Low	Short	RETAIN	Render		
36	No	Junction Muspole Street / Colegate Street	Render	Visible	Yes	MARGINAL	Wireline	Low-Medium	Medium	OMIT			Apparent Possibility of Visibility, but scoped out by ZVI
37	No	Junc Calvert Street / St George's Street	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline		Apparent Possibility of Visibility, but scoped out by ZVI, requires proving
38	Yes	Junc Calvert Street / Colegate	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline		Apparent Possibility of Visibility, but scoped out by ZVI, requires proving
39	No	Entrance to Octagon Chapel, Colegate	Wireline	Visible	Yes	RETAIN	Wireline	High	Medium	OMIT			No to negligible potential for visibility, scoped out by ZVI.
40	No	View north along meeting House Alley (N side of Colgate), towards the Old Meeting House	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium				
41	No	Outside 25 Magdalen Street (Loose's Emporium)	Render	Visible	No	RETAIN	Render	Low-Medium	Medium	RETAIN	Render		
42	No	Outside 39 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Render		
43	No	Corner of 59 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Render		
44	Yes	Doughty's Hospital courtyard (south end)	Render	Visible	No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render	
45	No	Junction of St George's Street/St Crispin's	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	
46	No	Junction St Mary's Plain/Duke Street	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render	
47	No	Northeast Corner Duke Street/St Crispin's/Pitt St Roundabout	Render	Visible	No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render	
48	No	Waterloo Park	Render	Visible	N/A	OMIT	N/A	Medium					
49	No	Aylsham Rd	Render	Visible	No	RETAIN	Render	Low	Medium	RETAIN	Render		
50	No	Bakers Rd	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Medium				
51	No	Sussex St	Wireline	Not Visible	No	OMIT	N/A	High	Medium				No visibility apparent. ZVI suggests otherwise
52	No	Rosemary Lane	Wireline	Not Visible	No	MARGINAL		Medium	Medium	RETAIN	Wireline		
53	No	City Hall Balcony	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	OMIT			Assessed as being invisible from this point
54	No	Norwich Castle	Render	Visible	No	RETAIN	Render	Medium	Long	RETAIN	Wireline	Render	
55	No	St Peter's Hungate	Wireline	Visible	No	MARGINAL	Wireline	Medium	Medium	OMIT			Scheme invisible from this point, as suggested by ZVI
56	No	Fye Bridge	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium				
57	No	Great Hospital - central quad	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
58	No	Great Hospital - The Church of St Helen	Wireline	Not Visible	Yes	OMIT	N/A	High	Long				
59	No	Bishop Bridge	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Long				
60	No	Cathedral Meadow	Render	Visible	Yes	MARGINAL	Wireline	Medium	Long	RETAIN	Wireline		Although likely invisible, suggest retention, given reference to this view in the Appeal Decision
61	No	Catton Park East	Wireline	Not Visible	N/A	OMIT	N/A	High	Long				
62	No	Catton Park West	Wireline	Not Visible	N/A	OMIT	N/A	High	Long				

1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In	In
1051189	41, Magdalen Street	Grade II	High	In	In
1051897	42-52, St Augustine's Street	Grade II	High	In	In
1290734	63, St Georges Street	Grade II	High	In	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In	In
1187208	12, Golden Dog Lane	Grade II	High	In	In
1372793	10, Golden Dog Lane	Grade II	High	In	In
1206550	5, Cross Lane	Grade II	High	Marginal	Out
1290924	The Catherine Wheel Public House	Grade II	High	In	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal	In
1372837	29, Magdalen Street	Grade II	High	In	In
1210466	Folly House and Pineapple House	Grade II	High	In	In
1051350	22, Calvert Street	Grade II	High	Out	Out
1206046	20, Calvert Street	Grade II	High	Out	Out
1372513	Church of St Mary	Grade I	High	In	In
1051352	11, Calvert Street	Grade II	High	In	In
1206474	Old Meeting House	Grade I	High	In	In
1051925	Church of St Martin at Oak	Grade I	High	In	In
1206042	9, Calvert Street	Grade II	High	In	In
1051870	80 and 82, St Georges Street	Grade II	High	In	In
1280186	Octagon Chapel	Grade II*	High	Out	Out
1051946	1-9, Muspole Street	Grade II	High	Out	Out
1051929	2-9, Octagon Court	Grade II*	High	In	In
1280188	27 and 29, Colegate	Grade II	High	Out	Out
1206500	Church of St George	Grade I	High	In	In
1219257	The Woolpack Public House	Grade II	High	Out	Out
1051320	Bacon's House	Grade II*	High	In	In

1051282	Church of St Clement	Grade I	High	In	Out
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	Out
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In

1051282	Church of St Clement	Grade I	High	In	Out
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Erpingham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	Out
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In

	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In	In
	39 St Augustine Street	Locally Listed Building	Low	In	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In	In
	53 St Augustine Street	Locally Listed Building	Low	In	In
	59 St Augustine Street	Locally Listed Building	Low	In	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In	In
	75 St Augustine Street	Locally Listed Building	Low	In	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In	In
	68 St Augustine Street	Locally Listed Building	Low	In	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In	In
	2, Chatham Street	Locally Listed Building	Low	In	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In	In
	43 Magdalen Street	Locally Listed Building	Low	In	In
	45 Magdalen Street	Locally Listed Building	Low	In	In
	59 Magdalen Street	Locally Listed Building	Low	In	In
	65 Magdalen Street	Locally Listed Building	Low	In	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In	In
	95 Magdalen Street	Locally Listed Building	Low	In	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In	In
	111 Magdalen Street	Locally Listed Building	Low	In	In
	13-25 Calvert Street	Locally Listed Building	Low	Out	Out

	27-35 Calvert Street	Locally Listed Building	Low	In	In
	30-32 Calvert Street	Locally Listed Building	Low	In	In
	20 Golden Dog Lane	Locally Listed Building	Low	In	In

Appendix 4

Table of Heritage Assets.

Appendix 4 | Table of Heritage Assets

Final Agreed Heritage Asset Scoping

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
1372839	75, Magdalen Street	Grade II	High	In	In
1051372	71, Botolph Street	Grade II*	High	In	In
1051191	Cat and Fiddle Public House	Grade II	High	In	In
1187193	Doughty's Hospital	Grade II	High	In	In
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	High	In	In
1218903	107 and 109, Magdalen Street	Grade II	High	In	In
1220508	1 and 3, St Augustine's Street	Grade II	High	In	In
1051893	5, St Augustine's Street	Grade II	High	In	In
1220515	7, St Augustine's Street	Grade II	High	In	In
1372494	9 and 11, St Augustine's Street	Grade II	High	In	In
1220534	21, St Augustine's Street	Grade II	High	In	In
1051190	47 and 49, Magdalen Street	Grade II	High	In	In
1051192	113, Magdalen Street	Grade II	High	In	In
1372495	23 and 25, St Augustine's Street	Grade II	High	In	In
1291722	115 and 117, Magdalen Street	Grade II	High	In	In
1220544	27-29, St Augustine's Street	Grade II	High	In	In
1051248	2-12, Gildencroft	Grade II	High	In	In
1220581	22 and 24, St Augustine's Street	Grade II	High	In	In
1291696	46 and 48, Magdalen Street	Grade II	High	In	In
1372458	26-30, St Augustine's Street	Grade II	High	In	In
1372838	Former Church of St Saviour	Grade I	High	In	In
1051196	44, Magdalen Street	Grade II	High	In	In
1051896	Church of St Augustine	Grade I	High	In	In
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In	In
1051189	41, Magdalen Street	Grade II	High	In	In
1051897	42-52, St Augustine's Street	Grade II	High	In	In
1290734	63, St Georges Street	Grade II	High	In	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In	In
1187208	12, Golden Dog Lane	Grade II	High	In	In
1372793	10, Golden Dog Lane	Grade II	High	In	In
1206550	5, Cross Lane	Grade II	High	Marginal	Out
1290924	The Catherine Wheel Public House	Grade II	High	In	In
1051194	Block to rear of Number 24 Magdalen Street	Grade II	High	Marginal	In

Appendix 4 | Table of Heritage Assets

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
1372837	29, Magdalen Street	Grade II	High	In	In
1210466	Folly House and Pineapple House	Grade II	High	In	In
1051350	22, Calvert Street	Grade II	High	Out	Out
1206046	20, Calvert Street	Grade II	High	Out	Out
1372513	Church of St Mary	Grade I	High	In	In
1051352	11, Calvert Street	Grade II	High	In	In
1206474	Old Meeting House	Grade I	High	In	In
1051925	Church of St Martin at Oak	Grade I	High	In	In
1206042	9, Calvert Street	Grade II	High	In	In
1051870	80 and 82, St Georges Street	Grade II	High	In	In
1280186	Octagon Chapel	Grade II*	High	Out	Out
1051946	1-9, Muspole Street	Grade II	High	Out	Out
1051929	2-9, Octagon Court	Grade II*	High	In	In
1280188	27 and 29, Colegate	Grade II	High	Out	Out
1206500	Church of St George	Grade I	High	In	In
1219257	The Woolpack Public House	Grade II	High	Out	Out
1051282	Church of St Clement	Grade I	High	In	In
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Eringham Gate	Grade I and Scheduled Ancient Monument	High	Marginal	Out
1220104	St Peter Hungate Museum	Grade I	High	Marginal	Out
1280207	71, The Close	Grade II*	High	In	Out
1051330	The Cathedral of the Holy and Undivided Trinity	Grade I	High	In	In
1280208	73, The Close	Grade II*	High	Out	Out
1206435	67A, 67B, 67C and 68, The Close	Grade II*	High	Out	Out
1187384	The Guildhall	Grade I	High	Out	Out
1051876	Church of St Giles	Grade I	High	In	In
1372724	Norwich Castle	Grade I and Scheduled Ancient Monument	High	In	In
1051299	Roman Catholic Cathedral of St John the Baptist	Grade I	High	In	In
1004023	City walls and towers	Scheduled Monument	High	In	In
	Norwich City Centre	Conservation Area	High	In	In

Appendix 4 | Table of Heritage Assets

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	March 2022 Final Agreed Position (In/Out)
	43/45 Pitt Street	Locally Listed Building	Low	In	In
	4 – 6 Cowgate	Locally Listed Building	Low	In	In
	20 (St Paul's Tavern PH)	Locally Listed Building	Low	In	In
	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	In
	33, Cowgate	Locally Listed Building	Low	In	In
	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	In
	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	In
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	In
	31 & 33 St Augustine Street	Locally Listed Building	Low	In	In
	39 St Augustine Street	Locally Listed Building	Low	In	In
	41 & 43 St Augustine Street	Locally Listed Building	Low	In	In
	53 St Augustine Street	Locally Listed Building	Low	In	In
	59 St Augustine Street	Locally Listed Building	Low	In	In
	63 - 73 St Augustine Street	Locally Listed Building	Low	In	In
	75 St Augustine Street	Locally Listed Building	Low	In	In
	54 & 54A St Augustine Street	Locally Listed Building	Low	In	In
	64 & 66 St Augustine Street	Locally Listed Building	Low	In	In
	68 St Augustine Street	Locally Listed Building	Low	In	In
	70 & 72 St Augustine Street	Locally Listed Building	Low	In	In
	2, Chatham Street	Locally Listed Building	Low	In	In
	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	In
	Former Gildencroft Meeting House	Locally Listed Building	Low	In	In
	43 Magdalen Street	Locally Listed Building	Low	In	In
	45 Magdalen Street	Locally Listed Building	Low	In	In
	59 Magdalen Street	Locally Listed Building	Low	In	In
	65 Magdalen Street	Locally Listed Building	Low	In	In
	67 & 69 Magdalen Street	Locally Listed Building	Low	In	In
	71 & 73 Magdalen Street	Locally Listed Building	Low	In	In
	89 – 93 Magdalen Street	Locally Listed Building	Low	In	In
	95 Magdalen Street	Locally Listed Building	Low	In	In
	97 – 99 Magdalen Street	Locally Listed Building	Low	In	In
	111 Magdalen Street	Locally Listed Building	Low	In	In
	13-25 Calvert Street	Locally Listed Building	Low	Out	Out
	27-35 Calvert Street	Locally Listed Building	Low	In	In
	30-32 Calvert Street	Locally Listed Building	Low	In	In
	20 Golden Dog Lane	Locally Listed Building	Low	In	In

Appendix 4 | Table of Heritage Assets

Heritage Asset Significance and Setting Summaries: Grade II and Locally Listed Buildings

1372513	Church of St Mary	Grade II	Medium	In	Colegate	The fabric of this asset largely indicates principal construction phases in the 11th and 15th centuries. The church features a west round tower, nave, and chancel that are accompanied by north and south transepts. It is constructed from flint, areas of which are knapped, and a lead roof. Internally, the building contains panelling with cusped quatrefoils and a surviving rood stair complete with an arch-braced roof.	Intervisibility with the Site is limited, if not, entirely remove by other buildings and developments. The asset is appreciated as the focal point on St Martin's Lane. Grade I Listed, high significance is found within its archaeological and architectural interest, including its primary construction phases that dates to Norman England. However, the asset's significance is inarguably reduced and impacted upon by the modern development that stands opposite. Further negative attributes that diminish this asset's significance are reduced setting of the original churchyard and the dominating utilitarian building that faces the principal southern entrance.
1051352	11 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building is of 2 storeys and 3 bays deep, with sash windows throughout. Principal entrance is located to the extreme left of the front elevation and features plain double-order pilasters.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1206042	9 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building features a right angle range to the main street elevation which is 2 bays deep. The fenestration is varied, comprising of mullion and transom, and sash windows. The building features a fascia cornice and hipped roof.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1051870	80 and 82 St Georges Street	Grade II	Medium	In	Colegate	This asset is an early C16 house which was extended northwards by the start of the C17. A ground floor constructed of flint rubble which supports a timber-framed first floor and pantile roof. The building is of 2 storeys and jettied at first floor. The building features C19th alterations and more substantial changes in the 20th century which reflect its change of use into a workshop and house.	There is no intervisibility with the Site. The significance of this asset is found in its historical and archaeological interest. However, significance is considerably impacted upon by the intrusive modern buildings that stand opposite and serve to dilute the interpretation and appreciation of this building. This reduced significance is further negatively impacted by the visibility to Anglia Square's poorly designed eastern corner of the St Cripins building on St Georges Street.
1051946	1-9 Muspole Street	Grade II	Medium	Out			
1219257	The Woolpack Public House	Grade II	Medium	Out			
1051248	2-12 Gildengate	Grade II	Medium	In	Northern City	Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth century. Faced in flint with brick dressings at ground floor and exposed timber-framed to the jettied first floor. Pantile roof. 2 storeys, first floor jettied. Now comprises six cottages. Each cottage originally had a central door with flanking windows, these have been replaced by sash and casement windows or blocked. Mullion and transom windows at first floor.	Gildencroft comprises an essential component of St. Augustine's churchyard which it encloses to the south. The churchyard provides an ample setting and lush green space from which the principal frontage of Gildencroft can be fully appreciated. These immediate surroundings are of considerable historic importance in the context of the local area and the development of Norwich during the medieval period and up to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the historic road layout. This involved the loss of many buildings in the immediate vicinity as well as the principal arterial route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencroft is today dominated by a busy road junction and pedestrian crossings, the result of a recent traffic management scheme, which from the east side of the building has increased the building's sense of isolation and dislocation from Norwich's historic core. The Site as it presently exists makes a negative contribution to the setting of Gildencroft cottages in terms of the latter's heritage values.
N/A	43/45 Pitt Street	Locally Listed	Low	In	Anglia Square	Former public house from the nineteenth century	
N/A	4-6 Cowgate	Locally Listed	Low	In	Anglia Square	Nos. 4-6, Cowgate date from the eighteenth century.	
N/A	20 Cowgate (St Paul's Tavern PH)	Locally Listed	Low	In	Anglia Square	St Paul's Tavern is a twentieth century public house.	
N/A	21, 23, 25, 27 & 29 Cowgate	Locally Listed	Low	In	Anglia Square	This asset is a nineteenth-century terrace	
N/A	33, Cowgate	Locally Listed	Low	In	Northern City	A nineteenth-century house	
N/A	Wensum Hall (formerly Cowgate Street	Locally Listed	Low	In	Northern City	An early nineteenth-century hall	
N/A	43 (Plasterers Arms PH)	Locally Listed	Low	In	Northern City	Early nineteenth-century public house	
N/A	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 13-19, St Augustine Street is a two storey terrace of red brick with a Pantile roof. Uninterrupted shopfronts to ground floor. Entrance to Hinde's Yard between 13a and 15.	
N/A	31 & 33 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 31 and 33 St Augustine Street is a pair of seventeenth century houses, though much altered. 2 storeys with gabled attics. Rendered. Pseudo half-timbering to no. 31 at attic floor level. Pantile roof. Decorated bargeboards to no 31, 2 C19 shopfronts. No 33 recently restored and preserves nine-teenth century sashes.	
N/A	39 St Augustine's Street	Locally Listed	Low	In	Northern City	No. 39 St Augustine's Street dates from 1896	
N/A	41 & 43 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 41 and 43 St Augustine's Street date from the nineteenth century	
N/A	53 St Augustine's Street	Locally Listed	Low	In	Northern City	A nineteenth-century shop	
N/A	59 St Augustine's Street	Locally Listed	Low	In	Northern City	A late nineteenth-century house	
N/A	63-73 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 63-73, St Augustine's Street date from the late-nineteenth century.	
N/A	75 St Augustine's Street	Locally Listed	Low	In	Northern City	75, St Augustine's Street is a nineteenth century shop.	
N/A	54 & 54A St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 54 and 54a, St Augustine's Street are a pair of early-nineteenth century houses.	
N/A	64 & 66 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 64 and 66, St Augustine's Street are pair of seventeenth century or earlier buildings with nineteenth and twentieth century shopfronts.	
N/A	68 St Augustine's Street	Locally Listed	Low	In	Northern City	A mid-nineteenth century house	
N/A	70 & 72 St Augustine's Street	Locally Listed	Low	In	Northern City	Nos. 70 and 72 St Augustine's Street date from the nineteenth century	
N/A	2, Chatham Street	Locally Listed	Low	In	Northern City	A mid-nineteenth century house	
N/A	4, 6 & 8 Chatham Street	Locally Listed	Low	In	Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses.	
N/A	Former Gildencroft Meeting House	Locally Listed Building	Low	In	Northern City	The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth century structure.	
N/A	43 Magdalen Street	Locally Listed	Low	In	Colegate	No. 43, Magdalen Street is of an eighteenth century date with a twentieth century shopfront	
N/A	45 Magdalen Street	Locally Listed	Low	In	Colegate	No. 45, Magdalen Street is of a nineteenth century date.	
N/A	59 Magdalen Street	Locally Listed	Low	In	Northern City	No. 59, Magdalen Street is an early-twentieth century shop.	
N/A	65 Magdalen Street	Locally Listed	Low	In	Northern City	No. 65, Magdalen Street dates from 1969.	
N/A	67 & 69 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 67 and 69, Magdalen Street are of a nineteenth century date with a later shopfront.	
N/A	71 & 73 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 71 and 73, Magdalen Street are of a nineteenth century date.	
N/A	89 - 93 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 89-93, Magdalen Street are of a nineteenth century date.	
N/A	95 Magdalen Street	Locally Listed	Low	In	Northern City	No. 95, Magdalen Street is an eighteenth century building.	
N/A	97 - 99 Magdalen Street	Locally Listed	Low	In	Northern City	Nos. 97-99, Magdalen Street are eighteenth century buildings.	
N/A	111 Magdalen Street	Locally Listed	Low	In	Northern City	No. 111, Magdalen Street is a nineteenth century building with modern shopfronts.	
N/A	13-25 Calvert Street	Locally Listed	Low	Out			
N/A	27-35 Calvert Street	Locally Listed	Low	In	Colegate	Nineteenth century terrace	
N/A	30-32 Calvert Street	Locally Listed	Low	In	Colegate	Eighteenth century houses	
N/A	20 Golden Dog Lane	Locally Listed	Low	In	Colegate	No. 20, Golden Dog Lane is an early-nineteenth century house with a later extension	

Appendix 4 | Table of Heritage Assets

Heritage Asset Significance and Setting Summaries: Grade II and Locally Listed Buildings

1372513	Church of St Mary	Grade II	Medium	In	Colegate	The fabric of this asset largely indicates principal construction phases in the 11th and 15th centuries. The church features a west round tower, nave, and chancel that are accompanied by north and south transepts. It is constructed from flint, areas of which are knapped, and a lead roof. Internally, the building contains panelling with cusped quatrefoils and a surviving rood stair complete with an arch-braced roof.	Intervisibility with the Site is limited, if not, entirely remove by other buildings and developments. The asset is appreciated as the focal point on St Martin's Lane. Grade I Listed, high significance is found within its archaeological and architectural interest, including its primary construction phases that dates to Norman England. However, the asset's significance is inarguably reduced and impacted upon by the modern development that stands opposite. Further negative attributes that diminish this asset's significance are reduced setting of the original churchyard and the dominating utilitarian building that faces the principal southern entrance.
1051352	11 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building is of 2 storeys and 3 bays deep, with sash windows throughout. Principal entrance is located to the extreme left of the front elevation and features plain double-order pilasters.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1206042	9 Calvert Street	Grade II	Medium	In	Colegate	House of LC18th origin and substantial C20 renovation. Primary construction materials consist of red brick in Flemish bond to the elevations and a pantile roof. The building features a right angle range to the main street elevation which is 2 bays deep. The fenestration is varied, comprising of mullion and transom, and sash windows. The building features a fascia cornice and hipped roof.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that connects Cavell House and Austin House. It significance is found in its collective grouping within a historic street that retains its cobbled roads. However, some significance is diminished with the modern developed that stand directly opposite and sight of Anglia Square. These modern developments serve to unsettle the historic harmony and reduce the significance of this asset.
1051870	80 and 82 St Georges Street	Grade II	Medium	In	Colegate	This asset is an early C16 house which was extended northwards by the start of the C17. A ground floor constructed of flint rubble which supports a timber-framed first floor and pantile roof. The building is of 2 storeys and jettied at first floor. The building features C19th alterations and more substantial changes in the 20th century which reflect its change of use into a workshop and house.	There is no intervisibility with the Site. The significance of this asset is found in its historical and archaeological interest. However, significance is considerably impacted upon by the intrusive modern buildings that stand opposite and serve to dilute the interpretation and appreciation of this building. This reduced significance is further negatively impacted by the visibility to Anglia Square's poorly designed eastern corner of the St Crippins building on St Georges Street.
1051946	1-9 Muspole Street	Grade II	Medium	Out			
1219257	The Woolpack Public House	Grade II	Medium	Out			
1051248	2-12 Gildengate	Grade II	Medium	In	Northern City	Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth century. Faced in flint with brick dressings at ground floor and exposed timber-framed to the jettied first floor. Pantile roof. 2 storeys, first floor jettied. Now comprises six cottages. Each cottage originally had a central door with flanking windows, these have been replaced by sash and casement windows or blocked. Mullion and transom windows at first floor.	Gildencroft comprises an essential component of St. Augustine's churchyard which it encloses to the south. The churchyard provides an ample setting and lush green space from which the principal frontage of Gildencroft can be fully appreciated. These immediate surroundings are of considerable historic importance in the context of the local area and the development of Norwich during the medieval period and up to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the historic road layout. This involved the loss of many buildings in the immediate vicinity as well as the principal arterial route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencroft is today dominated by a busy road junction and pedestrian crossings, the result of a recent traffic management scheme, which from the east side of the building has increased the building's sense of isolation and dislocation from Norwich's historic core. The Site as it presently exists makes a negative contribution to the setting of Gildencroft cottages in terms of the latter's heritage values.
N/A	43/45 Pitt Street	Locally Listed Building	Low	In	Anglia Square	Former public house from the nineteenth century	Appreciated as part of the wider townscape of Pitt Street. This immediate setting contributes most strongly to significance
N/A	4-6 Cowgate	Locally Listed Building	Low	In	Anglia Square	Nos. 4-6, Cowgate date from the eighteenth century.	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	20 Cowgate (St Paul's Tavern PH)	Locally Listed Building	Low	In	Anglia Square	St Paul's Tavern is a twentieth century public house.	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	21, 23, 25, 27 & 29 Cowgate	Locally Listed Building	Low	In	Anglia Square	This asset is a nineteenth-century terrace	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	33, Cowgate	Locally Listed Building	Low	In	Northern City	A nineteenth-century house	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	Wensum Hall (formerly Cowgate Street Sunday School)	Locally Listed Building	Low	In	Northern City	An early nineteenth-century hall	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	43 (Plasterers Arms PH)	Locally Listed Building	Low	In	Northern City	Early nineteenth-century public house	Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
N/A	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 13-19, St Augustine Street is a two storey terrace of red brick with a Pantile roof. Uninterrupted shopfronts to ground floor. Entrance to Hinde's Yard between 13a and 15.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	31 & 33 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos 31 and 33 St Augustine Street is a pair of seventeenth century houses, though much altered. 2 storeys with gabled attics. Rendered. Pseudo half-timbering to no. 31 at attic floor level. Pantile roof. Decorated bargeboards to no 31, 2 C19 shopfronts. No 33 recently restored and preserves nine-teenth century sashes.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	39 St Augustine's Street	Locally Listed Building	Low	In	Northern City	No. 39 St Augustine's Street dates from 1896	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	41 & 43 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 41 and 43 St Augustine's Street date from the nineteenth century	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	53 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A nineteenth-century shop	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	59 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A late nineteenth-century house	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	63-73 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 63-73, St Augustine's Street date from the late-nineteenth century.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	75 St Augustine's Street	Locally Listed Building	Low	In	Northern City	75, St Augustine's Street is a nineteenth century shop.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	54 & 54A St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 54 and 54a, St Augustine's Street are a pair of early-nineteenth century houses.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	64 & 66 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 64 and 66, St Augustine's Street are pair of seventeenth century or earlier buildings with nineteenth and twentieth century shopfronts.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	68 St Augustine's Street	Locally Listed Building	Low	In	Northern City	A mid-nineteenth century house	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	70 & 72 St Augustine's Street	Locally Listed Building	Low	In	Northern City	Nos. 70 and 72 St Augustine's Street date from the nineteenth century	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
N/A	2, Chatham Street	Locally Listed Building	Low	In	Northern City	A mid-nineteenth century house	Appreciated as part of the wider townscape of Chatham Street. This immediate setting contributes most strongly to significance
N/A	4, 6 & 8 Chatham Street	Locally Listed Building	Low	In	Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses.	Appreciated as part of the wider townscape of Chatham Street. This immediate setting contributes most strongly to significance
N/A	Former Gildencroft Meeting House	Locally Listed Building	Low	In	Northern City	The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth century structure.	Principal setting associated with the former Quaker Burial Ground and Gildencroft Park
N/A	43 Magdalen Street	Locally Listed Building	Low	In	Colegate	No. 43, Magdalen Street is of an eighteenth century date with a twentieth century shopfront	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	45 Magdalen Street	Locally Listed Building	Low	In	Colegate	No. 45, Magdalen Street is of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	59 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 59, Magdalen Street is an early-twentieth century shop.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	65 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 65, Magdalen Street dates from 1969.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	67 & 69 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 67 and 69, Magdalen Street are of a nineteenth century date with a later shopfront.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	71 & 73 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 71 and 73, Magdalen Street are of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	89 - 93 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 89-93, Magdalen Street are of a nineteenth century date.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	95 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 95, Magdalen Street is an eighteenth century building.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	97 - 99 Magdalen Street	Locally Listed Building	Low	In	Northern City	Nos. 97-99, Magdalen Street are eighteenth century buildings.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	111 Magdalen Street	Locally Listed Building	Low	In	Northern City	No. 111, Magdalen Street is a nineteenth century building with modern shopfronts.	Appreciated as part of the wider townscape of Magdalen Street. This immediate setting contributes most strongly to significance
N/A	13-25 Calvert Street	Locally Listed Building	Low	Out			
N/A	27-35 Calvert Street	Locally Listed Building	Low	In	Colegate	Nineteenth century terrace	Appreciated as part of the wider townscape of Calvert Street. This immediate setting contributes most strongly to significance
N/A	30-32 Calvert Street	Locally Listed Building	Low	In	Colegate	Eighteenth century houses	Appreciated as part of the wider townscape of Calvert Street. This immediate setting contributes most strongly to significance
N/A	20 Golden Dog Lane	Locally Listed Building	Low	In	Colegate	No. 20, Golden Dog Lane is an early-nineteenth century house with a later extension	Appreciated as part of the wider townscape of Golden Dog Lane. This immediate setting contributes most strongly to significance



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