

St Tibb's Row / Post Office Terrace

An unattractive street to be redeveloped as part of the Grand Arcade Scheme.

St Tibb's Row was in existence by the early C19 and by 1888 led from the Cambridge Arcade, which stood where the Crowne Plaza is today, to Alexandra Street, a curving street, which followed a similar line to today's St Andrew's Street entrance to Lion Yard. Post Office Terrace was a small row on the corner of St Tibb's Row and Alexandra Street. In the C16, the area

was essentially open grazing land with the King's Ditch running across it. The massive redevelopment of the area in the C20 means that hardly anything from even the Victorian era survives. St Tibb's Row today is very much a service road and one which will be entirely redeveloped again under the Grand Arcade scheme.



View along St Tibb's Row

SIGNIFICANCE • LOW

General Overview

St Tibb's Row is largely used by delivery vehicles and for car parking, although it also tends to be used by pedestrians cutting from Lion Yard car park to St Andrew's Street. It is rarely used by cyclists (other than those working in the street).

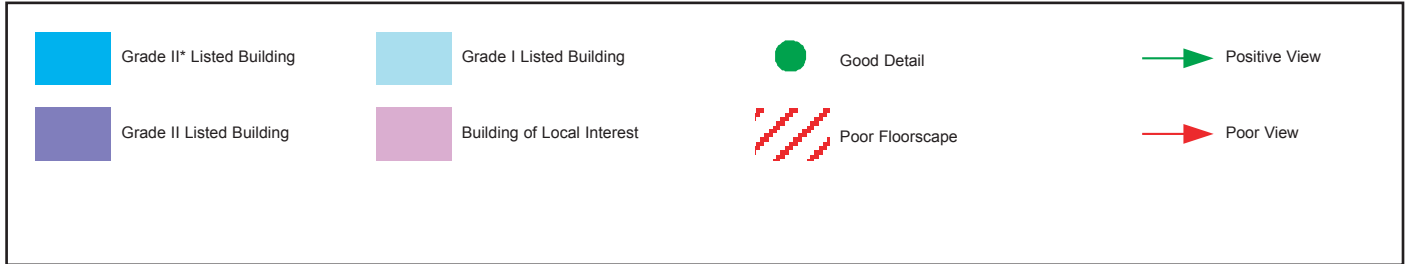
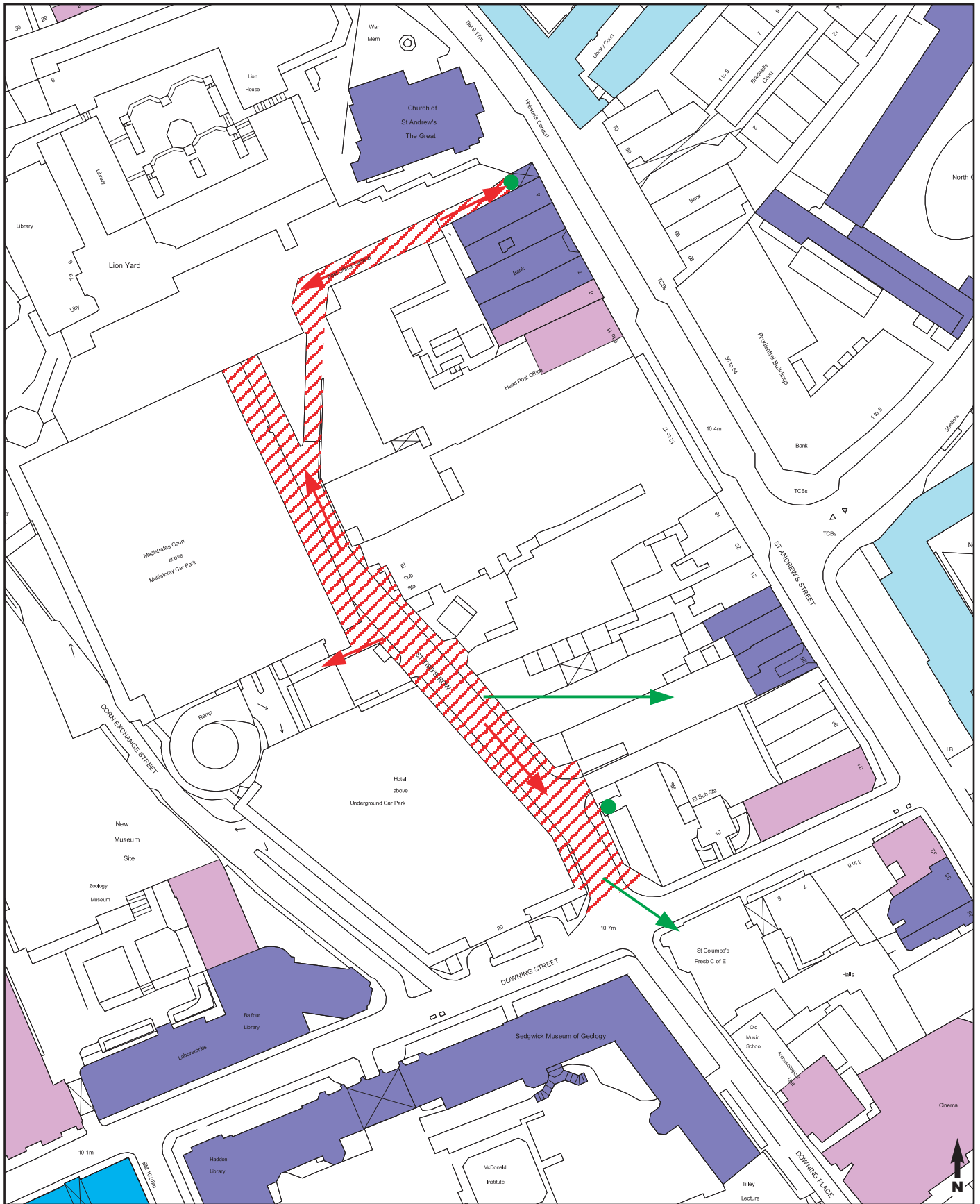
The street is the route out for prisoners from the Magistrate's Court. Building uses include offices, hotel, court and car park.



Baroque cartouche - Norwich Union building to be reinstated on Grand Arcade



View through Post Office Terrace, lantern bracket from 'The Eagle' public house



Townscape Elements

- > St Tibb's Row unattractive with canyon-like Lion Yard car park on west side and unattractive extensions and service yards on west.
- > Road plummets artificially to reach service zones beneath Lion Yard shops.
- > Majority of buildings at / close to footpath edge with gaps to car parks and delivery areas.
- > Vistas for most part are very poor.
- > No soft landscaping and hard landscaping not dominant.

Archaeology / Historic Topography

Anticipated deposit depth is generally 1.00 to 2.50m.

Potential for prehistory is low

Potential for Roman is moderate

Potential for medieval is high

Today Tibb's Row is largely a modern construction. Apart from a short length behind the Post Office (on the line of the King's Ditch), its present line was laid out in the 1970s as part of the Lion Yard development. Its route lies across many property boundaries.

Redevelopment Opportunities

The entire street will be redeveloped as part of the Grand Arcade scheme. It is vital that this seizes the opportunity to significantly improve the building form, skyline and other townscape elements, and eliminates the street's unwelcoming / intimidating atmosphere. Large-scale landscaping would soften and break up the harsh, unattractive environment. The salvaged baroque device on the Norwich Union building should be reused again.

Upon completion of the Grand Arcade there will be no surviving archaeology on or beside Tibb's row it having been fully excavated and removed. Post Office Terrace is less affected by Grand Arcade. During work in the 1950s evidence of Saxo-Norman and medieval occupation was recorded to the rear of the Post Office building.

St Tibb's Row

Building No. / Name	Status	Age	Height (storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
Crowne Plaza hotel		c1991	4 + attics	buff brick, applied render	fibre-cement slate		
Lion Yard car park		1975	3	buff-brown brick		Arup Associates	
rear of Post Office		1930s-1960s	3-4	buff brick	flat		
rear extensions to Robert Sayle		mid C20	2-3	buff brick			
delivery area of Robert Sayle		early C20	2	buff brick	hipped / concrete pantiled		
Robert Sayle toy department		partly C19	1	brick	corrugated sheet		
Norwich Union House		1972	5 + basement	hammered concrete & stone		Fielden & Mawson	

Post Office Terrace

Building No. / Name	Status	Age	Height (storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
rear of Lion Yard shops		1975	3	buff-brown brick			
4 St Andrew's Street							
1 Post Office Terrace?		C19	1	brick	slate		
?		1950s	2	glazed	flat		