

Layout & Access

Building A

Ground Level



Podium Level



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Typical Level



Typical Upper Level



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Building B

Ground Level



Podium Level



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Building C

Typical Level

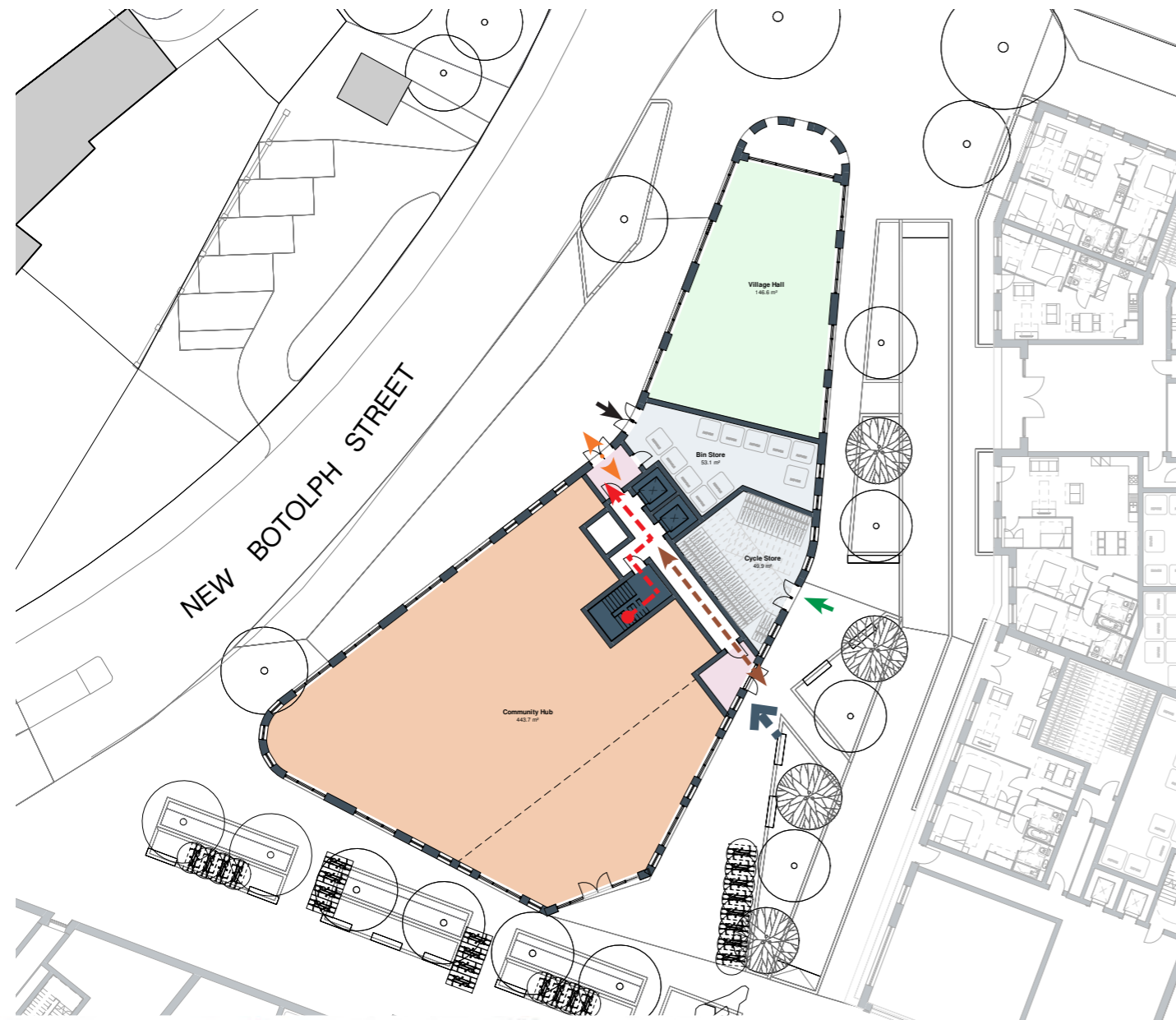


Typical Upper Level

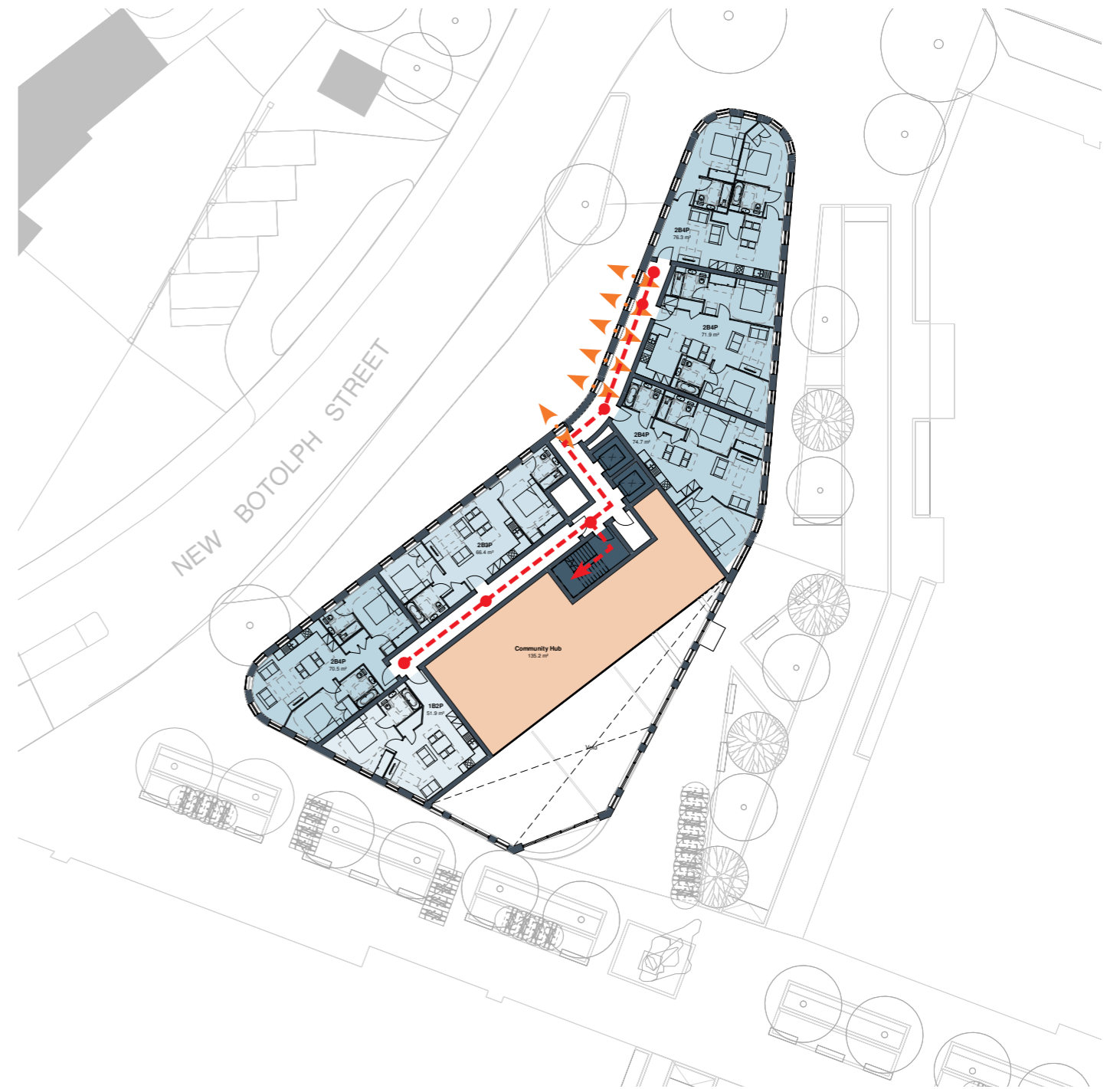


Building D

Ground Level



Level 01

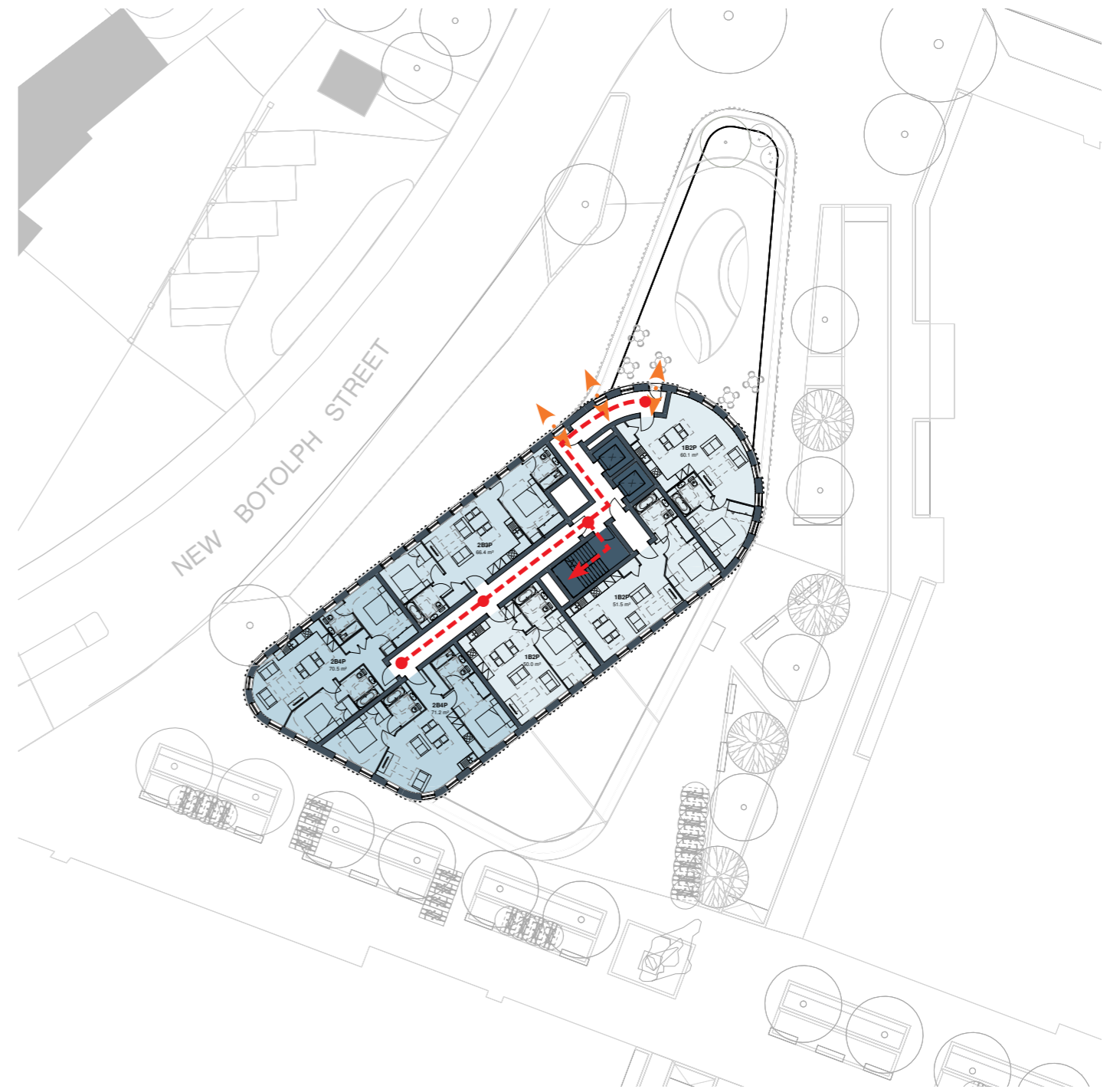


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| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Typical Level



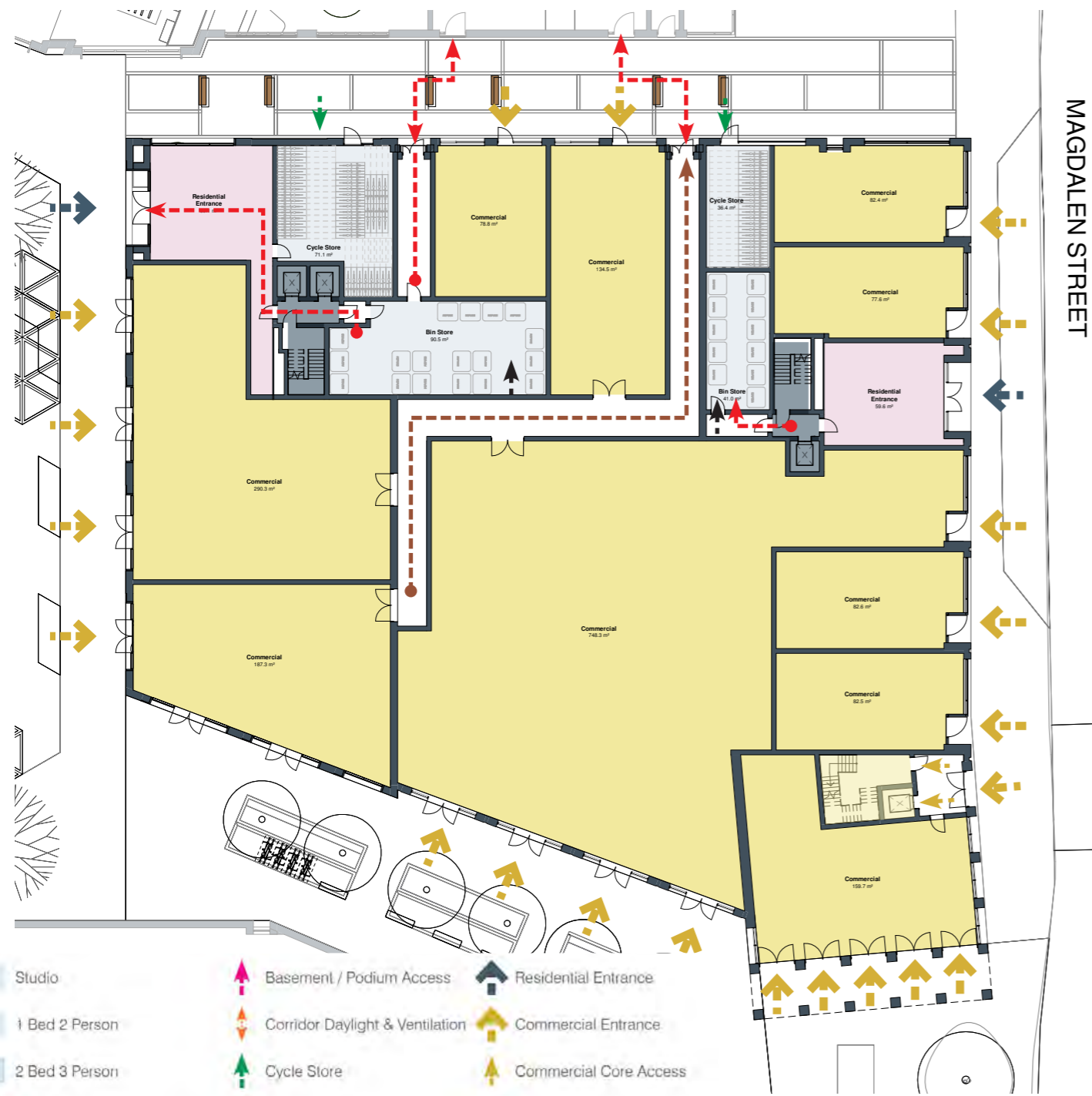
Typical Upper Level



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Building K/L

Ground Level



MAGDALEN STREET

Level 01



MAGDALEN STREET

- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Podium Level



MAGDALEN STREET

Typical Level

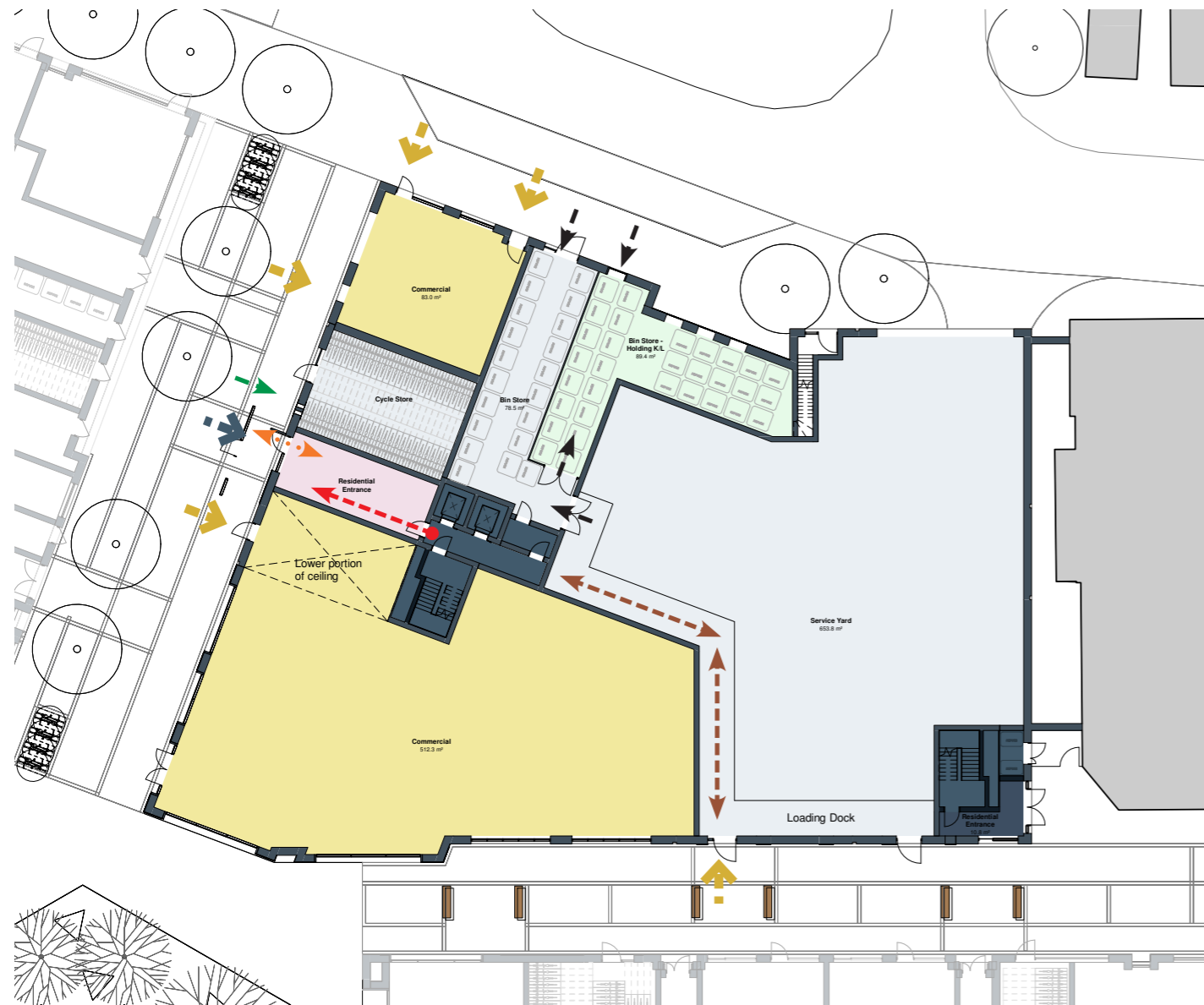


MAGDALEN STREET

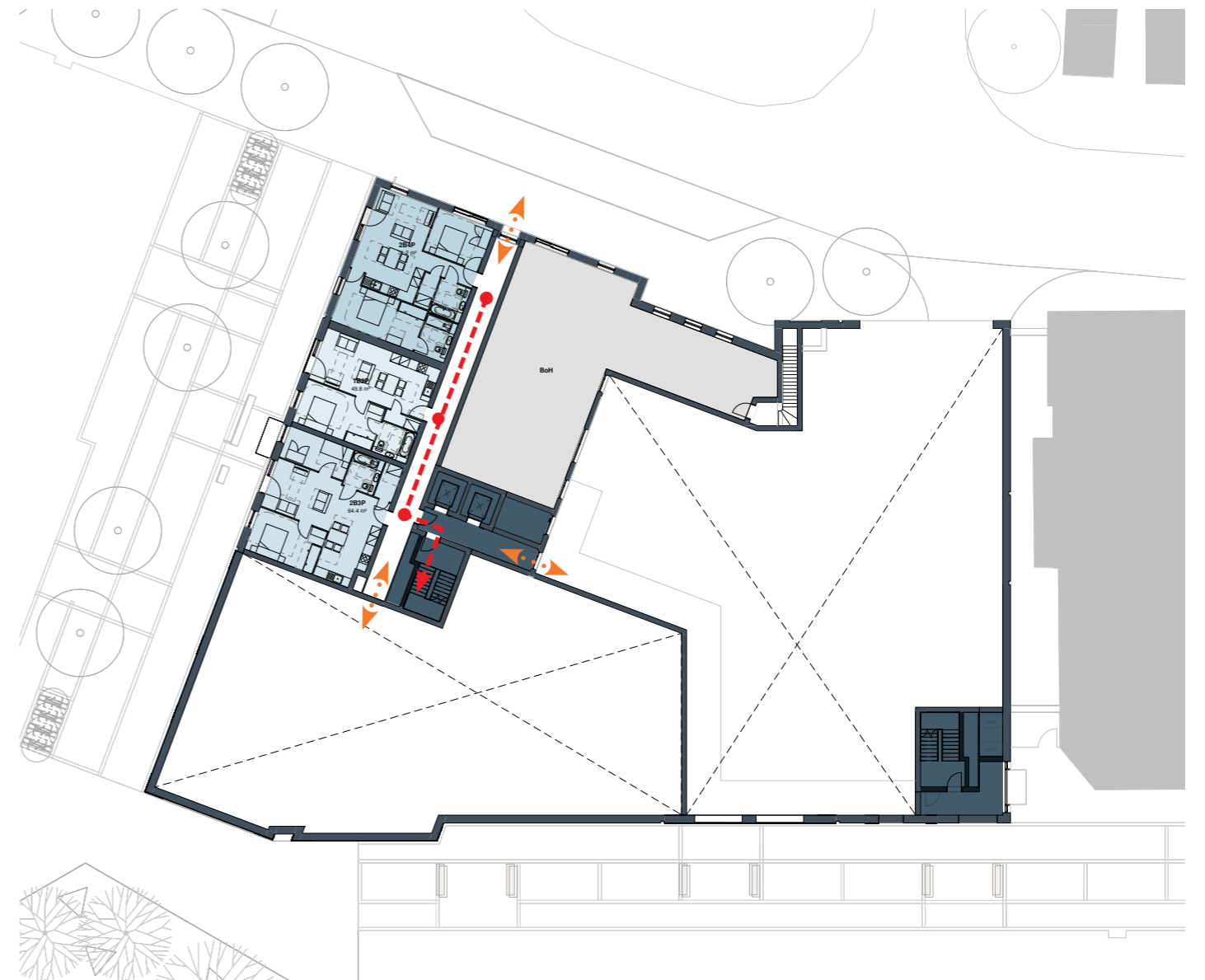
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|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Building M

Ground Level

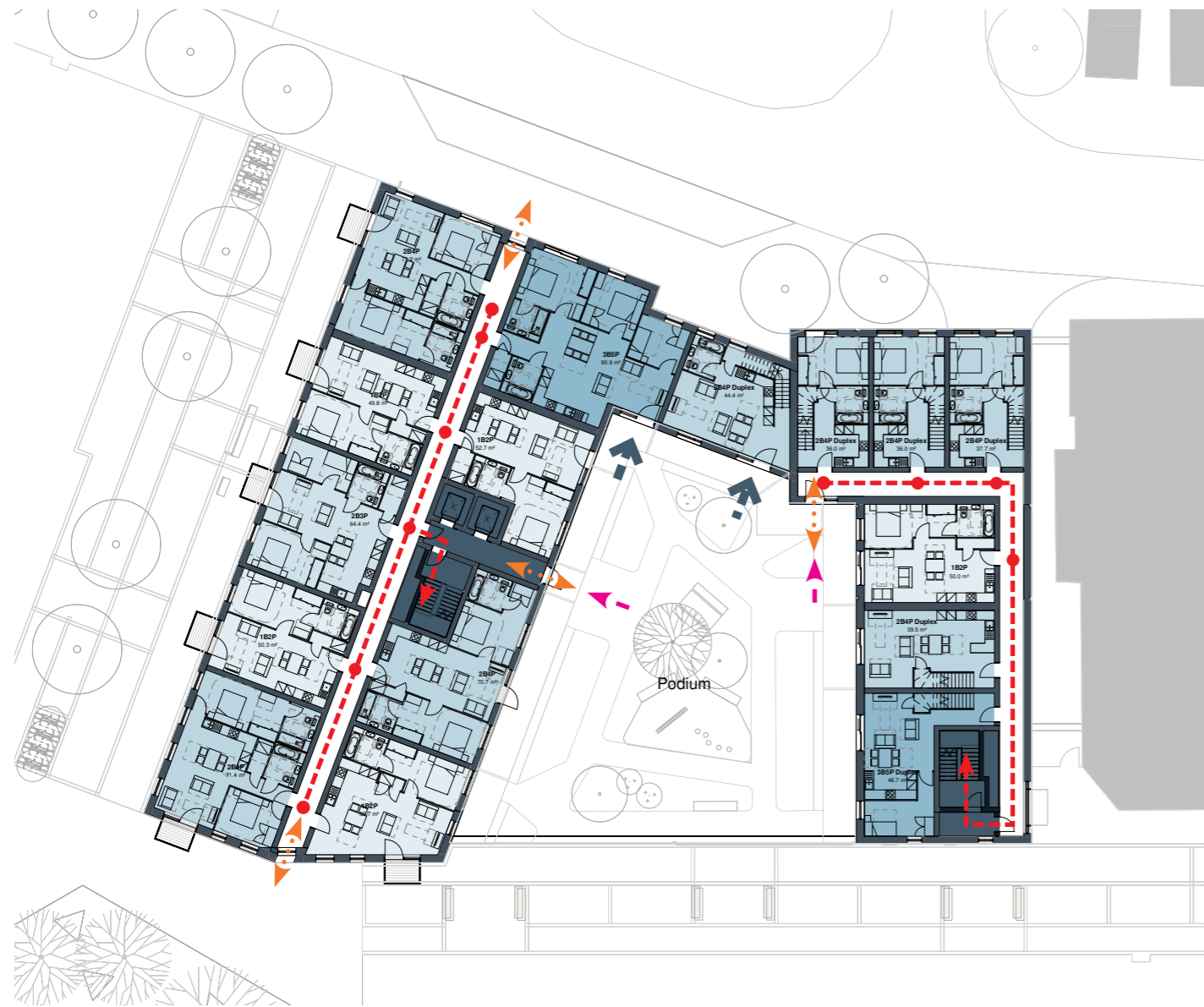


Level 01



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Podium Level



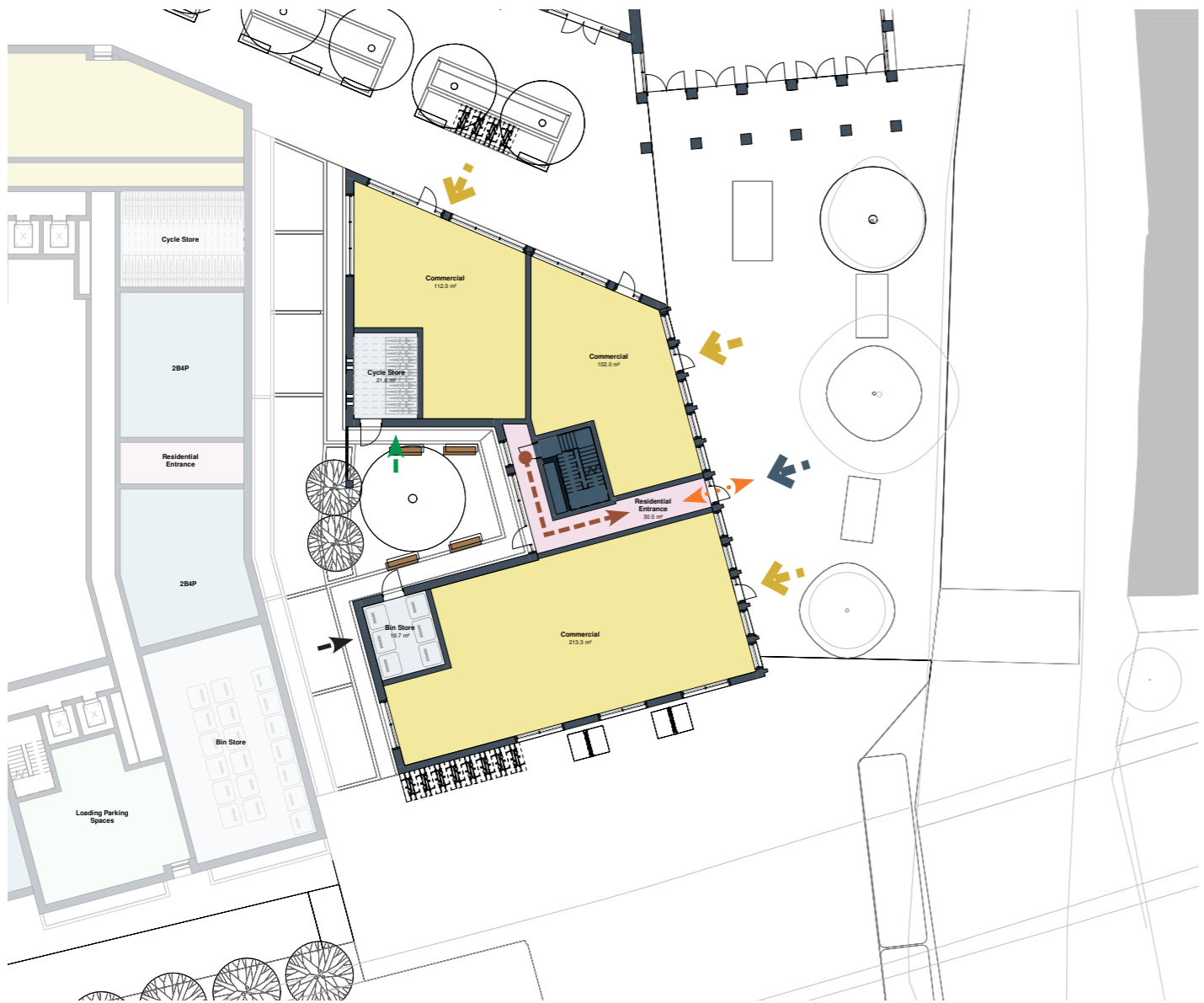
Typical Upper Level



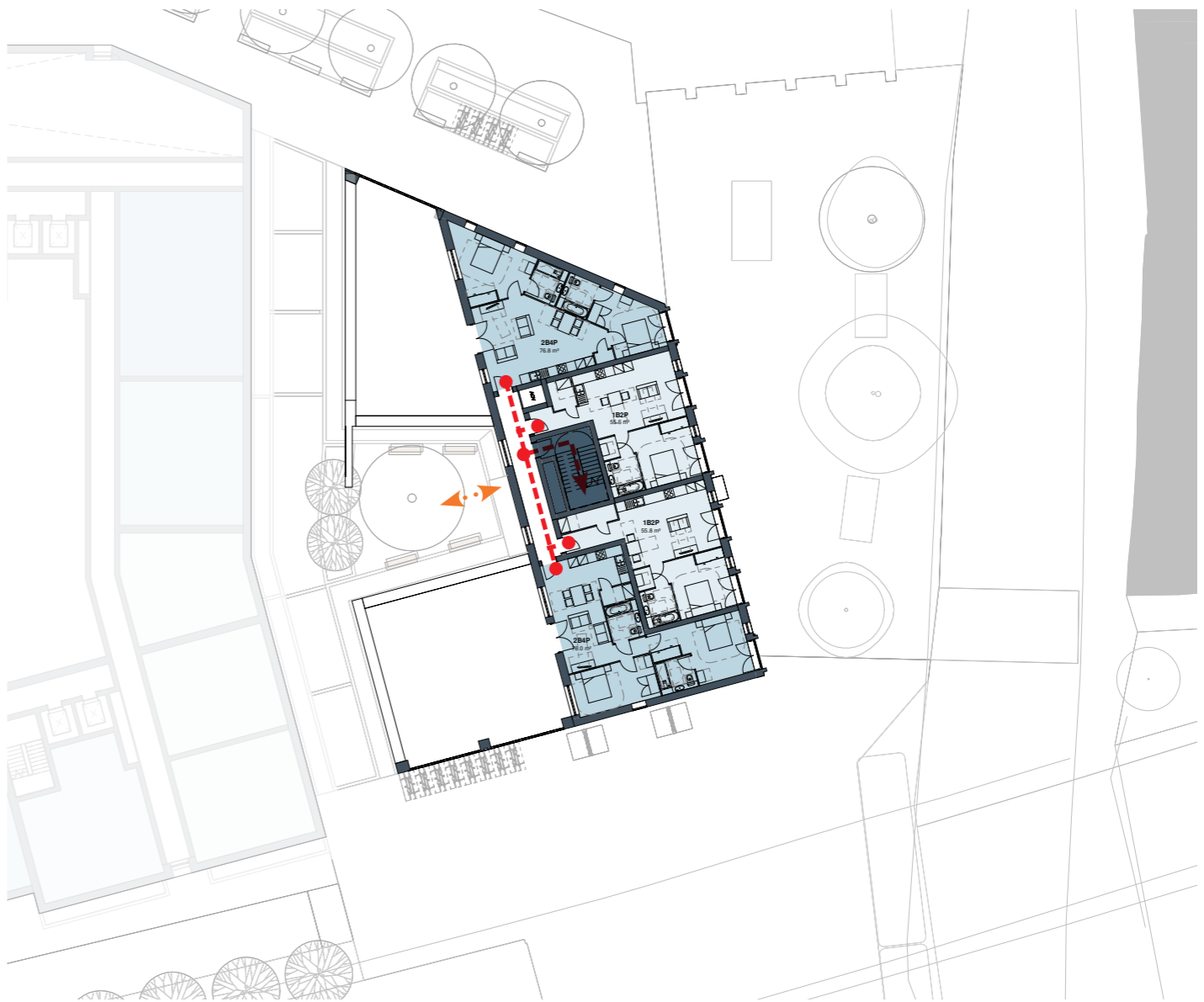
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|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Building J3

Ground Level



Typical Level



- | | | |
|------------------|---------------------------------|------------------------|
| Studio | Basement / Podium Access | Residential Entrance |
| 1 Bed 2 Person | Corridor Daylight & Ventilation | Commercial Entrance |
| 2 Bed 3 Person | Cycle Store | Commercial Core Access |
| 2 Bed 4 Person | Bin Store | Commercial Space |
| 3 Bed 5 Person | Escape Route | Commercial Core |
| Residential Core | Service Route | Parking Area |

Amount

Detailed Development Overview

Blocks - A + B + C + D + KL + M + J3

TYPE	AREA (sqm)	TENURE				UNIT TOTALS	HAB ROOM TOTALS	%	
		Private	Rented	S/O	Discount Sale				
1B1P	40	4	0	0	0	4	4	1.1%	45.0%
1B2P	50	100	40	21	0	161	322	43.9%	
2B3P	61	36	0	0	0	36	108	9.8%	47.7%
2B4P	70	139	0	0	0	139	417	37.9%	
3B4P	74	0	0	0	0	0	0	0.0%	7.36%
3B5P	86	14	9	4	0	27	108	7.4%	
3B6P	95	0	0	0	0	0	0	0.0%	
4B6P	0	0	0	0	0	0	0	0.0%	
TOTALS	N/A	293	49	25	0	367	959	N/A	
% UNITS	N/A	79.84%	20.16%			N/A	N/A	100%	
TOTAL HAB ROOMS	N/A	781	174						
HAB ROOMS BY TENURE			116	58	0				
HAB ROOMS BY %			66.67%	33.33%	0.00%				
TOTAL HAB ROOM %			81.44%	18.14%					

Total Units	367
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Dual aspect count	200
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Dual aspect Percent for Detailed Application	54.50%
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Parking Number for Detailed Application	146
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Parking Percent for Detailed Application	39.78%
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Total GIA for Detailed Application	44010.9	sqm
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Total NIA for Detailed Application	23942.1	sqm
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Total NIA Commercial for Detailed Application	5756.8	sqm
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Total Bikes	579
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Total Bins	122
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Total GEA for Detailed Application	47674.3	sqm
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Hybrid Development Overview

TYPE	AREA (sqm)	TENURE				UNIT TOTALS	HAB ROOM TOTALS	%	
		Private	Rented	S/O	Discount Sale				
1B1P	40	22	4	0	0	26	26	2.4%	44.3%
1B2P	50	357	68	21	0	446	892	41.8%	
2B3P	61	104	0	0	0	104	312	9.8%	50.8%
2B4P	70	438	0	0	0	438	1,314	41.1%	
3B4P	74	0	0	0	0	0	0	0.0%	4.88%
3B5P	86	39	9	4	0	52	208	4.9%	
3B6P	95	0	0	0	0	0	0	0.0%	
4B6P	0	0	0	0	0	0	0	0.0%	
TOTALS	N/A	960	81	25	0	1,066	2,752	N/A	
% UNITS	N/A	90.06%	9.94%			N/A	N/A	100%	
TOTAL HAB ROOMS	N/A	2,496	234						
HAB ROOMS BY TENURE			176	58	0				
HAB ROOMS BY %			75.21%	24.79%	0.00%				
TOTAL HAB ROOM %			90.70%	8.50%					

	Detail	Outline	Total
Total Units	367	699	1066
Dual aspect count	200	318	518
Dual aspect Percent	54.50%	45.49%	48.59%
Parking Number	146	183	329
Parking Percent for Application	39.78%	26.18%	30.86%

	Detail	Outline	Total
Total GIA (sqm)	44,010.90	69,838.40	113,849.30
Total NIA (sqm)	23,942.10	0.00	23,942.10
Total NIA Commerical (sqm)	5756.8	939.6	6,696.40
Total Bikes	579	1164	1,743.00
Total Bins	122	233	355.33
Total GEA (sqm)	47,674.30	75,200.80	122,875.10

GIA Schedule

Anglia Square - GIA Schedule (m2)

Refer to Drawings - GIA Area Plan

Note* - Areas for outline indicative only

Level	Affordable										OVERALL TOTALS	
	Residential (Private)	Residential (Shared)	Residential (Affordable Rented)	Residential (Ancillary)	Residential (Parking)	Commerical (Flexible space)	Commerical BOH Space	Village Hall	Community Hub	Public Use WC & Changing Places		
GIA of Blocks - A - B - C - D - M - KL - J3												
Detail	Basement	246	-	-	-	3324.8	-	-	-	-	-	3570.8
	GF	1168.2	497.8	592.2	1504.2	508.2	4369.7	806.9	148.4	448.6	57	10101.2
	1	3814	553.3	992.2	-	-	571.4	-	-	142	-	6072.9
	2	5607.1	553.3	1310.8	-	-	260.8	-	-	-	-	7732
	3	5198.6	258.8	963.1	-	-	213.3	-	-	-	-	6633.8
	4	3801.6	-	-	-	-	193.3	-	-	-	-	3994.9
	5	3058.7	-	-	-	-	-	-	-	-	-	3058.7
	6	2258.6	-	-	-	-	-	-	-	-	-	2258.6
	7	444.9	-	-	-	-	-	-	-	-	-	444.9
8	-	-	-	-	-	-	-	-	-	-	0	
Detail Totals		25597.7	1863.2	3858.3	1504.2	3833	5608.5	806.9	148.4	590.6	57	
GIA of Blocks - E - F - G - H - J												
Outline	GF	7766.1	-	487.1		3984.1	1051.2	79.1				13367.6
	1	8918.4	-	380.9		3985.7	-	-				13285
	2	10627.8	-	536.6		-	-	-				11164.4
	3	10105.9	-	536.6		-	-	-				10642.5
	4	8182.9	-	411.4		-	-	-				8594.3
	5	6168.6	-	-		-	-	-				6168.6
	6	5262	-	-		-	-	-				5262
	7	1469	-	-		-	-	-				1469
	8	-	-	-		-	-	-				0
Hybrid Totals		58500.7		2352.6		7969.8	1051.2	79.1				

GEA Schedule

Anglia Square - GEA Schedule (m2)

Refer to Drawings - GEA Area Plan

Note* - Areas for outline indicative only

Level	Affordable										OVERALL TOTALS	
	Residential (Private)	Residential (Shared)	Residential (Affordable Rented)	Residential (Ancillary)	Residential (Parking)	Commerical (Flexible space)	Commerical BOH Space	Village Hall	Community Hub	Public Use		
GIA of Blocks - A - B - C - D - M - KL - J3												
Detail	Basement	-	-	-		3694.1	-	-	-	-	-	3694.1
	GF	2602.2	634.2	830.2		657.3	4726.6	690.3	169.1	482.5	61.1	10853.5
	1	4149.2	634.2	1094.4		-	605.5	-	-	143.4	-	6626.7
	2	6138.3	634.2	1419.8		-	290.6	-	-	-	-	8482.9
	3	5678.5	296.4	1046.8		-	290.6	-	-	-	-	7312.3
	4	4143.9	0	-		-	229.5	-	-	-	-	4373.4
	5	3361.8	0	-		-	-	-	-	-	-	3361.8
	6	2475.1	0	-		-	-	-	-	-	-	2475.1
	7	490.4	0	-		-	-	-	-	-	-	490.4
8	0	0	-		-	-	-	-	-	-	0	
Detail Totals		29039.4	2199	4391.2	0	4351.4	6142.8	690.3	169.1	625.9	61.1	
GIA of Blocks - E - F - G - H - J												
Outline	GF	12645.1	-	458.9			1151.2	85.2				14340.4
	1	13592.3	-	404.6			-	-				13996.9
	2	11515.7	-	573.6			-	-				12089.3
	3	10879.9	-	573.6			-	-				11453.5
	4	8902	-	452.8			-	-				9354.8
	5	6754.9	-	-			-	-				6754.9
	6	5740.4	-	-			-	-				5740.4
	7	1599.9	-	-			-	-				1599.9
	8	-	-	-			-	-				0
Hybrid Totals		71630.2	0	2463.5			1151.2	85.2				

Conclusion

This proposed residential led mixed use scheme has been designed to a high quality in accordance with the national, regional and local policy framework.

It encompasses the advice and guidance provided by officers from Norwich City Council, Norfolk County Council, Historic England and from the DSE Design Review Process as well as Community & Stakeholder groups. The design has been developed to relate to the complex context and to balance the requirements of the stakeholders engaged.

The design takes reference from analysing the past and present character of Norwich, conceptualised in this document as Grounded in Norwich.

The result is a contextually led proposal that blends architecture, heritage, landscape and urban design together.

It provides the prospect of reclaiming Anglia Square as the centre of Norwich over the Water.

The design reinvigorates the existing commercial offers at Anglia Square and combines these with the established independent traders of Magdalen Street, St Augustines Street and the local community through reintroduction of key historic routes.

This development is set in an area of good transport accessibility. It is located in a sustainable location, within cycling &

walking distance to the city centre with good access to local amenities.

It provides an appropriate mix and density that are compatible with the surrounding context.

The scheme incorporates sustainable design with the potential for a variety of renewable energy strategies.

Overall the design addresses the surrounding context whilst creating a sense of place through its architecture and landscape.





COMMUNITY HUB