

Heritage Statement

Site	Land south of Barrack Street, Norwich
Policy	GNLP0409BR
Heritage statement collated by	Joy Brown, Senior Planner (Policy), Norwich City Council
Heritage statement reviewed by	Sophia Bix, Design and Conservation Officer, Norwich City Council
Date undertaken:	June 2021

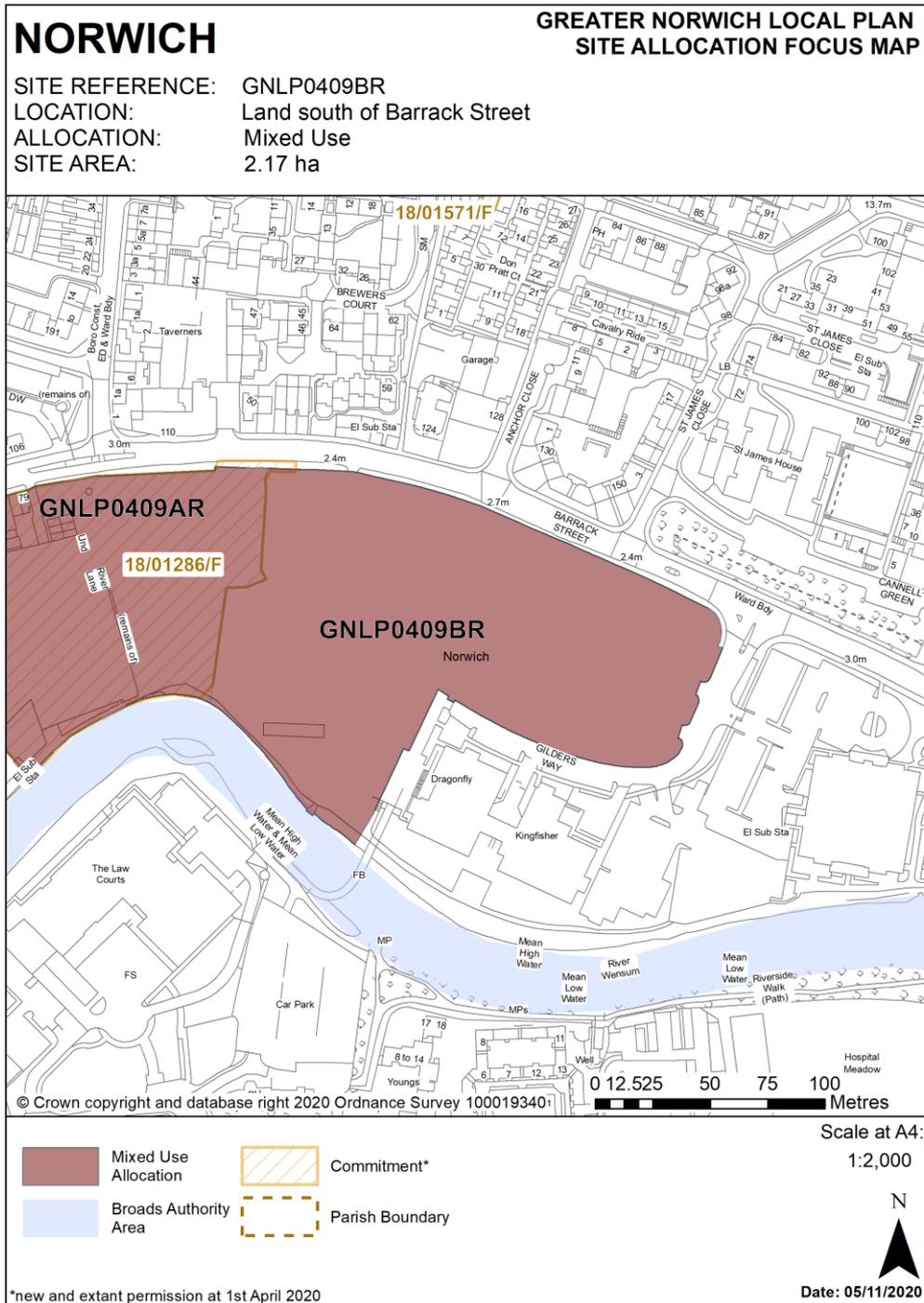


Figure 1: Site allocation

1. Proposed allocation

- 1.1 Residential-led mixed-use development to include a minimum of 200 homes. Offices and managed workspace, ancillary retail and professional use, restaurants, bars and recreational open space will be accepted as part of a balanced mix of uses.

2. Site description

- 2.1 The 2.17 hectares site is situated on the south side of Barrack Street and is adjacent to Gilders Way. The site extends south to the River Wensum and is part of a larger site owned by Jarrolds.



Figure 2: Aerial photo

- 2.2 Part of the site was formally occupied by Jarrolds Printworks and part was the site of former 1930s social housing which fronted onto Barrack Street. Prior to this ribbon development extended along Barrack Street but much of the site was not developed until the 19th century.
- 2.3 The site is now cleared and the majority of the site is covered by areas of hard standing which remain from the former factory and residential uses that once existed on the site. The site is currently used as a temporary surface car park.
- 2.4 This is a large edge of city site just inside the inner ring road (A147) and is surrounded by a wide range of existing uses. To the north of Barrack Street is a residential area characterised by terraced houses; there are also a number of commercial properties including a dentist, offices for QD and a car sales

premises. The areas to the south, east and west of the site are in employment/commercial use. To the west is St James Court and St James Mill (Grade I listed) which are both in use as office space, to the south are two office blocks known as 'Dragonfly House' and 'Kingfisher House' which are accessed from Barrack Street via Gilders Way. There is a leisure facility to the east with associated parking and housing development on the riverside. The Norwich Crown Court, County Court and Magistrates Court are located to the south of the River Wensum. The Jarrolds Bridge is a pedestrian and cycle bridge which connects the land north of the River Wensum to the core of the City Centre to the south.

- 2.5 Directly to the west of this site is GNLP0409AR which is also proposed to be allocated within the GNLP. Planning permission was granted in September 2019 for the redevelopment of the neighbouring site for 218 new dwellings, the conversion, refurbishment and extension of two Grade II listed Cottages to create two dwelling houses and the erection of 310 sqm of commercial floorspace and 152 sqm of museum floorspace (Application 18/01286/F). As part of this application the city wall will be repaired and made publicly accessible and heritage interpretation will be provided on the site which has been secured via condition. The development has commenced.

3. Heritage Assets

- 3.1 There are no above ground heritage assets on the site itself although there is potential for buried archaeological heritage assets. Due to its river frontage, there is potential for associated activities and for palaeo-environmental evidence – including relating to the pre-Norwich landscape. The neighbouring site to the west is known to have once housed a Carmelite Friary founded in 1256 and dissolved in 1538. There may be archaeological evidence found in connection with this use, as well as evidence from the 18C and 19C when the area began to be subsumed into the city, with urban ribbon development lining Pockthorpe Street. Plans indicate buildings of a narrow plot width with the potential for yards to the rear. 19C maps indicate that the area housed a series of modest houses (likely factory workers accommodation, one up one down terraces), yards and gardens and a malthouse beside the river.
- 3.2 A desk based assessment of the heritage significance of the site including research into the HER and historic map regression has revealed that this portion of land historically occupied an extra—mural location outside of the 14C city walls which run along the western boundary of the site allocation from the Wensum river north up to the site of Pockthorpe or 'Barregate'. Remains of these city walls and gate survive today and are a scheduled monument.
- 3.3 The Cunningham map of 1558 and the Clere map of 1696, both depict Pockthorpe Gate, Pockthorpe Street (running along the Northern boundary of the site which largely follows the route of the present Barrack Street), the Cow Tower to the east and the remains of the Carmalite/Whitefriars priory and the area of the site allocation as open fields.

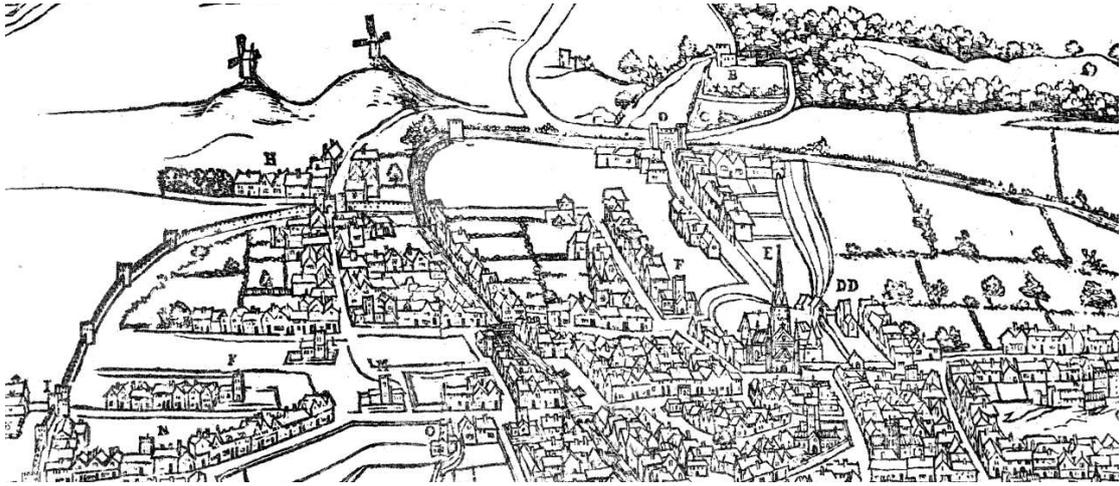


Figure 3: Extract from Cunninghams Map of 1558 (Source: <http://www.georgeplunkett.co.uk/Website/Maps/1558%20Cunningham.jpg>)

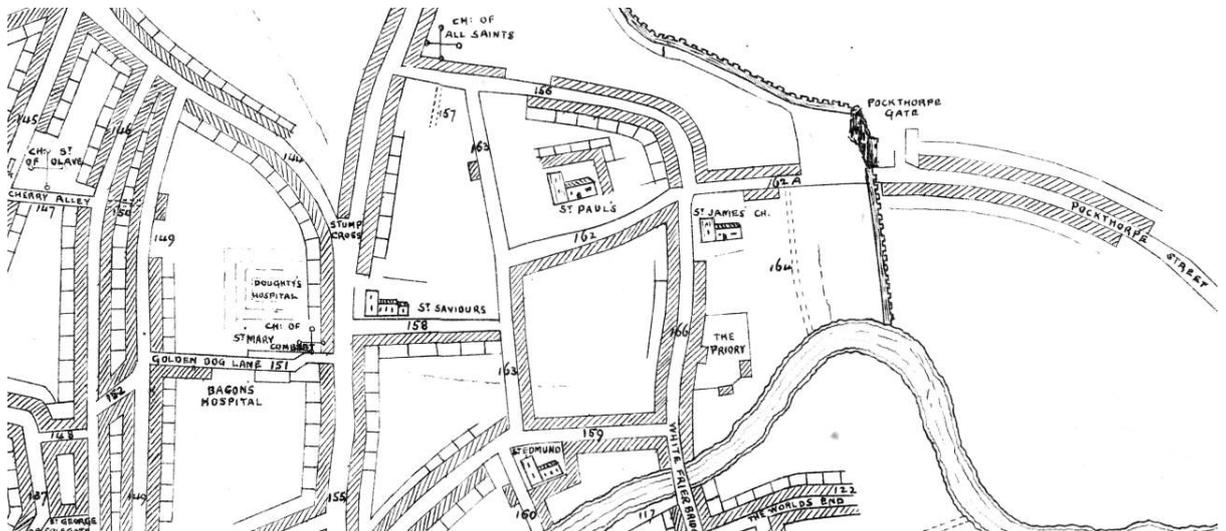


Figure 4: Extract from Cleres map of 1696 (Source: <http://www.georgeplunkett.co.uk/Website/Maps/1696%20Clere.jpg>)

- 3.4 By 1789 Hochstetter's map indicates that a ribbon of development now extends along the southern side of Pockthorpe Street with courtyards to the rear, there is a singular link to the river beside the city walls, otherwise connectivity between Pockthorpe Street and the river appears blocked by enclosed fields.



Figure 5: Extract from Hochsetters Map of 1789 (Source: <http://www.georgeplunkett.co.uk/Website/Maps/1789%20Hochstetter.jpg>)

3.5 The OS Map for 1884 indicates the industrialisation of the area with the development of the Yarn manufacturers (St James Mill) to the east, Gas Works to the south of the Wensum, modest workers cottages have appeared in great number along the southern and northern side of Barrack Street, the Cavalry Barracks dominates to the north-east, the Pockthorpe Brewery to the north-west of Barrack Street. Open fields and orchards still survive besides the river.

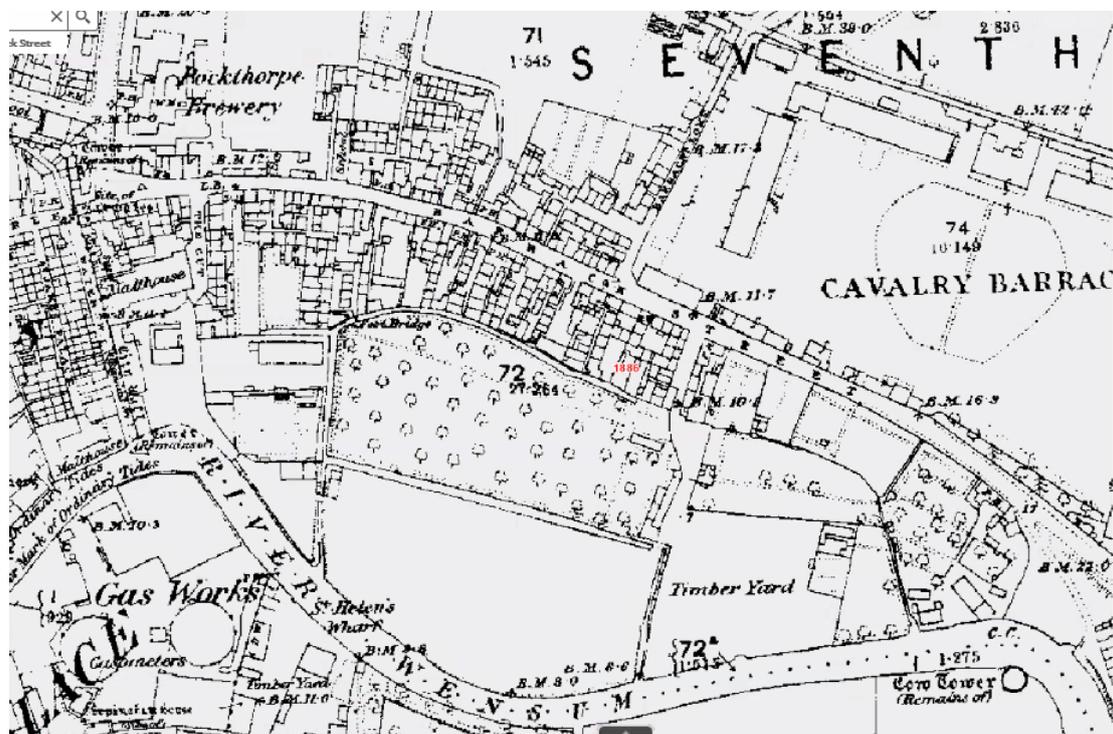


Figure 6: OS Map 1884 http://www.norwich-yards.co.uk/norwich_map_1885/norwich_map_15600.asp?ID=1924

- 3.6 By the 1938 OS map it is clear that the area was heavily altered as result of 'slum clearance' in the 1920's/30's. New Council owned social housing was constructed to the north and south of Barrack Street, fields beside the Wensum are now allotments and a bowling green. By the 1971 a mineral water factory also occupied by the site allocation area. By 1982, the site allocation area is largely occupied by the Jarrolds print works, 1930's social housing fronting Barrack Street, open space and bowling green besides the river.
- 3.7 The buildings indicated in the 1982 OSmap have all been swept away, leaving the site as an open car park. Kingfisher House and Dragonfly House accessed by Gilders Way have been a recent development to the south.
- 3.8 The research indicates the site allocation area has historically been on the edge of the city, located in proximity to the city walls, the Pockthorpe Gate and the Carmelite/Whitefriars priory to the east. The site allocation area did not get more widely developed until the 19C with the industrialisation and expansion of the city. In the 19C factories, small scale housing, yards and gardens were developed along Pockthorpe Street, by the 20C, the area was significantly altered as a result of slum clearance and the development of social housing, allotments, the bowling green with the immediately riverside location remaining largely free of development. No links to the river appear on historic plans running north to south other than river lane/ directly beside the city walls. The development of the ring road and Barrack Street as we know it today, altered the area further still in the 1970s when larger industrial blocks appeared. However, the riverside location remained largely un-developed until the early 21C, a large portion of it remains undeveloped today.
- 3.9 The proposed development site lies within the immediate setting and has indivisibility with the following designated heritage assets:-
- Remains of the City Wall – Scheduled Monument
 - 77-79 Barrack Street – Grade II Listed Building
 - 124 Barrack Street (non-designated heritage asset)
 - Grade I St James Mill and engine house (Local Landmark – view looking east identified as positive in the Northern riverside character appraisal)
 - Two storey brick building attached to the east of the Grade I Listed St James Mill (listed by virtue of attachment to the Mill) (since removed)
- 3.10 The proposed development lies within the wider setting of the following designated heritage assets:-
- Grade I Listed Anglian Cathedral (Major Landmark) numerous views of which contribute positively to the character and appearance of the city centre conservation area. Views of this major landmark from higher ground to the east/north of the development site are protected by DM3 of the local plan
 - Grade II* Listed Remains of the Carmelite Friary which once occupied the site dating from the late C13, C14 and C15 century fronting Whitefriars
 - Grade I Norwich Puppet Theatre (Former Church of St James, Whitefriars) (Local Landmark – view looking east along Barrack Street identified as positive in the Northern city character appraisal)

- Cow Tower (Scheduled Monument) (local landmark)
- The Great Hospital (Grade I, II* and II) including St Helens Church (local landmark) and the listed Swan Pit

3.11 The proposed development lies within the wider setting of the following non-designated heritage assets:-

- The Former Sportsman Public house, 124 Barrack Street
- The Former Stewart and Patterson Brewery Office building, corner of Silver Road and Barrack Street.
- 5 St James Close
- All locally listed buildings located on the northern side of Barrack Street with intervisibility with the development site.

3.12 The site is not within a conservation area however it is within close proximity to the Northern Riverside, the Cathedral Close and the Northern city character areas of the wider City Centre Conservation Area. The majority of the neighbouring site is currently identified as a 'negative' contributor, with the exception of the early 19C range of terraced houses fronting Barrack Street. The Cathedral Close character appraisal identifies negative vistas from the southern riverside walk along the southern side of the Wensum looking towards this allocated site. St Helens church and the Cow Tower are identified as local landmarks. The Former Grade I Norwich Puppet Theatre (Former Church of St James, Whitefriars) is identified as a local landmark – with the view looking east along Barrack Street identified as positive in the Northern city character appraisal.

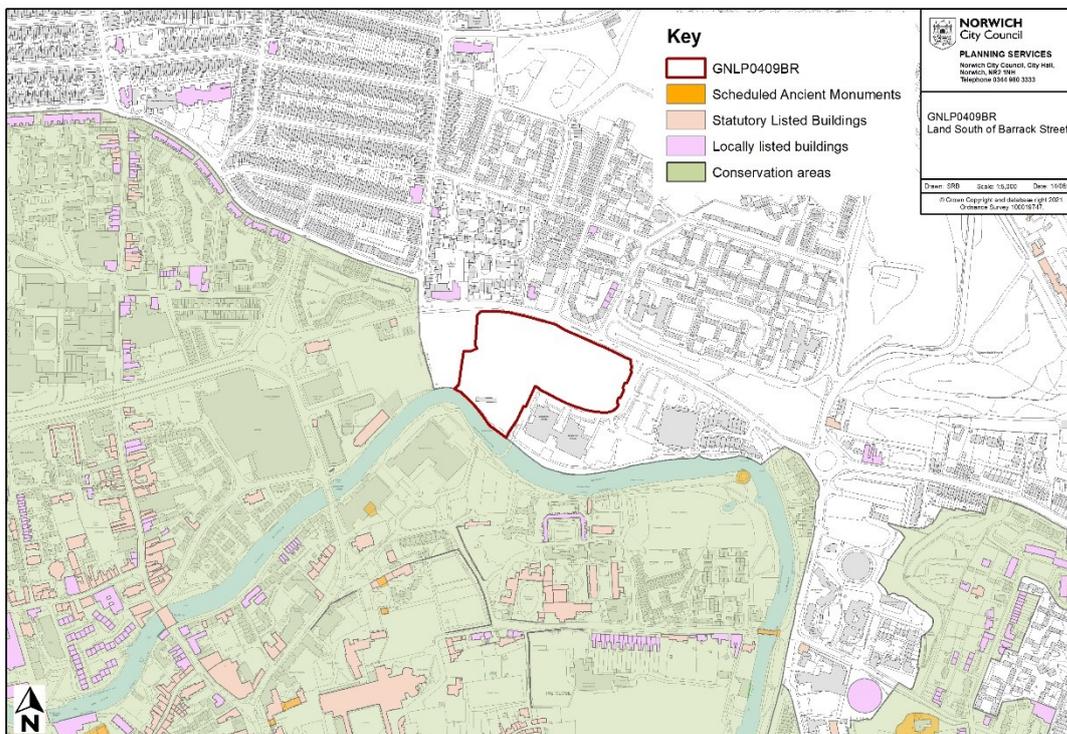


Figure 7: Heritage assets

4. Recent relevant planning history

4.1 The following planning applications are relevant. All documentation for the applications can be found on [public access](#) by using the reference numbers listed below.

Application number	Description	Decision date
15/01927/O	Outline application with all matters reserved for the erection of up to 200 dwellings, together with public open space and up to 127 car parking spaces for B1 office use and 150 residential parking spaces	Approved 12/08/2016. (This application has now expired; however it remains a material planning consideration.)
08/00538/RM	Part Condition 2: (Plots F1 and F2) Layout, Scale, Appearance and Landscaping (including 2c: Materials; Part 2d: Car Parking; 2h): Typical doors and windows) for 8,079 sq.m. office space (B1) comprising 198 sq.m. of ancillary retail space; (Reserved Matters Application of Outline Consent 06/00724/F – for new office buildings with an element of ground floor retail) The office blocks are known as F1 and F2 under the following permissions: 06/00724/F, 11/02216/RM and 11/02178/F.	Approved 05/09/2008. (Whilst the office blocks have not been constructed, the consent was implemented and therefore remains extant.)

4.2 The neighbouring site to the west is currently under construction. The relevant consent is as follows:

Application number	Description	Decision date
18/01286/F	Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed Cottages, erection of 310sqm of commercial floorspace (Class A1-A5 use) and 152sqm of Museum floorspace (D1 use), with associated works	Approved 04/09/2019

5. What is the heritage of site and surroundings and why is it important, what aspects contribute to its significance?

Archaeological significance	The site has archaeological potential. Buried archaeological heritage assets – the neighbouring site to the west is known to have once housed a Carmelite Friary founded in 1256 and dissolved in 1538. 19C maps indicate that the area housed a malt house beside the river and a series of modest houses, yards and gardens.
Architectural significance	The site itself is largely cleared. It has no architectural significance.
Historic Significance	The site occupies an extra mural located just outside of the city walls, areas immediately next to the river have remained largely un-developed over time. But the remainder of the site has been occupied by both residential, commercial/industrial and social uses over many hundreds of years. Owing to the fact that the historic built form has largely been lost, the area is of limited tangible historic heritage value and significance.
Communal/Social significance	The site is visible from riverside walk well-loved and utilised by Norwich residents, buildings once housed on this site were places of work, home and recreation prior to demolition and these form part of people collective memories.

- 5.1 In term of the surroundings the site is situated in relative close proximity to the Great Hospital. Whilst the listed parts are set away from the river, the modern redevelopment do come closer to the river and are important as they are part of a wider complex which gains significance from having been in continuous use as one of England’s oldest hospitals.
- 5.2 The site also forms part of the fore-ground in significant long views of the wider city and its major landmarks (such as the Anglian Cathedral) afforded from raised ground on Mousehold Avenue, St James Hill and Ketts Heights to the north and east of the development site. These long views are protected in Local Plan Policy DM3.
- 5.3 Development at the site also has the potential to impinge upon views of the city and the Anglian cathedral from the north.

6. How will allocation and the development proposals impact upon this heritage and its significance?

- 6.1 The site itself has low heritage value although development does have the potential to impact upon its surroundings, both negatively and positively. A summary of these impacts are given in the sections below. Reference should be made to the following documents for a fully explanation:
- 6.2 For application 15/01927/O
1. Design and Access Statement
 2. Report on Archaeological Desk-based Assessment
 3. Historic Environment Services comments
 4. Landscape officer's comment
 5. Norwich Society comments
 6. Committee report
 7. EIA screening
 8. Decision notice
- 6.2 For application 08/00538/RM
9. Design and Access Statement
 10. Decision notice

Views

- 6.3 Strategic Views of Norwich Cathedral need to be considered as part of the design process. There is the opportunity to frame the view towards Jarrolds Bridge and Norwich Cathedral beyond. This should be carefully considered during the design process both in terms of layout and height. The provision of a wide central pedestrian link through the site could help enhance this view.
- 6.4 The townscape and visual impact assessment undertaken for the neighbouring site (application 18/01286/F) concludes that the effects on long views towards the Cathedral would be neutral or beneficial and in particular the buildings would replace a surface car park and fill in a gap in the cityscape. It is considered that a similar conclusion can be reached for this site.

Layout, height and massing

- 6.5 The development of the site has the potential to improve north-south and east-west links through the site and as part of any future application, consideration should be given to historic layout and whether there were any historic routes through the site that could be recreated. It has been demonstrated through application 15/01927/O that 200 homes can be accommodated on the site in a manner that provides for a development which is of appropriate massing, height and scale.
- 6.6 Development of an appropriate massing, height and scale would broadly match/ harmonise with that of the existing development in its immediate context

and that which preserves/enhances the setting of the heritage assets identified above.

Impact upon conservation area

- 6.6 The site is not situated within the conservation area; however development on the site could impact upon views into and out of the city centre conservation area. The current emptiness of the site is harmful to the character and appearance of the neighbouring conservation area and the setting of nearby heritage assets. It is considered that the redevelopment of the site has the potential to enhance views into and out of the conservation area subject to development being of appropriate scale, mass, design, form and materials.

Nearby heritage assets

- 6.7 Whilst there are no heritage assets on the site, there a number of heritage assets in close proximity and their setting could be impacted by the redevelopment of the site. This includes statutory and locally listed buildings on Barrack Street, St James Mill and the city walls. The designated grade of these heritage assets is identified above. Design will have to be carefully considered at planning application stage but overall it is considered that the proposal has the potential to positively impact upon nearby heritage assets.

Archaeology

- 6.8 There is potential for under ground heritage assets and so far there has been little or no archaeological evaluations undertaken. There is a need for early assessments including monitoring of any geo-technical work so that deposit sequences can be established and potential understood, especially close to the river. Subject to archaeological mitigatory work there should be little impact.

Summary

- 6.9 Overall it is considered that the redevelopment of the site will have minimal impact upon heritage assets. The main issue for consideration at planning application stage is ensuring development is of a scale, bulk and form to preserve views of the Cathedral through the site, the preservation of the setting of the Grade I Listed St James Mill and Former church of St James, Whitefriars and the Grade II Listed and locally listed buildings lining Barrack Street. Owing to their positioning in the townscape, it is considered unlikely that development here would alter the setting of the neighbouring Cow Tower or the wider Great Hospital site. Notwithstanding this the impacts of any development on these heritage assets would need to be thoroughly reviewed at pre application/ application stage. Any development here has the potential to impact views of significant landmarks from the key view points identified in Appendix 8 of the local plan. The development site would be visible in the foreground of these views. Finally, the impact upon the character and appearance and setting of the nearby conservation area needs to be considered.

7. Recommendations: How can these effects be avoided, reduced or mitigated and what opportunities are there for enhancement?

7.1 The successful redevelopment of the site will be dependent upon the precise detailing which can be dealt with through the planning application processes and through the use of conditions. Key issues that have been identified in terms of opportunities for enhancement and reducing and mitigating any potential negative impacts are set out below. This is cross referenced with the policy.

- Development should be carried out in a way that protects the long views identified within appendix 8 of the DM policies plan (see bullet 2 of policy). These are views towards Norwich Cathedral. A townscape and visual impact assessment should be undertaken as part of any future application.
- An appropriate programme of archaeological mitigatory work should be carried out at an early stage (to be added to policy).
- The height of buildings should be carefully considered in order to ensure that buildings do not block views and have an acceptable relationship with nearby assets including the conservation area (see bullets 1 & 2 of policy).

8. Justification for the allocation

8.1 The site has in the past benefited from planning permission and as part of the planning application process consideration was given to heritage impacts and how any negative impacts could be avoided and mitigated. In terms of capacity the allocation is in line with the approved application and therefore it is considered that the site is able to accommodate the proposed level of development without having a detrimental impact upon the historic environment. The allocation is therefore justified.