View 39: Norwich Castle

Existing

Proposed

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

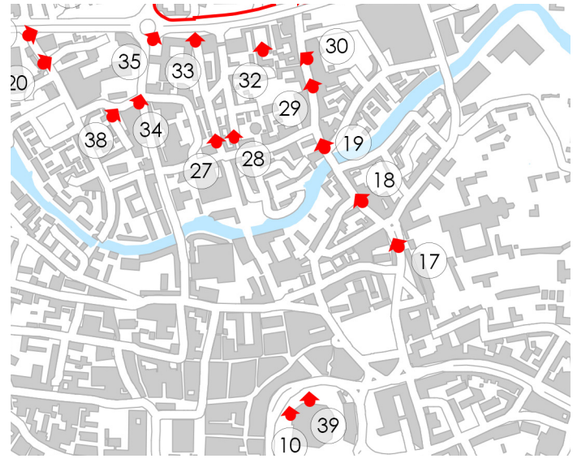
Viewed from the Ramparts of Norwich Castle, the Proposed Development is viewed as part of the urban hinterland of Norwich, beyond the cluster of important heritage assets which are prominent in the foreground. Perceived within an immediate context of modernity and more historic forms, this view, even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



View 40: Cathedral Meadow

Existing

Proposed

Existing

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

Sensitivity/Susceptibility

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

Proposed

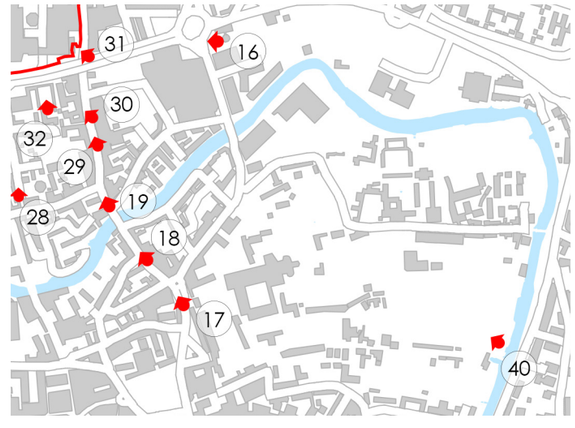
The verified wireline illustrates that the scheme would be concealed from view from this location by intervening built form and planting, even in winter conditions.

Magnitude of Change

Nil

Residual Effect

Nil



Section 10

Conclusion.

10 | Conclusion

10.1 This HTVIA provides a thorough study of the Site, its history and the existing townscape environment. It identifies the built heritage, townscape and visual receptors potentially affected by the Proposed Development and assessed the effects likely to arise in each case.

10.2 Assessments undertaken have considered the value, susceptibility to change and sensitivity of built heritage, townscape and visual receptors. They have considered the magnitude of change from the Proposed Development and the overall resulting effect, with an assessment of cumulative effects where relevant.

Summary of Demolition & Construction Effects

10.3 The demolition and construction effects on built heritage receptors were found to be **temporary major to moderate adverse** for those heritage assets in close proximity to the Site and **temporary minor adverse to negligible** for those in the wider vicinity. With mitigation, this would reduce to **temporary moderate-minor adverse** for those closest to Site. These effects would be temporary and reversible and would be necessary to deliver the operational effects which are largely beneficial.

10.4 The demolition and construction effects on the townscape and visual receptors were found to be **temporary major-moderate adverse** in close proximity to the Site, **temporary moderate-minor adverse** at medium distance to the Site, and **temporary minor adverse to negligible** at a longer distance from the Site. With mitigation, the effect would be reduced to **temporary moderate adverse** at closer townscape and visual receptors and **temporary minor adverse** at medium distance townscape and visual receptors. It would remain **temporary minor adverse or negligible** to long distance townscape and visual receptors. Again, these effects would be temporary and reversible.

Summary of Operational Effects

10.5 The assessment of the effects of the Proposed Development on built heritage, townscape and visual receptors has been undertaken with regard to:

- The sensitivity of receptors;
- The size, location and massing of the Proposed Development;
- The illustrative design, architectural style and palette of materials as set out in the Design and Access Statement, submitted as a supporting planning document.
- The arrangement of routes, public realm, landscaped spaces and active uses at street level based on both the parameter plans and illustrative masterplan design in the Design and Access Statement; and
- Other cumulative developments identified which informed the cumulative assessment (for a full overview of cumulative developments, see Chapter 10 of the ES)

10.6 The Proposed Development would predominantly have either beneficial, neutral, or negligible effects on the identified built heritage, townscape, and visual receptors. One instance of minor adverse effects has been identified (on St Augustine's Church). However, no significant adverse effects have been identified. Where significant effects have been identified,

Built Heritage

10.7 The operational effects on built heritage receptors generally range from minor neutral to moderate neutral and moderate beneficial. This is due to the existing and emerging character of the setting of identified receptors, as well as the carefully considered, high-quality design of the Proposed Development. One significant adverse resultant effect has been identified in EIA terms (to the setting of St Augustine's Church and 2-12 Gildencroft- see paragraphs 10.9 - 10.14, below). In the other instances where significant resultant effects have been identified in EIA terms, these are neutral and so no additional mitigation would be needed as heritage significance and setting is preserved.

10.8 When considered alongside cumulative schemes, there would be little change to the assessed operational effects due to the Proposed Development being characteristic of the emerging context of the surroundings.

10.9 A moderate adverse effect has been identified for the Church of St Augustine (Grade I listed). In non-EIA terms, this would amount to less than substantial harm to the setting only due to the effects of the Proposed Development. Less than substantial harm has also been identified to the setting of 2-12 Gildencroft (Grade II listed), which has been assessed as part of Northern City Character Area.

10.10 Though the Proposed Development would offer some enhancement to the Church of St Augustine through the replacement of Sovereign House (currently a prominent and eye-catching detracting feature) and reinstatement of the historic streetscape (including an important view of the church tower from Botolph Street), there is nevertheless considered to be some residual harm to the setting of the Church through the introduction of additional urbanity into one's appreciation of this space and competition with the assets in views from the churchyard.

10.11 Paragraph 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

10.12 It is our conclusion that the benefits of being able to deliver a viable scheme (with viability necessitating the Proposed Development's height) that will facilitate the regeneration of the area outweigh the less than substantial harm identified to setting of church.

10.13 Furthermore, in this instance, the less than substantial harm identified to the setting of the Church of St Augustine should be viewed holistically alongside the other, wider heritage impacts generated by the Proposed Development (which are judged to be neutral or beneficial).

10.14 In the case of 2-12 Gildencroft, which, in line with the agreed scoping, has not been assessed individually, but rather as part of the Northern City Character Area, the minor harm identified is balanced out by the neutral or beneficial effects to the other heritage assets, leading to a Minor Neutral residual effect, and therefore an overall judgment of no harm.

Townscape

10.15 The townscape effects on the wider and local area resulting from the Proposed Development have also been assessed. It was found that the Development would have either a moderate beneficial, minor beneficial, negligible neutral, or no effect on the townscape character areas assessed.

10.16 When considered alongside cumulative schemes, there would be little change to the assessed operational effects due to the Proposed Development being characteristic of the emerging context of the surroundings. Cumulative effects would remain beneficial and neutral.

Visual

10.17 The potential visual effects of the Proposed Development were assessed with reference to the 40 views projected as Accurate Visual Representations (AVRs). The list of views was agreed with Historic England and Norwich City Council during the scoping process and subsequent preapplication discussions.

10.18 The Proposed Development would have either beneficial, neutral, negligible, or no effect on identified viewpoints (no effect has been identified where the Proposed Development is completely occluded by intervening townscape, and therefore not visible). Therefore, visual amenity would be maintained or enhanced by the Proposed Development.

10.19 There have been no adverse effects identified. Where significant residual effects in ES terms have been identified, these are either beneficial or neutral and so no additional mitigation would be needed. This shows the area's capacity for change, the opportunities to enhance the visual amenity and townscape quality of the area, as well as the high quality design of the Proposed Development.

Summary of Significant Effects

10.20 Overall, therefore, the Proposed Development would give rise to predominantly beneficial, neutral or negligible effects and would enhance the visual amenity and townscape character of the area. There would be no significant adverse residual effects during operation. The only adverse effect identified (to the setting of the Grade I listed Church of St Augustine) was not considered to be significant.

10.21 The conclusions of the assessment section have been tabulated in the next pages for ease of reference.

Table 10.1 Summary Table of Effects during Demolition and Construction

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the demolition and construction effects identified are considered short-medium term, temporary and direct effects.
- Note 3: For simplicity, receptors are grouped in this table. For the full narrative assessment, reference should be made to Section 5.0 of this HTVIA.

Receptors	Residual Effect	With Mitigation	List of Affected Receptors
Heritage Receptors - during demolition and construction	**Temporary major to moderate adverse** for receptors in close proximity to the Site	**Temporary moderate to minor adverse** for receptors in close proximity to the Site	71 Botolph Street, 2-9 Octagon Court, Former Church of St Saviour, Church of St Augustine, Numbers 31 to 35 Magdalen Street, Old Meeting House, Church of St Mary, Church of St Martin at Oak, Church of St George, Bacon's House, Former Church of St James Anglia Square Group, Northern City Group, Colegate Group Norwich City Centre Conservation Area
	Temporary minor adverse or negligible effects for the remaining built heritage receptors	**Temporary minor adverse or negligible**	Church of St Clement, Church of St Giles, Norwich Castle, Roman Catholic Cathedral of St John the Baptist, The Cathedral of the Holy and Undivided Trinity, City walls and towers, Waterloo Park Norwich City Centre Conservation Area
Townscape Receptors – during demolition and construction	Close-range townscape receptors: **temporary moderate to major adverse**	**Temporary moderate adverse**	Character Area 2 (Northern City), Character Area 3 (Anglia Square), and Character Area 4 (Colegate)
	Medium-distance townscape receptors: **temporary minor to moderate adverse**	**Temporary minor adverse**	Southern half of Character Area 1 (Low-Density Residential) and Character Area 5 (Northern Riverside)
	Long-distance townscape receptors: **temporary negligible to minor adverse**	**Temporary minor adverse or negligible**	Northern half of Character Area 1 (Low-Density Residential), Character Area 6 (Elm Hill and Maddermarket), Character Area 7 (Civic), and Character Area 8 (Cathedral Close)
Visual Receptors - during demolition and construction	Close-range visual receptors: **temporary moderate to major adverse**	**Temporary moderate adverse**	Views 13, 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38
	Medium-distance visual receptors: **temporary minor to moderate adverse**	**Temporary minor adverse**	Views 11, 12, 14, 15, 16, 18, 19, 20, 21, 37
	Long-distance visual receptors: **temporary negligible to minor adverse**	**Temporary minor adverse or negligible**	Views 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 36, 39, 40

Table 10.1 Summary of Effects during Demolition and Construction.

Table 10.2 Summary of Effects on Heritage Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the heritage effects identified are considered long term, permanent and direct effects.

Heritage Receptor	NHLE Number	Designation	Sensitivity	Magnitude of Change	Residual Effect
71, Botolph Street	1051372	Grade II*	High	Low	Moderate Beneficial
2-9 Octagon Court	1051929	Grade II*	High	Low	Moderate Neutral
Former Church of St Saviour	1372838	Grade I	High	Low	Moderate Beneficial
Church of St Augustine	1051896	Grade I	High	Low	Moderate Adverse
Numbers 31 to 35 Magdalen Street and Gurney Court	1051188	Grade II*	High	Negligible-Low	Minor Beneficial
Old Meeting House	1206474	Grade I	High	Low	Moderate Neutral
Church of St Mary	1372513	Grade I	High	Low	Moderate Neutral
Church of St Martin at Oak	1051925	Grade I	High	Low	Moderate Neutral
Church of St George	1206500	Grade I	High	Low	Moderate Neutral
Bacon's House	1051320	Grade II*	High	Low	Moderate Neutral
Church of St Clement	1051282	Grade I	High	Low	Moderate Neutral
Former Church of St James	1372521	Grade I	High	Low	Moderate Beneficial
The Cathedral of the Holy and Undivided Trinity	1051330	Grade I	High	Low	Moderate Neutral
Church of St Giles	1051876	Grade I	High	Low	Moderate Neutral

Table 10.2 Summary of Effects on Heritage Receptors during Operation

Table 10.2 Summary of Effects on Heritage Receptors upon Operation (continued)

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the heritage effects identified are considered long term, permanent and direct effects.

Heritage Receptor	NHLE Number	Designation	Sensitivity	Magnitude of Change	Residual Effect
Norwich Castle	1372724	Grade I and Scheduled Ancient Monument	High	Medium	Major Neutral
Roman Catholic Cathedral of St John the Baptist	1051299	Grade I	High	Low	Moderate Neutral
City Walls and Towers	1004023	Scheduled Ancient Monument	High	Medium	Major Neutral
Norwich City Centre	N/A	Conservation Area	Medium	Low	Minor Beneficial
Waterloo Park	1001348	Grade II* RPG	High	Low	Moderate Beneficial
Colegate Group	N/A	Grade II LBs and LLBs	Medium	Low	Minor Beneficial
Northern City Group	N/A	Grade II LBs and LLBs	Medium	Low	Minor Neutral
Anglia Square Group	N/A	Grade II LBs and LLBs	Medium	Medium	Moderate Beneficial

Table 10.2 Summary of Effects on Heritage Receptors during Operation

Table 10.3 Summary of Effects on Townscape Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the townscape effects identified are considered long term, permanent and direct effects.

Townscape Receptors	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/ Beneficial	Residual Effect
1. Low Density Residential	Medium- Low	Low	Beneficial	Minor Beneficial
2. Northern City	Low	Medium	Beneficial	Minor Beneficial
3. Anglia Square	Low	High	Beneficial	Moderate Beneficial
4. Colegate	Medium	Low	Beneficial	Minor Beneficial
5. Northern Riverside	Medium	Low	Beneficial	Minor Beneficial
6. Elm Hill & Maddermarket	Medium High	Negligible	Neutral	Negligible Neutral
7. Civic	Medium High	Negligible	Neutral	Negligible Neutral
8. Cathedral Close	High	Nil	Nil	Nil

Table 10.3 Summary of Effects on Townscape Receptors during Operation

Table 10.4 Summary of Effects on Visual Receptors upon Operation

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the visual effects identified are considered long term, permanent and direct effects

Table 10.4 Summary of Effects on Visual Receptors during Operation

Visual Receptor	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/ Beneficial	Significance and Nature of Residual Effects
View 1: Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Low	Nil	Neutral	Nil
View 2: Junction of Constitution Hill/Denmark Road/Clement's Hill	Low	Negligible	Neutral	Negligible
View 3: Angel Road (next to school entrances)	Low	Low	Neutral	Negligible
View 4: Junction of Heath Road/Shipstone Road	Low	Medium	Beneficial	Minor Beneficial
View 5: Junction of Magdalen Road/Sprowston Road	Low	Low	Neutral	Negligible
View 6: Mousehold Avenue (north east corner of allotments)	Medium	Medium	Beneficial	Moderate Beneficial
View 7: Mottram Monument, St James' Hill	High	Medium	Beneficial	Major Beneficial
View 8: Kett's Heights (Armada Beacon)	High	Medium	Beneficial	Major Beneficial
View 9: Kett's Hill	Low	Medium	Beneficial	Minor Beneficial
View 10: Castle Rampart	High	Medium	Beneficial	Major Beneficial
View 11: Aylsham Road	Medium	Medium	Beneficial	Moderate Neutral
View 12: Junction of St Augustine's Street/Magpie Road (position immediately south of traffic signal on west footpath)	Medium	Medium	Beneficial	Moderate Beneficial
View 13: Junction of St Augustine's Street/Sussex Street	Medium	Medium	Beneficial	Moderate Beneficial
View 14: Magpie Road (short distance east of St Augustine Street junction) looking south with City Wall section in foreground	Medium	Low	Beneficial	Minor Beneficial
View 15: Junction of Edward Street/Magpie Road (east side of Edward Street)	Low	High	Beneficial	Moderate Beneficial
View 16: Outside St James Church (Puppet Theatre), Barrack Street	Low/Medium	Medium	Beneficial	Minor Beneficial
View 17: Tombland (west of Edith Cavell Statue)	High	Low	Beneficial	Moderate Beneficial
View 18: Junction of Wensum Street/ Elm Hill (east side of Wensum Street)	Medium	Nil	Neutral	Nil
View 19: Magdalen Street, south of St Clement's Church	Medium	Low	Beneficial	Minor Beneficial
View 20: Junction of Oak Street/St Martin's Lane	Medium	Medium	Beneficial	Moderate Beneficial

Table 10.4 Summary of Effects on Visual Receptors upon Operation (continued)

- Note 1: The narrative assessment undertaken in the HTVIA should be the basis of decision making, as set out in both the GLVIA (2013) and Historic England Guidance, rather than a statistical assessment taken from this table.
- Note 2: All of the visual effects identified are considered long term, permanent and direct effects

Visual Receptor	Sensitivity	Magnitude of Change	Impact: Harmful/Neutral/ Beneficial	Significance and Nature of Residual Effects
View 21: Junction of St Crispin's Road/Oak Street	Low	Medium	Beneficial	Minor Beneficial
View 22: Entrance to Quaker Burial Ground, Chatham Street	Low	Low	Beneficial	Negligible-Beneficial
View 23: Seating area in northwest corner of St Augustine's	Medium	High	Neutral	Moderate-Major Neutral
View 24: In front of St Augustine's Church porch	High	Medium	Neutral	Major Neutral
View 25: Outside Magdalen Street	Low	Medium-High	Beneficial	Minor-Moderate Beneficial
View 26: Junction of Cowgate/Bull Close	Low	Medium	Beneficial	Minor Beneficial
View 27: St George's Street, immediately north of St George's Church	High-Medium	Low	Beneficial	Moderate-Minor Beneficial
View 28: Junction of Calvert Street, opposite 'Pope's Buildings'	Medium	Negligible-Low	Beneficial	Minor-Negligible Beneficial
View 29: Outside 25 Magdalen Street (Looses Emporium)	Low-Medium	Low	Beneficial	Minor Beneficial
View 30: Outside 39 Magdalen Street	Low	Medium	Beneficial	Minor Beneficial
View 31: Corner of 59 Magdalen Street	Low	High	Beneficial	Moderate Beneficial
View 32: Doughty's Hospital courtyard (south end)	Medium	High	Beneficial	Major Beneficial
View 33: Junction of St George's Street/St Crispin's	Low	High	Beneficial	Moderate Beneficial
View 34: Junction of St Mary's Plain/Duke Street (on Duke Street footway, south side of St Mary's Plain)	Medium	Low	Beneficial	Minor Beneficial
View 35: Southeast corner of Duke Street/St Crispin's/Pitt Street Roundabout	Low	High	Beneficial	Moderate Beneficial
View 36: Waterloo Park, southeast of Waterloo Park Cafe	High	Low	Neutral	Moderate Neutral
View 37: Aylsham Road (additional view)	Low	Medium	Neutral	Minor Beneficial
View 38: Rosemary Lane	Medium	Nil	Neutral	Nil
View 39: Norwich Castle	Medium	Medium	Beneficial	Moderate Beneficial
View 40: Cathedral Meadow	High	Nil	Neutral	Nil

Table 10.4 Summary of Effects on Visual Receptors during Operation

Appendix 1

References.

Appendix 1 | References

Sources

Britain from Above

CgMs, *Built Heritage Statement in Respect of Anglia Square, Norwich NR3 1DZ,* CgMs reference JCG22383 (March 2018).

George Plunkett's Photographs

Landscape Institute and the Institute for Environmental Management & Assessment, *Guidelines for Landscape and Visual Impact Assessments* (GLVIA 3), 2013.

Landscape Institute, Townscape Character Assessment Technical Information Note (TIN) O5/17 (2018)

Natural England, *Approaches to Landscape Character Assessment* (2014).

Norfolk Record Office

Norwich City Council. *Norwich City Centre Conservation Area Appraisal* (September 2007).

Ordnance Survey Mapping, Groundsure

Reg Walker, HMSOldies

Appendix 2

Visualisation Methodology Statement.

ANGLIA SQUARE
NORWICH

CITYSCAPE VERIFIED VIEWS METHODOLOGY

CITYSCAPE DIGITAL

MARCH 2022

MARCH 2022

Appendix:

CITYSCAPE VERIFIED VIEWS METHODOLOGY

0.0 OVERVIEW

0.1 Methodology overview

The methodology applied by Cityscape Digital Limited to produce the verified images or views contained in this document is described below. In the drafting of this methodology and the production and presentation of the images, guidance has been taken from the Technical Guidance Note 06/19: Visual Representation of Development Proposals from the Landscape Institute published on 17 September 2019 in support of GLVIA3. The disciplines employed are of the highest possible levels of accuracy and photo-realism which are achievable with today's standards of architectural photography and computer-generated models.

0.2 View selection

The viewpoints have been selected through a process of consultation with relevant statutory consultees and having regard to relevant planning policy and guidance.

1.0 PHOTOGRAPHY

1.1 Digital photography

With the latest advances in Digital Photography it is now possible to match the quality of plate photography.

1.2 Lenses

For local views a wide angle lens of 24mm or 35mm is generally used in order to capture as much of the proposal and its surroundings as possible. Intermediate distance views were photographed with a lens between 35mm to 70mm and occasionally long range views may be required with lens options ranging from 70mm to 600mm. As a guide, the following combinations were used:

Distance to subject	View	Lens Options
0 – 800 metres	Local	24mm to 35mm
800 to 5000 metres	Intermediate	35mm to 70mm
5000+ metres	Long	70mm to 600mm

Examples of these views are shown in Figures 4 and 5.

1.3 Digital camera

Cityscape use high quality professional DSLR (Digital Single Lens Reflex) and DSLM (Digital Single Lens Mirrorless) cameras. The cameras utilise Full Frame Sensors so declared focal lengths require no conversion to be understood in line with TGN 06/19 guidelines. The quality of the lenses is matched to the resolution of the cameras to ensure high contrast and sharp rendition of the images.

1.4 Position, time and date recording

The photographer was provided with (i) an Ordnance Survey map or equivalent indicating the position of each viewpoint from which the required photographs were to be taken, and (ii) a digital photograph taken by Cityscape of the desired view. For each shot the camera was positioned at a height of 1.60 metres above the ground level which closely approximates the human eye altitude, and falls into the 1.5-1.65m range provided by TGN 06/19. If local conditions required a deviation to capture the view, the exact height used can be found in the Table of Views. A point vertically beneath the centre of the lens was marked on the ground as a survey reference point and two digital reference photographs were taken of (i) the camera/tripod location and (ii) the survey reference point (as shown in Figures 2 and 3). The date and time of the photograph were recorded by the camera.

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1 Canon 5D MK IV Digital Camera

2 Camera Location

3 Survey reference point

4 Local view

5 Intermediate view

2.0 DIGITAL IMAGE CORRECTION

2.1 Raw file conversion

Canon cameras produce a raw file format, which is then processed digitally for both high detail and colour accuracy. The final image is outputed as a tiff[1] file.

2.2 Digital image correction

The digital images were then loaded into Cityscape's computers to prepare the digital image for the next stage of camera matching (see section 5). The image is also 'bank'[2] corrected which means ensuring that the horizon in each digital image is precisely horizontal.

In spite of the selection of the most advanced photographic equipment, lenses are circular which results in a degree of distortion on the perimeter of images. The outer edges of an image are therefore not taken into consideration; this eliminates the risk of inaccuracy. Figure 17 in section 5 illustrates the 'safe' or non-distortive area of an image which is marked by the red circle.

The adjusted or corrected digital image, known as the 'background plate', is then saved to the Cityscape computer system ready for the camera matching process (see section 5). In preparation for the survey (see section 4) Cityscape indicates on each background plate the safe area and priority survey points, such as corners of buildings, for survey (see Figures 6 and 7).

[1] TIFF is the name given to a specific format of image file stored digitally on a computer.

[2] By aligning the vanishing points.

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6 Background plate highlighting critical survey points in purple and secondary survey strings in red

7 Area of interest to be surveyed as shown in Figure 7

3.0 GPS SURVEY

3.1 Survey

An independent surveyor was contracted to undertake the survey of (i) each viewpoint as marked on the ground beneath the camera at the time the photograph was taken (and recorded by way of digital photograph (see section 1 above) and (ii) all the required points on the relevant buildings within the safe zone.

The survey was co-ordinated onto the Ordnance Survey National Grid (OSGB36) by using Global Positioning System (GPS) equipment (see, for example, Figure 9) and processing software. The Ordnance Survey National Grid (OSGB36) was chosen as it is the most widely used and because it also allows the captured data to be incorporated into other available digital products (such as Ordnance Survey maps). The height datum used was Ordnance Survey Newlyn Datum and was also derived using the GPS.

The surveyor uses a baseline consisting of two semi-permanent GPS base stations (see Figure 8). These stations are located approximately 5730 metres apart and positioned so as to optimise the results for the area of operation (see location map, Figure 13). The base stations are tied into the National GPS Network and are constantly receiving and storing data which allows their position to be monitored and evaluated over long periods of operation. By using the same base stations throughout the survey the surveyor ensures the consistency of the results obtained.

Using the Real Time Kinematic method a real time correction is supplied by each base station to the rover (shown in Figure 10) (over the GSM[3] network) physically undertaking the field survey. This enables the rover to determine the co-ordinates of its location instantaneously (i.e. in 'real time'). The rover receives a 'corrected' fix (co-ordinates) from each base station. If the two independent fixes are each within a certain preset tolerance, the rover then averages the two fixes received. The viewpoints are, with a few exceptions, surveyed using this technique. This method of GPS survey (Real Time Kinematic) produces results to an accuracy in plan and height of between 15mm – 50mm as outlined in the *"Guidelines for the use of GPS in Land Surveying"* produced by the Royal Institute of Chartered Surveyors.

The required points on each building are surveyed using conventional survey techniques utilising an electronic theodolite and reflectorless laser technology (shown in Figures 11 and 12). There are two methods used to fix the building details, namely polar observations[4] and intersection observations[5]. The position of the theodolite is fixed by the rover as described above. In certain circumstances, a viewpoint may need to be surveyed using conventional survey techniques as opposed to Real Time Kinematic, if, for example, the viewpoint is in a position where GPS information cannot be received.

[3] GSM network: the mobile phone network.

[4] Polar observation is the measurement of a distance and direction to a point from a known baseline in order to obtain co-ordinates for the point. The baseline is a line between two known stations.

[5] Intersection observation is the co-ordination of a point using directions only from two ends of a baseline.

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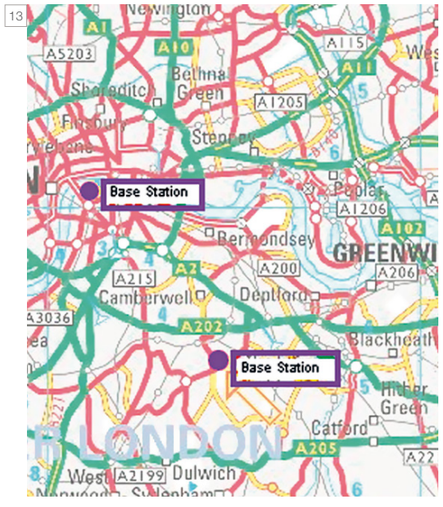


8 Marshall Survey semi-permanent GPS base station

9 GPS System

10 Field survey being carried out

11 Electronic Theodolite

12 Field survey being carried out

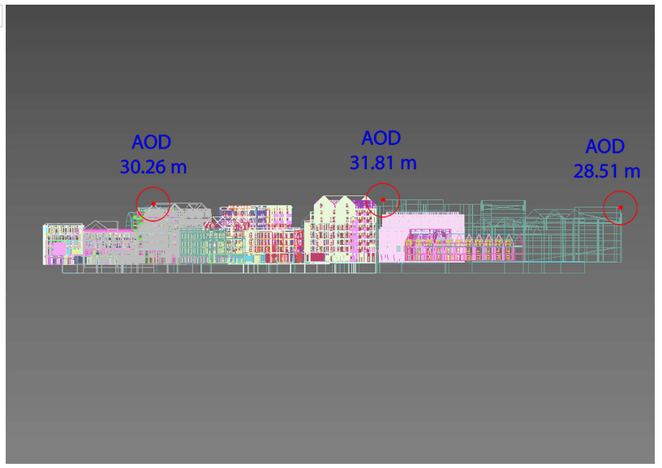
13 Location of Marshall Survey's GPS base stations

4.0 MODEL POSITIONING

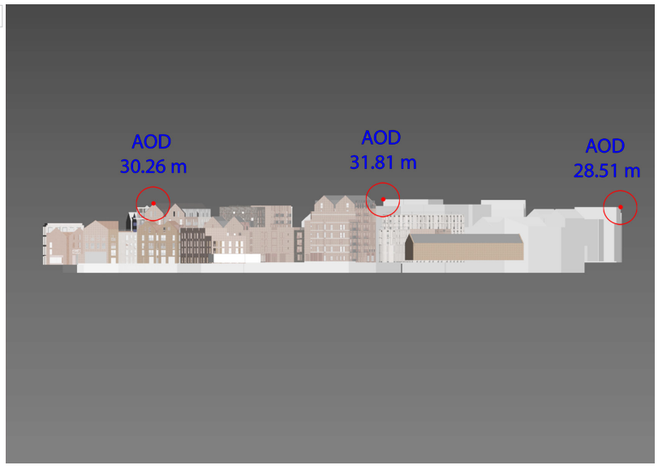
4.1 Height and position check

The model is positioned using a site plan provided by the architect. This is then overlaid onto OS positioned survey from a CAD provider. Once the building has been positioned, confirmation of height and position is requested from the architect. At least two clear reference points are agreed and used to confirm the site plan and Ordnance Survey. The height is cross checked against the architects section and given in metres Above Ordnance Survey Datum (AOD).

14A



14B



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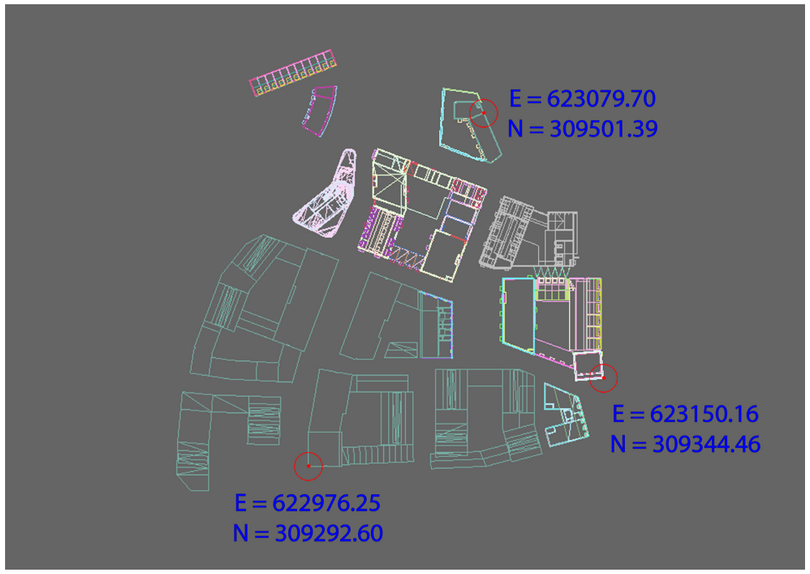

15A

15B

14A Architect's Elevation Drawing

14B Cityscape's Elevation Model

15A Architect's Plan Drawing

15B Cityscape's Plan Model

5.0 CAMERA MATCHING

5.1 Cityscape's Database

Cityscape has built up a comprehensive database of survey information on buildings and locations in central London; the database contains both GPS survey information and information regarding the dimensions and elevations of buildings gathered from architects and other sources. Figure 16 shows a selection of GPS located models (yellow) within Cityscape's database which effectively represents a 3D verified computer 'model' of some prominent buildings in central London. The term '3D model' has been adopted with caution in this methodology as it is thought to be slightly misleading because not every building in central London is included in the database although the majority of those buildings which form part of the 'skyline' are included.

The outlines of buildings are created by connecting the surveyed points or from the information obtained from architects' drawings of particular buildings. By way of example of the high level of detail and accuracy, approximately 300 points have been GPS surveyed on the dome of St. Paul's. The database 'view' (as shown in Figure 16) is 'verified' as each building is positioned using coordinates acquired from GPS surveys.

In many instances, the various co-ordinates of a particular building featured in one of the background plates are already held by Cityscape as part of their database of London. In such cases the survey information of buildings and locations provided by the surveyor (see section 3 above) is used to cross-check and confirm the accuracy of these buildings. Where such information is not held by Cityscape, it is, where appropriate, used to add detail to Cityscape's database. The survey information provided by the surveyor is in all cases used in the verification process of camera matching.

5.2 Cityscape's Database

A wireframe[6] 3D model of the proposed scheme if not provided is created by Cityscape from plans and elevations provided by the architects and from survey information of the ground levels on site and various other points on and around the site, such as the edge of adjacent roads and bollards etc. provided by the surveyor.

5.3 Camera Matching Process

The following information is required for the camera matching process:

- Specific details of the camera and lens used to take the photograph and therefore the field of view (see section 1);
- The adjusted or corrected digital image i.e. the 'background plate" (see section 2);
- The GPS surveyed viewpoint co-ordinates (see section 3);
- The GPS surveyed co-ordinates of particular points on the buildings within the photograph (the background plate) (see section 3);
- Selected models from Cityscape's database (see section 3);
- The GPS surveyed co-ordinates of the site of the proposed scheme (see section 3);
- A 3D model of the proposed scheme (see section 4).

A background plate (the corrected digital image) is opened on computer screen (for example, Figure 17), the information listed above is then used to situate Cityscape's virtual camera such that the 3D model aligns exactly over the background plate (as shown in Figures 18 and 21) (i.e. a 'virtual viewer' within the 3D model would therefore be standing exactly on the same viewpoint from which the original photograph was taken (Figure 20). This is the camera matching process.

5.4 Wireline Image

Cityscape is then able to insert the wireframe 3D model of the proposed scheme into the view in the correct location and scale producing a verified wireline image of the proposal (shown in Figures 19 & 22).

The camera matching process is repeated for each view and a wireline image of the proposal from each viewpoint is then produced. The wireline image enables a quantitative analysis of the impact of the proposed scheme on views.

16

[6] A wireframe is a 3D model, a wireline is a single line representing the outline of the building.

16 Selected GPS located models (yellow) from Cityscape's database, situated on Cityscape's London digital terrain model

17 Background plate & selected 3D models as seen by the computer camera. Red circle highlights the safe or non-distortive area of the image

18 Background plate matched to the 3D GPS located models

19 The camera matched background plate with an example of a proposed scheme included in red

20 Background plate: digital photograph, size and bank corrected as described in section 3

21 Camera matching: the background plate matched in the 3D GPS located models

22 The camera matched background plate with the proposed scheme included

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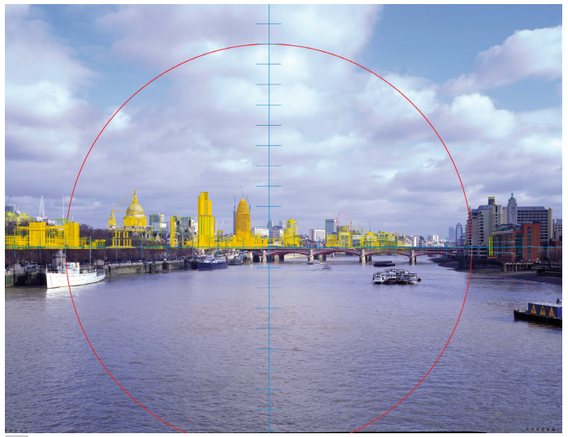

17

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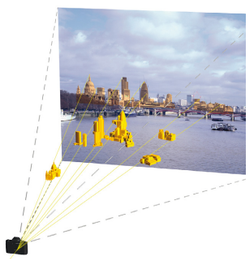
18



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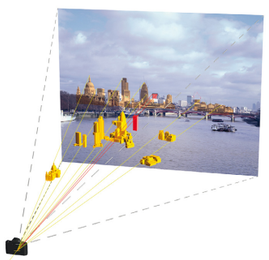


22

6.0 RENDERING

6.1 Rendering

Rendering is a technical term referring to the process of creating a two-dimensional output image from the 3D model.

6.2 Texturing

In order to assist a more qualitative assessment of the proposals, the output image needs to be a photo-realistic reflection of what the proposed scheme would look like once constructed. The process of transforming the wireframe 3D scheme model (see Section 7) into one that can be used to create a photo-realistic image is called texturing[7]

Prior to rendering, Cityscape requires details from the architect regarding the proposed materials (e.g. type of glass, steel, aluminium etc.) to be utilised. Cityscape also use high resolution photographic imagery of real world material samples, supplied by the client or the manufacturer, to create accurate photorealistic textures for use in all our images. This information is used to produce the appearance and qualities in the image that most closely relates to the real materials to be used (as shown in Figures 24 and 25).

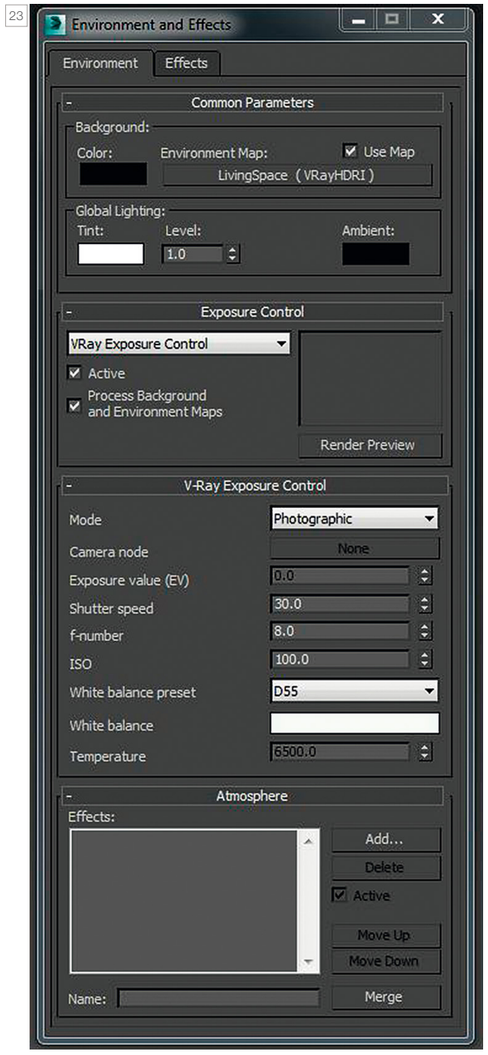
6.3 Lighting and sun direction

The next stage is to light the 3D model to match the photographic environment. The date (including the year) and time of the photograph and the latitude and longitude of the city are input (see Figure 23) into the unbiased physically accurate render engine. Cityscape selects a 'sky' (e.g. clear blue, grey, overcast, varying cloud density, varying weather conditions) from the hundreds of 'skies' held within the database to resemble as closely as possible the sky in the background plate. The 3D model of the proposed scheme is placed within the selected sky (see Figure 27) and using the material properties also entered, the computer calculates the effects of the sky conditions (including the sun) on the appearance of the proposed scheme.

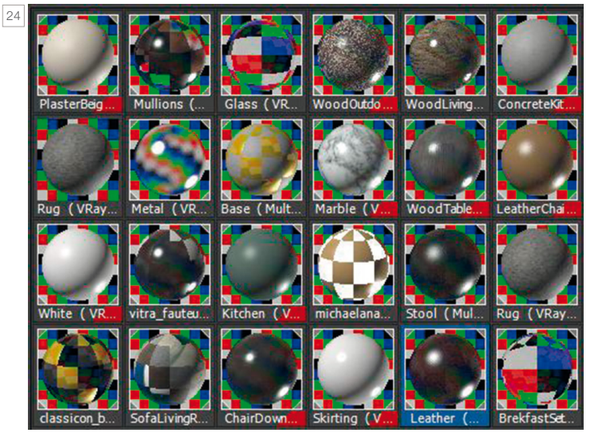
An image of the proposed scheme is produced showing the effect of light and sun (as shown in Figure 26). The selection of the matching sky is the only subjective input at this stage.

[7] Texturing is often referred to as part of the rendering process, however, in the industry, it is a process that occurs prior to the rendering process.

23



24



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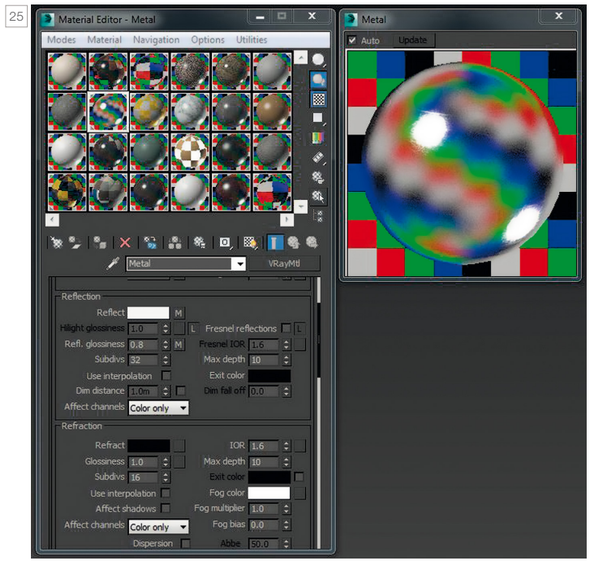

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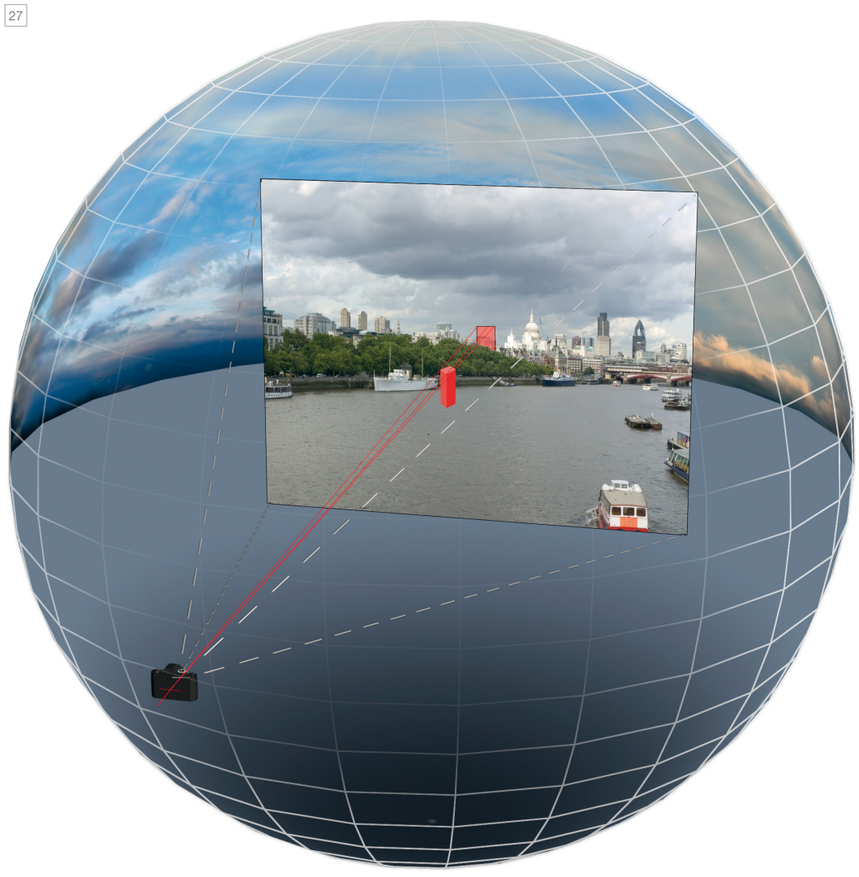


23 Screenshot of environment information (time, date and year) entered to locate the sun correctly (see section 7.3)

24 Screenshot of some materials in the 3D rendering package

25 Screenshot of material and surface properties

26 Example of rendered scheme using High Dynamic Range Imaging

27 Example of a proposed scheme highlighted in red within the selected sky and rendered onto the background plate

7.0 POST PRODUCTION

7.1 Post production

Finally the rendered image of the scheme model is inserted and positioned against the camera matched background plate. Once in position the rendered images are edited using Adobe Photoshop®[8]. Masks are created in Photoshop where the line of sight to the rendered image of the proposed scheme is interrupted by foreground buildings (as shown in Figure 29).

The result is a verified image or view of the proposed scheme (as shown in Figure 30).

[8] Adobe Photoshop® is the industry standard image editing software.

28

MARCH 2022

29

30

28 Background plate

29 Process Red area highlights the Photoshop mask that hides the unseen portion of the render

30 Shows a photo-realistic verified image

Cityscape Digital Ltd
7 Bermondsey Street
London, SE1 2DD

020 7566 8550

www.cityscapedigital.co.uk

Appendix 3

Anglia Square: Developing a Heritage-Led Approach.

iceni

Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Historic England (East of England)
Brooklands
24 Brooklands Avenue
Cambridge
CB2 8BU

1 November 2021

LH-21-H113
BY EMAIL

ANGLIA SQUARE: DEVELOPING A HERITAGE-LED APPROACH

a. Introduction

1. Iceni are the appointed Built Heritage and Townscape consultants to Weston Homes, supporting their submission of an application for a new scheme at Anglia Square. We have produced this document to provide an overview of the approach that the design team, with our input, has taken to ensure the development of a new scheme that responds positively to the historic environment, and delivers the vital and necessary regeneration of Anglia Square Norwich so desperately requires.

2. We understand Historic England's desire to ensure that the proposed development is 'heritage-led'; this is, of course, an essential consideration for the site, and one that we've been carefully engaged with Weston Homes and Broadway Malyan to ensure this takes place. While we are in the process of working carefully through a revised Heritage, Townscape and Visual Impact Assessment to support the new application process, we are not of the view that Weston Homes require a full, updated HTVIA to *begin* their reconsideration of the site, and the development of a scheme. There are a series of existing assessments, carefully summarised by the Inspector in his decision letter, and largely agreed with, by the Secretary of State. Accordingly, in our professional opinion, Broadway Malyan and Weston Homes are sufficiently well-informed to begin the process of scheme development, with further interrogation clearly being fundamental to the process.

3. We additionally want to reassure Historic England that there is a carefully considered, robust process of assessment that is taking place alongside, and feeding into, that design process, to ensure the generation of a scheme that is intrinsically heritage-led and responds to the concerns raised by the Inspector and Secretary of State in determining the Called-In Application scheme. (the Inquiry Scheme).

4. Each of these stages are discussed in further detailed below, but can be summarised briefly as follows:

   a. **Establishment of an outline viability position:** while not strictly a heritage matter, and while Historic England may have concerns regarding this position as a starting point for the development, the Inspector was clear in their recommendation to the Secretary of State that viability and delivery were important considerations for the case. Given that there is a shared acceptance that Anglia Square is a harmful feature in terms of its contribution to the character and appearance of the NCCCA and the significance of nearby listed and locally listed buildings, there is agreement that its redevelopment and replacement is acceptable, and indeed preferable, in principle. Accordingly, any new scheme that comes forward must be deliverable, and it is appropriate for Weston Homes to consider an approach that they are able to realistically deliver in viability terms.

   b. **Agree a Baseline position for the assessment, including the weight to be given to the view of the Inspector and Secretary of State, in relation to the refused scheme.**

   c. **Establish an understanding of the visual envelope of a 'base scheme', which delivers against this outline viability position:** On the basis of Zone of Visual Influence data developed by Cityscape using a version of the "base scheme", but not one that is considered by the project team to represent a pre-judged finished product. This will provide a mapped viewshed that can be used to understand the quantitative visual influence of the revised scheme.

   d. **Assess this visual envelope against the previous scheme's scope:** We will then overlay the new ZVI data onto the base mapping of heritage assets and viewpoints from the previous application (original and addendum views), to create a visual map of the potential influence of the revised, in progress scheme.

   e. **From this, identify a revised, focused scope for assessment:** Using the overlaid ZVI/viewpoint and ZVI/heritage asset mapping, we would then test a revised scoping approach against the views as previously produced. This process is essentially in train through the advancement of 12 key views. A tabulated approach to identifying views and heritage assets that in our view can now be omitted from the assessment, and those which should be included, can be developed, alongside a key third category of assets and views: "marginals". These are receptors where we know from comparative assessment that the base scheme has a nil or marginal impact, but where further changes to the scheme may generate the potential for greater impact. These marginals would be retained within scope for now, but may fall away later, once assessed against the final scheme.

   f. **Agree an updated interim position on impact:** We have an interim position in place, but the additional visual and assessment information produced within actions 3-5 above allows this to be revisited.

   g. **On the basis of the actions above, develop a scheme from the remaining views that responds positively to the historic and built environment, and ensures that opportunities for heritage enhancement are maximised, whilst achieving a viable scheme.** Throughout this process, assess the scheme in terms of short-range and longer distance impacts.

5. The document that follows provides some further information on these steps, including updates on the development of steps a-d. Clearly, alongside all of this, we will be preparing a full Heritage, Townscape and Visual Impact Assessment; all of the above is key to understanding the baseline for this assessment, as discussed further below.

b. Baseline

6. As part of proceeding with this stepped methodology, it is important that a baseline outcome from the previous scheme is agreed. Clearly, the previous scheme was refused, and this is a significant material consideration in bringing forward the new scheme, but the inspector's recommendation and Secretary of State's decision give us clear indications as to what the established baseline for assessment is. These conclusions matched neither those of Weston Homes' team nor Historic

England precisely, but should be understood, given that the decision maker would need to show reasons for departing from these previously established conclusions.

7. As a starting point, any scheme will be less harmful under any assessment approach than the previous scheme, given that it excludes the tower element. While clearly, the identified harm did not arise solely from the tower, it was an extremely important factor in the analysis of all parties and, for example, was explicitly identified by the Secretary of State and Inspector as being the reason for harm arising to the Anglican Cathedral, through its impact on one view (View 60, from the playing fields occasionally referred to as 'Cathedral Meadows'). Further to this, an overlay of the Zone of Visual Influence for the new 'base' scheme, and its overlay onto Heritage Asset and viewpoint data, demonstrates that the scheme would have a more limited impact on its surroundings than the previous scheme.

8. This is an important factor in an assessment of the new scheme because, while the number of units proposed has dropped only from 1250 to around 1050 (and the scheme's public benefits remain significant), the scheme's effect on the historic and built environment has changed quite markedly with the change in overall scale. This is significant in part because of the work that has been undertaken thus far in assessing the baseline position set by the Inspector's Recommendation and Secretary of State's decision, forming as they do significant material considerations for this application. It is clear from the Secretary of State's decision that the perceived imbalance between public benefits and heritage harms was not significant, and it is also clear that his view as to the harm arising from the scheme was not significantly different, with the principal differences being:

   - NCCCA: a finding of a 'neutral' impact overall, vs a finding of enhancement on the part of the Inspector;

   - 2-12 Gildencroft and St Augustine's Church (Grade II and Grade I respectively); harm at the 'upper end' of less than substantial harm, rather the Inspector's finding of 'moderate harm'.

9. Thus, the difference between the Inspector's positive recommendation, and the refusal of the SoS, was clearly quite marginal, being influenced by the number of heritage assets impacted rather than the impact on each of them, and provides a strong, largely agreed position as to the previous scheme. Where changes arising from the scheme can be mapped through a comparative assessment (for example, through the comparative harm/benefit table of Step 4), the planning balance can also be mapped accordingly.

10. Even at this early stage, I would note the following:

    - That the Cathedral Church of the Holy and Undivided Trinity and St Helen's Church (Great Hospital) both Grade I were found under the appeal scheme to experience minor harm, as a result of the impact of the scheme on Viewpoint 60 (across "Cathedral Meadows"). The scheme as proposed would not be visible in this view, and therefore no harm would arise. Given the findings in relation to the Cathedral in the decision, it is likely that a finding of heritage benefit to the Cathedral is appropriate, notwithstanding other issues that might arise.

    - That the Inspector's position in relation to the Natwest Bank and St Andrew's Church (Grade I), of minor harm, related to the relationship between the tower and these assets within View 12. With the removal of the tower, and therefore of any competition with these assets, the appeal scheme finding of minor harm should be replaced with No Harm.

    - The Cluster of buildings that appear north of the Wensum, including the Fye Bridge and Fye Bridge Street buildings, arguably including the Church of St Clement, was found to be harmed as a result of the visibility of the tower in views 25, 26 and 56. This would no longer be the case, and therefore a nil or neutral impact, with no harm, would arise to these assets, including

11-13 Fye Bridge Street (Grade II*) and 2, 7 and 9 Fye Bridge Street, The Mischief PH, Fye Bridge, 11-13 Wensum Street, 3-5 Colegate and 40 Elm Hill. St Clement's Church can also be seen to fall into this group.

11. Thus, in relation to the Inspector's findings of harm at paragraph 537 of his decision (with the amendments of the Secretary of State noted above), it is possible even at this early stage to identify substantive changes in the baseline position of the new scheme in comparison to the Inquiry Scheme, including 9 of 17 identified listed buildings where self-evidently the impact will need to be revised downwards.

12. In our view, the Baseline planning balance position expressed through the Inspector's recommendations and SoS Decision and mapped against the scoping that arises from the ZVI mapping provides a strong basis for understanding the scheme's overall impact, and of the work that is required to achieve a positive overall position in historic environment terms.

c. Stepped Approach

13. Further to the establishment of the Baseline position above, I would draw your attention to attached Appendices that provide updates on Steps 3-5. In summary, these are:

    - Completed ZVI;

    - Mapping showing an overlay of the ZVI with the complete list of previous viewpoints (from the Addendum HTVIA);

    - Mapping showing an overlay of the ZVI with the heritage asset mapping previously provided by CgMs;

    - Tabulated Interim position on viewpoint inclusion/exclusion;

    - Tabulated list of heritage assets to be scoped into the HTVIA assessment.

14. The ZVI overlays indicate that the scheme has a very specific visual scope and influence, and one that is very much reduced from the previous scheme. This is, of course, inevitable, given the removal of the tower and some upper floors of other buildings from the scheme. The ZVI is not without its limitations, and should be noted to not have had regard to either tree cover (which has a particular effect on the realistic possibility of visibility arising across "Cathedral Meadows", for example); and does not appear to have full regard to some cumulative schemes, most notably St James Quay.

15. There are some clear conclusions as to the scheme's influence that can be drawn from the ZVI:

    - The proposal in its current "base scheme" form retains the scope of its local influence, with particular care regarded in relation to St Augustine's, Magdalen and St George's Streets, Cowgate, and the area along St Crispin's Road.

    - By comparison, the base scheme is extremely well screened from Norwich's City Centre, and the area south of the Wensum. Glimpsed views remain possible from streets where a combination of topography and alignment permit intervisibility. These include a stretch of Wensum Street, north of Tombland; a narrow strip of the Market Square's eastern, lower side; and an area of parkland south of the river, west of the Fye Bridge. By and large, however, the development is appreciated in its more immediate "Norwich-over-the-Water" context.

- Areas of higher ground within the City do, however, retain their intervisibility with the development, and the top of the Castle Motte, Ketts Hill, and St James' Hill/Mousehold Heath remain key views.

16. Clearly, heritage asset scoping is complicated, as it cannot simply be driven by a question of 'can you see it', but a fairly binary analysis has been applied at this stage to make the process as straightforward as possible, and therefore we have not sought to be too broad in our view of where heritage assets should be scoped out. Those which have been identified for scoping out are those which clearly will not experience an effect on their significance.

17. Appended to this document are tabulated assessments of previously scoped views and Heritage Assets. These have been subject to an analysis which:

    - Visually analysed the previous views, to assess those which clearly would now fall out of scope through the removal of the tower (for example those where only part of the tower appeared, and the remainder of the development was entirely concealed);;

    - An assessment of the 12 "Key Views" which have been reproduced on the basis of the new modelling, with an extrapolation of the findings from this modelling to other views and assets; and,

    - An assessment of the overlays of the ZVI and Asset and Viewpoint Mapping, to understand where technical intervisibility is no longer possible.

18. We have accordingly been able to reach the view that:

    - Of the previously assessed 60 views, 17 should be omitted, as the scheme is no longer visible. In one instance, there is some conflict between the findings of the ZVI overlay analysis and an analysis of the view, so some discussion may be required regarding this view.

    - Of the previously assessed views, a further 13 are 'marginal'. It is our view that as the scheme evolves, their inclusion or exclusion within the scope should be held under review, and that as we approach an agreed position on the height, scale and massing of the scheme, they can be excluded or included. It is inevitable that any impacts on these views will be very minor, and it may well therefore be the case that we can agree at this stage that some or all of these views are not required. In some cases, the ZVI indicates that they should be scoped out entirely.

    - Of the 103 heritage assets (67 designated, and 36 non-designated) scoped into the previous heritage assessment, our analysis indicates that 11 designated heritage assets (1 Scheduled Monument, 3 Grade I listed buildings, 3 Grade II* listed buildings, and 5 Grade II listed buildings), and 1 non-designated heritage asset (a locally listed building) should now be scoped out of the assessment.

    - A further 5 assets (1 Scheduled Monument; 3 Grade I listed buildings; 2 Grade II listed buildings) have been identified as being 'marginal', with the potential to be scoped out following discussion with officers.

19. We would like at this stage to present this information to you, and to talk through our approach and analysis. From this, we can refer directly to the Interim Assessment table, as it stands, in order to agree an updated in principle position, as well as a firmly agreed scope for the new HTVIA. We look forward to discussing this with you this week.

Yours sincerely,

Laurie Handcock
Director, Built Heritage and Townscape

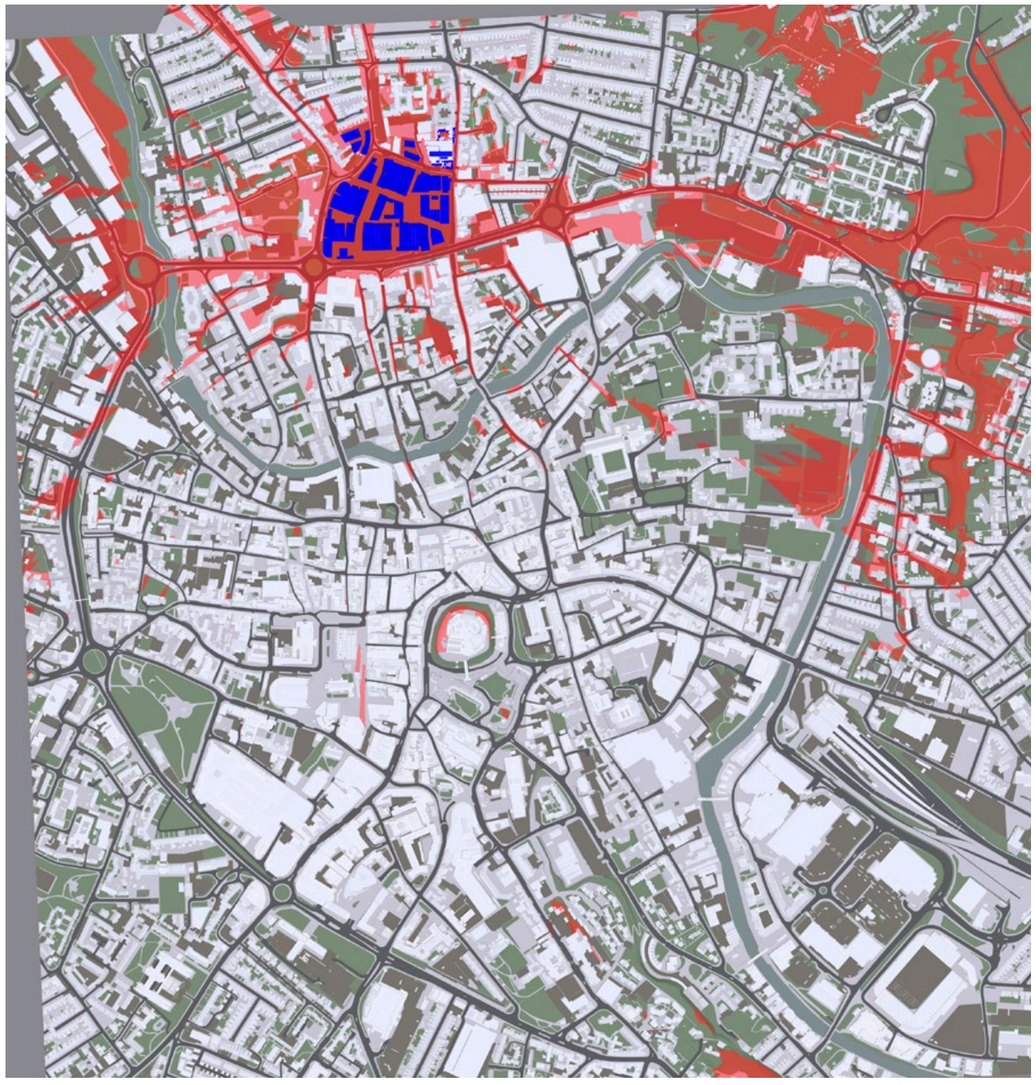
APPENDIX 1: ZVI ANALYSIS

ANGLIA SQUARE NORWICH

Zone of Visual Influence (ZVI) Study

October 2021

ZTV of Proposed scheme



Proposed scheme

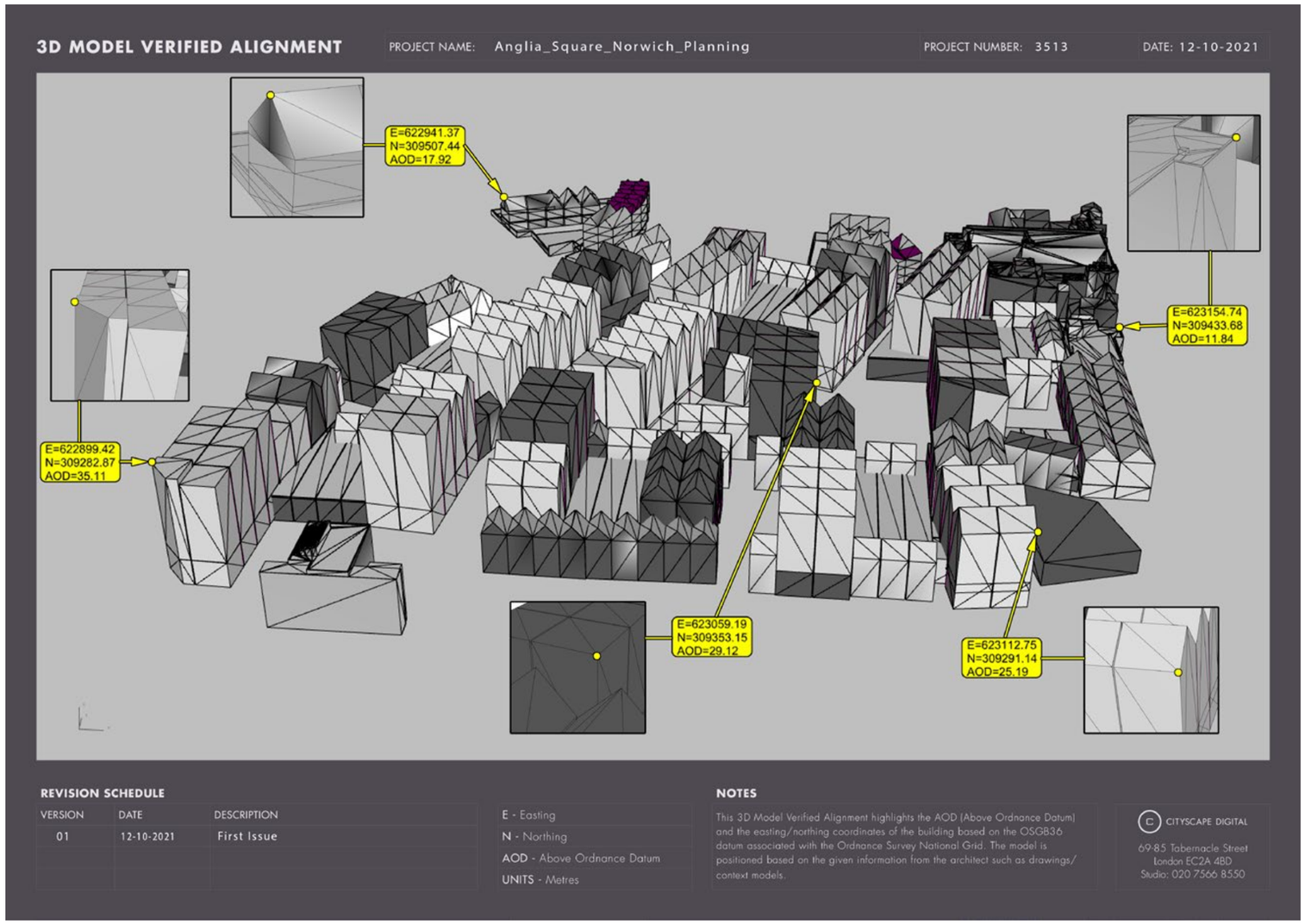
Proposed Scheme Viewshed

ZVI study was produced without trees taken into consideration

Preliminary, model-based work is only as accurate as the 3D information provided and so we recommend all decisions based on massing are checked using Accurate Visual Representations.

ANGLIA SQUARE NORWICH

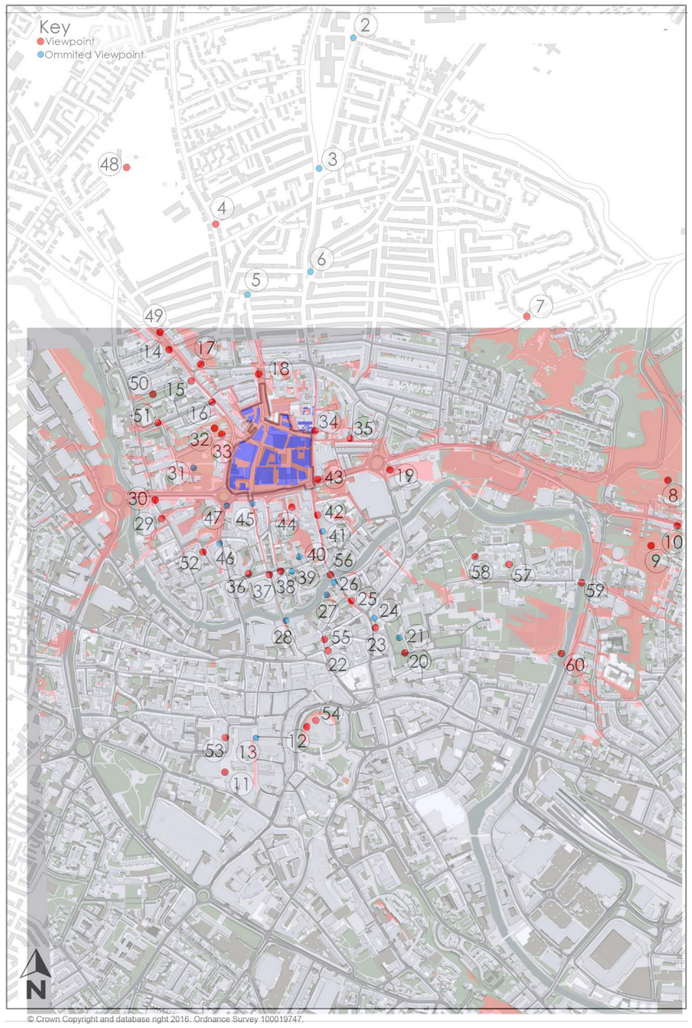
ZVI - Model used for study



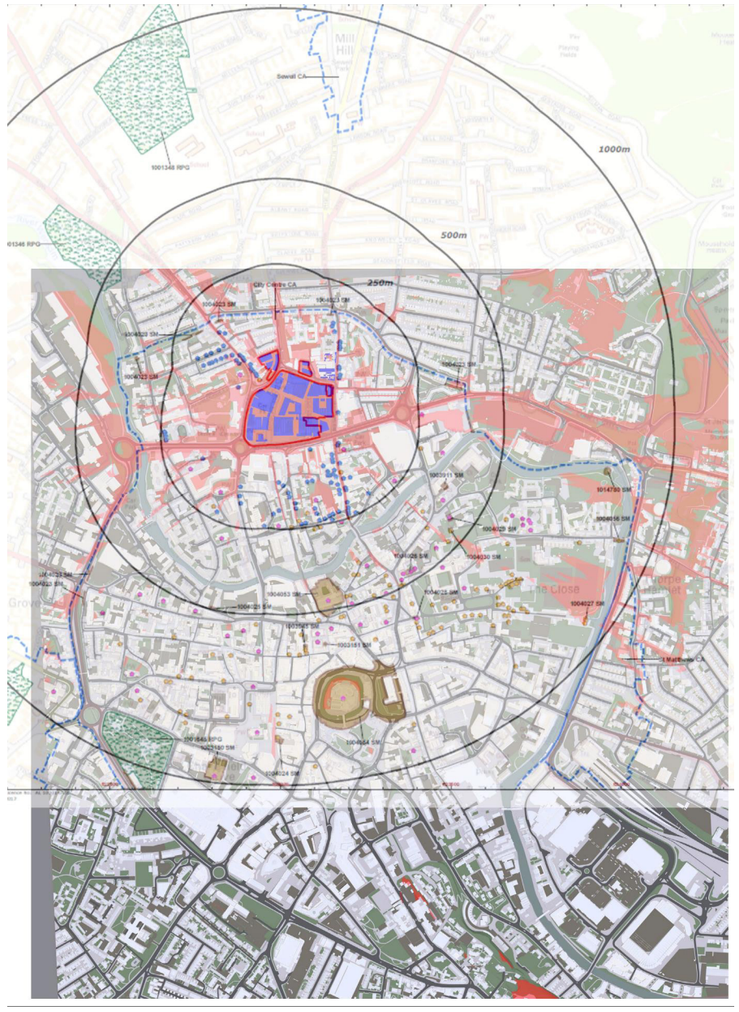
ANGLIA SQUARE NORWICH

Cityscape, Printworks House, 7 Berdmondsey Street, London SE1 2DD Tel: 0207 566 8550 Web: www.cityscapedigital.co.uk

APPENDIX 2: OVERLAY: ZVI AND VIEWPOINTS



APPENDIX 3: OVERLAY: ZVI AND HERITAGE ASSETS



APPENDIX 4: VIEWPOINT INCLUSION/OMISSION ANALYSIS

View	Tested "Key View"?	Location	Render / Wireline	Proposed scheme Visible / Not Visible	ZVI Overlay Exclusion?	Retain or Omit	Recommended Approach to New App.	Sensitivity	Short/Med/Long?	Notes
1	No	View from Catton Park	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	
2	No	Constitution Hill (Sewell Park College Entrance opposite Ash Grove)	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	
3	No	Junction of Constitution Hill/Denmark Road/Clement's Hill	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Long	
4	No	Angel Road (next to school entrances)	Render	Visible	N/A	RETAIN	Wireline	Low	Short	Was wireline upgraded to Render
5	No	Junction of Heath Road/Shiptone Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	
6	No	Junction of Magdalen Road/Sprawston Road	Wireline	Visible	N/A	MARGINAL	Wireline	Low	Medium	
7	Yes	Mousehold Avenue (north east corner of allotments)	Render	Visible	N/A	RETAIN	Render	High	Long	Was wireline upgraded to Render
8	Yes	Motram Monument, St James' Hill	Render	Visible	No	RETAIN	Render	High	Long	
9	No	Ketts Heights (Armada beacon) -	Render	Visible	No	RETAIN	Render	High	Long	Was wireline upgraded to Render
10	No	Ketts Hill	Render	Visible	No	RETAIN	Render	Low	Medium	
11	No	Outside the Forum	Render	Not Visible	Yes	OMIT	N/A	High		
12	Yes	Castle Rampart	Render	Visible	No	RETAIN	Render	High	Long	
13	No	Junction of Gentleman's Walk/Davey Place	Wireline	Not Visible	No	RETAIN	N/A	High	Long	Suggest amended position, following Site Visit
14	Yes	Aylsham Road	Render	Visible	No	RETAIN	Render	Medium	Medium	
15	No	Junc St Augustine's Street / Magpie Road	Render	Visible	No	RETAIN	Render	Medium	Medium	
16	Yes	Junc St Augustine's Street / Sussex Street	Render	Visible	No	RETAIN	Render	Medium	Medium	
17	Yes	Magpie Road (short distance east of St Augustine St junction) looking south with City Wall section in foreground	Render	Visible	No	MARGINAL	Render	Medium	Medium	
18	Yes	Junc Edward Street / Magpie Road (east side Edward Street)	Render	Visible	No	RETAIN	Render	Low	short	
19	No	Outside St James Church (Puppet Theatre), Barrack Street	Render	Visible	No	RETAIN	Render	Low/Medium	Short	
20	No	Upper Close (south west corner of no. 67b)	Render	Not Visible	Yes	OMIT	N/A	High	Long	
21	No	Upper Close (Seat at Northermost Extremity)	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
22	No	Junction Elm Hill / Princes Street	Render	Not Visible	Yes	OMIT	N/A	High	Medium	
23	No	Outside 21 Tombland Street	Wireline	Not Visible	No	OMIT	N/A	Medium-High	Medium	
24	No	Tombland (Outside Edith Cavell Statue)	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	Apparent Possibility of Visibility, but scoped out by ZVI
25	Yes	Junc Wensum Street / Elm Hill (east side Wensum St)	Render	Visible	No	MARGINAL	Render	Medium	Medium	
26	No	Fye Bridge	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Medium	
27	No	Riverside Bridge Next to tourist boat pontoon	Render	Visible	No	OMIT	N/A	Medium	Medium	
28	No	St George's Bridge/St George's Street	Wireline	Visible	No	RETAIN	Wireline	Low	Long	
29	No	Junction Oak Street / St Martin's Lane	Render	Visible	No	RETAIN	Render	Medium	Short	
30	No	Junc St Crispin's Road / Oak Street	Render	Visible	No	RETAIN	Render	Low	Short	Was wireline upgraded to Render
31	No	Entrance to Quaker Burial Ground, Chatham Street	Render	Visible	No	RETAIN	Render	Low	Medium	
32	Yes	Seating area in north west corner of St Augustine's Churchyard	Render	Visible	No	RETAIN	Render	Sensitive	Short	
33	No	In front of St Augustine's Church porch	Render	Visible	No	RETAIN	Render	Sensitive	Short	
34	No	Outside 107 Magdalen Street	Render	Visible	No	RETAIN	Render	Medium	Short	
35	Yes	Junc Cowgate / Bull Close	Render	Visible	No	RETAIN	Wireline	Low	Short	
36	No	Junction Muspole Street / Colegate Street	Render	Visible	Yes	MARGINAL	Wireline	Low-Medium	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
37	No	Junc Calvert Street / St George's Street	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
38	Yes	Junc Calvert Street / Colegate	Render	Visible	Yes	RETAIN	Render	Sensitive	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
39	No	Entrance to Octagon Chapel, Colegate	Wireline	Visible	Yes	RETAIN	Wireline	High	Medium	Apparent Possibility of Visibility, but scoped out by ZVI
40	No	View north along meeting House Alley (N side of Colgate), towards the Old Meeting House	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium	
41	No	Outside 25 Magdalen Street (Looses Emporium)	Render	Visible	No	RETAIN	Render	Low-Medium	Medium	
42	No	Outside 39 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	
43	No	Corner of 59 Magdalen Street	Render	Visible	No	RETAIN	Render	Low	Short	
44	Yes	Doughty's Hospital courtyard (south end)	Render	Visible	No	RETAIN	Render	Medium	Short	
45	No	Junction of St George's Street/St Cripin's	Render	Visible	No	RETAIN	Render	Low	Short	
46	No	Junction St Mary's Plain/Duke Street	Render	Visible	No	RETAIN	Render	Medium	Medium	
47	No	Northeast Corner Duke Street/St Crispin's/Pitt St Roundabout	Render	Visible	No	RETAIN	Render	Low	Short	
48	No	Waterloo Park	Render	Visible	N/A	OMIT	N/A	Medium		
49	No	Ayshlam Rd	Render	Visible	No	RETAIN	Render	Low	Medium	
50	No	Bakers Rd	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Medium	
51	No	Sussex St	Wireline	Not Visible	No	OMIT	N/A	High	Medium	No visibility apparent, ZVI suggests otherwise
52	No	Rosemary Lane	Wireline	Not Visible	No	MARGINAL		Medium	Medium	
53	No	City Hall Balcony	Wireline	Not Visible	Yes	MARGINAL	Wireline	High	Long	Apparent Possibility of Visibility, but scoped out by ZVI
54	No	Norwich Castle	Render	Visible	No	RETAIN	Render	Medium	Long	
55	No	St Peter's Hungate	Wireline	Visible	No	MARGINAL	Wireline	Medium	Medium	
56	No	Fye Bridge	Wireline	Not Visible	Yes	OMIT	N/A	High	Medium	
57	No	Great Hosipital - central quad	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
58	No	Great Hospital - The Church of St Helen	Wireline	Not Visible	Yes	OMIT	N/A	High	Long	
59	No	Bishop Bridge	Wireline	Not Visible	Yes	OMIT	N/A	Medium	Long	
60	No	Cathedral Meadow	Render	Visible	Yes	MARGINAL	Wireline	Medium	Long	Apparent Possibility of Visibility, but scoped out by ZVI
61	No	Catton Park East	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	
62	No	Catton Park West	Wireline	Not Visible	N/A	OMIT	N/A	High	Long	