

Norwich Investable Opportunities – CITY HALL

Location/Site Name and Address

City Hall, St Peters St, Norwich, NR2 1NH

Opportunity type/planning type and status including red line plan (if available)

The opportunity relates to Norwich City Hall and an area of land to the rear. This is shown on the red line plan on page 5 of this document.

- The main grade II* 1938 listed City Hall has opportunity for grade A office renovation with City Council continuing to occupy the building but within a consolidated part of the building. It is anticipated that the building could host ancillary conferencing, community and tourist activities.
- Land to the rear of City Hall includes land on which an originally planned wing was halted following the breakout of the second world war (outlined in green on the green line plan on page 5 of this document). There is an opportunity to construct this wing which could provide for a range of uses, most likely either additional office accommodation or a hotel. There is also scope for development above the rear compound occupied by the police. This formally had a raised parking deck which was removed in 2006. There is opportunity to replace this and create public realm to the rear of the building.

The council is currently at RIBA Stage 2 with the projects, and this is anticipated to be completed by July 2025 following which a decision would be made to progress the schemes through planning in late 2025.

Description (including status and associated infrastructure)

Norwich City Hall is a Grade II* listed building which is a symbol of the city's heritage, culture, and identity. Whilst it has long-served as the Council's main office, the building is underutilised and requires significant investment to maintain for future use – a trend experienced in many council buildings around the country, and further accelerated by the Covid pandemic. In its current state, the building is inefficiently used, and its layout reinforces isolated working, creating barriers to adopting working practices that reflect the needs of a modern organisation.

As the city evolves and faces new challenges, the role of City Hall must also adapt to meet the needs of an evolving society and shifting economic and civic landscape. The Council and its partners would like to realise the potential of Norwich's city centre as a vibrant place that celebrates its past but grows and innovates in a way that is sustainable and retains benefits locally. The re-imagining of this historic Grade II* listed building presents a compelling opportunity to not only preserve the architectural significance of one of the country's most important 'in use' civic assets but also to ensure it is fit-for-purpose and be a catalyst for good economic growth within the city centre.

Now, the Council is presented with a unique opportunity to deliver an ambitious project that will build on the lessons and learning from previous work and develops a plan to ensure this cherished asset fully gives back to the community.

Norwich Investable Opportunities – CITY HALL

The project also offers a substantial opportunity to provide some unique grade A office space in the heart of the city centre along with potential for a high-quality hotel offer anticipated within a proposed new build rear wing.

Size (floorspace/land)

Total floor space of the existing building is 10,000 sqm gross (108,000 sqft).

It is anticipated that the refurbishment would result in a minimum 2,517m² lettable office space. A new wing to City Hall would provide between 2557 – 5437m² additional floor space. These figures would be refined as we move through RIBA stage 2.

Vision/potential outcomes (investment, jobs, homes)

The vision for Norwich City Hall is for the building to be a beacon for communities across Norwich to come together, support one another, and contribute to the civic pride and growth of the city centre. It is an opportunity to support the Council's passionate and committed staff by creating a fit-for-purpose workspace that enables better collaboration and learning, and the delivery of democracy for the people of Norwich. Whilst it must reflect the heritage and history of the place, it also should look forward and be a building where ideas and energy flow across teams and through delivery for residents, visitors, and partners. Investment should ensure it becomes an asset fit for the future but also be a catalyst for change and economic growth across the city through breaking down barriers and addressing market failures.

The project's primary objectives are set out below:

- A cherished and productive asset for locals and an icon for the city: A successful intervention will comply with heritage and conservation requirements and, where possible, enhance certain features and enable an icon for the city be retained, in some form, as a base for Council staff. This should include improvements to the wider public realm and connection to the surrounding area.
- An important point of service for users and a representation of democracy at the Council: Public-facing services and democratic functions should be delivered from the site in a way that improves accessibility from its current condition, including ensuring the Council provides a welcoming and inclusive environment for citizens, visitors, and businesses.
- A need for financial stability and improving the commercial value of the asset: The site needs to be deliverable, achieve value for money and ensure that it becomes an affordable asset for the future (targeting £1m in revenue savings over current costs). Moreover, the project has an opportunity to deliver on long-term environmental sustainability goals which will, in turn, support a more financially sustainable Council.

Norwich Investable Opportunities – CITY HALL

- A place to build on the existing culture and collaborate across teams and services: The workspace for Norwich City should align with the Council's workforce needs, accessibility requirements, creating a more climate-friendly building, and wellbeing and health values. It should be an open and modern, fit for purpose, and collaborative space that offers different spaces for different working needs.
- An opportunity to unlock change and drive economic growth: The site should contribute to the wider city centre's regeneration.

Existing tenants/businesses

The City Council currently occupy the main building and have a freehold interest. The City Council plan to consolidate their use. There are no other tenants in the building. The police occupy the rear yard and have user rights of that area, an airspace agreement will allow for development above.

Sector focus (if any)

Office / Hotel / Conferencing.

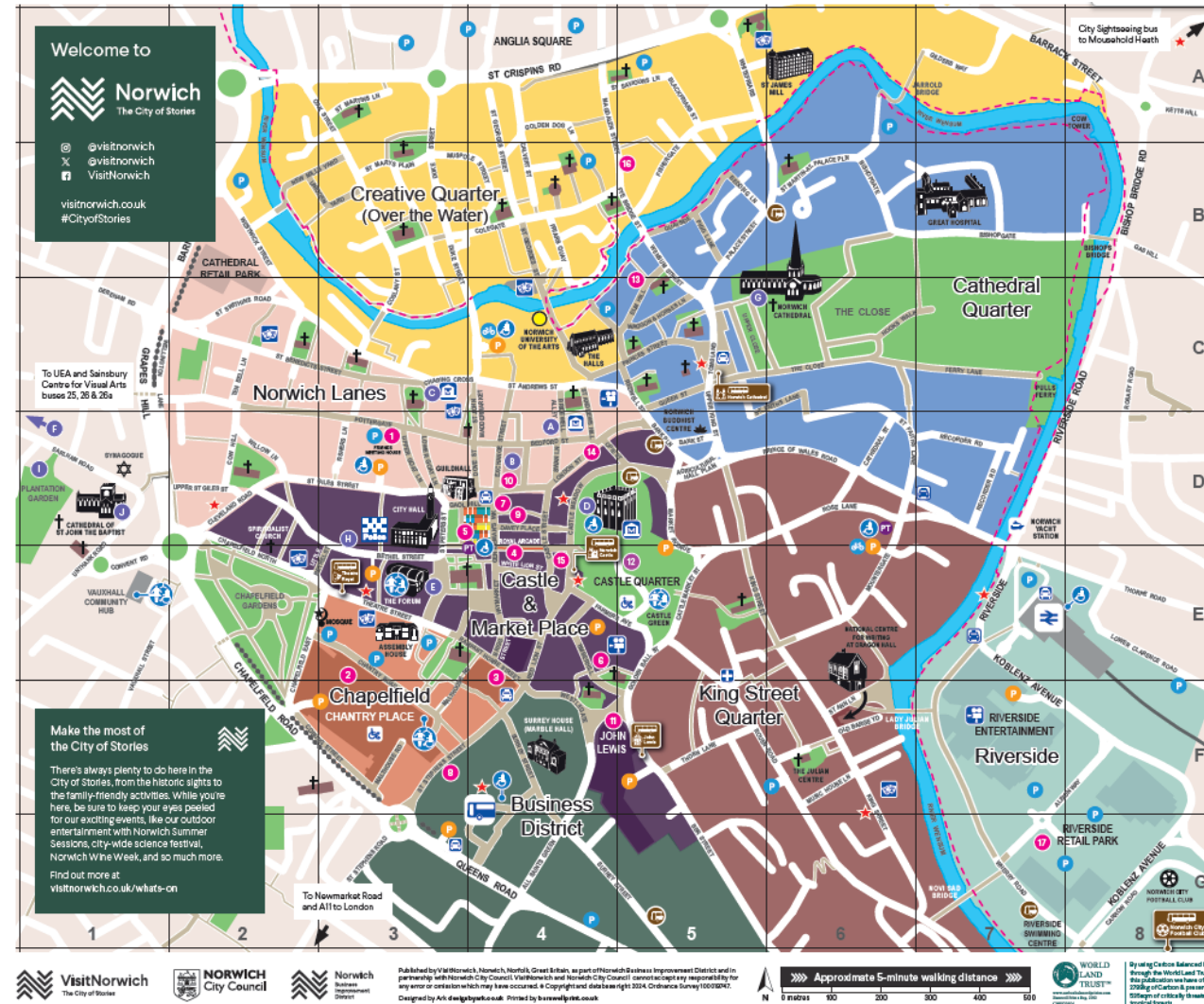
Is the offer market ready and has the site already been marketed?

No marketing to date.

Norwich Investable Opportunities – CITY HALL

Photo and/or map (including connectivity/transport connections)

See map below of the wider city centre which shows the building in relation to the wider city and transport connections.



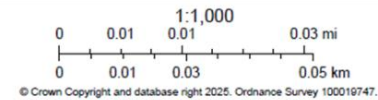
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Red and green line plan of City Hall

City Hall



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Norwich City Council

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Norwich Investable Opportunities – CITY HALL

Greyscale drawing of City Hall building



Norwich Investable Opportunities – CITY HALL

Aerial map view of City Hall and surrounding area

