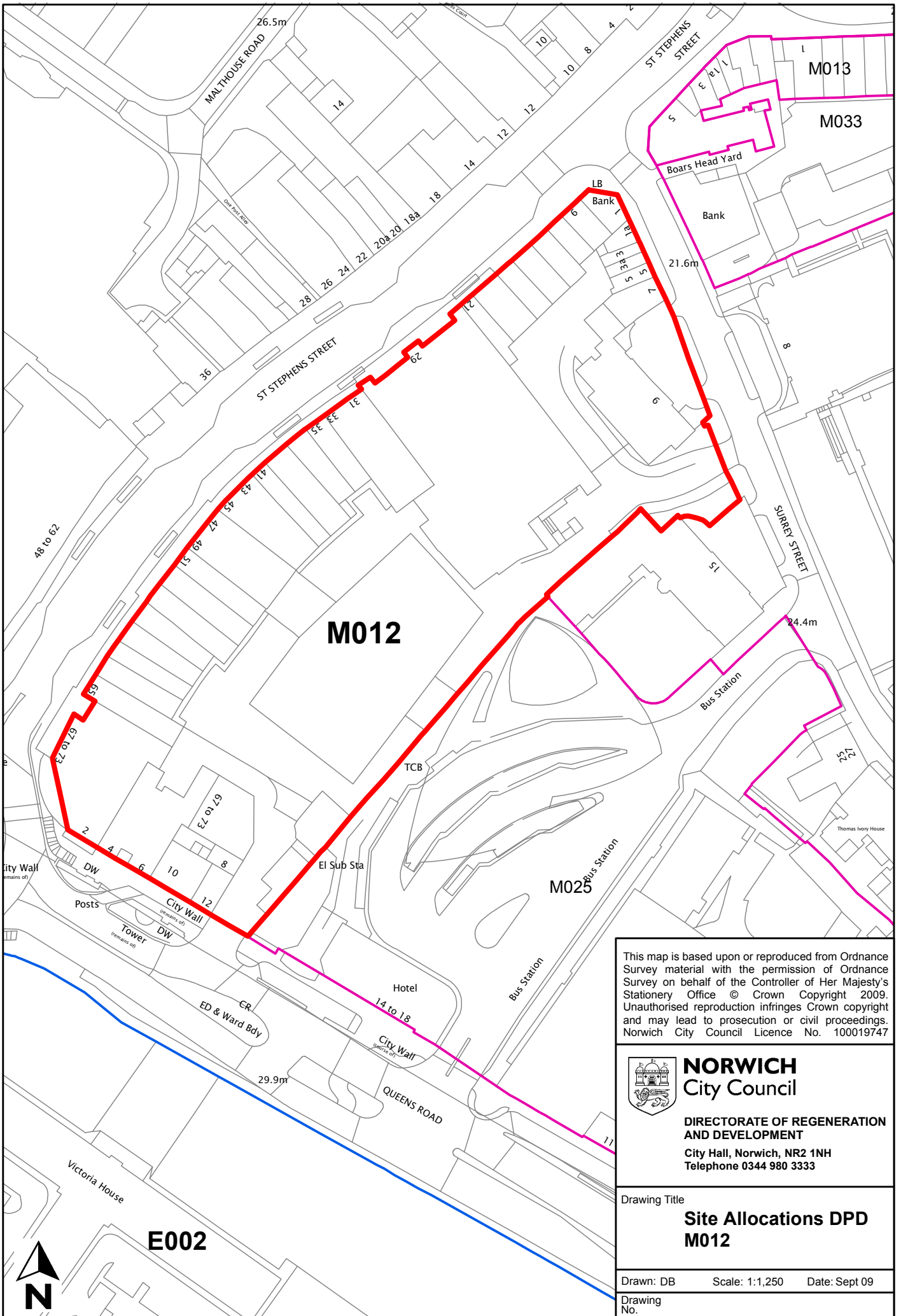


Site reference	M012
Site name/address	St. Stephen's Towers*
Site size (ha)	1.49
Suggested allocation	Redevelopment for mixed use to comprise retail, office and residential uses; or potentially for hotel and student accommodation uses; or car park basement, retail ground floor with mixed use upper floors
Existing use	29,720 m ² of floorspace comprising 2 x 7 storeys towers (B1 office use), shops along St Stephens Streets & a multi-storey car park on the corner of St. Stephen's Street & Queens Road).
Proposed by	Aviva Investors / Barton Willmore / St Stephens Masterplan
Planning status	None
Proposer's initial comment	The site is to the south of St. Stephen's Street. The eastern part of the site is within the city centre retail area (Sub Area 1, St. Stephen's/Market Place) whereas the western part is in the commercial offices area (Sub Area 10). Redevelopment will present an opportunity to enhance the existing architecture and particularly to improve the appearance of the two towers. The site is close to the bus station. The main vehicular access is from Surrey Street. There is a second service access from Queen's Road.
* South part of the site (Aviva Offices) is recommended by the Retail and town centre study (2007) as one of the most suitable and viable locations for retail and leisure development.	

Have your say

Do you agree, disagree or think there should be changes to the proposed uses and boundary of the site? Please give reasons.

Norwich City Council is not committed to any proposals in this document. The inclusion of a site in this document does not represent a decision by the council unless planning permission has already been granted.



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Drawing Title
**Site Allocations DPD
 M012**

Drawn: DB Scale: 1:1,250 Date: Sept 09
 Drawing No.