

Anglia Square, Norwich
Heritage, Townscape and Visual Impact
Assessment

Addendum

Dated July 2022

Weston
Homes



Anglia Square

Norwich

**ADDENDUM TO ENVIRONMENTAL STATEMENT VOLUME II
HERITAGE, TOWNSCAPE & VISUAL ASSESSMENT | JULY 2022**

On behalf of Weston Homes Plc



i | Table of Contents

1 INTRODUCTION IV

2 SIGNIFICANCE & IMPACT VI

 Nos. 2-12 Gildencroft (Grade II) vi

 Doughty’s Hospital (Grade II) vii

 Nos. 43-45 Pitt Street viii

 Warehouse to the rear of 47-51 Pitt Street viii

3 CONCLUSION XI

4 ADDENDUM ASSESSMENT OF OPERATIONAL VISUAL EFFECTS XIII

 Addendum on the Assessment of Effects on Visual Receptors xiii

5 APPENDIX 1 - RPS ARCHAEOLOGICAL REPORT CIII



Laurie Handcock
Director
lhandcock@iceniprojects.com
020 3725 3853



Edward Wollaston
Senior Consultant
ewollaston@iceniprojects.com
07823 457 120

Section 1

Introduction.

- 1.1 This document serves as an addendum to the ENVIRONMENTAL STATEMENT VOLUME II HERITAGE, TOWNSCAPE & VISUAL ASSESSMENT dated MARCH 2022 (HTVIA) prepared by Icen Projects Ltd on behalf of Weston Homes Ltd to support the application for the Proposed Development to comprehensively redevelop Anglia Square, Norwich (hereafter referred to as 'the Site')
- 1.2 As a result of ongoing discussions with Norwich City Council officers, further assessment has been requested as to the significance and potential impact upon a number of heritage assets within the near vicinity of the site. Specifically: Grade II Listed Buildings at 2-12 Gildencroft (List UID: 1051248) and Doughty's Hospital (List UID: 1187193) and locally listed buildings located at Nos. 43-45 Pitt Street. The scope has also been expanded to include Warehouse to the rear of 47-51 Pitt Street.
- 1.3 Nos. 43-45 Pitt Street and Warehouse to the rear of 47-51 Pitt Street, have recently been subject to an Application for Listing which has fully assessed the heritage significance of these buildings. The Application for Listing is currently under determination.
- 1.4 The NPPF promotes an understanding of significance in order to judge the acceptability of the effects of a proposal upon it. Significance, for heritage assets, comprises the asset's architectural, historical, archaeological and artistic interests. The assets included in this assessment have been assessed following this criteria and the resultant impacts of the proposed scheme upon this significance assessed.
- 1.5 This document should be read in conjunction with the ENVIRONMENTAL STATEMENT VOLUME II HERITAGE, TOWNSCAPE & VISUAL ASSESSMENT MARCH 2022, which provides an overview of the methodology for assessment, the Proposed Development and the wider effects of the scheme on heritage significance, townscape and the resultant visual impact.
- 1.6 Icen Built Heritage and Townscape have been in receipt of initial comments from the Conservation team at Norwich City Council, and these have been taken into account in producing this Addendum. The comments have largely identified either agreement with the findings of the HTVIA, or have accepted that while there may be differences in the conclusions reached between ourselves and NCC's professional officers on matters of judgement, that our methodology and approach is robust and well-considered.
- 1.7 Following submission of the previous scheme, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders. Following these recommendations including those received from NCC Officers, the proposed development has undergone several design amendments under the Rev A Scheme: As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes proposed including: the reduction in height by 1 storey of Blocks A and D; realignment of basement and ground level car park accesses to Block A; repositioning of houses and apartments forming Block B; amendments to the housing mix; raising of Block C ground level to above 100year (+climate change) flood levels; distance between Block C and 4-10 Beckham place increased; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane removed; and landscape amendments. These changes comprise the Amended Application submitted in July 2022.'
- 1.8 The Rev A scheme is described as:
"Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);
Comprising:
Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,411sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 134 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);
- and
Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E - H and J) ranging in height from 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,589 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 316 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas)."
- 1.9 All 40 views assessed in the previous submission have been updated with the Rev A design. The design evolution from the previous scheme has been described and the likely affects of the Proposed changes have been assessed using the prior approved methodology.
- 1.10 The assessment concludes that the Rev A amendments will not materially alter the conclusions reached in the previous HTVIA assessment. The impact of the proposed changes is positive with respect to the visual experience of the most sensitive heritage assets. Overall the changes are beneficial to the aesthetic appeal of the emergent scheme and townscape character.
- 1.11 A summary of table of change from the submitted scheme to the Rev A design is provided following the amended view study at the end of this document.

Section 2

Significance & Impact.

2 Significance & Impact

Nos. 2-12 Gildencroft (Grade II)

<i>Significance</i>							
2.1	The building was first listed at Grade II, 5th June 1972 and is officially described as: <i>TG 2209 SE GILDENCROFT 10/353 Nos 2 to 12 (even) (Nos 2 to 11 previously listed) 5.6.72 - II Terrace. C16 with C17 and C18 alterations. C20 restorations. Flint with brick dressings at ground floor. Timber-framed first floor. Pantile roof. 2 storeys, first floor jettied. Terrace of 6 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.</i>	2.5	Historic interest is derived from the buildings age and relationship with the surrounding church, illustrative of the pattern of development around. Historic interest is further understood through the building's former functions as almshouses.	route to the historic centre of Norwich along Botolph Street. The wider setting of Gildencroft predominantly those areas to the south of the grouping are now occupied by a mix of carparking associated with Anglia Square. It is dominated by Sovereign House and poor quality modern commercial buildings to the west side of Pitt Street and 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 poor-quality townscape, (including The Site as it presently exists), negatively affects the setting of this grouping.	its setting would be primarily appreciated through the appearance of built form above the roofline of the cottages from views within the churchyard. The resultant introduction of additional urbanity would disrupt an appreciation of the enclosed historic context and the relationship between St Augustine's Church and the cottages. While Sovereign House is already visible above the roof of this asset, the Proposed Development, would increase the scale and visibility of built form, competing with the asset resulting in a slightly harmful effect upon significance.		
2.2	The building group is a short terrace which now comprises of six cottages 2 storey former almshouses built in the 16th, altered in the 17th and 18th Centuries and restored during the 20th Century. The group is flint faced with brick dressings at ground floor and exposed timber-framed to the jettied first floor. The buildings all have pantile roofs. Each cottage originally had a central door with flanking windows; however this is not consistent across the terrace, windows have been replaced by sash and casement windows or blocked.	2.6	The surviving timber framing holds a degree of archaeological interest in the wider context of regional framing patterns. It holds evidence of construction techniques and materials for the local area in the 16th century. The interiors have not been inspected but may hold further illustrative evidence of construction techniques, age, and the lives of former occupants.	2.10	The group is therefore best experienced in views from within the Church Yard or in short views east-west along Gildencroft and St Augustine's Street where the road narrows to pedestrian access following the boundary of the churchyard. Looking across the face of the grouping, the historic form, projecting jettied timber framing and the relationship with St Augustine's Church can all be best appreciated.	2.14	The dominant form of Sovereign House, particularly the prominent watertower and proliferation of surface car parking currently harms these values through the competition it offers and disruption to an appreciation of the historic street pattern that is intrinsic to the understanding of these buildings as a composite part of the historic townscape surrounding the church.
2.3	This building group is predominantly of architectural, historic interest. While these interests have been partially compromised by unsympathetic alteration and replacement the building group still remains a legible and good example of a small-scale terrace of 16th century timber framed cottages, built in the local vernacular style and with local materials.	2.7	The appearance of the terrace has been altered with the insertion of windows along the north and south elevations, added in the early to mid 20th century. have diminished its interest, compromising an understanding and appreciation of the barn's internal form. The changes over time, including subdivision, modernisation and unsympathetic repair such as rendering or over painting the exposed timbers, replacement of windows and doors have eroded a degree of the groupings significance.	<i>Impact Assessment</i>		2.15	between the east end of 2-12 Gildencroft and 71 Botolph Street. There are several heritage direct benefits balancing against this low level of harm. One primary enhancement is the clearing of poor-quality architecture and the reinstatement of a more historic street pattern, activating key historic routes that carry pedestrians towards these assets. This would increase appreciation and townscape value in relation to the historic street network and benefit the cohesiveness between the Site and the wider townscape. Furthermore, due to its high-quality design, the Proposed Development is considered to provide enhancements in terms of visual quality, and in longer views, Anglia Square will be less prominent, and there will be some enhancement to setting accordingly.
2.4	The architectural interests derive from the building's age, former use, materials and methods of construction, form, detailing, vernacular and group value as a cohesive terrace. The flint facing with brick dressings at ground floor and exposed timber-framed to the jettied first floor adds interest. The timberframed core of the properties likely to date to late 16th - Early 17th Century, with the traditional jettied timber framing illustration of the methods of construction and a well-preserved feature across the group. The architectural interest can be further appreciated in the context of the surrounding townscape and the historic context of the church and the domestic buildings within Norwich.	2.8	St Augustine's Church on its north side remains a key part of its setting and affords an appreciation historic townscape grouped around the churchyard. The cottages along Gildencroft as a route therefore comprise an essential component of St. Augustine's churchyard which it encloses to the south. Historic maps demonstrate a typical evolution in townscape form, with the church as at the central competent in the evolution of the area, with smaller domestic buildings bordering the churchyard. These immediate surroundings are of considerable historic importance in the context of the local area and the development of Norwich during the medieval period and up to the present day. For centuries the large churchyard overlooked an important nodal junction in Norwich's northern quarter where St Augustine Street, Pitt Street and St Botolph Street converged. This arrangement persisted up until the mid-1960s when the development of Anglia Square transformed the historic road layout.	2.11	The effect on 2-12 Gildencroft is captured by views 23 and 24 in the HTVIA.	2.16	The removal of Sovereign House, the reinstatement of Botolph Street and new frontage onto Pitt Street will enhance this condition. While these clear heritage benefits provide a degree of balance in respect of harm, the condition will slightly outweighed by the arrival of new built form of increased density, scale and mass appearing above the roofline.
		2.9	The building groups setting has changed substantially with the development of Anglia Square which involved the loss of many buildings in the immediate vicinity as well as the principal arterial	2.12	The proposed development would appear above the roofline 2-12 Gildencroft, and beyond the tower of St Augustine's Church from views within the churchyard. The two heritage assets would remain the focus of this view, although there would be a small increase sense of competition. The overall height and roofline form of the development in views of these assets from within the churchyard has been carefully managed so as to respond sensitively to the heritage assets in the foreground, however the appearance of new built form of scale would some detract from an appreciation of the Gildencroft cottages and their historic church side context. This view is, at present, one where the two assets are juxtaposed with modernity, through the presence of Sovereign House, so there would be no change in this respect. But importantly with be a clear uplift in architectural quality.	2.17	The assessment has identified a low level of harm to the setting of 2-12 Gildencroft, this potential harm has been balanced out by clear beneficial effects to the other heritage assets across the Proposed Development and would therefore lead to an overall judgment of no harm.
				2.13	The area to the south of the asset currently occupied by carparking and appearing as a negative feature within the setting of these assets. The change to		

2.18 For the purposes of the EIA methodology the following conclusions have been reached:

Sensitivity

Medium

Magnitude of Change

Medium

Residual effect

Moderate Adverse

Doughty's Hospital (Grade II)

Significance

2.19 Located immediately to the south of St Crispin's Road, opposite Upper Green Lane. The building was first listed at Grade II, 26th February 1954 and is officially described as:

TG 2309 SW GOLDEN DOG LANE (north side) 11/357 26.2.54 Doughty's Hospital - II Sheltered Housing. 1687 on commemorative stone. Rebuilt C1869 on sparse remains of C17 ground floor walls. Red brick and pantile roofs. 3 connecting ranges around a courtyard. 2 storeys with cast-iron first floor balcony. 13 first-floor windows on each of the flanking sides and 8 on the end range. 4 flats on each floor on each side all with round-headed doors and 2-light casements with rusticated brick surrounds. Continuous-pitch roof over balcony. C19 'Tudor' chimneys and crow-stepped end gables. Inner balusters and newel posts of C17 staircase re-used in north-west corner.

2.20 The significance of the building is predominantly derived through its architectural and historic interest. Its interests are partially compromised by unsympathetic alteration and updating to contemporary use but it remains a legible and good example of a Victorian Almshouse complex, with a number of unique architectural details. Architectural interest primarily lie in its form, layout and appearance with the principal buildings arranged symmetrically around a courtyard space. The building remains legible as a 19th Century almshouses, with interest further enforced through the construction incorporating seventeenth century foundations. The form of the building with its central courtyard is of key significance, its U-shaped layout around a

central courtyard and utilitarian form are all typical for the period and give the building a contained and enclosed quality. Architectural interest is further understood through the unique "neo-Tudor" aesthetic which is likely referential to the former building.

2.21 Historic Interest is predominantly derived from the sites continuous use as a 'hospital' with a virtuous social function to provide sheltered housing since c.1700's. The site has a detailed and well recorded history in the narrative of Norwich. A detailed history of the site is available in A History of Doughty's Hospital, Norwich, 1687-2009.

2.22 Because of long period of occupation on this site the building has a degree of archaeological potential.

2.23 The setting of the building is relatively enclosed, directly south of the Site, but also south of St Crispin's Road, this asset is intrinsically inward-looking, with a blank facade to the St Crispin's flyover. The building is surrounded on its east and west sides by buildings of greater scale and mass, to the north it is bounded by the elevated roadway St Crispin's Road with 2 and half story residential buildings to the south. The density of surrounding urban form gives the building and its central quadrangle a green island effect. Views from within the courtyard include aspects of Anglia Square in the skyline.

2.24 The intimacy of the space set apart from the surrounding built form is patently harmed by dominant form of Gildengate House which prominently rises behind Doughty's and is visible above the linear roofline. This harm is further compounded by the height, prominence and unbalanced appearance of east end of the building, proliferation of roof level plant and access, and the poor quality of the architecture. Which all appears as incongruous against the simple symmetry of Doughty's Hospital and disrupt an appreciation of the building and the intimacy of the courtyard.

2.25 The Proposed Development will be visible within views from the courtyard, with a noticeably different orientation and character. The taller elements of visible residential blocks will be orientated so as to sit more comfortably in views above the roofline Doughty's Hospital. The new buildings would respond more sensitivity to the setting of the listed building, while they would continue to detract from the intimacy of the courtyard the scheme would be more respectful of the composition and form of

Doughty's Hospital. The appearance of new built form will offer less disruption to the linear appearance of the roof form and less disruption to the balance of the composition.

Impact Assessment

2.26 The effect on Doughty's Hospital courtyard (south end) is captured by View 32 in the HTVIA.

2.27 The relationship of the Proposed Development to Doughty's Hospital has been carefully managed and discussed within the HTVIA through the use of visuals, particularly in response to outward views from within the courtyard of Doughty's Hospital. Heights have been modelled and amendments to built form have evolved throughout the design process to ensure harm is minimised.

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

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

2.30 While it is acknowledged that the Proposed Development would cause a minor harm to the setting of Doughty's Hospital, despite the fact that it will remove Gildencroft House, a detracting feature, the Proposed Development will increase the urbanity of this modestly-scaled building's setting.

2.31 Importantly, the effect of the Proposed Development on the setting of Doughty's Hospital, should be considered holistically against the clear heritage benefits across the entire scheme. Overall, the impact on the surrounding urban environment is considered to be positive, particularly with regards to heritage assets on Magdalen Street through the demolition of the Anglia Square complex, a detracting feature and the replacement with a new high quality townscape, which offers substantial betterment of the architectural quality of the area.

2.32 For the purposes of the EIA methodology the following conclusions have been reached:

Sensitivity

Medium

Magnitude of Change

Medium

Residual effect

Moderate Neutral

Nos. 43-45 Pitt Street

Significance

- 2.33 The building is not statutory listed, but appears on Norwich City Councils Local List. The buildings are regarded as making a positive contribution to the character and appearance of the Norwich City Centre Conservation Area.
- 2.34 The significance of Nos. 43-45 Pitt Street is derived from their architectural and historic interest. The building was constructed in the late 19th Century a Public House, Painted brick. Pantile roof. Stucco surround to former pub windows and corner door. Moulded brick cornice projection over other doors. Stucco surround to ground floor windows. Dentil eaves cornice. Sash windows. Former door to 45 and subsidiary doors to 43 now display windows the building was converted to retail use in the 20th Century. 2 storey.
- 2.35 The significance and sensitivity of the asset was identified within SUPPLEMENTARY STATEMENT OF COMMON GROUND ON THE SIGNIFICANCE OF HERITAGE ASSETS AFFECTED BY THE PROPOSED DEVELOPMENT relation to the Inquiry called by the Secretary of State regarding planning application 18/00330/F, PINS reference: APP/G2625/V/19/3225505. Prepared by NCC this described the significance of the building group as:

Locally listed. Numbers 43 and 45 date from the 19th century and are a pair of double-fronted houses with stucco elevations, number 43 with a former pub frontage, also stuccoed. The buildings are of local architectural and historical value.
- 2.36 The building group contributes positively to the character and appearance of the Norwich City Centre Conservation Area by virtue of their historic and architectural interest and contribution to the aesthetic quality of the immediate townscape.

Impact Assessment

- 2.37 Nos. 43-45 Pitt Street is proposed to be demolished as part of the redevelopment of the site. This will result in harm to the building through its physical loss and disassociation of any historic value with the surrounding historic urban context. It would also

cause a degree of harm to the Norwich City Centre Conservation Area through the loss of a positive contributor to its character and appearance. The harm to the conservation area as a whole resulting from the loss of 43-45 Pitt Street, however, is considered to be slight, in light of the overall heritage benefits of the development proposals. These include:

- The reinstatement of urban grain, built form and historic connectivity between St Augustine’s Street and Magdalen Street via the proposed Botolph Street and from Edward Street to St Crispins Road via the proposed St Georges Street. This will result in a positive transformation to and radical improvement of the local townscape and the legibility of the historic street layout in this part of the city;
- The creation of other spaces, small squares and yards, which reflect historic spaces that existed within the site prior to the development of Anglia Square, with a naming strategy that evokes their earlier form;
- The reintroduction of ‘Stump Cross’ as a well defined junction between Magdalen Street and the reintroduced Botolph Street, with a locally prominent building that defines the former position of Stump Cross, and thus reinstates a lost townscape experience;
- Framed views towards St Augustine’s Church tower from Anglia Square along Botolph Street and the reinforcement of other identified positive vistas within the Anglia Square Character Area.
- Improved connectivity and increased footfall arising from the new development will allow people to better experience this part of the Conservation Area.
- Greatly improved public realm, open spaces, street furniture, provision of trees and biodiversity.
- The opening up of some views of the Cathedral Spire from the North west / Aylsham Road & St Augustine Street and also from Anglia Square following the removal of Sovereign House and cinema building.
- The replacement of the multi-storey car park

and Magdalen Street frontage buildings with new buildings of high quality design for the improvement of local views and townscape (including views of Norwich Castle) and the enhancement of the setting of listed and locally listed buildings along Magdalen Street.

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

- 2.38 With regard to the NPPF the loss of this building is regarded as less than substantial harm to the significance and special interest of the Norwich City Centre Conservation Area and substantial harm to the building itself as a non-designated heritage asset. This harm should be considered in the balance with the clear benefits of the scheme overall.
- 2.39 As locally listed buildings the sensitivity is considered to be low. because of the demolition of these assets which will result in total loss the magnitude of change is considered to be high.
- 2.40 Because of the effect of the loss of a positive contributor the change is considered to be adverse concluding a residual effect of moderate adverse.
- 2.41 For the purposes of the EIA methodology the following conclusions have been reached:

Sensitivity

Low

Magnitude of Change

Medium

Residual effect

Minor Adverse

Warehouse to the rear of 47-51 Pitt Street

- 2.42 The Warehouse to the rear of 47-51 Pitt Street is currently the subject of an Application for Listing. Pending a response from Historic England regarding the status of the building the warehouse has been assessed as a Non-Designated Heritage Asset. This may be subject to change following the decision by Historic England
- 2.43 The building is located to the rear of 47-51 Pitt Street, accessed from Cherry Tree Yard, it appears as a former livery stables, dating to the mid-late 19th Century. Constructed flint rubble brick rubble, with a pitched roofs of machine-made pantiles.
- 2.44 The building is orientated east-west and features a large open interior space with hayloft above. It is five bays with east and west gable ends. The walls are constructed of flint rubble with a lime based mortar, which incorporates brick rubble with some brick dressings around door frames and window surrounds. The southern elevation is faced with a concrete render to mid height. Portions of the building have evidence of rebuilding, infilling and extension and largescale alteration to suit changing use. The interior of the building is dilapidated and has not been used for sometime. The building interior retains the character of a livery stables and features a number of remanent internal fittings including wood panelled stall and Victorian glass within the internal divisions. The planform of the building as a livery stables remains legible with a central aisle with evidence of the former stalls, draining floors, and hay-loft above with exposed wooden floor.
- 2.45 A consultation response prepared by Historic England fully assessed the building the heritage significance and is appended to this document.
- 2.46 Prior to the application for listing the building was not recognised as having any notable heritage value. The building is not mentioned within the Norwich City Centre Conservation Area – Character Area 2 Anglia Square Appraisal. It has not been identified as Locally Listed Building (Non-Designated Heritage Asset) in any adopted NCC documentation. Nor did it carry any notable mention within the application process (18/00330/F) or subsequent Call-in by the Secretary of State (PINS Ref. APP/G2625/V/19/3225505).

- 2.47 An Archeological investigation was undertaken into the building by RPS with supervision by the County Archaeologist. The study excavated four test pits to provide evidence as to the likely provenance of the building. The report concluded that the original ground surface varied in both depth and material between test pits. All finds and evidence of the buildings construction support the hypothesis that the building is mid-late 19th century in date. The test pits and archaeological report provides no evidence of an earlier structure on the site.
- 2.48 It is our professional view that this investigation provides an authoritative and evidence based conclusion of that the building does not possess the standing remains of St Olaves Church. The test pit report is included within this addendum report in Appendix 1.
- 2.49 Recent interest in the wider development of Anglia Square and subsequent research into this structure has increased the notoriety of the building leading to a the submission of an Application for Listing. This application to Historic England made the assumption the building retained remnant standing remains of historic fabric from the medieval church of St Olave. While this salient point of the building history is still in dispute, a number of judgements regarding the significance of the building can be made, based on the assumption the building is a 19th Century Warehouse and former stables.

Significance

- 2.50 The significance of the building is therefore a derived through a low level of of interest in the buildings age, materiality, historic use and group value.
- 2.51 The building remains a legible example of a mid 19th Century ancillary commercial building, with remnant evidence of its former use as stabling. The building is constructed within the local vernacular, with use of flint and lime mortar, reusing a volume of material from older structures in the construction of its retaining walls. While the warehouse may potentially contain some fragments and reused flint which formerly formed part of St Olaves Church, it has been demonstrated through archaeological investigation and assessment of the building fabric that the building is unlikely to have incorporated any standing remains of the demolished church. The building is therefore assessed on the evidence of its construction and former use as 19th Century

warehouse and former stables. Architectural interest is best appreciated through the flint rubble construction of the building which has remained a traditional material typical in buildings across Norwich, the use of flint is prevalent across the city and can be seen on a great number of buildings across a number of eras.

- 2.52 Research has demonstrated a building occupying the site of the current building is indicated on maps dating to 1696 and appears in various forms from that date onwards. The form of the building is not consistent with regards to orientation and footprint and it is likely numerous phases of rebuilding or demolition have occurred upto the present.
- 2.53 The building retains a degree of interest as a 19th Century stable and ancillary storehouse which held a function associated with commercial activity on the site. The building has a associative historic value due to the occupational use of the building and use as a storehouse and supply building for important and notable brewers in Norwich - Young, Crawshay and Young, whom had occupied a large number of public houses within the city.
- 2.54 The building forms a group interest with a number of buildings clustered around and forming Cherry Tree Yard. These building have all held former commercial functions and have a low level of historic significance and townscape value as a surviving yard in this portion of Norwich. This connection is best appreciated through the form and materiality of the building which group value with Nos. 43-45 Pitt Street, to which the building has shared a historic connection in terms of ownership and functional use.
- 2.55 It is acknowledged that the surrounding areas has a high archaeological potential. The area to the south west surrounding the building will likely contain some remnants of the Church of St. Olave, which is indisputably nearby, with likely associated objects, and inhumations.
- 2.56 The building is considered to make a positive contribution to the Norwich City Centre Conservation Area. Its materiality is firmly within the local vernacular, which is referential to the historic development of the wider area and adds local interest. Because of the buildings side street location within Cherry Tree Yard the functional appearance and modest commercial detailing remain contextually similar to surrounding buildings which have all held various commercial

functions often in cooperative use.

Impact Assessment

- 2.57 The Warehouse to the rear of Nos. 43-45 Pitt Street will be demolished as part of the proposed redevelopment of the site. This will result in substantial harm to the building through its loss. It would also cause a degree of harm to the Norwich City Centre Conservation Area through the loss of a positive contributor to its character and appearance. This change would amount to less than substantial harm. Harm to the conservation area as a whole resulting from the loss, however, is considered to be slight, in light of the overall heritage benefits of the development proposals. These include:
- 2.58 Opportunity for an archaeological investigation to reveal the location of St. Olave's Church which may present evidence of previous occupation, use and historic development of the area. Anglo Scandinavian Community medieval community in Norwich.
- The reinstatement of urban grain, built form and historic connectivity between St Augustine's Street and Magdalen Street via the proposed Botolph Street and from Edward Street to St Crispins Road via the proposed St Georges Street. This will result in a positive transformation to and radical improvement of the local townscape and the legibility of the historic street layout in this part of the city;
 - The creation of other spaces, small squares and yards, which reflect historic spaces that existed within the site prior to the development of Anglia Square, with a naming strategy that evokes their earlier form;
 - The reintroduction of 'Stump Cross' as a well defined junction between Magdalen Street and the reintroduced Botolph Street, with a locally prominent building that defines the former position of Stump Cross, and thus reinstates a lost townscape experience;
 - Framed views towards St Augustine's Church tower from Anglia Square along Botolph Street and the reinforcement of other identified positive vistas within the Anglia Square Character Area.
 - Improved connectivity and increased footfall arising from the new development will allow

people to better experience this part of the Conservation Area.

- Greatly improved public realm, open spaces, street furniture, provision of trees and biodiversity.
 - The opening up of some views of the Cathedral Spire from the North west / Aylsham Road & St Augustine Street and also from Anglia Square following the removal of Sovereign House and cinema building.
 - The replacement of the multi-storey car park and Magdalen Street frontage buildings with new buildings of high quality design for the improvement of local views and townscape (including views of Norwich Castle) and the enhancement of the setting of listed and locally listed buildings along Magdalen Street.
 - Prominent views from St Augustine's Street, Edward Street and Cowgate are all identified as negative vistas and will be notably enhanced by the development proposals.
 - The demolition and replacement of Gildengate House will improve the relationship with the southeast part of the site with Magdalen Street area and southern and eastern approaches to the Site
- 2.59 As unlisted building the sensitivity is considered to be low. because of the demolition of these assets which will result in total loss the magnitude of change is considered to be high.
- 2.60 Beause of the effect of the loss of a positive contributor the change is considered to be adverse concluding a residual effect of moderate adverse.
- 2.61 For the purposes of the EIA methodolgy the following conclusions have been reached:

Sensitivity

Low

Magnitude of Change

Medium

Residual effect

Minor Adverse

Section 3

Conclusion.

3 Conclusion

- 3.1 In respect of the effects of the proposed works upon the significance of the heritage assets assessed, it is concluded that overall, the Proposed Development would give rise to predominantly beneficial effects overall through an enhancement to the wider setting, the visual amenity and townscape character of the area. The form, fabric and features of that are of special interest would be preserved and through the replacement of poor quality townscape of Anglia Square the wider character and
- 3.2 With regard the effects of the proposed development on the setting of the Grade II listed buildings Doughty's Hospital and 2-12 Gildencroft, it is concluded that a low level of less than substantial harm has been identified through change to the immediate setting. The setting of the listed buildings have changed demonstrably during the 20th century, which has eroded much of the significance of these buildings derived from their setting. The arrival of further changes to the surrounding townscape has only limited potential to adversely affect heritage setting, because of the quantum of prior poor quality development and largescale change to the townscape. Nevertheless, the appearance of new built form of the scale of the proposed development , has the potential to detract from an appreciation of these assets. The assessment acknowledges that the existing poor-quality townscape in the surrounding area contributes negatively to the setting of these assets and its redevelopment would carry a number of benefits in heritage and townscape terms. Overall, the wider setting of Doughty's Hospital and 2-12 Gildencroft would be improved.
- 3.3 With regards to the Non-Designated Heritage Assets 43-45 Pitt Street and Warehouse to the rear of 47-51 Pitt Street. The proposals would see the complete demolition of 43-45 Pitt Street and Warehouse to the rear of 47-51 Pitt Street. The Proposed Development will result in a radical transformation and improvement of the Character Area in spite of the total demolition and permanent loss of nos. 43-45 Pitt Street and the Warehouse to the rear of 47-51 Pitt Street. As such the Development will have a major impact on the significance of this part of the Conservation Area which, overall, is considered to be beneficial. It represents a virtually fresh start for Character Area as a whole, and also a fresh start from the Call-In Scheme, which it is considerably different to in a number of respects, among them height, scale, massing, disposition of built form, materiality and roof forms. With the exception of 43-45 Pitt Street and the Warehouse to the rear of 47-51 Pitt Street, all of the existing buildings proposed to be demolished have a markedly negative impact on the appearance of the Character Area;
- 3.4 It is noted that Nos. 43-45 Pitt Street and the Warehouse to the rear of 47-51 Pitt Street make a positive contribution to the significance of the Conservation Area. Harm to this Character Area (and the conservation area overall) resulting from the loss of 43-45 Pitt Street and the Warehouse to the rear of 47-51 Pitt Street considered to be slight, and at a level of Less than Substantial Harm, that is capable of being weighted against the clear benefits of the proposals. The overall heritage benefits of the development proposals include a number of positive effects on the townscape that will better reveal the significance of key heritage assets beyond the boundary of the site.
- 3.5 These positive enhancements are far reaching but can be summarised as: reinstatement of a semblance of the historic urban grain - reviving a historic connection between St Augustine's Street and Magdalen Street. The reinstatement of public realm of a domestic scale and referential to the erased historic street pattern including a network of new streets, small squares and yards, including the reintroduction of 'Stump Cross'. An Increase in the aesthetic quality of framed views towards St Augustine's Church tower from Anglia Square along Botolph Street and the reinforcement of other identified positive vistas within the Anglia Square Character Area. Improved connectivity and increased footfall arising from the new development, and the replacement of poor quality architecture and replacement with new buildings of high quality design specially orientated and designed with regard to scale and mass for the improvement of local views, townscape and the enhancement of the setting of listed and locally listed buildings along Magdalen St. Moreover a number of negative vistas identified during the baseline assessment will substantially enhanced by the development proposals.
- 3.6 The view study updated with the Rev A scheme reveals that while some views will undergo a noticeable change from the previously submitted scheme, the outcomes of the study remain consistent. The changes either increase the beneficial effects of the scheme or offer a negligible change to the view, which has not altered the conclusions on resultant effects reached in the previously submitted HTVIA.

Section 4

**Addendum - Assessment of
Operational Visual Effects.**

4 Addendum Assessment of Operational Visual Effects

Addendum on the Assessment of Effects on Visual Receptors

4.1 Following comments received from NCC Officers, the proposed development has undergone several design amendments and all 40 views have been updated.

4.2 The following visual assessment should be read alongside the previously submitted ES chapter provided by Icen Projects which provides further information about the proposed scheme, design development and projected impacts.

View Location and Assessment Methodology

4.3 During the pre-application process, the selection of viewpoints to assess the potential visual effects of the proposed development was extensively discussed and reviewed with NCC and Historic England, and the final agreed selection of 40 viewpoints were presented.

- 4.4 Each reassessed viewpoint is accompanied by four images:
- Existing - a photograph of the existing context side by side with;
 - Previously Proposed View - either a verified wireline or a verified render prepared by Cityscape Digital, which demonstrated the visual change experienced through the Proposed Development. In the wireline views, portions outlined in blue form part of the outline application, while those outlined in red form part of the detailed application.
 - Existing - a photograph of the existing context side by side with;
 - Current Proposed View - either a verified wireline or a verified render prepared by Cityscape Digital, which demonstrates the visual change experienced through the Proposed Development. Commentary is provided on how the view has changed from the previously proposed view and the resultant effect on townscape.

4.5 As with the previous submitted assessment, the written assessments of each view considers the following, in line with the Guidelines for Landscape and Visual Impact Assessments (GLVIA3, Landscape Institute, 2013):

i. Sensitivity of the view: taking into account both the townscape value of the view and the susceptibility of people experiencing it. This will be assessed as high, medium, low or very low;

ii. Magnitude of change: an assessment of the magnitude of change in the view, assessed as high, medium, low or negligible (negligible meaning a minimal amount of change); and

iii. Potential effect: a combined assessment of the sensitivity of the view and the magnitude of change, giving rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely resultant effect is 'beneficial', 'adverse' or 'neutral' in nature. This will be assessed as per Table 1.

4.6 Beneficial townscape and visual effects occur when the Proposed Development would give rise to an improvement in townscape or view quality and the visual amenity of the viewer.

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

4.8 Where a fine balance occurs in the qualitative assessment, it is explained in the narrative of the relevant assessment and will be described as a 'neutral effect'. 'Neutral' is considered the centre point of the nine-point scale, as change can be considered adverse or beneficial on balance. This assessment is on occasion adopted where change or impact to the asset is identified but other benefit also delivered through the Proposed Development. The meaning of 'neutral' is distinct from the meaning of 'negligible' and these terms should not be conflated by the reader.

4.9 Qualitative beneficial and adverse findings are not applied to significance classifications that are found to be negligible or to represent no change.

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

Table 1: Assessment Table for the Townscape and Visual Effects

Addendum Assessment of Operational Visual Effects

The viewpoints reassessed are as follows:

- View 1 - Constitution Hill (Sewell Park College entrance opposite Ash Grove) (verified wireline)
- View 2 - Junction of Constitution Hill/Denmark Road/St Clement's Hill (verified wireline)
- View 3 - Angel Road (next to school entrances) (verified render)
- View 4 - Junction of Heath Road/Shipstone Road (verified wireline)
- View 5 - Junction of Magdalen Road/Sprowston Road (verified wireline)
- View 6 - Mousehold Avenue (northeast corner of allotments) (verified render)
- View 7 - Mottram Monument, St James' Hill (verified render)
- View 8 - Kett's Heights (Armada Beacon) (verified render)
- View 9 - Kett's Hill (verified render)
- View 10 - Castle Rampart (verified wireline and AVR2)
- View 11 - Aylsham Road (verified render)
- View 12 - Junction of St Augustine's Street/Magpie Road (position immediately south of traffic signal on west footpath) (verified render)
- View 13 - Junction of St Augustine's Street/Sussex Street (verified wireline and AVR2)
- View 14 - Magpie Road (short distance east of St Augustine St junction) looking south with City Wall section in foreground (verified wireline)
- View 15 - Junction of Edward Street/Magpie Road (east side Edward Street) (verified render)
- View 16 - Outside St James Church (Puppet Theatre), Barrack Street (verified render)
- View 17 - Tombland (west of Edith Cavell statue) (verified wireline and AVR2)
- View 18 - Junction of Wensum Street/Elm Hill (east side Wensum Street) (verified wireline)
- View 19 - Magdalen Street, south of St Clement's Church (verified wireline)
- View 20 - Junction of Oak Street/St Martin's Lane (verified wireline)

- View 21 - Junction of St Crispin's Road/Oak Street (verified wireline)
- View 22 - Entrance to Quaker Burial Ground, Chatham Street (verified wireline)
- View 23 - Seating area in north west corner of St Augustine's (verified render)
- View 24 - In front of St Augustine's Church porch (verified wireline and AVR2)
- View 25 - Outside 107 Magdalen Street (verified render)
- View 26 - Junction of Cowgate/Bull Close (verified render)
- View 27 - St George's Street, outside St George's Church (verified wireline)
- View 28 - Calvert Street, opposite 'Pope's Buildings' (verified wireline and AVR2)
- View 29 - Outside 25 Magdalen Street (Looses Emporium) (verified render)
- View 30 - Outside 39 Magdalen Street (verified render)
- View 31 - Corner of 59 Magdalen Street (verified render)
- View 32 - Doughty's Hospital courtyard (south end) (verified wireline and AVR2)
- View 33 - Junction St George's Street/St Crispin's (verified wireline)
- View 34 - Junction of St Mary's Plain/Duke Street (on Duke Street footway, south side of St Mary's Plain) (verified wireline)
- View 35 - Southeast corner of Duke Street/St Crispin's/Pitt Street Roundabout (verified wireline)
- View 36 - Waterloo Park, southeast of Waterloo Park Cafe (verified wireline)
- View 37 - Aylsham Road, additional view (verified render)
- View 38 - Rosemary Lane (verified wireline)
- View 39 - Norwich Castle (verified render)
- View 40 - Cathedral Meadow (verified wireline)



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

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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Nil

Residual Effect

Nil



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



Existing



Proposed - Verified Wireline

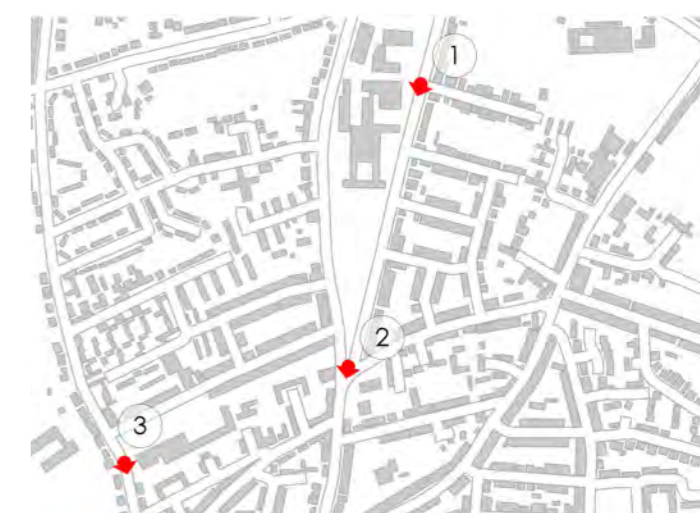
Summary Previous Assessment

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

Revision A: Revised Assessment of Impact

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

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



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



Existing

Existing

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

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

Sensitivity/Susceptibility

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



Proposed - Verified Wireline

Proposed

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

Magnitude of Change

Negligible.

Residual Effect

Negligible.



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



Existing



Proposed - Verified Wireline

Summary Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised verified wireline illustrates that the scheme will continue to be almost entirely concealed from view from this viewpoint, there would continue to be no material change to a viewers appreciation of the view, which will continue to remain focused on the immediate streetscape.

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



Previous View 3: Angel Road (next to school entrances)



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Low

Residual Effect

Negligible.



Revised View 3: Angel Road (next to school entrances)



Existing



Proposed - Verified Wireline

Summary Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: Low
- Residual Effect: Negligible

Revision A: Revised Assessment of Impact

The revised verified wireline shows the Proposed Development would remain as a background element, beyond the framing of the immediate streetscape and the fore- and mid-ground townscape along Angel Road.

The Proposed Development would continue to read as a recessive element in the townscape with a barely perceivable change from the previous assessment.

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



Previous View 4: Junction of Heath Road/Shipstone Road



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Medium

Residual Effect

Minor-beneficial.



Revised View 4: Junction of Heath Road/Shipstone Road



Existing



Proposed - Verified Wireline

Summary Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised verified wireline shows the Proposed Development would terminate this view along Heath Road. The scheme is noticeably lower in height but has maintained the varied roofscape. As with the previously submitted scheme, the Proposed Development would add interest and architectural quality to the back drop of this streetscape, providing a feature of quality and interest to terminate the long view.

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



Previous View 5: Junction of Magdalen Road/Sproston



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Low

Residual Effect

Negligible.



Revised View 5: Junction of Magdalen Road/Sproston



Existing



Proposed - Verified Wireline

Summary Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: Low
- Residual Effect: Negligible

Revision A: Revised Assessment of Impact

The revised verified wireline shows the blocks within the centre of the Proposed Development would rise slightly higher within the centre of frame. New built form will continue to be largely screened by existing built form, where apparent the Proposed Development would continue to read as a recessive element in the townscape with a barely perceivable change from the previous assessment. Built form would continue to sit below the current height of Sovereign House and the existing chimney heights apparent in the foreground.

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



Previous View 6: Mousehold Avenue (northeast corner of allotments)



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Medium

Residual Effect

Moderate-beneficial.



Revised View 6: Mousehold Avenue (northeast corner of allotments)



Existing



Proposed - Verified Render

Summary Previous Assessment

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

Revision A: Revised Assessment of Impact

As a result of the proposed revisions to the scheme, there is a reduction in height to the double-gabled block visible on the right-hand side within the view, and the blocks that form the 'backdrop' elements of Anglia Square, currently in Outline, are visibly broken down in terms of their mass. This leads to a reduction in the scheme's visual mass. The scheme's recessive nature within this view is therefore increased. Nevertheless, the changes are not sufficient to alter our overall finding as to the nature and magnitude of the change, and accordingly it remains the case that a Moderate Beneficial effect would arise.



Previous View 7: Mottram Monument, St James' Hill



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

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

Magnitude of Change

Medium

Residual Effect

Major-beneficial.



Revised View 7: Mottram Monument, St James' Hill



Existing



Proposed - Verified Render

Previous Assessment

- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Medium
- Residual Effect: Major Beneficial

Revision A: Revised Assessment of Impact

The changes to the scheme are, in a view of this magnitude, not particularly easy to discern, but include the reduction in height of the right-hand side of the scheme as visible here, while the elements on the left-hand side (in Outline) have a more broken-down form. It remains the case that the development sits well clear of the landmark group visible from this viewpoint, and will be a more discreet and recessive feature within the view than the assertive existing form of Anglia Square. Such an approach will accordingly allow the landmark group to be better appreciated, without wider visual competition. Overall, we conclude that our previous conclusion remains with the revised scheme, and a Major Beneficial residual effect is therefore concluded.



Previous View 8: Kett's Heights (Armada Beacon)



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

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

Proposed

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

Magnitude of Change

Medium

Residual Effect

Major Beneficial



Revised View 8: Kett's Heights (Armada Beacon)



Existing



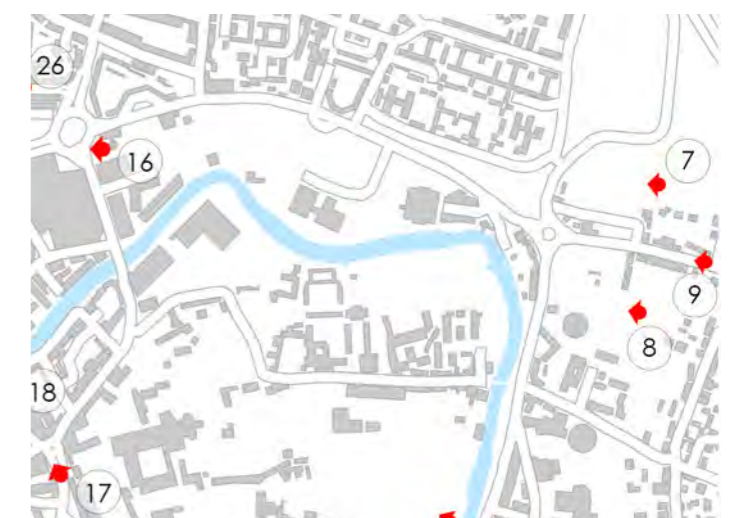
Proposed - Verified Render

Previous Assessment

- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Medium
- Residual Effect: Major Beneficial

Revision A: Revised Assessment of Impact

The visible change to the scheme appreciable here is extremely minor, with a very slight reduction in one's sense of the way in which the mass is modulated. The scheme's effect remains unchanged, demonstrating the scheme's clear potential to reduce the prominence of the site against the existing position. It remains our view that a Major Beneficial effect continues to arise as a result of the Revision A scheme.



Previous View 9: Kett's Hill



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

Medium

Residual Effect

Minor-beneficial.



Revised View 9: Kett's Hill



Existing



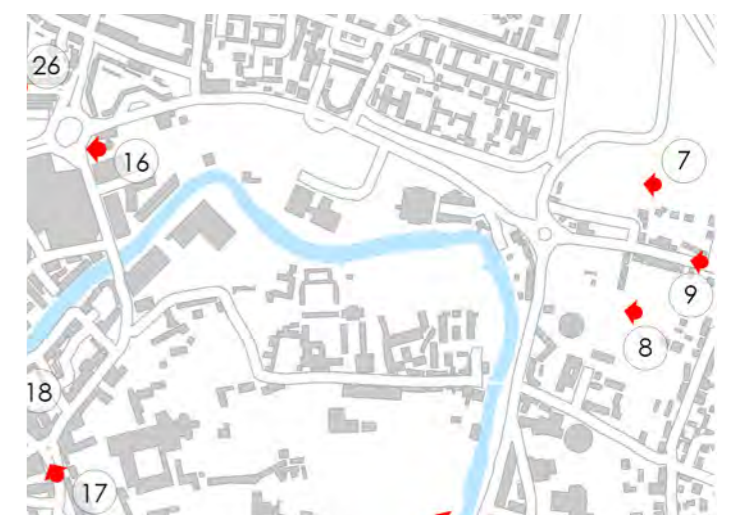
Proposed - Verified Render

Previous Assessment

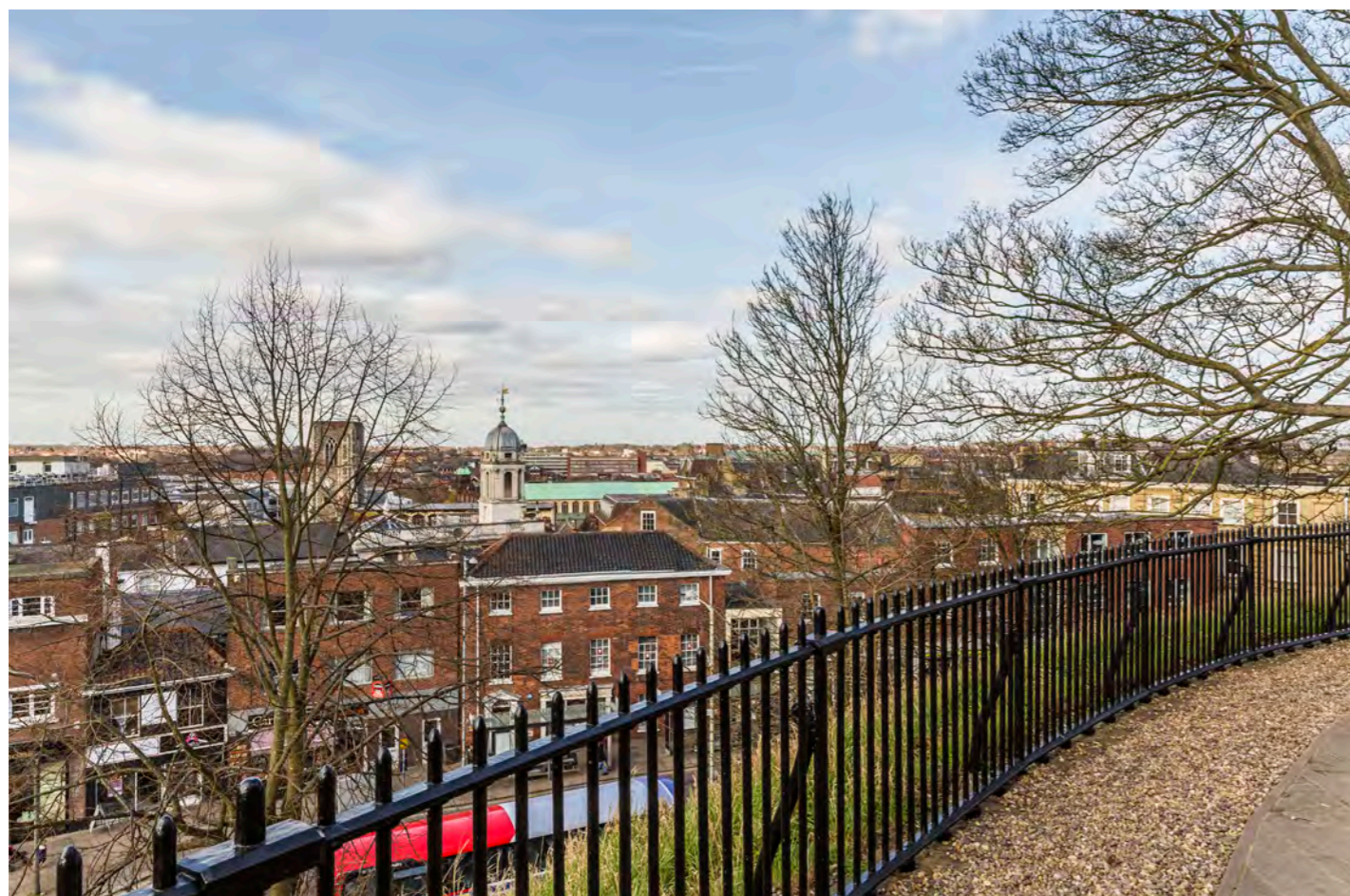
- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: Medium
- Residual Effect: Minor Beneficial

Revision A: Revised Assessment of Impact

Within this view, the scheme continues to act as a termination to the long view from Kett's Hill, appearing as a background element between the houses funnelling the view in the foreground. There is a visible reduction in mass within the scheme visible within the Revision A scheme against that submitted. This is slight, but noticeably reduces the overall prominence of the scheme as a whole, particularly against the baseline position. Nonetheless, we continue to conclude that a Minor Beneficial effect would arise here.



Previous View 10: Castle Rampart



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

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

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

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

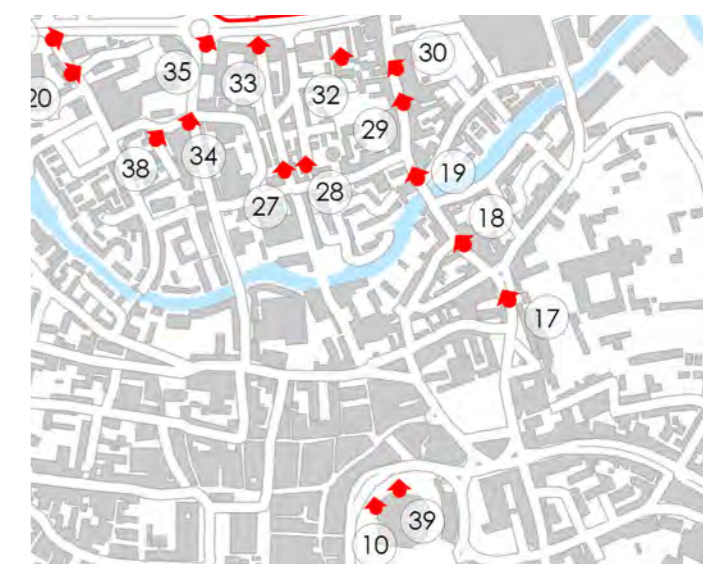
will have a varied form, in terms of its massing, and will add to the layering of urban elements appreciated from this higher topography of the castle rampart. This will replace the rather relentless overlapped forms of Sovereign House and Gildengate House, which are detracting and somewhat eye-catching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

Magnitude of Change

Medium

Residual Effect

Major-Beneficial



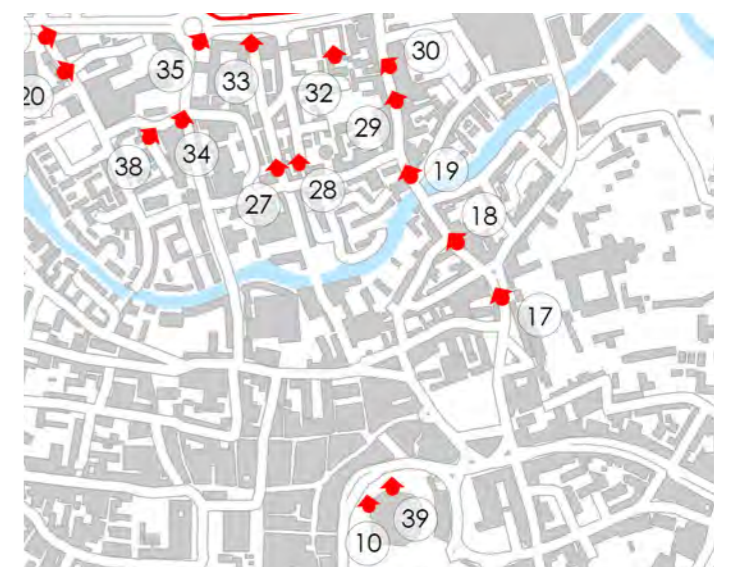
Previous View 10: Castle Rampart



Existing



Proposed - Verified Render



Revised View 10: Castle Rampart



Existing



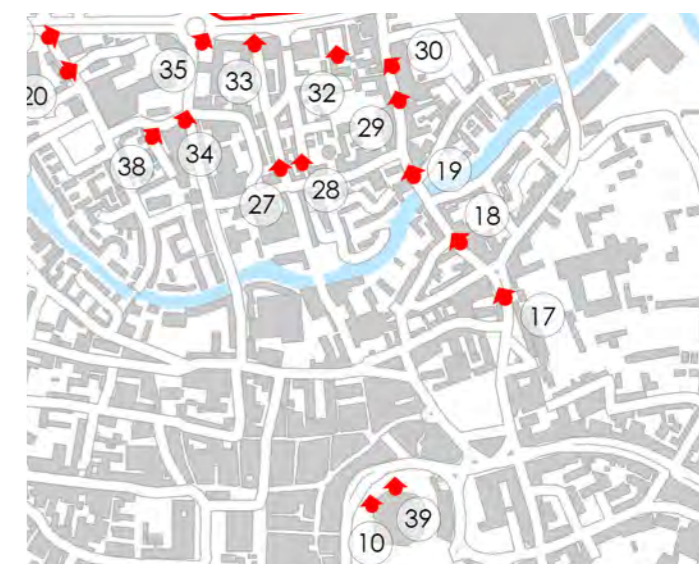
Proposed - Verified Render

Previous Assessment

- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Medium
- Residual Effect: Major Beneficial

Revision A: Revised Assessment of Impact

The Revision A scheme has a very similar appearance from this vantage point to the submitted scheme, with some changes to the roofscape within the section closest to the viewer being the principal change perceptible. This is not readily perceptible, and the effect of the scheme on the view remains as previously assessed, creating a background feature, that sits comfortably within the view, below the skyline and not competing with landmarks in the foreground. A Major Beneficial effect therefore continues to arise.



Previous View 11: Aylsham Road



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

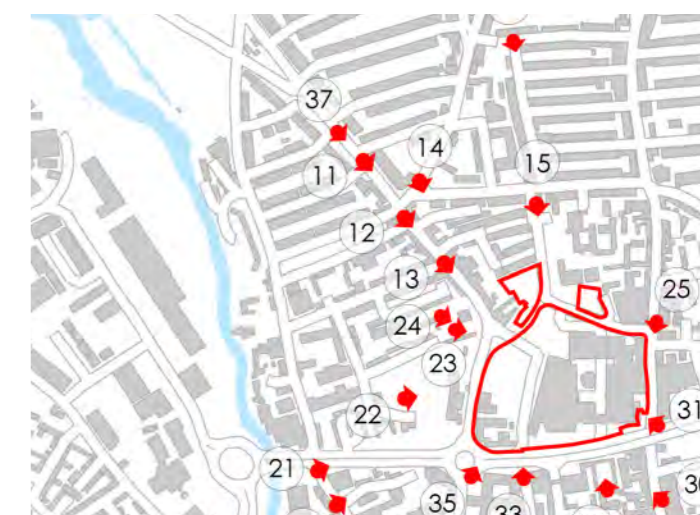
Nonetheless, it is clear that there would be some increase in overall visible massing within this view, which would balance against these beneficial aspects; the heritage receptors within this view would some minorly harmful effects, which would also be legible as a townscape effect. Accordingly, a balanced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

Magnitude of Change

Medium

Residual Effect

Moderate Neutral.



Revised View 11: Aylsham Road



Existing



Proposed - Verified Render

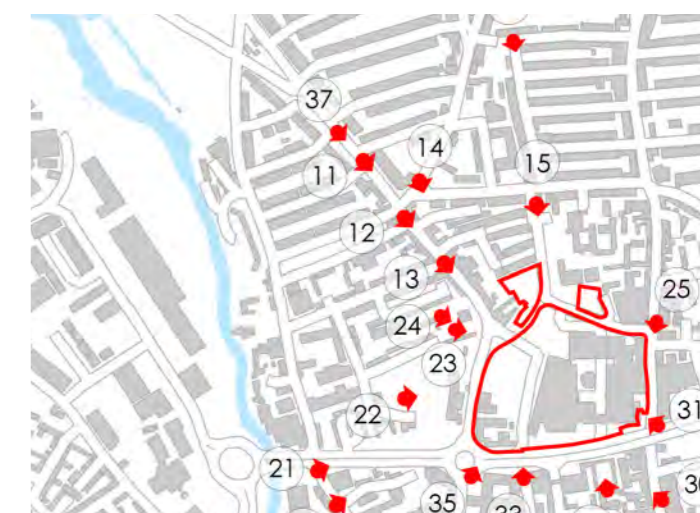
Previous Assessment

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

Revision A: Revised Assessment of Impact

The changes within this view, while apparently subtle, do have a notable effect on how the scheme appears within the view, when considered as a whole. The scheme would continue to rise above the curved building at the centre of the view, and sit in front of the base of the Cathedral spire, as the existing building does in part. However, the reduction in the overall height of Block A (alongside Block D), leads to an associated reduction in its prominence, and the prominence of the scheme as a whole. The eye is, under the revision, more clearly drawn to the attractive, curved form of 69-75 St Augustine's Street, and to the Cathedral spire. Additionally, more of the spirelets are revealed by the scheme under this Revision. Nonetheless, it is accepted that the overall increase in the visual mass of Anglia Square from

this point generates a degree of harmful townscape impact to be balanced against its positive elements, and a continued finding of Moderate Neutral impact arises as a result.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

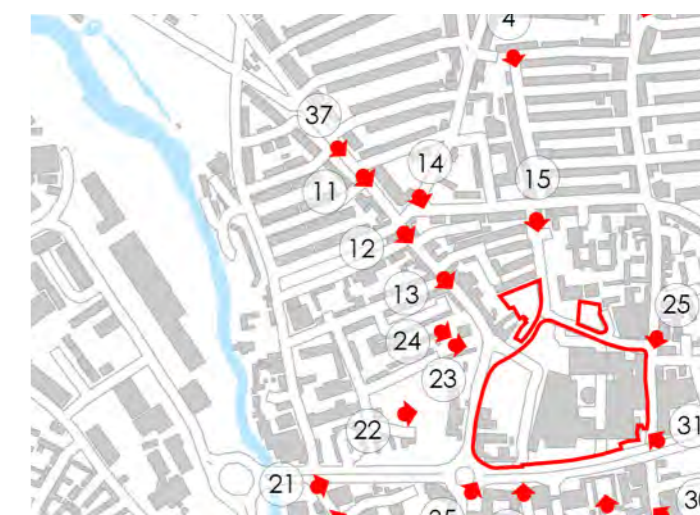
This view sits at what was, historically, a peripheral part of the City, a point of entry, and within this context the Proposed Development establishes an urban language, beyond the immediate foreground of St Augustine’s Street, with its more suburban scale. The narrowness of the street at this point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

Magnitude of Change

Medium

Residual Effect

Moderate-Beneficial



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



Existing



Proposed - Verified Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

Within this view, the Revision A scheme sees a reduction in the visual scale of Block A, and therefore of the visible element of the scheme as a whole. This does not change the extent of the spire of the Cathedral which is visible here, as although there is a reduction in the height of Block D, height further into the site continues to provide a break across the building, much as the existing buildings do. While there is a reduction in overall quantum of built development visible here, the effect on the view would remain the same as with the submission scheme, introducing a scheme of interest and quality in place of the poor-quality conclusion to the view provided by Anglia Square. A residual Moderate Beneficial effect would therefore arise.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

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

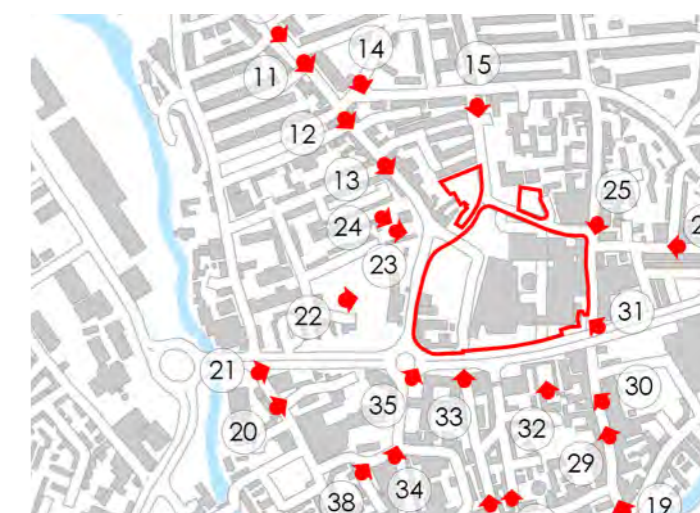
At this point in St Augustine's Street's length, this approach towards the Site is recognised as being a negative vista, with Sovereign House a dominating landmark, and the replacement of the buildings located on the Site is desirable. The Proposed Development has been well considered and has an appreciable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

Magnitude of Change

Medium

Residual Effect

Moderate-Beneficial



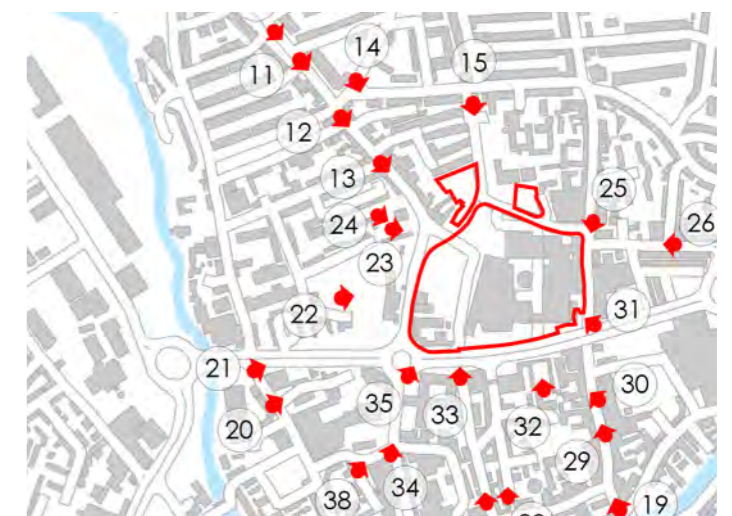
Previous View 13: Junction of St Augustine's Street/Sussex Street



Existing



Proposed - AVR2



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



Existing



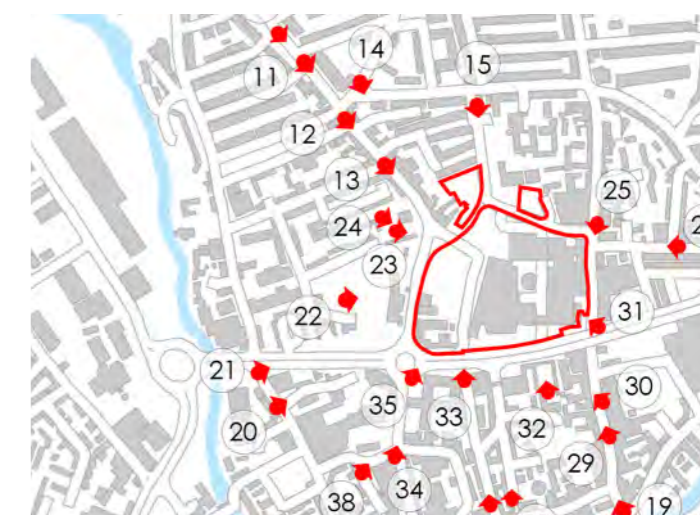
Proposed - Verified Wireline

Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised scheme continues to act as a termination point to the view along St Augustine's Street, appearing as a background element between the houses funnelling the view in the foreground. There is a slight reduction in height and mass visible within the Revision A scheme against that submitted. This is slight, but noticeably reduces the overall prominence of the scheme as a whole, increases the permeability of the application site and offers more variation in roof form and massing. Overall this increases the beneficial effects of the scheme however there is no change in the conclusion of effects from the previous assessment.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

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

Proposed

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

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

Magnitude of Change

Low

Residual Effect

Minor-beneficial.



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



Existing



Proposed - Verified Wireline

Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised scheme would continue to appear in the small gap to the left of the frame although its prominence will be slightly reduced. While appropriate in townscape terms in regards to expectation of the appearance of built form within the city walls. The reduced prominence would increase the beneficial effects of the scheme. There is however no change in the conclusion of effects from the previous assessment.



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



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

Magnitude of Change

High

Residual Effect

Moderate-Beneficial.



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



Existing



Proposed - Verified Render

Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: High
- Residual Effect: Moderate Beneficial

Revision A: Revised Assessment of Impact

In this view, the height of the revised scheme in terms of Blocks A and D is notable, and reduces the overall scale of the development as visible from this position. It remains a high-quality scheme, introducing visual interest and variation to the background of a view with limited existing visual quality, and currently considerably undermined by the appearance of Anglia Square. The residual effect remains Moderate Beneficial.



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



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

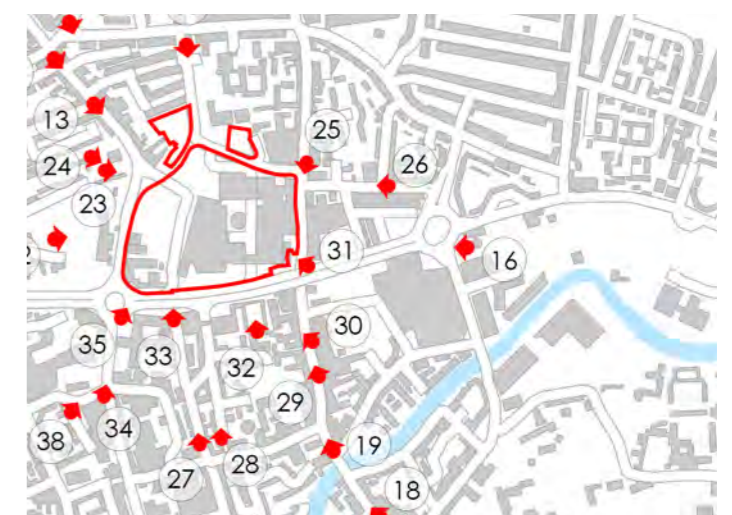
building up to the higher density and urban landmark of the Proposed Development, resulting in a more robust urban gateway at this western approach to Norwich City Centre.

Magnitude of Change

Medium

Residual Effect

Minor-Beneficial.



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



Existing



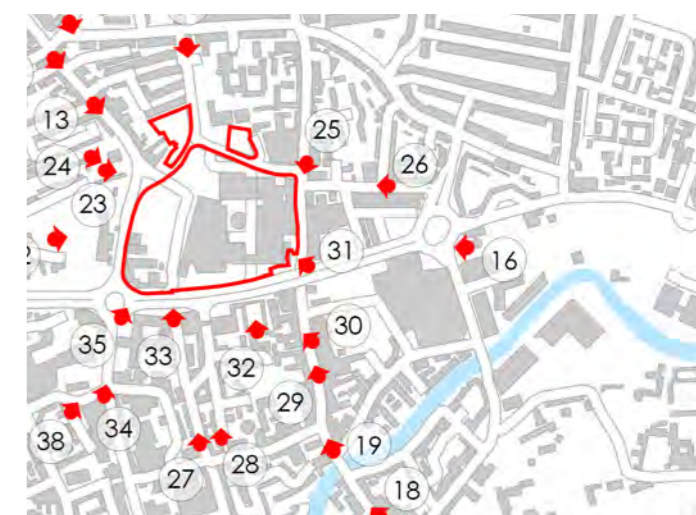
Proposed - Verified Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

Within this mid-range view, the development appears as a background feature, forming the rear skyline. The Revised scheme sees the scheme's overall bulk reduce in this view, as a result of the shortening of north-south blocks within the southern part of the scheme. The scheme's overall contribution to this view, as a background feature of an urban scale, and with the clear potential for quality and interest, remains, however, as does a finding of a residual Minor Beneficial effect.



Previous View 17: Tombland (west of Edith Cavell Statue)



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

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

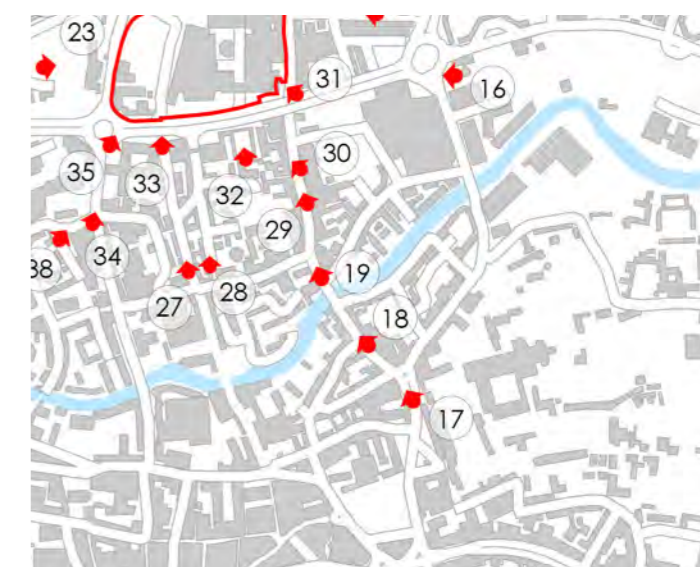
The Proposed Development will be largely concealed here, with a small element visible in the gap formed by Wensum Street. This will appear beyond the immediate foreground, and behind a small corner of Austin House (on Calvert Street), which is just visible. In real terms, the scheme will be barely discernible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

Magnitude of Change

Low

Residual Effect

Moderate-beneficial.



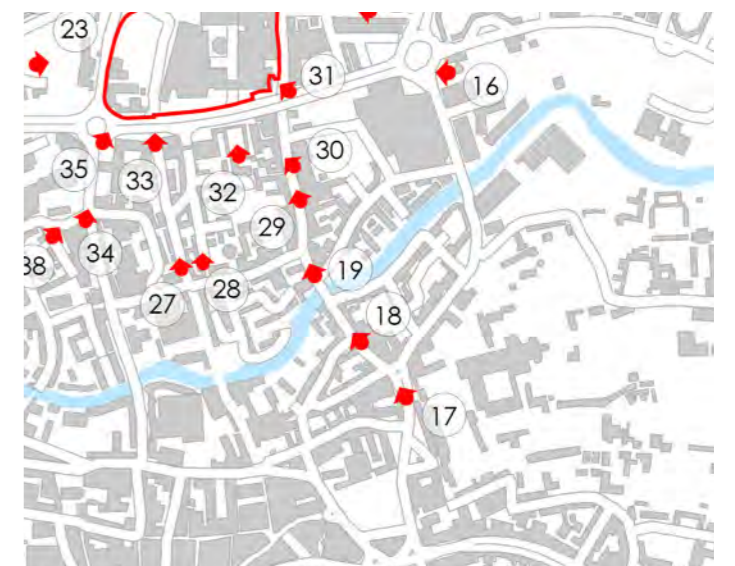
Previous View 17: Tombland (west of Edith Cavell Statue)



Existing



Proposed - AVR2



Revised View 17: Tombland (west of Edith Cavell Statute)



Existing



Proposed - Verified Wireline

Previous Assessment

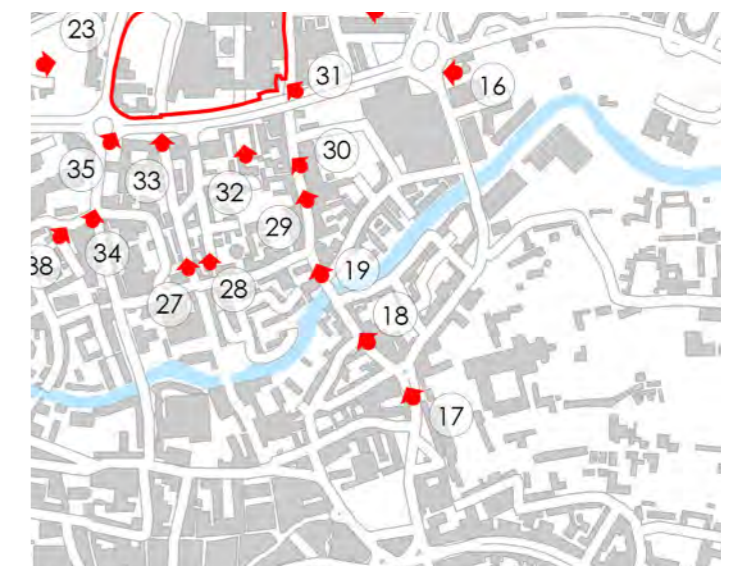
- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Low
- Residual Effect: Moderate Beneficial

Revision A: Revised Assessment of Impact

The Proposed Development would continue to predominately be screened by existing built form appearing only in the streetscape gap between houses to the left of the frame.

The Proposed Development would continue to read as a recessive element in the townscape with a barely perceivable change from the previous assessment.

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



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

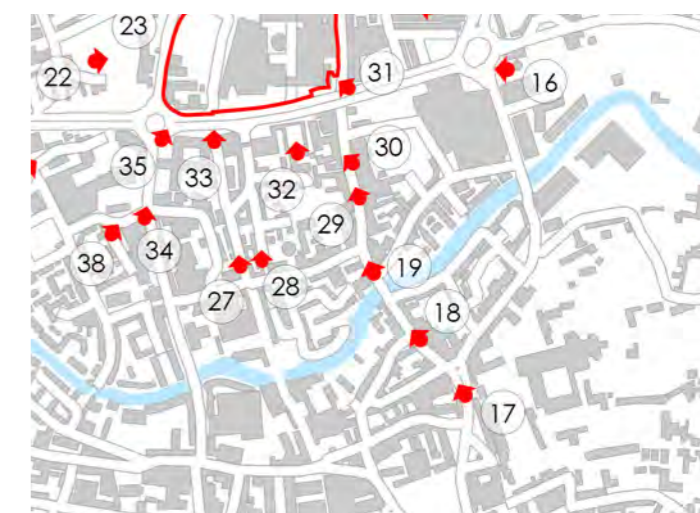
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form.

Magnitude of Change

Nil

Residual Effect

Nil



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



Existing



Proposed - Verified Wireline

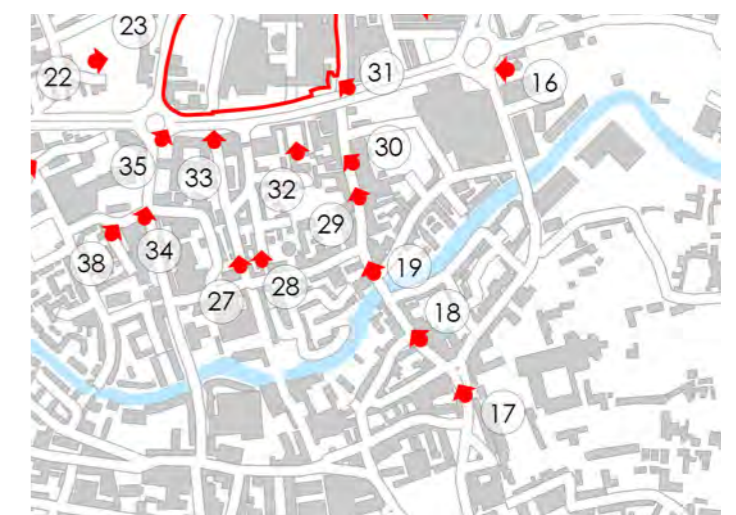
Previous Assessment

- 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. It will not appear above the roofline of the building which terminate this view.

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



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

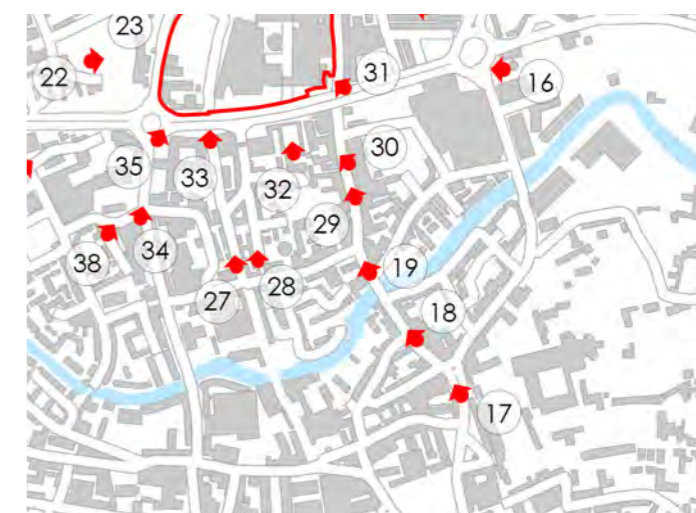
The Proposed Development would appear as a background element in this view, with the focus of the viewer being on the varied and winding townscape of Magdalen Street, and St Clement's Church in the foreground. Replacing the just-visible flank of the cinema with an element of a greater width, but of a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

Magnitude of Change

Low

Residual Effect

Minor-Beneficial.



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



Existing



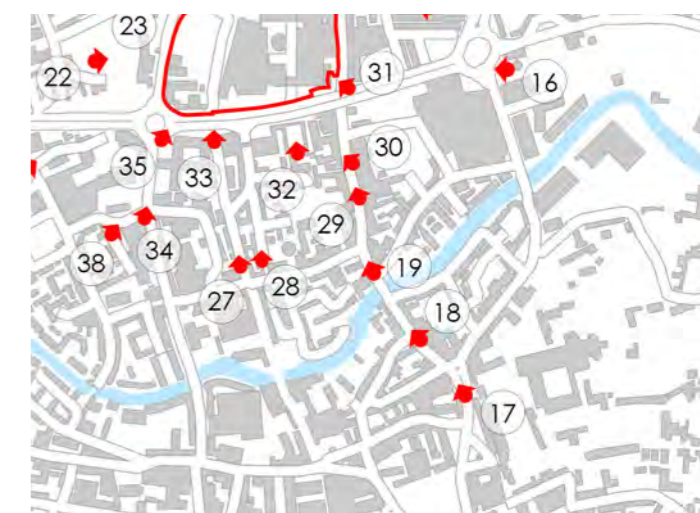
Proposed - Verified Wireline

Previous Assessment

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

Revision A: Revised Assessment of Impact

The new built form of the Proposed Development would remain apparent within long views along Magdalen Street. Because of intervening built form and distance there is no noticeable change from the previous design iteration. Therefore there is no change in the conclusion of effects from the previous assessment.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

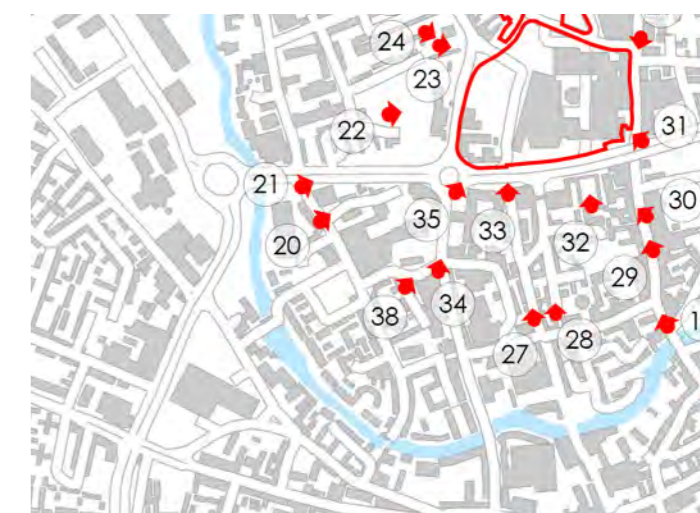
As proposed, the development would be visible in this view beyond the Church and its modern neighbours in the foreground. The development would very much be appreciated as a background feature, rising above mid-ground rooftops (as Sovereign House's water tower does, but more successfully). The perceived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

Magnitude of Change

Medium

Residual Effect

Moderate-beneficial



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



Existing



Proposed - Verified Wireline

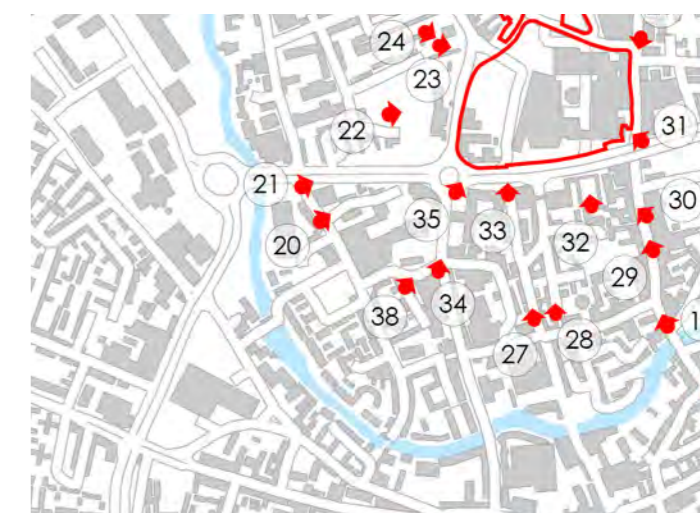
Previous Assessment

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

Revision A: Revised Assessment of Impact

The new built form of the Proposed Development would remain apparent within this townscape gap however offers an improvement on the previously submitted scheme by offering more variation in roof form. This will complement the building in the foreground and contribute to a more cohesive townscape. The effect of the pitched roofs in coaction with the Proposed Development will create a sense of urban layering, allowing for the proposed development to better blend with the surrounding townscape.

The variation and reorientation in roof form would increase the beneficial effects of the scheme through an enhancement to the aesthetic appeal of the building. There is however no change in the conclusion of effects from the previous assessment.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivit/Susceptibility

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

Proposed

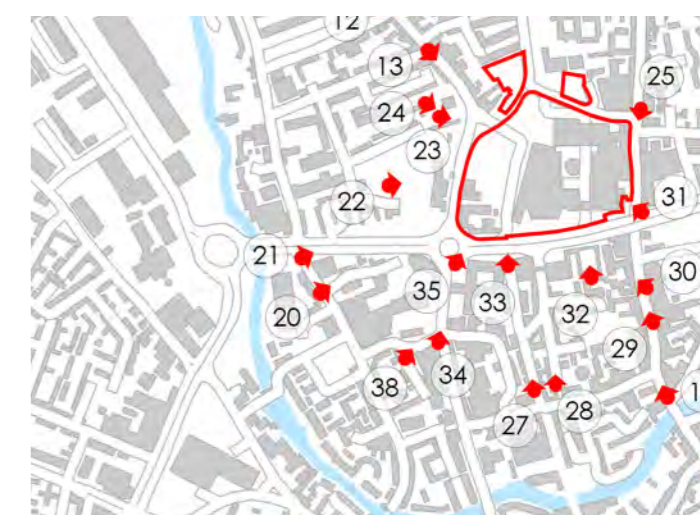
As proposed, the development would appear as part of the urban background of this view, appearing above and beyond the treeline in winter, and likely experiencing more obscuration in the summer months. The development's varied roofline and perceived scale from this location would draw the eye, but in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

Magnitude of Change

Medium

Residual Effect

Minor-beneficial



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



Existing



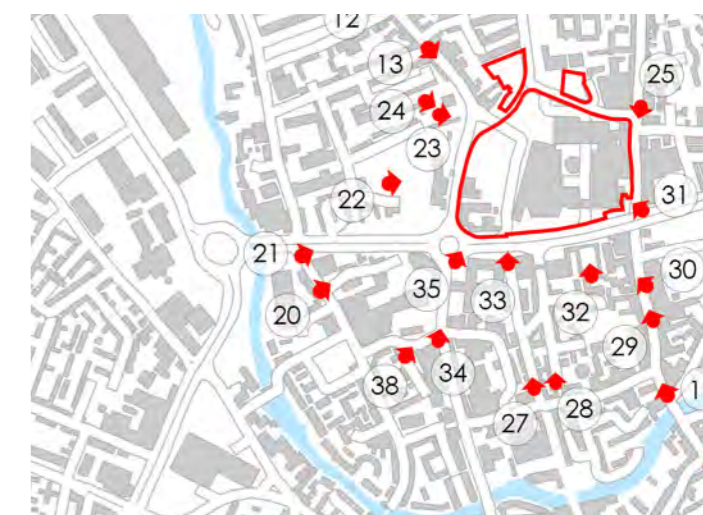
Proposed - Verified Wireline

Previous Assessment

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

Revision A: Revised Assessment of Impact

The verified wireline of the Rev A shows a change in roof form and change to the presence of the Proposed Development in views along the north side of St Crispin's Road. The buildings would not sit noticeably higher than the submitted scheme and would continue to contribute to an increase in both the architectural quality of the view and a betterment of the surrounding townscape. There is however no change in the conclusion of effects from the previous assessment.



Previous View 22: Entrance to Quaker Burial Ground, Chatham Street



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

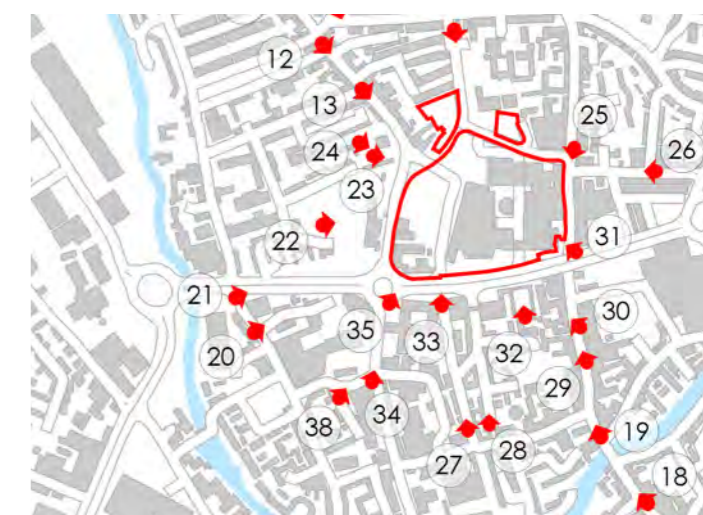
The Proposed Development will be just visible beyond the heavy border planting within this view from the Quaker Burial Ground in the winter months, being almost entirely obscured during the summer. Although it will introduce more built form than already exists, it is experienced as a very separate element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

Magnitude of Change

Low

Residual Effect

Negligible-beneficial



Revised View 22: Entrance to Quaker Burial Ground, Chatham Street



Existing



Proposed - Verified Wireline

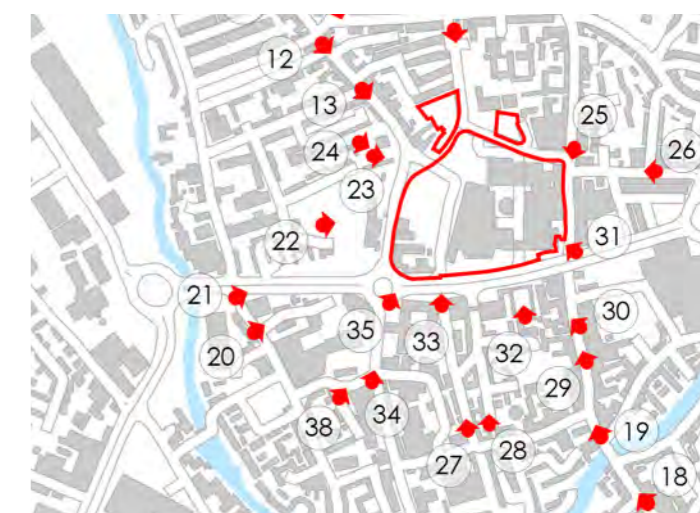
Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: Low
- Residual Effect: Negligible-Beneficial

Revision A: Revised Assessment of impact

The verified wireline of the Rev A shows a reduction in building heights within the gap between the mature trees. The Proposed Development would continue to read as a recessive element in this view, screened by mature trees and with a barely perceivable change from the previous assessment.

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



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



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

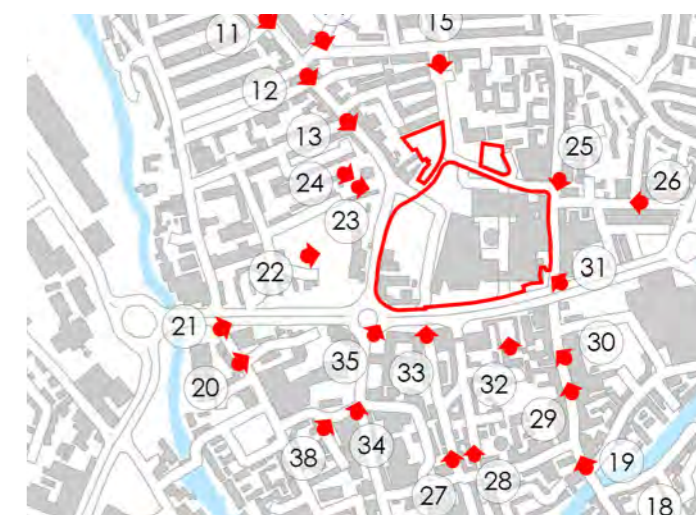
variation in materiality in form. At a point when one would be departing from the churchyard, the scheme would act as an enticing urban element within the wider urban realm beyond. Ultimately, while some harm would be generated to the view, other benefits would arise, leading to a balanced judgement.

Magnitude of Change

High

Residual Effect

Moderate-Major Neutral



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



Existing



Proposed - Verified Render

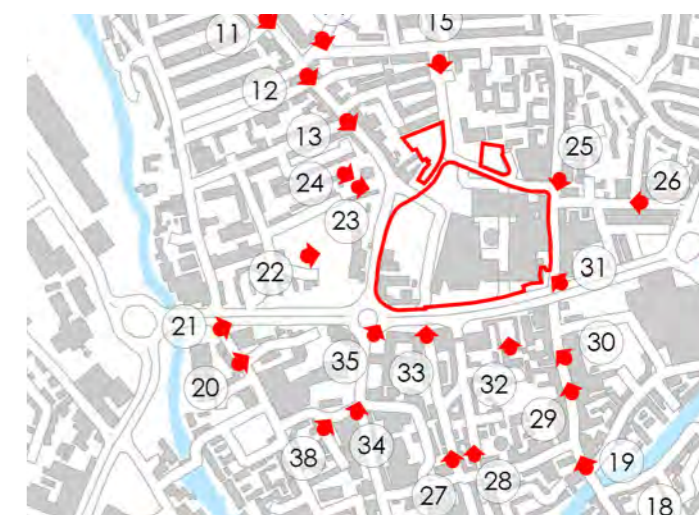
Previous Assessment

- Sensitivity: Low-Medium
- Susceptibility: Low-Medium
- Magnitude of Change: High
- Residual Effect: Major Neutral

Revision A: Revised Assessment of Impact

The proposed development, would remain highly visible in this view. The revised verified render illustrates little deviation from the submitted scheme.

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



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

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

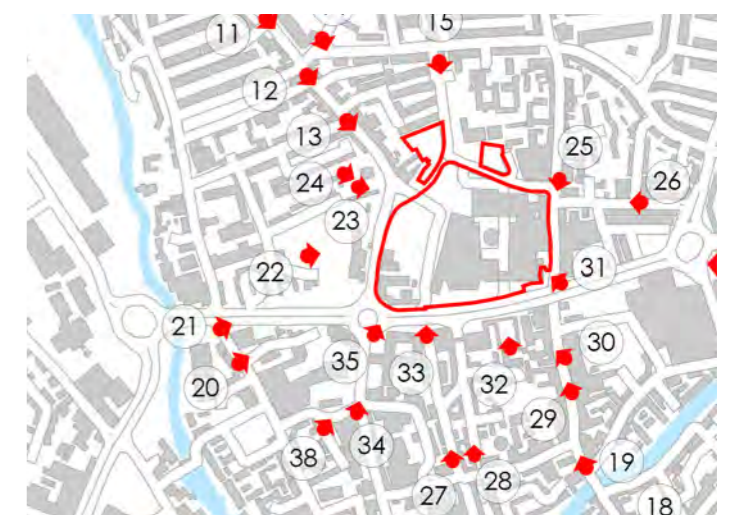
Nonetheless, for the reasons outlined above, there would also be some harm which would arise, leading to a balanced judgement in terms of townscape impact.

Magnitude of Change

Medium

Residual Effect

Major-Neutral



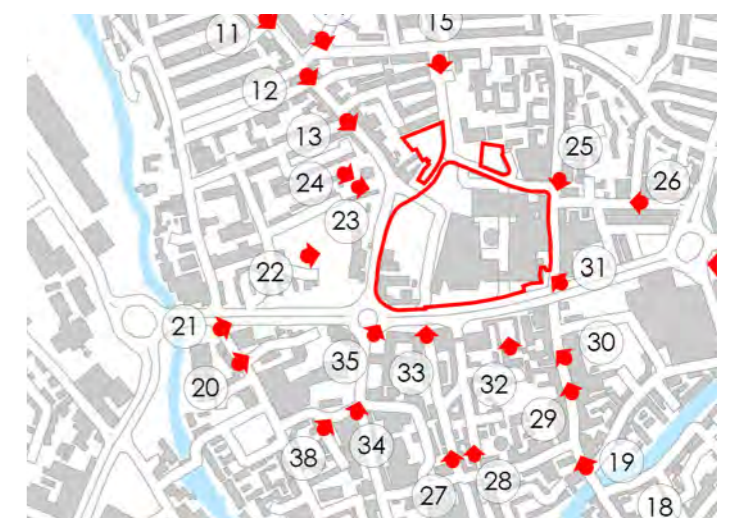
Previous View 24: In front of St Augustine's Church porch



Existing



Proposed - AVR2



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



Existing



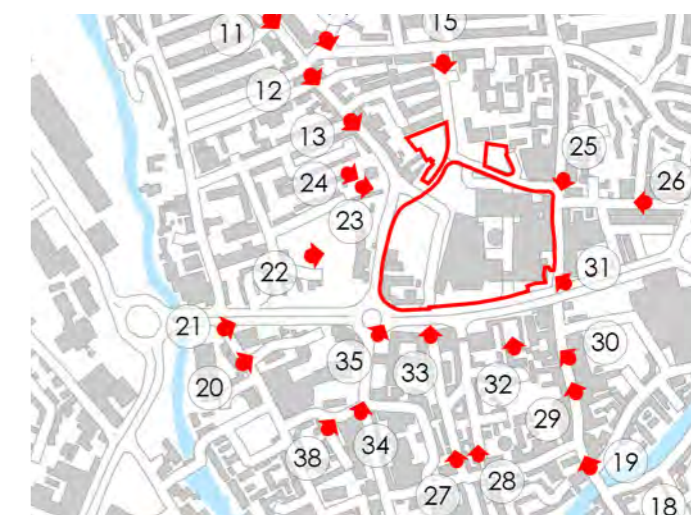
Proposed - Verified Wireline

Previous Assessment

- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Medium
- Residual Effect: Major Neutral

Revision A: Revised Assessment of Impact

Reductions to Blocks A and D, and alterations to the form of Block E, lead to the proposed development, whilst remaining a very visible form in the background of this view, being slightly reduced in its overall prominence. We find that the revised scheme continues to lead to a Major Neutral effect. It remains a very clear and appreciable change to the view, which while removing negative elements and replacing them with higher quality architecture, and a reintroduced view down St Botolph Street, balanced with elements introduced that do compete, to an extent with the listed buildings in the view.



Previous View 25: Outside 107 Magdalen Street



Existing

Existing

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

Sensitivity/Susceptibility

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

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



Proposed - Verified Render

Proposed

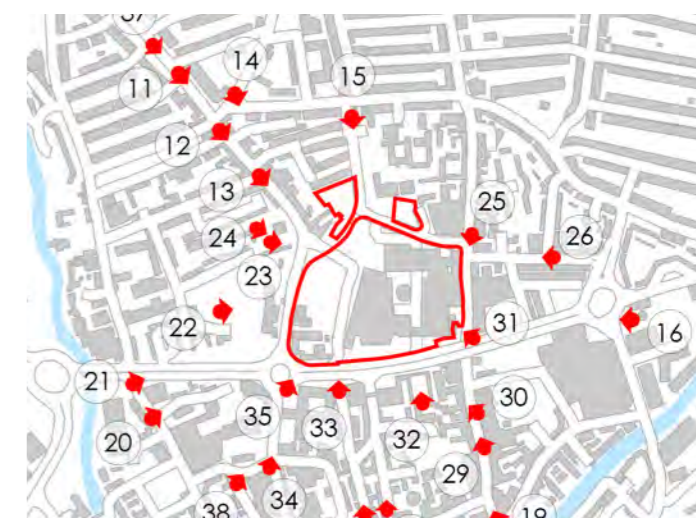
With the retention of the supermarket building in the northeast corner of Anglia Square, the scheme would appear only partially in this view, as a replacement for some particularly intrusive aspects of the scheme, including the car park. The parts of the scheme facing Magdalen Street are carefully designed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

Magnitude of Change

Medium-High

Residual Effect

Minor-Moderate Beneficial



Revised View 25: Outside 107 Magdalen Street



Existing



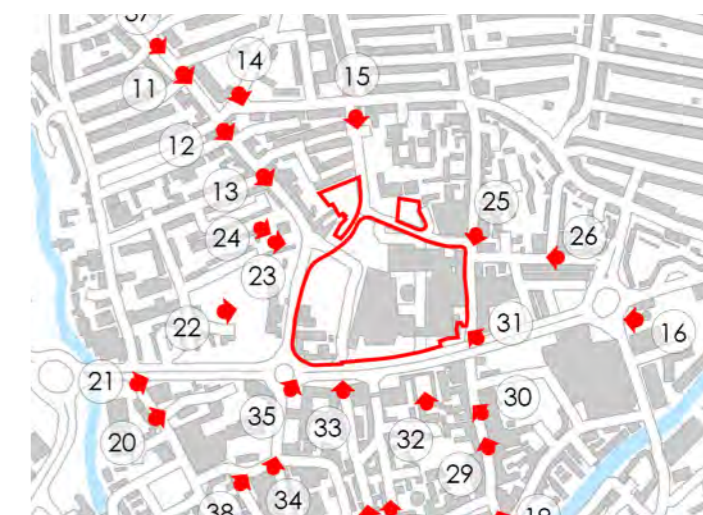
Proposed - Verified Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

Within this view, the Revised Scheme has a visibly lower roof line on the right-hand side of the view, and appreciable changes to the fenestration facing onto Magadalen Street, and the plot line to the Stump Cross building. Nonetheless, when considered as a whole, the positive and re-knitting effect of the proposed development would be much the same, and a Minor-Moderate Beneficial effect would continue to arise.



Previous View 26: Junction of Cowgate/Bull Close



Existing

Existing

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

Sensitivity/Susceptibility

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



Proposed - Verified Render

Proposed

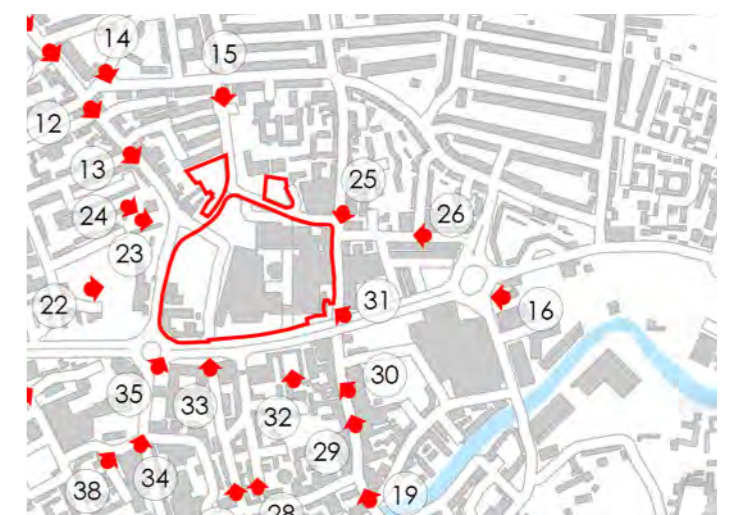
Given the dominant, poor-quality conclusion to Cowgate that is provided by the multi-storey car park of Anglia Square, the proposed development, of a similar scale, but of a more sensitive, residential disposition, represents a clear enhancement. Varied and interesting roof forms, and a roof form that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

Magnitude of Change

Medium

Residual Effect

Minor beneficial



Revised View 26: Junction of Cowgate/Bull Close



Existing



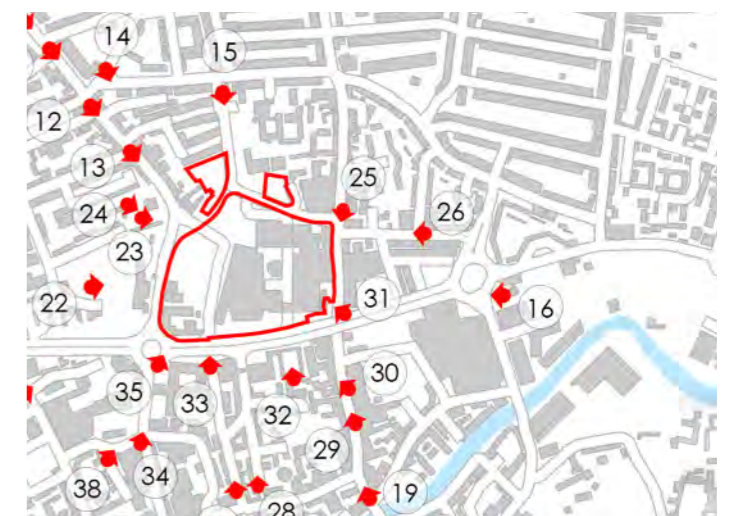
Proposed - Verified Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised scheme would continue to appear here as a termination of Cowgate, with much the same overall height, scale and massing. The amendments to the scheme would create the very slight appearance of a plant enclosure above the roofline on the right hand side of the view, but would also see the principal visible element of the scheme become lighter in its appearance, as a result of appear as a lighter, more articulated feature as a result of changes to the roof form of the building. As a whole, the effect remains Minor Beneficial.



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

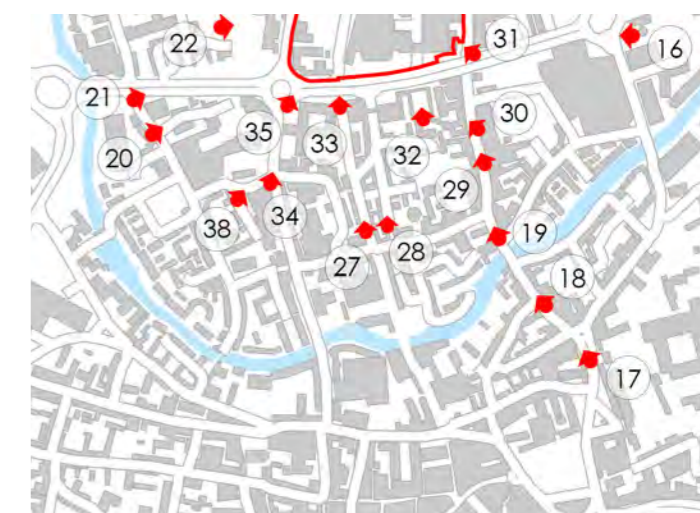
The Proposed Development will only just be visible at this point, at a reduced scale to the water tower of Sovereign House. It would read as a background feature, with variation in form that responds to the variation in the foreground. This change would not move the eye's focus away from the small-scale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

Magnitude of Change

Low

Residual Effect

Moderate-Minor beneficial



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



Existing



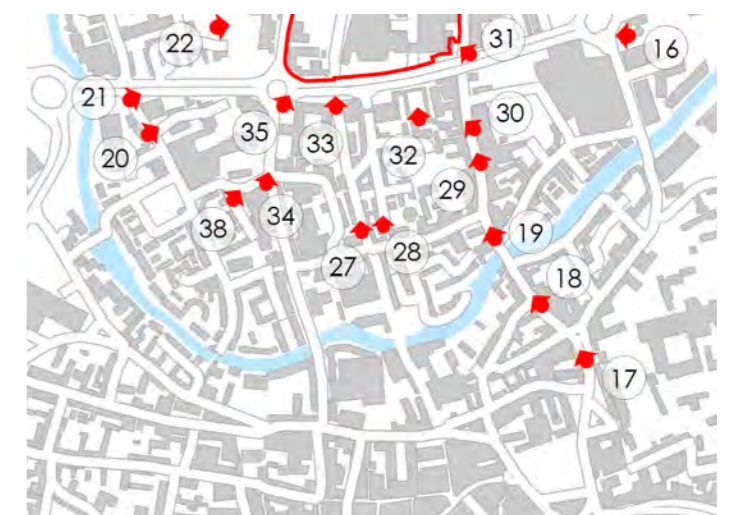
Proposed - Verified Wireline

Previous Assessment

- Sensitivity: High-Medium
- Susceptibility: High-Medium
- Magnitude of Change: Low
- Residual Effect: Moderate-Minor beneficial

Revision A: Revised Assessment of Impact

The revised scheme would continue to be largely screened by existing built form, with the building only appearing in the streetscape gap. The Rev A proposals represent an improvement on the previous scheme by introducing a pitched roof at the terminus of this view. The roof form is familiar and has a precedent surrounding townscape. The change offers a greater architectural variety to the streetscape and improvement on the architectural quality of the area. The change to overall height, scale and massing is minimal, to which any effect is largely diffused by the interesting pitched roof building form and betterment to the aesthetic quality of the townscape. This will result in a increase in the benefits of the scheme, however, the effect remains Moderate-Minor beneficial



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



Existing



Proposed - Verified Wireline

Existing

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

Sensitivity/Susceptibility

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

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

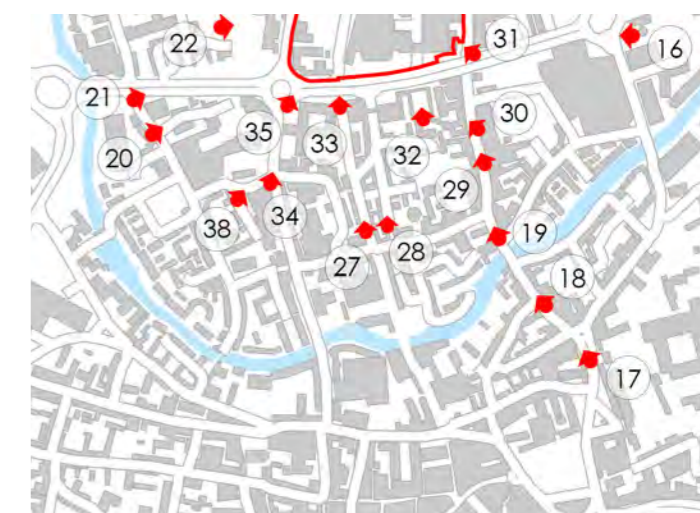
The Proposed Development will only just be visible at this point, squeezed into the gap between St Crispin's House and Cavell House. Of a scale that visibly steps down from these two elements, the proposed development will subtly close the view, which at present is open, but only to a poor-quality urban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

Magnitude of Change

Negligible-Low

Residual Effect

Minor-Negligible beneficial



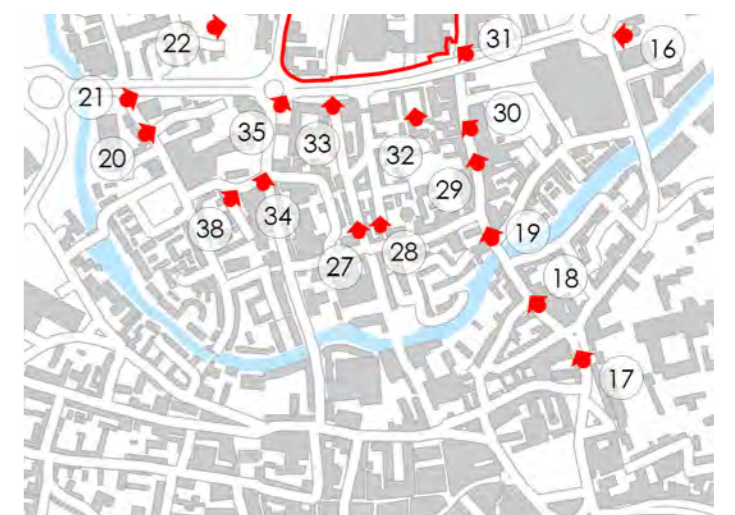
Previous View 28: Junction of Calvert Street, opposite 'Pope's Buildings'



Existing



Proposed - AVR2



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



Existing



Proposed - AVR2

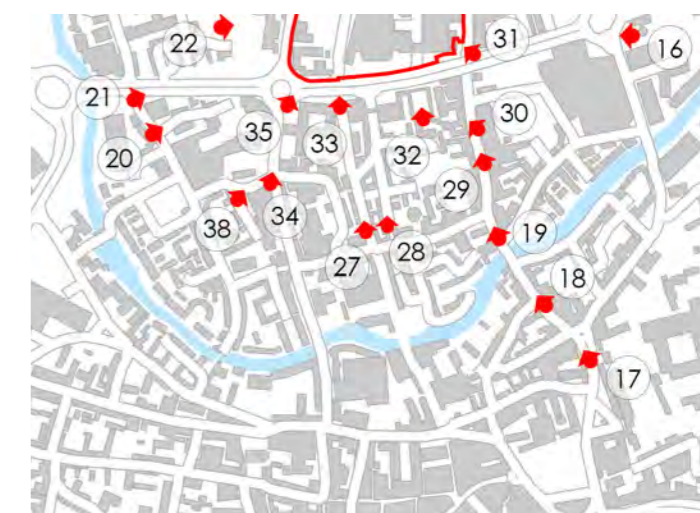
Previous Assessment

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

Revision A: Revised Assessment of Impact

The revised scheme would continue to be largely screened by existing built form, with the building only appearing in the streetscape gap terminating the view. The revised verified wireline illustrates little deviation from the submitted scheme.

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



Previous View 29: Outside 25 Magdalen Street (Looses



Existing



Proposed - Verified Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

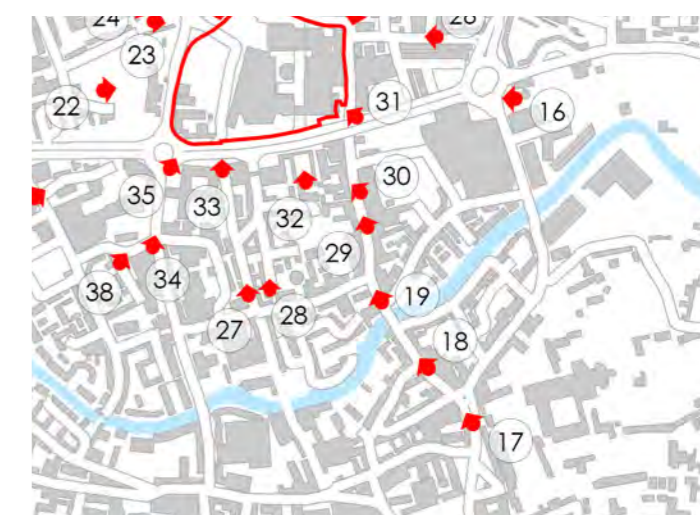
The Proposed Development would lead to the replacement of the large, blank wall of the cinema, which terminates the view along Magdalen Street here, with a more varied collection of elements, which break down into a background feature. Beyond the flyover, which is just perceptible here, the scheme would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

Magnitude of Change

Low

Residual Effect

Minor-Beneficial



Revised View 29: Outside 25 Magdalen Street (Looses



Existing



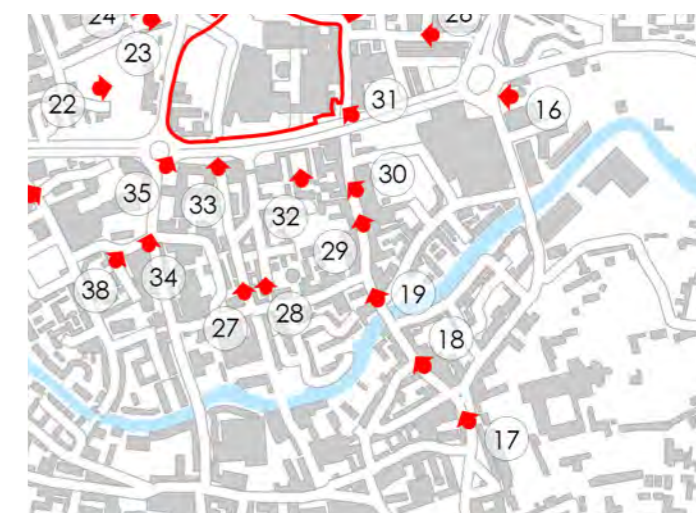
Proposed - Verified Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

Revision A, in this view, leads to subtle changes in the appearance of the scheme, notably a reduction in the extent to which the Stump Cross building is visible, and the slight appearance of a plant enclosure on the skyline (although this is unlikely to be readily perceptible as a feature). The scheme as revised continues to represent an enhancement over the existing position, terminating the view with a subtly varied built form, of quality, but without competition with the historic buildings in the foreground. The effect would remain Minor Beneficial.



Previous View 30: Outside 39 Magdalen Street



Existing



Proposed - Render

Existing

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

Sensitivity/Susceptibility

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

Proposed

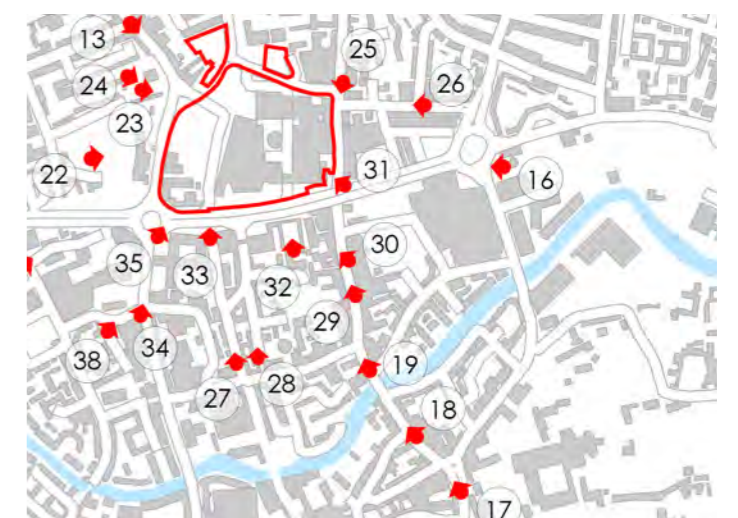
The flank of the cinema building, visible beyond the flyover at present, would here be replaced by the eye-catching form of the building that redefines Stump Cross. Based on a historic precedent (of two buildings that once stood in this location and defined the space between Botolph Street and Magdalen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

Magnitude of Change

Medium

Residual Effect

Minor-beneficial



Revised View 30: Outside 39 Magdalen Street



Existing



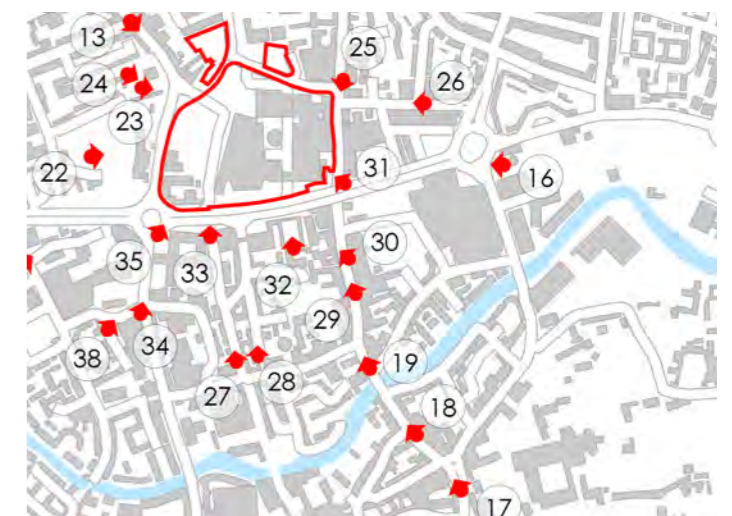
Proposed Render

Previous Assessment

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

Revision A: Revised Assessment of Impact

Within this view, the principal visual change arising as a result of Revision A will be the change in the appearance of the Stump Cross building. This element, which we continue to see as a positive feature of the scheme, reintroducing a lost townscape element, and punctuating the re-introduced Magadelen and St Botolph Street junction. Following concerns regarding its scale and appearance, however, the Revision reduces the overall scale of the building, and reduces also its assertiveness in this view, quietening the architecture as well as reducing the width of its bays. The effect would not change our assessment of the scheme's effect against the baseline. While a slightly increased enhancement would arise, this would remain Minor Beneficial in magnitude.



Previous View 31: Corner of 59 Magdalen Street



Existing

Existing

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

Sensitivity/Susceptibility

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

Proposed

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



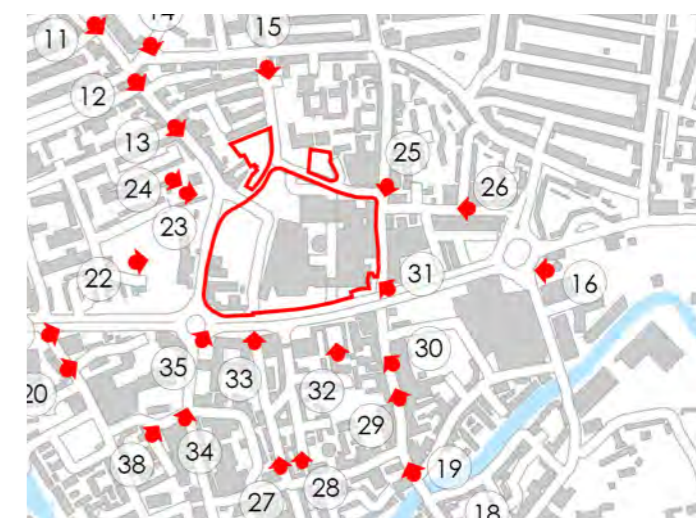
Proposed

Magnitude of Change

High

Residual Effect

Moderate-beneficial



Revised View 31: Corner of 59 Magdalen Street



Existing



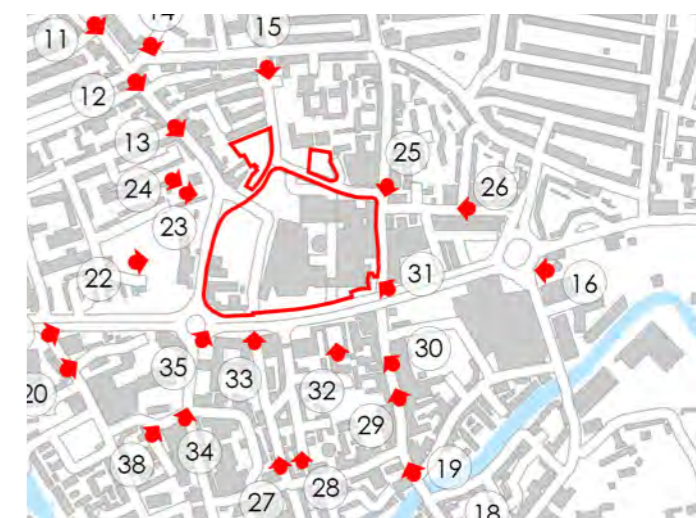
Proposed

Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: High
- Residual Effect: Moderate Beneficial

Revision A: Revised Assessment of Impact

Close-to, the reduction in scale to the Stump Cross building is readily appreciable, as are subtle changes to the materiality and fenestration to other buildings. The effect would be to refine the appearance of the Stump Cross building, and to allow St Botolph's street to open up in the view. the effect would remain Moderate Beneficial.



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



Existing

Existing

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

Sensitivity/Susceptibility

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

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

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

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



Proposed - verified wireline

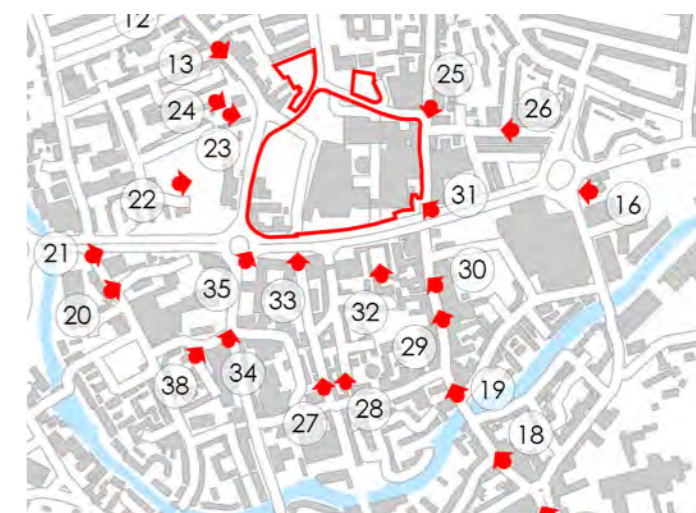
As a replacement for the dominant and horizontal form of Gildengate House, the part of the Proposed Development visible here would add interest, but would not detract or distract from the high-quality, self-contained environment of Doughty's Hospital in the foreground. Instead, a change would be instituted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

Magnitude of Change

High

Residual Effect

Major Beneficial



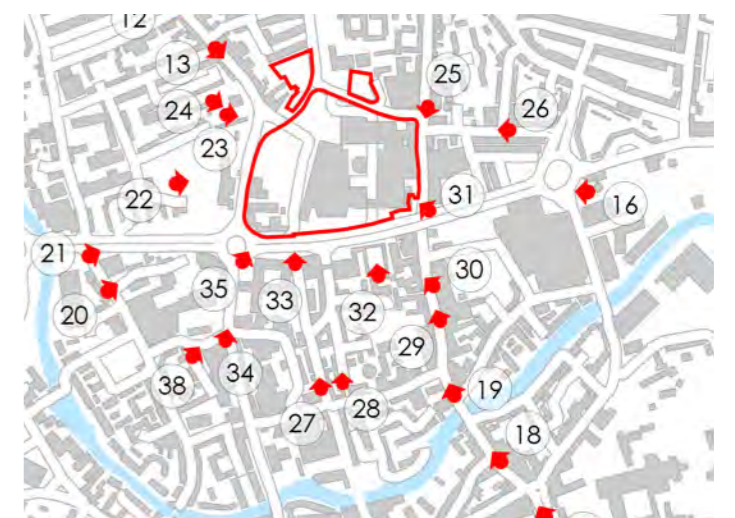
Previous View 32: Doughty's Hospital courtyard (south)



Existing



Proposed - AVR2



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



Existing

Previous Assessment

- Sensitivity: Medium
- Susceptibility: Medium
- Magnitude of Change: High
- Residual Effect: Major Beneficial

Revision A: Revised Assessment of Impact

The Proposed Development would continue to carry a high degree of visibility within the view from the courtyard of Doughty's Hospital.

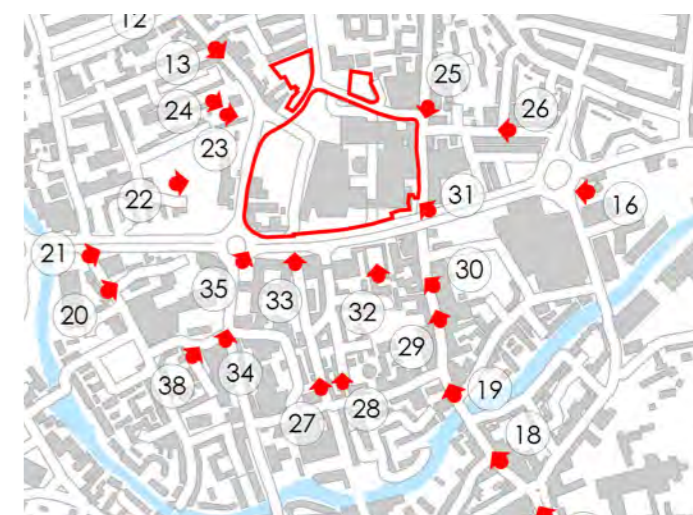
There is no noticeable change from the previous submission. The proposed development which is different in orientation and character to the existing, these two flanking pitched roof elements of block J will remain apparent above the north wing of Doughty's Hospital, however because of the architectural tile work detailing on the roof, the building would remain a clearly defined separate element. The arrival of this new building will be markedly more appropriate to the form, balance and composition of the Hospital and remove a number of disruptive elements to an appreciation of the



Proposed - AVR2

hospital, including: roof level plant, railings and poor quality architecture. The proposals would remain complementary to the setting of the listed building.

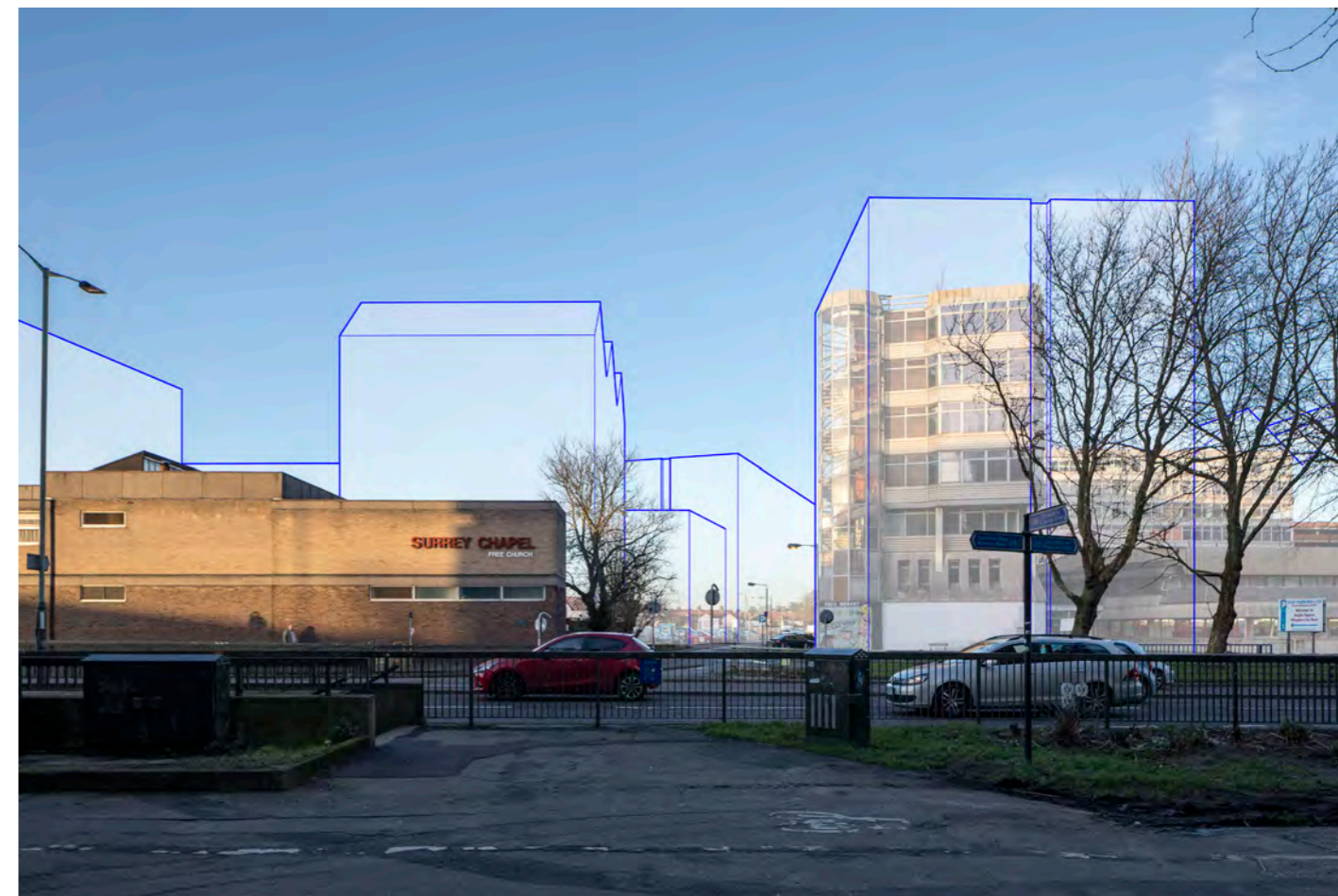
Because the change is barely apparent there is no change to the conclusion of effects from the previous assessment.



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



Existing



Proposed Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

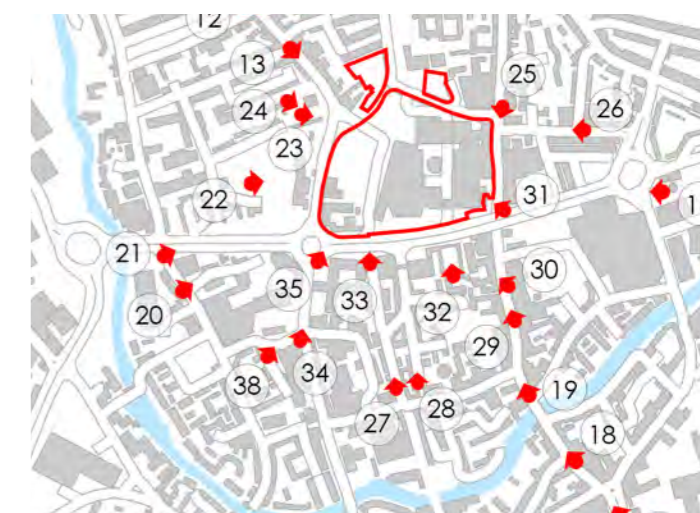
The Proposed Development would appear behind the retained Surrey Chapel, and represent a significant increase in the perceived scale of development at this point, given the large open car park that sits behind the Chapel at present. While the visible part of the scheme is currently in Outline, the Parameters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

Magnitude of Change

High

Residual Effect

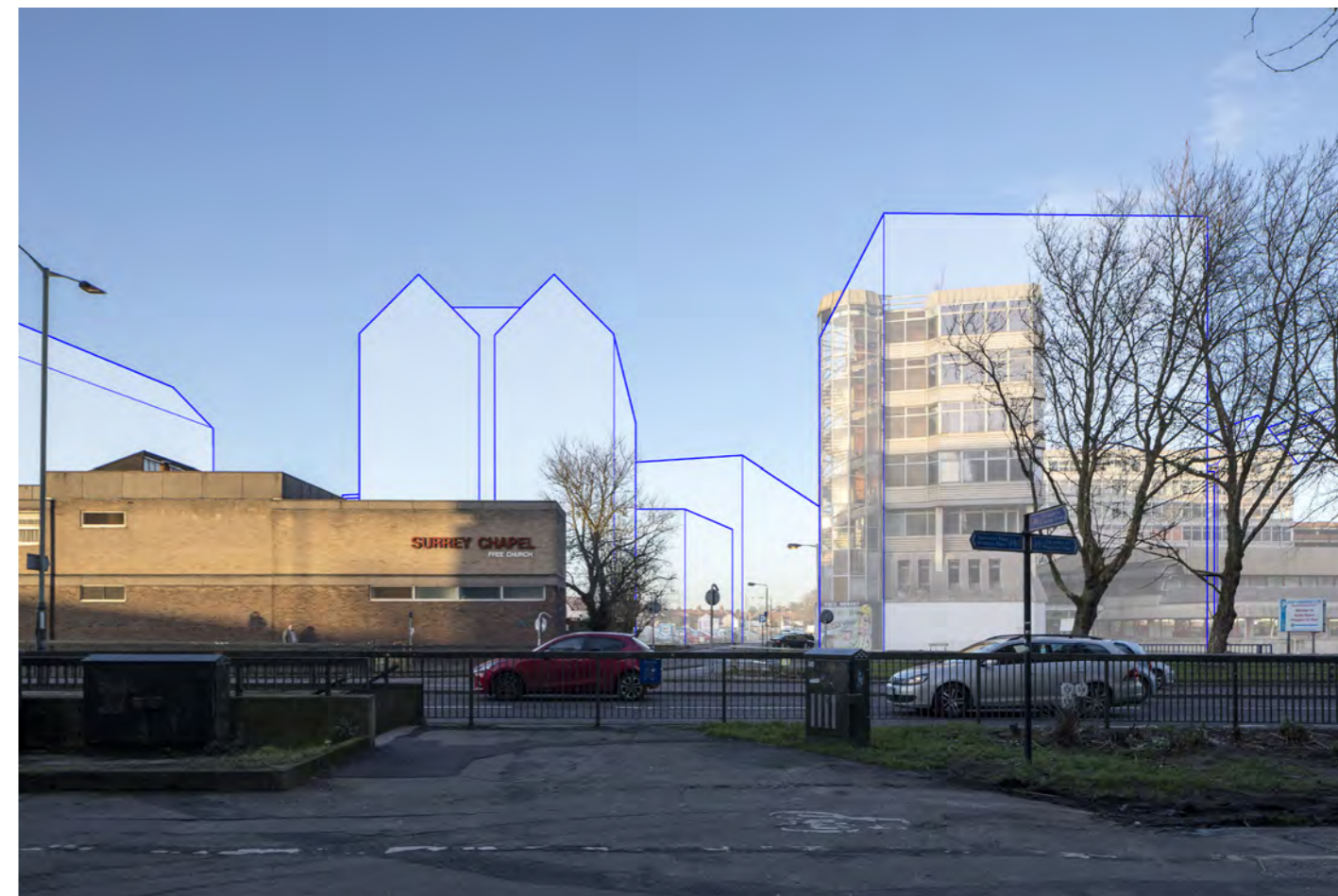
Moderate beneficial



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



Existing



Proposed Wireline

Previous Assessment

- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: High
- Residual Effect: Moderate Beneficial

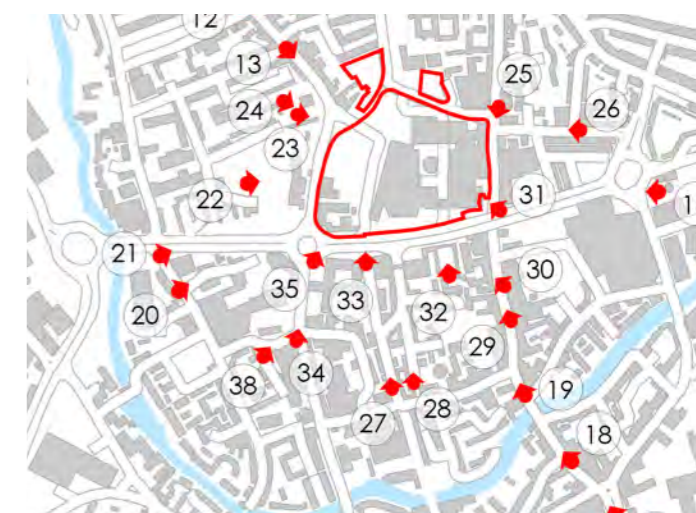
Revision A: Revised Assessment of Impact

The Proposed Development would continue to carry a high degree of visibility within this view. The most noticeable difference between the Rev A Scheme and the previously submitted scheme is the reorientation of the central block, so the gable now faces towards the south. While this would increase the prominence of the building, the new form would have a landmark quality and is conjunctive with the surrounding townscape.

The left of the frame a pitched roof is introduced which offers further cohesion with the surrounding townscape and the emerging proposals.

While the minor increase to scale, mass and height would be barely apparent, the clear betterment of

the design and building form would be a clearly appreciable improvement on the previous scheme. There would however be no change to the conclusion of effects from the previous assessment with the Residual Effect remaining Moderate Beneficial.



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



Existing



Proposed Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

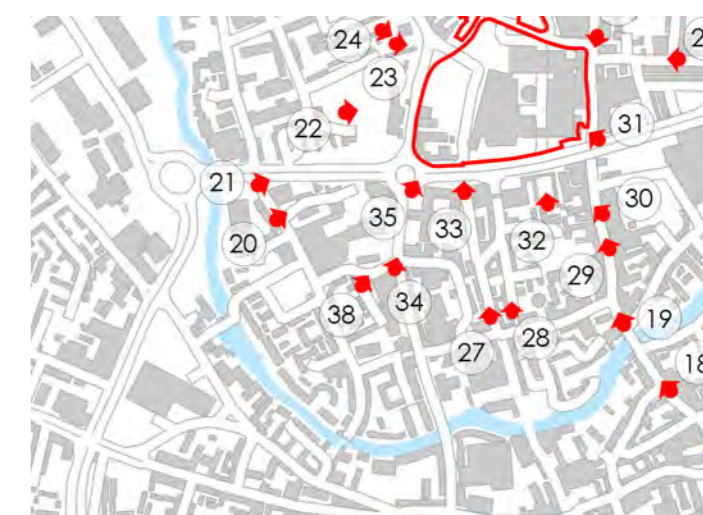
The proposed development will appear in the background of the St Crispin's House, with a slightly larger form than the existing college building, behind the Grade II listed building in the foreground. The proposed will be glimpsed behind this heritage asset, and will not compete with it, with the eye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

Magnitude of Change

Low

Residual Effect

Minor-beneficial



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



Existing



Proposed

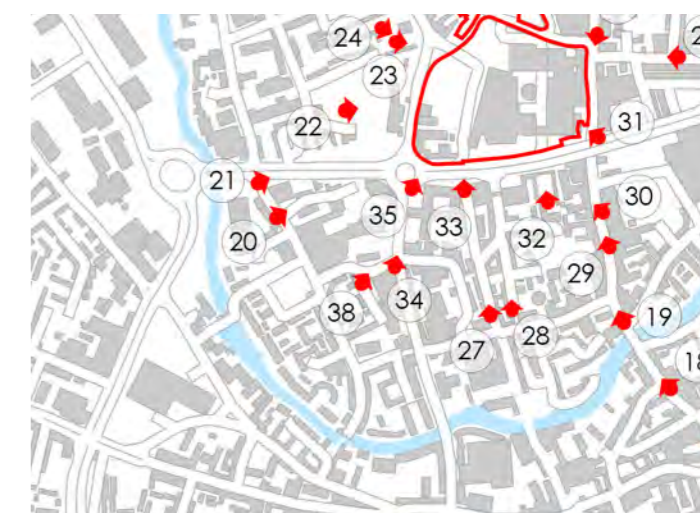
Previous Assessment

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

Revision A: Revised Assessment of Impact

The Rev A Scheme has reduced the prominence of the Proposed Development in this view, with the building pulled back from the street. The wireline indicate the scheme would be further screened by buildings in the foreground.

The reduction in prominence while beneficial, is slight, and would do little to alter the overall effects of the scheme. The residual effect would remain Minor Beneficial.



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



Existing



Proposed Wireline

Existing

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

Sensitivity/Susceptibility

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

Proposed

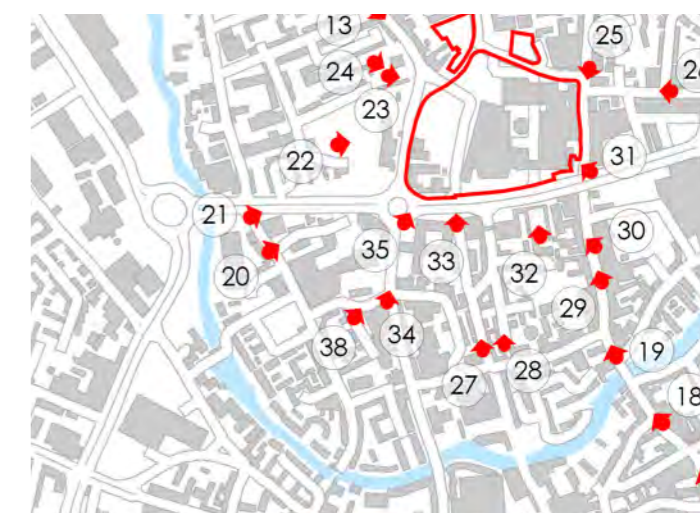
The Outline Parameters shown here capture a clear intention to define this corner, which is currently without quality or definition in townscape terms, whilst also providing a clear indication of the presence of a significant pedestrian route in to the development, beyond Surrey Chapel. Pitched roofs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

Magnitude of Change

High

Residual Effect

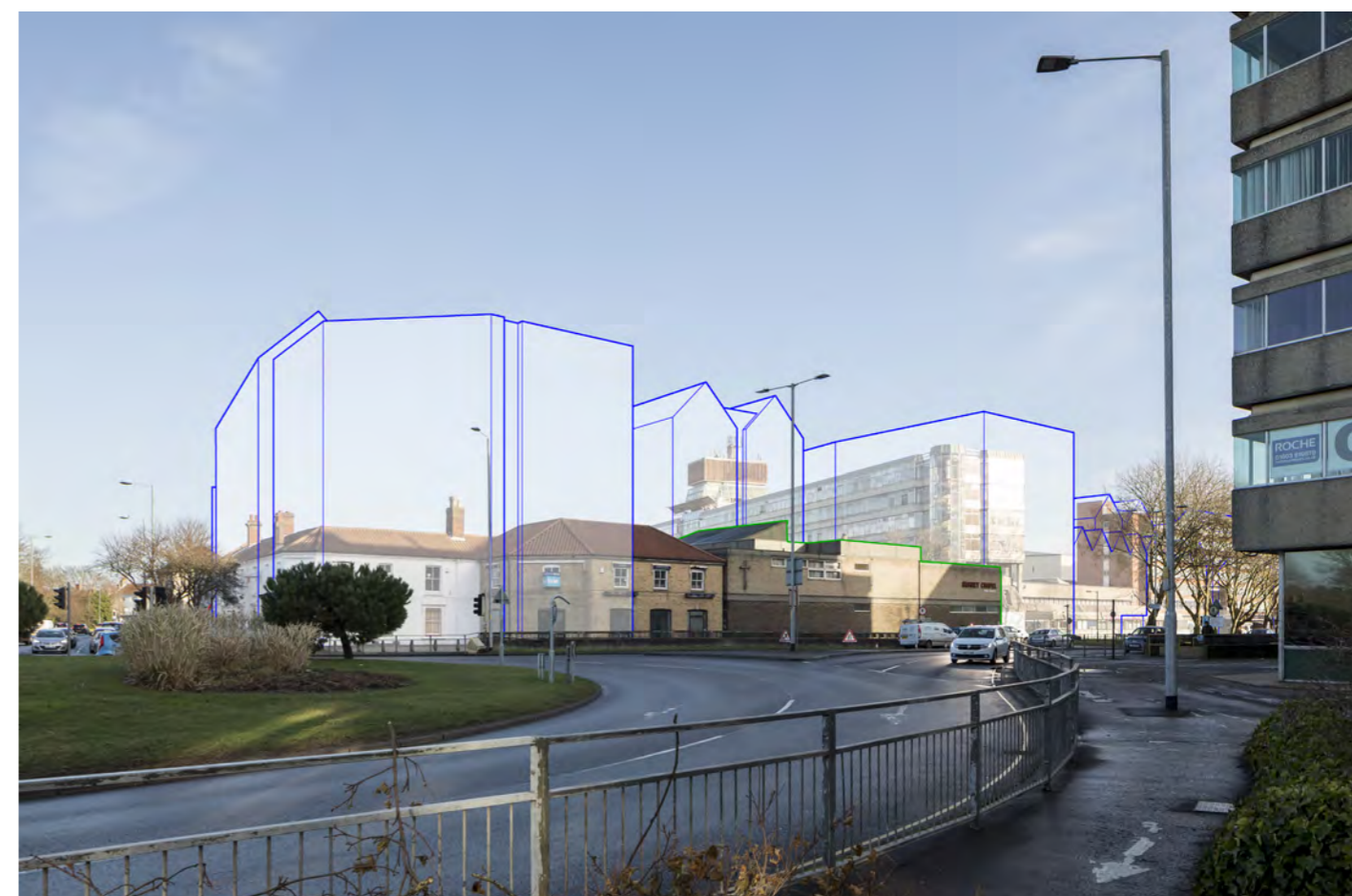
Moderate-beneficial



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



Existing



Proposed Wireline

Previous Assessment

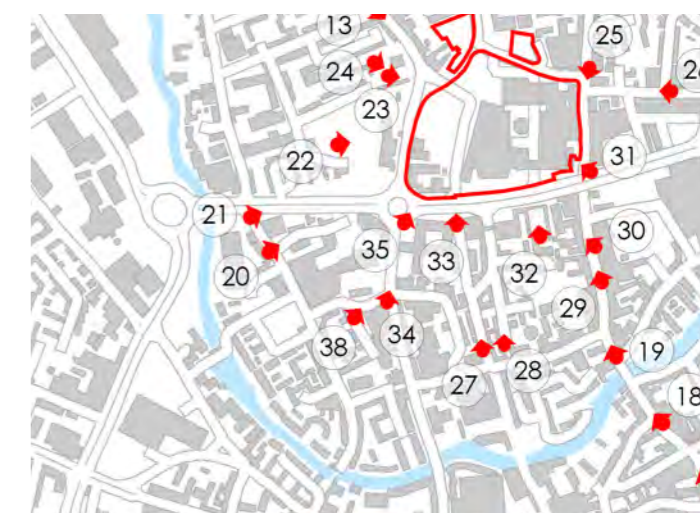
- Sensitivity: Low
- Susceptibility: Low
- Magnitude of Change: High
- Residual Effect: Moderate Beneficial

Revision A: Revised Assessment of Impact

The difference between the submitted scheme and the Rev A scheme would be highly apparent in this view. The form of the blocks adjacent to Pitt Street have been amended to provide a more active and consistent frontage along the corner of Pitt Street and St Crispins Road. The new building will have a better relationship to the busy roadway and act as a gateway building which introduces views along Pitt Street and St Crispins Road.

The form and orientation of the central block has been altered with the gables now facing south. This will increase the prominence of this block but will importantly create an engaging architectural feature of high quality which will increase the aesthetic appeal of the Proposed Development and its relationship to the townscape to the south.

While the Rev A scheme would see an increase in bulk, scale and mass in views from this location the effect would result in a beneficial enhancement of building form, relationship to the surrounding townscape and variety in the roofscape, the residual effect would remain Moderate Beneficial.



Previous View 36: Waterloo Park, southeast of Waterloo Park Cafe



Existing

Existing

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

Sensitivity/Susceptibility

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



Proposed Wireline

Proposed

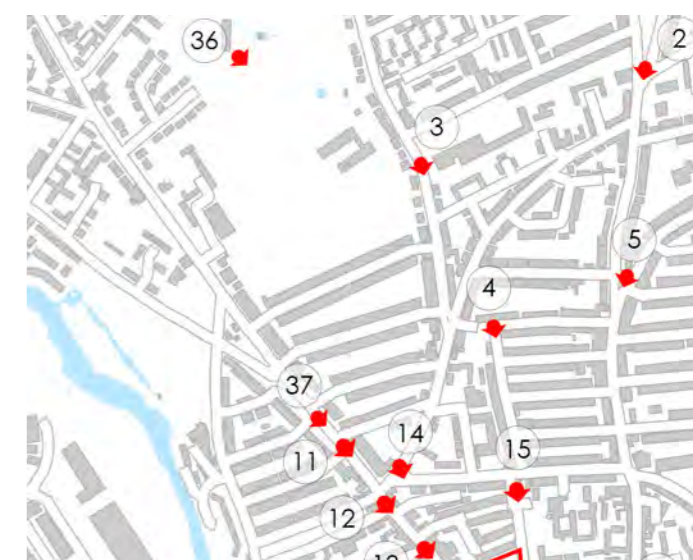
Visible mainly in winter, and largely obscured with the trees in leaf, the Proposed Development would result in the feature of the prominent water tower of Sovereign House, and see it replaced with a form of development that would fall more subtly into the background. The height of the development would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

Magnitude of Change

Low

Residual Effect

Moderate-Neutral



Revised View 36: Waterloo Park, southeast of Waterloo Park Cafe



Existing



Proposed Wireline

Previous Assessment

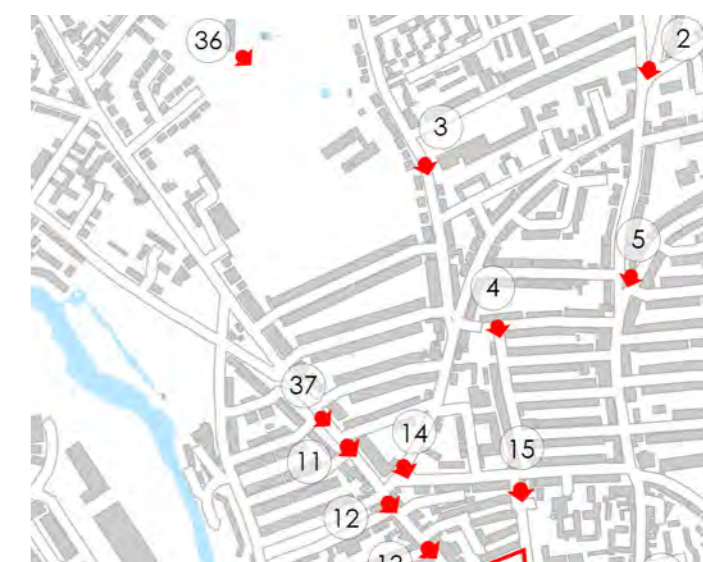
- Sensitivity: High
- Susceptibility: High
- Magnitude of Change: Low
- Residual Effect: Moderate Neutrall

Revision A: Revised Assessment of Impact

Beacuse of the distance of the proposed development, any change between the submitted scheme and the Rev A scheme would be barely perceivable.

The Proposed Development would continue to be read as a recessive element in the townscape, appearing in the distance as part of the exisiting conflation of built form in the centre of Norwich.

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



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



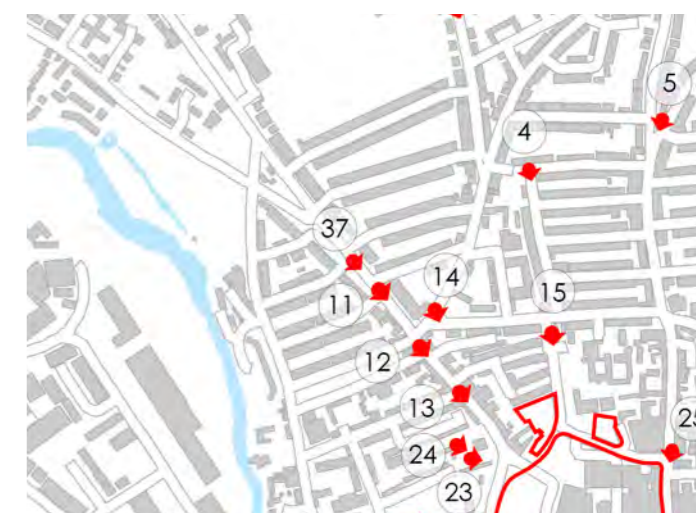
Proposed Render

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

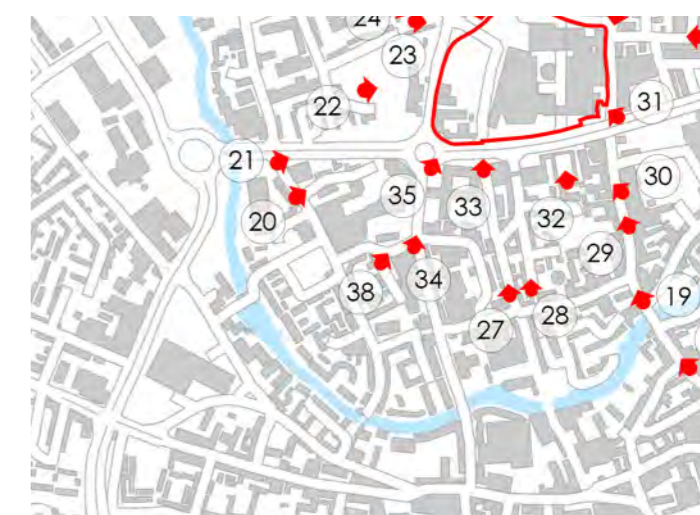
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form.

Magnitude of Change

Nil

Residual Effect

Nil



Revised View 38: Rosemary Lane



Existing



Proposed

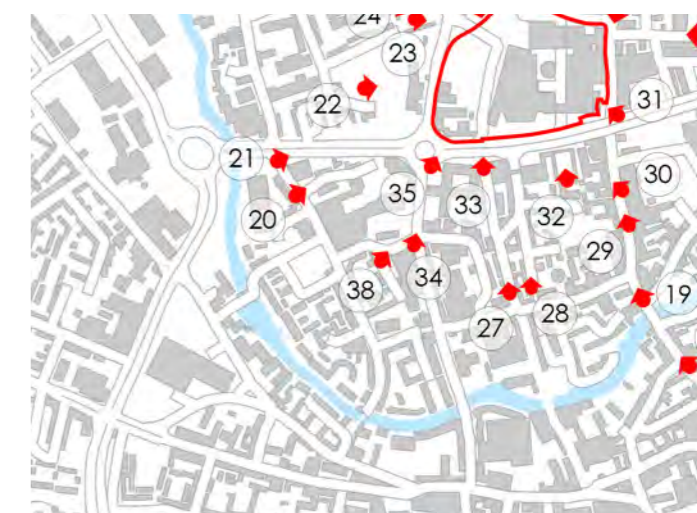
Previous Assessment

- 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

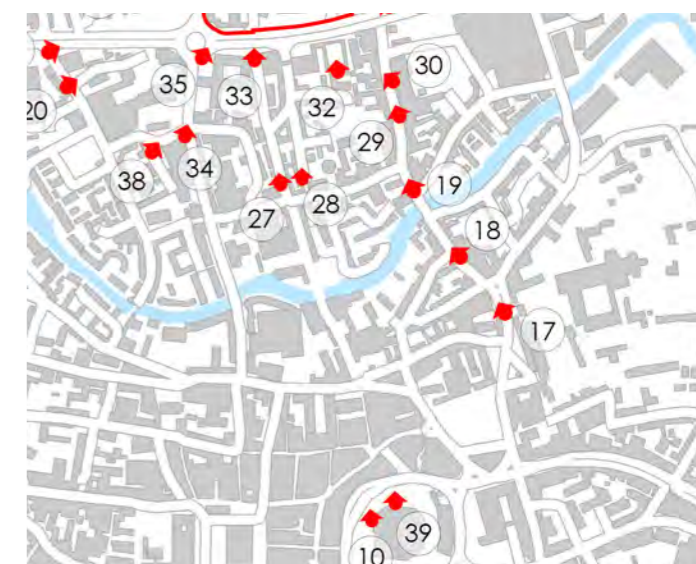
with the scheme in a Hybrid form (part Detail, part Outline) clearly captures an intention to allow the development to calmly fall into the background. It would be perceived as part of the broader urban framework of Norwich, an extension of some of the more 'City' forms that are expressed by St Crispin's 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



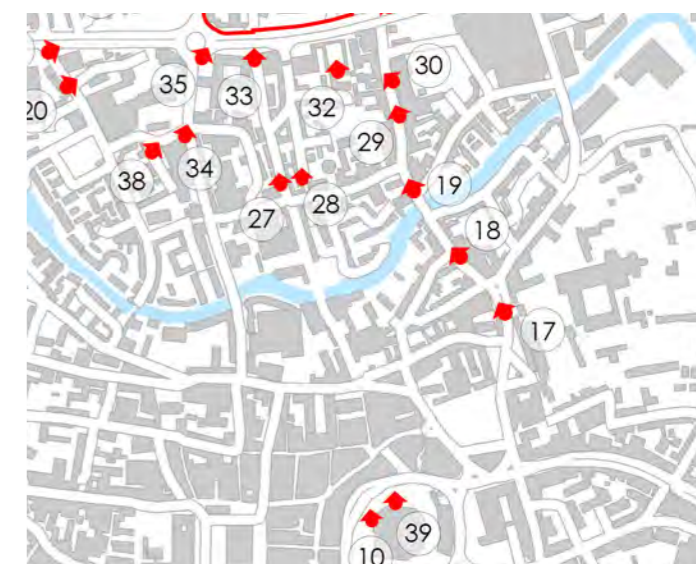
Proposed Render

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 viewpoints 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.

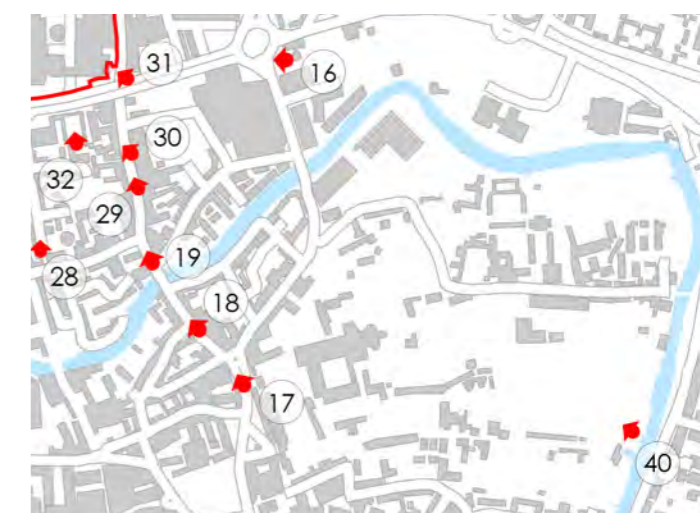
Where the Proposed Development is apparent, it will read as a recessive townscape element, part of the existing conflation of built form in the distance of this view.

Magnitude of Change

Nil

Residual Effect

Nil



Revised View 40: Cathedral Meadow



Existing



Proposed Wireline

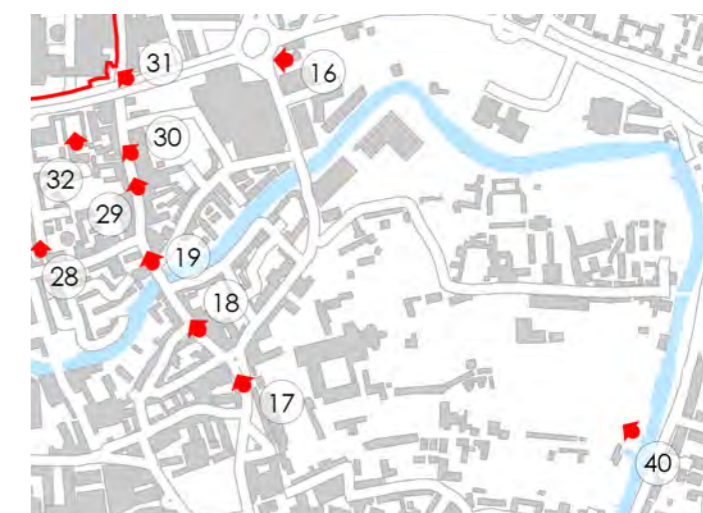
Previous Assessment

- 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).





Delivery | Design | Engagement | Heritage | Impact Management | Planning
Sustainable Development | Townscape | Transport

Edinburgh: 11 Alva Street | Edinburgh | EH2 4PH

Glasgow: 177 West George Street | Glasgow | G2 2LB

London: Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

Manchester: This is The Space | 68 Quay Street | Manchester | M3 3EJ

Birmingham: The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

www.iceniprojects.com | [■ iceni-projects](#) | [■ iceniprojects](#) | [@ iceniprojects](#)