

ANGLIA SQUARE SUBMISSIONS BY THE 3rd OF DECEMBER 2019.
FROM THE
NORWICH OVER THE WATER SOCIETY
Application No. 18/00330/F

APPEAL REF:APP/G2625/V/.3225505
ADDRESS: ANGLIA SQUARE, NORWICH.

This is a set of submissions to the call in by the planning Inspectorate of the Anglia Square redevelopment.

The Norwich Over the Water Society as provided three sets of information.

- We have published three booklets, presented these to the City Council Planning Department and 5 objections on the 23/4/2018 on the grounds that they received the three reports, plus the objections, on the day that they were released. If the Council representatives wish to read what we submitted, I suggest they check with their clients for the material. However we suspect that shortly after receiving it from December 2016 to April 2018, they went into the waste bin.
- Supplementary information was presented in October in relation to the call in by the Planning Inspectorate.
- 3/12/2019. As of this date we have enclosed an Email of this document by the 3rd of December, also alphabetic contents list for the published three booklets.

BACKGROUND.

It is widely accepted that Anglia Square needs massive rebuilding to make it suitable for 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 there to merge the existing area with Magdalen Street. For example the whole structure was built with the wrong types of bricks, using engineering bricks instead of being built of Norfolk red bricks, these would have fitted in and weathered over the years and looked appropriate for their surrounding.

It is a shame that we have got a state of affairs where we have the Council trying to restrict the number of parking spaces in the developers can have, and both being opposed by so many organisations. While consultations have been held, nothing has been achieved whether it is objection to a large object like the tower or something as simple as facilities for buses and the naming of streets. The Council has not been willing to consider changes to its original ideas.

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3. Likely main issues.

- a. Not applicable
- b. The extent to which the proposed development is consistent with the government's policies for building a strong competitive economy.
- c. The extent to which the proposed development is consistent with the government's policies for ensuring the vitality of town centres.
- d. The extent to which the proposed development is consistent with the government's policies for conserving and enhancing the historic environment.
- e. The extent to which the proposed development is consistent with the development plan for the area, including any emerging plan.
- f. Other matters considered relevant.

PUBLIC WELFARE

WEATHER COVER.

OBJECTION 1 OF 5 TO THE PLANNING DEPT 23/4/2018 ALSO SECTION 4 IN THE YELLOW FOLDER SENT TO THE INSPECTORATE.

JCS2 PROMOTING GOOD DESIGN.

The absence of any practicable weather protection within the entire complex, must be seen as detrimental to promoting good design. The ability of all the members of the public to shelter from the rain and snow is not acceptable.

DM3 DELIVERING HIGH QUALITY DESIGN.

Members of the public, requiring a suitable protection from the weather will not have these requirements met by the current plan. The ability to protect oneself from rain or snow is not offered in the current plan. This we believe to be in contravention of DM3.

NPPF7 REQUIRING GOOD DESIGN

The current proposals in no way be considered good design, they will damage the commercial potential of the square by discouraging its use in wet and snowy weather. We are sure this is one of the reasons the council have excepted this design, as they don't want the square to detract from other parts of the city.

Claims made by the architects that I overhead cover with columns are bad for trade. If this is so, protection could be supplied by having a projecting canopy above the stores and shops which is self-supporting.

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THE EXISTING PAGODA.

When Anglia square was originally built in the 1960,s/70s there was no central weather cover in the square.

In the 1980s the then owners in attempts to get the square more popular and used came up with the existing pagoda This appeared to have the desired effect and to become very popular with the general public. It has been the home for.

- Electronic coin-operated ride on toys.
- People performing plays to promote the area (one of these was organised by our society to commemorate the Viking attack on Norwich in 1004ad).
- Various entertainment's, including Morris Dancers, local bands and a guitar player.
- Animal and other charities fund-raising days.
- Carol singers on the Sunday before Christmas from the Surrey Chapel.

On the commercial side it has been used in recent years by the greengrocer (who now rents a shop in the square), also by a firm selling used cars which again after a few months took over the old supermarket space facing the square.

Pictures of the pagoda over the page.

Losing this all weather area would be a significant loss to those of us trying to encourage and promote the area. It would be a loss of revenue for the owners and developers of Anglia square by not being able to encourage new businesses to take over shops.

The current pagoda, should remain and the dimensions of the square could be changed to match the sides so far as to make it an even more friendly area for use during inclement weather. This would be enhancing current and asset, and developers would be saving money.

An argument was made that removing the Pagoda would enhance the view of the Cathedral from the square. This is totally ridiculous as in order to see the top of the Cathedral spire you, need to demolish Gildengate House, which under the current plan is to be maintained. Also in the area there are plenty of excellent viewing points for the Cathedral which is less than a quarter of a mile away.

BUS TRANSPORT. Improvements could be made to the use of the Pagoda, by adding a Bus Arrivals and Departures Electronic Board, Which could be placed higher, and centrally, so that people could see how long it would be before the next bus arrives. This means that instead of sitting at one of the bus shelters passengers would probably be able to have another cup of coffee before your bus arrives. Again improving the commercial aspects of the square.

Other improvements could be made by providing Wi-Fi expressible, again within the pagoda.

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PUBLIC TOILETS.

OBJECTION 2 OF 5 TO THE PLANNING DEPT 23/4/2018 ALSO SECTION 4 IN THE YELLOW FOLDER SENT TO THE INSPECTORATE.

JCS2 PROMOTING GOOD DESIGN.

The inability of all members of the public to get to get access to toilets and to be forced into a cafes or other establishment, where they are seemingly required to purchase a beverage. It would inhibit members of the general public from feeling comfortable in this situation, and be of putting to the use of the square.

JSC7 SUPPORTING COMMUNITIES.

The inability of all members of the general public to get the use of toilets and to be forced into a cafe or other establishment, where they are seemingly required to purchase a beverage or food, may feel inhibited as us not use the square as we would hope for.

DM2 ENSURING A SATISFACTORY LIVING AND WORKING CONDITIONS.

Where there is a lack of public toilet and baby changing facilities this cannot be considered to meet DM2. The existing redevelopment of the Castle Mall and Chapfield both offer these facilities, therefore the redevelopment of the Squares Over the Water, need to provide the same.

Consequently we consider this an attempt by the City Council to undermine the redevelopment project now being discussed.

DM3 DEVELOPING HIGH QUALITY DESIGN. There is no way in which development not having public toilets and baby changing facilities can be described as high quality design. This is our objection to this part of the redevelopment requiring a good design. See the above, as the reasons for our objection. The public toilets at St. Saviour's car park are closed and will be demolished when the car park is redeveloped, leaving the area without any public toilets.

NPPF12 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT.

There is no way that failing to provide sufficient facilities for those using the redevelopment can in any way be described as satisfactory. Previously to start this redevelopment, public toilets were provided near to St. Saviour's Church, across the road from Anglia Square, which has been closed by the City Council and we assume is part of the public expenditure cuts.

DISABLED TOILETS. Proper provision of these should be made. The architects suggestion that people should go into cafes and restaurants and asked to use the toilets, even if they're not customers, becomes even more ludicrous for the disabled.

BABY CHANGING FACILITIES. Baby changing units are not supplied by the current Anglia Square, but must be supplied in the new one. As with disabled toilets the suggestion of using cafes and restaurants is ridiculous.

THE PAGODA



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



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ATTOES
OF STUMP CROSS

75, WEST STREET, NORWICH, NORFOLK, ENGL.

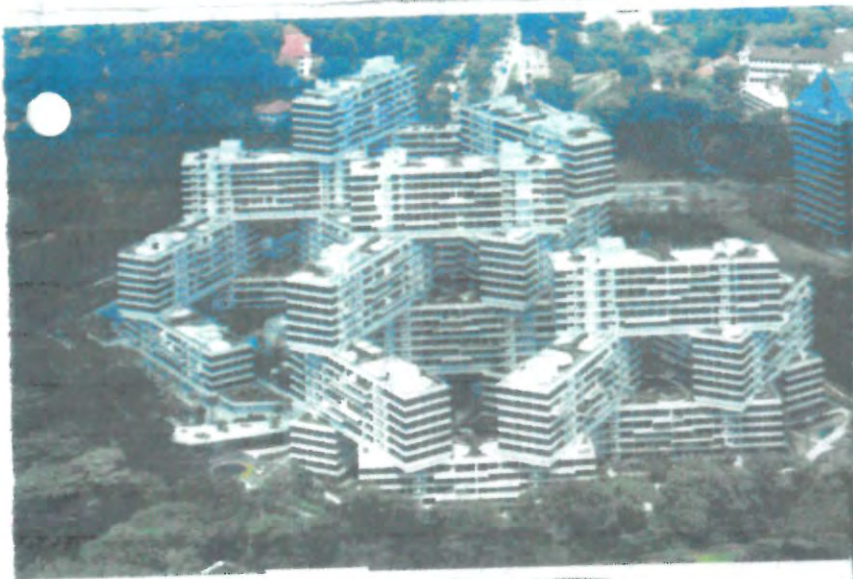
APPENDIX 5

Tenant Login



Hopewell Center With top floor Restaurant Hong Kong

Elegant entrance
Could be part of the
redevelopment



019

MY



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



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The facilities that have been built at the Forum, would be what would be needed.

Failure to provide toilet facilities would greatly Reduce the commercial viability of the redevelopment, by deterring the disabled, senior citizens, and families with young children. I cannot believe that this is what the developers would want.

St. SAVIOURS CAR PARK. Attached to this surface car park is a toilet block which has been shut by the City Council, we suspect on the grounds of cost. When the redevelopment of the Square requires the existing toilets to be demolished, we would expect these toilets to be opened, and maintained until new toilets are built by the developers.

SECURITY.

OBJECTION 3 OF 5 TO THE PLANNING DEPT 23/4/2018 ALSO SECTION 4 IN THE YELLOW FOLDER SENT TO THE INSPECTORATE.

JCS2 PROMOTING GOOD DESIGN.

The current plan shows no allowance for security for the shops and flats in the area. We currently have security operating out of a small back office accessible from Edward Street, which you need a map to find.

Over the years we have complained about the lack of lighting under the flyover and despite requests from ourselves and others, that they are grossly inadequate, the lighting we are told that nothing will be done until the entire development is finished.

- Many people are turned back from visiting Anglia Square because of the flyover.
- If a security office was provided next to the flyover, coupled with adequate lighting it would give people more confidence and more incentive to walk to use the facilities and shops in the square.

For a security office, bus station, and improved street lighting under the flyover.

Anglia Square has unfortunately received a bad reputation for being an area that is unsafe and violent. Although there is no factual evidence for this is has partly been generated through the architecture that currently leads you into the square.

Sovereign Way (Stump Cross Loke) is wide and well used by many people it has shops the face onto it giving a feeling that when walking along you are not alone.

The flyover. This has been a major problem but Anglia Square has faced since its creation in the late 60s and 70s. It has always been used along with St. Crispin's Road as an excuse for the Council on city maps to call it the northern end of the city, rather than use

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the City Wall which is further to the north. It gives a feeling of Anglia Square being isolated from the main parts of the city. Many people will not pass under the flyover.

Lighting under the flyover. We have asked the council the put up some extra street lighting on any occasion in January 2017, they use the excuse of the renovation of the square as a reason to do nothing. They also stated that they would be hoping the developers of the square would pay for it instead of them.

Security office. It is for this reason, we have proposed that the security office be placed, next to the north western side of the flyover where there is room. Our security personnel are locked away in an office which unless you know the area is impossible to get to and is up two flights of stairs, this we regard as unacceptable, let's make an asset of security personnel by having them in an office which can clearly be seen by the general public, and near the flyover which many people find intimidating. We are not seeing them as 'policeman' who would protect the square and Magdalen Street, but their presence at this location would have a calming effect on any criminals or others who give the area the wrong reputation, as well as giving the general public as feeling of safety and confidence.

CYCLE PARKING & CAR PARKING SECURITY.

The location of proper equipment for bicycles to gain appropriate protection is not as far as we can see being considered by the architects for the developers. Proper security racks enabling cycles to be left safely for the entire day would be needed. People working in local area need to have a safe area to leave their bikes would be appreciated. Also in this reducing carbon society the encouragement of people to use bicycles would be a very positive effect, and help improve the air quality. If we were lucky one of the nearby shops would be bicycle repair and sales shop.

Having said this we do not expect problems with vandals or bicycle thieves. But placing it next to the security office clearly will encourage people to leave their bicycles.

WOHR TYPE CAR PARKING.

We have proposed that public car parking of which we need 1000 places for the general public, could be done underground. This type of car parking prevents members of the public getting access to the cars, because it is all computer-controlled. While in the past we have had no problems with vandals and thieves, increasing the security level would not do any harm, only good.

The current redevelopment plus Council plans to cut public car parking will present a commercial problem to the area. Environmental considerations should also be taken into account at this point.

Cars parked at Anglia Square would again be environmentally friendly, in that it does not require people to sit there with their engines revving, or driving around and around trying to find those few car park spots, the electronic sign has told them are there.

Computer-controlled parking, takes the car and electronically stacks it without pollution. Shopkeepers in the square have noticed that since the multi-storey car park was closed there has been a marked reduction in the trade they formally received. We are convinced that a proper 21st. century car park computer-controlled would help further to reduce the carbon footprint of the square. Many of these cars which use this multi-storey now go on into the city, producing pollution which we would all hope to discontinue.



NOTES

COLUMBIA
THREADNEEDLE

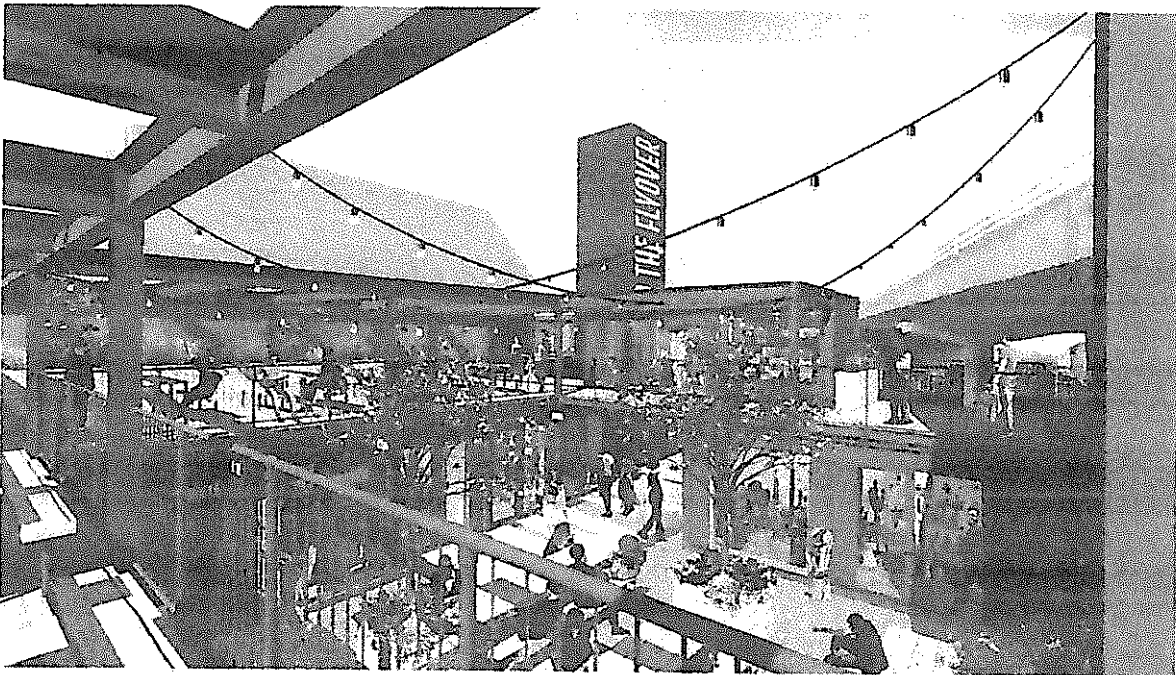
BDR

LEADER THE FLYOVER

PROJECTS: Public Use

POSSIBLE VIEW - Main Entrance

100%



NOTES

BDR

LEADER THE FLYOVER

PROJECTS: Public Use

NOTES



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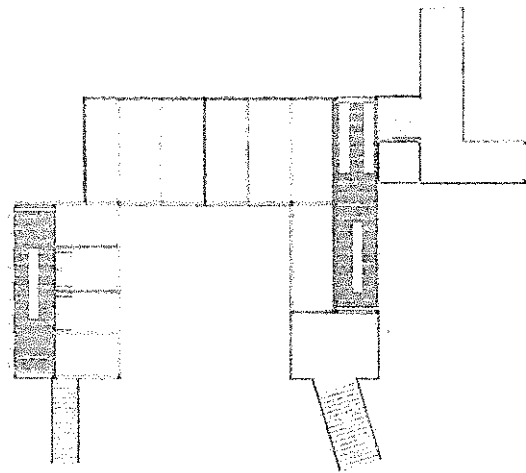
COLUMBIA
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OVER THE FLOOR
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The number of parking out for the benefit of the of the redevelopment, separate from those parking spaces allotted for residents and visitors. As a city plan for the future states that St. Saviours car park of 206 spaces, will be redeveloped for offices and flats. If this is so then more pressure on the redeveloped square.

CULTURE.

OBJECTION 4 OF 5 TO THE PLANNING DEPT 23/4/2018 ALSO SECTION 4 IN THE YELLOW FOLDER SENT TO THE INSPECTORATE.

NPPF12 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT.

During the last consultation, voting slips for various people were presented but the majority did not come from this part of Norwich.

A variety of names were presented by ourselves to represent people from the area who have strong local credentials, and are otherwise largely ignored from being named in the rest of Norwich.

An example of this is our desire, to bring back into use the name Stump Cross. Which until the building of Anglia Square with a name used by many businesses in the area

JCS7 SUPPORTING COMMUNITIES.

The council has provided little or no evidence that it intends to help the developers and the local community build a significant identity as part of the City. Ignoring planning code NPPF12, is an example of this.

DM3 DELIVERING HIGH QUALITY DESIGN.

There is no information currently available as to the type of materials that will be used in the construction. Will red Norfolk brick be used, the previous Anglia Square was built using engineering bricks, which look hideous. Will Flint also be used as it is a native of Norfolk and has been quarried for thousands of years. It has been used in the Castle Mall. Also will the paving stones not be the hideous concrete grey which is currently there, but instead the Brindle type bricks which give a far more friendly appearance.

DM9 SAFEGUARD NORWICH'S HERITAGE.

We have made copious objections to the lack of regard being paid to the culture of this area.

We have lobbied since the first of our three booklets for a sculpture to be provided for the area showing the people who are notable and worthwhile to be seen on a sculpture.

A sculpture can be very important in promoting an area. The Mermaid in Copenhagen harbour (hardly worth the effort), the Mannequin Piss in Brussels, plus many others.

**ADVERTS from firms from the 1960's / 70's
STUMP CROSS, over the page.**

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Supporting evidence. Culture of the area.

Gildengate House. Is currently being used by assorted artists. Looking at the proposals for the redevelopment that the building is to be kept. At a recent public meeting the desire for artists to continue to play a part in the redevelopment was often raised.

OPERA HOUSE.

The proposals as put forward by the developers, included the replacement of the existing Cinema. Since the Hollywood Cinema, has ceased trading, it is unlikely that a new Cinema company would be interested, as it is in the wrong location.

It leaves us with an ideal opportunity to replace the Opera House in Norwich which was demolished some 50 years ago A new Opera Centre would present, very significant resource for Norfolk as well as for Norwich.

Pages from the Stirling Prize entry, over the page.

Art Gallery. Since our first the booklet was published in 2016 we have pushed for your idea of an art gallery on the site. Because the viewing of works of art does not require natural lighting, this, like the car park could be underground.

The only art gallery Norwich actually has, is the Castle Museum. This has a stock of some 25,000 paintings, of which they only have the ability to show 2,500 paintings at any one time. While we are not suggesting an Art Gallery on the site able to show all those pictures, a dedicated Art Gallery would help. After all the city of culture needs an Art Gallery.

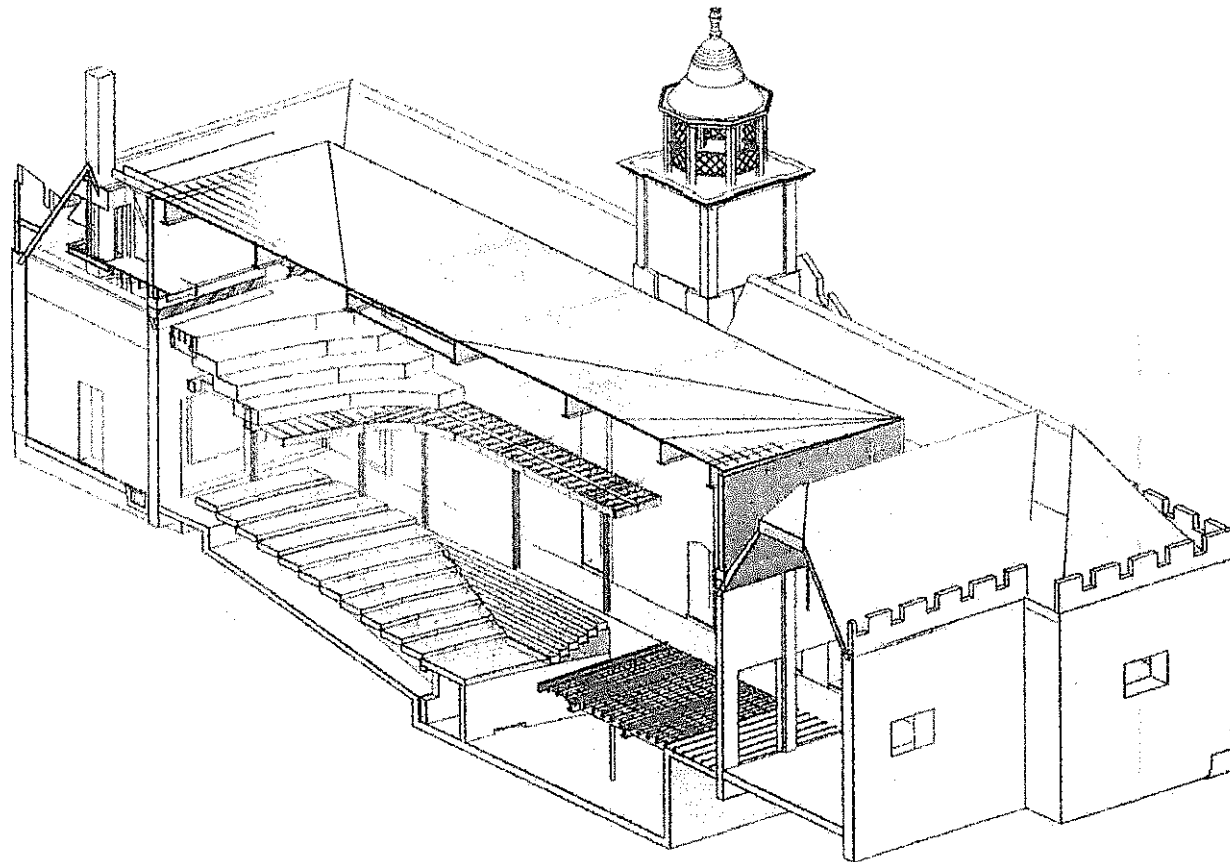
EXISTING PAGODA. As we have shown in objection 1 of 5, on page 2 of this document.

The Pagoda has already been made for cultural events.

People performing plays to promote the area.

- In 2004 plays were put on as part of the Viking month commemorations, of when Swain Forkbeard attacked on Norwich in 1004ad.
- In more recent times an acting group called the Common Lot have performed plays there.
- Various entertainment's, including Morris Dancers, local bands and a guitar player.
- Animal and other charities fund-raising days.

With the pagoda remaining and the redevelopment giving Anglia Square a new identity, there is hope for its use by many more local cultural events.



Notes:-

- 1 This drawing is to govern further drawings and is to be used in conjunction with all other drawings.
- 2 The site scale from the planning is shown in red paper or digital form. These sections are shown in red. To check the drawing has been printed to the intended scale the bar should be drawn using QES or 25mm long @ A3.
- 3 Health & Safety: All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".
- 4 For general notes refer to Drawing No. 24681/1000.
- 5 Note: The height of the building is 12m. The height of the building is 12m. The height of the building is 12m.

Ref	Description
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Rev	Date	By	App	Description
1				Issued for Information
2				Amendment

NEVILL HOLT OPERA THEATRE
3D VIEWS
SHEET 4

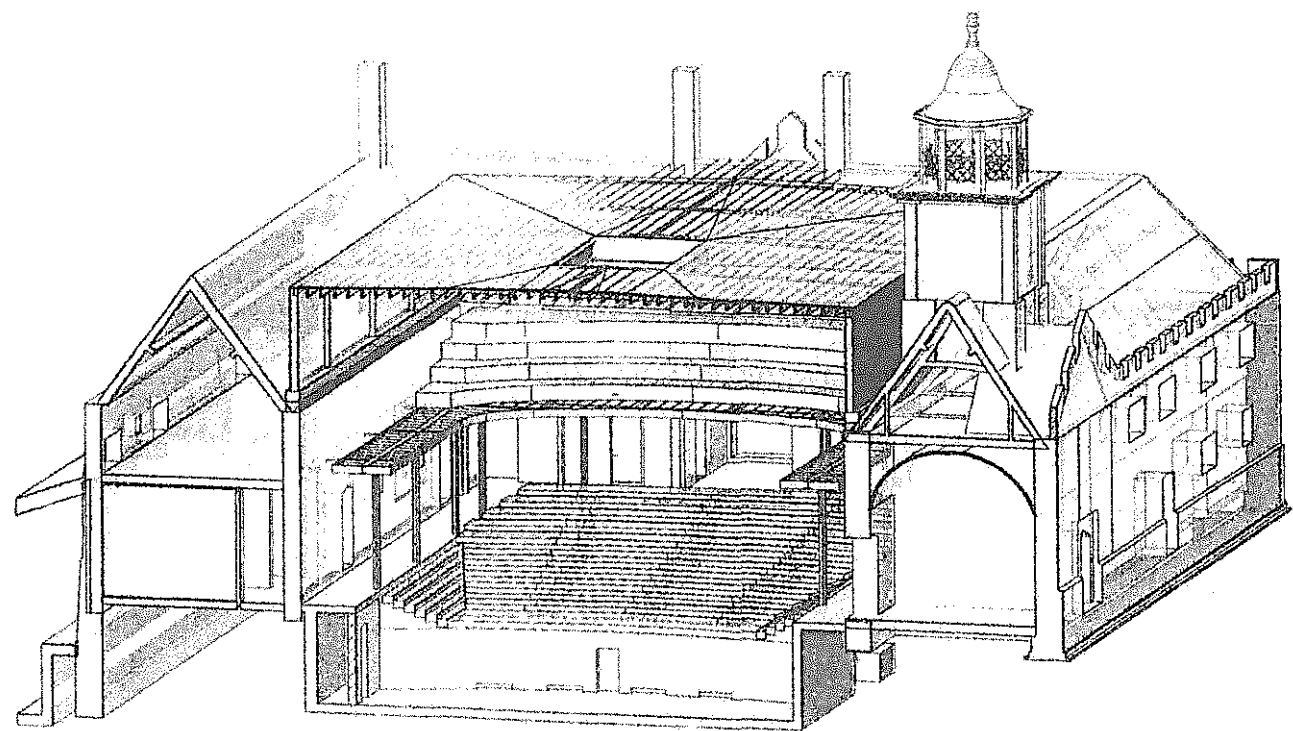
FOR INFORMATION
 NOT FOR CONSTRUCTION

Drawn by	Eng. JH
Scale	
Drawing No	24681 / 153
	2

Notes:

- 1 This drawing represents an elevation as shown in plan. It is to be read in conjunction with all other drawings and specifications.
- 2 Do not scale from this drawing or other paper or digital form. Use written dimensions only. To check drawing has been plotted to the intended size this bar should be 100mm long Q&A1 or 250mm long Q&A2.
- 3 Heads & Details: All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Plan".
- 4 For general notes refer to Drawing No. 0001 (Site).
- 5 Note: All work to be done at 100% design capacity. Note: All work to be done with a minimum 150mm bearing at each end.

Code	Description
01	CONCRETE
02	BRICKWORK
03	GLAZING
04	ROOFING
05	MECHANICAL
06	ELECTRICAL
07	PAINTWORK
08	LANDSCAPE
09	SCULPTURE
10	PLANTING
11	WATERWORKS
12	WINDMILLS
13	WINDMILLS
14	WINDMILLS
15	WINDMILLS



Rev	Date	By	Checked	Description
1	17/05/18	JM	JR	Issued for Information
2	17/05/18	JM	JR	Design Update

NEVILL HOLT OPERA THEATRE
3D VIEWS
SHEET 3

FOR INFORMATION
 NOT FOR CONSTRUCTION

Drawn by:	Eng. JR
Scale:	
Drawing No:	2
24691 / 152	

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NEW STREET NAMES AND NAMES FOR THE SQUARE.

OBJECTION 5 OF 5 TO THE PLANNING DEPT 23/4/2018 ALSO SECTION 4 IN THE YELLOW FOLDER SENT TO THE INSPECTORATE.

The renaming of the square from Anglia Square, may help to give it renewed fortune in the future. The Council recommended calling it Calvert Square, although the name Calvert has nothing to do with the history of the area. The Council are now talking about St. George's Square, which again is no relevance to the area except that there is a road with that name nearby.

Anglia Square, could be built anywhere, the name would be just as applicable in Cambridge, Peterborough, Chelmsford, or many other parts of East Anglia.

We would propose three names for consideration.

Hansard Square, named after Luke Hansard.

Luke Hansard, also came from this area, and while there are a road and close named after him, in Mile Cross. In this area there is only a lane named after him off Fishergate. Naming the square after him could help raise the standard in which the square is perceived.

Stump Cross Square.

It may seem a strange suggestion for naming the square, but the reason we support this for consideration is one is local history, and two, we feel it would quickly become a distinctive in the mind of the public.

Stump Cross Square, like Lakeside in Essex would we feel become distinctive.

The Squares Over the Water. Would again be very distinctive, and encompass local history as well.

Stump Cross history.

The cross is first mentioned in sources from 1500 and 1538 at the time of Henry VIII., it was then called Guylding Cross. It was demolished in the late 16th century, rebuilt in 1640, and removed in 1644. This was one of the places in Norwich where the accession of new Monarch was publicly announced. It is referred to by the writer Kirkpatrick in the 1720's and Mr. Ralph H. Motram, writer and Lord Mayor wrote of it in 1939 "The road divides and Stump Cross where, stood the remains which, if we are to believe Thomas Nashe, was at one time either the headquarters or other meeting place for the herring industry in Norwich".

Installed just north of the flyover which was then the junction over Magdalen Street and Botolph Street. It probably went back to the old church of St. Olav possibly going back to the 10th century.

We would ask that the area named Sovereign Way be converted to Stump Cross Loke

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Ref: Norfolk Heritage Explorer Number 26429

Other names appropriate to the area is that of :-

St. Olaf, whose church was on the site. We would ask that Annes Way is changed to St. Olaf Loke

Archbishop Matthew Parker who has no street named after him, there is a tiny road on the other side of Norwich called Parker Road, it would therefore not be unreasonable, for one of the walkways of the square to be named after him.

Loke = Is a word specific to Norfolk, it means an alleyway. In order to protect our Norfolk Heritage and dialect it is a word we would like to see used in the renamed parts of Anglia Square.

ARCHAEOLOGY. In our first the booklet submitted to the City Council in December 2016, referred to archaeology being conducted in the area. We are assured by representatives of the City Council, that they would not allow any archaeology on this site. This part of Norwich is the old Anglo-Saxon Burgh referred to in the Anglo-Saxon Chronicles.

COMMERCIAL

Unused shops. In 1990, 20 years after Anglia Square was built, there were still shops their, that had never been rented and were exactly as the builders had left them. We need to be careful that this does not happen again, the council's main interest is in the houses and not the shops.

CAR PARKING. Also pages 5 and 6. The use of cars and therefore car parking may now not seen the way forward. However whether or not we all move to electric cars it is unlikely that the public will give up their desire for their own personal transport, travelling where they want, at the time they want.

We are therefore looking at the best ways of providing car parking without providing pollution, we must cut our carbon footprint by 2035. The type of car parking we are proposing as being a future way forward, is a system of computer stacking.

The driver drives up to the entrance and parks his car, this is taken away by the computer and stacked in the multi-storey car park, no queuing, now exhaust fumes, no driving around looking for a parking space.

APPENDIX 1 P. For parking.

We have proposed that car parking should be underground. We have checked with Anglian Water as to the state of the ground for the redevelopment, and the state it is good. Rumours of two streams going down to the river are untrue. They cannot say exactly where they were diverted, but they can assure us that they no longer run across the site. There is therefore no reason why underground workings cannot be carried out.

ANGLIA SQUARE SUBMISSIONS BY THE 3rd OF DECEMBER 2019.
**FROM THE
NORWICH OVER THE WATER SOCIETY
Application No. 18/00330/F**

It is for this reason that we have proposed a new and varied radical parking system for the redevelopment. Our traders in Anglia Square, have noticed a marked lack of trade since the multi-storey car park was closed. Many people came and parked in the multi-storey before moving on to their employment. The cars therefore stayed for some 8 hours. On returning in the evening to collect their car and return home, they stopped and purchased goods from various traders before returning home.

St. SAVIOURS CAR PARK REDEVELOPMENT. Under the city plan that the Council has produced St. Saviours car park is to be redeveloped as an office block with access to and from the inner ring road of St Crispin's Way, and a block of flats to the south, facing St. Saviours Street. The area in between which will not be overlooked between 5 in the evening and 8 o'clock in the morning, we have already christened "**prostitutes and drug dealers square**". That however is probably a battle for a different time.

We however are calling for the maintenance of St. Saviours car park, until 2035. The reason for this is that the 206 parking spaces are vital to the area, and the toilet block again is vital especially when the redevelopment demolishes Anglia Square's public toilets, and no others are available. The removal of toilet facilities, will be especially hard on families with young children, those needing baby changing facilities, the disabled, and the elderly in particular.

CYCLE PARKING & SECURITY. See page 6

SIGNATURE BUILDING. There has been talk of a signature building as part of the redevelopment. Nowhere in the architects plans is this mentioned. We have looked at sites around the world which could offer a different more exciting design.

The tower block. We are not necessarily opposed to the tower block itself. We do not consider these to close to the Cathedral. For example, were the Maid's Head Hotel to apply to build such a tower being next to the cathedral, then this would be totally inappropriate.

NUMBER 01 ON THE MAP. APPENDIX 01

We do however feel that the block as proposed is not the best possible design and is in no way distinctive. The plans have been submitted are for standard block with no character or artistic merit. It could be a focal point of the project, but it must be designed sympathetically to the local area.

We have lots of designs for a variety tower blocks, examples of which can be seen on the Internet, that would offer 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 we do not suggest replacing a 20 floor tower with a 91 floor tower in Anglia Square.

APPENDIX 5

ANGLIA SQUARE SUBMISSIONS BY THE 3rd OF DECEMBER 2019.
FROM THE
NORWICH OVER THE WATER SOCIETY
Application No. 18/00330/F

If the tower was to go ahead, we would like to see the top floors, used as a restaurant with an external glass lift to grant access to it. An example of what we would like to see, is the Hopewell Centre in Hong Kong.

Entrance ways to the square present considerable possibilities for a flamboyant design. If this is linked with the building then it could come under this heading.

For the new Anglia Square to compete in the current financial market, distinctive features are needed, to make sure it does not disappear into obscurity. That means carefully choosing the names, for the parts of the square, the appropriate architecture, and the appropriate facilities in the square

**UNDER THE FLYOVER (18/00956/F) AT STUMP CROSS. SHOREDITCH
INSPIRED SCHEME.**

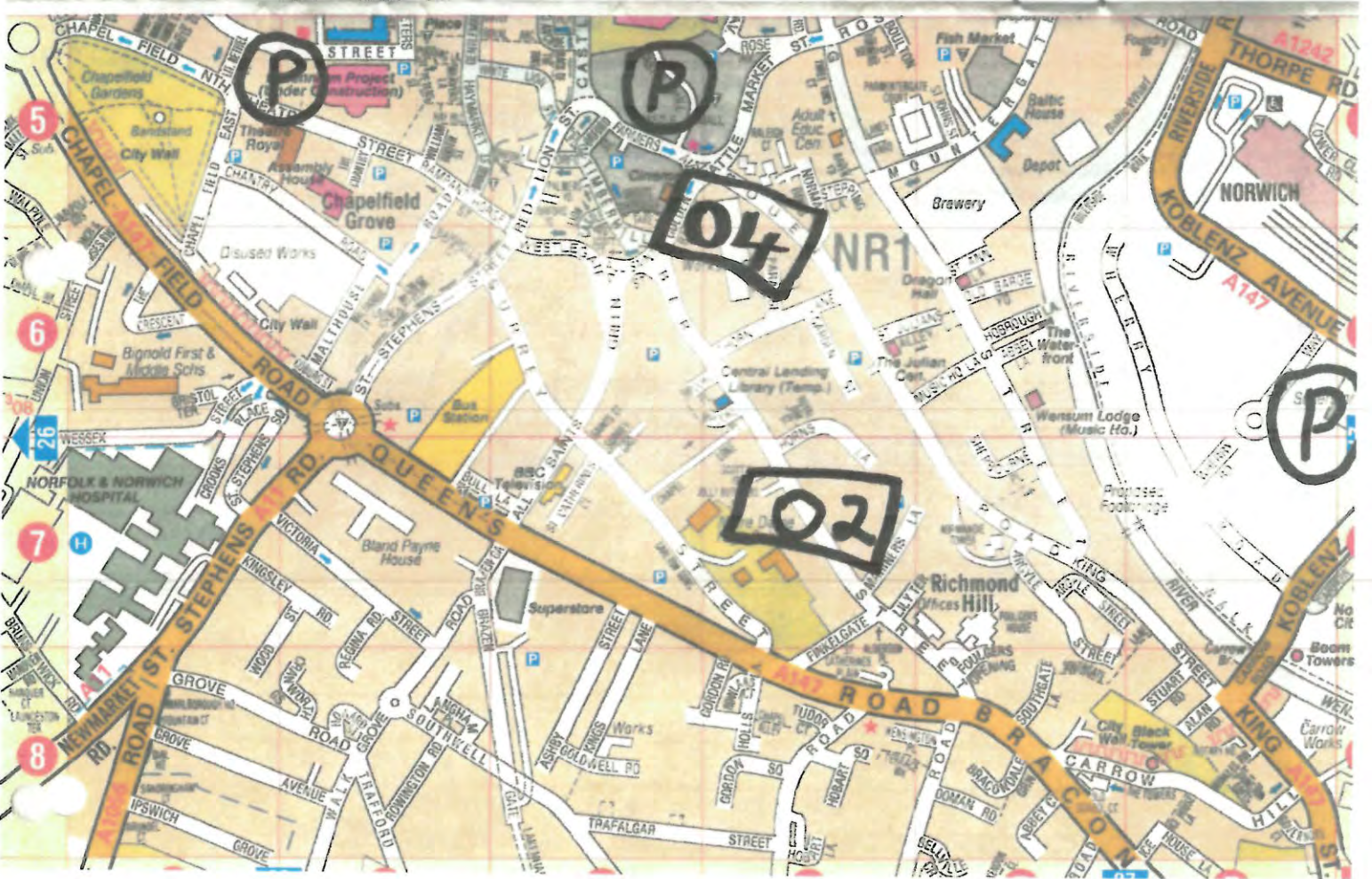
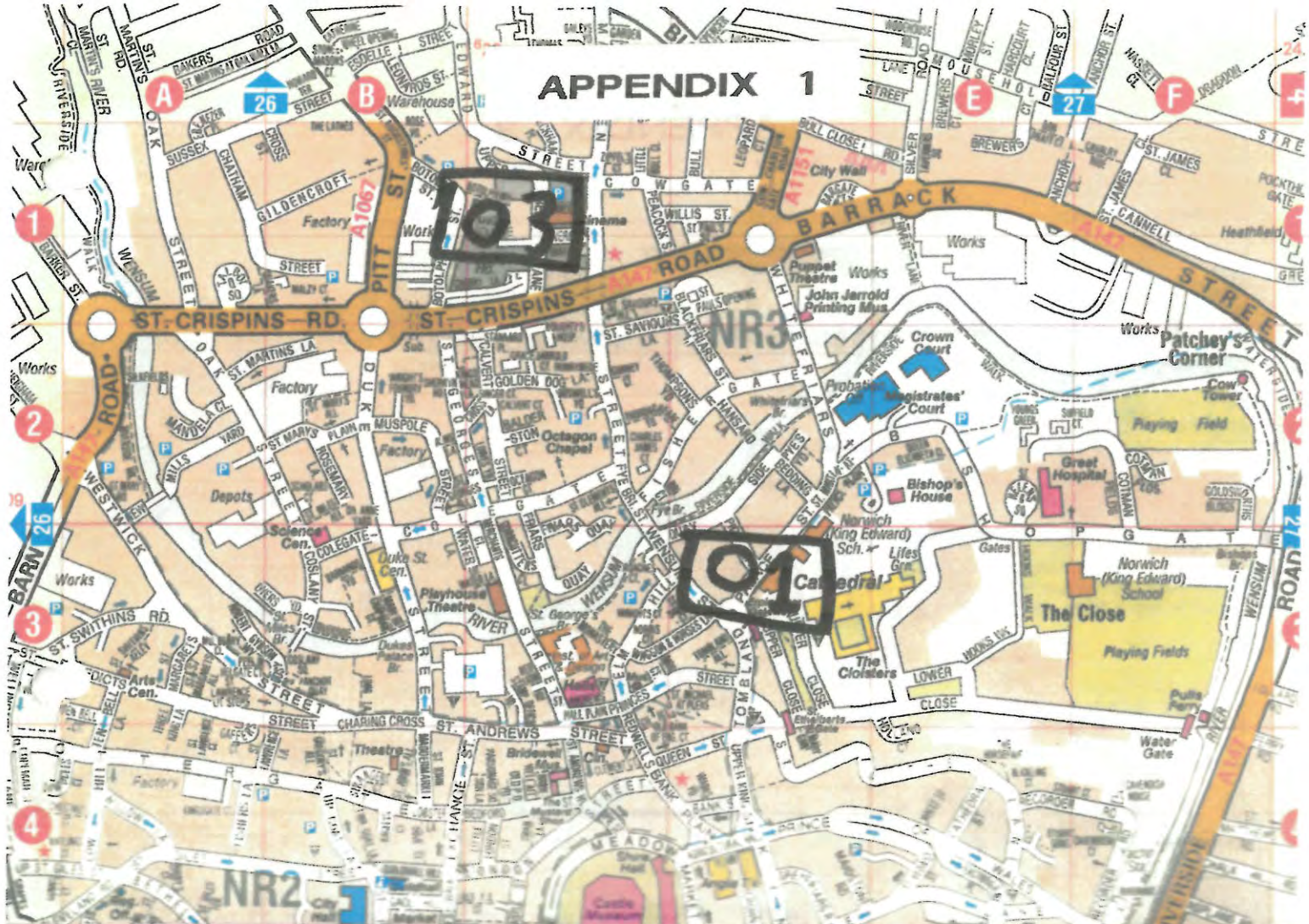
This scheme is not under the main Anglia Square redevelopment, we do however feel it is very important. As we have set out our other sections of this document, a radical change to this area would significantly benefit both social and commercial aspects of the redevelopment.

We would very much hope that this scheme gets under way as soon as possible and is not left until after the redevelopment is completed in five or six years time. Traders have complained of people thinking that parts of Anglia Square are closed down. That site can be clearly seen from Magdalen Street, by drivers and bus passengers and would help to give the impression that things are moving forward and Anglia Square is still worth visiting.

The Magdalen Street Festival has used this area, and therefore a small performance area would be a useful part of the plan. The application dated the 11th of March 2018, states that it is a proposal for 10 years only. We would hope that it would be indefinite date, obviously subject to its commercial success. In the future the shipping containers may well be replaced with long-term buildings, subject of course to the restrictions of the flyover and highway maintenance.

We are concerned that it is still shown as a proposal and has not gone before the planning committee to be given the go-ahead. We would hope the council will see the importance of pushing this application through as quickly as possible.

APPENDIX 1



APPENDIX 3

