

3. Street by Street Analysis

3.1 Introduction

- 3.1.1 The street-by-street analysis provides a detailed audit of every street and space within the core area in a succinct and graphical way. For each street / space there is a general description, assessment of the townscape elements, photographs of some elements and details, a detailed analysis map and matrix of all the buildings on the street and their status.
- 3.1.2 This part therefore provides the detail to the general assessment of the core area. It also gives key baseline information to advise those considering making alterations and to those seeking to manage change.
- 3.1.3 The significance of each street or space is assessed on a scale from low (blue) through significant (green) and high (orange) to very high (red). This categorisation is intended to give an instant indication of the sensitivity of its character to potential change. [It should be noted that these judgements are the considered opinions of Officers and are derived from, amongst other things, the number of historic buildings, the archaeological significance and the historic importance of a street.]
- 3.1.4 Streets/spaces of **Very High** significance are those of great architectural and historic interest and are the most sensitive to change. These streets tend to have the highest numbers of historic buildings, the greatest archaeological potential or are the most important areas of landscape. Significant change should not be considered except to replace buildings or features identified as particularly intrusive. Enhancement schemes should be carried out using the highest quality traditional materials and features.
- 3.1.5 Streets/spaces of **High** significance are those of considerable architectural or historic interest. They often have large numbers of historic buildings, and are of archaeological and / or landscape interest. They will usually either have accepted more change than those of very high significance or were largely constructed more recently (e.g. C19 rather than earlier buildings). Redevelopment should be restricted to buildings or features which have a negative impact on the character of the street. Enhancement schemes should seek to significantly improve the character and appearance of the street.
- 3.1.6 **Significant** streets/spaces have some architectural or historic interest. Usually they will be streets where although several historic buildings survive, there has been a reasonable amount of redevelopment in the C20 which has reduced the intrinsic interest of the street. Usually the archaeological interest will not be particularly significant. As a rule, whilst the historic buildings should be retained and their character and settings respected, there may be opportunities for redevelopment. Enhancement schemes should seek to

respect any historic or other interesting features but generally seek to re-establish a sense of place for the street or space.

3.1.7 Streets/spaces of **Low** significance have few surviving historic buildings and have generally lost their original character through major redevelopment. Buildings of interest should be retained and the archaeological potential of the site considered. However there will be significant scope for redevelopment and enhancement and this should seek to rebuild or redefine the character of the street or area.

3.1.8 Changes since the 2006 version of this appraisal:

A number of streets have been reassessed. Downing Street (due to service roads on the north side and limited quality of some buildings towards the St Andrews Street end) and Park Terrace (some negative aspects towards the Regent Street junction – though may require review post completion of University Arms Hotel) are now in the Significant rather than High category. Queens' Lane (with King's Lane) is High rather than Significant given its illustration of the development of several colleges. Laundress Lane (it plays an important role in illustrating the history of this part of the city) and Round Church Street (to recognise the importance of the end toward Bridge Street) have moved to Significant rather than Low.

St Tibb's Row has disappeared as part of the Grand Arcade development (which now has an entry along with Lion Yard). A baroque cartouche salvaged to sit over the entrance to a Norwich Union Building has been re-salvaged and is placed over the descent into the Grand Arcade service road off Downing Street.

3.2 List of Streets by Significance

Very High

Bene't Street
Coe Fen / Sheep's Green (to Fen Causeway)
King's Parade / Senate House Hill
Magdalene Street / Northampton Street
Queen's Road
St Edward's Passage
St John's Street
St Mary's Passage
Senate House Passage
Trinity Lane
Trinity Street
Trumpington Street

High

All Saint's Passage
Botolph Lane

Bridge Street
Christ's Pieces
Fitzwilliam Street
Free School Lane
Garret Hostel Lane
Green Street
Jesus Green
Jesus Lane
King Street
Little St Mary's Lane
Malcolm Street
Market Hill
Parker's Piece
Pembroke Street
Portugal Place
Queens' Lane & King's Lane
Rose Crescent
St Andrew's Street
St Mary's Street / Market Street
Sidney Street
Silver Street
Sussex Street
Victoria Avenue

Significant

Chesterton Lane
Chesterton Road
Downing Place
Downing Street
Drummer Street & Christ's Lane
Emmanuel Road / Short Street
Emmanuel Street
Fen Causeway
Granta Place
Guildhall Street / Guildhall Place
Hobson Street
Laundress Lane
Lensfield Road
Lion Yard and The Grand Arcade
Lower Park Street
Market Passage
Mill Lane
New Park Street
Park Parade
Park Street
Park Terrace
Parkside
Parker Street
Peas Hill
Petty Cury

Portugal Street
Regent Street
Regent Terrace
Round Church Street
Tennis Court Road
Tennis Court Terrace
Thompson's Lane
Wheeler Street / Parson's Court

Low

Corn Exchange Street
Gonville Place
Lion Yard & The Grand Arcade
Manor Street
Quayside
St John's Road