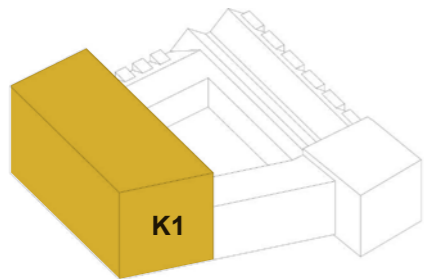


# Building K1

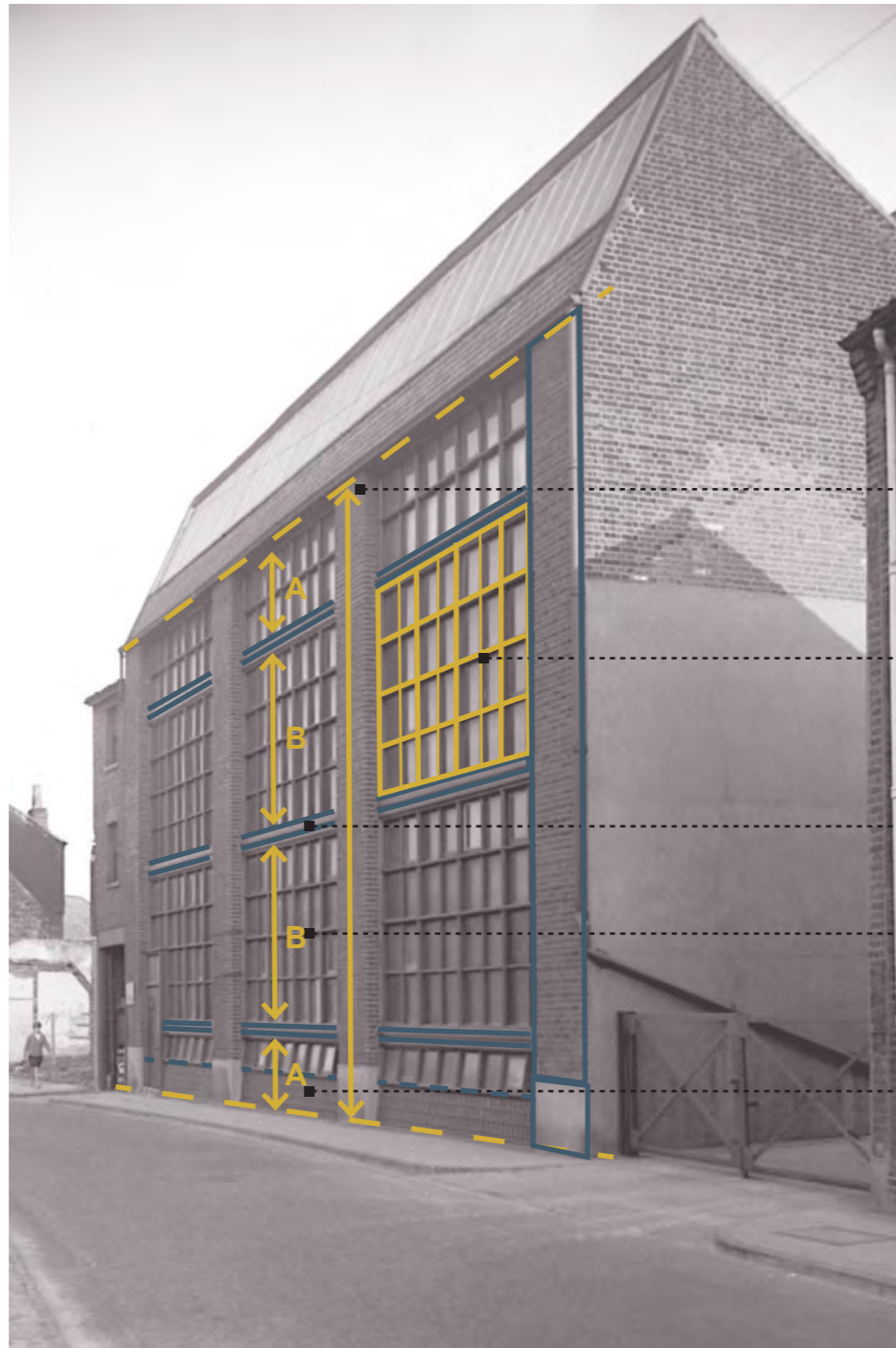
## Grounded in Norwich



Location Key



Proposed Building K1 is sited near the historical location of Chamberlins Factory.



Chamberlins Factory, AF Scott, Botolph Street 1967

*Thought to be one of the UK's earliest examples of curtain walling*

Referencing the industrial architecture of Norwich's history. Chamberlins factory once stood on Botolph street, this building forms the design inspiration for this block.

Piers Span Ground to Eaves (datum to Datum)

Curtain Walling System' with primary and secondary mullions and transoms

Twin Horizontals at regular centres

Curtain Walling System repeated

Stall Riser height matches 'Clerestorey' glazing under the eaves

## Precedents



Piers Span Ground to Eaves (datum to Datum)

Primary Horizontals at regular centres

Stadion Zurich, Burkard Meyer



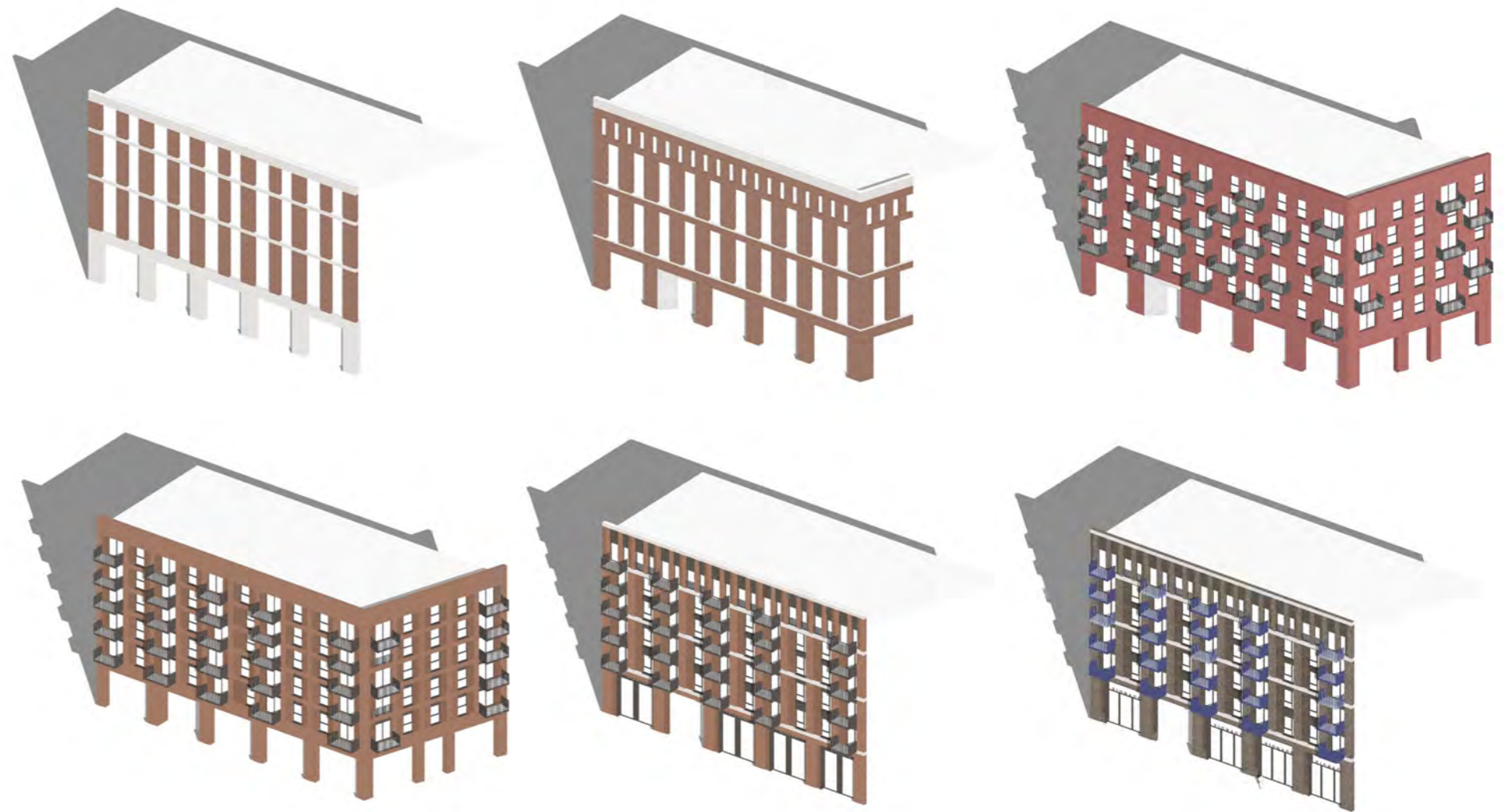
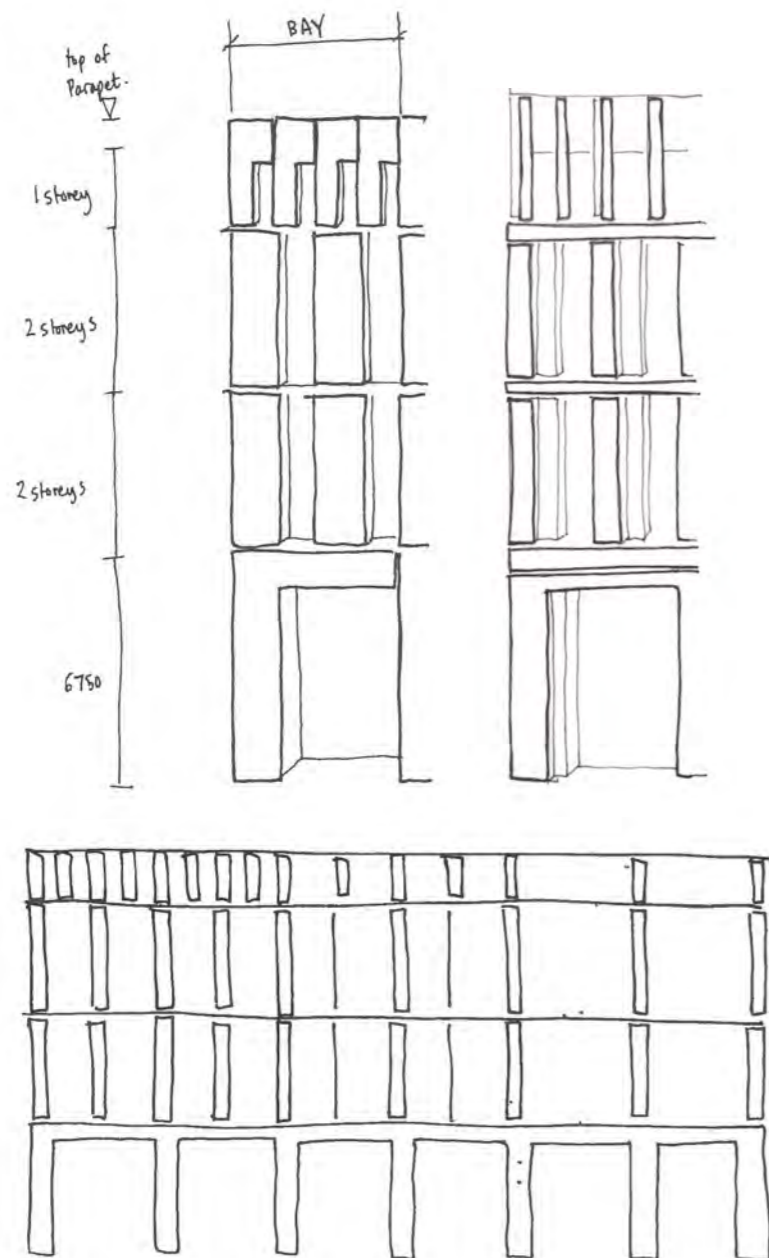
Piers reduce in scale & increase in frequency with height

Deep window reveals

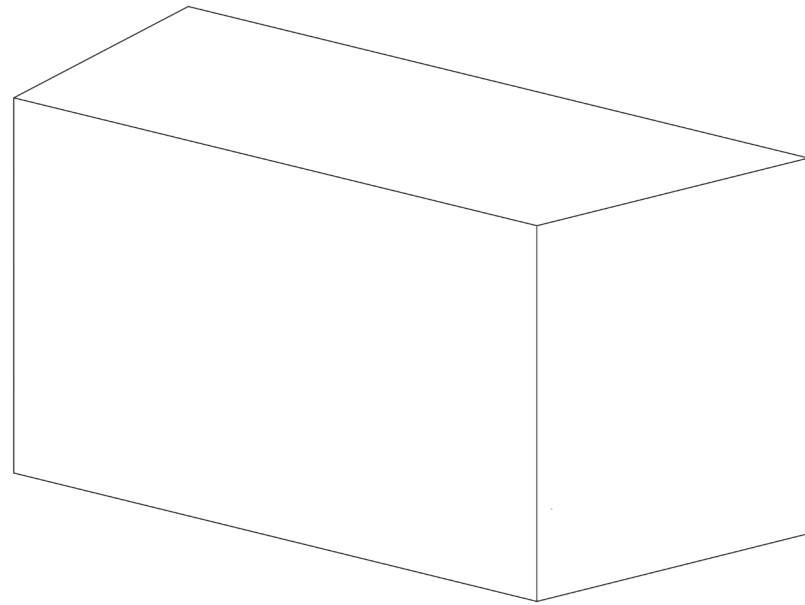
Skinnners School, Bell Phillips

## Design Development

Studies into contemporary interpretations of the factory, evoking a robust form, and grid facade.

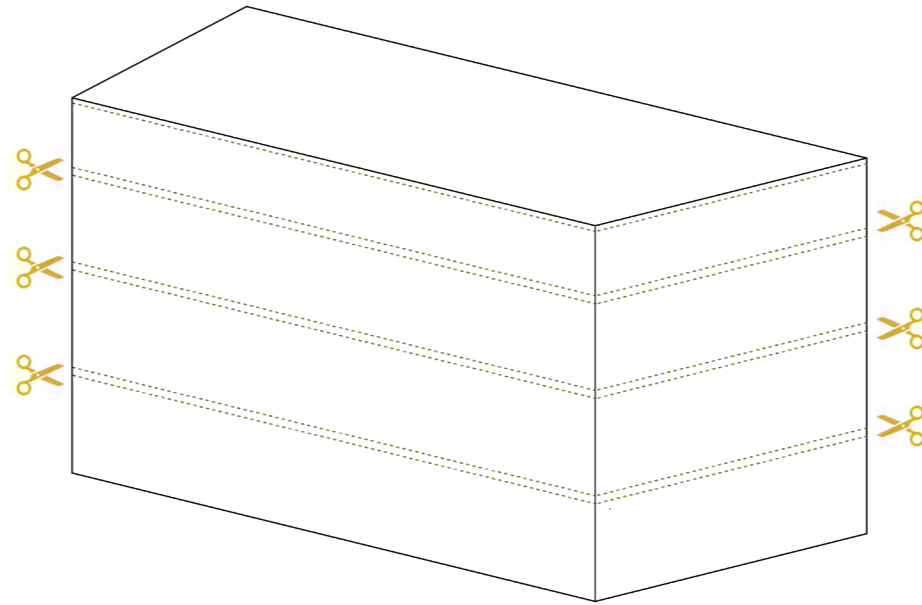


## Form



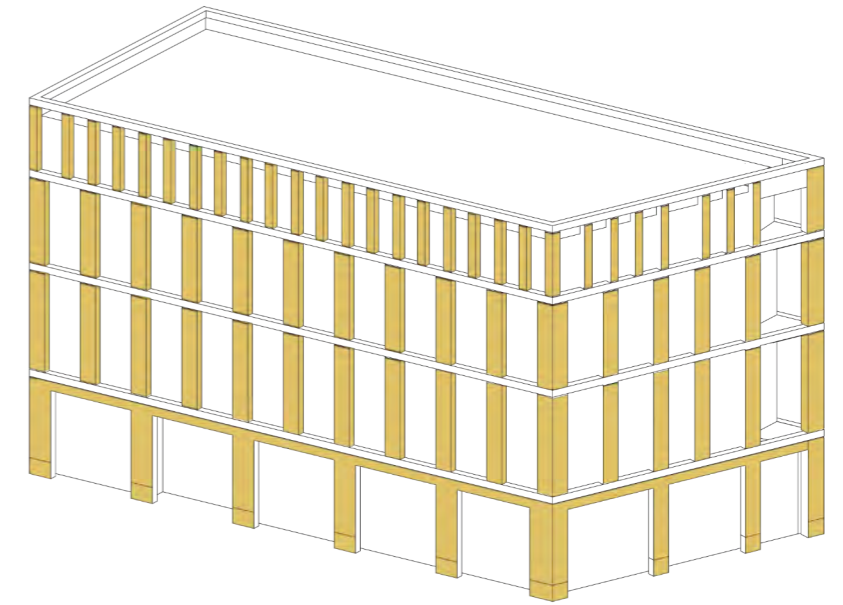
### 1. Basic Form

Linear finger block



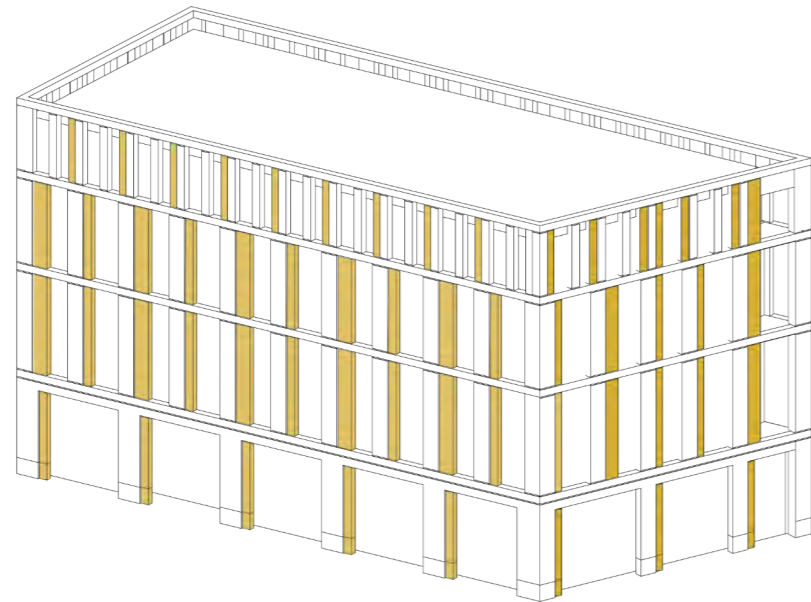
### 2. Horizontal Banding

Contrasting banding at two storey intervals structures the setting out of piers



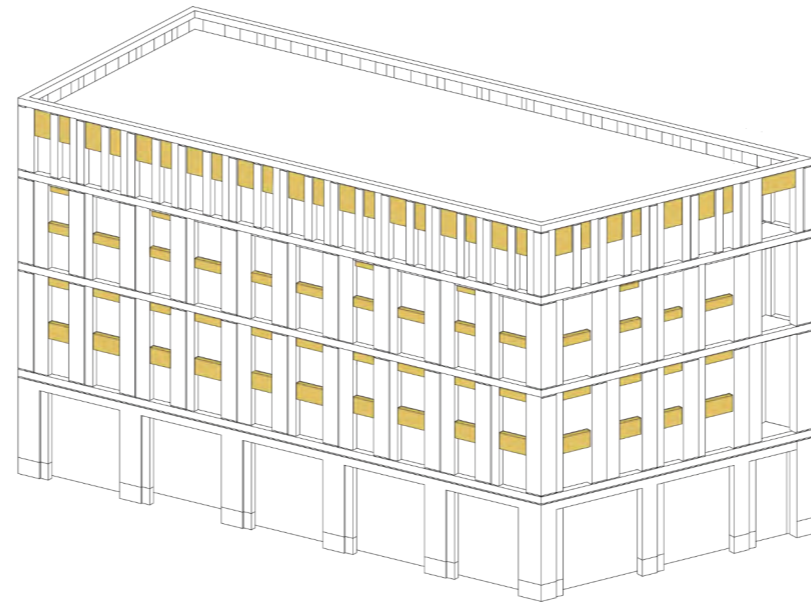
### 3. Primary Piers

Primary piers reduce in width but increase in frequency as they travel up the facade, the horizontal banding controls this change in spacing and dimension. This change in the facade adds a subtle playfulness.



#### 4. Secondary & Tertiary Solid Elements

Secondary & Tertiary elements infill the 'negative' space between the primary piers, these are stepped back from the main piers to provide solidity and depth to the facade.



#### 5. Window Grouping

Typical residential levels have vertically paired window groupings spanning between horizontals. The final floor utilises narrower windows to provide a distinctive top.



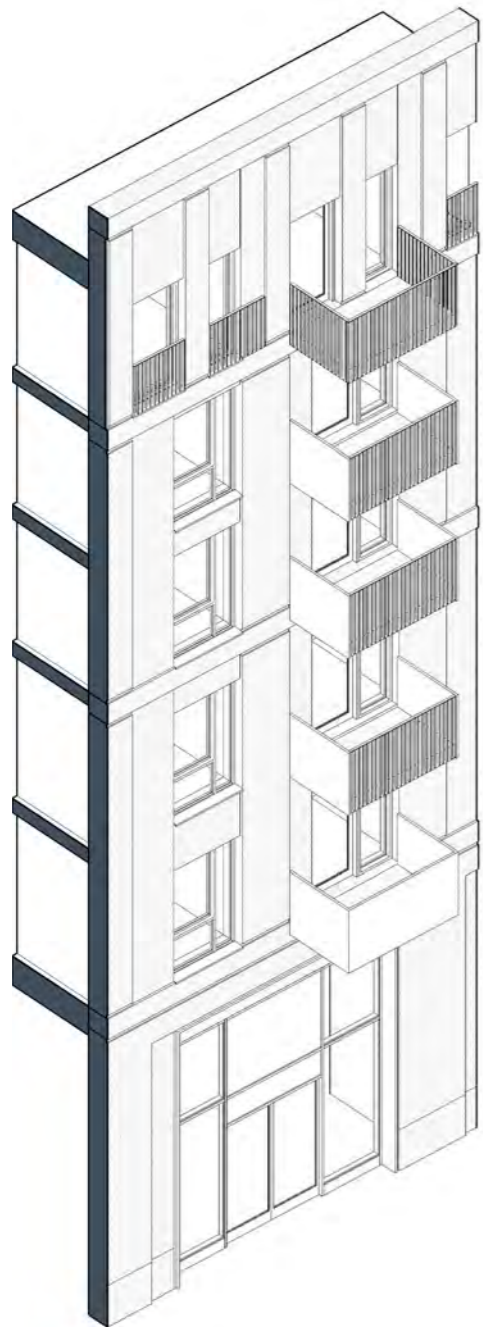
#### 6. Tones

Pale grey primary elements echo the concrete architecture of the existing local district centre. Secondary & tertiary elements use darker tones sat along side the primary piers to provide emphasis.

Light horizontal banding draws in the colour palette and common tones around the square.

Blue balconies provide final colouration

# Building K1 - Bay Study



Norwich Inspiration



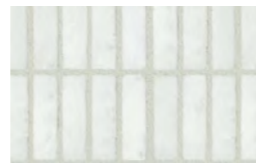
Dark Grey Window Frame



Blue Metalwork



White Brick Soldier Course



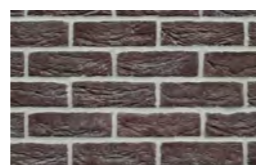
Dark 'Flint' Grey Brick



Dark 'Flint' Grey Brick



Light 'Flint' Grey Brick



Anglia Square  
View looking North into the  
redeveloped public space.

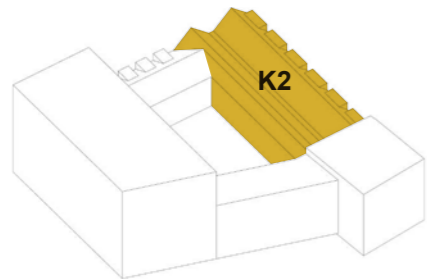


# Building K2 - Magdalen Street

## Grounded in Norwich



Location Key



Proposed Building K2 located on Magdalen Street.



Magdalen Street 1938

The existing Magdalen Street has a very distinct character of independent traders. A long terraced street broken up by multiple architectural treatments and materials. Predominantly 3 storeys tall.

Prominent sill

Distinctive change in ownership

Repetitive window pattern

Distinctive Retail level at ground

Recessed Shop Entrance

Stall Risers

## Precedents



Boaler Street / Falconer Chester Hall



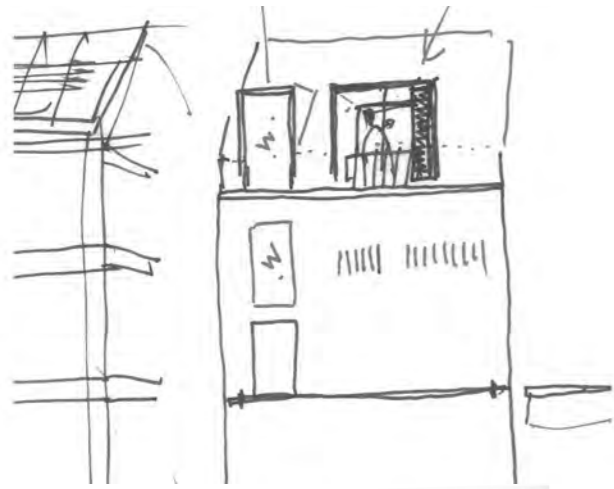
Tonal & colour change throughout street

## Design Development

### Detail & Language

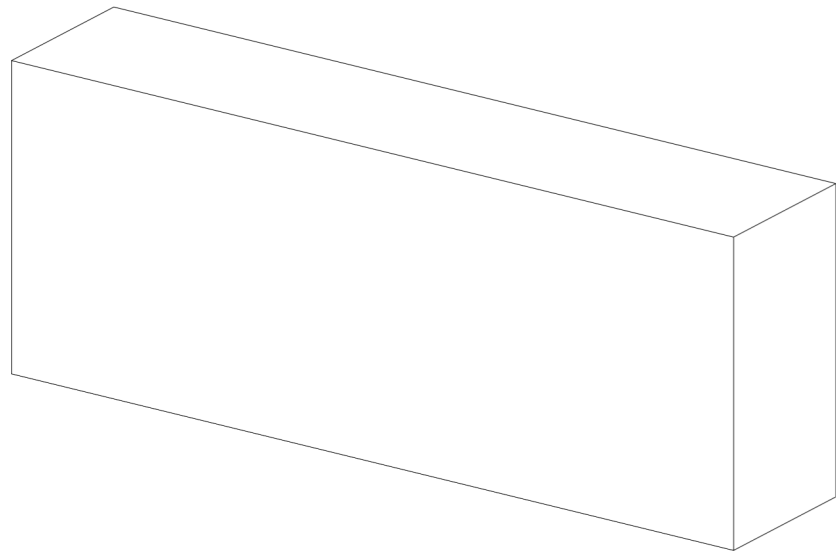
A selection of design development information exploring:

- Breakdown of bay groupings
- Dormer rhythm
- Fenestration
- Facade tones

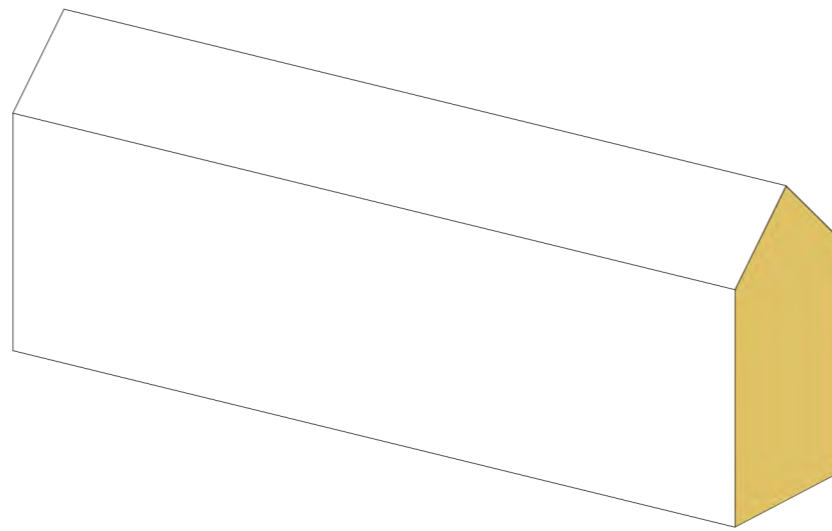




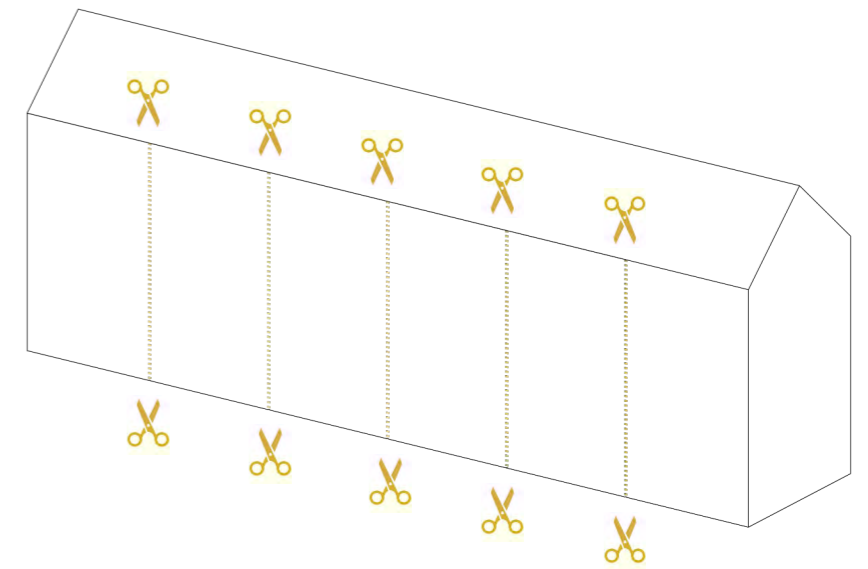
## Form



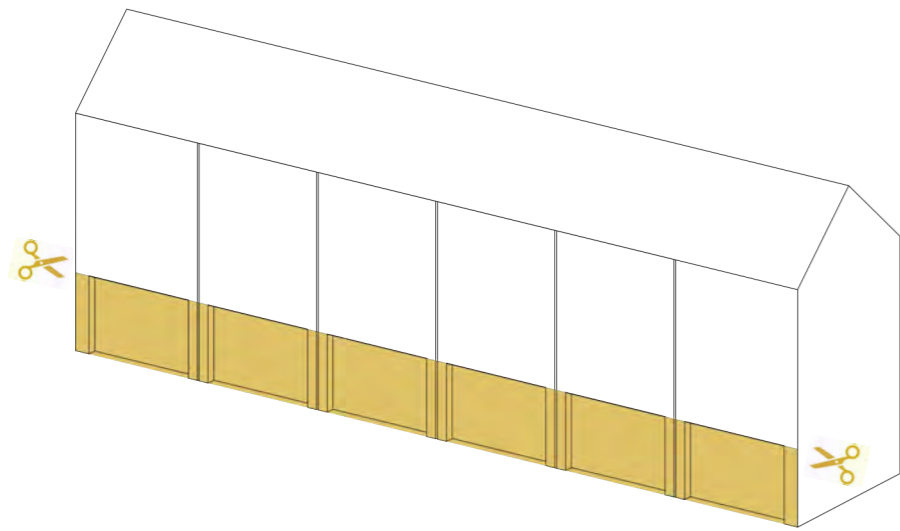
1. Basic Form



2. Gable Roof



3. Party Walls



4. Distinctive Ground Floor

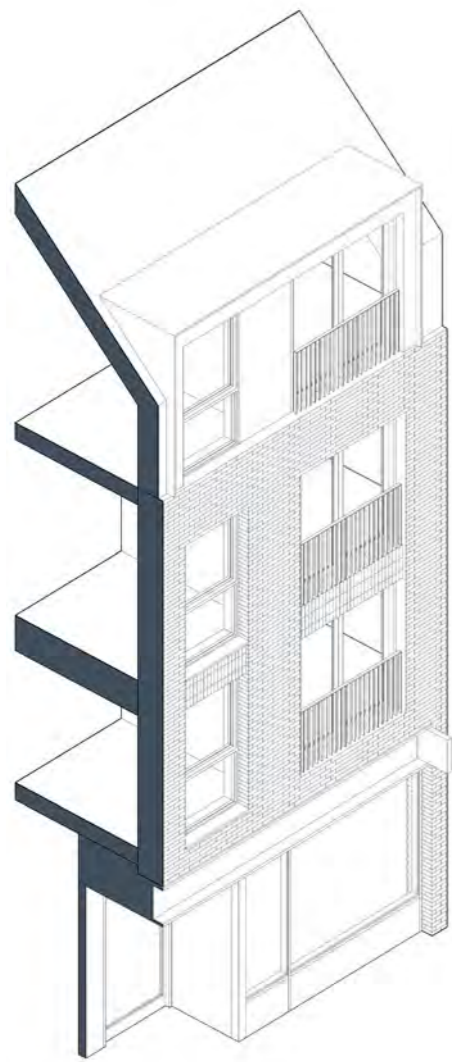


5. Repetitive window pattern

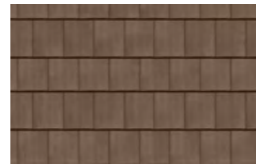


6. Material tone changes

# Block K2, Magdalen Street - Bay Study



Roof Tile



Brown Metalwork & Window Frame



Dark Red Brick - Entrance Colour



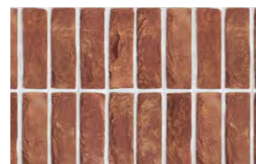
White Brick - Accent Colour



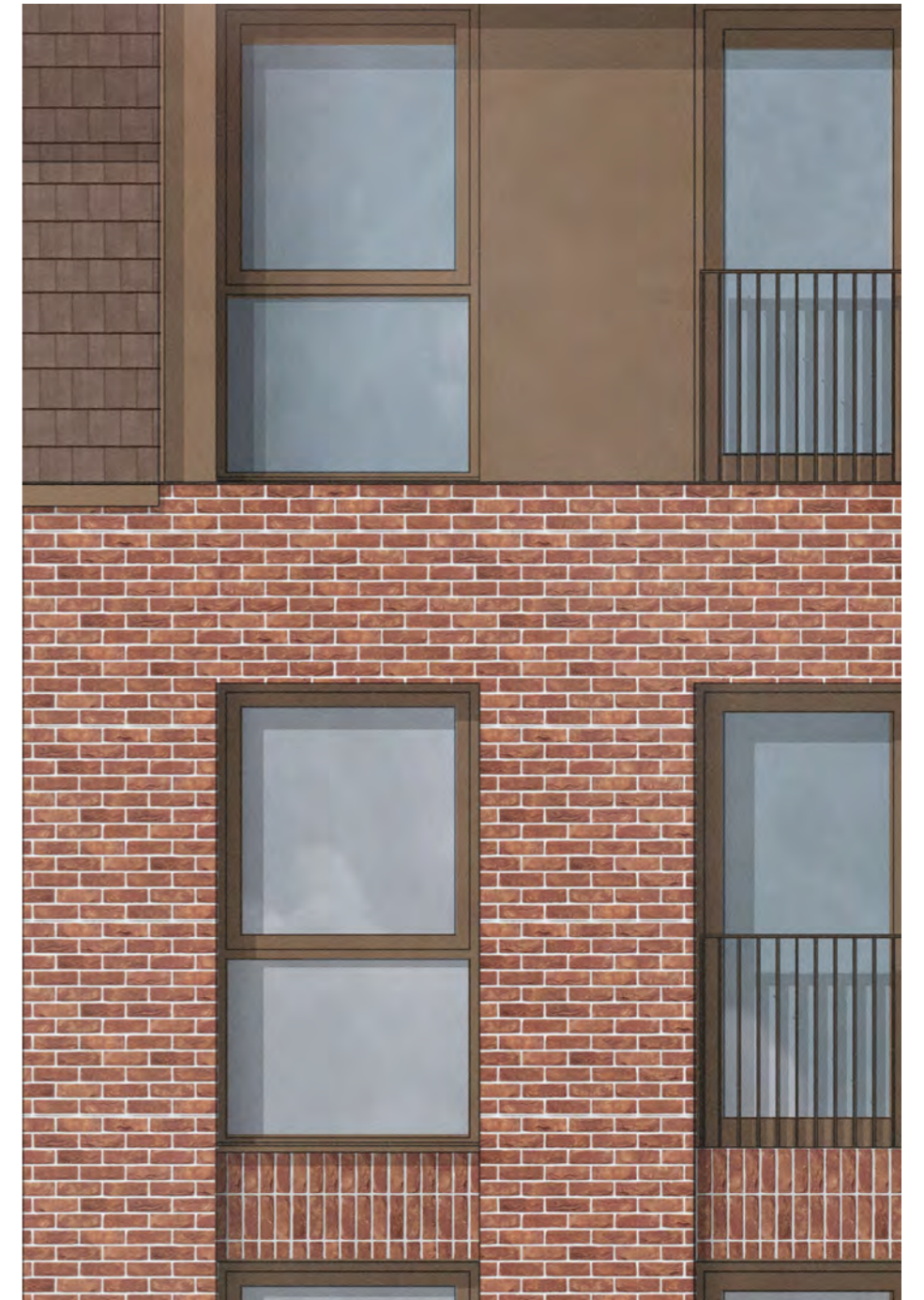
Red Brick - Base Colour



Red Brick Soldier Course



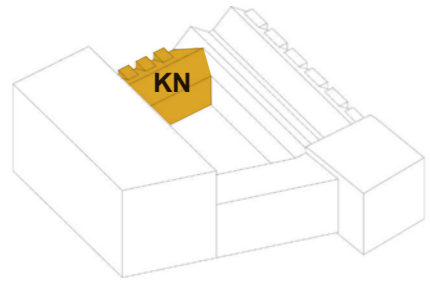
Indicative shopfront colours



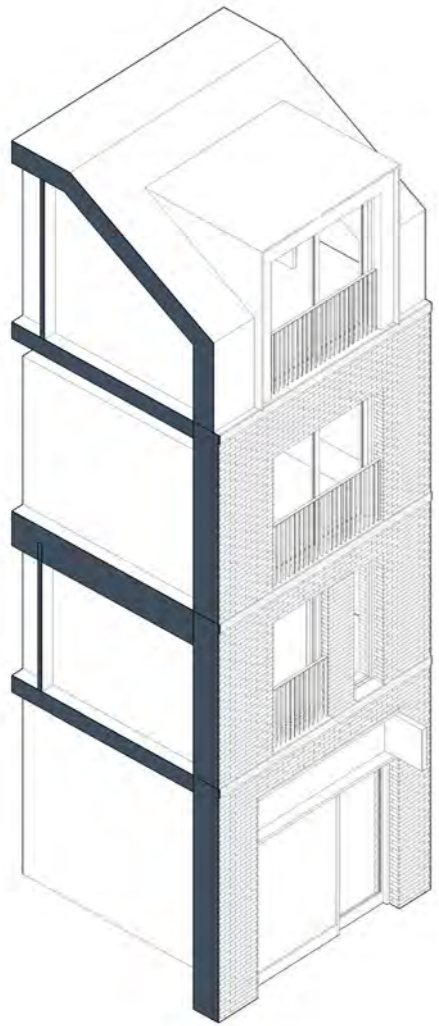
**Magdalen Street & Annes Walk**  
View looking South-West along  
Magdalen Street towards Stump  
Cross and down Annes Walk towards  
Anglia Square.



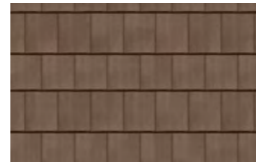
## K North (KN) - Bay Study



K North reflects the local typology seen in Magdalen St & St Augustines. A 3 story brick building with a pitched roof and dormer on a narrow fronted retail base.



Brown Roof Tiles



Salmon Window Frame



Red Brick - Base Colour



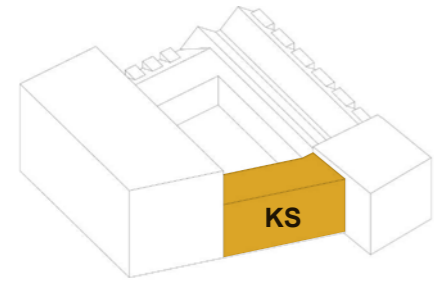
Dark Red Brick - Recess Feature



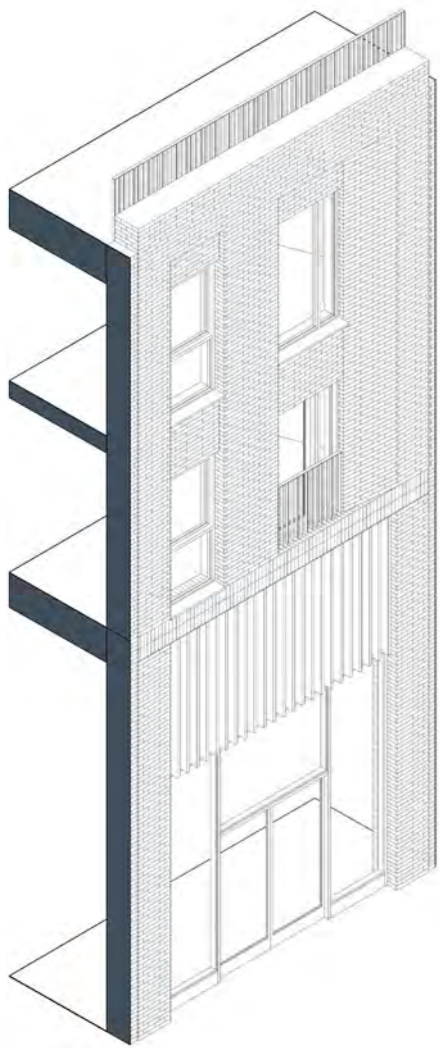
Black Metal - Shopfront



# K South (KS) - Bay Study



K South reflects the existing typology seen on the 1960s low rise red brick buildings at the South-Eastern corner of Anglia Square.



White Brick Soldier Course - Feature



Red Brick - Base Colour






Black Metalwork & Window Frames



# Building K/L

## Contextual Analysis

### Key

-  Site boundary
-  Primary Route
-  Key frontages
-  Regeneration of Annes Street
-  Servicing
-  Activation of Annes Street
-  Narrowing/ Norwich/ Threshold
-  Loading/ servicing
-  Amenity
-  Building outline
-  Public spaces added
-  Vistas
-  Front doors in street 24 hours
-  New pedestrian crossing
-  Mobility hub
-  Office
-  St. Augustines church

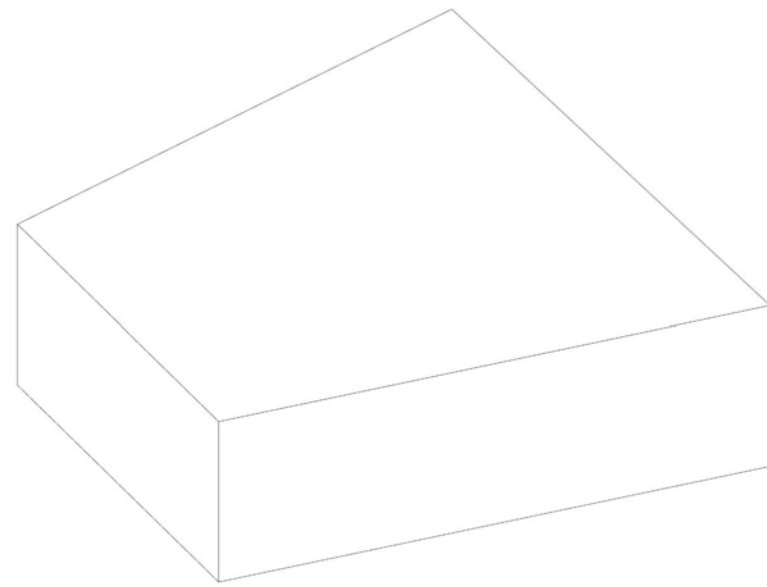


### Response

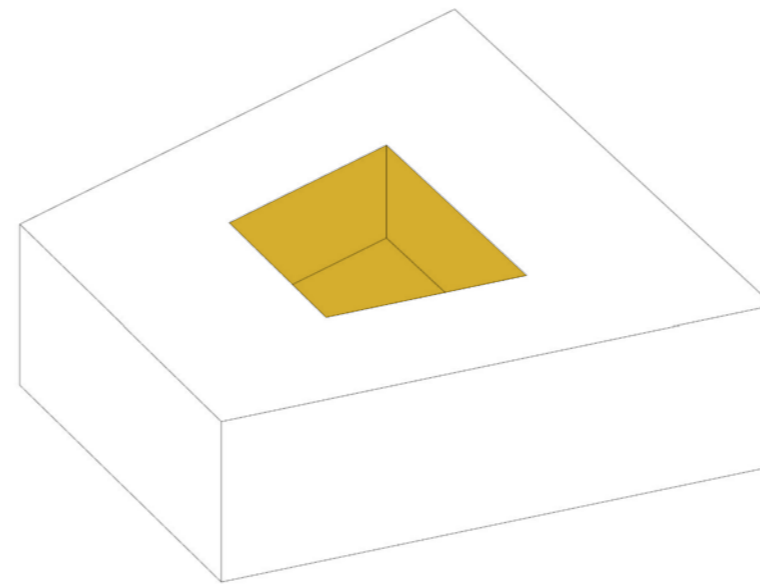
- Building L, Stump Cross**  
Key formal frontage to southern facade to address the public square and long distance views from Magdalen Street.
- Building K, Anglia Square**  
Tall/ larger retail units to wrap Anglia Square for commercial hierarchy.
- Building K, Magdalen Street**  
Reflect the Magdalen St character of the opposing street, narrow retail frontage and low scale.
- Building K, Annes Walk**  
Street activation needed to improve the existing route and improve sense of security.
- Building K, Botolph Street**  
Situated on the primary route, large amounts of footfall along this street. Retail continuity at ground to regenerate the local district centre.

# Building K/L

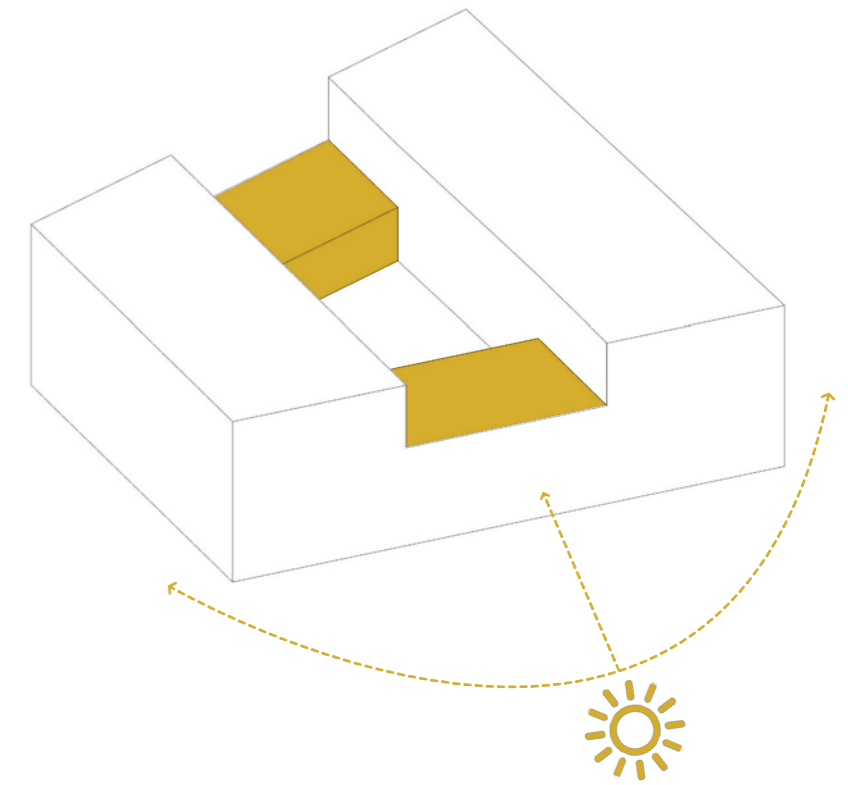
## Massing Evolution



1. Basic Form

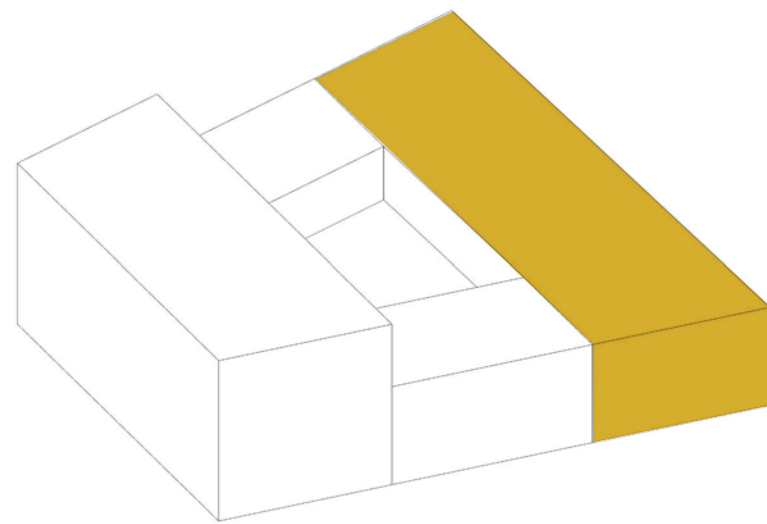


2. Amenity Space



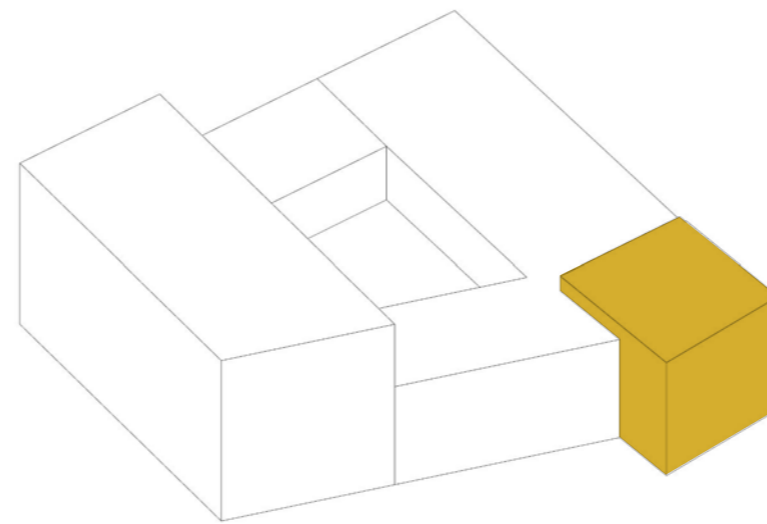
3. Reduce Height to allow light in



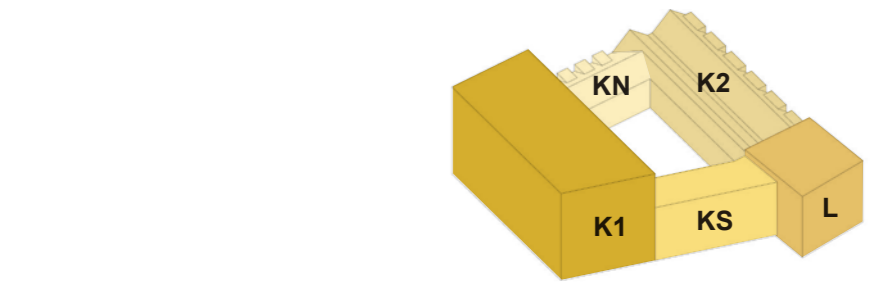


**4. Respond to Context**

Reduced height along Magdalen St



**5. Feature Building**



**6. Gables Added**

Gables added along Magdalen St to reflect local vernacular.

## Building K/L Massing Overview

### Quantum Summary

Private Homes: 53

1 Beds: 15  
2 Beds: 37  
3 beds: 1

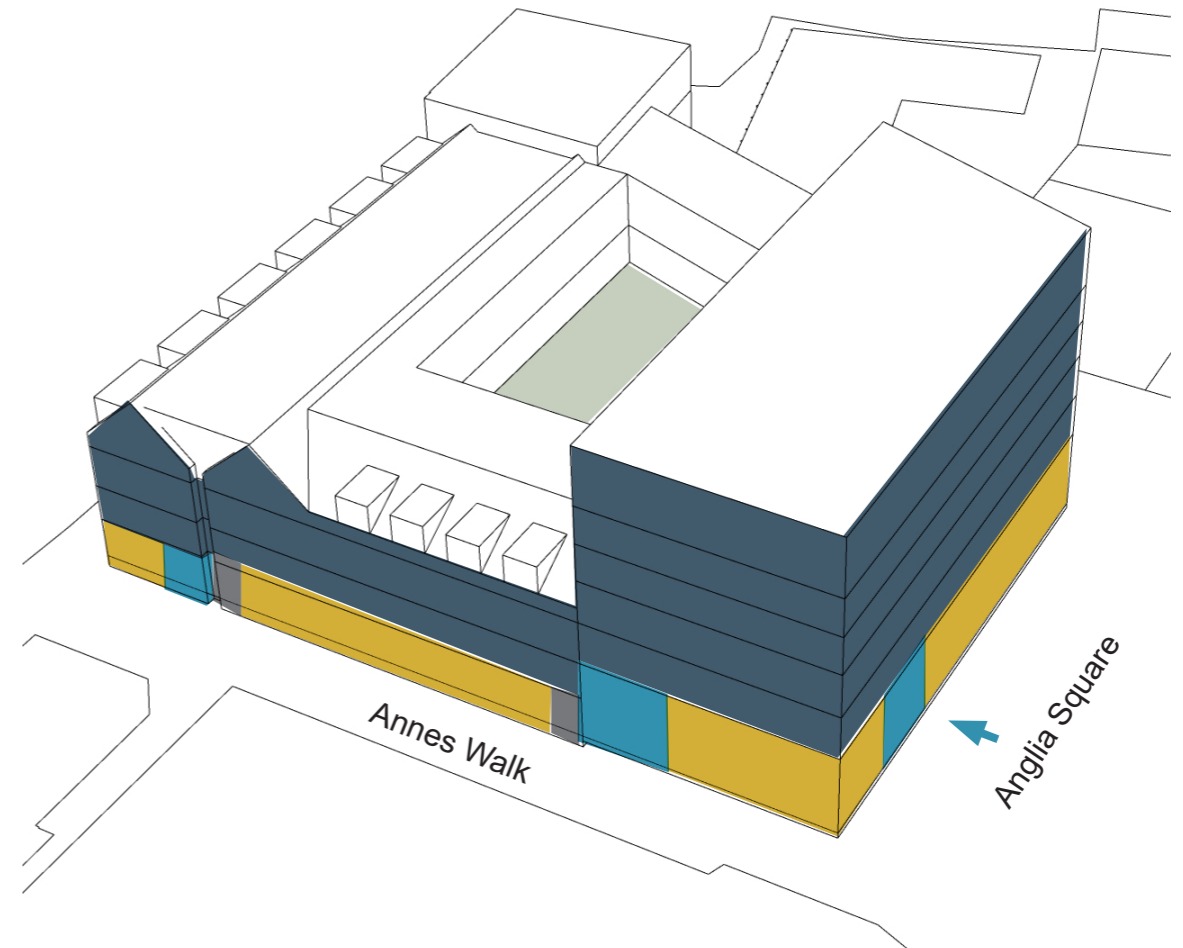
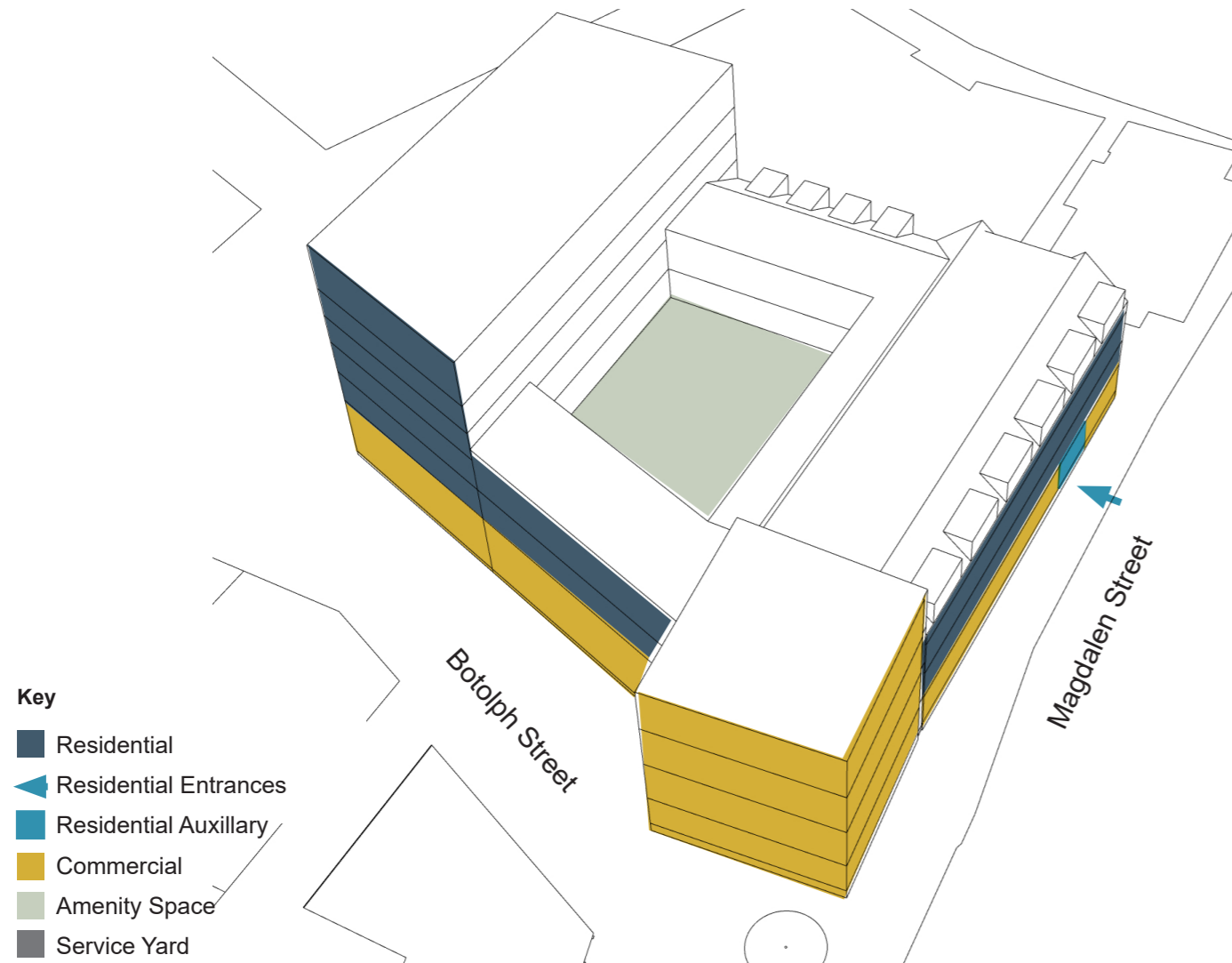
Affordable Homes: 28

1 Beds: 26  
2 Beds: 0  
3 beds: 2

Residential NIA: 5,009m<sup>2</sup>

Commercial NIA: 2,774m<sup>2</sup>

Total GEA: 11,034m<sup>2</sup>



### Key

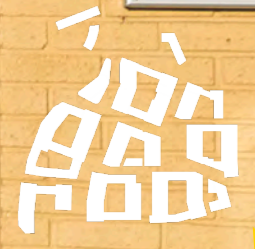
- Residential
- Residential Entrances
- Residential Auxillary
- Commercial
- Amenity Space
- Service Yard



OFF LICENCE

epay

MENU

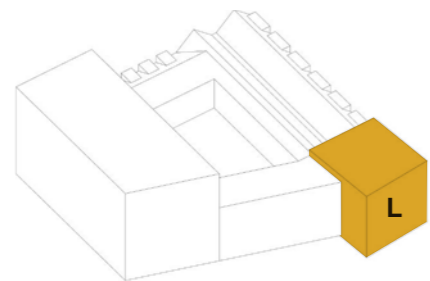


# Building L - Stump Cross

## Grounded in Norwich



Location Key



Proposed Building L is sited on the historical location of Stump Cross.



Stump Cross, Botolph Street 1899

1. The fork in the road was formerly regarded as the centre of Norwich Over-the-Water.



Stump Cross, Botolph Street 1963

- Symmetry
- Vertical Piers
- Retail Use at Ground

Situated at a historic junction the former building commanded the street. Inspired by the existing rigorous nature of the buildings that once stood here.

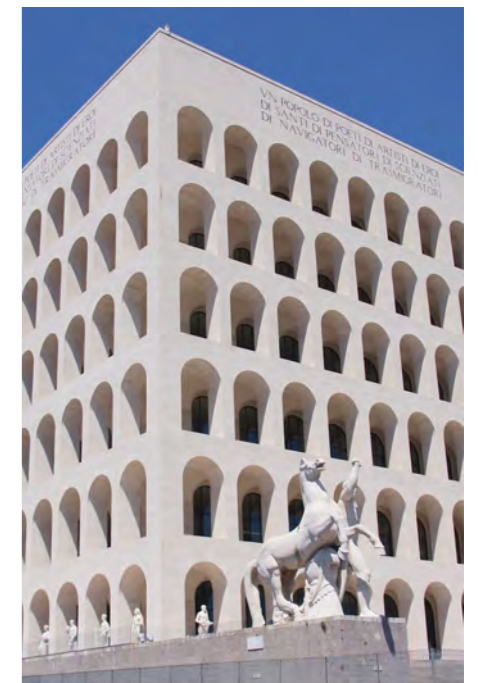
The design influence is derived from a contemporary reinterpretation of the symmetrical and repetitive window design set into a strong vertical grid.

## Precedents



Dundee House / Reich and Hall

Architects



Palazzo Della Civiltà Italiana

## Design Development

### Detail & Language

A selection of design development information exploring:

Iterative testing

Test of roof form design - twin gables to reflect local context vs flat formal frontage from the former 1899 building

Unsuccessful termination of block / not strong enough presence on stump cross

The building at stump cross needs to sit as an independent building with it's own stature - the character differs to Magdalen St.

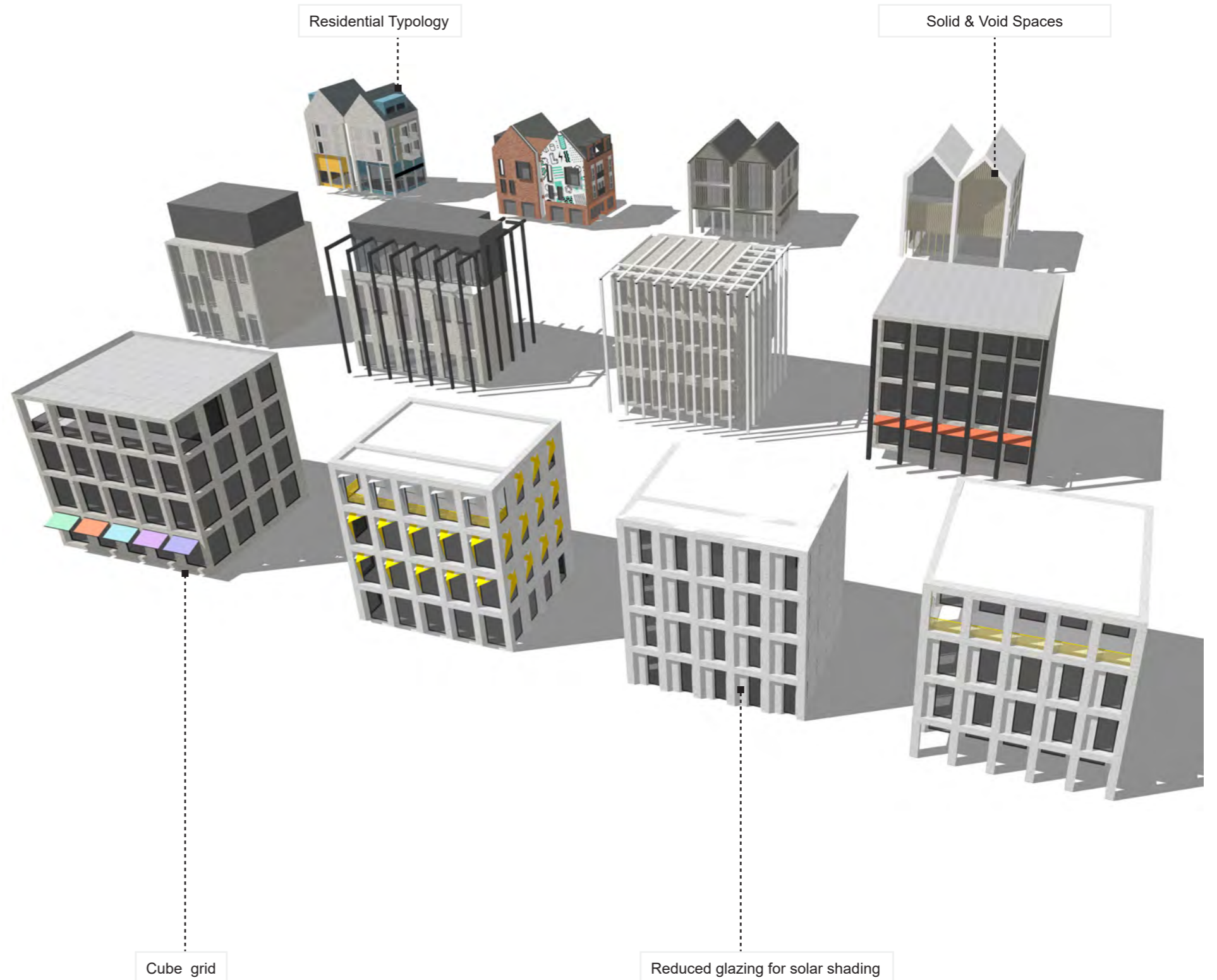
'Signage/branding/wayfinding' opportunity on facade

Facade seen from distance down Magdalen St

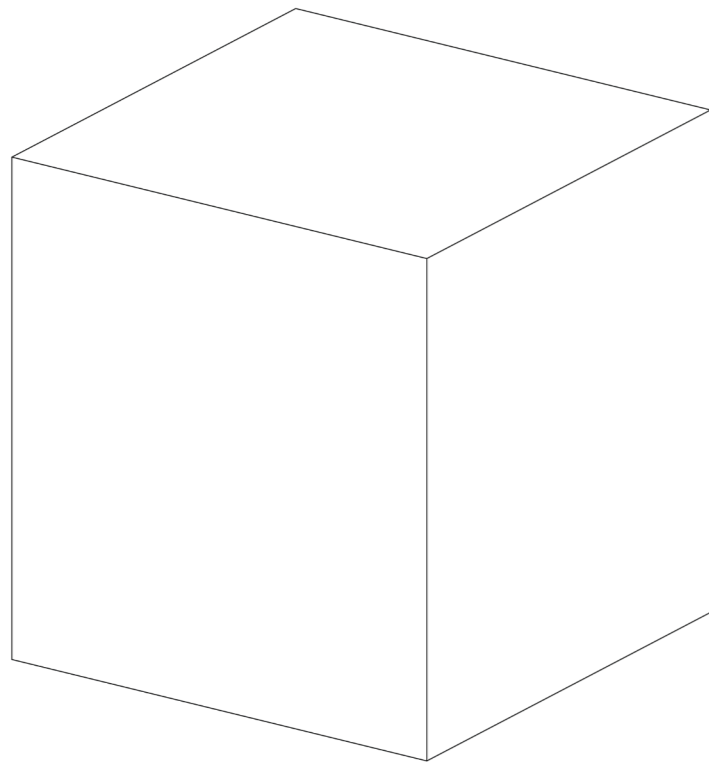
Opportunity to benefit from views back to city

Inset base to create commercial curtilage > portico > framing > grid & colonnade

Contemporary interpretation of details from previous buildings

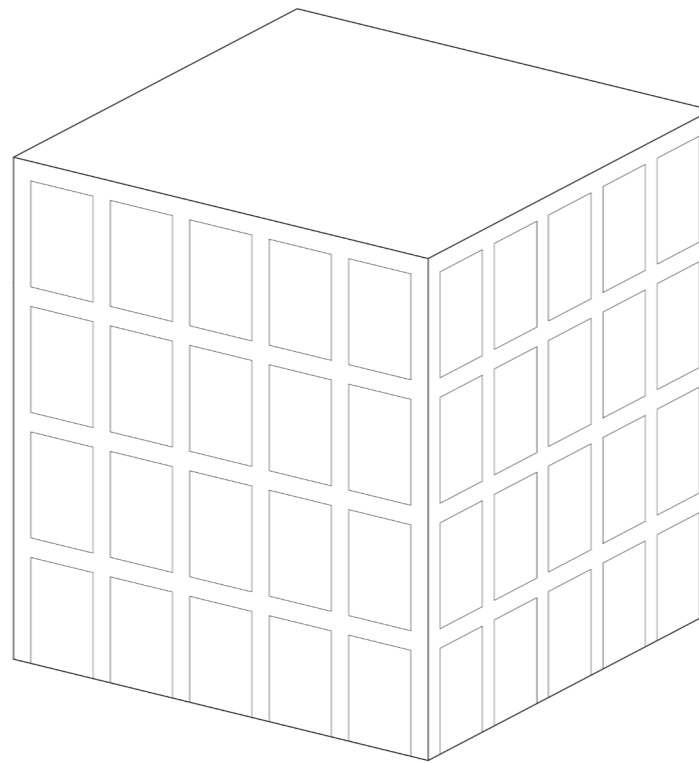


## Form



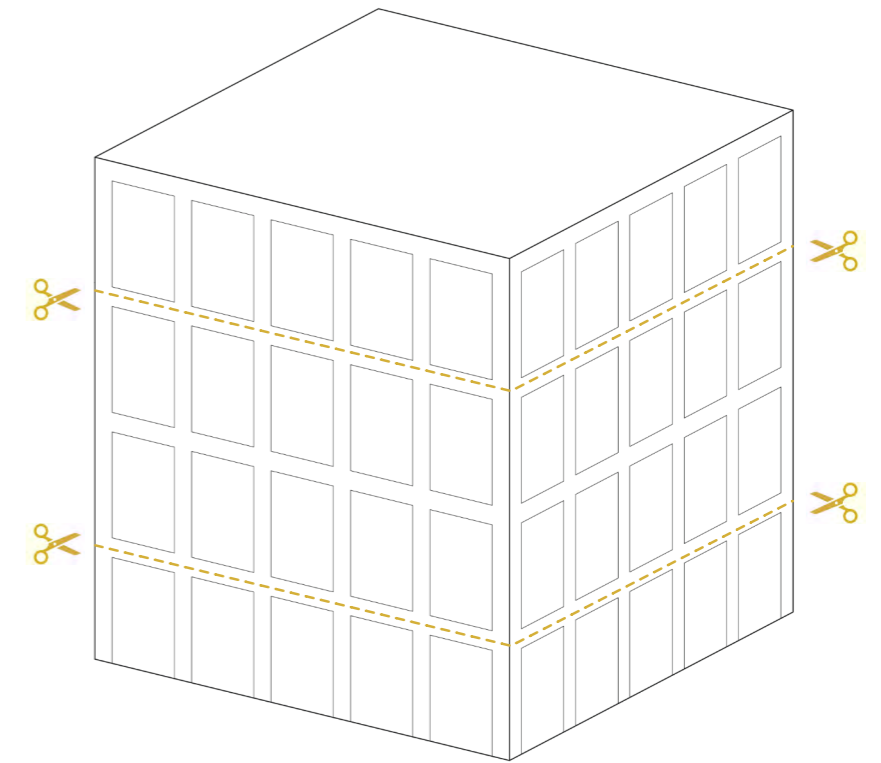
### 1. Basic Form

4 Storey 'cube' to respond to contextual height, height & presence of existing cinema and to provide publicly accessible elevated views over the city



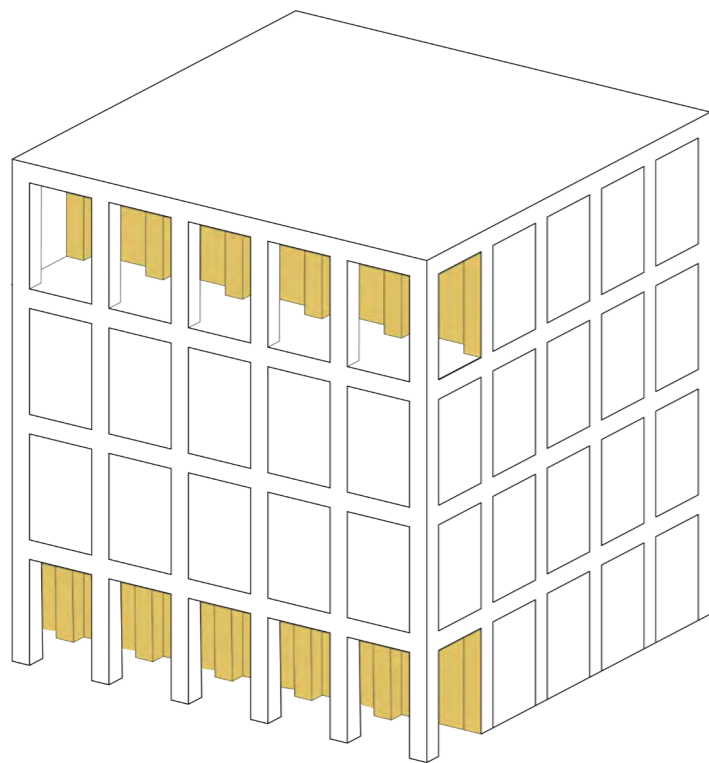
### 2. Formal Cube Grid

Split into 5x4 grids to provide visually pleasing rectangular bays derived from classical geometric proportions as used in historic demolished Stump Cross facades



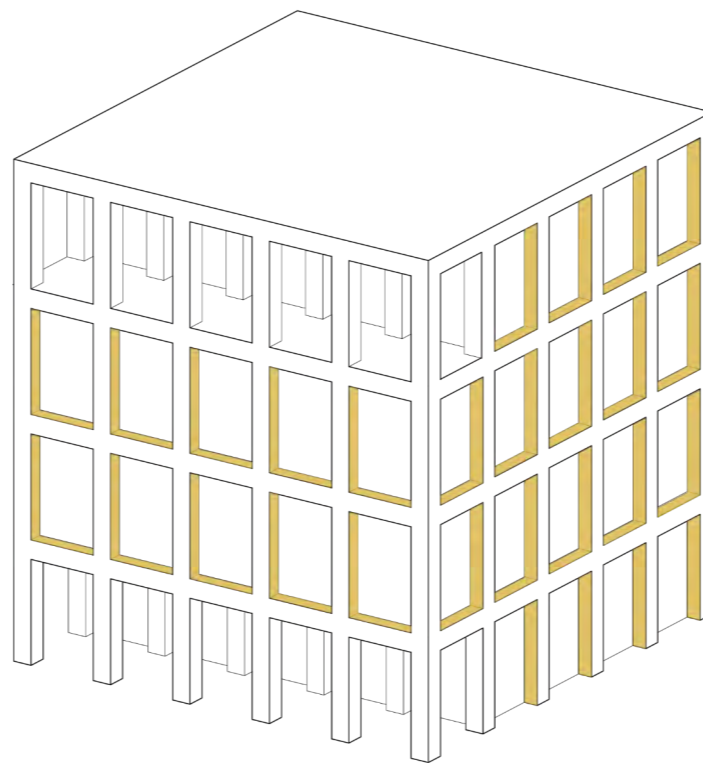
### 3. Horizontal features

Building is given a tri-partite facade similar to the historic demolished facades, allowing the top & bottom to read with differing hierarchies to the middle.



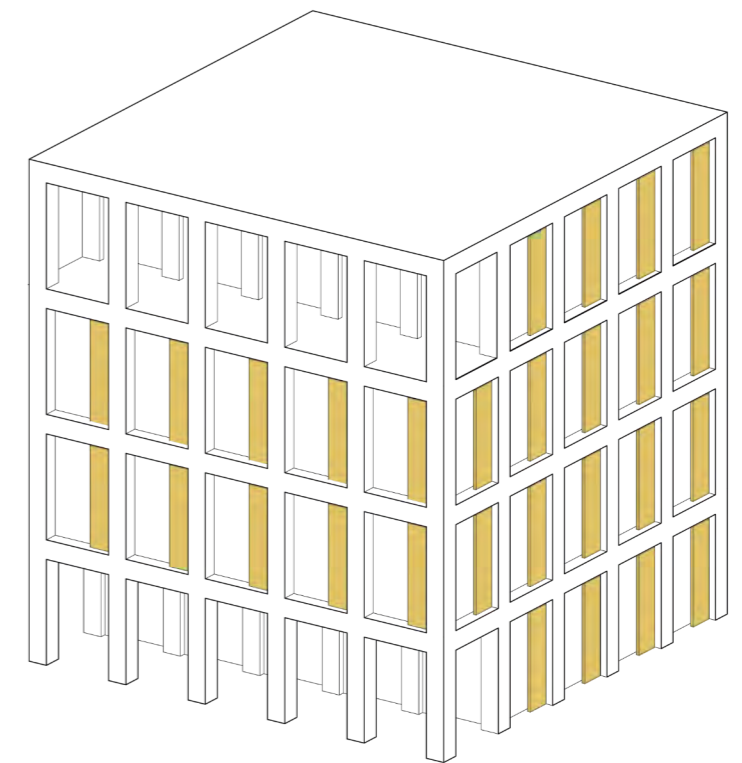
#### 4. Solid/Void

Inset top and bottom floors provide solid and void moments in the primary grid to create a colonnade at ground level and a covered terrace at third floor. Together these moves give distinction to the southern elevation announcing it as the primary facade to command the Stump Cross space and as the main elevation seen from southern Magdalen Street



#### 5. Punched windows/Deep recess

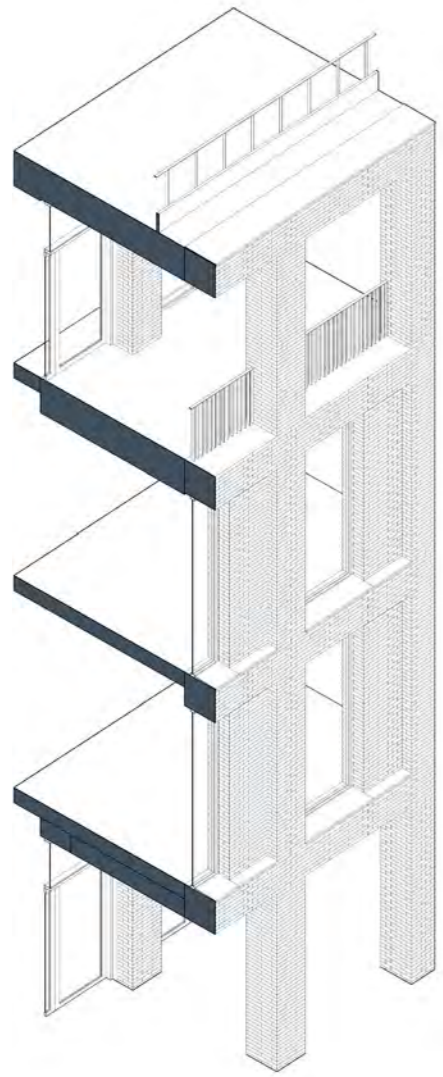
Secondary facade elements are set within a deep recess to accentuate the primary grid.



#### 6. Solar Shading

The sub bays are split 50-50 solid-void to provide solar shading to the internal spaces. The inset top floor provides shading to the terrace and space behind.

# Building L, Stump Cross - Bay Study



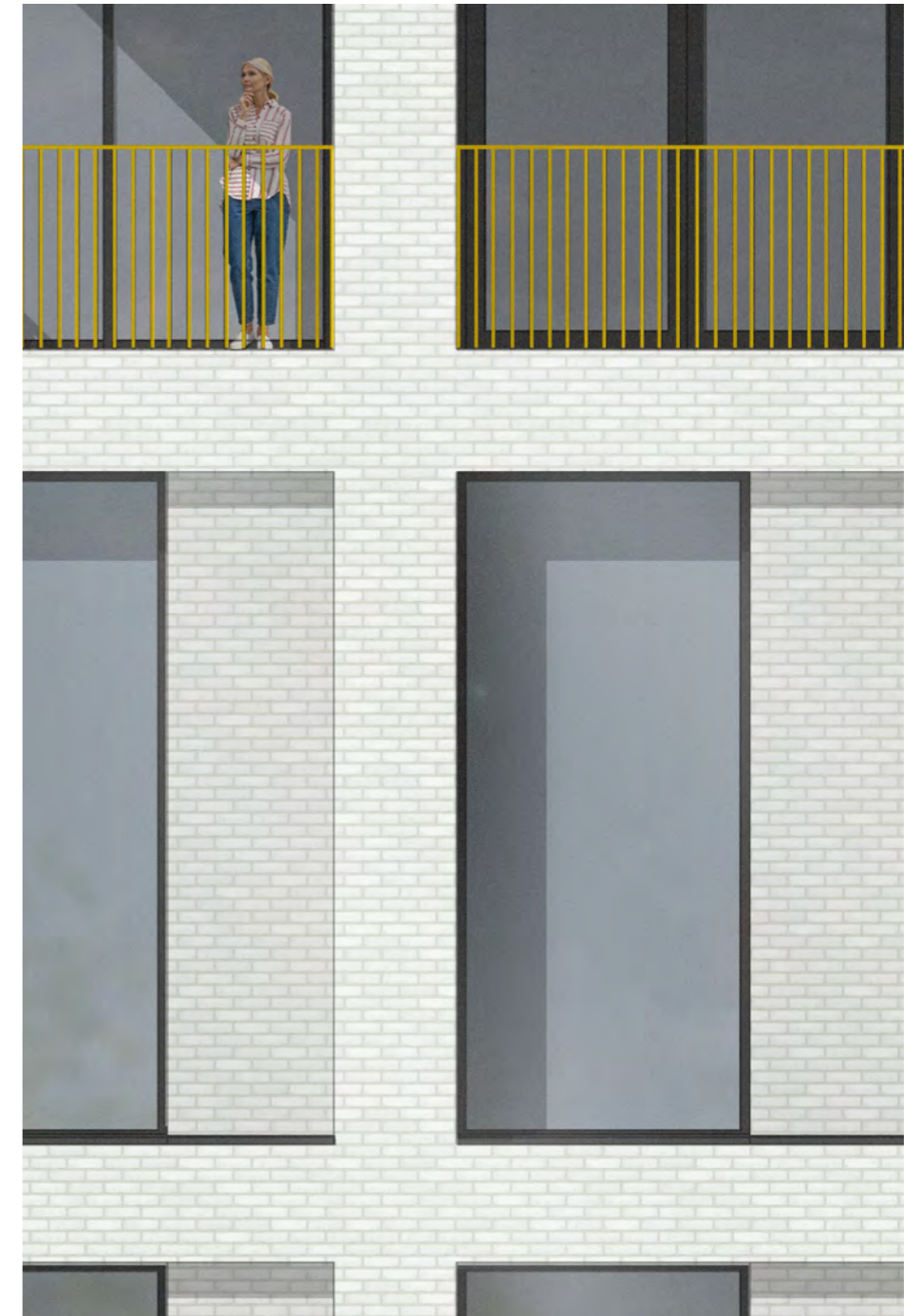
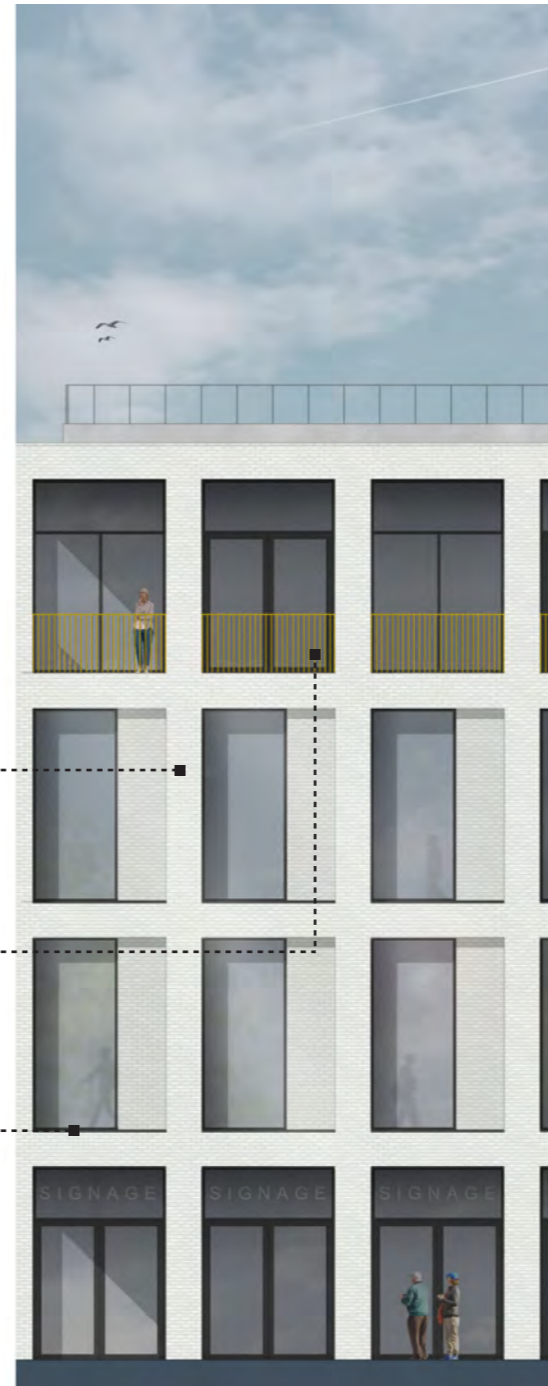
White Brick



Yellow Metalwork



Black Window Frame





Stump Cross  
Junction of Botolph Street &  
Magdalen Street, looking North-West



Building L, Stump Cross - Elevation & Facade Details







# Building M

## Contextual Analysis

### Key

-  Site boundary
-  Edward Street activation
-  Beckham Route/ Footfall
-  Frontage to Anglia Square
-  Mirroring uses
-  Narrowing route
-  Service route
-  Commercial activating corners/ gateway
-  Amenity
-  Servicing
-  Building outline
-  Public spaces added
-  Urban/ artistic ceiling
-  Residential entrances on routes
-  New pedestrian crossing
-  Service yard reused/ keep strategic location

### Response

#### Block M, Beckham Place

New route to connect the North of Beckham Place to Anglia Square and the wider city.

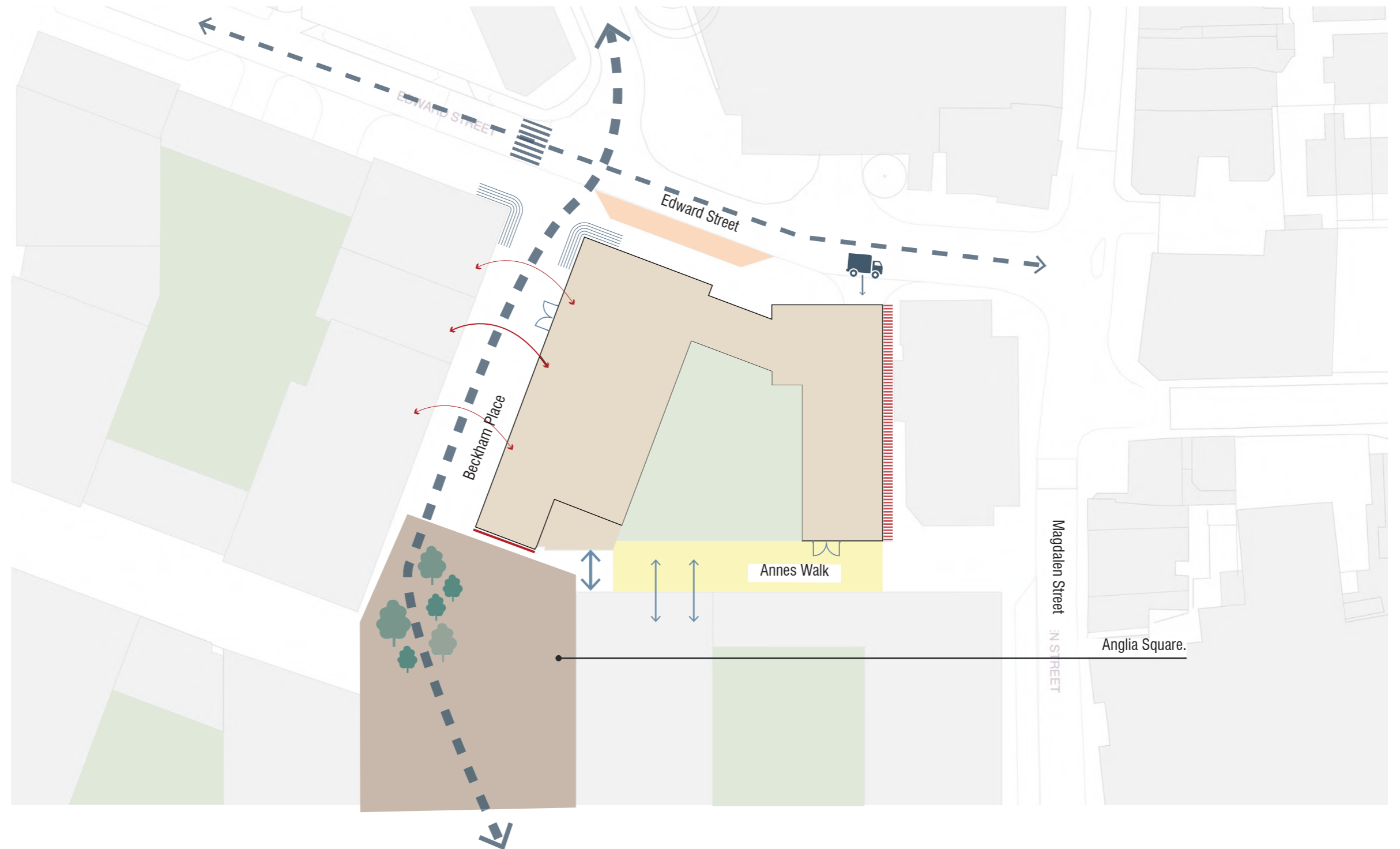
#### Block M, Edward Street

Activation needed along this street to balance alongside servicing requirements.

#### Block M, Anne's Walk

Street activation needed to improve the existing route and improve sense of security.

Block M is inward looking to respond to the neighbouring building No100 Magdalen Street.



# Massing

## Quantum Summary

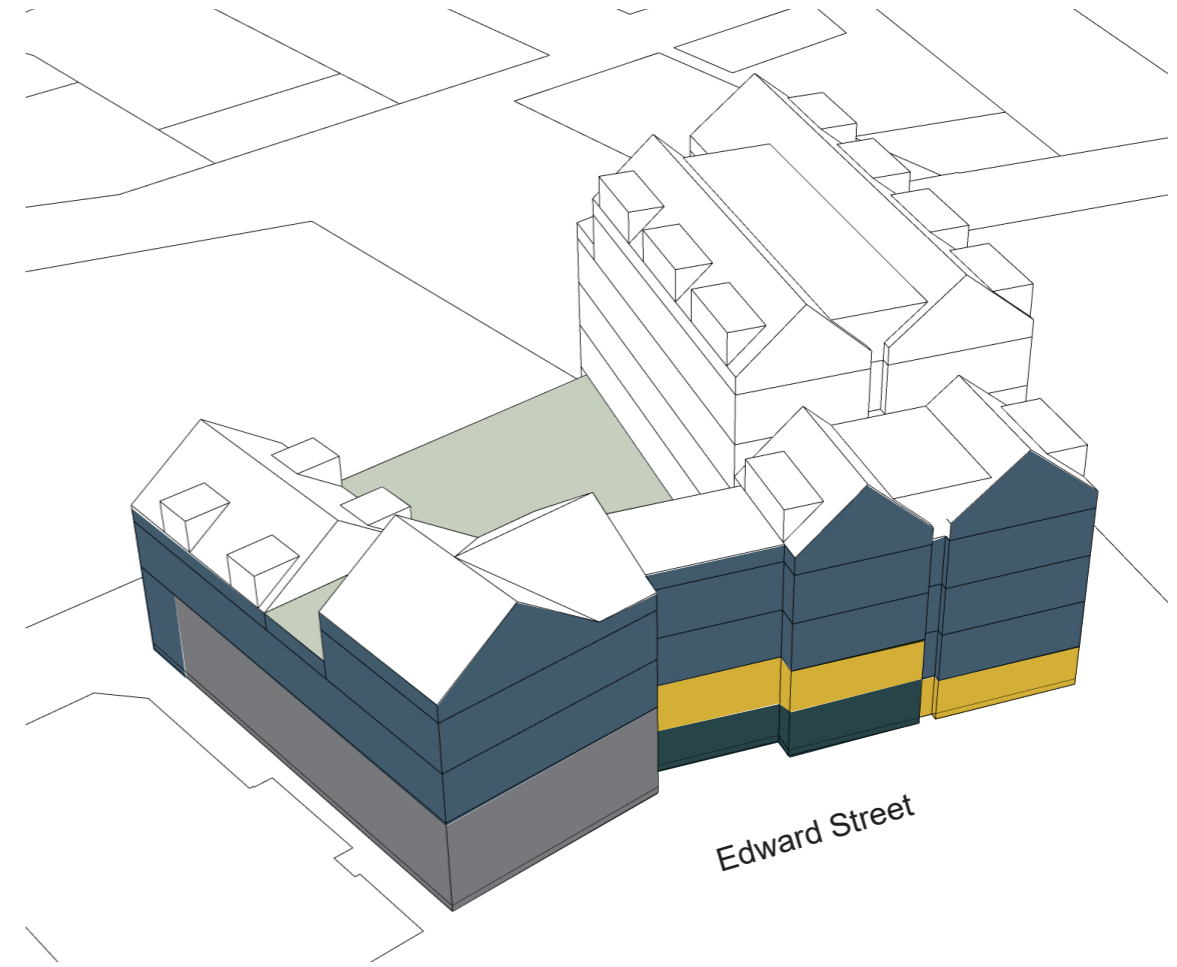
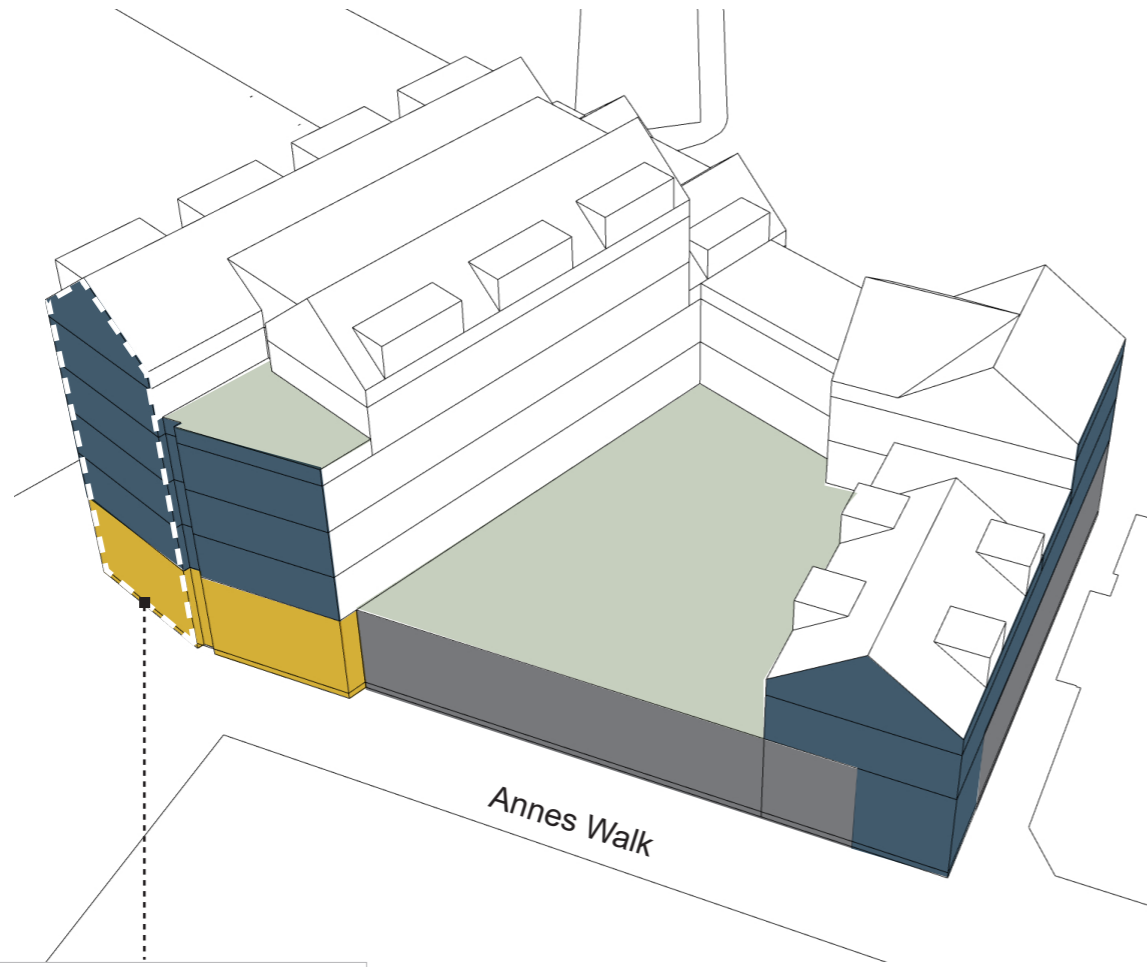
Private Homes: 49

1 Beds: 20  
2 Beds: 24  
3 beds: 5

Residential NIA: 3,217m<sup>2</sup>

Commercial NIA: 595m<sup>2</sup>

Total GEA: 6,343m<sup>2</sup>

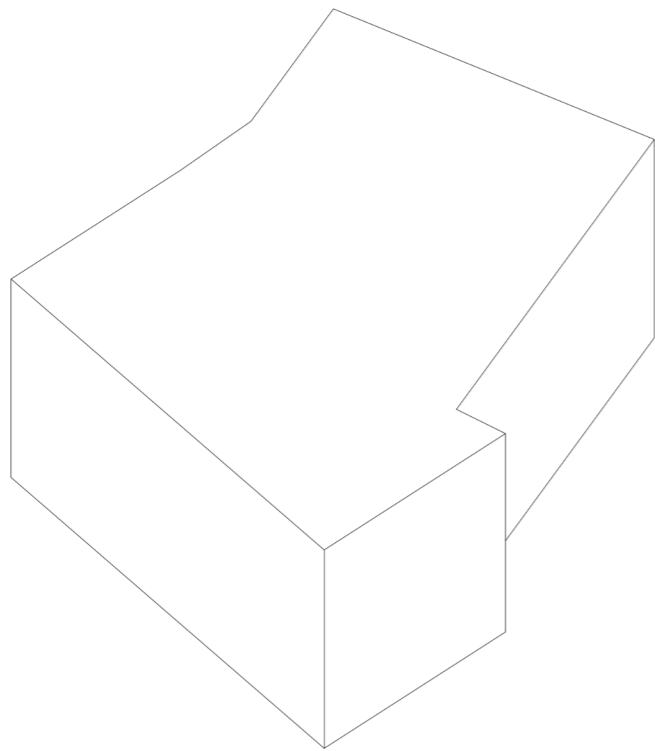


### Key

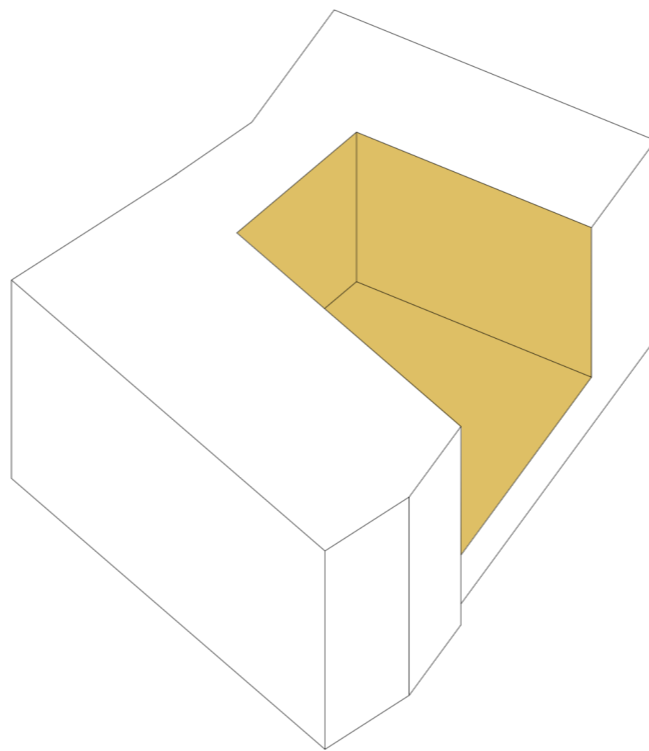
- Residential
- Residential Auxillary
- Commercial
- Amenity Space
- Service Yard

Key facade overlooking Anglia Square

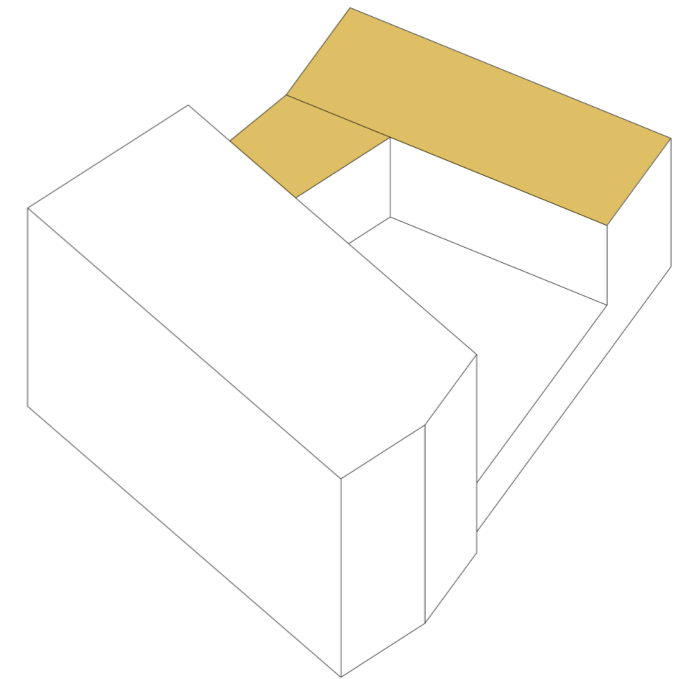
## Massing Evolution



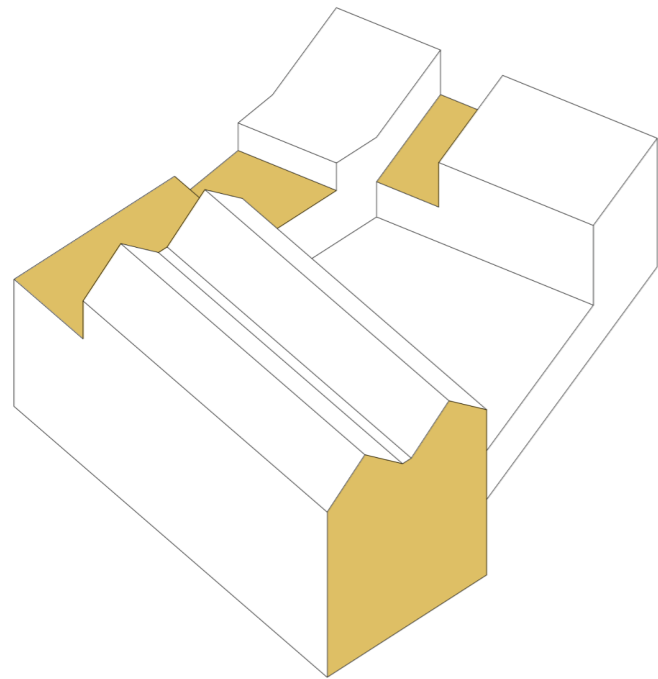
1. Basic Form



2. Introduce Amenity Space



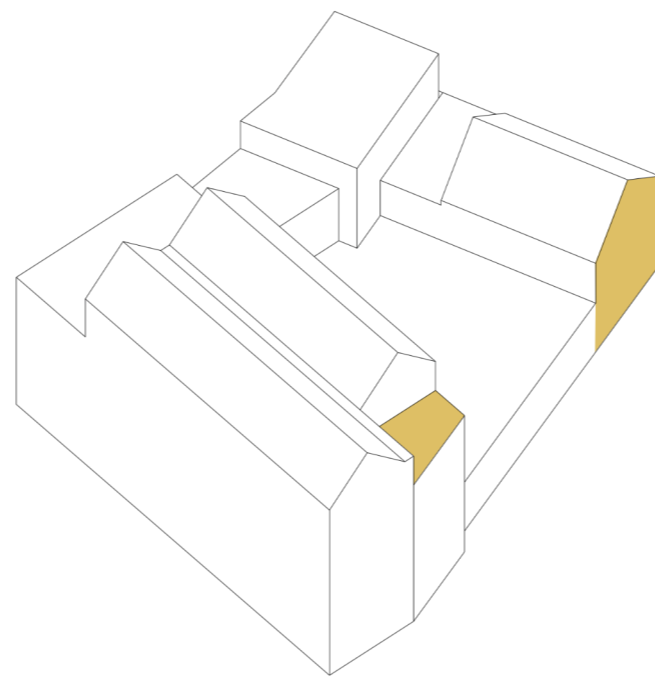
3. Allow Light into the Amenity



**4. Sensitivity to Edwards St**

Buildings reduced in mass on the northern edge to respond to scale of neighbouring buildings.

Twin gables added to front Anglia Square.

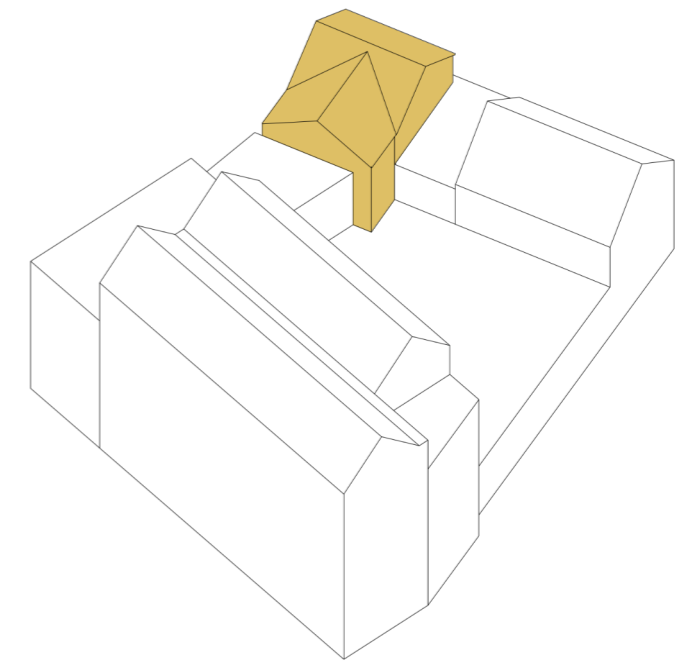


**5. Breaking down the mass further**

Mass manipulated further to represent the undulating rhythm of Norwich streets.

The gables fronting Anglia Square have been stepped to provide one feature form and allow for better proximity to neighbouring buildings.

Gable end added to create a feature corner on Annes Walk.



**6. Architecture**

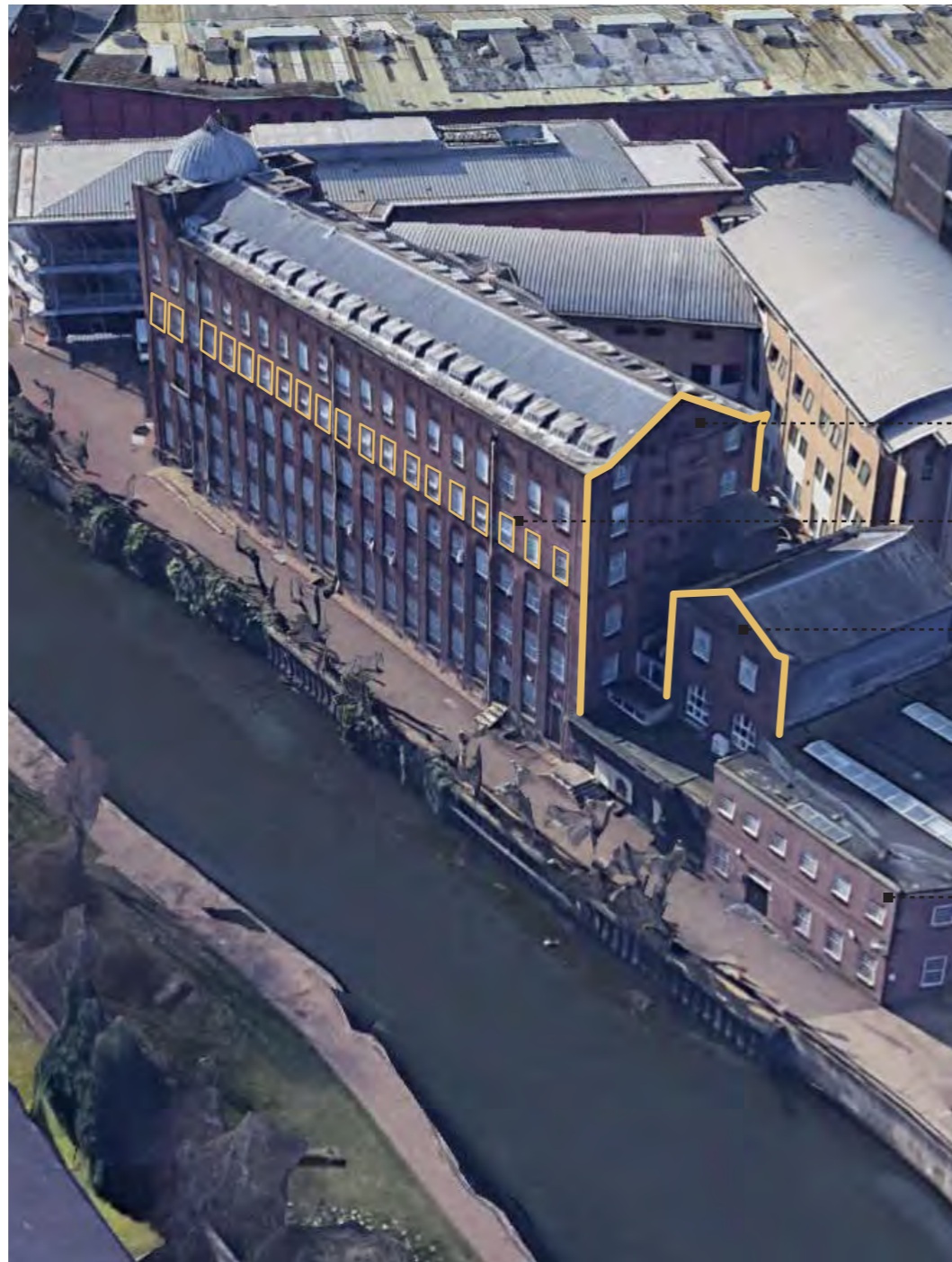
Varied roof form along St Edwards street to draw in Magdalen Street character.

## Grounded in Norwich



### Location Key

The warehouses along the Wensum have inspired the form and fenestration for this building.



St. James Mill

Tall gable end

Repetitive window pattern

Neighbouring gable - smaller scale

Red Brick

### Precedents



Egham Gateway, AHMM



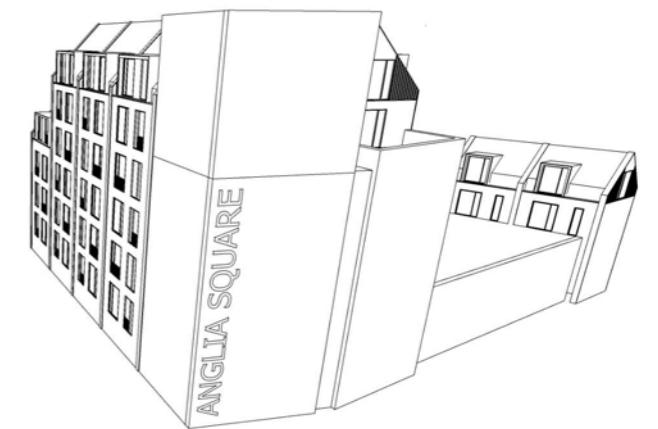
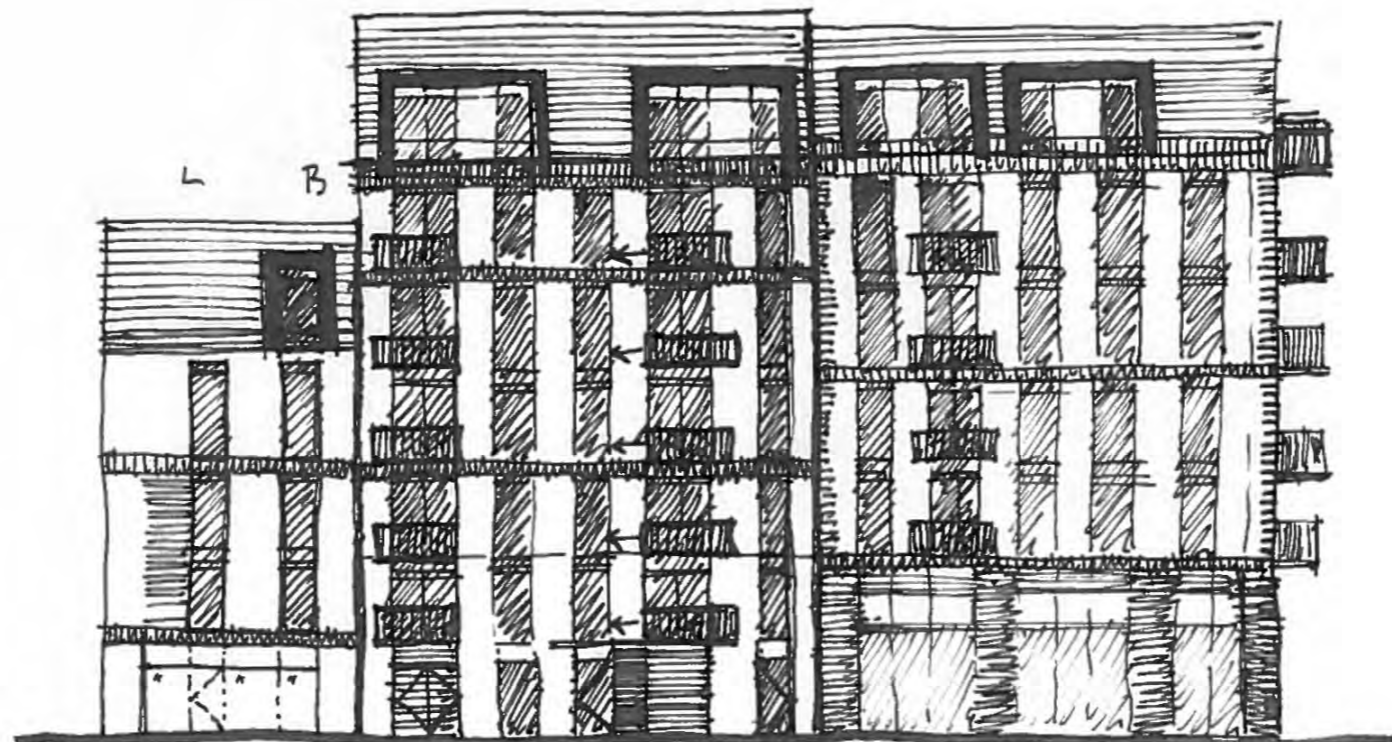
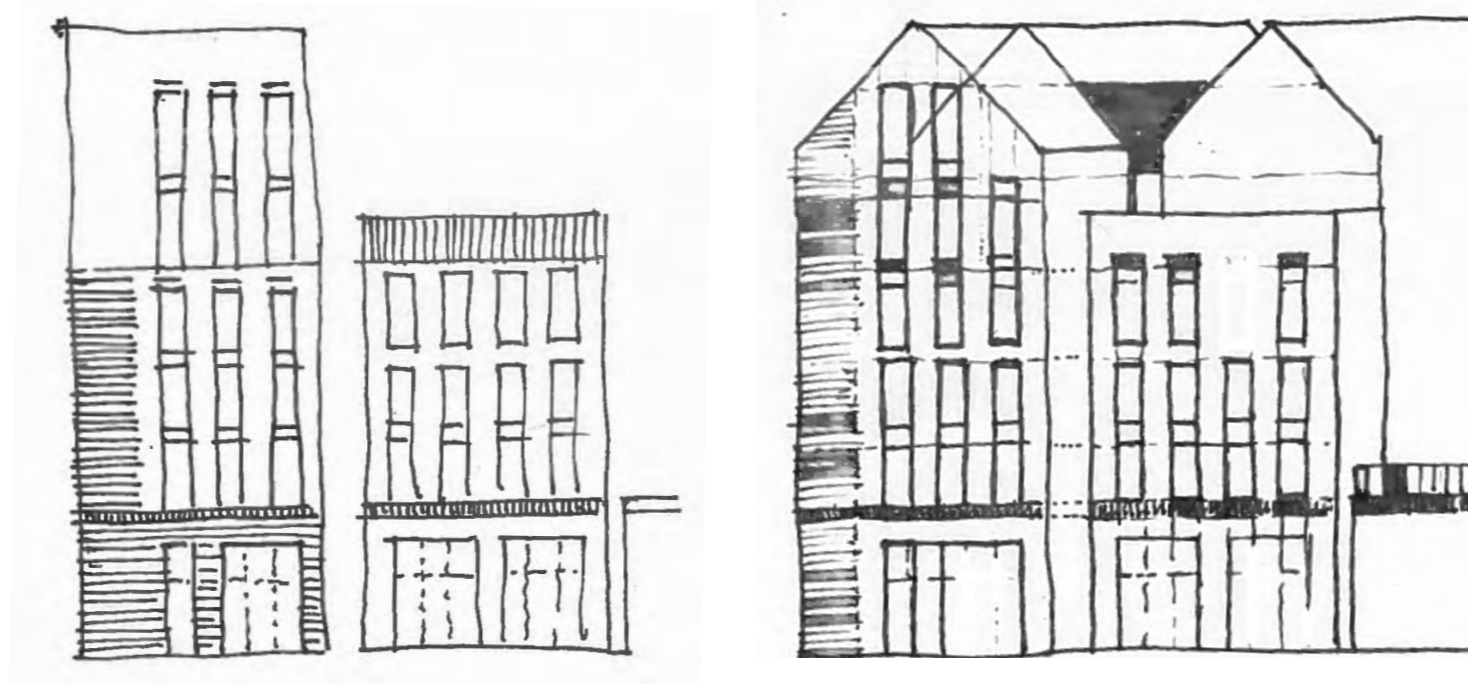
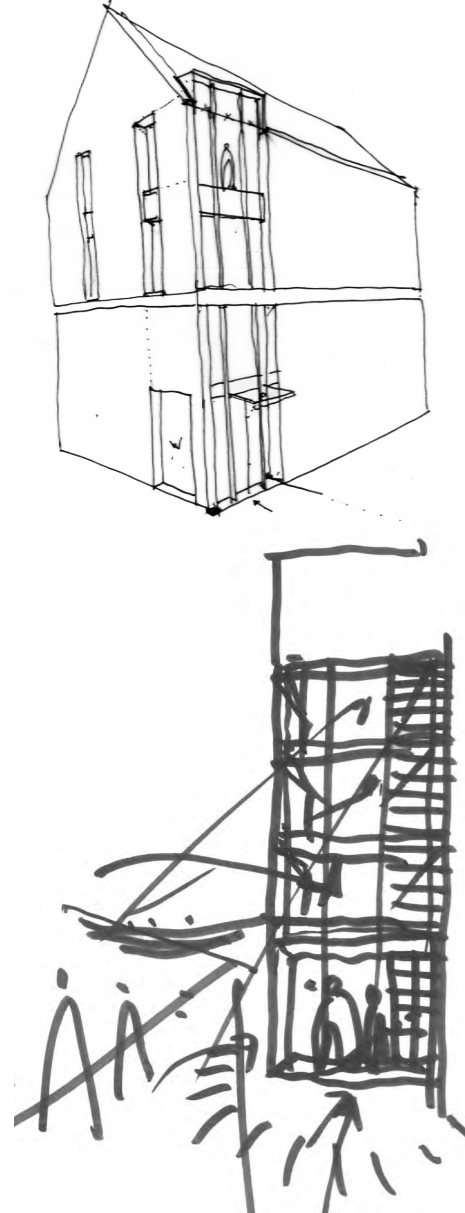
Colman's Carrow Works



## Design Development

Design development sketches exploring:

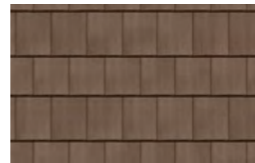
- Stepped gable
- Brick detailing
- Contemporary reinterpretation of the waterfront warehouses
- Feature entrance/ wayfinding



# Bay Study



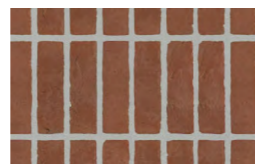
Grey Brick



Red Brick



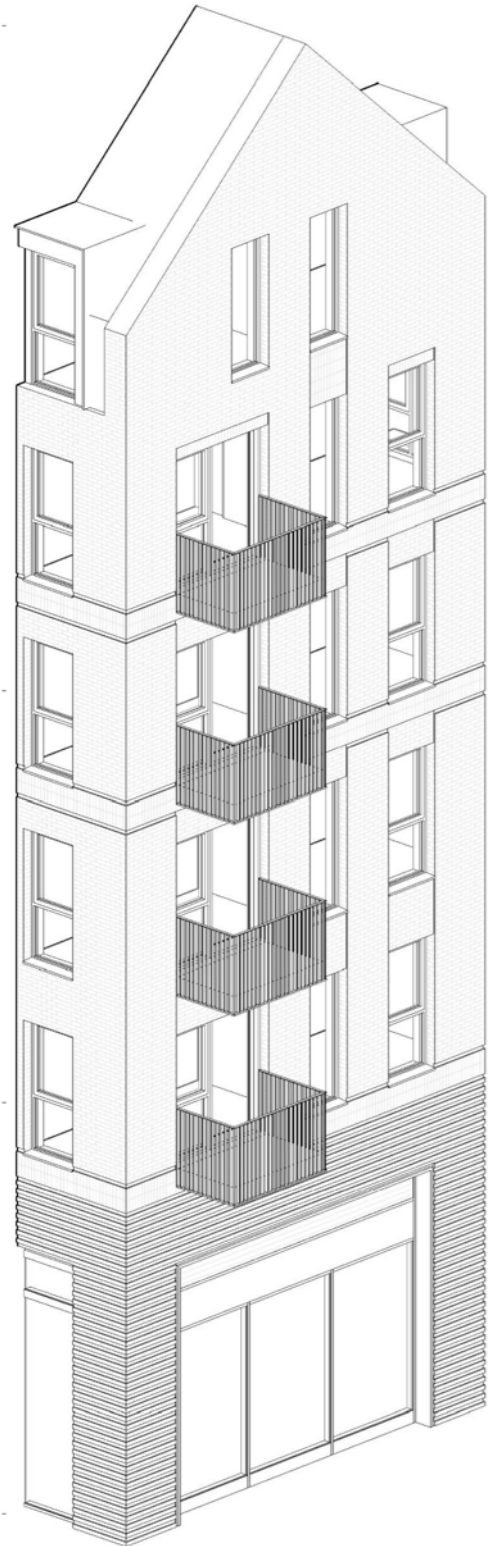
Red Brick Soldier Course



Dark Grey Metalwork & Window Frames



# Bay Study

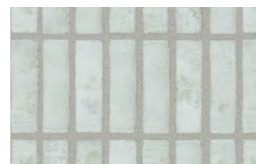


Corbel brick at base provides a strong visual grouping of commercial uses at ground level. South facing balconies project into Anglia Square.

Dark Grey Metalwork & Window Frames



Light Grey Soldier Course



Light Grey Brick

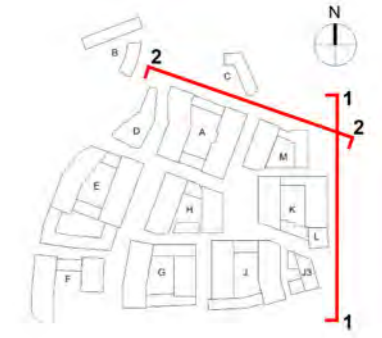


Anglia Square

View looking North into the  
redeveloped public space.



# Street Elevation



Magdalen Street - Elevation 1



Edward Street - Elevation 2



# Street Elevation

## Botolph Street - Elevation 3



