

Heritage Statement

Site	Land at and adjoining Anglia Square
Policy	GMLP0506
Heritage statement collated by	Tracy Armitage, Senior Planner, Norwich City Council
Heritage statement reviewed by	Ben Webster, Design, conservation and landscape manager, Norwich City Council
Date undertaken:	June 2021

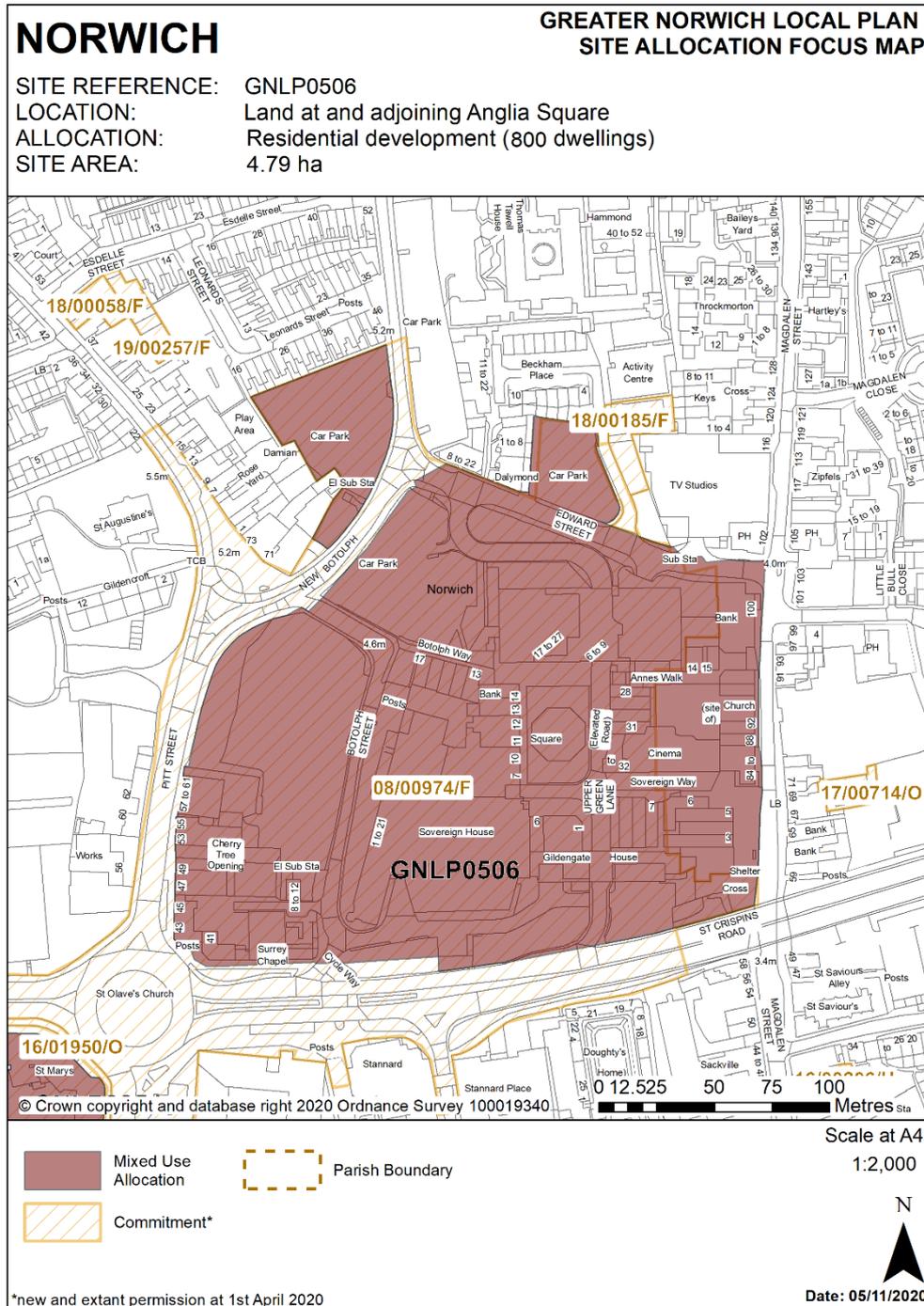


Figure 1: Site allocation

1. Background

1.1 This document provides factual information about the proposed allocation for Anglia Square, a description of the site, lists the heritage assets that may be affected by redevelopment proposals for Anglia Square and sets out the recent planning history.

1.2 This document does not attempt to describe how these heritage assets derive their significance from the relationship with the Anglia Square site or analyse the impact on the significance of those heritage assets that would result from the development of Anglia Square in line with the site allocation policy. To do so at this stage of the plan-making process would not be a useful or necessary exercise for several reasons:

- Heritage assessment documents were produced in association with the recent planning application (18/00330/F) (“the call-in scheme”) that provided a thorough explanation of how heritage assets impacted by that scheme derived their significance from their intrinsic qualities and their settings, extending to the Anglia Square site. The site allocation policy envisages a lower quantum of development than that contained in the call-in scheme and therefore fewer assets would be subject to setting effects. Regurgitating this material would be confusing and a duplication of effort.
- Following the refusal of permission for the call-in scheme by the Secretary of State in November 2020 the developers have embarked on a new pre-application process to produce a scheme that addresses the weaknesses identified by the Secretary of State by reducing the level of harm to heritage assets compared to the call-in scheme. Historic England and other organisations with an interest in the historic environment (including the rule 6 parties at the public inquiry) will be fully involved in the development of that scheme. It is expected that the scheme will have progressed sufficiently by the time of the Local Plan examination to demonstrate to the inspector and Historic England that it can comply with the site allocation policy at the same time as meeting the statutory tests and NPPF requirements in relation to impact on heritage assets, taking into account public benefits and scheme viability.
- At the heart of the site allocation policy is an expectation that the site will deliver in the region of 800 homes. This is two thirds the level in the call-in scheme. The inspector who conducted the inquiry into the call-in scheme considered that the impact on heritage assets was acceptable and the Secretary of State agreed with his assessment in most respects. The City Council is therefore confident that a scheme that is considerably less tall and with reduced massing that flows from the site allocation policy is capable of satisfying the requirements of planning decision-takers at all levels of government.

2. Proposed allocation

2.1 Residential-led, mixed use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of the GNLP. The site will deliver in the region of 800 homes.

3. Site description

3.1 As shown in figures 1 and 2 the site measures approximately 4.79 hectares and includes three parcels of land. Most of the application site comprises the existing Anglia Square Shopping Centre and associated adjoining land. This parcel forms an island of land and buildings enclosed by St Crispin's flyover, Pitt Street, Edward Street and Magdalen Street. Two small parcels of land are located to the north of the main site and comprise two separate areas of open land adjacent to Edward Street and west of Beckham Place.



Figure 2: Aerial photo

2.2 The main site is currently occupied by the Anglia Square Shopping Centre, Sovereign House, Gildengate House, retail and other mixed use properties, including a chapel (Surrey Chapel), fronting St Crispins Road, and surface level car parking. This part of the site also contains St Botolph Street and Cherry Lane and a service road for Anglia Square called Upper Green Lane.

- 2.3 Anglia Square was extensively redeveloped during the 1960s and 1970s following the construction of St Crispins Road. The urban renewal scheme comprises a precinct of retail, leisure and office units and buildings. The existing shopping centre has a range of retail units including large format stores and smaller units occupied by a mix of national and independent retailers. At the upper level there is a vacant 4 screen cinema and a multi-storey carpark (closed), both accessed via St Crispins and Upper Green Lane. Sovereign House and Gildengate House are substantial multi-storey office buildings 6-7 storeys in height. Sovereign House was formerly occupied by Her Majesty's Stationary Office (HMSO). Neither of these buildings have been used as offices since the late 1990s. Gildengate House is currently used as temporary studio space by artists whilst Sovereign House has remained unused, fallen into disrepair and has become visibly dilapidated over the years.
- 2.4 Within the south-western sector of the main site is Surrey Chapel Free Church and a number of premises fronting Pitt Street. These buildings are occupied by businesses and social enterprises including Men's Shed, Farm Share, Print to the People and a car wash.
- 2.5 The application includes two smaller sites, to the north of and separated from the main site. The western of the two smaller sites fronts New Botolph Street and Edward Street (0.27hect). The eastern of the two sites lies north of Edward Street, to the west of its junction with Beckham Place (0.13hect).
- 2.6 The eastern part of the main site is bounded by Magdalen Street. Magdalen Street is fronted by predominantly two and three storey older buildings with retail units at ground floor level, as well as a large four storey late 20th century building immediately opposite, accommodating Roy's department store, a post office and Riley's Sports Bar. The former Barclays bank on the corner of Magdalen Street and Edward Street is connected to the shopping centre structure but excluded from the application. Magdalen Street is a key route taking vehicular and pedestrian traffic from the northern suburbs into the city centre, under the St Crispin's Road flyover.
- 2.7 To the north of Edward Street, the area surrounding the land west of Beckham Place includes a variety of generally large-scale buildings, including Dalymond Court, (a pair of four storey residential apartment buildings) to the west, and the three storey Epic Studios building to the east.
- 2.8 The area to the northwest of the site is largely residential in character, comprising predominantly two storey 19th century terraced houses. St Augustine's Street is lined with older two storey properties many of which have retail / commercial uses at ground floor. Many of the properties on St Augustine's Street and connecting streets (e.g. Sussex St) are statutorily or locally listed. To the northwest of the junction of New Botolph Street and St Augustine's Street is St Augustine's Church (Grade I listed) the only surviving medieval church north of St Crispins. To the south of the church is a distinctive Grade II Listed terraced timber-framed residential terrace 2-12 Gildencroft. To the south of the terrace is Gildencroft Park which includes a large children's

play area. Adjacent to the park there is a collection of commercial properties located towards the roundabout with St Crispins Road, on the west side of Pitt Street. To the south of Anglia Square is St Crispins Road which is fronted by larger scale commercial buildings (up to 6 storeys) along with Grade II Listed Doughty's Hospital. This listed building, comprises two storey 19th century terraced almshouses for the elderly, built around a central garden.

4. Heritage Assets

- 4.1 The only building with heritage asset status within the site boundary is 43-45 Pitt Street, which is locally listed
- 4.2 This is a large site and the following designated heritage assets lie with 100m of the site boundary.

Asset	Listing grade
Church of St Augustines	I
Former Church of St Saviours	I
75, Magdalen Street	II
Cat and Fiddle Public House	II
Doughty's Hospital	II
Rear of Numbers 13 and 15, St Augustine's Street	II
107 and 109, Magdalen Street	II
1 and 3, St Augustine's Street	II
5, St Augustine's Street	II
7, St Augustine's Street	II
9 and 11, St Augustine's Street	II
21, St Augustine's Street	II
47 and 49, Magdalen Street	II
113, Magdalen Street	II
23 and 25, St Augustine's Street	II
115 and 117, Magdalen Street	II
27-29, St Augustine's Street	II
2-12, Gildencroft	II
22 and 24, St Augustine's Street	II
46 and 48, Magdalen Street	II
26-30, St Augustine's Street	II
44 Magdalen Street	II
32,34,36 and 36A St Augustine's Street	II
41 Magdalen Street	II

4.3 The following lie within 200m of the site boundary

Asset	Listing grade
Church of St Mary, St Marys Plain, Coslany	I
Old Meeting House, Colegate	I
Church of St Martin at Oak	I
City Walls and Towers (northern sections in vicinity of Magpie Road)	I
Church of St George, Colegate	I
71, Botolph Street	II*
31-35 Gurney Court, Magdalen Street	II*
2-9 Octagon Court	II*
75, Magdalen Street	II
Cat and Fiddle Public House	II
Doughty's Hospital	II
Rear of Numbers 13 and 15, St Augustine's Street	II
107 and 109, Magdalen Street	II
1 and 3, St Augustine's Street	II
5, St Augustine's Street	II
7, St Augustine's Street	II
9 and 11, St Augustine's Street	II
21, St Augustine's Street	II
47 and 49, Magdalen Street	II
113, Magdalen Street	II
23 and 25, St Augustine's Street	II
115 and 117, Magdalen Street	II
27-29, St Augustine's Street	II
2-12, Gildencroft	II
22 and 24, St Augustine's Street	II
46 and 48, Magdalen Street	II
26-30, St Augustine's Street	II
44 Magdalen Street	II
32,34,36 and 36A St Augustine's Street	II
41 Magdalen Street	II
42 – 52 St Augustine's Street	II
63 St George's Street	II
1A-11 Sussex Street	II
55 St Augustine's Street	II
12 Golden Dog Lane	II
10 Golden Dog Lane	II
5 Cross Street	II
69-89 Duke Street	II

The Catharine Wheel Public House, St Augustine's Street	II
Block to the rear of 24 Magdalen Street	II
13-19 Sussex Street	II
29 Magdalen Street	II
Folly House and Pineapple House	II
22 Calvert Street	II
21 Sussex Street	II
20 Calvert Street	II
67 Duke Street	II
11 Calvert Street	II
27-29 Sussex Street	II
57-61 Duke Street	II
9 Calvert Street	II
80-82 St Georges Street	II

4.4 The following city landmarks fall within 1km of the site boundary

Norwich Castle	I /Scheduled Ancient Monument
The Cathedral of the Holy and Undivided Trinity	I
Roman Catholic Cathedral of St John the Baptist	I
Church of St Peter Mancroft	I
City Hall	I
Church of St Giles	I

4.5 A number of buildings within 100m of site have local architectural or historic value and are included on Norwich's local list.

4 – 6 Cowgate
20 (St Paul's Tavern PH)
21, 23, 25, 27 & 29 Cowgate
33, Cowgate
Wensum Hall (formerly Cowgate Street Sunday School)
43 (Plasterers Arms PH)
13, 13a, 15, 17 & 19 St Augustine Street
31 & 33 St Augustine Street
39 St Augustine Street
41 & 43 St Augustine Street
53 St Augustine Street
59 St Augustine Street
63 - 73 St Augustine Street
54 & 54A St Augustine Street

64 & 66 St Augustine Street
68 St Augustine Street
70 & 72 St Augustine Street
2, Chatham Street
4, 6 & 8 Chatham Street
111 Magdalen Street
13-25 Calvert Street
27-35 Calvert Street
30-32 Calvert Street
20 Golden Dog Lane

- 4.6 The site is located within the Anglia Square character area of the wider City Centre Conservation Area and in the vicinity of the Northern City and Colegate character areas. More information can be found in the Norwich City Centre Conservation Area Appraisal.
- 4.7 The site falls within the designated Main Area of Archaeological interest. Previous Archaeological Assessments have identified a high potential for the site to contain heritage assets with archaeological interest (buried archaeological remains) of local and regional significance. These include potential for evidence of Anglo-Saxon and later settlement, the Anglo-Saxon defensive ditch and the remains of St Olave's Church and St Botolph's Church and their associated burial grounds.

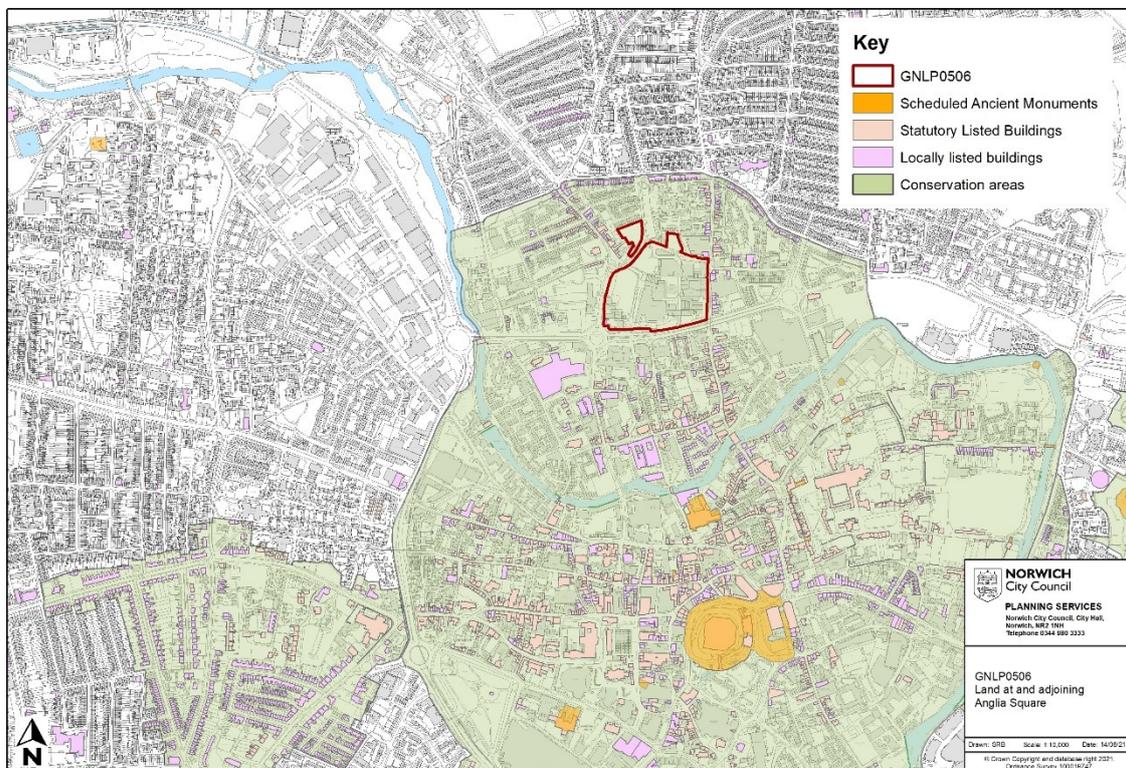


Figure 3: Heritage assets

5. Recent relevant planning history

- 5.1 The following planning/listed building consent 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
08/00974/F	Comprehensive regeneration of Anglia Square and its environs for mixed use development, including approximately 200 residential units, a foodstore (clarify size), a bridge link from St. Crispins, a health centre, the potential relocation of Surrey Chapel, and enhancement of landscaping including an enlarged square.	Approved Oct 2009
11/00160/F & 11/00161/F	<p>Phased planning consents for the comprehensive redevelopment of Anglia Square.</p> <p>Phase 1 for mixed use development, including an enlarged Anglia Square, a new 7,792 sqm foodstore, supported by 507 car park spaces, amendments to the current access arrangements including enhanced pedestrian, cycle, public transport accessibility, a bridge link from St Crispins Road, and closing of the subway under the same. The application also included additional retail and other town centre uses (Class A1, A2, A3, A4) totalling 3,565 sqm net, a crèche (Class D1) and up to 91 residential units (Class C3) in mixed private/housing association use.</p> <p>Later phases of development in this area and included additional retail and food and drink uses (Class A1/A3) totalling of 2,985 sqm; rooftop parking providing 99 spaces and 29 private flats with temporary car parking; external refurbishment of Gildengate House offices and improvement to existing office entrance; additional retail and food and drink uses (Class A1/A3) of 2,094 sqm and the provision of a gym (Class D2) of 1,478 sqm.</p>	Approved March 2013

18/00330/F	Part Full/Outline application for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for: up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas	Secretary of State Call-in Refused Nov 2020
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