APPENDIX 5: HERITAGE ASSET INCLUSION/OMISSION **ANALYSIS**

ILE Number	Heritage Asset	Designation
1372839	75, Magdalen Street	Grade II
1051372	71, Botolph Street	Grade II*
1051191	Cat and Fiddle Public House	Grade II
1187193	Doughty's Hospital	Grade II
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II
1218903	107 and 109, Magdalen Street	Grade II
1220508	1 and 3, St Augustine's Street	Grade II
1051893	5, St Augustine's Street	Grade II
	7, St Augustine's Street	Grade II
1372494	9 and 11, St Augustine's Street	Grade II
1220534	21, St Augustine's Street	Grade II
	47 and 49, Magdalen Street	Grade II
	113, Magdalen Street	Grade II
1372495	23 and 25, St Augustine's Street	Grade II
1291722	115 and 117, Magdalen Street	Grade II
1220544	27-29, St Augustine's Street	Grade II
1051248	2-12, Gildencroft	Grade II
1220581	22 and 24, St Augustine's Street	Grade II
1291696	46 and 48, Magdalen Street	Grade II
1372458	26-30, St Augustine's Street	Grade II
	Former Church of St Saviour	Grade I
	44, Magdalen Street	Grade II
	Church of St Augustine	Grade I
1290907	32, 34, 36 and 36A, St Augustine's	Grade II
1051189	Street 41, Magdalen Street	Grade II
	42-52, St Augustine's Street	Grade II
1290734	63, St Georges Street	Grade II
	Numbers 31 to 35 and Gurney Court	Grade II*
1187208	12, Golden Dog Lane	Grade II
	10, Golden Dog Lane	Grade II
	5, Cross Lane	Grade II
1290924	The Catherine Wheel Public House	Grade II
1051194	Block to rear of Number 24 Magdalen Street	Grade II
	29, Magdalen Street	Grade II
	Folly House and Pineapple House	Grade II
	22, Calvert Street	Grade II
	20, Calvert Street	Grade II
	Church of St Mary	Grade I
	11, Calvert Street	Grade II
	Old Meeting House	Grade I
	Church of St Martin at Oak	Grade I
1206042	9, Calvert Street	Grade II
	80 and 82, St Georges Street	Grade II
1280186	Octagon Chapel	Grade II*
	1-9, Muspole Street	Grade II
1051946		
	2-9, Octagon Court	Grade II*

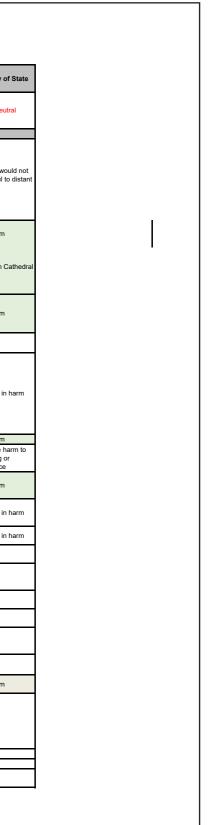
Se	nsitivity	ZVI Scoping (In/Out)
Hig	gh	In
Hię	gh	In
Hiç	gh	In
Hiç	gh	In
Hiç		In
Hiç	gh	In
Hiç	gh	In
Hig	gh	In
Hię	gh	In
Hig	ah	
Hig		In In
Hię		In
Hię	gh	In
Hiç	gh	In
Hiç	gh	In
Hiç	gh	In
Hię	gh	In
Hiç	gh	In
Hiç	gh	In
Hiç	gh	In
Hię	gh	In
Hię		In
Hię	gh	In
Hiç	gh	In
Hiç	gh	In
Hiç		In
Hig	gh	In
Hiç		In
Hię	gh	In
Hiç	gh	In
Hię		Marginal
Hię	gh	In
Hig	gh	Marginal
Hię	jh	In
Hię		In
Hię	-	Out
Hię	yn rh	Out In
Hig		In
Hig		In
Hiç		In
Hię	gh	In
Hię		In
Hig	gh	Out
Hig		Out
Hiç	gh gh	In

1206500	Church of St George	Grade I	High	In
	The Woolpack Public House	Grade II	High	Out
	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	Undivided Trinity	Grade I	High	In
	73, The Close	Grade II*	High	Out
	67A, 67B, 67C and 68, The Close	Grade II*	High	Out
	The Guildhall	Grade I	High	Out
1051876	Church of St Giles	Grade I	High	In
	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	

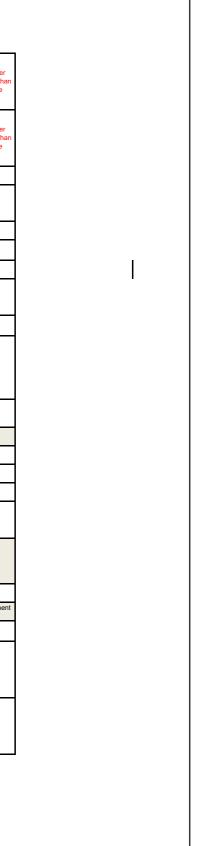
68 St Augustine Street	Locally Listed Building	Low	In
70 & 72 St Augustine Street	Locally Listed Building	Low	In
2, Chatham Street	Locally Listed Building	Low	In
4, 6 & 8 Chatham Street	Locally Listed Building	Low	In
Former Gildencroft Meeting House	Locally Listed Building	Low	In
43 Magdalen Street	Locally 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

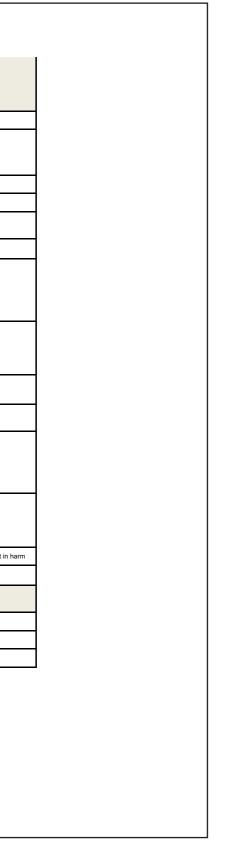
Baptist 45-51 London Street Norwich Castle St Andrews Church City Hall St Peter Mancroft 1 Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor-moderate harm	Minor benefit	Minor benefit Potential for no harm in terms of character and scale of develoment. Benefit as a result of introduction of framed view, increasing ability to experience heritage asset	Severe harm Considerable harm – scale and character of development Negligible benefit - views from St Augustine's and	Net benefit Development not harmful in relation to distant views from high ground to the east. Minor harm	Broadly neutr Proposal wou be harmful to views Minor harm
Cathedral of the Holy and Judivided Trinity Image: Comparison of the Holy and Judivided Trinity St Helen's Church, Great toospital Image: Comparison of the Holy and Judivided Trinity St Helen's Church, Great toospital Image: Comparison of the Holy and Judivided Trinity Vaterloo Park Image: Comparison of the Holy and Judivided Trinity Cathedral of St John the Japtist Image: Comparison of the Holy and Judivided Trinity St Andrews Church Image: Comparison of the Holy and Hall St Peter Mancroft Image: Comparison of the Holy and Halk friats to the Holy and Halk friet to the Holy		Minor harm		develoment. Benefit as a result of introduction of framed	and character of development Negligible benefit - views	harmful in relation to distant views from high ground to the east.	be harmful to views
Cathedral of the Holy and Judivided Trinity Image: Comparison of the Holy and Judivided Trinity St Helen's Church, Great toospital Image: Comparison of the Holy and Judivided Trinity St Helen's Church, Great toospital Image: Comparison of the Holy and Judivided Trinity Vaterloo Park Image: Comparison of the Holy and Judivided Trinity Cathedral of St John the Japtist Image: Comparison of the Holy and Judivided Trinity St Andrews Church Image: Comparison of the Holy and Hall St Peter Mancroft Image: Comparison of the Holy and Halk friats to the Holy and Halk friet to the Holy		Minor harm		develoment. Benefit as a result of introduction of framed	and character of development Negligible benefit - views	harmful in relation to distant views from high ground to the east.	be harmful to views
Judivided Trinity St Helen's Church, Great Hospital Vaterloo Park Cathedral of St John the Japtist IS-51 London Street Variable St John the Japtist IS-51 London Street Vorwich Castle St Andrews Church St Andrews Church St Andrews Church St Peter Mancroft In Guildhall I Guildhall Hill St Andrews and Blackfriars St Peter Hungate Ine Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm		develoment. Benefit as a result of introduction of framed	and character of development Negligible benefit - views	Minor harm	Minor harm
Hospital Waterloo Park Cathedral of St John the Baptist Ut5-51 London Street Vorwich Castle St Andrews Church St Andrews Church City Hall St Peter Mancroft I Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate I Guildhall Hill St Peter Hungate I Guildhall Hill I Guildhall I Guildhall Hill I Guildhall Hill I Guildhall Hill I Guildhall I					Botolph Street	(view from Cathedral meadow)	(view from Ca meadow)
Cathedral of St John the Baptist 45-51 London Street Vorwich Castle St Andrews Church St Andrews Church City Hall St Peter Mancroft The Guildhall I Guildhall Hill St Andrews and Blackfriars Alls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm	Minor harm – scale and character of development	Minor harm (view from Cathedral meadow)	Minor harm
St Andrews Church St Andrews Church St Andrews Church St Peter Mancroft International St Peter Mancroft International St Andrews and Blackfriars Halls St Andrews and Blackfriars Halls St Peter Hungate International St			No harm	No harm	Some harm	No harm	No harm
Norwich Castle St Andrews Church City Hall St Peter Mancroft The Guildhall I Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		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 h
St Peter Mancroft St Peter Mancroft St Peter Mancroft St Peter Mancroft St Andrews and Blackfriars Halls St Peter Hungate St Peter Hungate Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Moderate harm	No harm	No harm		Minor harm	Minor harm
City Hall St Peter Mancroft The Guildhall I Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm	Considerable harm – scale and character of development	Not cause harm	Not cause har the setting or significance
St Peter Mancroft St Peter Mancroft St Peter Mancroft St Peter Mancroft St Andrews and Blackfriars Halls St Peter Hungate St Peter Hungate Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm		Minor harm	Minor harm
The Guildhall I Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm	Considerable harm – scale and character of development	Not result in harm	Not result in h
1 Guildhall Hill St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Negligible harm	No harm	No harm	Marked harm – scale and character of development	Not result in harm	Not result in h
St Andrews and Blackfriars Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm	Minor harm – scale and character of development	No harm	
Halls St Peter Hungate The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm		No harm	
The Britons Arms Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Minor harm	No harm	No harm	Minor harm – scale and character of development	No harm	
Elm Hill group No 2-4,6-8 Includes all 1-3, 5, 7, 9		Negligible harm	No harm	No harm	Minor harm – scale and character of development	No harm	
Includes all 1-3, 5, 7, 9		Negligible harm	No harm	No harm		No harm	
1-3, 5, 7, 9	6-8		No harm	No harm		No harm	No harm
	s all of below	Major harm	Moderate harm	Minor Harm, at most, with the potential for enhancement		Minor harm	Minor harm
34+36A St Augustine's Street group					Marked harm – scale and character of development Minor benefit – partial repair of pattern of streets		
Rear of 13	lph Street	5			Not assessed Not assessed		
Catherine \	26+30,27-29, 32,	1			Marked harm – scale and	1	1



					_		
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 thar 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 thar substantial' scale
City Wall (Magpie Road)		Minor harm	No harm	No harm	Marked harm – scale and character of development	No effect	No effect
Jpper Close (northern group)		Negligible harm	No harm	No harm		Not affected	
Maids Head Hotel, Fombland		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
ye Bridge Street group	2, 7-9, 11-15, The Mischief tavern, 8 Fye Bridge Street; Fye Bridge, 3 Colegate		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	
	63,80,82; St Georges Church, Bacon's House	Minor harm	Minor harm	No harm		Unaffected (63,80 and 82)	
St George's Street group	Georges Church			Maximum Negligible Harm	Marked harm – scale and character of development	Minor harm	
or occurrent of our of group	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		
	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
Magdalen Street (centre and north)	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	
	29				Minor harm – scale and character of development			
Magdalen Street south	47-49				Some harm – scale and character of development			
					Minor benefit – design of new four storey block			
	44, 46 +48	Negligible benefit	Negligible benefit	Negligible benefit	Marked harm – scale and character of development			
	41				Some harm – scale and			
Doughty's Hospital		Minor harm	Minor harm	Minor harm	character of development Considerable harm – scale and character of development		Minor harm	
13-45 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.	
^D ykerell'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 h
Catton Hall/Park					Neutral		No harm	No harm
	Nos 1A – 11, 13 – 19, 21, 27 and 29 Sussex Street (LBgII)						No harm	No effect
Sussex Street group	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	İ	İ	l I



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FA	O: Norwich City Council and Historic England (East of England)
3 F	ebruary 2022 LH-21-H113 BY EMAIL
AN	GLIA 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 <i>Methodology</i> 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,
	 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



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		17	26 (9 Additional from October 2021)
January 2022 Massing			

- 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.
- Appended to this document are tabulated assessments of previously scoped views and Heritage 9. 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

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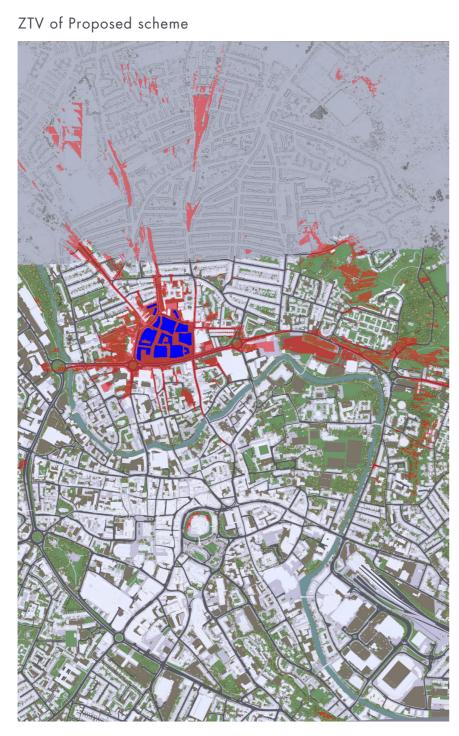
APPENDIX 1: ZVI ANALYSIS

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Zone of Visual Influence (ZVI) Study

February 2022





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Proposed Scheme Viewshed

ZVI study was produced with trees taken into consideration

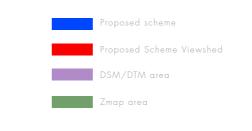
Representations.

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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



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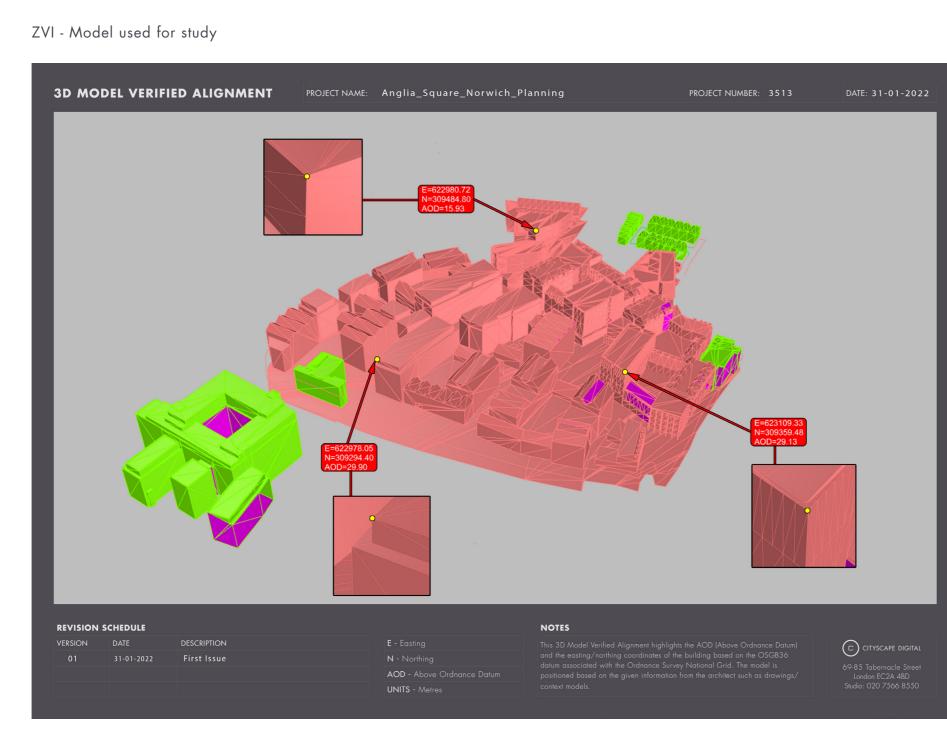
ZVI study was produced with trees taken into consideration

Representations.

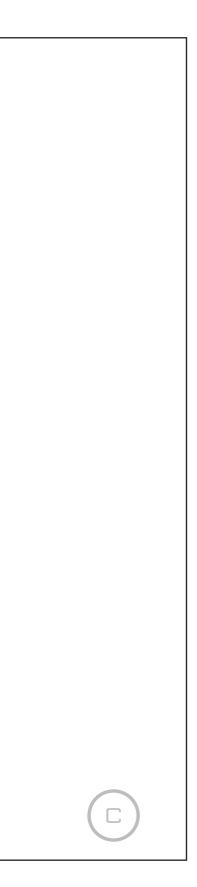
ANGLIA SQUARE | NORWICH

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





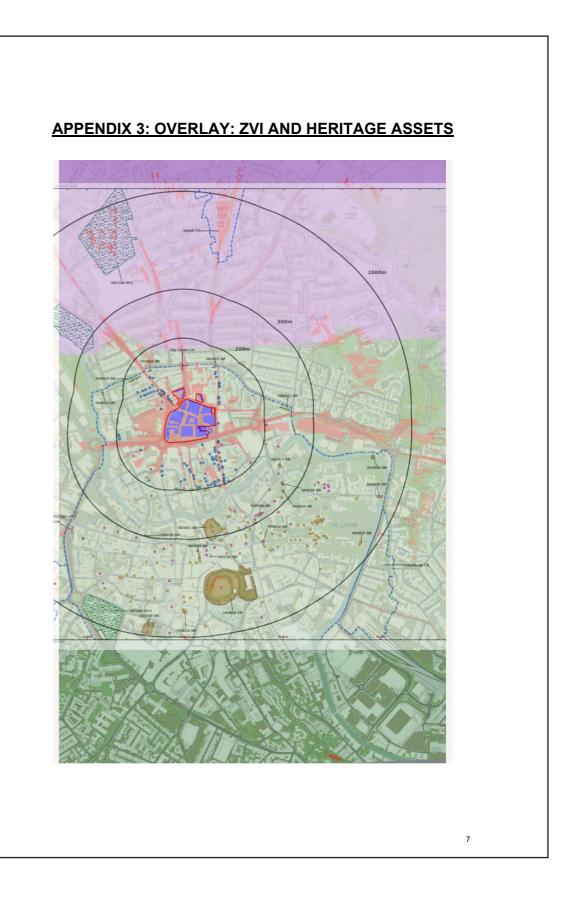
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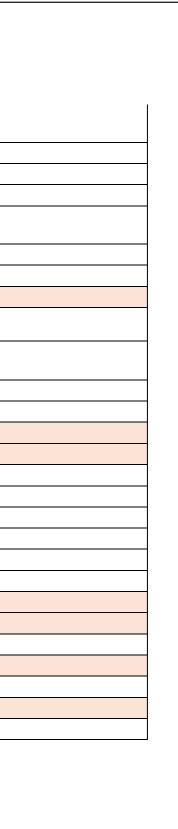


APPENDIX 4: VIEWPOINT INCLUSION/OMISSION ANALYSIS

View	Tested "Key View"?	Location	Render / Wireline	Proposed scheme Visible / Not Visible	ZVI Overlay Exclusion?	Retain or Omit	Recommended Approach to New App.		Short/Med/Long?	New ZVI: Retain or Omit	Hybrid: Render or Wireline	Reserved Matters: Render/Wirel if revision required
	1 No	View from Catton Park	Wireline		N/A	OMIT	N/A	High	Long	OMIT		
	2 No	Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Wireline		N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline	
	3 No	Junction of Constitution Hill/Denmark Road/Clement's Hill	Wireline		N/A	MARGINAL	Wireline	Low	Long	RETAIN	Wireline	
4	4 No	Angel Road (next to school entrances)	Render		N/A	RETAIN	Wireline		Short	RETAIN	Wireline	
Į.	5 No	Junction of Heath Road/Shiptone Road	Wireline		N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline	
	6 No	Junction of Magdalen Road/Sprawston Road	Wireline		N/A	MARGINAL	Wireline	Low	Medium	RETAIN	Wireline	
	7 Yes	Mousehold Avenue (north east corner of allotments)	Render		N/A	RETAIN	Render	High	Long	RETAIN	Render	
8	8 Yes	Motram Monument, St James' Hill	Render		No	RETAIN	Render	High	Long	RETAIN	Wireline	Render
(9 No	Ketts Heights (Armada beacon) -	Render		No	RETAIN	Render	High	Long	RETAIN	Wireline	Render
10	0 No	Ketts Hill	Render		No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render
11	1 No	Outside the Forum	Render		Yes	OMIT		High		OMIT		
12	2 Yes	Castle Rampart	Render		No	RETAIN		High	Long	RETAIN	Wireline	Render
13	3 No	Junction of Gentleman's Walk/Davey Place	Wireline		No	RETAIN	N/A	High	Long	OMIT?	Wireline	Wireline
14	4 Yes	Aylsham Road	Render		No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render
15	5 No	Junc St Augustine's Street / Magpie Road	Render		No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render
16	6 Yes	Junc St Augustine's Street / Sussex Street	Render	Visible	No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render
	7	magple Road (short distance east of St Augustine St junction) looking south with City wall	Dender	16-3-1-	N -	MARGINAL	Dender	Marthum	Mark Street	OMIT?	A Carlos France	
17	7 Yes	section in foreground	Render	Visible	NO	RETAIN	Render Render	Medium Low	Medium	OMIT? IRETAIN	Wireline Render	
	8 Yes	Junc Edward Street / Magpie Road (east side Edward Street)	Render		No	RETAIN			short	RETAIN		Bender
	9 No 0 No	Outside St James Church (Puppet Theatre), Barrack Street	Render Render		No Yes	OMIT	Render N/A		Short	INE LAUN	Wireline	Render
						OMIT		High	Long	·	4	
	1 No	Upper Close (Seat at Northermost Extremity)	Wireline		Yes		N/A		Long	4	4	
	2 No	Junction Elm Hill / Princes Street	Render		Yes	OMIT	N/A		Medium	4	4	
	3 No	Outside 21 Tombland Street	Wireline		No		N/A		Medium	i	4	
=	4 No	Tombland (Outside Edith Cavell Statue)	Wireline		Yes	MARGINAL	Wireline Render	High	Long			
	5 Yes	Junc Wensum Street / Elm Hill (east side Wensum St)	Render		No	MARGINAL		Medium	Medium	RETAIN	Wireline	
	6 No	Fye Bridge	Wireline		Yes	MARGINAL	Wireline	High	Medium	OMIT	4	4
21	7 No	Riverside Bridge Next to tourist boat pontoon	Render		No	OMIT	N/A	Medium	Medium	1	4	
28	8 No	St George's Bridge/St George's Street	Wireline		No	RETAIN	Wireline	Low	Long	OMIT		4
	9 No	Junction Oak Street / St Martin's Lane	Render		No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render
	0 No	Junc St Crispin's Road / Oak Street	Render		No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render
	1 No	Entrance to Quaker Burial Ground, Chatham Street	Render		No	RETAIN	Render	Low	Medium	RETAIN	Wireline	Render
	2 Yes	Seating area in north west corner of St Augustine's Churchyard	Render		No	RETAIN	Render		Short	RETAIN	Wireline	Render
	3 No	In front of St Augustine's Church porch	Render		No	RETAIN	Render	Sensitive	Short	RETAIN	Wireline	Render
	4 No	Outside 107 Magdalen Street	Render		No	RETAIN	Render	Medium	Short	RETAIN	Render	
	5 Yes	Junc Cowgate / Bull Close	Render		No	RETAIN	Wireline	Low	Short	RETAIN	Render	
	6 No	Junction Muspole Street / Colegate Street	Render		Yes	MARGINAL	Wireline	Low-Medium	Medium	OMI		4
	7 No	Junc Calvert Street / St George's Street	Render		Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline	
	8 Yes	Junc Calvert Street / Colegate	Render		Yes	RETAIN	Render	Sensitive	Medium	RETAIN	Wireline	
	9 No	Entrance to Octagon Chapel, Colegate	Wireline		Yes	RETAIN	Wireline	High	Medium	OMIT		
	0 No	View north along meeting House Alley (N side of Colgate), towards the Old Meeting House	Wireline		Yes	OMIT	N/A	High	Medium	<u>i</u>		4
	1 No	Outside 25 Magdalen Street (Looses Emporium)	Render		No	RETAIN	Render		Medium	RETAIN	Render	
	2 No	Outside 39 Magdalen Street	Render		No	RETAIN	Render	Low	Short	RETAIN	Render	
	3 No	Corner of 59 Magdalen Street	Render		No	RETAIN	Render	Low	Short	RETAIN	Render	- <u> -</u>
	4 Yes	Doughty's Hospital courtyard (south end)	Render		No	RETAIN	Render	Medium	Short	RETAIN	Wireline	Render
	5 No	Junction of St George's Street/St Cripin's	Render		No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render
	6 No	Junction St Mary's Plain/Duke Street	Render		No	RETAIN	Render	Medium	Medium	RETAIN	Wireline	Render
	7 No	Northeast Corner Duke Street/St Crispin's/Pitt St Roundabout	Render		No	RETAIN	Render	Low	Short	RETAIN	Wireline	Render
	8 No	Waterloo Park	Render		N/A	OMIT		Medium				4
	9 No	Ayshlam Rd	Render		No	RETAIN	Render	Low	Medium	RETAIN	Render	
	0 No	Bakers Rd	Wireline		Yes	OMIT		Medium	Medium	<u>i</u>		
-	1 No	Sussex St	Wireline		No	OMIT	N/A	High	Medium	1		
	2 No	Rosemary Lane	Wireline		No	MARGINAL		Medium	Medium	RETAIN	Wireline	
	3 No	City Hall Balcony	Wireline		Yes	MARGINAL	Wireline	High	Long	OMIT		
	4 No	Norwich Castle	Render		No	RETAIN	Render	Medium	Long	RETAIN	Wireline	Render
	5 No	St Peter's Hungate	Wireline		No	MARGINAL	Wireline	Medium	Medium	OMIT		
	6 No	Fye Bridge	Wireline		Yes	OMIT	N/A	High	Medium			
	7 No	Great Hosipital - central quad	Wireline		Yes	OMIT			Long	1		
	8 No	Great Hospital - The Church of St Helen	Wireline		Yes	OMIT	N/A		Long			
	9 No	Bishop Bridge	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Long			
	0 No	Cathedral Meadow	Render		Yes	MARGINAL	Wireline		Long	RETAIN	Wireline	
61	1 No	Catton Park East	Wireline Wireline		N/A	OMIT	N/A		Long	1		
	2 No	Catton Park West		Not Visible	N/A	IOMIT	N/A	High	Long			

Vireline,	Notes
	Was wireline upgraded to Render
	Was wireline upgraded to Render
	Was wireline upgraded to Render
	10
	Suggest amended position, following Site Visit
	suggest amonged position, following one view
	Question mark as to purpose of inclusion. Scheme likely to be visible but only very marginally
-	
	Annound Development (Meter Meter Meter Annound evelopment)
	Apparent Possibility of Visibility, but scoped out by ZVI
	Note Impact of St Crispin's House extension
	Was wireline upgraded to Render
	Apparent Possibility of Visibility, but scoped out by ZVI
	Apparent Possibility of Visibility, but scoped out by ZVI; requires proving
	Apparent Possibility of Visibility, but scoped out by ZVI, requires proving
	No to negligible potential for visibility; scoped out by ZVI.
	No visibility apparent, ZVI suggests otherwise
	/ / / / / / / / / / / / / / / / / / / /
	Assessed as being inviisble from this point
	Scheme invisible from this point, as suggested by ZVI
	control in the point, do duggeolda by 2VI
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	Although likely invisible, suggest retention, given reference to this view in the Annual Destrict
	Although likely invisible, suggest retention, given reference to this view in the Appeal Decision

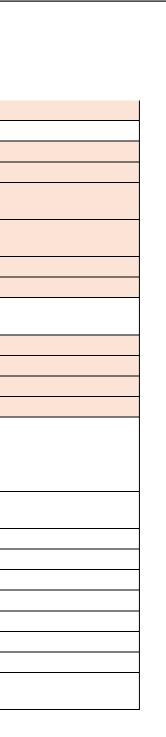
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	High	In	In
1051189	41, Magdalen Street	Grade II	High	In	In
1051897	42-52, St Augustine's Street	Grade II	High	In	In
1290734	63, St Georges Street	Grade II	High	In	In
1051188	Numbers 31 to 35 and Gurney Court	Grade II*	High	In	In
1187208	12, Golden 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

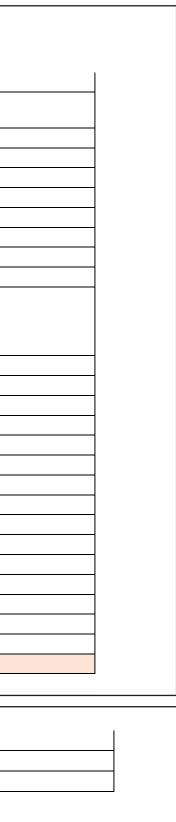


1051282	Church of St Clement	Grade I	High	In	Out
1372521	Former Church of St James	Grade I	High	In	In
1206438	70, The Close	Grade I	High	Marginal	Out
1051314	69, The Close	Grade I	High	Out	Out
1051315	Carnary Chapel	Grade I and Scheduled Ancient Monument	High	Out	Out
1372788	Erpingham Gate	Grade I and 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		
	La salle Lista d Dediaina	1	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



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

IHLE lumber	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	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	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

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

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

NHLE Number	Heritage Asset	Designation	Sensitivity	ZVI Scoping (In/Out)	Grouping	Summary of Significance	Summary of Setting Contribution
1372839	75, Magdalen Street	Grade II	Medium	In	Anglia Square	C18th century townhouse containing C17th fabric, and subject to later alterations. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Situated directly east of the Site, with a setting heavily influenced by later development, including Anglia Square. Immediately surround other remaining assets.
1051191	Cat and Fiddle Public House	Grade II	Medium	In	Northern City	Late C18th century public house, with earlier, C17th fabric and later additions and alterations. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Northeast of Anglia Square, with direct intervisibility with the Site. Significant modern intrusions into its setting have eroded the contril other assets forming a legible palimpsest.
1187193	Doughty's Hospital	Grade II	Medium	In	Colegate	Largely C19th almhouses, built on seventeeth century foundations, and remaining in use as sheltered housing. An example of late nineteenth century almshouse building with a long history on the Site, and a strongly expressed "neo-Tudor" aesthetic	Directly south of the Site, but also south of St Crispin's Road, this asset is intrinsically inward-looking, with a blank facade to the St Crisp Square in the skyline, and these will need to be carefully considered, in order to avoid harm to appreciations of its internal aesthetics a
1051894	Rear of Numbers 13 and 15, St Augustine's Street	Grade II	Medium	In	Northern City	Late C16th flint rubble and brick buildings, now in use as shops, reflecting an approach to siting buildings historically within Norwich. Significance derived from age, plan form, and the archaeological interest in holds, providing as it does part of an understanding of Norwich's late medieval development	Largely appreciated within a tight yard, with built form to the west, north and south. The Broadside Warehouse car park does create so This general part of the building's setting is heavily eroded, and lacks historic features and definition.
1218903	107 and 109, Magdalen Street	Grade II	Medium	In	Anglia Square	Early C19th hops with residential above, retaining C19th shopfronts. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Appreciated as part of wider Magdalen Street group, with contribution made by street form and legibility alongside other historic retai including Anglia Square, which have degraded the contribution of its setting to significance.
1220508	1 and 3, St Augustine's Street	Grade II	Medium	In	Northern City	Early C19th shops with residential above, retaining C19th shopfronts. Good retention, apparently, of C19th fabric internally. Historic, Architectural and Archaeological values expressed through the building's fabric and aesthetic qualities.	Appreciated as part of longer run of retail and residential premises along St Augustine's Street, appreciated as part of the palimpsest of more open southern end of the street, views towards Anglia Square, and the degraded surface car parking along Pitt Street, are possibl
1051893	5, St Augustine's Street	Grade II	Medium	In	Northern City	C17th building, with C18th and C19th alterations. Painted brick with round-headed windows and C19th shop front and carriage arch. Of interest for its age, legible palimpsest, and architectural and historic values as an example of the commercial and residential development	oppportunities for enhancement. Appreciated as part of the wider St Augustine's Street group, particularly with its listed neighbours to the north and south, and St Augu the south, although this openess also brings with it views to the poorer quality environment around Anglia Square, where the lack of hi
1220515	7, St Augustine's Street	Grade II	Medium	In	Northern City	common in the vicinity. Late eighteenth century retail and residential property, with C20th shopfront. Significant for its age, and posseses architectural and historic values as an example of the commercial and residential development common in the vicinity.	setting's contribution to significance. As per 5 St Augustine's Street; immediate group value and sense of place in conjunction with historic buildings, with wider degradation
1372494	9 and 11, St Augustine's Street	Grade II	Medium	In	Northern City	Modest early C19th retail and residential premises, with later shopfront, sash windows and pantiled roof, typical of the vicinity. Significant for its age, and posseses architectural and historic values as an example of the commercial and residential development common within St	As per 5 and 7 St Augustine's Street; part of the group opposite St Augustine's Church with immediate group value and wider degradat
1220534	21, St Augustine's Street	Grade II	Medium	In	Northern City	Augustines'. Largely C18th retail and residential premises, albeit with C17th range to the rear and shopfront pilasters of C19th (C20th shopfront). Possesses legible palimosest, and a typical Early Modern building of the area, of painted brick with sash windows, pantiles, and simple	Placed at a location where St Augustine's Street turns and squeezes, with prominent views towards Anglia Square and the Pitt Street Ca locally listed C19th buildings to the south, and 23/25 and 22/24 St Augustine's Street. Legible as part of the development of this import
1051190	47 and 49, Magdalen Street	Grade II	Medium	In	Colegate	decorative bargeboard to south. Possesses architectural and historic values primarily. Pair of C17th shops and houses, with C19th and C20th shopfronts, with typical paired gables, sash windows, and a rendered frame. Significant for their age, and as good examples of a housing typology typical within Norwich, but well-preserved for their date.	during the Early Modern period. Much of the setting of this listed building has been lost by later development, with the St Crispin's flyover and Magdalen Car Park being context can be read best from their relationship with Magdalen Street itself, St Saviour's Church to the south, and wider development of truncated, reducing its contribution to significance.
1051192	113, Magdalen Street	Grade II	Medium	In	Anglia Square	Early C19th brick house and now shop, with the feeling of a weaver's cottage. Of painted brick, with sash windows, under a pantiled roof. Reflective of its era, vernacular in feel, and significant for its age and formal vernacular architectural form.	Appreciated with other historic buildings in the vicinity, with modern influences detracting, particularly the significant bulk of Epic Stud
1372495	23 and 25, St Augustine's Street	Grade II	Medium	In	Northern City	Typical C17th house, with multi-gable rendered facade, and sash windows without recesses. Evidence of C19th and C20th alterations, notably the loss of the original carriage arch and passage at ground floor level, where the doors are now found.	Part of a group, appreciated where St Augustine's Street tightens, and creates an immediate vicinity imbued with a legible sense of the but the curving of the road somewhat reduces the impact of this feature on the asset as appreciated from the street.
1291722	115 and 117, Magdalen Street	Grade II	Medium	In	Anglia Square	Late C17th and later building, originally two properties, now occupied by a single retail unit at ground floor. Modern shopfront with broad fascia detracts from significance. Above, typical arrangement of rendered facade with sash windows and paired gables above. Later applied	As per 111 Magdalen Street, appreciated as part of a historic grouping on the eastern side of Magdalen Street with later intrusions, par views of Anglia Square.
1220544	27-29, St Augustine's Street	Grade II	Medium	In	Northern City	<u>Umberwork to Number 115. Significant for its age and remaining expressions of historic alterations.</u> Pair of (on the face of it) early (19th buildings, now with later shopfronts inserted. Considered to be a refronting of an earlier building, with timber framing found internally, and with C18th rear wing. Therefore significant as a multi-phase building with evidence of transformation	Appreciated as part of a wider immediate group, somewhat screened from open views to the south. Has a significance that is not imme susceptible to harm within its wider context; it must be read and appreciated from the outside in to be understood, and therefore is be
1051248	2-12, Gildencroft	Grade II	Medium	In	Northern City	over time around a core timber frame. Terrace of former almshouses built in the sixteenth, altered in the seventeenth and eighteenth centuries and restored during the twentieth centuries. Jettied, flint and brick built. Example of well-preserved, though altered, almshouse architecture, and of significance for their age, historic use, and presence within a churchyard setting.	Read as part of the Churchyard of St Augustine's Church, alongside the Church itself. Beyond the churchyard, significant degradation of south, southeast and southwest remaining. Anglia Square is a prominent feature within its immediate setting to the southwest. Views p views will need to be carefully managed through the new scheme, but there are also opportunities to reknit its degraded wider setting.
1220581	22 and 24, St Augustine's Street	Grade II	Medium	In	Northern City	Largely C18th building, but with incorporated remains of much earlier, C16th timber frame, found expressed within now nogged front and southern flank facades. It is believed to represent the only remaining example in Norwich of a fully framed building, and includes the legible remains of a Queen Post roof. Principcally significant for the age and relative rarity of its original frame, and for the sense it provides of how buildings of this age were subsequently developed over time.	Appreciated as part of the grouping of 23/25 and 21 St Augustine's Street, as well as part of the framing of the churchyard to the south deriving much of its significance in setting terms from its immediate relationships. Views to the south towards Anglia Square are possi
1291696	46 and 48, Magdalen Street	Grade II	Medium	In	Colegate	Four bay, red brick, apparently C18th house with likely C19th shop front. Entirety a refrontage (and probably heightening) of C16th framed building. Significant for its age, palimpset, and as an example of formalising and refronting of earlier buildings typical of the vicinity.	Appreciated with immediate historic buildings (Church of St Saviour, opposite, and 44 Magdalen Street, to the south). Intrusive modern subject to later interventions. Anglia Square a largely concealed, distant feature beyond St Crispin's flyover.
1372458	26-30, St Augustine's Street	Grade II	Medium	In	Northern City	C19th externally, but concealing original timber frame, the building includes some significant later external decorative features, including early C19th doors and fanlights, and a projecting, heavily glazed shop front bay with fluted columns and a heavily expressed triglpyh frieze. Significant for its age, legible palimpset, and some strongly expressed architectural features externally.	Appreciated as part of an immediate group, and partially screened from views to the south by the projecting flank of 24/26 St Augustin and a similar set-back to the north (along with the relative tightness of St Augustine's Street in this location) focuses the building's setti
1051196	44, Magdalen Street	Grade II	Medium	In	Colegate	C16th, refaced in C18th century, as per 44-46, but more decorative than its immediate neighbour, with Tuscan doorcase and Venetian window to central first floor. Dignified arrangement, imposed on a much older framed house, ensures that this asset has significance for its architectural interest, but also for its historic and archaeological interests, given its palimpsest and age.	As per 44-46, appreciated as part of a group, within a broadly legible historic street, but with significant intrusive modern features. Ang
1290907	32, 34, 36 and 36A, St Augustine's Street	Grade II	Medium	In	Northern City	A group of early C19th houses, on the corner of St Augustine's and Sussex Streets, where the corner is curved. The whole are relatively modest, of brick and white painted, with pantiled roofs. They possess apparently C29th shopfronts in part. They are of significance for their age, and as an example of modest retail and residential properties of the early C19th.	This listed building, running up to the corner of Sussex Street, is often appreciated from the north, looking back towards its curved corn to an extent with what is otherwise a reasonably contributory setting; there are other modern interventions into the more immediates development of between the C17th and C19th, with which it forms a legible palimpsest.
1051189	41, Magdalen Street	Grade II	Medium	In	Colegate	Late C18th building, possibly originally a house, with very significant alterations to Ground floor frontage. Would also appear to have been subject to considerable alterations elsewhere, as it now possesses a flat roof across the entire premises, and is heavily extended to the rear. Unclear, therefore, how much significance this building retains.	Appreciated as part of the longer run of Magdalen Street, and in relation to listed and unlisted historic buildings in the vicinity. Some, o
1051897	42-52, St Augustine's Street	Grade II	Medium	In	Northern City	A long run of early C19th houses, built as a group, and with some C19th and later shopfronts. Formally, but simply arranged, with widely spaced 8 over 8 sash windows, this asset has significance for its legibility as a set piece development, within what is otherwise an area where development was brought forward on a piecemeal basis. It has clear architectural interest for its finely considered design.	As with many properties on St Augustine's Street, this building is appreciated alongside other immediate buildings of a similar age, whi street. Poor quality later development in the immediate vicinity detracts from the contribution of its setting to significance. Anglia Squa building is best appreciated looking north, away from Anglia Square.
1290734	63, St Georges Street	Grade II	Medium	In	Colegate	Part C17th and Part C18th century weaver's cottage, dating to a period when the worsted trade grew significantly within Norwich-over-the- Water. The building is rubble built and partly rendered, and has been subject to recent works of conservation. Significant for its age, architectural value as an attractive and expressive vernacular form, and for its connection to a locally significant trade.	Significant changes within the immediate vicinity have rendered this structure a rather isolated historic feature, surrounded by large-sc House, a dominant feature opposite, and Stannard Place to the north. The Western part of the Site, particularly Sussex Chapel, is visible more directly influenced by large-scale development in the immediate vicinity. The major setting contribution to the site's significant is which gives a clue as to its historic context.
1187208	12, Golden Dog Lane	Grade II	Medium	In	Colegate	Red and grey brick house of the early C19th, predominantly oriented to the south, to its garden, and retaining good original features, including 6 over 6 sash windows and cast iron balcony/loggia to the south.	Appreciated within a tight immediate urban setting, from Golden Dog Lane across its garden to the south, and from the Lane to the nor brick. The surface Colegate Car Park to the south is a poor quality feature, but otherwise, despite considerable modern development in building to be appreciated as part of a tight-knit urban area of a small scale; also read with 10 Golden Dog Lane. Anglia Square is visible the south, as a secondary feature, intrusive in these views in term of the lack of quality of Gildengate House in particular.
1372793	10, Golden Dog Lane	Grade II	Medium	In	Colegate	Contemporary broadly with number 12, a small and well-proportioned early C19th house, with later casement windows, and probably later porch. Of value for its age, and as part of the remaining early C19th fabric of this part of Norwich	As with No. 12, read as part of the tight-knit environment of Golden Dog Lane, along with Number 12. Less heavily impacted by the Col not possible to get longer views from the south incorporating both the site and the asset.
1206550	5, Cross Lane	Grade II	Medium	Marginal	Colegate	Previously a public house of C17th origin and incorporating later changes that date to the C19th and C20th . Architectural and archaeological interest is contained within the building's fabric, with some particular interest in the varied fenestration, and general aesthetic qualities.	5 Cross Lane stands directly south of Anglia Square. Modern alterations and developments within immediate proximity have greatly recontribution is found through its ability to contribute to the narrative on the historic development of Cross Lane as a connecting route b
1290924	The Catherine Wheel Public House	Grade II	Medium	In	Northern City	Purpose built public house of late C19th origin, consisting of 2 storyes and 2 bays. Archaeological and architectural interest found primarily in the well-preserved public house façade with further significance located in the corner entrance and its inclusion of ionic columns with wheatear drops.	Positioned northwest of the Site with direct intervisibility. This asset forms part of the wider St Augustines Street townscape. The imme signage and commercial advertisement is also found within numerous street fronted elevations. Whilst Anglia Square beyond also detra appreciation of this asset is diluted and its significance lessened
1051194	Block to rear of Number 24 Magdalen Street	Grade II	Medium	Marginal	Colegate	This asset dates to the 19th century and features as a purpose-built bombazine manufactory. The building is of 3 storeys and constructed from red brick elevations with a pantile roof. The fenestration is indicative of the building's indented industrial purpose and most overtly seen through the continuous frieze window at second floor level.	This asset is positioned south of the Site and best appreciated from the Colegate Car Park, whilst limited views are glimpsed from Colga archaeological interest as an industrial building located within historic urban setting of St Magdalen Street.
1372837	29 Magdalen Street	Grade II	Medium	In	Colegate	A brick building of unknown built purpose with a date stone that realistically denotes the primary construction phase in the early C17th and linked to the town's Mayor of I631. The front elevation is dominated by the large, 20th century glazed shopfront which serves to disrupts the early C18th sash windows at first floor level, and the 3 gabled dormer windows above. The rear back ranges evidence secondary construction phases that also date to the first half of the C17th.	Positioned directly south of the Site, contribution is made by street form and legibility alongside other historic retail and residential buil the St Crispins Road flyover, which have degraded the contribution of its setting to significance.
1210466	Folly House and Pineapple House	Grade II	Medium	In	Colegate	Two houses that date to the C17 and feature a later C19th range. Flint and brick rubble construction, featuring a rendered plinth and red brick dressings. The gable front is rendered and the adjacent right hand range is of painted brick, complete with a pantiled roof. Fenestration is varied and almost entirely dates from a period of change in the 19th century.	Visible from the Site, this asset forms part of the tight urban setting in St Martins Lane with views partly obstructed by a boundary wall Immediate group. The significance of this asset is found in its historic and archaeological interest as part of a setting which features var buildings. However, the modern buildings found to the west, which includes the Site, serve to detract from the significance and present
1051350 1206046	22 Calvert Street 20 Calvert Street	Grade II Grade II	Medium Medium	Out Out			
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bunded by later development, but read as part of a longer historic street wit ntribution of its setting, but it remains legible as part of a historic street, with crispin's flyover. Views from within the courtyard include aspects of Anglia cs and form. te some openess to the southeast, providing views towards Anglia Square. etail and residential buildings. Significant later intrusions into setting, st of this area, as well as along with St Augustine's Church. Given presence at ssible, and create a hard, degraded feel to core setting, with obvious ugustine's Church, opposite. Appreciated alongside the important junction to of historic fabric and lack of urban form detracts to a degree from wider tion of setting to the south. adation of setting to the south. et Car Park to the south. Immediately appreciated as part of a group with portant and reasonably well-preserved street, expressing its development being prominent, poor quality elements within their setting. Their historic ent of a similar age in the wider vicinity. Its setting remains, however, heavily Studios opposite. Anglia Square is a visible, but oblique feature to the south. the historic development of the vicinity. Anglia Square is visible to the south , particularly Epic Studios opposite. Some oblique, detracting but detached mmediately appreciable, and it is therefore arguable is less immediately is best read as part of its immediate group. on of setting has taken place, with little of the original mesh of streets to to the ews possible towards it from the Churchyard, over its consistent roofline; thes ting. outh. It reads as an earlier part of the palimpsest of this historic street, oossible and open, and do detract from appreciations of the property from dern features in the vicinity, but appreciable as part of wider historic street, ustine's Street, which follows a slightly different street line. This arrangement etting on its immediate surroundings. Anglia Square largely concealed from view. corner, with Anglia Square visible in the background. This element compete ate surroundings of this asset, but it is generally appreciated in the context of ne, oblique views towards Anglia Square, screened by the St Crispin's Flyove , which together create a sense of the development over time of this importal Square is visible in conjunction with this asset at a clear remove, and the e-scale C19th and C20th century development, in particular St Crispin's isible to the north, but this is clearly secondary, with the immediate settir nt is broader, and is derived from the street pattern that surrounds it, and e north, where the facade reads as more utilitarian, despite its use of red nt in the area, much of this has been sufficiently sympathetic to allow the sible over rooftops to the north in some views looking beyond the asset from e Colegate Car Park, but also less directly influenced by Anglia Square, as it is y reduced its contribution to significance. Greater, but still limited, ute between St Georges Street, Calvert Street and St Crispins Road. nmediate surroundings contain dilapidated buildings, unsympathetic street

detracts, as a prominent, modern feature of poor quality. Consequently, the Colgate. Significance is primarily found through the assets architectural and

buildings. Significant later intrusions into setting, including Anglia Square an

wall that stands adjacent to St Crispins Road and helps to define this varied historic architecture, including purpose-built secular and industrial esent harsh construction materials.

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 its archaeological and architectural interest, including its primary construction phases that dates to Normar development that stands opposite. Further negative attributes that dimmish this assets significance are red 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 plan double-order pilasters.	The asset stands as part of tight knit historic residential row that occupies the eastern side of Calvert Street. connects Cavell House and Austin House. It significance is found in its collective grouping within a historic str developed that stand directly opposite and sight of Anglia Square. These modern developments serve to uns
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. connects Cavell House and Austin House. It significance is found in its collective grouping within a historic str developed that stand directly opposite and sight of Anglia Square. These modern developments serve to uns
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 archaeologic that stand opposite and serve to dilute the interpretation and appreciation of this building. This reduced sign 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. Gildencroft can be fully appreciated. These immediate surroundings are of considerable historic importance to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the hist principal arterial route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencro management scheme, which from the east side of the building has increased the building's sense of isolation 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 N/A	21, 23, 25, 27 & 29 Cowgate	Locally Listed	Low	lin lin	Anglia Square Northern City	This asset is a nineteenth-century terrace	
N/A N/A	33, Cowgate Wensum Hall (formerly Cowgate Street	Locally Listed		In	Northern City	A nineteenth-century house An early nineteenth-century hall	
N/A N/A	43 (Plasterers Arms PH)	Locally Listed Locally Listed	Low Low	In	Northern City	Early nineteenth-century public house	
N/A	13, 13a, 15, 17 & 19 St Augustine's Street		Low		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	
N/A	13, 13a, 15, 17 & 19 St Augustine's Street	Building	LOW	in	Northern City	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 35 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 centu-ry 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 N/A	4, 6 & 8 Chatham Street Former Gildencroft Meeting House	Locally Listed Locally Listed	Low Low	In In	Northern City Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses. The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth	
	-	Building				century structure.	
N/A	43 Magdalen Street	Locally Listed	Low	lin .	Colegate	No. 43, Magdalen Street is of an eighteenth century date with a twentieth century shopfront	
N/A	45 Magdalen Street	Locally Listed	Low	lin	Colegate	No. 45, Magdalen Street is of a nineteenth century date.	
N/A N/A	59 Magdalen Street 65 Magdalen Street	Locally Listed	Low		Northern City Northern City	No. 59, Magdalen Street is an early-twentieth century shop. No. 65, Magdalen Street dates from 1969.	
N/A N/A	67 & 69 Magdalen Street	Locally Listed Locally Listed	Low	In	Northern City	No. 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	
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e asset is appreciated as the focal point on St Martin's Lane. Grade I Listed, high significance is found within Iorman England. However, the asset's significance is inarguably reduced and impacted upon by the modern are reduced setting of the original churchyard and the dominating utilitarian building that faces the principal

Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that toric street that retains its cobbled roads. However, some significance is diminished with the modern e to unsettle the historic harmony and reduce the significance of this asset.

Street. Intervisibility with the Site is limited and views are largely blocked by a building further north that toric street that retains its cobbled roads. However, some significance is diminished with the modern e to unsettle the historic harmony and reduce the significance of this asset.

eological interest. However, significance is considerably impacted upon by the intrusive modern buildings ced significance is further negatively impacted by the visibility to Anglia Square's poorly designed eastern

south. The churchyard provides an ample setting and lush green space from which the principal frontage of ortance in the context of the local area and the development of Norwich during the medieval period and up rwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This the historic road layout. This involved the loss of many buildings in the immediate vicinity as well as the lidencroft is today dominated by a busy road junction and pedestrian crossings, the result of a recent traffic solation and dislocation from Norwich's historic core. The Site as it presently exists makes a negative

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

372513	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 dimmish this assets 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		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.
206042	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.
051870	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.
	1-9 Muspole Street	Grade II		Out			
219257	The Woolpack Public House	Grade II	Medium	Out			Gidencroft 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
	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 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 todal junction in Norwich's norther quarter where S. Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up unit 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 ostages in terms of the latter's hertage values.
/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
· ·	4-6 Cowgate	Locally Listed	Low	In	Anglia Square	Nos. 4-6, Cowgate date from the eighteenth century.	
	20 Cowgate (St Paul's Tavern PH)	Building Locally Listed	Low	In	Anglia Square		Appreciated as part of the wider townscape of Cowgate Street. This immediate setting contributes most strongly to significance
	21, 23, 25, 27 & 29 Cowgate	Building	Low	In		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
		Building			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
	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
	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
	43 (Plasterers Arms PH)	Locally Listed	Low	In	Northern City	Early nineteenth-century public house	
	13, 13a, 15, 17 & 19 St Augustine's Street	Locally Listed	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	
	-	Building Locally Listed	Low	In	-	Hinde's Yard between 13a and 15. Nos 31 and 33 St Augustine Street is a pair of seventeenth century houses, though much altered. 2 storeys with gabled attics. Rendered.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
;	31 & 33 St Augustine's Street	Building	Low		Northern City	Pseudo half-timbering to no. 31 at attic floor level. Pantile roof. Decorated bargeboards to no 31, 2 C19 shopfronts. No 33 recently restored	
	39 St Augustine's Street	Locally Listed	Low	In	Northern City	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
	41 & 43 St Augustine's Street	Building Locally Listed	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
		Building				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
	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
	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
	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.	
	75 St Augustine's Street	Locally Listed	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
	54 & 54A St Augustine's Street	Building Locally Listed	Low	In	Northern City	Nos. 54 and 54a, St Augustine's Street are a pair of early-nineteenth centu-ry houses.	Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
		Building Locally Listed	Low	In			Appreciated as part of the wider townscape of St Augustine's Street. This immediate setting contributes most strongly to significance
	64 & 66 St Augustine's Street	Building	1	1-	Northern City	Nos. 64 and 66, 5t 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
	68 St Augustine's Street	Locally Listed Building	Low		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
	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
	2. Chatham Street	Locally Listed	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
	,	Locally Listed	Low	In	Northern City		
	4, 6 & 8 Chatham Street Former Gildencroft Meeting House	Building Locally Listed	Low	In	Northern City	Nos. 4, 6 and 8, Chatham Street are late-nineteenth century houses. The Former Gildencroft Meeting House, Chatham Street is a mid-twentieth century building incorporating remains of an earlier seventeenth	Appreciated as part of the wider townscape of Chatham Street. This immediate setting contributes most strongly to significance Principal setting associated with the former Quaker Burial Ground and Gildencroft Park
4		Building Locally Listed	Low	In	Colegate	century structure.	
A	43 Magdalen Street	Building Locally Listed	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
	45 Magdalen Street	Building	Low	In		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
A	59 Magdalen Street	Building	Low		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
	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
Ą	67 & 69 Magdalen Street		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
A		Locally Listed	Low	In	Northern City		
4	71 & 73 Magdalen Street	Building Locally Listed	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
A	89 - 93 Magdalen Street	Building Locally Listed	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
	95 Magdalen Street	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
A	97 - 99 Magdalen Street	Building				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
/Α	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
/A	13-25 Calvert Street		Low	Out			
		Locally Listed	Low	In	Colegate		
A	27-35 Calvert Street	Building Locally Listed	Low	In	Colegate	Nineteenth century terrace	Appreciated as part of the wider townscape of Calvert Street. This immediate setting contributes most strongly to significance
/A	30-32 Calvert Street	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
/A	20 Golden Dog Lane	Building		· · · · ·		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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