

Previous View 37: Aylsham Road (additional view)



Existing



Proposed Render

Existing

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

Sensitivity/Susceptibility

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

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

Proposed

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

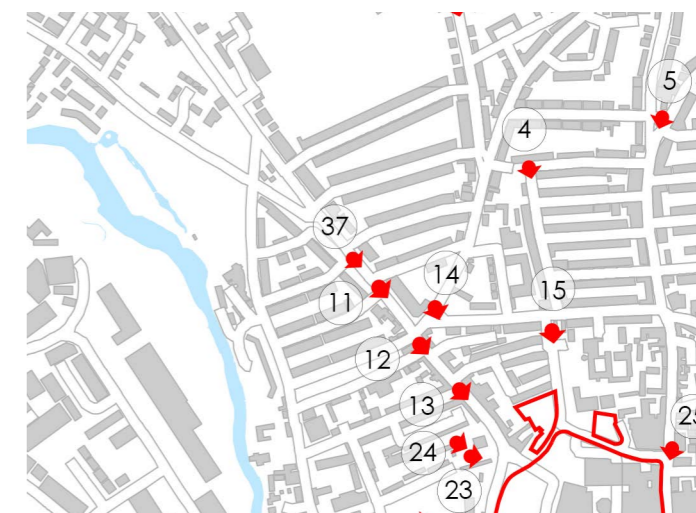
feature. While much of what is visible is in Outline, the visual as currently presented clearly captures the intention to provide a development of quality and interest, such that the viewer is enticed as they move towards Anglia Square from this point.

Magnitude of Change

Medium

Residual Effect

Minor-Beneficial



Revised View 37: Aylsham Road (additional view)



Existing



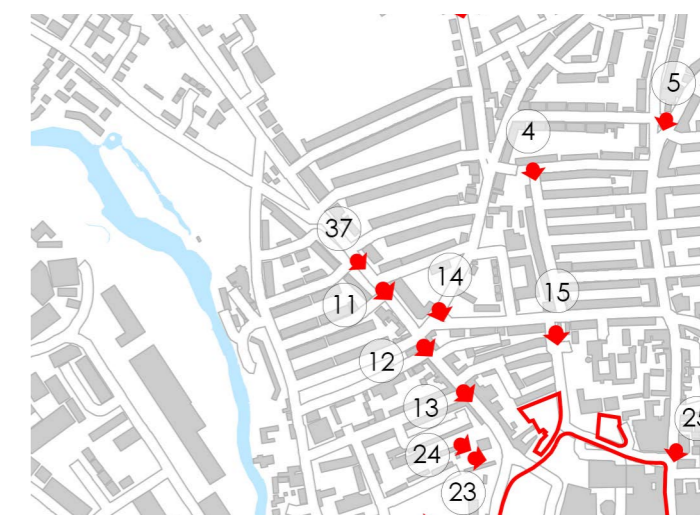
Proposed Render

Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: Medium
- Residual Effect: Minor Beneficial

Revision A: Revised Assessment of Impact

The Revised scheme here reduces the scale of Blocks A and D, as seen sitting in front of the Cathedral spire in this view. In our original assessment, we reached the view that this slight obscuration was significantly outweighed by the way in which the scheme as a whole increases the prominence of the spire. It continues to be the case, in our view, that the scheme increases the prominence of the Cathedral spire given the less assertive nature of the architecture of the scheme. It is also the case, however, that the spire itself will become more visible, as a result of the reduction in the height of Blocks A and D, which exposes more of the spire and spirelets. This has the effect of cementing the Minor Beneficial finding of our original assessment.



Previous View 38: Rosemary Lane



Existing



Proposed

Existing

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

Sensitivity/Susceptibility

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

Proposed

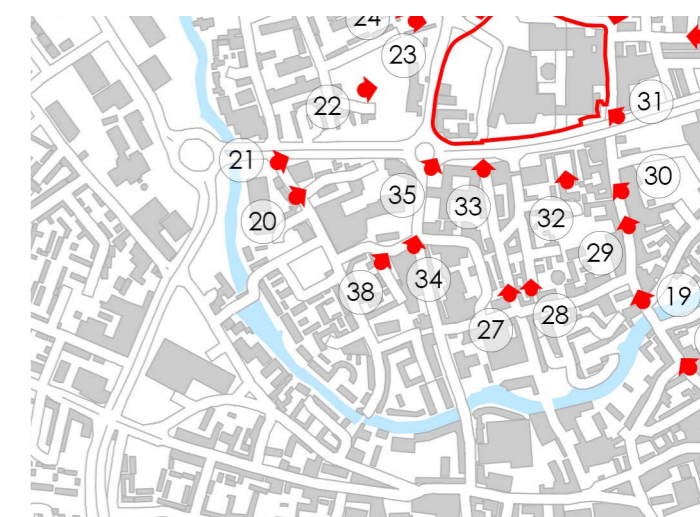
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form.

Magnitude of Change

Nil

Residual Effect

Nil



Revised View 38: Rosemary Lane



Existing



Proposed

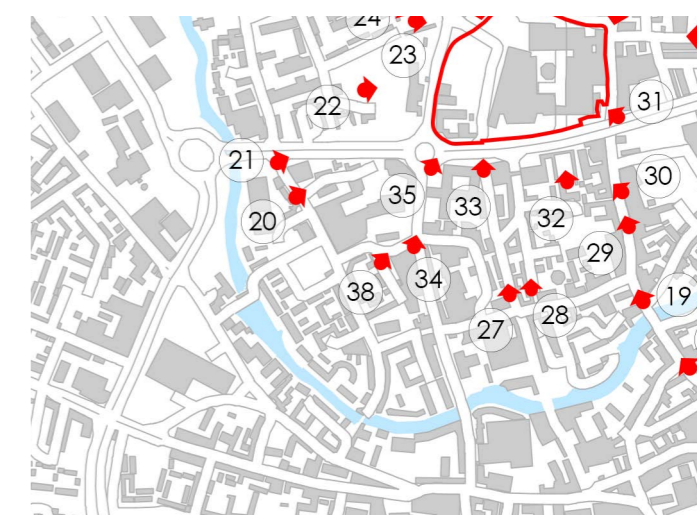
Previous Assessment

- Sensitivity: Medium
- Susceptibility: Medium
- Magnitude of Change: Nil
- Residual Effect: Nil

Revision A: Revised Assessment of Impact

The Proposed Development would continue to be screened by existing built form of the St Mary's Church.

There is no change in the conclusion of effects from the previous assessment.



Previous View 39: Norwich Castle



Existing



Proposed Render

Existing

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

Sensitivity/Susceptibility

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

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

Proposed

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

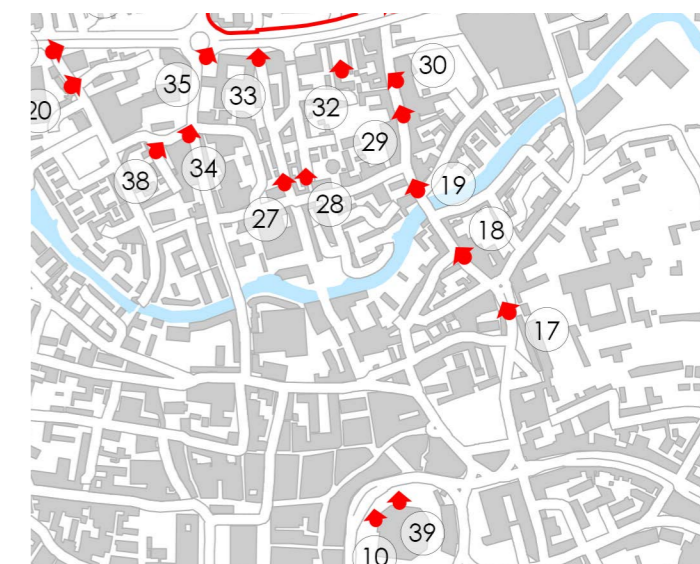
with the scheme in a Hybrid form (part Detail, part Outline) clearly captures an intention to allow the development to calmly fall into the background. It would be perceived as part of the broader urban framework of Norwich, an extension of some of the more 'City' forms that are expressed by St Crispin's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

Magnitude of Change

Medium

Residual Effect

Moderate-Beneficial



Revised View 39: Norwich Castle



Existing



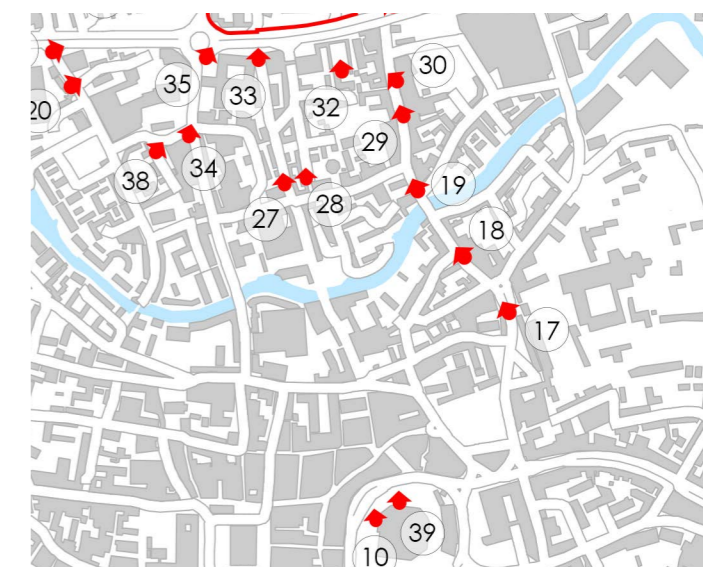
Proposed Render

Previous Assessment

- Sensitivity: Medium
- Susceptibility: Medium
- Magnitude of Change: Medium
- Residual Effect: Moderate Beneficial

Revision A: Revised Assessment of Impact

The revised scheme here has minimally increased the height of blocks within the centre of the development. Importantly the scheme still maintains a strong sense of permeability, with views through the buildings to the townscape beyond. The change in orientation of the pitched roofscape to the right of the frame further increases the permeability and creates a more legible dialogue with the varied roofscape in the foreground. Overall, the revision increases the benefits of the scheme with the resultant effect remaining Moderate Beneficial.



Previous View 40: Cathedral Meadow



Existing



Proposed Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

The Proposed Development would remain largely concealed from views from this location by intervening built form, distance and the mature tree line.

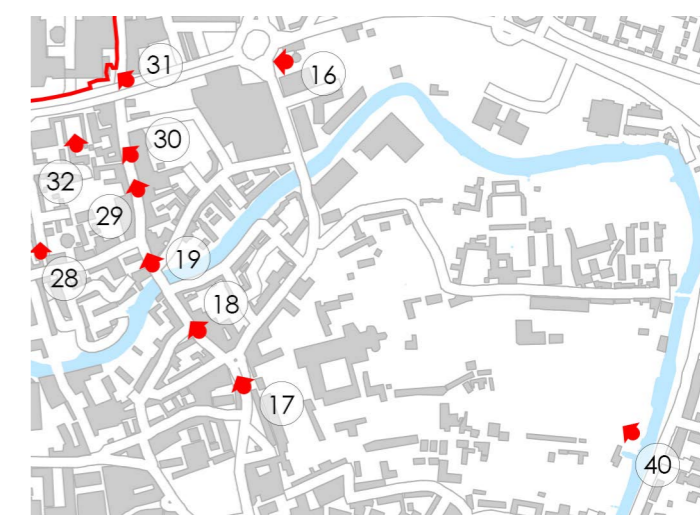
Where the Proposed Development is apparent, it will read as a recessive townscape element, part of the existing conflation of built form in the distance of this view.

Magnitude of Change

Nil

Residual Effect

Nil



Revised View 40: Cathedral Meadow



Existing



Proposed Wireline

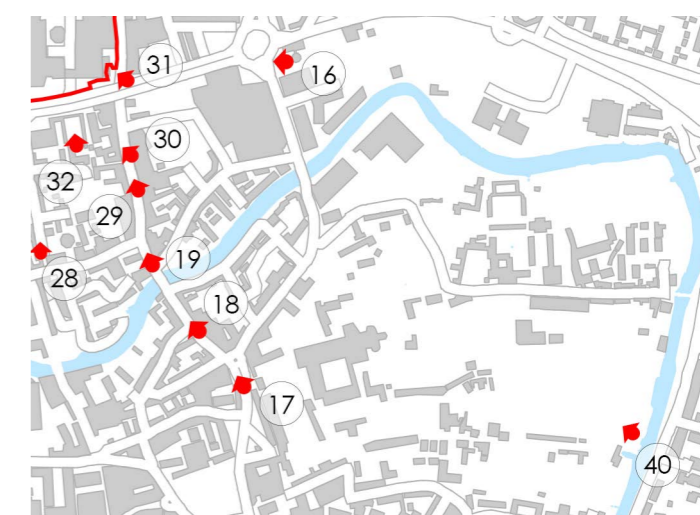
Previous Assessment

- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Nil
- Residual Effect: Nil

Revision A: Revised Assessment of Impact

The verified wireline illustrates that the changes from the submitted scheme are barely apparent. The Proposed Development would remain largely concealed from views from this location by intervening built form, distance and the mature tree line.

Where the Proposed Development is apparent, it will read as a recessive townscape element, part of the existing conflation of built form in the distance of this view. The residual effect would remain nil.



Summary of operational effects on visual receptors

View Number	AVR	Sensitivity	Magnitude of Change	Impact	Submitted Scheme View Effect	Rev A View Effect	Summary of Change
1	Wireline	Low	Nil	Neutral	Nil	Nil	No Change
2	Wireline	Low	Negligible	Neutral	Negligible	Negligible	Negligible Change
3	Wireline	Low	Low	Neutral	Negligible	Negligible	Negligible Change
4	Wireline	Low	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
5	Wireline	Low	Low	Neutral	Negligible	Negligible	Negligible Change
6	Render	Medium	Medium	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
7	Render	High	Medium	Beneficial	Major Beneficial	Major Beneficial	Increase in beneficial effects
8	Render	High	Medium	Beneficial	Major Beneficial	Major Beneficial	Increase in beneficial effects
9	Wireline	Low	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Increase in beneficial effects
10	Render	High	Medium	Beneficial	Major Beneficial	Major Beneficial	Increase in beneficial effects
11	Render	Medium	Medium	Beneficial	Moderate Neutral	Moderate Neutral	Increase in beneficial effects
12	Wireline	Medium	Medium	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
13	Wireline	Medium	Medium	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
14	Wireline	Medium	Low	Beneficial	Minor Beneficial	Minor Beneficial	Increase in beneficial effects
15	Render	Low	High	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
16	Render	Low / Medium	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
17	Wireline	High	Low	Beneficial	Moderate Beneficial	Moderate Beneficial	Negligible Change
18	Wireline	Medium	Nil	Neutral	Nil	Nil	No Change
19	Wireline	Medium	Low	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
20	Wireline	Medium	Medium	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
21	Wireline	Low	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
22	Wireline	Low	Low	Beneficial	Negligible Beneficial	Negligible Beneficial	No Change
23	Render	Medium	High	Neutral	Moderate-Major Neutral	Moderate-Major Neutral	Negligible Change
24	Wireline	High	Medium	Neutral	Major Neutral	Major Neutral	Increase in beneficial effects
25	Render	Low	Medium-High	Beneficial	Minor-Moderate Beneficial	Minor-Moderate Beneficial	Negligible Change
26	Render	Low	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Increase in beneficial effects
27	Wireline	High-Medium	Low	Beneficial	Moderate-Minor Beneficial	Moderate-Minor Beneficial	Increase in beneficial effects
28	Wireline	Medium	Negligible-Low	Beneficial	Minor-Negligible Beneficial	Minor-Negligible Beneficial	Negligible Change
29	Render	Low-Medium	Low	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
30	Render	Low	Medium	Beneficial	Minor Beneficial	Minor Beneficial	Increase in beneficial effects
31	Render	Low	High	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
32	Wireline	Medium	High	Beneficial	Major Beneficial	Major Beneficial	Negligible Change
33	Wireline	Low	High	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
34	Wireline	Medium	Low	Beneficial	Minor Beneficial	Minor Beneficial	Negligible Change
35	Wireline	Low	High	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
36	Render	High	Low	Neutral	Moderate Neutral	Moderate Neutral	Negligible Change
37	Render	Low	Medium	Neutral	Minor Beneficial	Minor Beneficial	Increase in beneficial effects
38	Wireline	Medium	Nil	Neutral	Nil	Nil	No Change
39	Render	Medium	Medium	Beneficial	Moderate Beneficial	Moderate Beneficial	Increase in beneficial effects
40	Wireline	High	Nil	Neutral	Nil	Nil	Negligible Change

Appendix 1

RPS Archaeological Report .

Examination of building foundations at Pitt Street, Anglia Square, Norwich



Figure 1: East facing of Test Pit 1 showing exposed limestone foundations.

Test Pit 1:

Test Pit 1 was located externally against the southern portion of the eastern wall of the building. The southern edge of the test pit lay 1.15m north of the south-east corner.

The test pit revealed a beaten chalky sand surface (013) onto which was deposited a layer of made ground (012), presumably to make a level area prior to construction. A series of faced limestone slabs (011), representing the foundations of the present building were placed above the made ground. The current upstanding brick walls with limestone mortar (010) were built atop the limestone foundations. The external area was then backfilled with three further layers of made ground (016), (015), and finally (014) to reach the present ground level.

Finds:

012: Blue and white porcelain.

014: Glazed pottery.



Figure 2: East facing of Test Pit 2, showing deep backfill above brick foundations.

Test Pit 2:

Test Pit 2 was located externally against the central portion of the eastern wall of the building. The northern edge of the test pit lay 7.15m south of north-east corner.

The test pit revealed a different stratigraphy to Test Pit 1. Test Pit 2 was deeper and excavated to a full 1m depth due to the absence of the beaten chalk surface seen in Test Pit 1. At 1m depth, part of the test pit reached a friable silty sand natural (007). The other portion of the base of Test Pit 1 sat on layer (002), a thick deposit of made ground primarily consisting of roof tile, CBM and similar debris, similar to (012) in Test Pit 1. Onto the made ground was placed brick foundations (003), and the wall of the present structure (004). The external area was subsequently backfilled with two further layers of made ground (005) and then (006).

Finds:

002: Brown glazed pottery, oyster shell, CTP.

005: Blue and white porcelain, CTP, animal bone.



Figure 3: Test Pit 3, showing made ground encountered at level of service.

Test Pit 3:

Test Pit 2 was located externally against the northern portion of the eastern wall of the building. The northern edge of the test pit lay 7.15m south of north-east corner.

The test pit revealed made ground in its top fill, before a cable was encountered, preventing further excavation.



Figure 4: Test Pit 4, set inside the present building.

Test Pit 4:

Test Pit 4 was located internally against the original northern wall. The latter is now an internal wall due to the addition of a concrete wall further to the north in the 20th century. The test pit was positioned directly opposite the present entrance in the southern wall.

The test pit revealed a very compact made ground cement surface at its base (020), onto which was laid the foundations of the present building. The latter consisted of irregular brick and stone (019), with a flint layer above (018). Above the foundations several courses of brick were added below the present ground surface (017). Adjacent to the wall, the test pit revealed several further layers of made ground primarily consisted of CBM, flint, and other building materials (026), (025), (024), (023), and (022). These layers were then capped with a thin layer of cement (021).

Finds:

0023: Blue and white porcelain, brown glazed pottery.

0026: Brown-glazed pottery, CTP.

Summary:

All fully excavated test pits follow a similar sequence. The original ground surface varied in both depth and material between test pits, and therefore across the site a significant amount of made ground was deposited in order to form a level platform suitable for construction of the present structure. This initial made ground deposit was made of varying material, but primary consisted of tile, brick and other forms of CBM. In Test Pit 4 this layer was more compact due to the presence of cement.

Upon this layer the building foundations were added, consisting of limestone slabs in Test Pit 1, brick in Test Pit 2, and a combination of material in Test Pit 4. The present brick structure was subsequently constructed above these foundations. Finally, both internally and externally, several layers of made were added to reach the present ground level. All finds recovered appear to be of contemporary 19th century date, this includes examples from the made ground material directly below the foundations (002), (012).





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