

# Trowse with Newton Neighbourhood Plan 2019-2038



## Important Views Assessment

## Contents

1	Introduction.....	1
2	Assessment of Key Viewpoints.....	2
2.1	View 1: View of Russell Terrace from across the common .....	3
2.2	View 2: View into the centre of Trowse from the village sign .....	5
2.3	View 3: View of Trowse Church Meadow up towards the Bypass .....	7
2.4	View 4: View from the Dell Allotments towards County Hall.....	9
2.5	View 5: View down into the village from Crown Point Tavern .....	10
2.6	View 6: View Across Trowse Meadow .....	11

# 1 INTRODUCTION

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Trowse is one of a small family of model villages in Great Britain. As Bournville is to Birmingham, Port Sunlight to Liverpool, so Trowse is to Norwich.

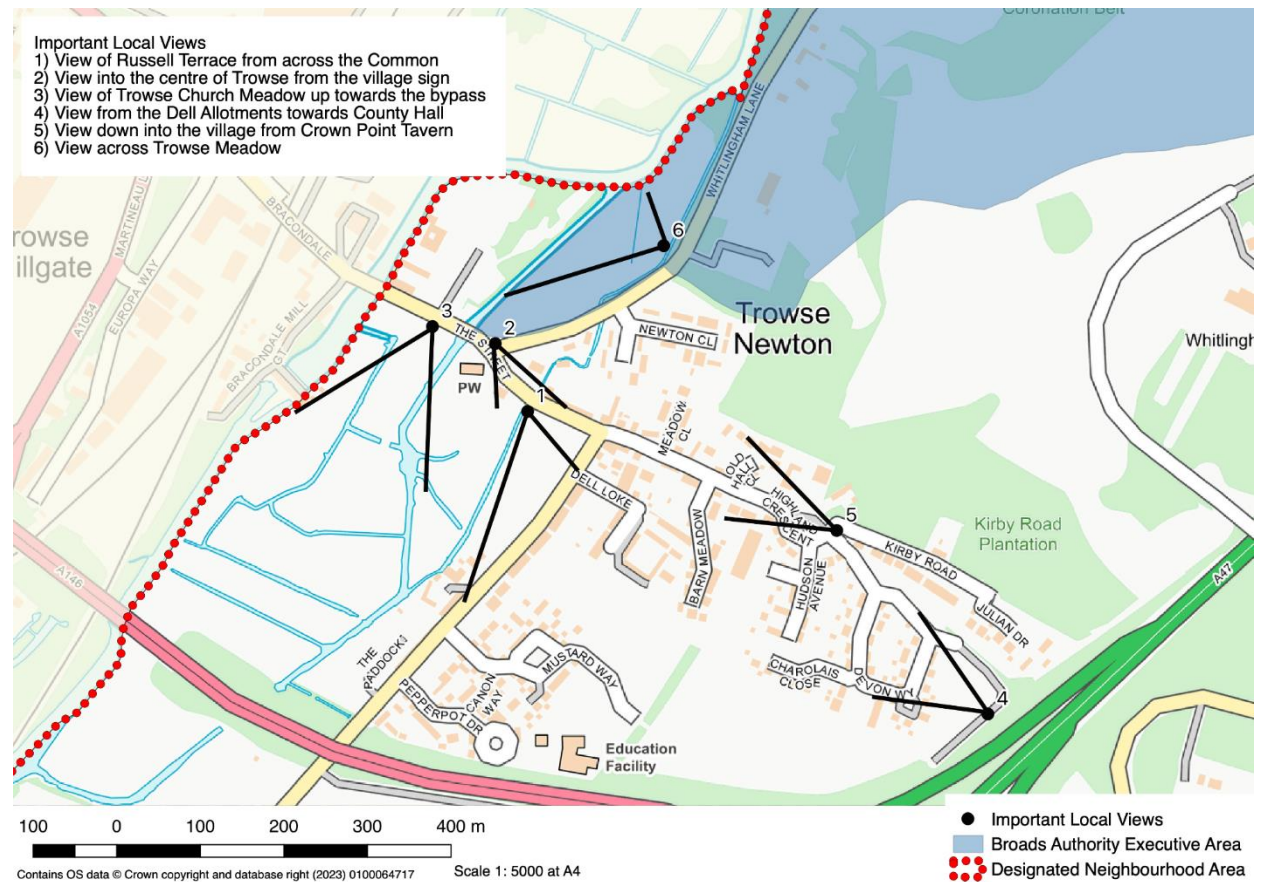
Trowse was created (or more accurately expanded) by the Colman family during the 1800s for workers at Colman's mustard factory. The family still owns much of the surrounding land. It is also home to another great, old-established Norfolk family business – May Gurney – a major civil engineering and construction company which was acquired by Kier Group in 2013.

It is proposed that six of these special views are afforded protection within the Neighbourhood Plan. During 2021 the community identified the most important views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

- a) Accessible from a public space;
- b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

## 2 ASSESSMENT OF KEY VIEWPOINTS



1. View of Russell Terrace from across the Common
2. View into the centre of Trowse from the village sign
3. View of Trowse Church meadow up towards the bypass
4. View from the Dell allotments towards County Hall
5. View down into the village from Crown Point Tavern
6. View across Trowse Meadow



## 2.1 VIEW 1: VIEW OF RUSSELL TERRACE FROM ACROSS THE COMMON



Description and purpose	A modern play area against a backdrop of our Colman's model village.
Is the view publicly accessible?	Yes. Accessible from all sides and also provides walks across a bridge to the Church meadow. Clearly the natural centre of the village with a pub, restaurant and coffee shop bordering it.
Quality of the view – condition	Clear views through the Common making parental control across the play area easier
Planning history	In 1973 The Parish Council applied to the Commons Commissioner to register the Common on behalf of the Parishioners. This was refused and the Common has no owner and comes under the protectorate of the District Council.
Scenic quality of the view	The heart of the village. Surrounded by Colmans built houses and other iconic landmarks. To the west of the Common you can see the new Norfolk Homes development
Conservation interest	The area is common land and within the conservation area. It is possible to see the old school, which is a listed building. The school moved in October 2020, with the old building owned by Norfolk County Council.
Recreational value	The Common has a diverse array of recreational equipment.

Rarity	Picturesque centre of an historic model village.
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## 2.2 VIEW 2: VIEW INTO THE CENTRE OF TROWSE FROM THE VILLAGE SIGN



Description and purpose	The entrance to the village from Norwich with St Andrews Church on the right
Is the view publicly accessible?	Vehicle and pedestrian access to the village
Quality of the view – condition	A vista that has changed very little over the years.
Planning history	<p>St Andrew's church has an important 13th century chancel, built between 1282-1283 under Master Nicholas. The west tower dates to the 14th century, the nave to the 15th century, and a north aisle was added in 1901 during restorations of 1899-1905 by Boardman. The building itself is of flint with ashlar dressings, and has a nave roof of lead and a thatched chancel.</p> <p>Inside there is an octagonal carved font, and there are life-sized wooden figures of King David and angels around the pulpit, in a Baroque style, which were donated by the Colman family in 1902. On the south wall behind the altar are a number of 18th century paintings from St Michael Coslany, and</p>

	there is a carved 19th century wooden reredos by Minnis, as well as a brass dated to 1585.
Scenic quality of the view	A clear access point to the village from the city. The graveyard at St Andrew's Church is now closed, with the current cemetery a short walk away down Whitlingham Lane.
Conservation interest	There is a wildlife walk across the church meadow, behind the Church (with a 'animals/flora of interest sign, as you enter the Church meadow across the bridge from the Common).
Recreational value	A range of activities are held at St Andrew's Church. You can also see the common which is a key area for recreation in the village.
Rarity	N/A



## 2.3 VIEW 3: VIEW OF TROWSE CHURCH MEADOW UP TOWARDS THE BYPASS



Description and purpose	This is the walk from the Common and across Church meadow towards Trowse bypass
Is the view publicly accessible?	Yes. Either from the Common or through the Church car park on the meadow
Quality of the view – condition	Excellent
Planning history	The Church was given planning permission to construct a car park in the first part of Church Meadow (as you access it from the Street). It is authorised for 14 spaces and can only be open from 30 minutes before until thirty minutes after a Church service.
Scenic quality of the view	Excellent view of the historic centre of the village.
Conservation interest	Interesting Flora and Fauna

Recreational value	Permitted Walk
Rarity	N/A

## 2.4 VIEW 4: VIEW FROM THE DELL ALLOTMENTS TOWARDS COUNTY HALL



Description and purpose	This view shows the contrast between Trowse and nearby Norwich. The allotments have been recently updated by the Parish Council with an improved layout. This area is regularly referred to as 'the beating heart of the village'.
Is the view publicly accessible?	Yes
Quality of the view – condition	Excellent
Planning history	The land is owned by the Arminghall Trust and leased to the village via the Parish Council.
Scenic quality of the view	Excellent view from the top of the allotments to the southern end of the city.
Conservation interest	By its very nature it is a haven for wildlife
Recreational value	Massive with all plots allocated.
Rarity	N/A



## 2.5 VIEW 5: VIEW DOWN INTO THE VILLAGE FROM CROWN POINT TAVERN



Description and purpose	The top end of the village showing St Andrews Church and County Hall in the background.
Is the view publicly accessible?	Yes
Quality of the view – condition	This is the view that people see as they come into the village from Trowse Woods and Whitlingham Hall, or if they've just been to the Crown Point Tavern. The view narrows down the road towards the church in the distance. You can see County Hall on the horizon.
Planning history	N/A
Scenic quality of the view	Very good particularly the walk as described above
Conservation interest	All within the Trowse conservation area and excellent wildlife opportunities
Recreational value	Excellent
Rarity	An opportunity to see and visit Whitlingham Broad with a panoramic view of the City.

## 2.6 VIEW 6: VIEW ACROSS TROWSE MEADOW



Description and purpose	View across Trowse Meadow when walking across the permissive footpath
Is the view publicly accessible?	Yes
Quality of the view – condition	Lovely view across the water meadow
Planning history	None
Scenic quality of the view	Very good. A peaceful and tranquil setting across the water meadow.
Conservation interest	Very high, the meadow is a hive for wildlife, the river runs along both sides of the meadow and often you can see birds like Kingfisher.
Recreational value	A popular place for walkers and families particularly over the summer



Rarity	Rare opportunity to enjoy extensive space and wildlife on the edge of the city.
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