

Anglia Square, Norwich
Landscape Strategy

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Weston
Homes



PROJECT

ANGLIA SQUARE NORWICH

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Contents

1 INTRODUCTION 4

1.1 Introduction	5
1.2 Site Location	7

2 THE EXISTING SITE 8

2.1 The Existing Site	9
2.2 Site Context	10
2.3 Existing Conditions	11
2.4 Built Form	12
2.5 Existing Key Areas	13
2.6 Existing Key Areas	14
2.7 Existing Key Areas	15
2.8 Site Analysis	16

3 SITE CONTEXT 17

3.1 Historic Streets	18
3.2 Wider Context - Green Spaces	19
3.3 Wider Context - Existing Squares	20
3.4 Wider Context - Existing Yards	21
3.5 Wider Context - Existing Yards	22
3.6 Street Typology Studies Historic Streets	23
3.7 Street Typology Studies Historic Streets	24
3.8 Historical Streets Analysis	25
3.9 Historical Streets Analysis	26

4 MASTERPLAN 27

4.1 Setting the Brief	28
4.2 Masterplan Development	30
4.3 Masterplan Development	31
4.4 Ground Floor Landscape Masterplan	32
4.5 Ground Floor Landscape Character	33
4.6 Roof Level Landscape Masterplan	34

5 MASTERPLAN STRATEGIES 35

5.1 Spatial Character	36
5.2 Sustainable Travel Infrastructure	37
5.3 Visitor Cycle Parking	38
5.4 Vehicular Movements	39
5.5 Servicing Strategy	40
5.6 SUDS Strategy	41
5.7 Roof Landscape	42
5.8 Yards Character	43

6 ANGLIA SQUARE DESIGN 44

6.1 Setting the Brief	45
6.2 Scale Studies Introduction	46
6.3 Anglia Square Precedents	47
6.4 Anglia Square Precedents	48
6.5 Anglia Scale Studies	49
6.6 Anglia Square SWOT Analysis	50
6.7 Anglia Square Landscape Layers	51
6.8 Anglia Square in Context	52
6.9 Anglia Square Sketch Development	53
6.10 Anglia Square	54
6.11 Anglia Square Preferred Option	55
6.12 Anglia Square	56
6.13 Anglia Square	57
6.14 Anglia Square	58

7 STREETS 59

7.1 Setting the Brief	60
7.2 St Georges Gardens	61
7.3 St. Georges Gardens	62
7.4 St. Georges Gardens	63
7.5 Botolph Street	64
7.6 Botolph Street	65
7.7 Botolph Street	66
7.8 St Georges Street South	67
7.9 Edward Street	68
7.10 Pitt Street	69

8 YARDS 70

8.1 Setting the Brief	71
8.2 Calvert Yard	72
8.3 Cherry Tree Yard	73
8.4 Sovereign Yard	74

9 HARD AND SOFT LANDSCAPE STRATEGY 75

9.1 Norwich City Council Design Guidance	76
9.2 Existing Materiality Of Norwich	77
9.3 Ground Plane Materiality - Private Land	78
9.4 Ground Plane Materiality - Adoptable Areas	79
9.5 Tree Strategy	80
9.6 Tree Strategy	81
9.7 Softworks Strategy	82
9.8 Softworks Strategy	83

10 PLAY STRATEGY 84

10.1 Public Play Strategy	85
10.2 Public Play Trail	86
10.3 Public Play Trail	87
10.4 Public Play Trail	88

11 CONCLUSION 89

11.1 Conclusion	90
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1

INTRODUCTION

1.1 Introduction

This Landscape Strategy Report has been prepared by Planit-IE Ltd on behalf of Weston Homes Plc (the Applicant) in support of a hybrid (part full/part outline) planning application, (the Application), submitted to Norwich City Council (NCC) for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing ‘ZZ-00-DR-A-01-0200’.

The Site is located in a highly accessible position within the northern part of Norwich City Centre and comprises a significant element of the Anglia Square/Magdalen Street/St Augustines Large District Centre, (the LDC). It is thus of strategic importance to the City, and accordingly has been identified for redevelopment for many years within various local planning policy documents, including the Northern City Centre Area Action Plan 2010, (NCCAAP), (now expired), the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, (JCS), and NCC’s Anglia Square and Surrounding Area Policy Guidance Note 2017, (PGN). The Site forms the principal part of an allocation (GNLP 0506) in the emerging Greater Norwich Local Plan (GNLP).

This application follows a previous application on a somewhat smaller development parcel, (NCC Ref. 18/00330/F) made jointly by Weston Homes Plc as development partner and Columbia Threadneedle Investments, (CTI), the Site’s owner, for a residential-led mixed use scheme consisting of up to 1,250 dwellings with decked parking, and 11,000 sqm GEA flexible ground floor retail/commercial/non-residential institution floorspace, hotel, cinema, multi-storey public car park, place of worship, and associated public realm and highway works. This was subject to a Call-in by the Secretary of State (PINS Ref. APP/G2625/V/19/3225505) who refused planning permission on 12th November 2020, (the ‘Call in Scheme’).

In April 2021, following new negotiations with Site owner CTI, Weston Homes decided to explore the potential for securing planning permission for an alternative scheme via an extensive programme of public and stakeholder engagement, from the earliest concepts to a fully worked up application. The negotiations with CTI have secured a “Subject to Planning” contract to purchase the Site, (enlarged to include the southeastern part of Anglia Square fronting Magdalen Street and St Crispins Road), which has enabled a completely fresh approach to establishing a redevelopment scheme for Anglia Square. This has resulted in a different development brief for the scheme, being to create a replacement part of the larger LDC suited to the flexible needs of a wide range of retail, service, business and community uses, reflective of trends in town centre character, integrated with the introduction of homes across the Site, within a highly permeable layout, well connected to its surroundings.

The new development proposal seeks to comprehensively redevelop the Site to provide up to 1,100 dwellings and up to 8,000sqm (NIA) flexible retail, commercial and other non-residential floorspace including Community Hub, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), car club spaces and associated works to the highway and public realm areas (the Proposed Development). These figures are maxima in view of the hybrid nature of the application. This proposes part of the scheme designed in full, to accommodate 367 dwellings, 5,808 sqm non-residential floorspace, and 146 car parking spaces (at least 95% spaces for residential use, and up to 5% for non-residential use), with the remaining large part of the Site for later detailed design as a “Reserved Matters” application, up to those maxima figures.

This Landscape Strategy Report provides Norwich City Council with detail on the proposals for the design of the landscape, public realm, residential courtyards and other open spaces which make up a crucial part of the proposals. It will offer rationale and explanation of why certain design moves have been made. Careful consideration has been given to all aspects of the landscape design, and this document demonstrates this.

DM8 (Planning effectively for open space and recreation) from Norwich Development Management Policies Plan (2014) outlines the importance of public space and policy DM7 (Trees and development) outlines the importance of trees in new developments. This document has been developed with these policies in mind.

The report documents many months of work and collaboration with the local authority, consultants, stakeholders and the general public. The design has evolved to suit the needs of many different interested parties. This document evidences the process that the design team have been through.

STRUCTURE OF THE REPORT

The report will begin by setting the scene; describing the current site and its context, and the current weaknesses and opportunities posed by the site. It is important to understand what is considered successful or not within the current site and how this can be built upon. Also in order to fully understand the site, relevant scale studies of historic Norwich streets, as well as contemporary landscapes of similar scale, have been undertaken.

Following this extensive research and knowledge gathering, strategies have been proposed for the public realm in order to inform a robust and efficient masterplan, that works successfully for this mixed use scheme.

The next phase of the report details the results of a comprehensive design process, and interrogates the proposals at varying scales.

WHO THE REPORT IS FOR

This report is written to support the application for the development at Anglia Square, with a focus on the elements within the external environment. The public realm is crucial to this development and is opening up a currently under utilised public resource. The masterplan and architecture is crucial, but it is the public realm that will tie all of the new elements together and provide rationality to the scheme.

Our philosophy when it comes to public realm is simple and reflected in the approach the preminent architect and masterplanner Jan Gehl has championed for many years:

“Life between buildings is both more relevant and more interesting to look at in the long run than any concrete and staggered building forms”.

- Jan Gehl, *Life Between Buildings*, 2011

With this in mind, this report details the life between buildings. It is written to document the design process undertaken with the planning officers, but also to inform and engage the local community with the proposals in order to inform them that the proposed scheme is high quality and sensitive to it's context. The end user of the scheme has been considered at every stage of the design process, and it is hoped that this is apparent in the report.

KEY OBJECTIVES OF THE REPORT

The objectives for the landscape design development at Anglia Square, leading to this submission, is a multifaceted and coherent, site-wide approach that has been driven by the following principles:

- To create attractive and interesting spaces for play, for contemplation, for passing through and for meeting people;
- To create a sense of place, so that wherever you are in Anglia Square you would know you were in its neighbourhood;
- A sense of place that didn't lose sight of or try to hide its history;
- A legible place where you could easily find your way;
- To create a thriving place for people to live, work and play;
- For key areas across the site also having their own distinct feel, but still clearly part of the wider whole.

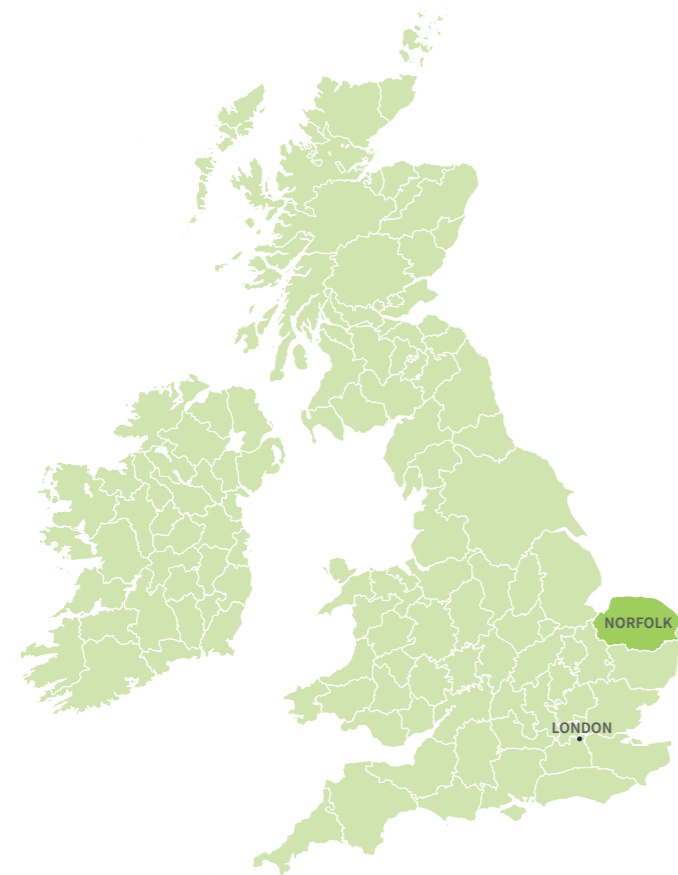
With these goals in mind, a collaborative and rigorous design process has been undertaken over a number of years. The outcome of this process is documented in this Landscape Strategy, and the result is a well informed and coherent masterplan. The key objective of this report is to make it clear to all how the proposed design is the best possible proposal for the development at Anglia Square.

SITE LOCATION

Anglia Square is located in the area known as Norwich-Over-The-Water, which is approximately a 10 minute walk from the central Market Place in Norwich. The site is a 20 minute walk from Norwich train station, which is the northern terminus of the Great Eastern Main Line from London, as well as a number of secondary lines to the surrounding areas. The site lies within the fringes of Norwich city centre.

1.2 Site Location

NATIONAL CONTEXT



- Norwich is the county town of Norfolk, located in the east of England.
- It lies approximately 100 miles north east of London.
- The location is crucial to the story of Norwich, sitting in a distinct position.

COUNTY CONTEXT



- The city is the fourth most densely populated urban area in the UK.
- It is the transport hub for the Norfolk area.

CITY CONTEXT



- The site lies in the area known as Norwich-over-the-Water, to the north of the River Wensum.
- This area was historically a separate town known as *Northwic* between the 5th and 7th centuries.
- Anglia Square sits in the Mancroft Ward of Norwich City Council.



2

THE EXISTING SITE

2.1 The Existing Site

Norwich is a rich and diverse city with a fascinating historical heritage that stretches back centuries. Due to its distinct position within the UK, it has always had its own distinguishable character and atmosphere as a city.

The history of Norwich can be seen at every turn within the alleyways of the city. The sense of identity within the city is tangible and this is its strongest asset. Harnessing this will be key for a successful development at Anglia Square.

URBAN GRAIN

Until the late 1800's Norwich was England's second biggest city, and the historic merchant nature of the place can be seen in the tight urban grain of the streets within the centre of the city. The granular nature could be contributed to the city walls constructed in the 13th century. Although at the time the city walls enclosed an area larger than the City of London, it was illegal to build outside of them thus resulting in a relatively densely populated region.

The location of Anglia Square, to the north of the River Wensum is known as 'Norwich-over-the-Water', and historically was a settlement independent of what is now central Norwich. As the settlements grew over time, the two places combined. But there is an argument to say that Norwich-over-the-Water still looks south to the Cathedral, the Castle and City Hall. The area to the North of the River Wensum deserves to have it's own hub, with a mix of uses for a variety of people.

CULTURAL CONTEXT

As rich in history as it is culture, Norwich was crowned England's first City of Literature by UNESCO in 2012. Amongst other reasons, this is attributed to the city's association with esteemed authors such as the first woman to be published in the English language, Julian of Norwich, who lived in the city in the 13th and 14th centuries. The University of East Anglia is home to a prestigious creative writing department, and has also produced significant artistic talent. The promotion of the joys of literature are evident in the city through a number of literary festivals and the 'City of Stories' campaign. This recognition of the cultural history provides an opportunity within the concept development, to generate a sense of place within the proposals at Anglia Square.

SITE LAYOUT

The site at Anglia Square currently sits as an island with traffic circumnavigating around it in all directions. This as a result of over ambitious 1960's city planning, which looked to the automobile as the future of town planning. In order to achieve this mini-orbital effect around the site, the historic street pattern was completely disregarded. The fly over of St. Crispins Road was created with the intention to keep traffic flows moving from east to west. However, this significant piece of infrastructure is not in keeping with the granular nature of Norwich's streets. When the flyover was developed, and the historic street pattern wiped out, one of the unique strengths of central Norwich was completely ignored at Anglia Square. To this day Anglia Square bares no resemblance to all that is good about Norwich. The new development offers a unique opportunity to restore some of the urban grain previously lost.

CONNECTIVITY

As well as the fly over elevating motorists above the ground level, pedestrians are expected to step up and down at numerous locations in order to navigate the current setting of Anglia Square. This results in poor accessibility for less able bodied people, but it also leads to areas becoming under utilised. This over-elaborate network of level changes is not necessary and does not generate a convivial experience.

If arriving on foot, the arrival sequence is currently a very unpleasant experience. There are narrow underpass type entrances from Magdalen Street, and a very unassuming and narrow path off Botolph Street. There is nothing to suggest that there is a public space hidden behind the cumbersome buildings. There is an opportunity to develop the sense of arrival, through revealing entrances and the introduction of gateway features, as well as increasing the number of routes through the site.

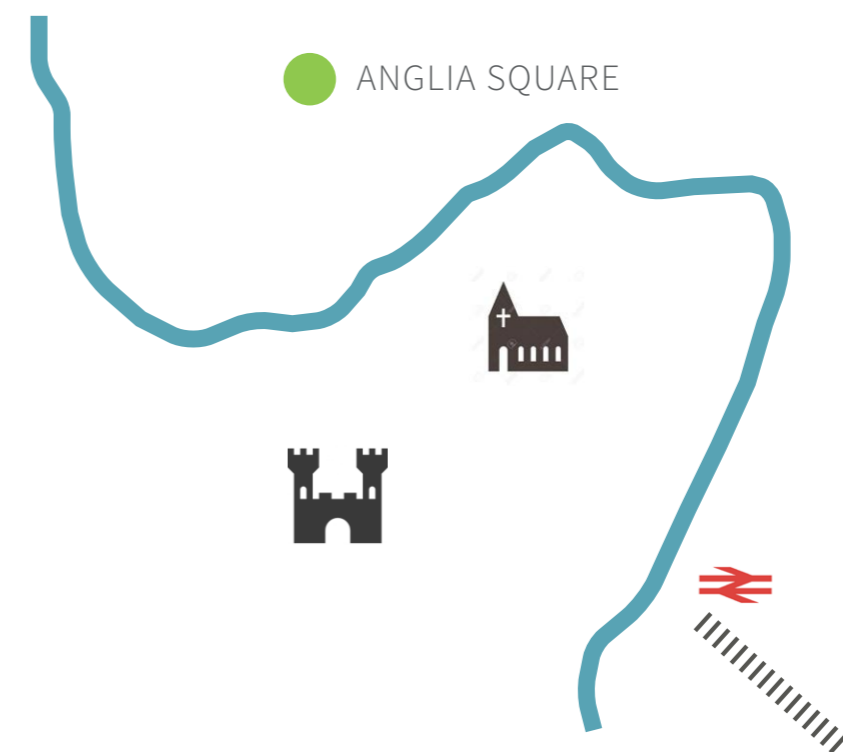
The site is predominantly a hard, and grey environment. There is an opportunity to develop what is monotonous as well as connections to the green spaces nearby.

The plan overleaf illustrates local open and green spaces within easy walking distance of the development.

A series of open spaces, incorporating St Augustines Churchyard, Gildencroft Playground and a quiet wooded cemetery, provide a varied green area immediately west of the Anglia Square site. There are opportunities to walk along the River Wensum which is located close by, which offers links to green and blue infrastructure.

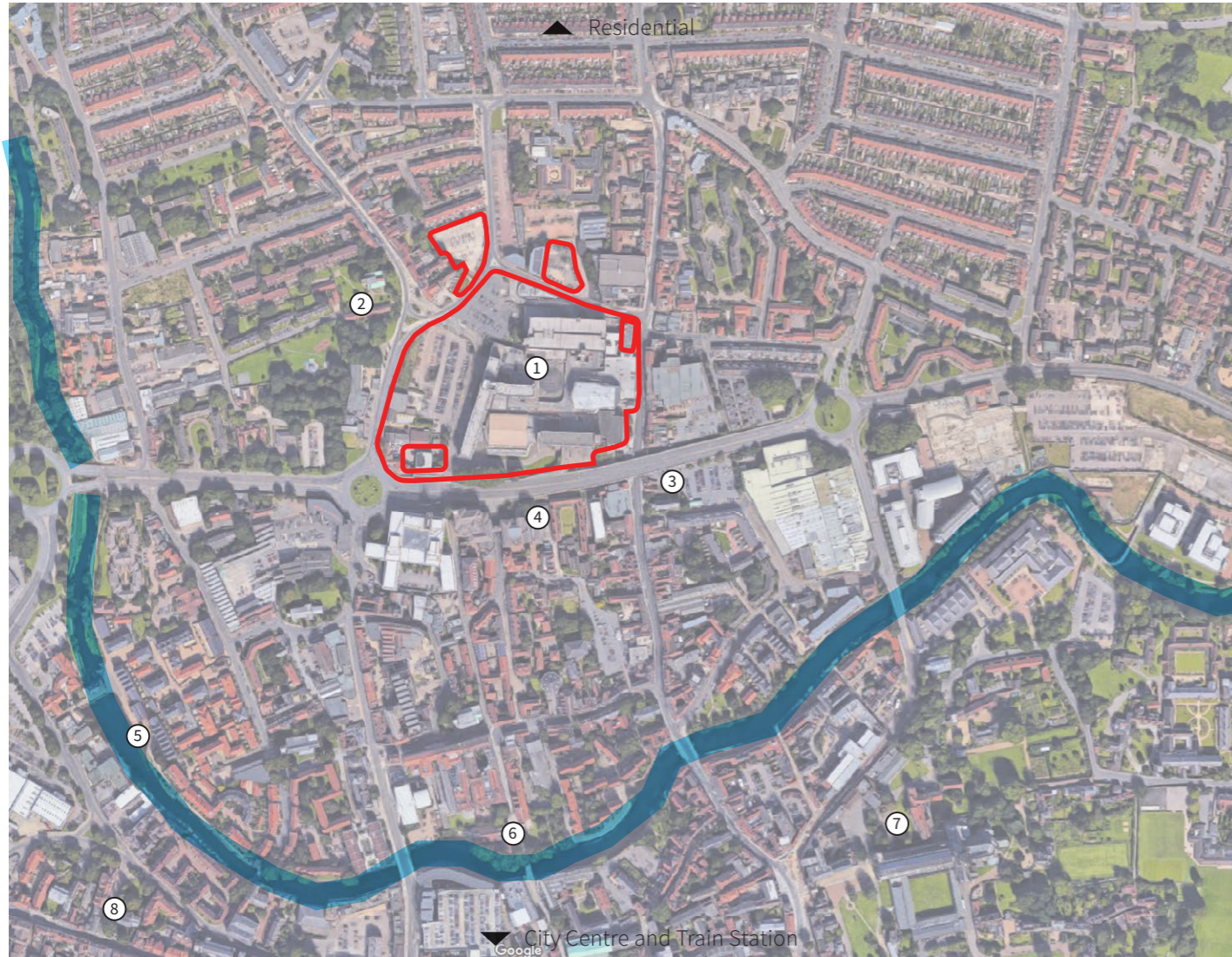
“All shall be well, and all shall be well and all manner of thing shall be well.”

- Julian of Norwich, first published woman in the English language



2.2 Site Context

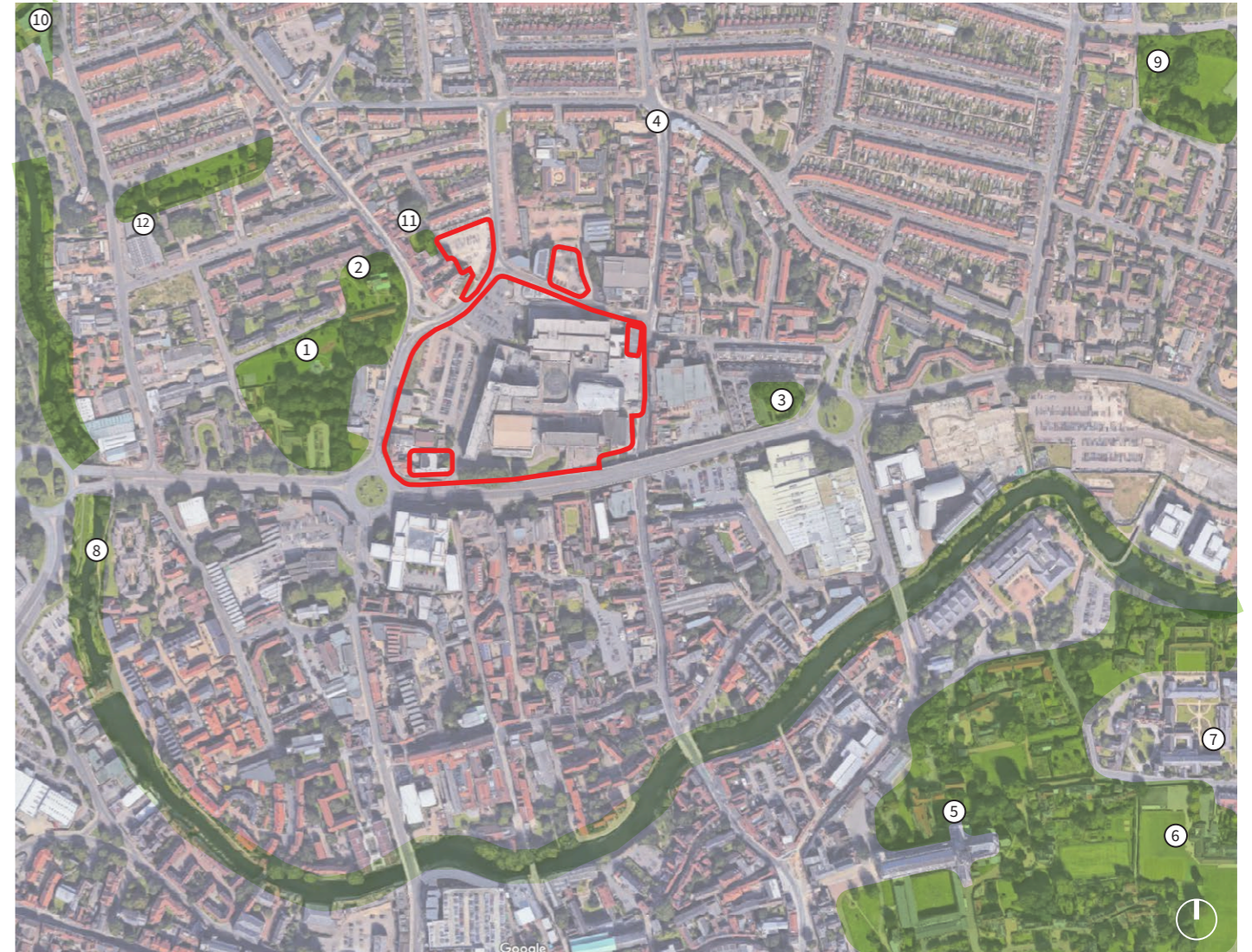
SITE CONTEXT



KEY

- ① Anglia Square
- ② St Augustines Church
- ③ St Saviours Church
- ④ Doughty's Almshouses
- ⑤ River Wensum
- ⑥ Norwich Playhouse
- ⑦ Norwich Cathedral
- ⑧ Norwich Arts Centre

OPEN SPACE NETWORK



KEY

- ① Gildencroft Playground
- ② St Augustines Church
- ③ Willis Street Playground
- ④ Magdalen Street Gate
- ⑤ Norwich Cathedral & Grounds
- ⑥ Private Sports Pitches
- ⑦ Cow Tower
- ⑧ River Wensum bridle path
- ⑨ Ketts Cave Park and Allotments
- ⑩ Wensum Park
- ⑪ Leonard Street Play Space
- ⑫ St Martins at Oak Wall Lane

2.3 Existing Conditions

Anglia Square is an island site and as a result it's currently ineffective gateways are crucial to making better connections to wider Norwich.

The site currently sits at the edge of a residential area to the north of Norwich City Centre and west of the retail focused Magdalen Street (pic 12). The dual carriageway of St Crispins Road (pic 2 & 3) lies directly to the south of the site and rises imposingly to the east obscuring views southward. From this raised aspect, views south towards the city centre are all encompassing and impressive (pic 11). From the centre of the site, views north up Botolph Street toward St Augustines Church and St Augustines Street are strong.

There are 11 no. trees to the A147 edge of the site (pic 3 and 10) of mainly London Plane trees but also Lime trees. There are a scattering of trees on the periphery of the site, including Whitebeam and Red Oak. Other than this the site is predominantly a hard environment.

Users can currently arrive to site on foot, bicycle, car or bus. Once they are in the centre of the space, Anglia Square itself feels partitioned off from the wider context, due to being walled in on all sides (pic 5). There is a convoluted nature to the site with unnecessary level changes (pic 7) and dark underpasses that create unwelcoming shaded spaces (pic 8).

There is very little 'address' to the public realm from the large built structures above, apart from the ground floor shops. The feeling is as if all of the larger buildings turn their backs onto the public spaces.

A canopy within the centre of the space is well used, although cumbersome and restricting to views across the square (pic 6).



① VIEW NORTH FROM ST GEORGES STREET



② VIEW NORTH FROM ST CRISPINS ROAD



③ EXISTING TREES ON ST CRISPINS ROAD



④ CAR PARK ADJACENT TO BOTOLPH STREET



⑤ ENCLOSED ASPECT TO ANGLIA SQUARE



⑥ CANOPY IN ANGLIA SQUARE



⑦ FIRST STOREY, ANGLIA SQUARE



⑧ DARK UNDERPASS ENTRANCES



⑨ AREA UNDER THE FLYOVER



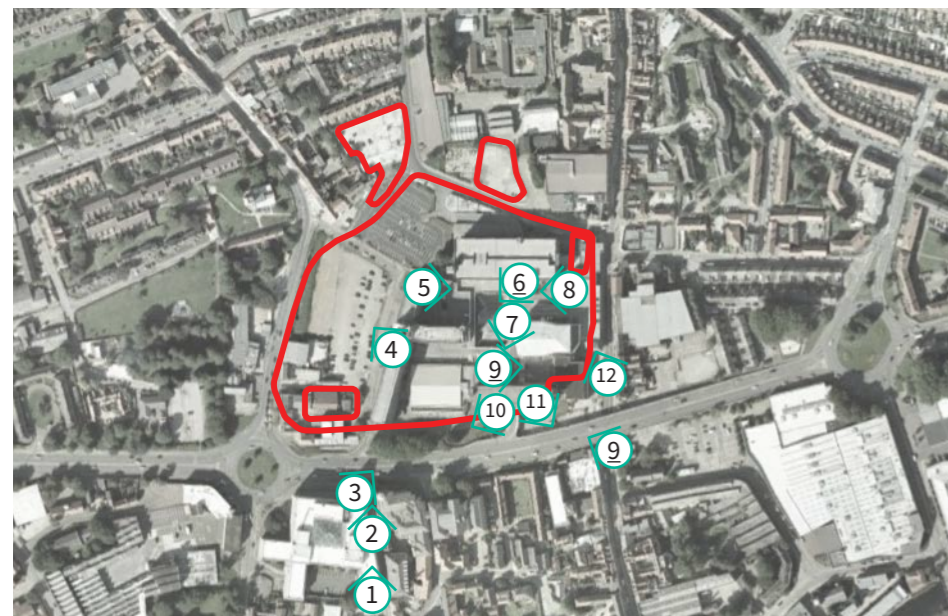
⑩ LEVEL CHANGES AT ST CRISPINS ROAD



⑪ VIEWS SOUTH TO THE CITY



⑫ EXISTING TREES ON MAGDALEN STREET



2.4 Built Form

It is important to understand the vertical nature of Anglia Square, as the public realm currently works over a number of levels.

SITE SCALE

The current buildings sit in an illogical form, with no real communication to the public realm. This is as a result of a design that enabled motorists the convenience of driving directly into the upper levels of the development.

As the main multi-storey car park has been condemned and is no longer used, the majority of car parking is at surface level. This car parking at surface level to the north west of the site, between Pitt Street and Sovereign House, is not utilising this portion of the site at all, feeling quite detached from Anglia Square as a whole.

LEVEL CHANGES

The existing level changes at Anglia Square can be clearly seen on the adjacent image. The elevated walkways and ramped vehicular access surrounding the existing square increases a sense of vulnerability when occupying the lower levels.

The lack of occupied building space at the upper levels also limits the natural surveillance, further enhancing the unsafe feeling, particularly after hours.

As well as the unwelcoming sense of enclosure, the upper levels of Anglia Square are currently bereft of any green infrastructure. There is very limited amount of planting and trees at ground level and none at higher levels. There is an opportunity to soften the roofscape to aid the green and blue infrastructure of Anglia Square.



AERIAL VIEW OF ANGLIA SQUARE



2.5 Existing Key Areas

ANGLIA SQUARE

Anglia Square is well used with a strong character, but is under performing and a predominantly hard space that is of its time.

The square is dominated in percentage terms by the existing canopy. It defines the square as an almost completely covered space. It has a number of columns which define an edge. Next to these columns are benches and litter bins. As a result users are inclined to sit on these edges and look into the space. Within the centre of Anglia Square there is a limited amount of prospect refuge as a result. If one were to dwell in the centre of the space it would be considered extroverted. It is worth noting that the canopy is well loved and used by the existing user group.

As well as the canopy, the lack of green elements such as trees and plants is well noted.

With the canopy and the higher level walkways above ones head, there is limited chance to see the sky above you.



Sky

There is limited views to the sky within Anglia Square currently.

Higher Levels With Blank Façades

The backdrop is dominated with un-animated façades.

Clock Tower

A welcome focal point. However cannot be seen from under the canopy.

The Canopy

Dominates any views and the current square itself.

Columns

Create an edge where people dwell.

Hard Surfaces

There is no relief from concrete paving within the current square.

EXISTING ANGLIA SQUARE

2.6 Existing Key Areas

UNDER THE FLYOVER

This area is a disappointing gateway to the site, being dark, vandalised and with no defined use.

The area is dark, vandalised and with no defined use. There is a generous amount of space available, at the point where St Crispins Road rises over Magdalen Street. However there is limited definition to the current space, and as a result it is just used as loading for the nearby shops.

This should be a gateway to the city in the south from Anglia Square, but instead it acts as an intimidating space.



No Lighting

The area is currently very dark especially at night.

Columns

The columns divide the space and create hiding places for anti social behaviour.

Graffiti

The large, blank, concrete faces appeal to graffiti artists.

Loading

Infrequent loading for the nearby shops.

Railing

Barriers to movement.

Loose Surfaces

A lack of solid surface restricts flexibility of the space.

EXISTING ANGLIA SQUARE

2.7 Existing Key Areas

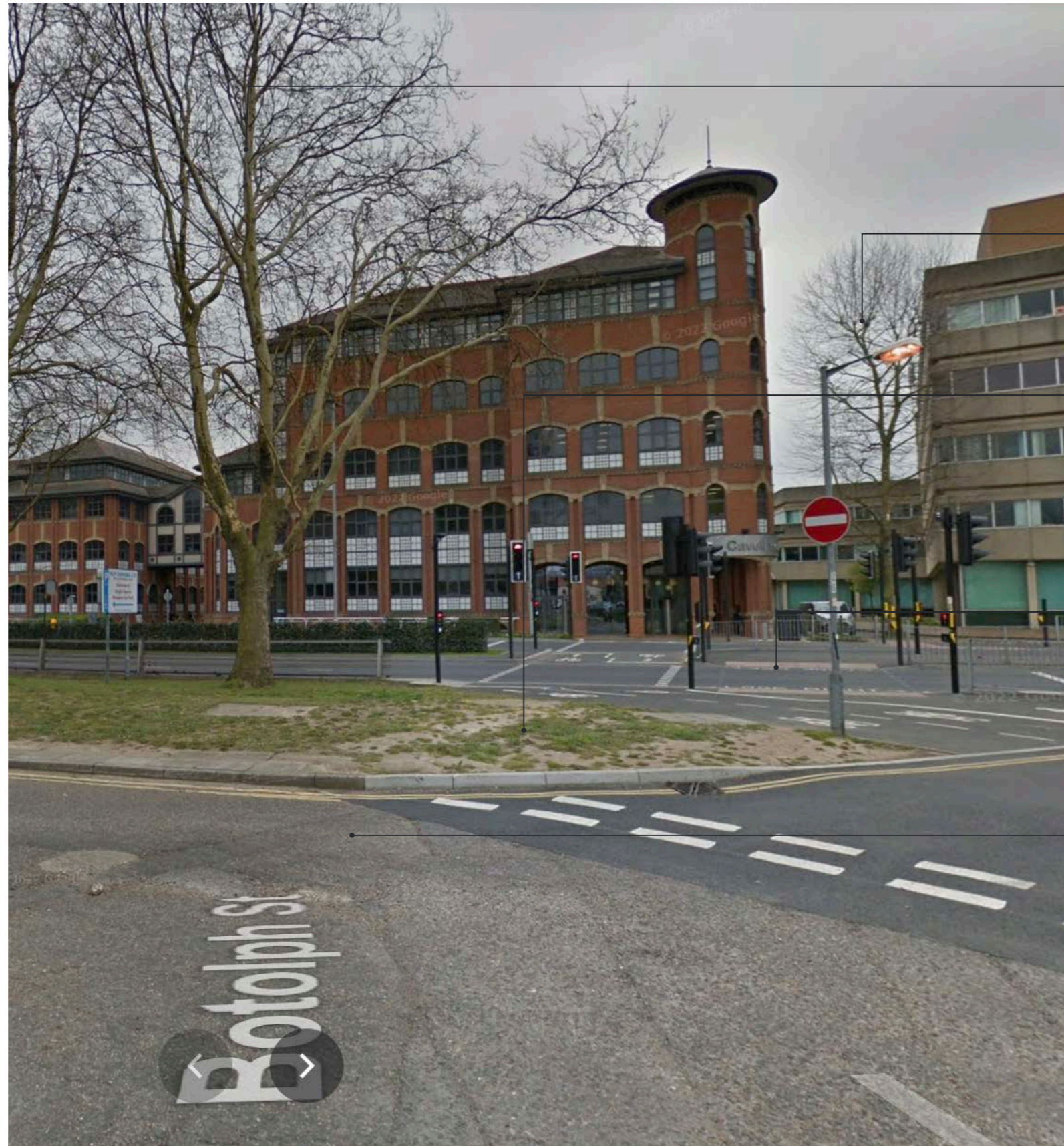
ST CRISPINS ROAD CROSSING

The main gateway from the city into the site is by crossing St Crispins Road on to Botolph Street.

There is a combined two stage cycle and pedestrian surface level crossing. The crossing kinks to cross Botolph Street in a perpendicular manner, however the natural desire line is to go directly north and onto the carriageway. This creates a potential conflict zone.

The frontage to St Crispins is strengthened by the row of nine London Plane trees, as well as two Lime trees further east. There is also a marker tree to the south of the crossing which frames the view successfully.

To the west there is grass verge that reveals the previous location of the subway crossing. This is a missed opportunity for some additional street tree planting.



London Plane Trees

A strong edge of nine London Plane trees to St Crispins Road.

Marker Tree

Framing the view on St Georges Street to the south.

Desire Line

The natural inclination is to continue your journey as directly as possible.

Two Stage Crossing

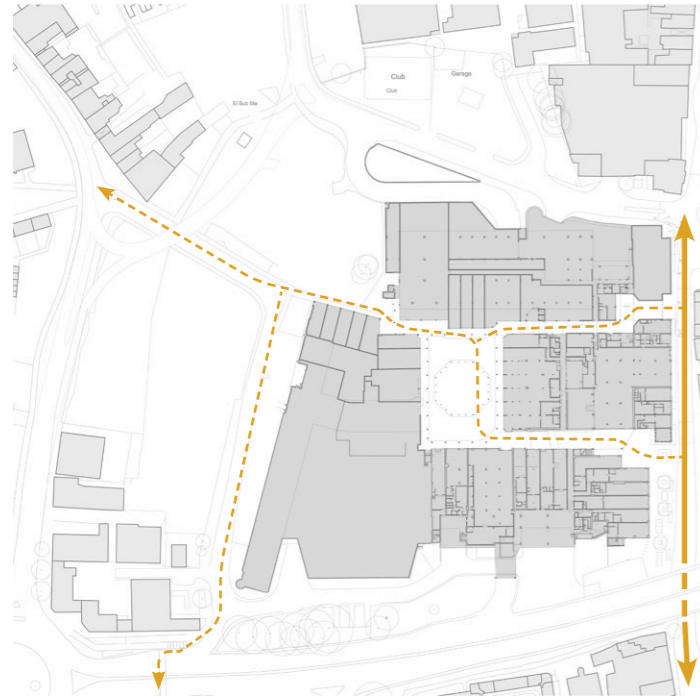
A central reservation is required due to the length of the crossing.

Conflict Zone

As users continue to move north-south direction there is a potential conflict with motorists.

2.8 Site Analysis

PEDESTRIAN CIRCULATION



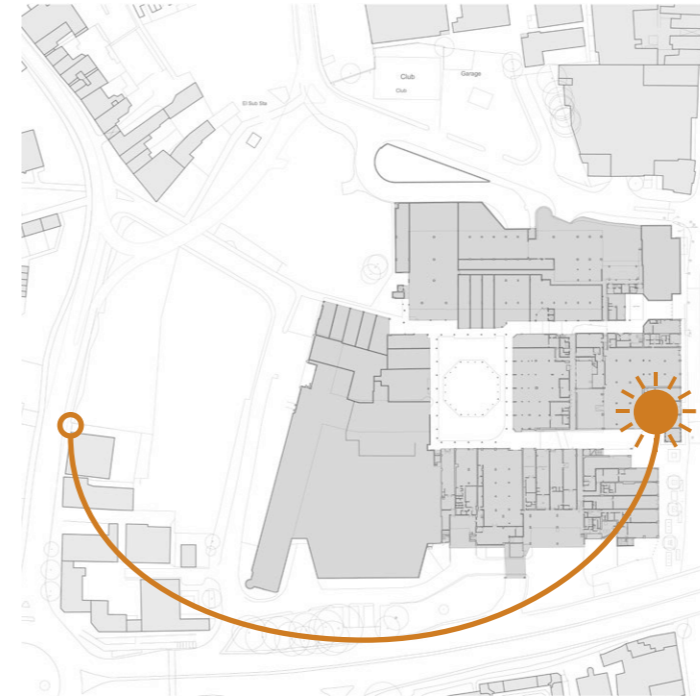
The current site is not legible to pedestrians as the main access points are concealed, confined and dark. Pedestrian access to the Mancroft area in the north-west is particularly poor with two service level car parks blocking routes. The links to Magdalen Street in the east are evident, but due to the narrow 'underpass' feel, are compromised.

VEHICULAR CIRCULATION



The diagram above demonstrates the 'island' nature of the site in relation to vehicle use. The upper level car parks are currently not in use, but the obtrusive ramps up to these spaces dominate the northern and southern aspect, as well as creating clumsy level changes.

SUN ASPECT



The main section of accessible public open space within the current Anglia Square is relatively enclosed on all sides with narrow pathways. The southern aspect of the site is not utilised.

EXISTING VEGETATION



The diagram above illustrates that the site is a hard space with limited greenery. The southern verge has a strong group of trees which act as a green edge and a visual gateway. Aside from this there are sporadic trees around the site, albeit with no structure to the tree planting strategy. New development to Anglia Square could vastly increase the green infrastructure.



3

SITE CONTEXT

3.1 Historic Streets

Understanding the fabric of the streets of Norwich is important to begin setting principles for new civic spaces.

As mentioned in previous sections of the document, there is a tight grain to the streets, generally speaking. There are wider carriageways in places, but towards the city centre and close to the river there is compact nature to the thoroughfares.

The historic maps demonstrate an ancient street pattern that would have once existed on site at Anglia Square. Botolph Street once forked off from Magdalen Street to meet St Augustines Street. Also St Georges Street used to continue further north to meet Botolph Street. There is an opportunity to reveal the historic street pattern in a sensitive manner. Any new streets within the proposed development could make reference to the historic street names which have been lost over time.

This dense layout was designed in a time when vehicles were slower and smaller. The result we see today is almost a 'shared street' principle across the city, with pedestrians, cyclist and motorists all using the same carriageway. There is a limited use of upstand kerbs across the city, with paving going from building edge to building edge. This results in all road users co-existing, and natural traffic calming measures. There is usually a change from a bigger paving unit in the centre of the street, to a smaller more textured unit to the edge of the carriageway. This change in scale and texture to the side of the street allows for a subtle hierarchy to be developed.

Once again, the history of Norwich will inform the development of the masterplan. On the following pages we will review a number of prominent Norwich streets, and relevant studies of contemporary streets.



PAVING TEXTURES IN NORWICH CITY CENTRE

1 City Centre Grain

Close to the River Wensum, and in the city a tight urban grain is clear.

2 Lost Streets

On the historic maps the lost streets of Botolph Street, and the partially lost St Georges Street can be seen.

3 Residential Streets

Moving further north, a residential terrace typology is evident from this 1920's plan onwards. Our site sits between a city environment and a residential environment.

4 Open Spaces

Many of Norwich's historic open spaces are churchyards. There are a number in the proximity of the site, however the plan from 1886 shows a churchyard directly at the Anglia Square site.

5 Cherry Lane

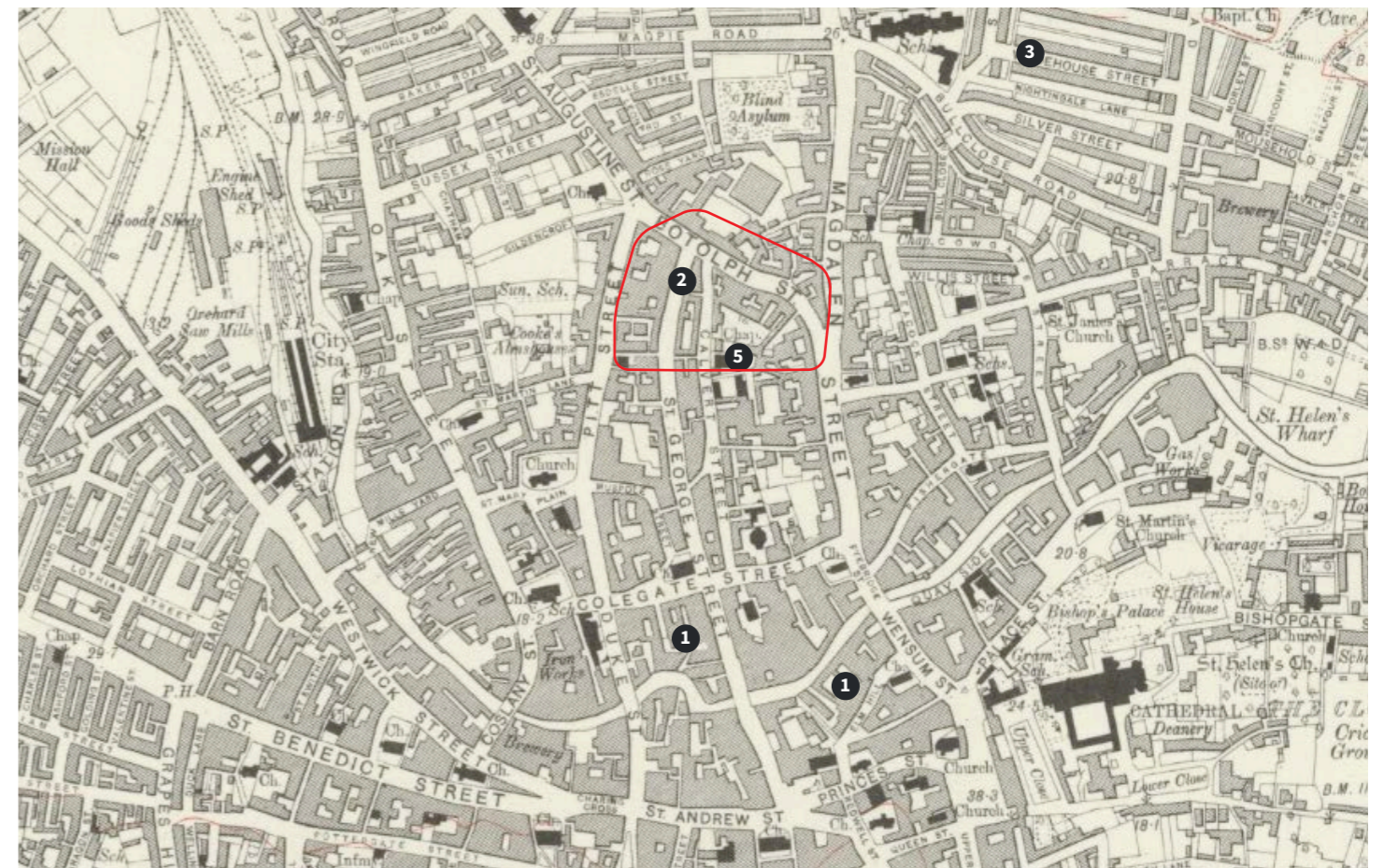
It is believed that the current Cherry Lane street on the site took its name from a churchyard with a grove of Cherry trees within it, as the Cherry tree is common in cemeteries.



CHERRY TREES USED HISTORICALLY IN CHURCHYARDS



HISTORIC NORWICH C. 1886, CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT



HISTORIC NORWICH C. 1920, CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT

3.2 Wider Context - Green Spaces

A number of green spaces are scattered throughout and around the city with the majority of them concentrated in the south.

Gildencroft Park is the main park within 5 minutes walk from our site. It includes a play space and a tennis court within a residential setting. Within the proposals there is an opportunity to develop links to Gildencroft in the west and St Pauls Square in the east. Within 10 minutes walking distance there are more green spaces that vary in character and offer.

This map only shows the major existing green spaces in Norwich there are other green pockets mainly around churches and residential playgrounds.

More than 30 minutes walk north from the site there are additional spaces such as also Waterloo Park and Sewell Park (not marked on the map).

- KEY**
- Existing Public Parks and Gardens
 - Walking Distances
 - Site Boundary
 - Anglia Square
 - 1 Gildencroft Park
 - 2 Chapelfield Gardens
 - 3 Castle Green
 - 4 Upperclose
 - 5 Lowerclose
 - 6 Lifes Green
 - 7 St. George's Green
 - 8 Elm Hill Gardens
 - 9 St Helen's House
 - 10 Cow Tower Riverside Walk
 - 11 Cathedral Meadow Riverside Walk
 - 12 James Stuart Garden
 - 13 Wensum Park
 - 14 Kett's Cave Park
 - 15 Mousehold Heath
 - 16 St Pauls Square



GILDENCROFT PARK (1)



WENSUM PARK (13)



ST. GEORGE'S GREEN (7)



MOUSEHOLD HEATH (15)

3.3 Wider Context - Existing Squares

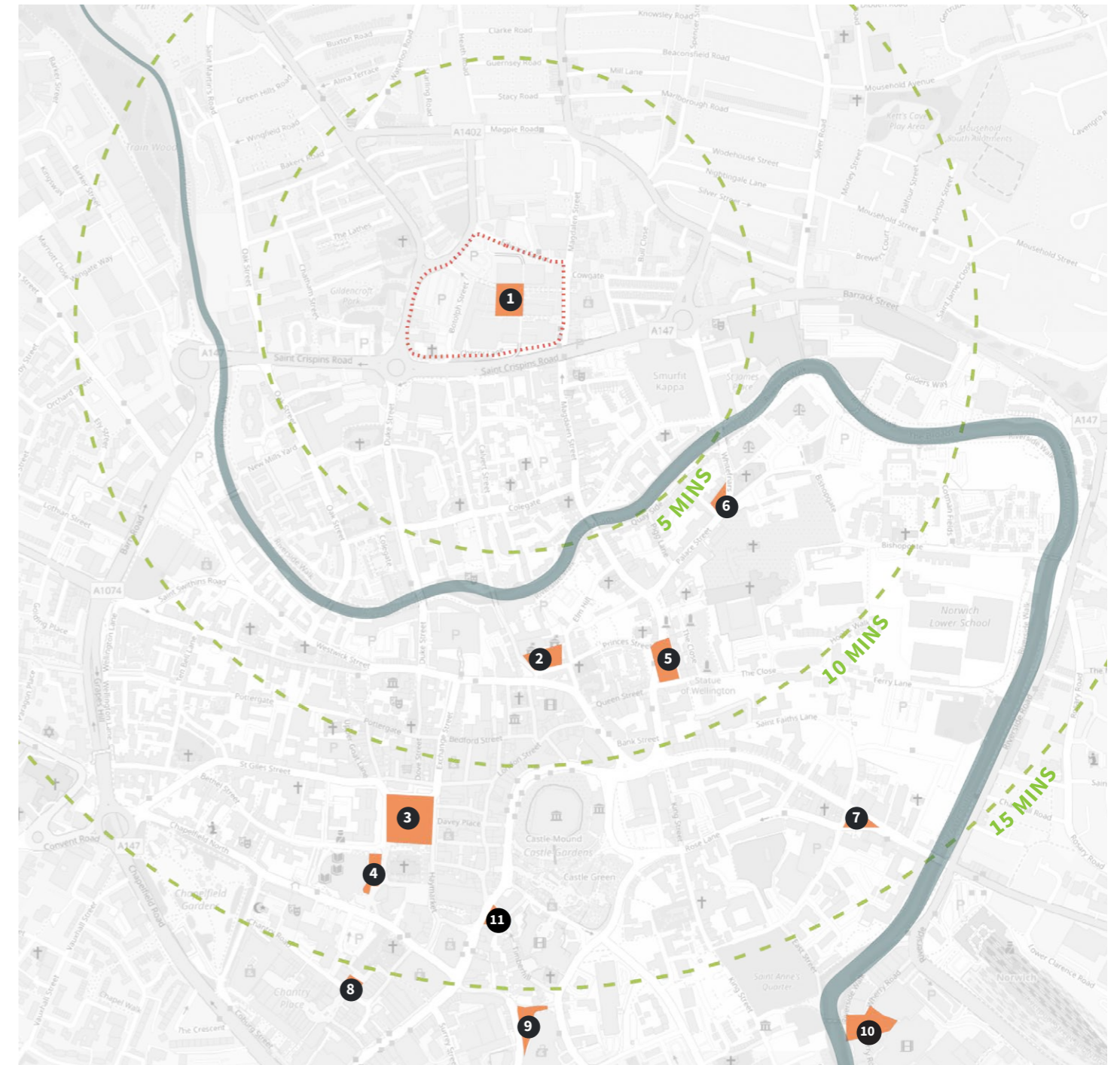
Anglia Square is the only major public square in Norwich north of the river.

The majority of the squares in the city are located south of the River Wensum and this is seen on the plan opposite.

The existing squares in the city are based around the castle and also commerce. This is typified by the Market Square adjacent City Hall. The network of squares here also adds to their success, with different squares fulfilling different purposes. For example trade in the Market Square, with performance in Millennium Plain.

The squares are not abundantly green. There are a small number of large trees, but these spaces are typically hard surface areas.

- KEY**
- Existing Squares
 - Walking Distances
 - Site Boundary
 - 1 Anglia Square
 - 2 St Andrew's Plain
 - 3 Market Square
 - 4 Millennium Plain
 - 5 Tombland
 - 6 Palace Plain
 - 7 Eastbourne Place
 - 8 Chapelfield Plain
 - 9 All Saints Green
 - 10 Riverside Plain
 - 11 Orford Hill



ANGLIA SQUARE (1)



MARKET SQUARE (3)



MILLENNIUM PLAIN



ST ANDREW'S PLAIN

3.4 Wider Context - Existing Yards

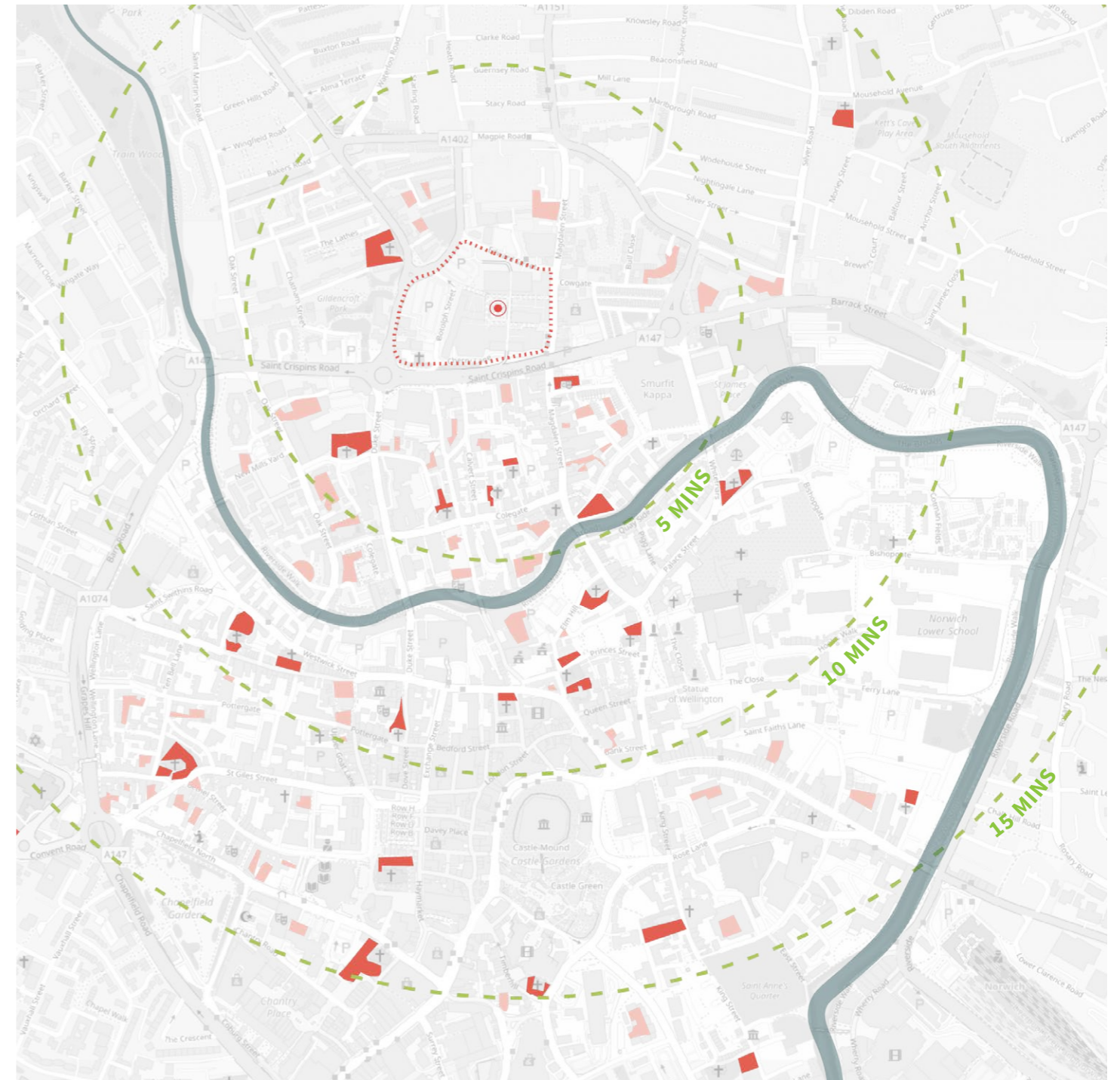
These yards are part of Norwich's medieval history and continue to play a part in the daily lives of communities. They are a unique quirk to Norwich's urban grain.

This map only represents the main yards still existing today many of these yards were lost during the slum clearances in the 20th century. This map shows the main existing yards which have a direct access to the road open to the public.

According to seven directories, there were over 1100 yards existing in Norwich between 1845-1933.

The yards were historically functional, with places to wash or with external toilets. Over time they became uninhabited, typically harder, with a small number of large trees.

- KEY**
- Key Existing Yards
 - Key Existing Church Yards
 - Walking Distances
 - Site Boundary
 - Anglia Square



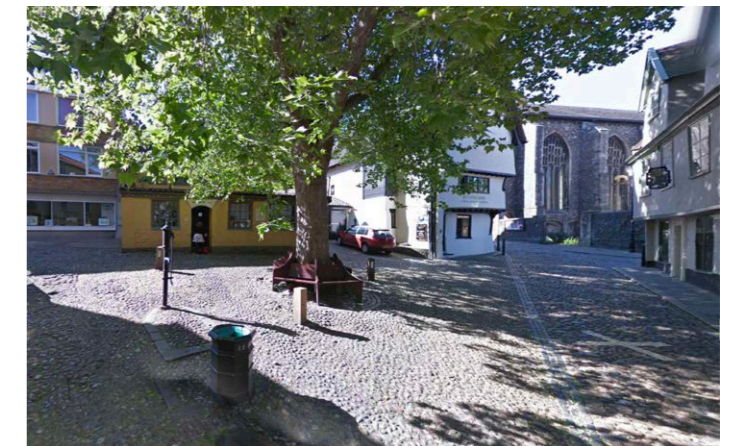
TOMBLAND YARD



SWAN YARD



WHIP AND NAG YARD



ELM HILL

3.5 Wider Context - Existing Yards

DEFINED CHARACTER OF EXISTING YARDS

Current courts and yards of Norwich can be split into 6 subcategories based on their character and use.

Source: <http://www.norwich-yards.co.uk>

RENOVATED ANCIENT YARDS



MODERN YARDS ADOPTING OLD NAMES



MIXED TENURE LIVING



LEISURE YARDS



NARROW ALLEYWAYS AND ENTRANCES

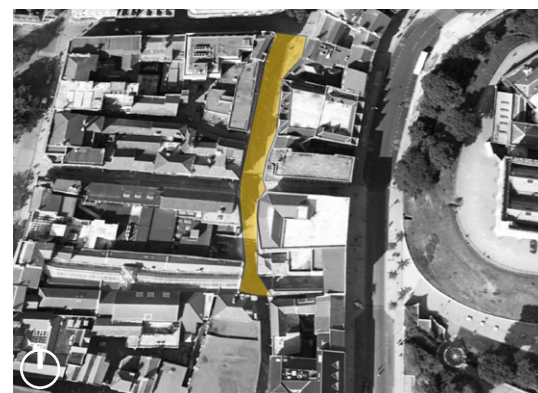


COMMERCIAL YARDS



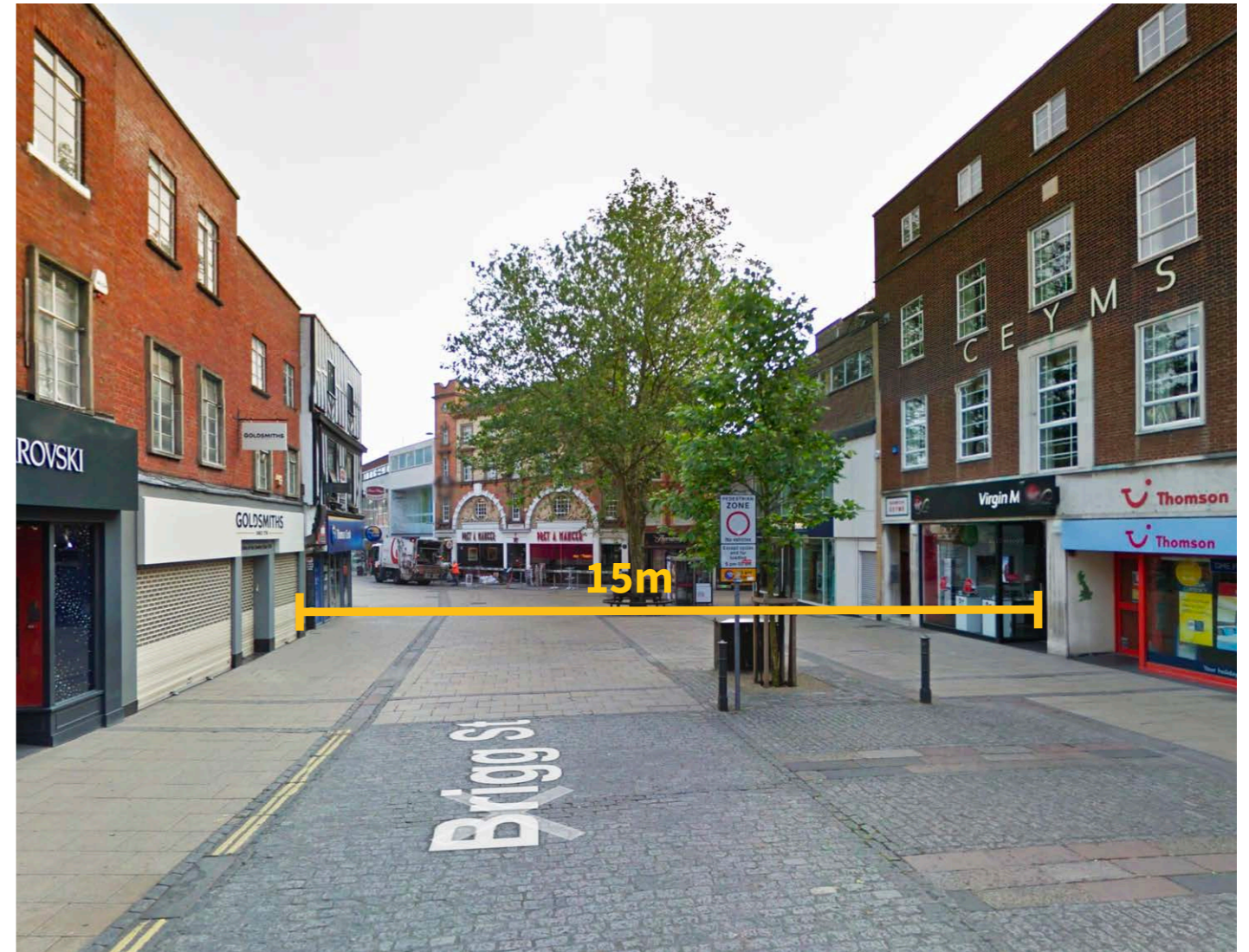
3.6 Street Typology Studies | Historic Streets

CASTLE STREET, NORWICH



- Castle Street is a typical central Norwich shopping street; the pedestrian and vehicle areas are defined with flush granite channels that also serve as drainage channels.
- The combination of granites in differing unit sizes is something we would like to replicate within our proposals for Anglia Square.

BRIGG STREET, NORWICH



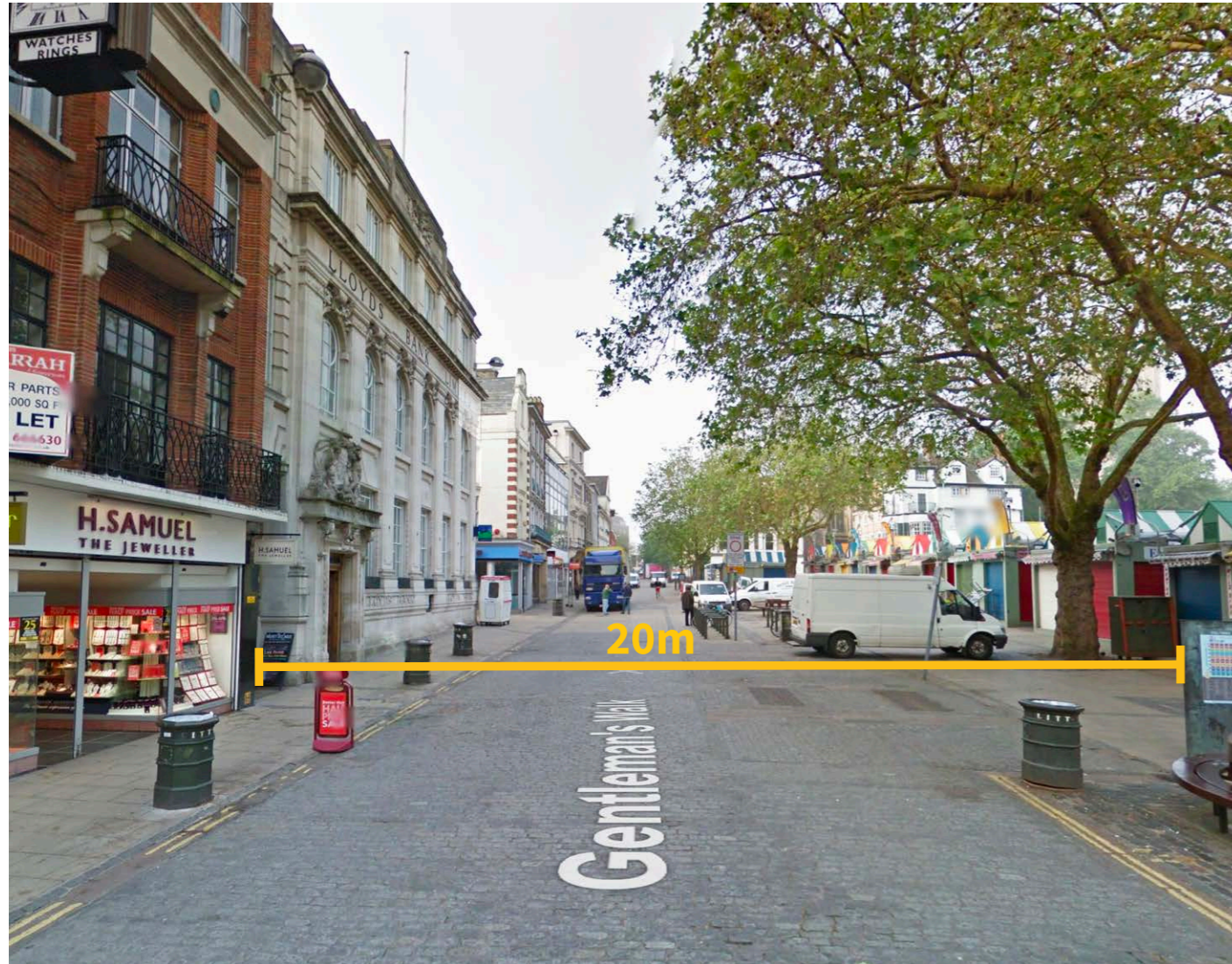
- Brigg Street, like Norwich's other retail street precedents, has a flush surface which exaggerates its width and allows for a mixture of pedestrian, vehicle and cycle movements whilst also accommodating occasional street markets and events.
- The image shows a mature street tree in the distance as well as a newly planted semi-mature tree. These give a good guide as to the impact that could be created with larger specimens within the Anglia Square proposals.

PRECEDENT STUDY AREA

PRECEDENT STUDY AREA

3.7 Street Typology Studies | Historic Streets

GENTLEMAN'S WALK, NORWICH



PRECEDENT STUDY AREA

- Gentleman's Walk is a wide parade on the eastern side of Norwich Market. The parade is a flexible street that allows for vehicle access and servicing, market stalls alongside a large volume of pedestrian movement and cyclists.
- Again, the typical Norwich street treatment of flush channels between pedestrian and vehicular zones has been employed creating a single flush surface that is multi-functional in its uses.

3.8 Historical Streets Analysis



3.9 Historical Streets Analysis

HISTORICAL STREET FURNITURE IN NORWICH

DRINKING FOUNTAIN

Colegate St George, photographed 1986



Drinking fountains were an important part of a trader's journey into the market place of Norwich. This one is located on the southern section of St Georges Street outside of Colegate Church.

CHERRY TREE

St Saviour's Church, photographed 1936



The large number of churches within Norwich brings a large number of churchyards. These churchyards have historically been used as orchards also and fruiting trees such as Apple trees (Malus), Mulberry trees (Morus) and the Cherrytrees (Prunus) as shown above.

WARD BOUNDARY PLATES

Bethal St, photographed 1938



The ward boundaries have helped the governance of certain areas in Norwich, and also to let people know where they are currently located. They create an interesting visual way-marker.

MILESTONES

Dereham Rd, photographed 1935



The milestones allow people to know that they are part of a wider connection. This may be useful where we are connecting into larger routes, such as the Pedalway.



4
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MASTERPLAN

4.1 Setting the Brief

The landscape masterplan for Anglia Square must be a multifunctional and resilient place for the 21st Century.

There is a strong existing community that will form a strong base for the new proposals. Anglia Square is the civic heart of Norwich over the Water and it must continue to be so. However there are ample opportunities to improve on the current situation.

The first opportunity is for increased permeability and to welcome cleaner transport methods. There is a chance to decrease the surface visibility and dependency on the car. Improving cycle links will help this, as well as the chance for more east-west links.

Increasing the amount of greenery is another key desire. This will improve air quality, bio-diversity, and add to green infrastructure.

Creating an inclusive place that welcomes new and existing users alike is also of paramount importance.



DEFINING MASTERPLAN CHARACTER

4.2 Masterplan Development

GROUND FLOOR MASTERPLAN REV 01



- This iteration of the Landscape Masterplan outlined the founding principles.
- Anglia Square itself remains a predominantly hard space with seating and a canopy.
- The second major public space, St Georges Gardens, becomes much greener and more defined as a space to offer a contrast.

GROUND FLOOR MASTERPLAN REV 02



- Further analysis of the southern access from St Georges Street has been undertaken and options explored.
- Compartmentalisation of the canopy has been investigated.
- The Lanes and Yards also have a more defined character.
- The building footprint of Block K/L has been tweaked.
- More consideration has been given to the site entrances, with the address to Stump Cross and the St Georges Street entrance.

4.3 Masterplan Development

GROUND FLOOR MASTERPLAN REV 03



- A more contemporary Anglia Square and canopy has been explored in response to comments received. This incorporates more planting and play.
- A 'cleaner' design for St Georges Garden is shown, with playful routes through.
- A feature on the junction of Botolph Street and St Georges Street is proposed.
- Block C is altered to improve Daylight and Sunlight assessment.

GROUND FLOOR MASTERPLAN REV 04



- A more rationalised Anglia Square is proposed. One large canopy holds the lower part of the square.
- St Georges Gardens becomes greener and allows for more significant planting.
- The designated cycle route along St Georges Street is intersected at pedestrian interface areas.
- The community centre has been tweaked and the address to this has been improved.

4.4 Ground Floor Landscape Masterplan

The resolved ground floor masterplan is the culmination of a holistic and iterative design process.

The comments from various stakeholders such as Norwich City Council Design and Heritage departments, Norfolk Highways, Design South East, the Community Review Panel and the general public have all been taken on board. The masterplan is a comprehensive response to all of the feedback.

The proposals have a number of distinct character areas, from the re-imagined and contemporary Anglia Square itself, to the serene and peaceful St. George's Gardens. The reinstated streets of Botolph Street and St George's Street benefit the users of the site as well as tying in with the wider network of Norwich City Centre.

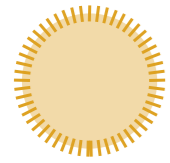
Further to these developments within the site, the outward looking features of the site will also benefit the wider context. This includes a number of new and improved pedestrian crossings across Pitt Street and Edward Street, swales to improve surface water run off, and a vast array of trees to green the edges.

The character areas and details of the landscape proposals are discussed further throughout this document.



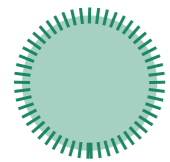
4.5 Ground Floor Landscape Character

CHARACTER OF SPACES



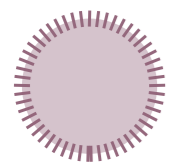
ANGLIA SQUARE

The civic heart of the scheme acting as an inclusive community space to dwell, gather, interact and shop for new residents and the existing community alike.



ST GEORGES GARDENS

A green heart for Anglia Square, allowing for new residents to spill out, play and interact on their doorstep. Movement through the space via a dedicated cycle route is integrated into the design.



STUMP CROSS

Arrival space connected to the mobility hub. A space that will allow for legible movement, but also places to rest and wait for your connecting journey.



4.6 Roof Level Landscape Masterplan

The roof landscape masterplan adds another layer of enhancement to the proposals at Anglia Square.

There are three tiers of proposals on the roofs. These are as follows:

- Communal courtyards and roof terraces, utilised by the residents of the associated block.
- Roof terraces, utilised by the public.
- Private terraces, allocated to specific dwellings.
- Bio-diverse roofs for habitat.

This layering allows for a series of uses and for different people to enjoy the facilities.

The communal courtyards will be a mix of paving areas, play spaces, grass areas as well as planting and trees. They are located at Levels 1 and 2 and will benefit from good sun aspect.

The roof terraces will be predominately hard spaces with some planting to the edges. These are located at higher levels and will have excellent views over the city.

Bio-diverse roofs will allow for habitat creation at the higher levels, specifically birds.



5

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MASTERPLAN STRATEGIES