

Proposals for consideration at the calling in of the Anglia Square plans.

It is widely accepted that Anglia Square needs massive rebuilding to make it suitable for use in the 21st. century. Many of the mistakes that were made with the original build in 1970 are in danger of being repeated. No attempt was made then to merge the existing area or with Magdalen Street. For example the whole structure was built of the wrong type bricks, a basic red engineering brick, instead of being built of Norfolk reds, which would have fitted in and weathered over the years so that they became part of the community would have been more suitable.

Norwich has since earliest times used flint construction, the best example of course being the Guild Hall. Other places like the Castle Mall, have gone on to use it as part of their construction in order to fit in with the overall style of the City. No effort has been made to include these materials in the proposals for the renovation of Anglia Square.

The original building of the square used as its flooring dark grey concrete paving stones which give a dowdy and depressing image of the area. The current proposals do not even specify the type of floor covering that the squares, and streets would have.

The architecture of this type of structure, is nowadays known as brutalist.

It is a shame that we have got to this state of affairs where we have the Council and the developers being opposed by so many organisations. While consultations have been held, nothing has been achieved whether it is a large object, like the tower, or something as simple as facilities for the buses and the naming of streets.

1. It is the view of the Norwich Over the Water Group that the following aspects of the proposals merit comment:

The Tower Block. We are not necessarily opposed to the tower block itself. We do not consider that it is too close to the Cathedral. For example were the Maid's Head Hotel (**NUMBER 01 ON THE MAP. APPENDIX 1**) to apply to build such a tower being next to the Cathedral, then this would be totally inappropriate.

We do however feel that the block as proposed, has a lot of faults. The plans that have been submitted are for just the standard block with no character or artistic merit. Should be a focal point of the project, but must be designed sympathetically to the local area. There are many tower blocks, examples of which can be seen on (**Appendix 5**) the Internet, that could offer us something different. The Shard in London for example, while it has many functions not just housing, does give us an idea of what could be done, although with 20 floors, not 91..

If the tower block was to go ahead we would like to see the top floors, used as a restaurant with an external glass lift, to access it. The views from that height would look well out over the Norfolk Broads and the City of Norwich. I have personal experience of working in the former Norfolk and Norwich Hospital, where they had two 10 floor high towers, with many of the wards in them. From the top floor a

reasonable view of the countryside to the south of the city and the city itself was to be had. A tower twice the size, with 20 + floors would offer a far more spectacular view provide an attractive proposition for encouraging tourism to the area.

2. **Archaeology.** This area is historically important being part of the Anglo-Saxon burgh, which is the first defended part of Norwich. The City Council have said that they are opposed to any archaeology in the area and that they do not consider the building on the site would damage any archaeology.

The redevelopment will destroy any archaeology as the foundations will have to go far below the Anglo-Saxon layers.

The state of the ground

3. The idea of an underground car park has been opposed by the City Council claiming that the site is unsuitable. Thanks to Anglia Water we have a copy of the water and sewerage system for the city (**APPENDIX 3**). This clearly shows that there is no reason that the site cannot have an underground car park. Originally a stream called 'Dalymond' would have run across the top of the site. This stream however was diverted and became part of the sewerage system a very long time ago, and is no longer relevant to the ground works of the site. Many of the properties on Magdalen Street, between Anglia Square and the River have cellars, which remain perfectly dry. For example in the middle of the site, number 96 Magdalen Street, there was a large three story Georgian building originally called the Phoenix Cellars, also trading as the Phoenix Brewery from 1856 to 1905. After this they became shoe manufacturers.

There are no recorded incidents of problems for the property and the cellars beneath it, indicating there were no particular problems with the site.

4. **Bombing, Calvert Square. (Booklet 1, page 1, map on page 2.)** The Council have put a page on Wikipedia stating that the justification for the inner ring road and Anglia Square, was the large amount of bombing sustained during the Second World War. The current entry reads as follows. *The area was badly bombed during the Baedeker raids in April 1942, during World War II and the area was deemed suitable for post-war development.* As booklet 1 points out there was little or no bombing sustained in this area of the city therefore there was no need for significant redevelopment of the area. Four damaged houses, and one demolished hardly indicates massive destruction.

Two squares and the extra shops:

Unused shops

5. Up until 1990 Anglia Square still had shops that had never been occupied from the 1970s development and were boarded up as the builders had left them. The sudden proposed building of large numbers of shops, may present the situation of the new square having boarded up shops that can not be let, and downgrading the area. The

current economic conditions, With shopping chains closing and going into administration or being liquidated do not support the idea that more shops are needed. We need to keep the shops we currently have and offer them extra space that they feel they would need. However unless a significant part of the new shops were let at an extremely modest rent in order to encourage new businesses and art businesses then with the spread of the Internet these new shops have little hope of being occupied and succeeding.

Housing. The density of housing being proposed for the site, we feel is excessive. Consideration needs to be given to the impact this many houses and flats would have on the NHS, local schools, the existing sewerage system etc.

We would recommend a smaller number of houses on the site, than Western Homes, are proposing. The area outside Norwich, called **Thorpe Marriott (APPENDIX 2)**, to the North West of Norwich. Currently there are 3,600 houses which are surrounded by fields on all four sides. This would be an excellent area for many houses to be built, which would meet current housing crisis, and not make it necessary for so many to be crammed into Anglia Square.

Car Parking.

6. Parking for residents is essential but the needs of the general public parking needs to be considered separately, If the intention is to attract shoppers and people out for entertainment in the evening. The redevelopment of the site plus the proposed redevelopment for St. Saviours car park, will reduce the number of general public car parking spaces to zero. Incredibly the planning department of the City Council have opposed the number of public car parking spaces that the developers wish to have, and the whole episode has become public (**APPENDIX 1 P. for PARKING**).

We propose adequate public car parking should be included in the plans as this we have proposed would supplement the existing **park-and-ride systems** around the city, therefore cutting down the number of vehicle movements in the whole of the Norwich Over the Water Area, and this reduce the carbon footprint of the project. The previous multi-storey car park was used by many people from the area who would park there in the morning, walk to their place of employment, and go shopping on their way back to the car park before driving out of the city to their home. All other developments like Chapelfield, the Forum, Castle Mall and the Riverside all have adequate car parking as part of their design. There are no argument that we can see that would prevent the project having adequate public parking. In our view it is essential that they are providing .

7. **Opera House. (Booklet 2, page 7 & 8.)**

Proposals that an opera house could be built as part of the redevelopment have been put forward. The development was to include a Cinema as a replacement to the one that was trading until the beginning of 2019. There are several cinemas in Norwich at the Riverside development, and the Castle Mall, Cinema City and the economic justification for a new one is not proven. This is well and is one which is freestanding being a cinema city. If we are not have as Cinema, as there appears to be no commercial reason for it then an opera house which would take up the same

space in the development. Norwich has been without an opera house since the 1960s, and this redevelopment would be an excellent opportunity to build a new state-of-the-art facility unique to the East Anglian region which would also help raise the profile of the city, when applying for things like city of culture. (APPENDIX 4 Examples of opera houses from around the world to give an idea of the space that would be taken up).

8. **Art Gallery.** Proposals for an art gallery were suggested, and that it could be built underground were also made. The Castle Museum has 25,000 paintings which they do not have room to show. Whilst not suggested that we should build an art gallery big enough to show all 25,000, it could show some.

9. **Culture.** As can be see from booklets 1 to 3 we have covered the people who are notable to this area, and thus who we think, should be the main characters to be represented in the new street names and square names of the future development.

The Council, have however come up with names which have no link to this area.

Pablo Fanque, came from the Ber Street area. There are building being named after him namely 30 All Saints Green Norwich NR1 3NA (NUMBER 02 ON THE MAP APPENDIX 1)

Sidney Day VC., Anyone who has been brave enough to earn the VC, deserves recognition by the City. Whilst does not however appear to come from the Anglia square/Magdalen Street area.

Elsie Tilney, should receive consideration in recognition for her work saving Jews during the Second World War. There is however no evidence to suggest that she was from area. The Surrey Chapel who recognise her, have no information regarding her activities in this location. Would it not be better for her to receive the naming of a repressed the building or redevelopment in the city, than to be tacked on to the Anglia Square redevelopment.

Elephant Walk. Although this is just is just out of the area and south of the flyover, it represents, the council's attitude to naming streets inappropriately and not considering Norfolk's history or dialect. It can be claimed to be historic on the grounds that there was once an Elephant public house which stood near to that site, but it closed in 1930. A more relevant name would be the Dolls Hospital Loke, which still has local memories and was still going until the 1970s when it was demolished to make way for the flyover. Instead of Elephant Walk, could we not have Dolls Hospital Loke. Loke is a particular word Norfolk dialect indicating a pathway either in a rural or urban setting. Would it not be more appropriate for the term Loke to be used instead of Walk.

Calvert Square as we have set out in **Booklet 1, PAGE 7 & 8**. Calvert has no place in this redevelopment. It is merely a name that the Council made up. There is a

Stump Cross. Booklet 3, page 1. As we have also stated the area known as Stump Cross, which was at the junction of Magdalen Street and Botolph Street and goes back to before the 15th century, is also being ignored by the Council.

We only wish that the historic relevance of this area should be included in the regeneration plan. We are amused, that there is so much controversy and objections made by the Council to the simple naming of streets and squares.

Order of construction. That the order of construction as set out by this inquiry, if not handled correctly it could be very detrimental to those people trading in Anglia Square as well as those on Magdalen Street.

The area **under the flyover (18/00956/F) Stump Cross. Shoreditch inspired scheme.**

10. We very much welcome this particular scheme and hope that it will go forward irrespective of the outcome of this investigation. This particular area of land as been an eyesore since Anglia Square was built in 1970. We have in the past applied to the City Council for increased street lighting under the flyover, but without success. The current plan put forward show public toilets as well as a security office, both of these we feel are necessary while it may not be part of the initial call in, covered by your enquiry, must be considered as the number one priority for raising the profile of the area. The proposals that have been put forward cover our concerns about security and toilet facilities (although details of this have been kept from us by the Council).

Building flats and houses on the site in the northern side of Edward Street, would quickly remove an eyesore from the area.

Building on the area of the former warehouse on the northern side of Botolph Street, would represent another eyesore quickly removed from the area, helping the improvement of the whole project.

Objections 1 to 5 (section 4 in the bundle)

11. **1. Weather Cover.** The pagoda, an area which provides cover in the center of the square. The current square also has overhanging protection so that predestination's and shoppers people can walk around the square without getting rained on. This overhanging is supported by columns which we are told are now becoming less popular. We see no reason why the architects can not build a self supporting weather protecting overhanging that does not need columns.
- 2. Public toilets, baby changing & disabled.**
- 3. Security.** Ref. Add section:- booklet number 1, page 9. & booklet number 2, page 9. **Secure area, Glass atrium'** As is shown in the above booklet references, we have called for a Security Office near the flyover to give pedestrians confidence in their safety, in the area. **Secure area, Glass atrium'** booklet number 1, page 9. & booklet number 2, page 9.
- 4. Culture.** (section 4 of this document). **Ref. Add section:- booklet number 1, page 9. & booklet number 2, page 9.**
- 5. Streets and Squares.**

Other points for consideration.

12. **Civic Award.** In 1959 the Civic Trust choose Magdalen Street as the first street to been renovated in terms of shop frontages, street furniture and road sings. This meant a great deal to the area and is still remembered by the longer term residents of the street. 10 years later the City Council drove the inner ring road through the middle of the street and demolished a large section to build Anglia Square. The regeneration plans .

A signature building.

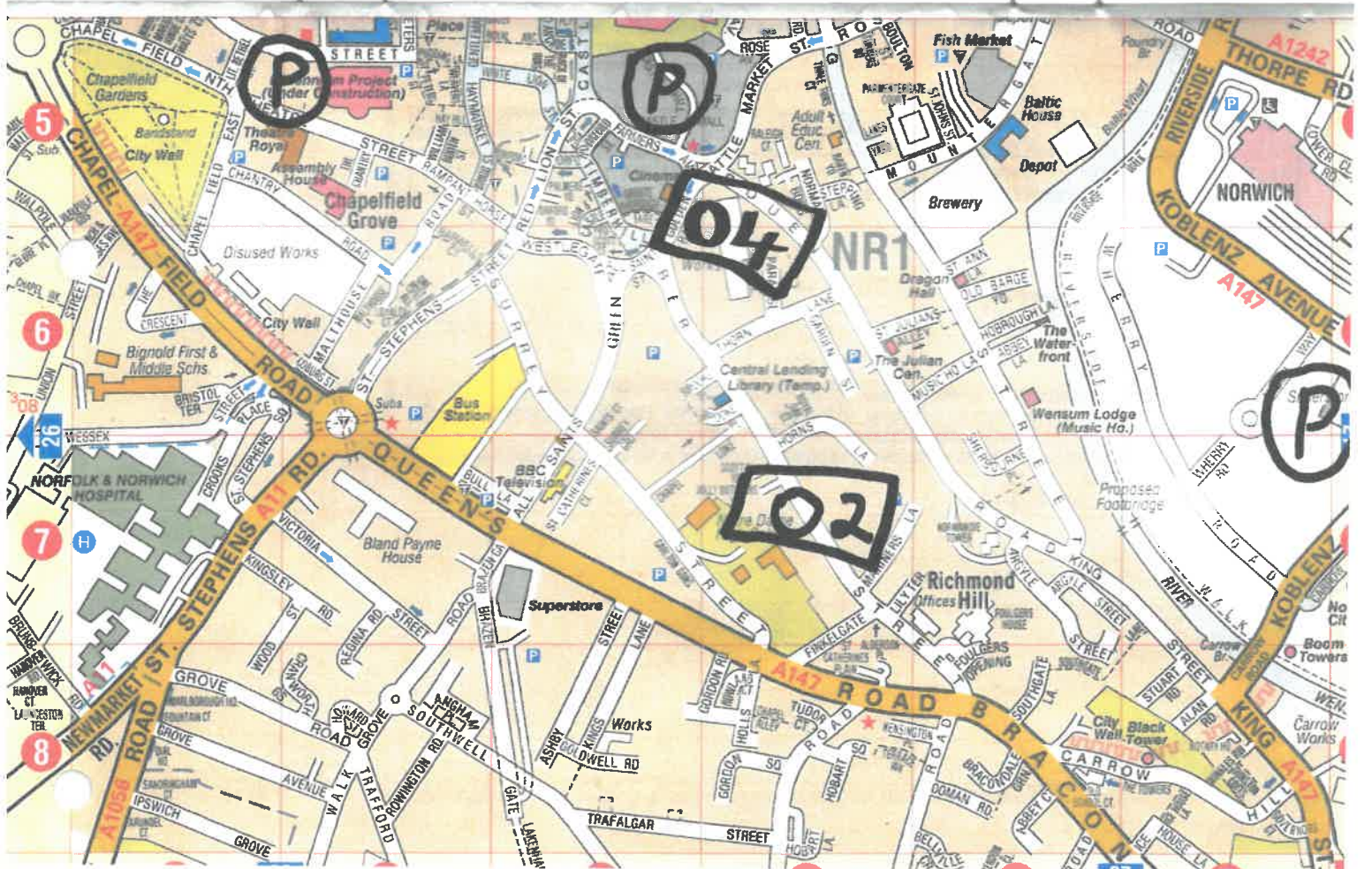
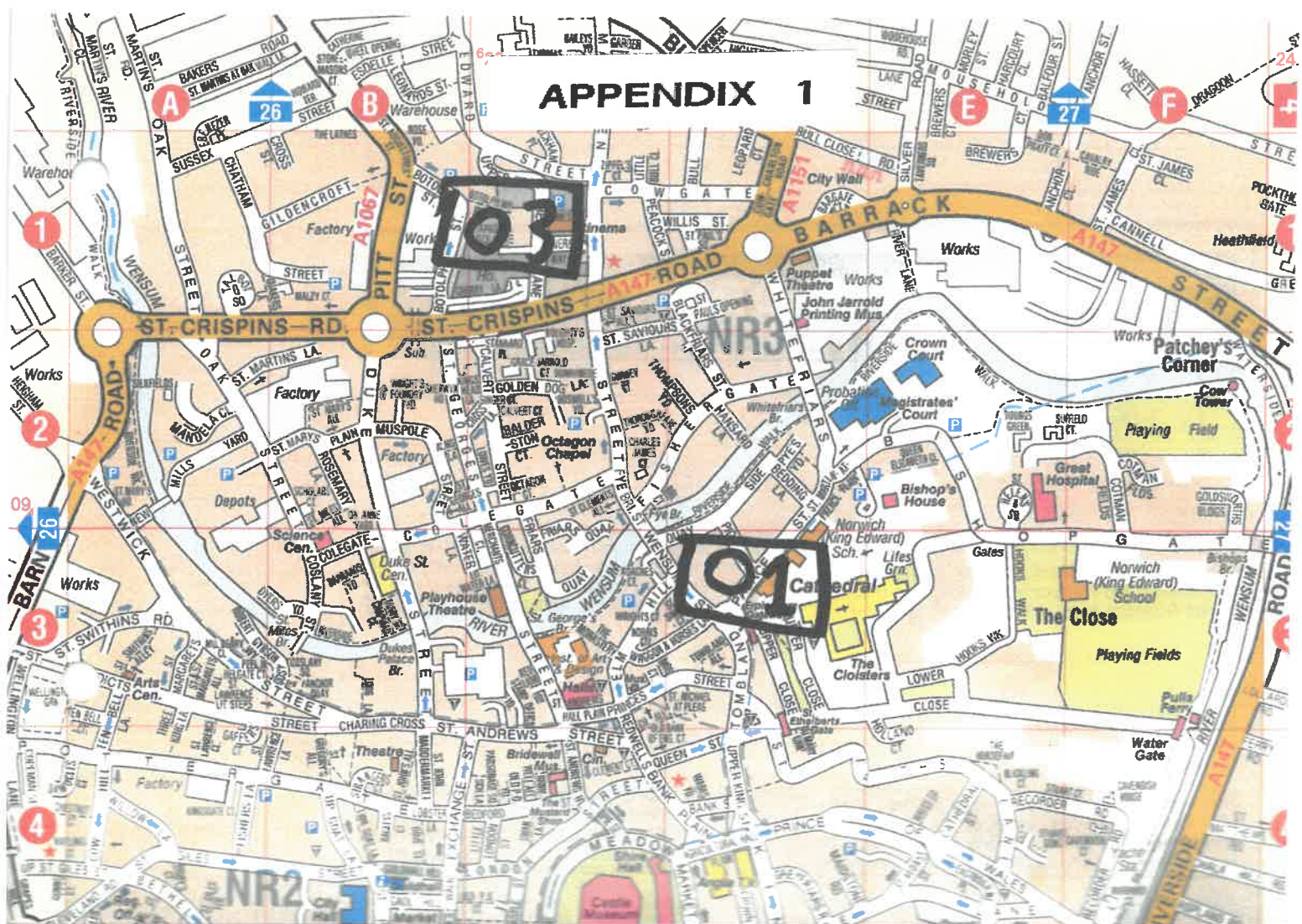
13. There was talk, but nothing was specify that there would be a significant building in the redevelopment. Having such a blank canvas as the redevelopment offers, gives the possibility of a signature building that may not necessarily have been considered, and could even be a candidate for the **Stirling prize** now in use 22nd year.

Smaller but very significant items. Booklet 1, page 10. & Booklet 2, page 5.

The items we have listed below, are of course not major building works but items which can significantly enhance the experience for those shopping and using the square.

14. • A secure area the parking bicycles could permanently next to the security office which we propose.
- Trees and shrubs stop members of the public have asked if there would be planting of trees and shrubs in the new development. We would hope that this would be in the shopping spree rather than in the main square which we hope had hard standing for the performance of events et cetera that would occur. Also if it is under the pagoda it would not be practical with regard to watering.
- A secure whether protected area which is secure overnight, where events and exhibitions could be without the necessity of everything having to be cleared away each evening. These events and exhibitions would raise the profile of the square.
- Electronic bus arrivals and departures boards, for both sides of Magdalen Street as in the central square under the pagoda. These boards have been provided at all the bus stops in Castle Meadow, St. Stephens, and all along the Derham Road, yet you will not find one North of the River.
- Proper public toilets, with disabled and baby changing facilities.

APPENDIX 1



Thorpe Marriott

Thorpe Marriott



Marriott's Way passes through the locality close to the village green



Location within Norfolk

OS grid reference	TG165145
District	Broadland
Shire county	Norfolk
Region	East
Country	England
Sovereign state	United Kingdom

Post town	NORWICH
Postcode district	NR8
Dialling code	01603

Police	Norfolk
Fire	Norfolk
Ambulance	East of England

EU Parliament	East of England
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UK Parliament	Norwich North
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Thorpe Marriott is a residential area in Norfolk, England covering part of Taverham and Drayton parishes. Much of the housing was built in the latter part of the 20th century.

It enjoys the amenities of both parishes which are easily accessible from the Fakenham road A1047 road. Although lacking its own school and surgery, The Square in Thorpe Marriott holds five shops, Thorpe Marriott village hall, Trinity Ecumenical Church (Methodist & Anglican) and *The Otter* public house. In support of the community Trinity Church hosts the website below.^[1]

Further information of how Thorpe Marriott came into being is found in 'History Matters' on that website. 'Churches Together in Drayton, Taverham & Thorpe Marriott' seeks to bind this late 1980s early '90s community together with its greater diversity of population within the two parishes with their ancient roots.

Thorpe Marriott, though being a relatively small area, is home to over 3,600 families. There are three large parks, which at weekends become home to two different children's football teams.

Marriott's Way

Passing through the development is Marriott's Way, a long distance footpath, bridleway and cycle route which forms part of National Cycle Route 1.^[2] The route follows two disused railway lines, and runs between the market town of Aylsham and Norwich.^[3]

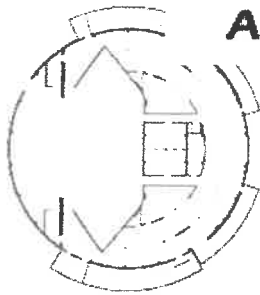
References

1. <http://www.thorpemarriottlife.net>
2. <http://www.sustrans.org.uk/sustrans-near-you/east-of-england/easy-rides-in-the-east-of-england/the-marriotts-way>
3. <http://www.marriottsway.info/>

APPENDIX 3



APPENDIX 4



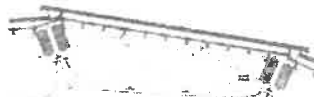
Planetarium Architecture Theatre Arc



wahag studio: busan opera...

Planetarium Architecture Theatre Arc

Architecture practice Wahag Studio



Theater Architecture Landscape Arch

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MN Designs
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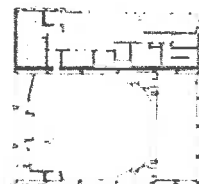
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Architecture

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Second Floor Plan



Architectural Drawings

Theater Architecture Architecture Des

Parco della Musica Auditorium by Renzo Piano

Mercedes
Auditorium

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Gallery of New Opera in Jinan..

Opera House Architecture Architect

Image 43 of 46 from gallery of New Opera in Jinan / Paul Andreu Architects.

Seda Senates
(its so true :)

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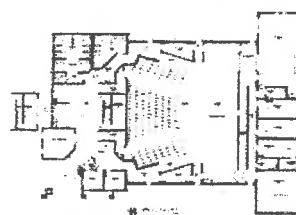
Gallery of Rebirth of The York..

Theatre Architecture School Architec

Image 13 of 15 from gallery of Rebirth of The York Theatre / Henriquez Partners...

Sarath Chandra
Dance studio

BUILDING FLOOR PLAN

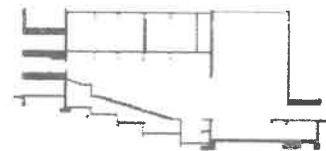


Theatre Architecture Architecture Pla

Floor Plans Of the relationships between rooms Floor plan interior...

NIKELLYS
ARQUITECTURA-PLANOS

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Galeria de Teatro Municipal d...

Dance Hall Architecture Auditorium

Gallery - Municipal Theater of Guarda / AVA Architects - 31

So So
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Theater Architecture Church Architec

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Theatre plan info

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Studio Valle Architetti Associati - New Municipal Theater, Vicenza

Mohamed Ashraf
Auditorium

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Guangzhou Opera House

L Acoustics Contemporary Architec

Image 16 of 30 from gallery of Guangzhou Opera House / Zaha Hadid...

ZF
Architecture, Landscape and...

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Galile

Auditor

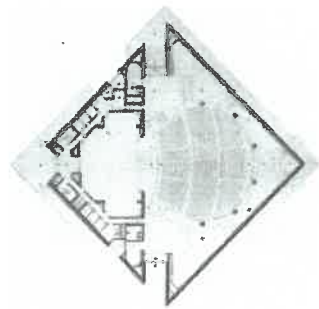
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Harpa | Henning Larsen



Auditorium Timberland Boots Gr

[click to zoom image](#)

Salim Alp
Mimari



Gallery of Reiser + Umemoto'...

Cinema Theatre Arts Theatre Arch

Image 21 of 23 from gallery of Reiser +
Umemoto's Taipei Pop Music Center...

Shawn Conte
Tokyo

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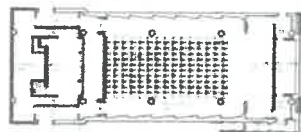
kengo kuma completes...

Location Plan Museum Cafe Ken

Cultural Hall Natyura in Iiyama / Kengo
Kuma + ArchEyes

Eneida Firaku
cultural center

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Auditorium Plan Auditorium Architec

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Visio Office Floor Plan Template...

Susan Gillespie
Theatre plan info

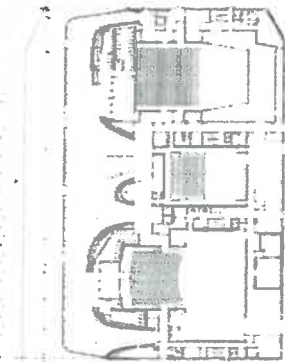
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Auditorium Architecture Auditorium

Auditorium Seating Design

Standards Of design



Theatre Architecture Cultural Archite

Image 23 of 32 from gallery of Kilden
/ ALA Architects.

Khanh Nguyen
kiến trúc biểu diễn

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Zaha Hadid Architecture Concert Hal

Auditorium, Heydar Aliyev Centre,
Baku by Daniel Widrig Studio , via...

Jack Pehkonen
mostamazing architecture ever

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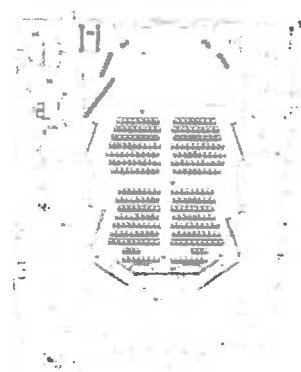


Concert Hall Architecture, Site Plan
Drawing, Architecture Images, Hall...

Phumolelo Mkhize
Arch Studio



Auditorium Plan Architecture Plan



Auditorium Architecture Auditorium

Seats with acoustic properties which
highlight the sound qualities of this...

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Concert Hall Architecture Auditorium

auditorium seating

Aeswin Kalsimani
auditorium

Hopewell Center With top floor Restaurant Hong Kong



**Elegant entrance
Could be part of the
redevelopment**



019

MV



**Examples of Tower blocks
Which are not just blocks**
As guidance only



January 1st 1901
Dear Sir,
I have the honor to acknowledge the receipt of your letter of the 28th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

APPENDIX 5



If the above block was to go in, not out, it would fit more into the area of Pitt Street / St. Crispins Road.

