

# Proposals for renovating of Anglia Square Norwich. From the Norwich Over the Water Group.



## Booklet NO. 2

March 2017 ( revised April 2017 )

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#### SECTION 1.

##### **1. Anglia Square its reputation, and the problems that causes.**

In the late 1960s Anglia Square was foisted on area that was trading quite successfully and certainly did not need it to be built. Several local shops that had been in business for years were swept away. It was very difficult to rent out the shops in the newly built square and some had never been occupied until the late 1980s.

Anglia Square got a reputation for being low quality and not a place you specifically wanted to visit. This also led quite unfairly to the idea that it was a dangerous place to be. Part of this was caused by the flyover and the lack of street lighting underneath it.

Mr. Ruggles the manager over the last decade worked hard and brought the standard of the square much higher. We are also lucky with the new manager Mr. Eric Kirk, who has continued this work and improved upon it.

The Council likes to blame the previous owners of the site, and claim they did not show sufficient interest, this is not so.

Previous this proposed redevelopment there have been three previous attempts by the owners to regenerate the square or of which were rejected by the council.

- One clashed with the building of the Castle Mall shopping centre.
- The second came at a time when the Riverside was being redeveloped.
- The third was rejected at a time when the Chapel Field shopping centre was being built.

We can only assume that the council did not want the competition from Anglia Square.

Our fear is that the council will place unreasonable limits on various aspects of the regeneration of the square. The city plan for Norwich shows, a large part of Magdalen Street, converted to housing from shops and shopping being centred in the south of the city. The council officers may not be working in your best interests

**Car Parking.** We are concerned that they will not allow the amount of car parking needed to keep this area are viable. They are in the process of taking away 1300 parking spaces, which if a supermarket and a domestic housing comes to the area will both need to be catered for. The general public will also need parking spaces which are easily accessible and sewers that time reduce queuing as much as possible. With the advance of the Internet shops in the square will need easy parking for the customers

#### **Culture.**

**Culture centre.** As you will see from our proposals we are suggesting that the cinema could be at the lower level of a building. the next level being a cabaret club ( not a night club ). The TAI.K

## A ANGLIA SQUARE PLAN

cabaret club is currently in Oak Street, it is under threat from the owners of the land who want to demolish it and build houses. In the section on opposing the building of us school on the Anglia Square site, we suggest that this would be a better site for a school. Our culture building as we have said would have the cinema on the ground floor, and could have a cabaret club on the first floor with an opera house on the top floor. Obviously this would not be a rival to the Sydney Opera House but the outside could make it a signature building for the area. The last opera house Norwich once demolished in the 1970s and replaced with car park. It was near the current City Hall.

Housing the three organisations together would enable them to share the costs and will also make a smaller footprint on the whole Anglia Square rebuilt enabling more room for the proposed housing to be built. The Opera Centre would need to be on the top floor as the roof would need to be specially designed for the acoustics to be correct.

Perhaps the outside of the building could be extended all hexagonal or pentagon in shape to make it stand out more from its surroundings.

While these proposals are somewhat radical and may not be practical and especially as the eastern side of the square appears to now be going to keep the buildings it has. These proposals could still be considered as plans change.

**Art Gallery.** In the world of art, the Norwich School all artists is quite famous. The Castle Museum which also has galleries for exhibiting art can only show 510 pictures at any one time. They however have a collection of 25,510, this means that 25,000 are in store at any one time. Art galleries for exhibition do not require access to daylight, this would mean that if two levels of the underground car park were dug at the same time, they could be used to exhibit existing artworks probably from the Castle Museum, or exhibitions offer new artists who are coming. If home with all went ahead it would be a great advantage to the entire city.

**The hoped-for sculpture.** Again we would like to propose a sculpture, in which the culture of the area containing a wall relief of famous people, from this area. We have a surprisingly wide ranging collection over almost 2000 years. As you'll see from the page exhibiting their pictures or likeness we would hope this sculpture would show, with full sized people in the clothing of their age. We also added two other sections one showing an artists impression of what the Stump Cross used to look like. The second a map of the area which was Norwich Over Water from the 14th. century, until 1832 ad.

**A glass atrium.** We have suggested a glass atrium to cover the space outside the cinema and the art gallery stretching across a square to shops and cafes opposite. We would suggest that the front has two sets of doors, one being an ordinary sized set for daily use, and a larger set capable of getting a vehicle or object the size of a fire engine threw them into the atrium. This would enable large items to be parked there for exhibition. An example while there are a particularly noteworthy war film produced the cinema may wish to have a military vehicle standing outside. Alternatively there may be a large artwork to be displayed. We wondered if the roof of the atrium could be made of something like hexagonal glass panels, to make it more interesting.

**SECTION 2. Possible under ground parking.** We are informed the survey has been performed stating that the ground is not fit the underground parking. We however disagreed with this report since the square is built largely on sand. They may well point out, that there is a river passing through the site, this however is not true, very small stream that rises within the city walls and flows through a sewer pipe into the Wensum River.

**SECTION 3. Plan of the ground plan of the redevelopment.**

**SECTION 4. View of the culture centre, art gallery, entrance/exit to Magdalen Street**

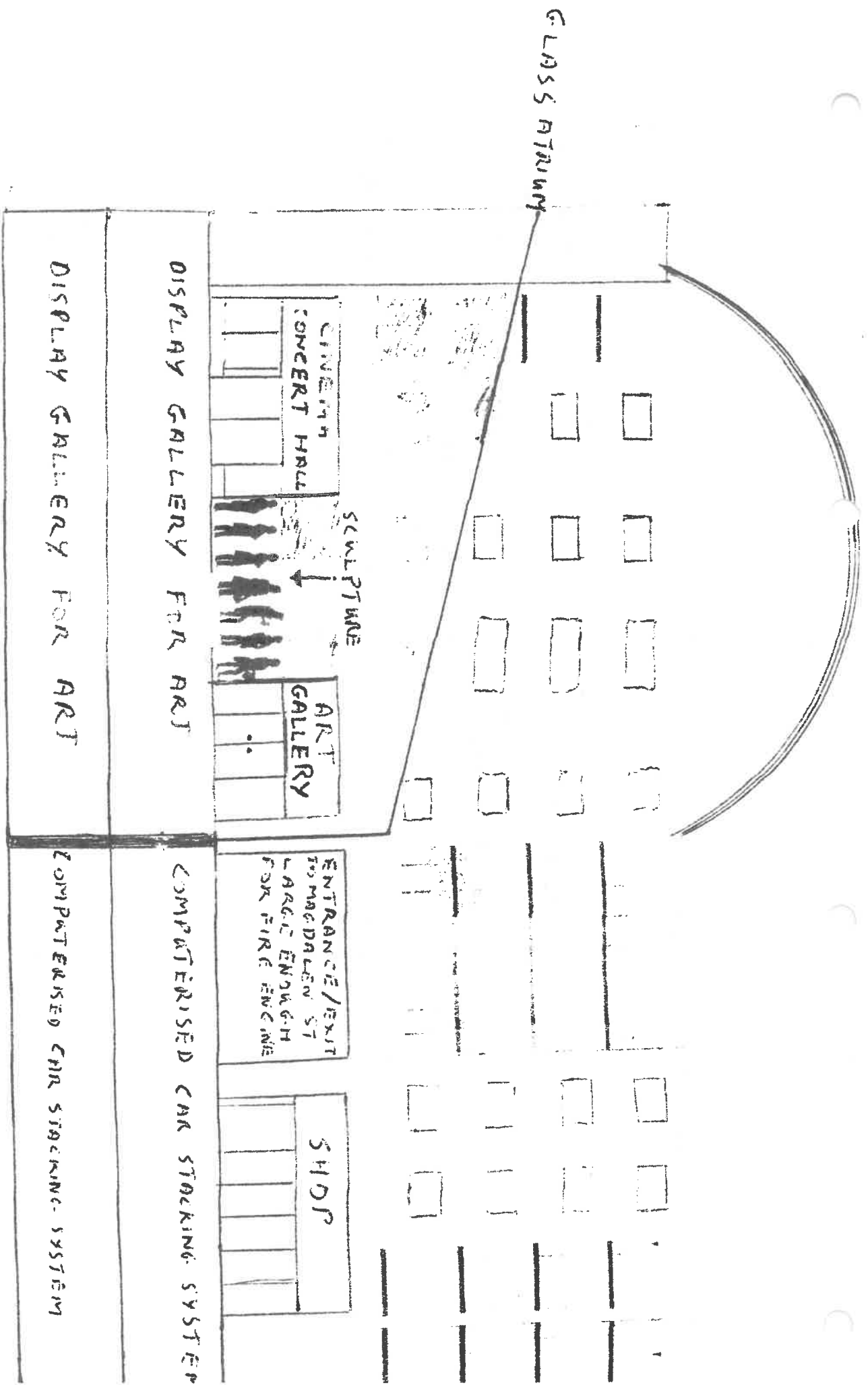
**SECTION 5. People and engravings for the sculpture.**

**SECTION 6. Archaeology.** This part of Norwich has a long history going back to Roman times and it was for only the first Anglo-Saxon settlement in Norwich, a large part of the defensive wall round the settlement was found by archaeologists leading from the

**HANSARD OR ST. OLHF SQUARE  
OR THE SQUARE OVER  
THE WATER**

- ① Anglia Square
- ② St Georges Square
- ③ St Georges Street
- ④ Cherry Grove
- ⑤ Balthip Street
- ⑥ Ecological Buffer Planting & Bio Swales
- ⑦ Under The Flyover' makers and street food space
- ⑧ Leonard Street Play Space
- ⑨ Landscaped walk to Leonard Street Play Space
- ⑩ Existing mature Plane trees retained





## OUR RECOMMENDATIONS.

- 1000 **General public car parking spaces.**
- **Sufficient commercial space** for the existing large shops as well as all the smaller traders.
- **Offices for administrative staff and security staff,** to be built facing onto Magdalen Street near the flyover. Thus giving a sense of security to those members of the general public who are currently nervous about passing under the flyover. These offices could as well have a storage complex at the back.

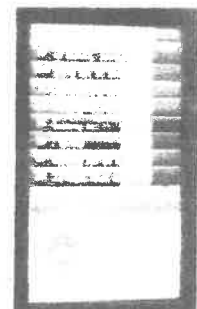
### STUMP CROSS BUS STATION WITH SECURITY OFFICE & ADMINISTRATION OFFICES



PLAN OF GROUND FLOOR  
BUS, SECURITY & STORAGE  
AREA. THERE WOULD BE A  
FIRST FLOOR WITH OFFICES.  
( NOT TO SCALE )

ARTIST'S IMPRESSION AS IT WOULD  
BE SEEN FROM MAGDALEN STREET

- A purpose built **Concert Hall** or **Art Gallery** would be a good addition to the culture of the area. We do not however see this as being achieved at the expense of an already well-established and popular cinema complex.
- Secure area for **cycle parking** next to security area.
- **Trees and shrubs.** Members of the public have asked if there would be planting of trees and shrubs in the new development. We would hope this could be in the shopping streets rather than in the main square which we would hope had hard standing for the performance events etc. that would occur.
- A **weather protected area** which is secure overnight where events and exhibitions could be under taken which would raise the profile of the square. A **bus arrival and departure electronic board.** could be placed high up, centrally, so that people could see how long it would be before the next bus arrives.
- Improved **lighting under the flyover** provided by the city council or county council to remove the feeling of intimidation that some members of the public seem to feel.
- On Thursday the 19th of January, the meeting of the council's Highway Committee, they however said that money was not available and they would see if something could be done when the Anglia Square development was completed. Perhaps getting some funding from the developers.
- **Toilets.** Adequate public toilets would be necessary if the development. They used to be public



- **1000 General public car parking spaces.**

**CAR PARKING.**

This is the subject that is our greatest concern. The plans do not seem to provide for adequate public parking to make the new development a success. It is essential in our view that at least the same number of spaces as currently exist are provided in order to attract and maintain the current foot fall. This is why we consider car parking to be so important, at peak times in the city there is always tail back of cars trying to get in to the Forum, the Mall, John Lewis's and Chapelfield. At the moment the local area to Anglia Square has a capacity for the general public of 1196 spaces. Our great fear is that the council will not let the plans replace these parking spaces. Instead only allow you to build parking spaces for the tenants of the flats and houses that you propose to build.

Botolph Street	70 places
Anglia Square surface car park	158 places
Multi Storey	692 places
Hollywood cinema	70 places
St. Saviour's lane	206 places
<b>Total</b>	<b>1196 places</b>

In the past the council has said that in a redevelopment only 500 car parking spaces will be allowed under the new supermarket. These would not be public spaces but reserved purely for those people using the supermarket. For example Sainsbury, at their site near central Norwich, the shopper has to get a card and get it stamped when they pass through the checkout. This means that a shopper only has shopping time as long as that card is valid. Thus the Sainsbury's car park does not fill up with people going to other shops in the city.

We understand the 206 spaces in St Saviour's Lane car park, are to go when the area is redeveloped. There is a new office block proposed for that site which will have 300 parking spaces, but again will only be for the use of the residents of the office block and their clients.

This will mean that unless a car park for the general public is built, the nearest car park the shoppers of Anglia Square can use will be over half a mile away, on the other side of the river. Human nature dictates that people will be, as they are now, tempted to go and shop in the south of the city not come north. The implications for the small traders in the square will be obvious and whose to say would put them off renting units.

Speaking to people since the meeting on 25th. March about the replacement multi-storey car park, it is getting the thumbs down from a lot of people. On the grounds of it not being overlooked and lacking security. As for stairwells stinking of urine, amongst other things that go with multi-storey car parks, it's definitely not popular.

- **Sufficient commercial space** for the existing large shops as well as all the smaller traders.
- **Offices for administrative staff and security staff**, to be built facing onto Magdalen Street near the flyover, Thus giving a sense of security to those members of the general public who are currently nervous about passing under the flyover. These offices could as well have a storage complex at the back.

Positioning the security office at this location would give more confidence to people using that part of Magdalen Street and having to go under the flyover. Although it's on the edge off the development it still offers easy access to the rest of the site as required.

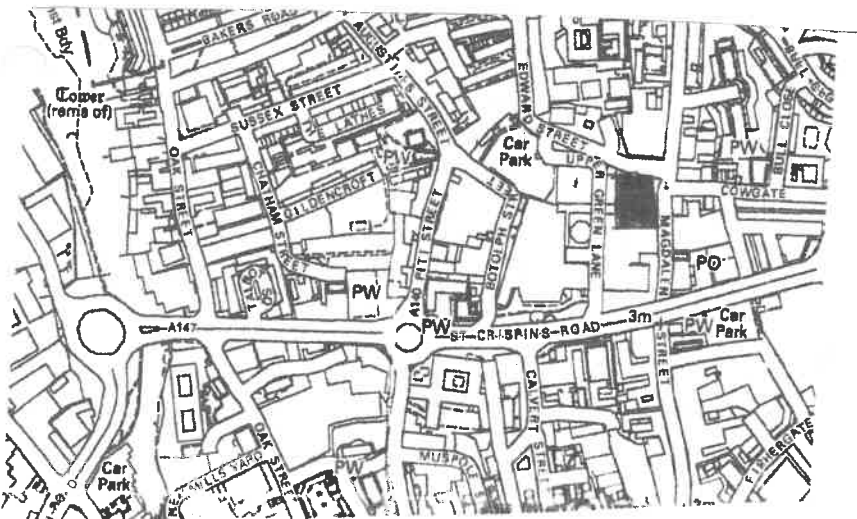
# THE NEW NORWICH CONCERT HALL IN ANGLIA SQUARE

One of the suggestions for the redevelopment of Anglia Square, is that it should be the location for a Concert Hall. The last Concert Hall in Norwich was demolished in the 1960s and replaced with a car park. Since then there has been no where the musically gifted children of Norfolk could practice, perform, or get inspiration. For a potential city of culture this is a serious shortcoming.

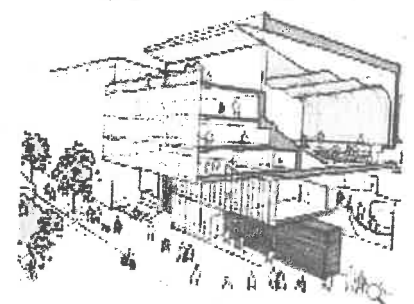
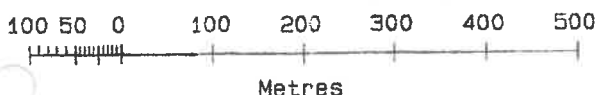
It is all very well to say stick a concert hall in Anglia Square, but you need to ask is this practical or possible. We have all put the following options.

- **Replace the Cinema with a Concert Hall.** Apart from impacting on a very successful business which also a valuable part of your square since it was built in the 1960s. The loss of the cinema would seriously affect the number of people using the square and therefore other businesses who rely on their trade.
- **Build a separate Concert Hall.** This would seriously impact on the financial plan for the square, by the developers. It would reduce the space of a housing and therefore a lost of the sale or rental income. It would also mean a loss of shopping space on the ground floor for the developers.
- **Build a combined Cinema with a Concert Hall and Cabaret Club.** We have sketched out proposals that could be beneficial all. Mr. Wicks's would have to advise from his experience.
  1. Mr Wicks and his staff this would have a secure and enhanced future, catering for both types of customer.
  2. The space needed for both enterprises, by mixing them, can remain relatively small thus not interfering with the financial viability of the rest of the square.
  3. The part of the concert Hall which will take the most work and needs to be very specialist, will be the roof of the concert Hall which would lead to a specialist design in order that the acoustics required are over the exact quality.

We have drawn up a rough plan to give some idea of the area required on the rebuilt. We are not and do not claim to be architects, but we are able to estimate the approximate sizes necessary for the building. We have shown the ground floor as being of a square design while the first floor we have drawn as a circular structure or hexagonal or pentagon. This we consider would be carried on up into the roof section.

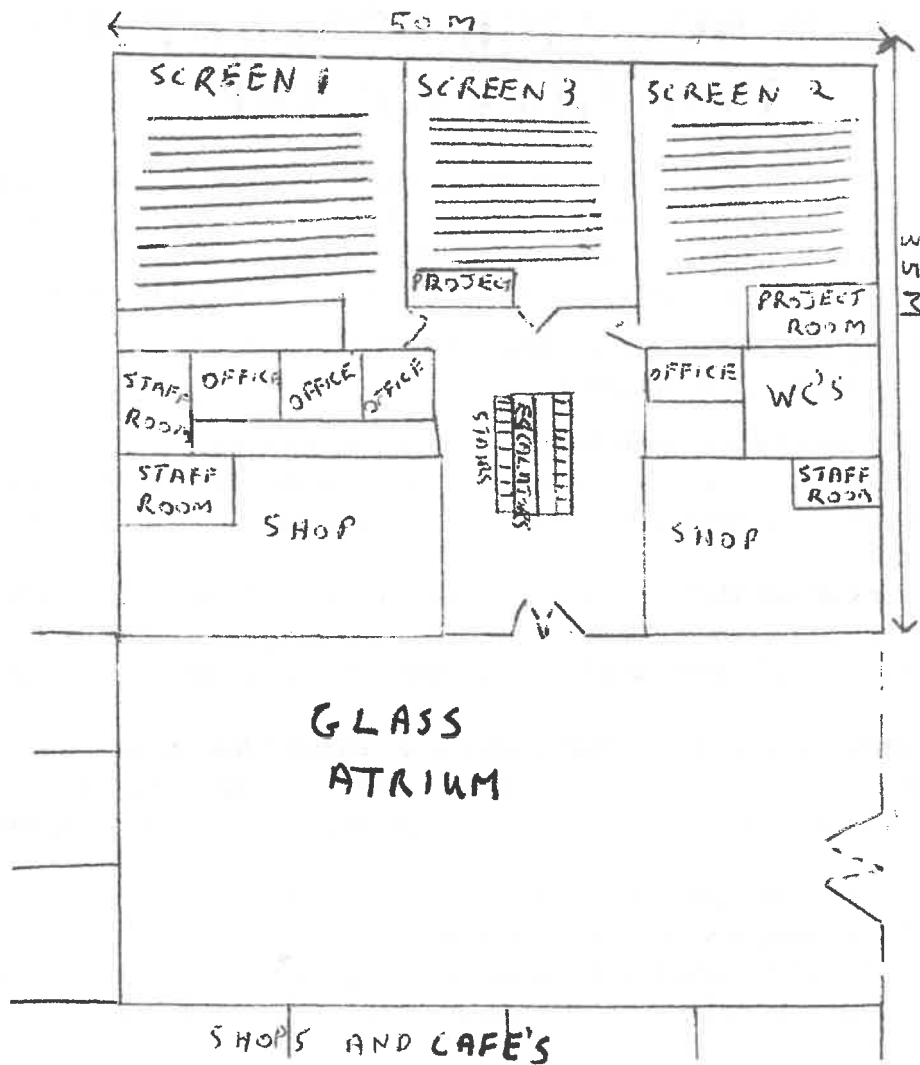


BLACK BLOCK AREA  
OF CONCERT HALL

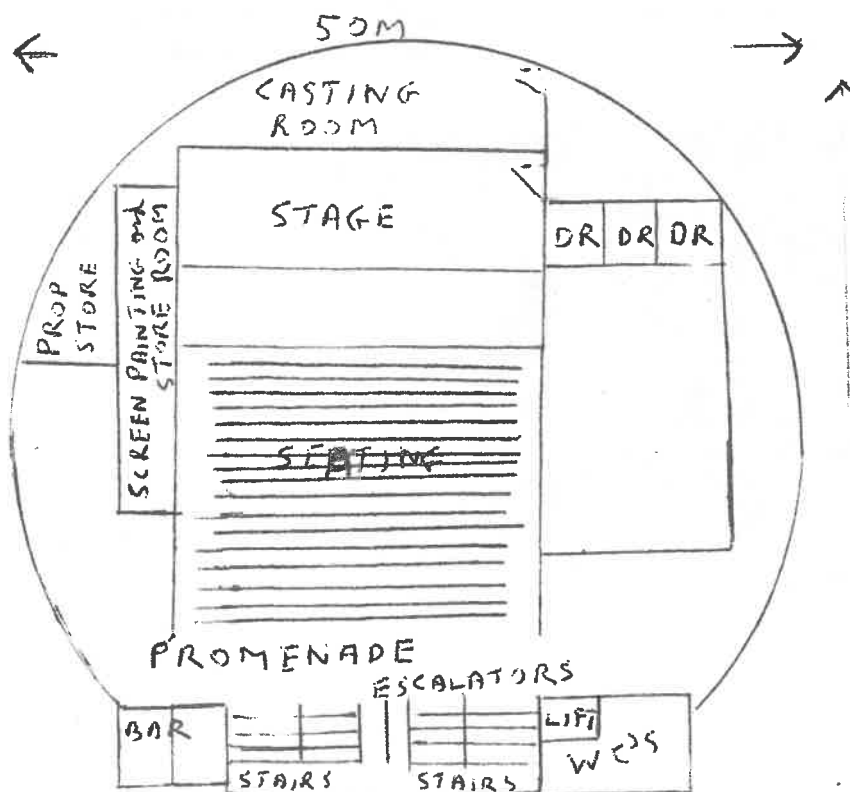


The Glasgow Royal Concert Hall

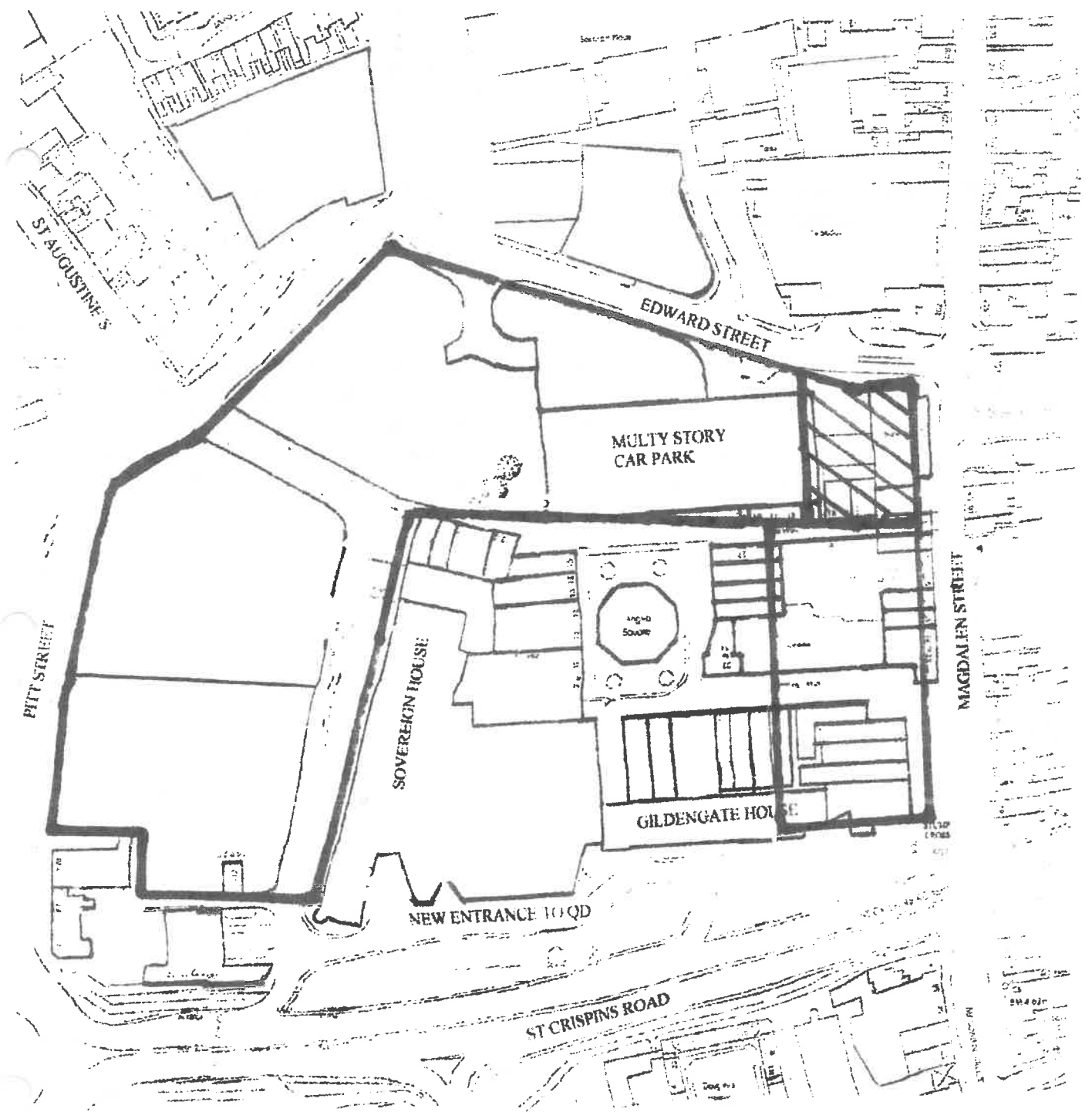
Plan of the surface area required based on measurements of the current Hollywood Cinema, the



**POSSIBLE GROUND FLOOR PLAN**







**SUB LEVELS 1 & 2  
COMPUTER CONTROLLED, STACKING & RETRIEVING,  
CAR PARK FOR 2000 CARS.**

**AREA WITH CROSS HATCHING = PROPOSED ART GALLERY.**

**Cabaret Club all being incorporated in different floor levels.** This reducing costs for the three organisations involved and making a compact area of the arts which would not impact heavily on the building of houses and shops which is of course the developer's principal sources of income. As we have said above changing plans.

**SECTION 8. Case against the building of a school on the Anglia Square site.**

**SECTION 9. The building over 25 +, story tower block.** Stories have been appearing in the local press regarding the building of a 25 story tower block on the Anglia Square site. This has created some alarm and opposition. Without details we can not obviously comment accurately but were it to be just a square or oblong block then we would be against it. If however it was an imaginative design, as for example the Shard in London ( though not just a small copy of it ) this would be different. When the previous development plans were submitted a few years ago they had an 11 story tower block which was rejected. We did however suggest that the top floor of the block could be a restaurant which would have an extremely good view of Norwich and Norfolk and could be serviced by an outside of the building, glass Lift.

Thanking you for your consideration.

Yours faithfully

Paul Scruton

## SECTION 6. Miscellaneous items.

### SIGNATURE BUILDING ?. THE TOWER BLOCK.

There was talk, but nothing that was specified that there would be a signature building in the redevelopment. Perhaps it is the tower block now being proposed. There is a lot of local opposition to such a tall structure. The Norwich Society, have been particularly vocal in their opposition to the tower also Norwich Airport.

### PUBLIC TOILETS

The existing public toilets are down a narrow alley which is the back part for the supply of the businesses in the area. It is most unattractive and not something that the general public have a liking for.

Adequate public toilets would be necessary if the development. There used to be public toilets on St. Saviour's car park, that these have been closed by the council and will be demolished when the car park is redeveloped. Perhaps when you come to the section of the development where the existing toilets are to be demolished, perhaps you could prevail on the council to open the toilets on the St. Saviour's site.

### THE PAGODA

In the late 1980s the then owners of Anglia Square came up with the idea of putting a pagoda, in the centre of the square which provided an extra covered area for people to use when the weather was bad. This proved very successful and has become a very popular with the general public.

It has been a home of

Electronic coin-operated ride on toys,

People performing plays to promote the area.

Entertainment's including a Morris dancers and local band and guitar player.

Animal charities fund raising days.

Carol singers on the Saturday before Christmas from the Surrey Chapel.

**On the commercial side** it has been used in recent years by the greengrocer, who has now moved on to occupy one of your units. Also by a firm selling used cars who again after a few months took over the old supermarket space facing the square.

Losing this all weather area would be a significant loss to those of us trying to encourage and promote the area. It would also be a loss of revenue for yourselves by not being able to rent it out.

Could the current pagoda not be maintained and the dimensions of the square change to match the sides so as to make an even more user friendly area for inclement weather. This would be enhancing a current asset and the developers would be saving money.

Inside the pagoda, it would be necessary to maintain an electrical supply as it currently has, but the addition of a **bus arrival and departure electronic board**, which could be placed high up, centrally, so that people could see how long it would be before the next bus arrives.

**STIRLING PRIZE.** The Stirling Prize now in its 21st year, attracts a great deal of national publicity. As well as national publicity on the BBC, it would of course attract lots of local interest. This would be great for overcoming the prejudice that the old Square has built up over the years. the RIBA Stirling Prize is sponsored by Almacantar, and is the UK's most prestigious architecture prize. Even if part of the new Anglia Square was short listed this would be a major prestige victory.

# THE PAGODA



The size of the square could be reduced so that the edges of the new build meet the edges of the pagoda

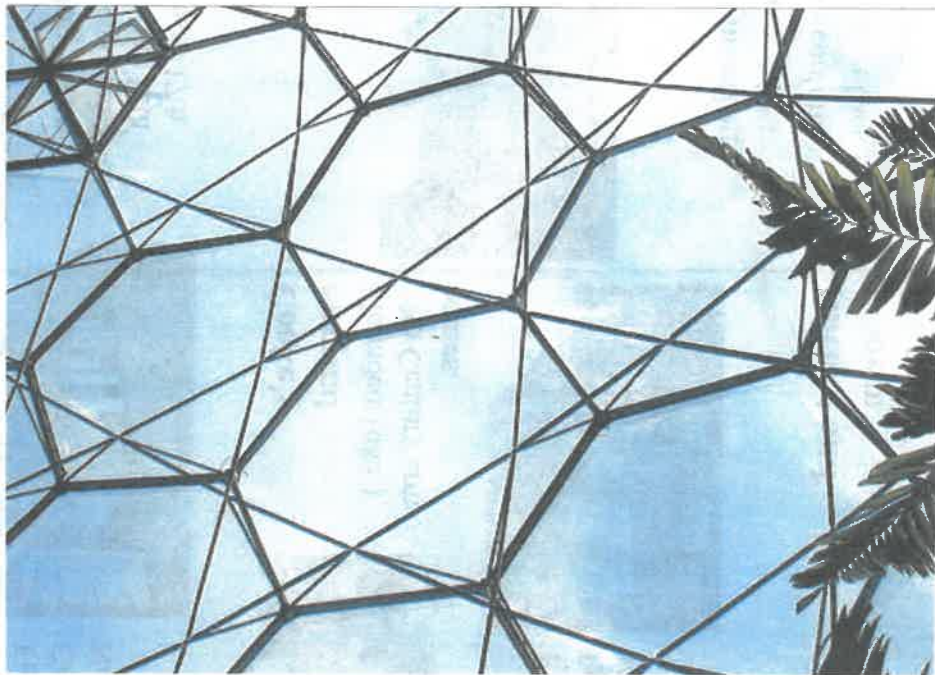
**THE VIEWS ON THE PROPOSED COVERED SECURE AREA  
IN THE NEW DEVELOPMENT.**



**THE OUTSIDE OF THE FORUM IN NORWICH SHOWING THE GLASS PANELS IN THE FRONT.**



**MAIN ENTRANCE TO THE FORUM.**



**A HEXANGLE ROOF A POTENTIAL ROOF FOR THE AREA.**

# 1000 years of historic Architecture In Norwich Over the Water

**City walls** built in the 12th to 14th centuries.



**Our churches** nine churches dating from 12 century.



**Great hall** built 1480ad as a wool merchants house.



**Pykerells house** built 1490ad and one of the only two buildings in Norwich with a thatched roof.



**Bacon house** built 1530 ad. Home of Henry bacon, merchant and mayor in 1548.



**Golden Croft cottages** 16th century built as arms houses for the poor.



**Golden Dog Lane** leading to Magdalen Street dates back to the 12th century. Houses 17th century.



**Rifleman pub** 17 century associated with artist John Crome and home to the dirty shirt club. In the 20th century it became the Little Mission convent.



**Old meeting house 1693** Non - conformists chapel set back from Colegate.

**Octagon chapel 1756** built by Thomas Ivory and has no right angles in its plan.



**Doughty's hospital** 19 cent Arms houses (founded 1677)



**Sussex street** Finest street of Georgian houses in Norwich.

**Cooke's hospital** (founded 1683) 19th Century arms houses.



**Former shoe factory** 20th century.

**Ancient and modern** 21st century office building with part of the Whitefriars monastery from 1100 ad.

