

# Anglia Square, Norwich

## Statement of Community Involvement

Dated March 2022

**Weston  
Homes**





**Anglia Square, Norwich**  
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## Introduction

This Statement of Community Involvement (SCI) has been prepared by Cratus 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'.

### Background

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 12<sup>th</sup> 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.

### **Description of development**

“Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, 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), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 8 storeys for 367 residential dwellings (Use Class C3) (149 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 34 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 49 dwellings in Block M) with associated cycle and refuse stores), and, for 5,808 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 146 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E – H and J) ranging in height from 3 to 8 stories for up to 733 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,192 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 304 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas).”

### **Objectives of the consultation**

The objectives of the consultation were to inform local residents, community groups, interested parties, and elected representatives of the intention to redevelop Anglia Square and provide them with the opportunity to participate in shaping the regeneration plans.



## Policy Framework

The process of consultation undertaken has been in accordance with both national and local guidance on best practice of pre-application consultation. The details of the guidance followed is listed below:

- Norwich City Council – Statement of Community Involvement (2016, amended 2020)
- Norwich City Council Validation Requirements
- The Localism Act (2011)
- The National Planning Policy Framework (2021)

### Norwich City Council – Statement of Community Involvement (2016, amended 2020)

Norwich City Council’s Statement of Community Involvement (SCI) was adopted in November 2016 and amended in September 2020 in light of the coronavirus pandemic. It strongly encourages pre-application consultation, particular in respect of any proposals likely to lead to 10 or more dwellings, or any other development with a floor area of, or greater than 1,000 square metres.

Accordingly, this report details how the applicant has sought to effectively engage with the existing community and other stakeholders in order to give them the opportunity to raise concerns and shape and influence the development of the proposals.

#### *“Pre-application consultation*

*60. The National Planning Policy Framework (NPPF) states that local planning authorities should encourage other parties involved in the development process to take maximum advantage of the pre-application stage, so that prospective developers and applicants who are not already required to do so by law may engage effectively with the local community before they make a planning application. This should improve the efficiency and effectiveness of the planning application system for all parties.*

*61. The city council strongly encourages developers and agents of all application types to engage with the community at the earliest opportunity. For major schemes this is a requirement. This will give the best information on which to base proposals and enable any planning application that is subsequently made to have the best chance of success.*

*62. Early involvement between developers, the community, consultees and the local planning authority allows issues and concerns to be discussed before planning proposals are formally submitted for assessment and decisions are made. Preapplication involvement by all parties allows issues and concerns to be raised at an early stage, potentially enabling them to be addressed and giving communities the opportunity to shape or influence the development proposals.*

*63. There are several levels of pre-application service available, depending on the type of development proposed. A fee will be charged for this service. Further guidance can be found on the Council’s website at the following link*

*<http://www.norwich.gov.uk/Planning/PlanningApplications/Pages/PreApplicationAdviceService.aspx>.*

64. The Council strongly encourages applicants to consult the local community before submitting a planning application for significant development, in particular:

- Housing developments of 10 or more dwellings;
- Any other development with a floor area of 1,000 square metres.

65. The Validation requirements produced by the Council provide details of the preapplication consultation requirements for applications. These will be regularly updated in accordance with legislative requirements. The validation requirements can be accessed from the Council's website:

[https://www.norwich.gov.uk/downloads/file/1558/validation\\_requirements](https://www.norwich.gov.uk/downloads/file/1558/validation_requirements).

66. The figure on the next page gives some basic advice on how involvement and consultation would be expected to be conducted. If community consultation is impacted by the Government's guidance on social distancing, for example preventing large public meetings, developers and agents will be expected to consider alternative methods of effective consultation and explain their approach."

## Norwich City Council Validation Requirements

There is an additional source of guidance issued to applicants from NCC and this is within the validation requirements issued by the authority. Accordingly, an extensive community involvement process has been undertaken to support the development of the proposals for Anglia Square. This report covers the implementation of the involvement strategy prepared and should, throughout, demonstrate how, what, where, who, when and why in regard to all activities and material.

### Statement Of Community Involvement

This is required for major developments and needs to explain how you have involved the local community in bringing forward the development proposals.

You will need to explain:

- **How** you have involved the local community;
- **What** types of involvement were undertaken;
- **Where** these took place;
- **Who** has been involved;
- **When** – at what stage of the process; and
- **Why** – with what purpose.

### Involvement Strategy

"Before involving the local community, you need to prepare an involvement strategy. Your SCI needs to explain the methodology behind your involvement strategy.

- You should explain the reasoning behind the methods used for involvement, the people or groups contacted and the level of involvement sought.
- It should demonstrate that you have taken into account the characteristics of the local community and have designed an involvement strategy which reflects this.

- It should also demonstrate that account has been taken of the need to involve a wide section of the community, not necessarily just those who are likely to respond to letters or leaflets.
- It should demonstrate that the methods chosen for pre-application involvement are appropriate to the stage in the design process reached and the level of involvement being sought.

If insufficient or inappropriate pre-application community involvement has taken place relative to the size, complexity or impact of the proposed development, the application will not be validated.

### Localism Act (2011)

Alongside the Council's own Statement of Community Involvement (2016), community engagement work has also met the consultation principles established with the Localism Act for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time
- Have regard to the responses to consultation that have been made following the consultation process

### National Planning Policy Framework (2021)

Consultation work has also complied with the NPPF's Framework (2021) in relation to pre-application engagement and front-loading consultation. These principles are outlined below:

*“Pre-application engagement and front-loading*

*39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.*

*40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*

*41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

42. *The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.*

43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.*

44. *Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.*

45. *Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.*

46. *Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”*

## The Engagement Process

In this section, we set out in detail the actions taken by the applicant to enable residents, businesses, community groups, elected representatives, and other interested stakeholders to view and comment on the emerging proposals for Anglia Square.

There were three main strands of engagement and consultation used to inform the evolution of proposals for Anglia Square. First, public consultation events were held in September 2021, November 2021, and January 2022. These events allowed individuals to view exhibition boards detailing the emerging proposals, discuss the emerging proposals with members of the project team, and comment on the emerging proposals through feedback forms.

Second, separate, in-person meetings were held with local stakeholder groups throughout 2021 and 2022, and in tandem with the public consultation events to discuss the emerging proposals. These groups included:

- Norwich City Council
- Norfolk County Council
- Norfolk Police
- Historic England
- Norwich Cathedral
- Norwich Society
- Norwich Cycling Campaign
- Norwich Over The Wensum Neighbourhood Forum Group
- St Augustine's Community Together Residents Association
- SAVE Britain's Heritage
- Magdalen Street Area Traders Association (MATA)
- Norwich Access Group
- Vision Norfolk
- Anglia Square Centre Management Team
- Age UK Norwich
- Surrey Chapel
- Mens Shed
- Hair Care Share
- Cycle Links

Third, an independent Community Review Panel (CRP) was established and formed by members of the local community (selected by Norwich City Council) with sessions organised and led by Design South East, an independent not-for-profit organisation working across the wider southeast who provide design advice to local authorities and developers and help local communities to get involved in shaping the places they care about. The CRP held two sessions in October 2021 and one in February 2022 and these served as a complementary avenue for feedback which allowed for more intimate, in-depth discussions about key aspects of the emerging proposals.

## Design Review Panel

In addition to public engagement and consultation, the design of the emerging scheme underwent independent design review by Design South East. Design review is endorsed by the National Planning Policy Framework and allows applicants to gather independent expert advice on their proposals.

Design South East organised three design review panels in October 2021, December 2021, and February 2022, which were attended by independent professionals with architectural and design expertise, as well as members of Norwich City Council. Although a separate process to community engagement and consultation, Design South East praised Weston Homes for the extent of their pre-application engagement with, commenting “we commend the applicant team for their overall approach to engagement and community involvement.”

Feedback reports from the three design review panel sessions can be found in Appendix 20.

# The Consultation

## Public Consultation Promotion

Throughout the engagement and consultation period, a variety of methods were adopted to promote the public consultation events for Anglia Square and allow residents and the wider community to engage in the engagement and consultation process. This included:

- Leafleting to the local community and businesses
- Website – <https://www.angliasquare.com/>
- Press advertising

## Leaflet

Leafleting was used as a way of informing residents en masse about proposals for the regeneration of Anglia Square shopping centre. The leaflet clearly illustrated the location of the site, provided context for the proposed development, and clearly noted the date and address of the consultation events. It also included contact information and the website address in case residents wanted to seek further information on the public events or the emerging proposals. Before each round of the consultation events, leaflets were distributed to 7,453 addresses. The area is mapped below.



### Round One Leaflet – September 2021

The leaflet was a double-sided A5 document. You can find the leaflet at appendix 1.

### Round Two Leaflet – November 2021

The leaflet was a double-sided A5 document. You can find this leaflet at appendix 7.

### Round Three Leaflet – January 2022

The leaflet was a double-sided A5 document. You can find a copy of the flyer at appendix 13.

## Project Website

A project website – <https://www.angliasquare.com/> – was used to host information on the public consultation events and was regularly updated as the project progressed. The website included:

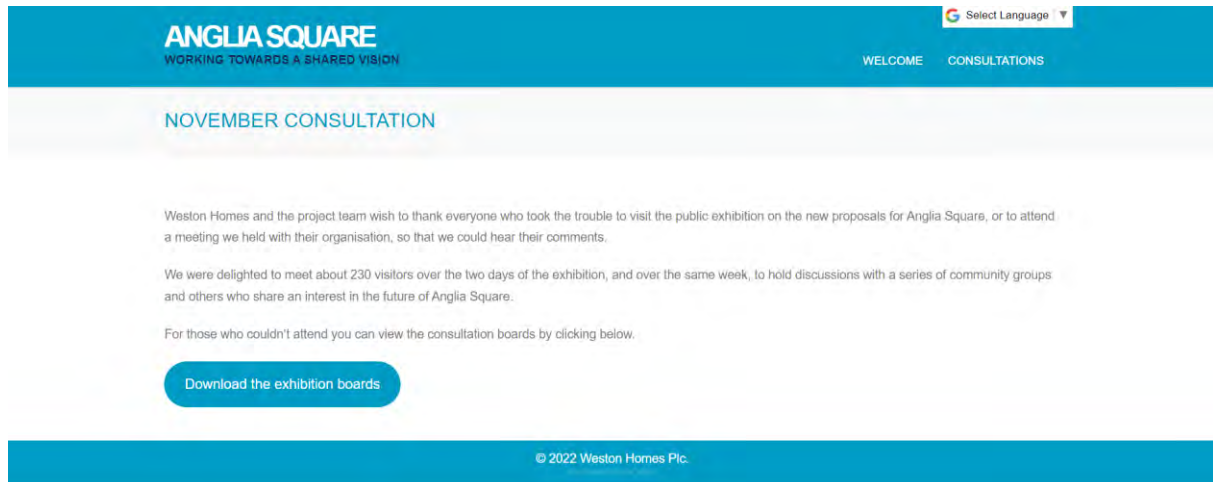
- Details of the next set of public consultation events
- Additional information once it had been disclosed to the public, namely, exhibition boards
- Online feedback form

### Information on the Website during each Consultation Round

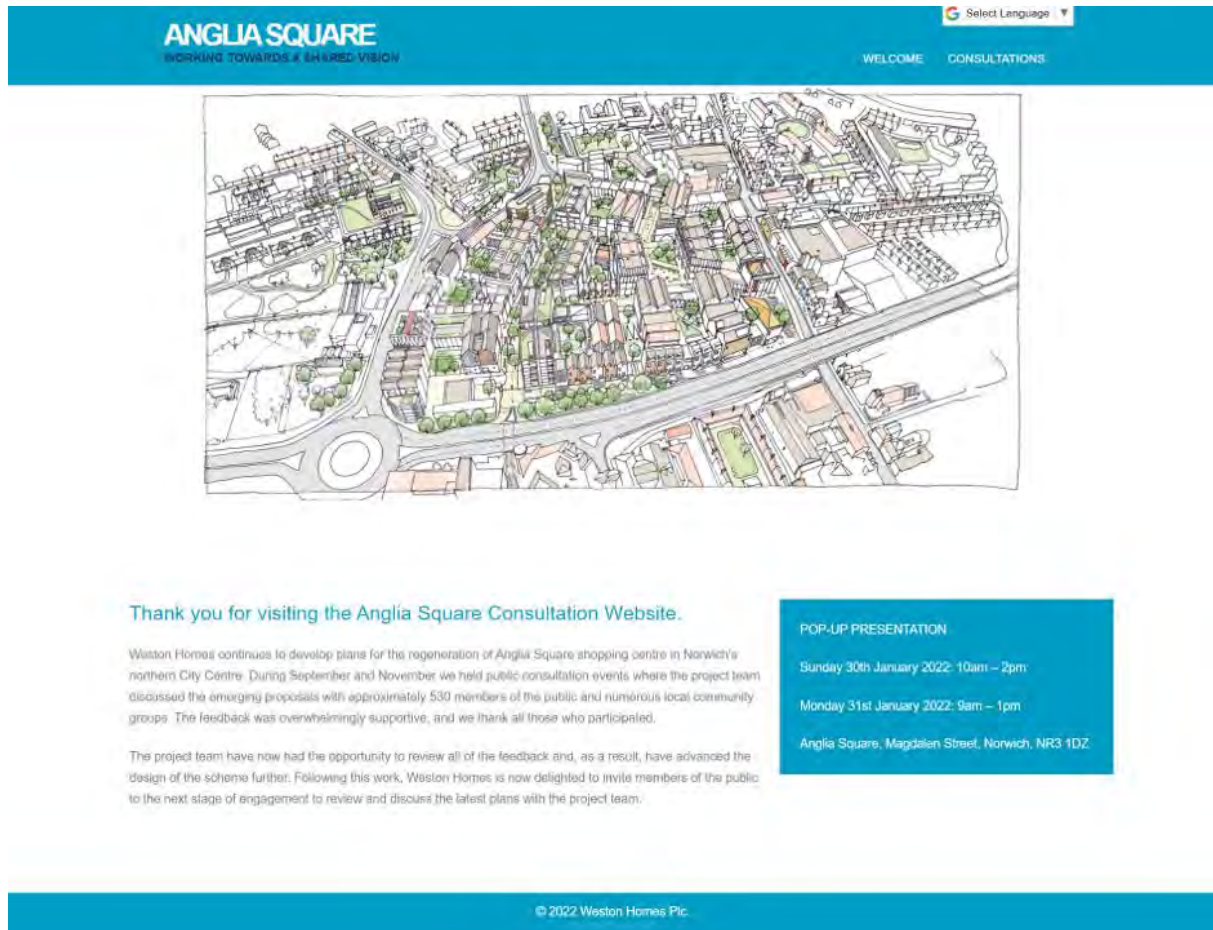
- **Round One:** Prior to the public consultation events, it clearly stated the dates, times, and location of the public events. Following the first set of public consultation events, the information presented at the events was placed on the website with PDFs of the exhibition boards shown at the events available to download. There was also a link to the round 1 feedback form
- **Round Two:** Prior to the public consultation events, it clearly stated the dates, times, and location of the events. During the second set of public consultation events, the information at the events presented (and information from the first set of events) was placed on the website with PDFs of the exhibition boards shown at the events available to download. There was also a link to the round 2 feedback form



- **Round Three:** Prior to the public consultation events, it clearly stated the dates, times, and location of the events. During the third set of public consultation events, the information presented at the events (and information from the first and second set of events) was placed on the website with PDFs of the exhibition boards shown at the events available to download. There was also a link to the round 3 feedback form



**Figure 1: Anglia Square website after the November 2021 engagement events**



**Figure 2: Anglia Square website in advance of the January 2022 engagement events**

A dedicated email address – [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk) – was also established in case individuals or groups wanted to get in touch with the design team.

## Press Advertising

The public consultation events were also promoted to the wider public through press advertising, specifically, a website banner and press ad. These adverts were published in advance of each of the public consultation events and featured in the print and online versions of the Norwich Evening News and Eastern Daily Press.

## Round One Advertising

The website banner for the first round of public consultation events on the 9<sup>th</sup> and 10<sup>th</sup> September 2021 was displayed from the 2<sup>nd</sup> September to the 10<sup>th</sup> September 2021. During this time, it generated 20,001 digital views and 156 clicks. Press ads were also placed in the print versions of the Norwich Evening News and Eastern Daily Press. Copies of the website banner and press ad used to advertise this round can be found at appendix 2.

### **Round Two Advertising**

The website banner for the second round of public consultation events on the 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> November 2021 was displayed from 30<sup>th</sup> October to the 6<sup>th</sup> November 2021. During this time, it generated 20,008 digital views and 97 clicks. Press ads were also placed in the print versions of the Norwich Evening News and Eastern Daily Press.

Copies of the website banner and press ad used to advertise this can be found at appendix 8.

### **Round Three Advertising**

The website banner for the third round of public consultation events on the 30<sup>th</sup> and 31<sup>st</sup> January 2022 was displayed from the 21<sup>st</sup> January to 29<sup>th</sup> January 2022. During this time, it generated 20,010 digital views and 50 clicks. Press ads were also placed in the print versions of the Norwich Evening News and Eastern Daily Press.

Copies of the website banner and press ad used to advertise this round can be found at appendix 14.

## Engagement Events

### Public Consultation – Round One

The first round of public consultation events took place in September 2021 and consisted of:

- Meet the Project Team – Thursday 9th September: 2pm – 5pm and 6pm – 8pm (The Maids Head Hotel, 20 Tombland, Norwich, NR3 1LB)
- Pop-Up Presentation – Friday 10th September: 9am – 12pm (Anglia Square, Magdalen Street, Norwich, NR3 IDZ)

This first round set out how the vision of Anglia Square had changed since the Secretary of State's decision on the previous scheme and gather the thoughts and aspirations of local stakeholders and groups about the new scheme in order to develop proposals for the site.

### Exhibition Boards

Information pertaining to the first round of engagement events was set across ten exhibition boards. You can find copies of the exhibition boards at appendix 3.

## Feedback Form

The feedback form developed for the early-stage consultation considered several issues around the new scheme proposed for the redevelopment of Anglia Square.

The structure sought to garner stakeholders' knowledge of the previous scheme and allow them the opportunity to pass comment on specific planning matters which were likely to form part of the new scheme.

This primarily came in the form of multiple answer questions/tick boxes around the key proposals for the scheme, which allowed for the collection of quantitative data. However, to allow for thoughts outside of the presented options, a specific opportunity to list other issues or priorities not specified was provided immediately following these types of questions.

The feedback form also encouraged responses around matters of key importance to the development of the proposal through qualitative methods, which allowed stakeholders to highlight specific issues around the development of the proposal. You can find a copy of the feedback form at appendix 4.

## Feedback Received

This section lays out the feedback from the public consultation events with residents that took place at Anglia Square and the Maids Head Hotel on Thursday 9<sup>th</sup> and Friday 10<sup>th</sup> September 2021. It analyses both the quantitative and qualitative data taken from residents over the course of those two days, from their handwritten feedback forms. It also includes submissions that were sent later, after the event through the feedback function on the development's dedicated website. The report aims to extract and understand what residents thought of the plans; what they would like to see, things that they already like, as well as the main issues and concerns they have.

### Consultation in Numbers

- Attendees at in-person events (9th & 10th September 2021) – 303 (151.5 per day)
- Feedback Forms Received – 133 (102 physical forms, 32 via online feedback)
- Feedback Received from Residents living nearby – 101
- Feedback from Resident of wider Norwich area – 17
- Feedback from Regular visitors – 22
- Feedback from those who Work within the site of surrounding area – 8
- Feedback from those previously involved in the consultation process – 82

### Residents' Responses

**1. Were you involved in the previous round of consultation events between 2016 and 2019?**

- Yes – 83
- No – 48
- N/A – 3

**2. Were you aware of the Secretary of State's decision on the previous scheme?**

- Yes – 126
- No – 5
- N/A – 2

**3. To help provide sustainable travel at Anglia Square, we are proposing a network of pedestrian and cycle routes across the site, linking across the site to existing roads. How likely are you to use these new routes?**

- Very likely – 86
- Likely – 30
- Don't Know/N/A – 7
- Unlikely – 5
- Very Unlikely – 5

**4. We are proposing the provision of a series of high-quality public amenity spaces linked to the pedestrian streets, across the site. Which of the following amenities is the most important to you?**

- Benches to relax – 70
- Covered area – 38
- Place to meet friends and family – 73
- Opportunities for play space – 31
- Other – 37

A breakdown of the main themes that came through from the ‘Other’ section: theatre/community space 6, Greenery/Gardens 14, Cultural/Arts space 2, Dog Park 1, Eating and drink areas 1, The Hamlet Charity 1.

**5. We hope to create a wide range of the local employment opportunities by providing approximately 40,000 sq ft (4000sqm) of employment/commercial floorspace.**

**5.1. Would you like to see flexible workspace options?**

- Yes – 96
- No – 9
- Don’t know/N/A – 28

**5.2. What additional employment/commercial uses would you like to see?**

- Retail – 74
- Café and restaurants – 95
- Bars and pubs – 40
- Leisure/ entertainment – 50
- Offices – 22
- Professional services – 30
- Other – 52

A breakdown of the main themes that came through from the ‘Other’ section: Arts and Cultural 15 (Arts studio/workspaces 12, Gallery 2, Museum 1), Doctors 6, Dentist 6, Affordable business spaces 4, Cinema 3, Independent shops 3, Budget shops 2, Charity advice 2.

**6. Are there any existing uses and features across the site you highly value and would like to be incorporated in the redevelopment?**

97 residents answered this question, the two most common responses by far were the retention of cheap or budget retail outlets with 25 people mentioning them, and independent shops with 24 people mentioning them. Within those two themes those who answered specified specific shops. Ernie’s Zero Waste shop was referred to 6 times, as was QD. Boots had 7 mentions whilst Iceland had 4. There were also 2 people who wanted to see a supermarket.

There were 10 mentions of retaining public seating under cover and related to this there were 7 people who wrote about keeping Anglia Square itself. 10 people also spoke about the need to retain green space and meeting spaces. 9 mentioned the importance of the charity shop, and this was linked to 4 people who wished to see the retention of Magdalen Street and its atmosphere and ‘unique feel’. 6 wanted a cinema, whilst 5 wrote about the importance of a fruit and veg shop. There were 4 mentions of art studios and 3 for a space for street art. There were also 3 mentions for a chemist, 3 for bus stops on the site, 2 for a hotel. Finally, 4 people answered by saying there is nothing about Anglia Square that they would like to see retained.

**7. We are proposing 1,100 homes, which will include affordable housing. Do you agree that this will help to meet the demand for homes in Norwich?**

- Strongly agree – 31
- Agree – 53
- N/A – 7
- Disagree – 7
- Strongly disagree – 8

A breakdown of the main themes that came through from the ‘Other’ section: 34 residents raised concerns about the amount of affordable housing within the development, 9 stated that it depends on the type housing, 4 couldn’t judge or didn’t know what the demand was currently.

**8. Every home will have private outdoor space and each apartment building will have a communal residents’ garden. Do you agree that outdoor space within a residential development is important?**

- Yes – 126
- Don’t Know or N/A – 7

**9. What do you like about the indicative plan and sketches?**

Firstly, this question was categorised into positive, negative, and neutral responses. There were 91 positive answers, 9 negative and 8 neutral. The most common positive that came through was that there was no tower or high blocks of flats, with 38 stating this. 32 people mention the flow, connection, and footpaths, through the site to adjoining streets. 28 thought that the new plans were more considerate and or thoughtful, many describing the more ‘human scale’. 20 thought that the use and amount of green and open spaces was a positive. 9 mentioned that the new housing would be a benefit to the local community and meet housing need. 6 like the fact that the plans were not car centred and had little parking. 6 also liked the type of retail suggested and 5 were pleased with the re-instating of Botolph St.



#### 10. Is there anything you dislike about the indicative plan and sketches?

This question was also categorised into positive, negative, and neutral responses. There were 20 positives, 60 negatives and 16 neutral comments. The most common negative that came through was the quality of the presentation and/or sketches, with 19 respondents mentioning it, amongst the complaints was that the plans and sketches were not clear enough, there were also requests for a 3D model. The next most prominent complaint was the lack of parking on the site with 13 people raising this. 7 felt that the apartments were still too high for the location. Whilst another 7 stated that the plans were lacking in character. 6 people that that there needed to be a bigger provision of public and green space. 5 mentioned their concern at the lack of affordable housing. 5 also believed that the density of housing was too much. Finally, 4 people disliked that there was not a cinema in the plans.

#### 11. Do you have any other comments?

The response to this question generated several questions and suggestions, resulting in a large portion of neutral comments, with there being 53. There were 19 positive and 23 negative. The main issue that came out of this was concern around the materials being used and the importance of merging with the development with the character of the city of Norwich this was raised on 8 occasions. 8 people stressed the importance of getting on with work as soon as possible to regenerate a rundown area. 8 people also raised their concerns over the lack of affordable housing within the plans. On the wider issue of housing, 4 people thought that there were too many homes, whilst another 4 believed that they were not the right type of homes that Norwich needed. The lack of parking was a concern to 4 people, whilst the 4 people praised the cycle routes and bike roads brought forward. 2 people also raised concerns about the level of security and CCTV on the site.

Full answers to Questions 6, 9, 10, and 11 can be found in Appendix 21.

### Local Stakeholder Meetings, Community Review and Design Review Panel Sessions

During the design development the project team met with various stakeholders over the course of 2021 and 2022. Alongside the public exhibitions in September 2021, November 2021 and January 2022 the project team met with local stakeholder groups in person to discuss the emerging proposals. The project team have met with the following stakeholders:

- Norwich City Council
- Norfolk County Council
- Historic England
- Norwich Cathedral
- Norwich Society
- Norwich Cycling Campaign
- Norwich Over The Wensum Neighbourhood Forum Group
- St Augustine's Community Together Residents Association
- SAVE Britain's Heritage
- Magdalen Street Area Traders Association (MATA)
- Norwich Access Group

- Vision Norfolk
- Anglia Square Centre Management Team
- Age UK Norwich
- Surrey Chapel
- Mens Shed
- Hair Care Share
- Cycle Links

The feedback received from those groups has informed the design evolution of the scheme.

In addition to the stakeholder engagement, the design of the emerging scheme has undergone independent design review by Design South East, with three design review panels taking place in October 2021, December 2021 and February 2022. There has also been a review by an independent community review panel in October 2021 and February 2022, the panel is formed by members of the local community (selected by Norwich City Council) with sessions organised and led by Design South East. The feedback received from the design and community review panels has informed the design evolution of the scheme. Reports from the Community Review Panel and Design Review Panel are shown in Appendix 5, 6, 19 and 21.

## Response to Feedback

The feedback received during the first round of public consultation events informed the design evolution of the Anglia Square scheme in several ways:

- One of the key concerns raised in the consultation responses and at the CRP regarded the provision of affordable housing as part of the scheme. This was the most popular comment made in response to Q7 in the feedback form and linked to wider fears of gentrification raised in the CRP. Following on from these concerns, a commitment was made guaranteeing that at least 10% of the circa 1,100 homes provided as part of the redevelopment of Anglia Square would be affordable
- Residents, local stakeholder groups, and members of the CRP also made clear their desire for the Anglia Square development to retain the look and feel of the wider area. Subsequently, proposals ensured that the architecture and landscape of Anglia Square is grounded in its local and historic context
- Another common point that emerged from the first round was the importance of retaining open spaces at Anglia Square given their role in contributing towards the community spirit of the whole area. To this end, the provision of around four acres of publicly accessible external space was included in proposals
- Issues around cycling and walking also featured heavily in the feedback received from residents and the wider community. 65% of respondents to Q3 indicated that they were 'very likely' to use a network of cycle and pedestrian routes across the site, while members of the CRP voiced their desire for an Anglia Square that was accessible and provided for all users including pedestrians, wheelchairs, and cyclists. In response, proposals developed to make Anglia Square a car-free public realm with cycle spaces for residents, commercial employees, and visitors, as well as enhance cycle and pedestrian connectivity with the wider City

## Public Consultation – Round Two

The second round of public consultation events took place in November 2021 and consisted of:

- Pop-Up Presentation – Sunday 7<sup>th</sup> November: 10am – 1pm (Anglia Square, Magdalen Street, Norwich, NR3 1DZ)
- Meet the Project Team – Monday 8<sup>th</sup> November: 6pm – 8pm (The Maids Head Hotel, 20 Tombland, Norwich, NR3 1LB)
- Meet the Project Team – Tuesday 9<sup>th</sup> November: 12pm – 2pm (The Maids Head Hotel, 20 Tombland, Norwich, NR3 1LB)

This second round set out how the project team had responded to and incorporated the feedback received after the first set of public consultation events in September 2021 and outline the emerging shape of the proposals. It also allowed members of the public to review and discuss the latest plans with them with information presented via exhibition boards and a physical model.

### Exhibition Boards

Information pertaining to the second round of public consultation events was set across eleven information boards. You can find a copy of the exhibition boards at appendix 9 and photos of the exhibition at appendix 10.

### Physical Model

Alongside the exhibition boards, a physical model of the proposals as they were at the time was prepared to show the designs in the context of the surrounding area. The model had a removable section which consisted of the site area so that this could be taken out for closer inspection and also replaced as the design proposals evolved.

The removable central section of the model used in the second round of exhibition is shown at appendix 11.

## Feedback Form

The feedback form developed for the second round of public consultation events considered several issues raised in the first set of public consultation events and sought to refine the emerging shape of the proposals.

This primarily came in the form of multiple answer questions/tick boxes around the key proposals for the scheme, which allowed for the collection of quantitative data. However, to allow for thoughts outside of the presented options, a specific opportunity to list other issues or priorities not specified was provided immediately following these types of questions.

The feedback form also encouraged responses around matters of key importance to the development of the proposal through qualitative methods, which allowed stakeholders to highlight specific issues around the development of the proposal. You can find a copy of the feedback form at appendix 12.

## Feedback Received

This section lays out the feedback from the public consultation events with residents that took place at Anglia Square and the Maids Head Hotel on 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> November 2021. It analyses both the quantitative and qualitative data taken from residents over the course of those days, from their handwritten feedback forms. It also includes submissions that were sent later, after the event through the feedback function on the development's dedicated website. The report aims to extract and understand what residents thought of the plans; what they would like to see, things that they already like, as well as the main issues and concerns they have.

## Consultation in Numbers

- Attendees across all consultation events – 233 (Sunday 173, Monday 33, Tuesday 27)
- Feedback Forms Received – 58 (43 physical forms, 15 via online feedback)
- Feedback Received from Residents living nearby – 44
- Feedback from Resident of wider Norwich area – 4
- Feedback from Regular visitors – 20
- Feedback from those who Work within the site of surrounding area – 7
- Feedback from those previously involved in the consultation process – 23

## Residents' Responses

### 1. Were you involved in the previous round of consultation in September?

- Yes – 23
- No – 33
- N/A – 2

### 2. The masterplan layout and the building types and designs being proposed to re-imagine Anglia Square have been inspired by Norwich's history. Do you think our proposals reflect the historic character of Norwich?

- Yes – 31
- No – 9
- Don't Know – 16
- N/A – 2

Of those who expanded on their answers, 5 said that the current proposals were better than those previously presented. 4 said that it was hard to tell from the sketches and they would have to see final designs. 4 people said that the plans were either 'soulless' or not in keeping with the area. 3 said that the buildings are too high, whilst other contributions included, that there needed to be good public space, not enough historical references.

**3. We hope to provide premises of varying sizes suitable for a wide range of commercial business, eating and drinking, and retail opportunities, located along Magdalen Street, around Anglia Square and facing the new streets linking to it. Do you think that our proposals retain a commercial offering that meets the local need?**

- Strongly Agree – 11
- Agree – 35
- Disagree – 5
- Strongly Disagree – 1
- N/A – 6

**4. Would you like to see uses such as a: local pub; restaurant; convenience store; performance space... etc that would support the local night-time economy?**

- Strongly Agree – 21
- Agree – 30
- Disagree – 4
- Strongly Disagree – 1
- N/A – 2

**5. What other night-time economy uses would you like to see?**

Of those who answered this question, 7 people wanted to see a cinema, 6 others wanted to see a performance space. 3 people wanted to see an Arts space for the local community. 3 respondents did not want to see any nightclubs. 2 people would like to see bowling. 2 thought that a safe space or youth club for younger residents would be good. 2 people wanted to see restaurants and bars, and 2 people want to see outside eating areas. Other suggestions included a coffee shop, internet café, fountains, leisure activities, pub, microbrewery, late night pharmacy and supermarket and affordable rented space.

**6. Do you support the approach to height and massing across the whole scheme shown in the current proposals?**

- Strongly Support – 10
- Support – 28
- Neutral – 9
- Oppose – 6
- Strongly Oppose – 4
- N/A – 1

**7. Do you think it is important to be able to see the cathedral spire from Anglia Square itself, to feel connected to the area's setting in Norwich?**

- Strongly Agree – 22

- Agree – 24
- Disagree – 11
- Strongly Disagree – 0
- N/A – 1

**8. What activities/functions would you like to see in the landscape design?**

Of those who answered this question, 19 people wanted to see trees and green spaces incorporated into the designs. 7 respondents wanted to see places to sit, 7 people also wanted to see children’s play space. 4 people wanted an artist workspace or somewhere to see public art. 3 wanted cafes, 3 more people wanted food facilities. There were also 3 suggestions regarding the level of lighting. And 3 wanted a communal garden to grow food. 2 people wanted to see a fountain, 2 wanted to see a performance space, 2 others wanted to see an outdoor performance space. 2 people also wanted to see a community project space. Other suggestions included, a Spanish style plaza, cinema, local shops, entertainment, cycling routes, GP and School, variation in heights, artisan shops, and a sensory garden.

**9. What would you see yourself using the landscape spaces for?**

- Reading – 23
- Sitting – 48
- Doorstep play – 13
- Food growing for residents – 15

Of those who answered in the ‘other’ section, 3 said they would use the area for busking. 2 said that they would use it for walking, 2 other people said they would use it for dog walking and would require dog bins. 2 said they would use it for a play area, 2 more said they would use it for community groups. 2 people also said they would use for markets. Other suggestions included, community vegetable growing, jogging, art projects, shops, and outdoor restaurant space.

**10. We are committed to ensuring that sustainability is at the heart of our proposals. Do you agree with the sustainability measures outlined in our proposals?**

- Strongly Agree – 9
- Agree – 28
- Disagree – 8
- Strongly disagree – 2
- N/A – 11

**11. Are there any other features you would like to see incorporated into this development to enhance sustainability further?**



Of those who answered this question, 4 said that they would like to see features that recycled water and 4 also said they would like to see solar panels incorporated. 2 said they would like to see living walls and roofs, 2 people also said they wanted to see the use of heat pumps and quality insulation. 2 wanted to see more trees incorporated, 2 more people also would like to see quality materials throughout. 2 also mentioned the need for noise cancellation. Other ideas included plenty of car club provision, planting, food gardens, and cycle segregation.

**12. We are providing a community hall and community hub space as part of the proposals. How would you see yourself using such a space?**

- Collecting on-line shopping – 14
- Community meeting space – 41
- Socialising – 33
- Sports activities/group activities – 29
- Learning new things – 30
- Hobby group – 30
- Hiring a desk to work from home in a communal space – 14

Of those who chose the 'Other' option, 3 people wanted to see an arts or exhibition space. Other suggestions included, children's parties, indoor markets, exercise space, emergency stop, library, music room to rent and a bar.

**13. What do you like about our emerging proposals and sketches?**

Of those who answered this question, 11 said that it was a vast improvement on previous plans. 11 people also said that the scale was much better. 3 people said they liked the open spaces. The following things that people liked were mentioned on 2 occasions, the roofline, how well designed it is, the cycle paths/storage, the community hub, that it was a visual improvement, that it was more considerate. Other things people liked, the new access route, the wooden model, the discouragement of cars, the historic reflection. 2 people stated there was not much/nothing they liked.

**14. What do you think would improve the proposals?**

Of those who answered 8 people mention that more parking would improve the scheme. 7 people mentioned that more social or affordable housing is needed. 4 said that nothing needed to be improved. 3 people mentioned more green space would improve the proposals, 3 people also said that it should be less dense and 3 mentioned quality and varied building materials. 2 people thought that more trees would improve the scheme. Other improvements put forward included, keeping existing social projects such as the Men's Shed, independent shops, a GP, play area, reduced height, cinema.

**15. What do you dislike about our emerging proposals and sketches?**

Of those who answered this question, 5 members of the public said there was nothing that they disliked about the proposals. 3 respondents said that it was hard to tell from the sketches and detail provided. 3 said they didn't like the lack of affordable housing. 3 people also felt that the amount of parking was not sufficient. 3 people felt that the scheme is too dense and there are too many flats. 2 people felt that it was too safe and that the plans could be braver. Whilst 2 people thought that the plans were an improvement. Other dislikes included, lack of environmental features, the flyover still being there, and one respondent said all of it.

#### **16. Do you have any other comments?**

Of those who answered this the main theme that came out was the progress and the improvement that has come through the plans, particularly when compared to the previous scheme with 7 people mentioning this. The main concerns coming out of this were the lack of sustainability features with 3 people mentioning this, and 4 people raising concerns about the amount of car parking. Other comments included, an amphitheatre, keeping in contact with public, the importance of sustainability and community, the lack of affordable housing, getting on with it, and finally thanking the team for the way they were.

Full answers to Questions 5, 8, 11, 13, 14, 15, and 16 can be found in Appendix 22.

## **Response to Feedback**

The feedback received during the second round of public consultation events informed the design evolution of the Anglia Square scheme in several ways:

- Residents agreed that the proposals should retain a commercial offering that meets the local need
- Residents were supportive that a local pub, convenience store, performance space etc would support the local night time economy. This was further supported by residents who said they would like to see a cinema, performance space, arts space for the local community, youth club, coffee shop, internet café, fountains, leisure activities, etc
- Residents were supportive of the approach to height and massing across the whole scheme
- When asked what residents would like to see in the landscape design, residents answered that they would like to see trees and green spaces incorporated, more seating areas, children's play space, more lighting, communal garden to grow your own vegetables, fountain, community space, were some of the things that came up
- When residents were asked how they would use the community hall and community hub space, the majority of residents answered community meeting space, socialising, learning new things, and a hobby group
- From the residents' feedback received it is evident that residents believed there was an improvement to previous plans
- In terms of improvements to the proposals, residents mentioned they would like to see more affordable housing

## Public Consultation – Round Three

The third round of public consultation events took place in January 2022 and consisted of:

- Pop-Up Presentation – Sunday 30<sup>th</sup> January 2022: 10am – 2pm (Anglia Square, Magdalen Street, Norwich, NR3 1DZ)
- Pop-Up Presentation – Monday 31<sup>st</sup> January 2022: 9am – 1pm (Anglia Square, Magdalen Street, Norwich, NR3 1DZ)

This third round sought to set out how the project team had responded to and incorporated the feedback received after the second set of engagement events in November 2021 and outline the emerging shape of the proposals. It also allowed members of the public to review and discuss the latest plans with them.

### Exhibition Boards

Information pertaining to the third round of public consultation events was set across eighteen information boards. You can find a copy of the exhibition boards at appendix 15 and photos of the exhibition can be found at appendix 16.

### Physical Model

The physical model used in the previous round of the exhibition was also used in this round of engagement. The removable sections of the model representing the development area were updated to reflect the design changes undertaken.

The previously used removable sections were also available for residents to see and allowed for a direct comparison to be made and for changes which had been made to be easily explained against a visual aid.

Images of the physical model are provided at appendix 17.

### Feedback Form

The feedback form developed for the third round of public consultation events considered several issues raised in the first and second set of public consultation events and sought to refine the emerging shape of the proposals.

This primarily came in the form of multiple answer questions/tick boxes around the key proposals for the scheme, which allowed for the collection of quantitative data. However, to allow for thoughts outside of the presented options, a specific opportunity to list other issues or priorities not specified was provided immediately following these types of questions.

The feedback form also encouraged responses around matters of key importance to the development of the proposal through qualitative methods, which allowed stakeholders to highlight specific issues around the development of the proposal. A copy of the feedback form can be found at appendix 18.

## Feedback Received

This section lays out the feedback from the consultation events with residents that took place at Anglia Square on 30<sup>th</sup> and 31<sup>st</sup> January 2022. It analyses both the quantitative and qualitative data taken from residents over the course of those days, from their handwritten feedback forms. It also includes submissions that were sent later, after the event through the feedback function on the development's dedicated website. The report aims to extract and understand what residents thought of the plans; what they would like to see, things that they already like, as well as the main issues and concerns they have.

## Consultation in Numbers

- Attendees across all consultation events – 455 (Sunday 279, Monday 176)
- Feedback Forms Received – 64 (32 physical forms, 32 via online feedback)
- Feedback Received from Residents living nearby – 39
- Feedback from Resident of wider Norwich area – 11
- Feedback from Regular visitors – 11
- Feedback from those who Work within the site of surrounding area – 3
- Feedback from those previously involved in the consultation process – 35

## Residents' Responses

### 1. Were you involved in the previous round of consultation in September and November 2021?

- Yes – 37
- No – 27
- N/A – 1

### 2. The latest updates to the designs have taken on board the feedback in previous consultations. Do you think the masterplan and street layouts shown will benefit the local area?

- Yes – 46
- No – 10
- Don't Know – 7
- N/A – 2

### 3. Significant consideration has been given to the character and function of St. Georges Street and Anglia Square to provide high quality public spaces using paving, trees and other planting, with opportunities for seating. Do you agree with the statement that 'our proposals for the landscape design within the site provide public spaces the community will enjoy using'?

- Strongly Agree – 24
- Agree – 25
- Disagree – 11
- Strongly Disagree – 3

- N/A – 2
4. Based on the feedback we have received to date, which identified broad support for the scale and massing of the scheme, we have continued to evolve this in detail, reflecting other feedback and the focus now on the appearance of the buildings for the full application area. Do you agree that the changes shown now have further improved the scheme?
- Yes – 52
  - No – 10
  - N/A – 3
5. We have attempted to link the history of the area with the modern-day approach in our designs. Do you support the approach to the aesthetics of the building shown here today?
- Strongly Support – 15
  - Support – 21
  - Neutral – 12
  - Oppose – 11
  - Strongly Oppose – 5
  - N/A – 2
6. The architecture and materiality of the Community Hub building has been designed to make the building unique and to identify it as community use. Do you like the general architectural approach of the building?
- Yes – 35
  - No – 19
  - N/A – 11
7. Historically there have been buildings of note at Stump Cross, and we have designed a new building to reference this. Do you like the general architectural approach of the building?
- Yes – 39
  - No – 15
  - N/A – 14
8. Do you have any comments on the building materials?

Of those who answered this question 6 people stated that they liked the building materials that are being suggested, and the general approach to design. 4 people stated that the designs are better than what is currently on the site and 4 people also mentioned that there was a good mix of textures and styles. 4 people also commented how much they liked the design of the community hub, with one person describing it as a 'fabulous standout building'. In contrast 3 people thought that the community hub was an eye sore. 3 people, who commented, said they would like to see more brick being used. 2 people, who commented, stated that they liked the use of traditional materials. 2 people wanted more eco-friendly materials, whilst 2 people thought that the development was too high and that it was ugly. There were also mentions that the materials were warm in tone, that there could be more colour, more historic references, more glass, more wood, and more variety. However, 2 people commented that they did not like the red and orange of the community hub; although they appreciated that it was different from other buildings, they felt as though it made it look cheap and random. Finally, one respondent wanted assurances that the building would be safe.

**9. Do you agree that the proposed emphasis on sustainable travel methods for the Anglia Square scheme is appropriate to benefit the local community?**

- Strongly Support – 23
- Support – 16
- Neutral – 15
- Oppose – 2
- Strongly Oppose – 1
- N/A – 6

**10. What do you like about our proposals and sketches?**

Of those that answered 7 people said that they liked the emphasis on cycle routes and sustainable travel. 6 of those who commented said that they liked the amount of green space and tree planting across the development. Whilst 8 respondents stated that the plans were much better than previous designs. 4 people appreciated the historical references throughout the designs. Whilst 4 people also liked how responsive the project team were to feedback and felt like they had been listened to in the process. 3 people simply stated that they liked the proposals. 4 people thought that there was attractive layout and design whilst 3 people also liked the variety of the designs. 3 people liked the regeneration of the area and supported the need for more housing. 3 people stated that they liked the clear details. 3 people said that there was not much they liked. 3 people, who responded, said that they liked the rooflines. 2 more respondents said they liked the organic feel. Furthermore, 2 people said they appreciated the reduction in heights. Other likes about the development mentioned included the fact that it has a walkable city feel, that it has a human scale, that it is car free, the focus on connectivity, the community garden and the wooden model working well. Another respondent suggested that signs were needed alongside to provide some wayfinding, articulation, and a sense of place.

**11. What do you dislike about our proposal and sketches?**

Of those who responded to this question 10 people disliked the height of the development, this was the most disliked feature, however 6 people said that there was nothing that they disliked about the development. 7 people felt that the plans were bland, and 1 person stated that it lacked elegance. 3 people also stated that they disliked the lack of affordable housing. 3 people wanted more colour in the development. 3 people were concerned about the effect on the road network and increase in traffic. 2 people also disliked the fact there was no public art included. Whilst 2 people stated that it was out of touch. Another person commented that it didn't do anything to make Norwich City more special, memorable, or distinct. Other dislikes included, a lack of facilities, that there were too many homes, a lack of commercial spaces, not enough green space, too brutalist, no tower, that it will date very quickly, no parking, the cladding made the windows appear larger than they are, and that it is pandering to the over 60 demographic.

#### **12. Do you have any other comments?**

Of those who left comments, 9 people stated that they support the proposals, whilst 3 more people emphasised the need to get on with it as quickly as possible. 4 people stated that the plans were an improvement on the previous designs. 4 people stated that they believe the development needs more affordable housing. 2 people stated that they would like to see more trees, 2 people believed there would be an increase in crime in the area. 2 other respondents thought that the development was too dense. Someone suggested that the tower should be detached, and the community hub integrated into it. Another person claimed that the building did not fit with the look and feel of Norwich.

Other comments included, wanting to see a cinema in the proposals, wanting to see regeneration under the flyover and its inclusion in a wayfinding strategy, the need to improve bus connectivity, the need for sound proofing, toilets and cash points. People also commented on the need for a rooftop bar and the need to consider occupational therapists when thinking about disability properties.

Full answers to Questions 8, 10, 11, and 12 can be found in Appendix 19.

## Feedback Summary

A summary of the feedback that fed into the design process is provided below. These key learnings have helped to shape the submitted planning application.

### Main Design Principles

- The principle of redevelopment was overwhelmingly accepted and with the majority of attendees' keen to see greater investment and a desire to see long-term improvements
- It was considered that a provision of new homes within Anglia Square was a priority. This was overwhelmingly supported to bring life into the heart of the development and create spaces and streets that would benefit from natural surveillance. The provision of affordable housing and access to outdoor space for the new homes is considered very important
- For the commercial floorspace within the scheme, flexibility for units was strongly supported, with a desire for a broad mix of uses to serve the local area including retail, cafe/restaurants, drinking establishments, leisure, offices, professional services, art and cultural spaces
- The facilities for the local community, including public toilets/changing places and the community hub providing a place to meet and undertake group activities, with a managed centralised delivery point for the residents, was strongly supported
- Significant support for the provision of new public realm and open spaces, and enhancement and regeneration of the existing Anglia Square public space. The local community are likely to use the new areas of public realm on a frequent basis, with a desire for those spaces to incorporate greenery, places to sit, relax and meet with family and friends, play space, space for outdoor events/performances, food growing, new canopy to provide undercover spaces with seating to support year round use of Anglia Square
- The network of new streets overlooked by new homes providing natural surveillance, pedestrianised within the centre of the Site, and inclusion of segregated cycle route between Edward Street and St Crispins Road, was seen as a significant benefit, and the focus on sustainable modes of transport was supported
- The masterplan framework which re-establishes the historic movement in this part of the city was supported
- The majority of people supported the layout, scale and massing of the scheme with many stating the current proposals are more considerate and thoughtful compared to the Call in Scheme
- In respect of design, variety in building design with reference to existing and historic local precedents and inclusion of public art is sought

Key comments were extracted from the public consultation:

- Desire for flexible commercial space with a variety of uses and services to support the local area
- Inclusion of community hub providing space for people to meet and participate in group activities, and incorporate managed centralised delivery point for residents strongly supported
- Inclusion of public toilets and changing places desired
- The layout should provide a network of streets that tie into existing and new crossings and provide a safe and accessible environment for pedestrians and cyclists



- Approach of having a north/south segregated cycle path between Edward Street and St Crispins Road supported by cyclists and pedestrians, considered an appropriate route and to minimise conflicts between cyclists and more vulnerable pedestrians
- Public realm and open spaces should be multifunctional providing greenery, places to sit, relax and meet with family and friends, play space, space for outdoor events/performances, food growing, and undercover seating
- A new canopy within Anglia Square to provide undercover spaces with seating to support year-round use is considered essential, with strong desire for the canopy design to be informed via local artist competition
- There should be variety in the character across the Site, and inclusion of public art where possible

## Conclusion

This Statement of Community Involvement (SCI) demonstrates the extent of pre-submission engagement which has been undertaken by Weston Homes in preparation for the submission of their application for the redevelopment of Anglia Square. The primary objective of the consultation and engagement process has been to ensure that residents of Anglia Square have been consistently consulted and engaged with as part of an iterative design process.

As the process changed from principle into concept and design, the consultation has worked to ensure that residents, businesses, community groups, elected representatives, and other interested stakeholders were made aware of the emerging proposals and had an opportunity to participate in shaping plans for the redevelopment of Anglia Square.

The consultation process began in September 2021 and Weston Homes has ensured that there have been regular opportunities for community consultation and engagement since then. Public consultation events in September 2021, November 2021, and January 2022 were promoted to residents and the wider community through traditional and digital marketing, and these events enabled them to examine emerging proposals for the project, discuss them with members of the project team, and provide feedback. Consultation material was also maintained online at a dedicated consultation website – <https://www.angliasquare.com/>

In addition, separate, in-person meetings were held with local stakeholder groups throughout 2021 and 2022 in order to ensure that key groups and organisations in and around Anglia Square had the opportunity to review and comment on emerging proposals. Alongside this, Weston Homes established a Community Review Panel, run by Design South East, to provide a complementary avenue of consultation and engagement, with two sessions held in October 2021 and one in February 2022.

Feedback received from all of these processes, combined with further technical work and assessment, such as a Design Review Panel led by Design South East, has helped to inform the evolution of the proposals for Anglia Square which have been submitted to the Council. We are grateful for the time taken by residents to engage with the evolving plans.

Overall, the consultation and engagement undertaken by Weston Homes represents a thorough process which meets and exceeds the policy requirements set out in Norwich City Council's Statement of Community Involvement, its Validation Requirements, and in the NPPF. Engagement will be maintained throughout the determination period and during any future construction process.

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- Appendix 2 – Round One Advertising (September 2021)
- Appendix 3 – Round One Exhibition Boards (September 2021)
- Appendix 4 – Round One Feedback Form (September 2021)
- Appendix 5 – Report of Anglia Square Community Review Panel Session 1
- Appendix 6 – Report of Anglia Square Community Review Panel Session 2
- Appendix 7 – Round Two Leaflet (November 2021)
- Appendix 8 – Round Two Advertising (November 2021)
- Appendix 9 – Round Two Exhibition Boards (November 2021)
- Appendix 10 – Exhibition Photos from Round Two (November 2021)
- Appendix 11 – Photos of Model from Round Two (November 2021)
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- Appendix 19 – Report of Anglia Square Community Review Panel Session 4
- Appendix 20 – Design Review Panel Reports
- Appendix 21 – September 2021 Full Feedback Responses
- Appendix 22 – November 2021 Full Feedback Responses
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## Appendix 1 – Round One Leaflet (September 2021)

## ANGLIA SQUARE: A NEW VISION



*Artist illustration of the entrance from New Botolph Street*

Weston Homes and Columbia Threadneedle have been developing plans to regenerate Anglia Square shopping centre in the City of Norwich since 2016. In November 2019, the Secretary of State rejected plans supported by Norwich City Council.

Following this announcement, work has continued to amend the proposals for Anglia Square. The project team believes there remains widespread support for the regeneration of Anglia Square, and that the community is keen to participate in discussions on how this can actually be achieved.

Weston Homes and the project team remains dedicated to ensure an extensive engagement process is carried out and wants to discuss the new scheme with the Council, stakeholders, community groups and local residents over the coming months.

## ANGLIA SQUARE: A NEW VISION

We hope you can join us for the first round of engagement at one of our events listed below.

### MEET THE PROJECT TEAM

- 📅 Thursday 9th September 2021
- 🕒 2pm - 5pm and 6pm - 8pm
- 📍 The Maids Head Hotel,  
20 Tombland, Norwich, NR3 1LB

### POP-UP PRESENTATION

- 📅 Friday 10th September 2021
- 🕒 9am - 12pm
- 📍 Anglia Square, Magdalen Street,  
Norwich, NR3 1DZ



### CONTACT US

If you would like to keep up to date with the consultation, please visit our consultation website: [www.angliasquare.com](http://www.angliasquare.com).

Alternatively if you would like to get in touch with the project team please email: [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk).

We look forward to your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich, both as a community and city.

Appendix 2 – Round One Advertising (September 2021)

## ANGLIA SQUARE: A NEW VISION

### GET IN TOUCH

[www.angliasquare.com](http://www.angliasquare.com)  
[angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)

## GET INVOLVED

### MEET THE PROJECT TEAM    POP-UP PRESENTATION

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2pm - 5pm & 6pm - 8pm  
The Maids Head Hotel,  
20 Tombland, NR3 1LB

Friday 10<sup>th</sup> September  
9.00am - 12.00pm  
Anglia Square

## ANGLIA SQUARE: A NEW VISION

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The Banksy artwork on the corner of London Road North and Regent Road in Lowestoft. Inset, estate agent Danny Steel

Pictures: MICK HOWES/ARCHANT

# Money in the Banksy... artwork sees price tag for empty store rocket

**An empty town centre store, which features a mural created by the world's most famous street artist Banksy, has been put back on the market - with a much higher new price tag.**

The former Lowestoft Electrical building was withdrawn from sale last month after Banksy confirmed on August 13 that he was behind the artworks in Suffolk and Norfolk as part of the Great British Spraycation.

The building on the corner of London Road North and Regent Road in Lowestoft had gone on sale for £300,000, but was withdrawn on August 13 so the owner could consider his options.

Now it is the 'property of the week' with Steel & Co Commercial Property Services, based on Lowestoft High Street.

Estate agent Danny Steel said the London-based owner had been "looking at his options".

Mr Steel said: "I have just been instructed to put 127 London Road North in Lowestoft, with the

**MARK ROGGIS**  
mark.boggis@archant.co.uk

Banksy, back on the market for £500,000.

"That's £200,000 more than before and it is a unique opportunity to own your very own Banksy."

The artwork, which is displayed on the south facing wall of a substantial retail unit, depicts a child with a crowbar next to a sandcastle and lifted paving slab.

A protective screen was installed on the artwork last month, with the broken paving slab having now been replaced and the sandcastle removed.

The former Lowestoft Electrical shop, which closed its doors in 2018 after 65 years of trading, has been sold twice before.

A scheme to convert it into

three ground floor retail units and eight flats was approved by East Suffolk Council in May 2020.

Mr Steel said: "We are offering an extremely unique opportunity situated in the heart of Lowestoft town centre."

"This extraordinary chance to be chosen by the famous artist Banksy to display part of his 'Great British Spraycation' series that appeared throughout the east coast in August."

The property description adds:

"The premises are currently offered vacant and could be a great development project for the right buyer."

"With planning consent to be converted into three shops on the ground floor and eight flats to the first and second floor, this could be an amazing investment that already has the public flocking to see the artwork."



## ANGLIA SQUARE: A NEW VISION

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9.00am - 12.00pm

Anglia Square



#### GET IN TOUCH:

www.angliasquare.com    angliasquare@cratus.co.uk



Picture: STEVE FOYSTER

which helped me to get through a lot. My recovery changed when I had someone who listened to me."

Mr Foyster, who works part-time for a mental health charity, explained that his book is about "both the mental and physical recovery as much as it is about a journey of hope".

"I'm quite amazed to hold in my hand my book. It's a massive milestone for me, I think I was fortunate I stayed alive. I've been able to reach out to hundreds and hundreds of people and maybe that was the reason I was kept alive - to give something back."

The book launch for Cry to be Heard! My Road to Recovery takes place at 4.30pm on September 10, World Suicide Prevention Day, at Revelation Christian Bookshop in Norwich. To reserve a free place ring 01603 619731 or email enquiry@revelation-norwich.co.uk.

The book is published by Paul Dickson Book and more information can be found at www.pauldicksonbooks.co.uk.

A donation of £1 from the sale

of every copy will be given to the charity Norfolk and Waveney Mind.

To contact the Samaritans, call 116 123, email jo@samaritans.org or visit www.samaritans.org.

**An extract from Cry to be Heard! My Road to Recovery:**

"An ambulance arrived, bringing with it an amazing coincidence. One of the medics was Claude, my one new friend from the Methodist youth club. He had also been an infrequent customer at the shop where I had worked prior to my current job at Waterstones. He was totally shell-shocked to see me in this state. 'My God Stevie, what have you done?' he cried, in a somewhat unprofessional manner."

"Both medics manoeuvred me onto a stretcher and into the ambulance. I began to struggle. Maybe my subconscious was starting to realise that it had not worked; the adrenaline pumped back. Claude barked at me to keep still. I reluctantly complied. I was losing my grip. I started to cry. 'I

love you, Claude' I blubbered. 'Don't be stupid, Stevie' he responded. 'I am too ugly'. Humour, our most precious gift, prevailed. We arrived at the ambulance bay at A & E whereupon I passed out."



The book cover of Cry to be Heard! My Road to Recovery by Steven Foyster

idea: "Only had said to be doubly locked up had been. time in 60 ppened to een totally here have uralgies in eeks, and thers." ealed for w the car ening to Lowestoft

e cleared

t included i, cement, and other rials and

ast night in Carlton if a series the area added that it serious. spate of

elderly," Mr. Cassam explained.

The only person who could activate a Section 47 Order was a doctor - in this case, Dr. Michael Bad-

## Man in car park plunge seriously ill

A man was described as seriously ill in hospital last night after plunging from a Norwich multi-storey car park.

Mr. Stephen Foyster, aged late 20s, of Nursery Close, Hellesdon, fell from the St. Andrew's car park at about 12.30 p.m. yesterday.

He was taken to Norfolk and Norwich Hospital, with severe leg injuries. A spokesman for Norwich police said the incident was being investigated.

Great Snoring - The annual door-to-door Red Cross collection raised £47,66

electricity without p The off between and Feb related Loveland with his Walshai "desper money" Jeremy I court.

"He cope with daughter a job. H custody of found a building Broad." hu

Lovelar to six ment on charges DHSS to and three of the re also to r totalling suspended

In passi tant Rec

An archive newspaper clipping from May 17, 1986, accessed via localrecall.co.uk

## ANGLIA SQUARE: A NEW VISION

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#### POP-UP PRESENTATION

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9.00am - 12.00pm

Anglia Square



#### GET IN TOUCH:

www.angliasquare.com angliasquare@cratus.co.uk

## Appendix 3 – Round One Exhibition Boards (September 2021)

## The Design / Delivery Team

### WESTON HOMES

Formed in 1987, Weston Homes has a proud heritage of regenerating a wide variety of brownfield sites into residential developments, that create a sense of place and character for the people that live there.

The company has a portfolio of diverse projects, many being mixed-use schemes incorporating houses and flats, shops, offices, community facilities, hotels and schools. Many of these developments include the refurbishment of "Listed" buildings and are located in conservation areas. No two schemes are the same, each being designed and delivered as a direct response to the context in which it is set.

Over the last 30 years, Weston Homes has become established as one of the leading developers of quality homes in the East of England, the Southeast, and London, delivering innovative, sustainable homes that appeal to customers from all demographics. Weston Homes' aim is to remain constant in matching traditional skills to the very latest technologies in an ongoing quest to build homes to the best specification and standard possible.

### BROADWAY MALYAN

Broadway Malyan is a global architecture, urbanism and design practice dedicated to creating cities, buildings and places that will provide a lasting legacy, in designing places with a strong sense of identity where people and communities want to live, learn, shop, work and relax.

Our collaborative approach to integrated sustainable design has enabled us to deliver award-winning projects at all scales across the world. Every project, from a strategic city plan to the craftsmanship of a balustrade, reflects our passion for quality design and place-making.

For over 60 years, BM have built a strong reputation across numerous sectors including residential, education, workplace, retail, mixed-use, hospitality and masterplanning.

As designers, our role is to ensure cohesion and connectivity by bringing together nature and human activity with architecture and urban elements - to create a design narrative that connects communities with their context and encourages them to engage.

### CONSULTANCY TEAM

Weston Homes and Broadway Malyan will be supported by an extensive and experienced consultancy team during the preparation of the new scheme to ensure that the proposals are comprehensive and well considered. The wider team will include landscape architects, energy and sustainability experts, daylight and sunlight surveyors, highway engineers and town planners, to name but a few.



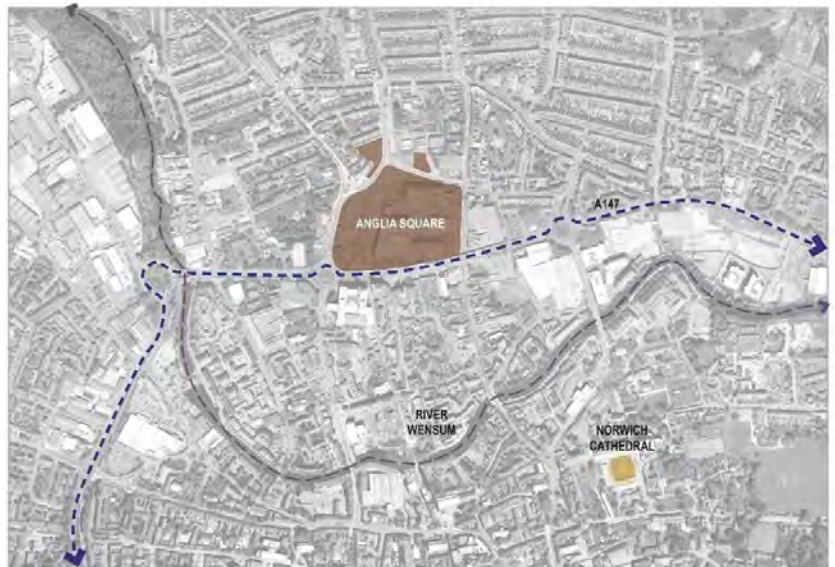
WESTON HOMES / BM PREVIOUS PROJECTS

# The Development Site



KEY:

- ◆◆◆ INNER RING ROAD
- SITE
- CATHEDRAL



## Where we were....



## What has changed?

Since the Secretary of State's decision on the previous scheme, the vision for Anglia Square has changed.

- NEW CONTRACT WITH LANDOWNER
- ENLARGED SITE
- NEW BRIEF



## What we are NOT proposing



Urban Megablocks



20 Storey Tower



7 Storey Public Car Park



7 Screen Cinema



North Facing, Single Aspect Homes



In excess of 10no. of dwellings around a single core



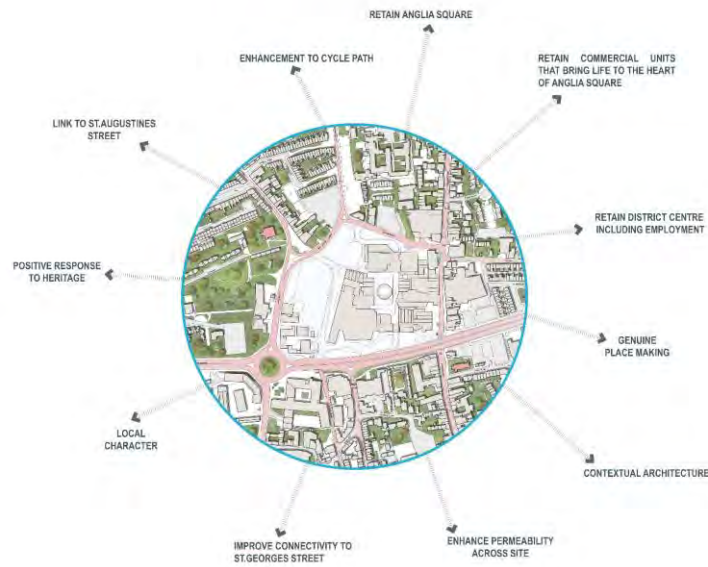
Long Continuous Corridors



Under Provision of Cycle Storage

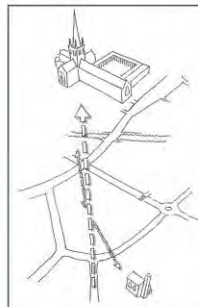
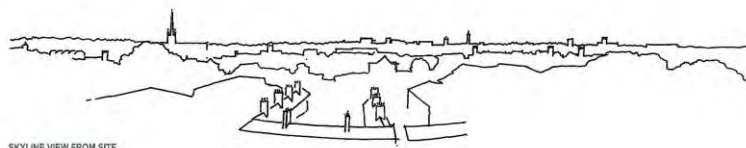
## What we heard

Weston Homes



## The Vision

Weston Homes



### A new heart for 'Over the Water'.

Acknowledging the historic street patterns at Anglia Square and creating new public streets and spaces.

Vistas to the Cathedral Spire and St Augustine's church will provide a glimpse to Norwich's history.



## What we ARE proposing



CHERRY LANE YARD



Design a sustainable place of Norwich



Deliver a thriving Local District Centre



Network of distinctive residential streets and squares



Enhanced levels of permeability



Parking numbers reduced by 73% with controlled vehicular access to streets



100% of required cycling standards achieved



No buildings taller than 8 storeys



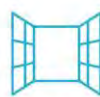
Mix of residential types



Natural light in residential corridors



All homes will have private amenity



Dual aspect units



97% of cores with 8 homes or less per floor

## Local Distinctiveness

### ELEMENTS TO DRAW FROM



### EVOLUTION OF BOTOLPH STREET



### OUR NEIGHBOURS



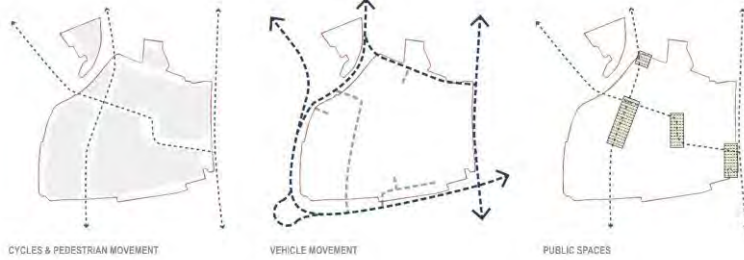
### CHARACTER



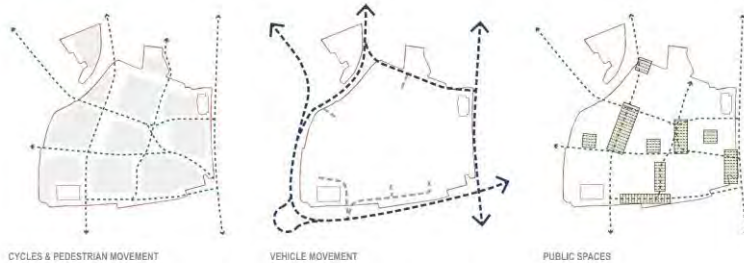
### MATERIALITY / COLOUR

## Local Grain

### WHERE WE WERE IN 2019



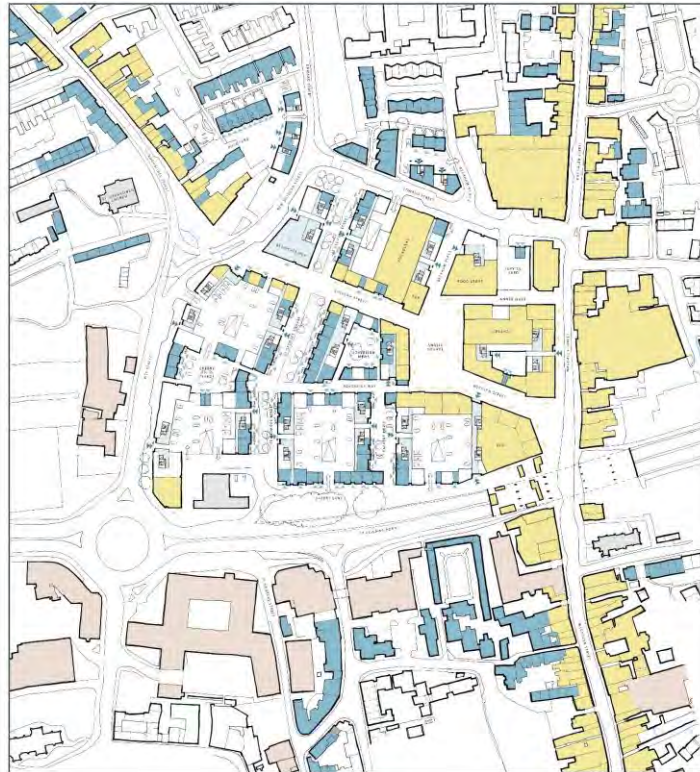
### WHERE WE ARE NOW



### PLAN EVOLUTION



## Indicative Proposal



KEY - USES

YELLOW	RETAIL	BROWN	COMMERCIAL OFFICE	YELLOW TRIANGLE	RETAIL ENTRANCE
BLUE	RESIDENTIAL	GREY TRIANGLE	PLACES OF WORSHIP	BLUE TRIANGLE	PRIVATE RESIDENTIAL ENTRANCE
LIGHT BLUE	RESIDENTIAL COMMUNAL	BLUE TRIANGLE	COMMUNAL RESIDENTIAL ENTRANCE		

PROPOSED SITE PLAN



GRONDSCAPE

## Sketch Visuals



MELIA SQUARE



CHERRY LANE



ST. GEORGE'S SQUARE



## What we can deliver...

### HOUSING

- Delivery of circa **1100** homes
- Provision of affordable housing

### ECONOMIC OBJECTIVES

- Provision of circa **4000sqm** of employment space
- Employment opportunities created with new jobs

### COMMUNITY ASSETS

- Re-Imagined Anglia Square
- Inclusion of Residents Hub
- New North - South Cycle Route
- New East - West Connectivity
- New Public Conveniences with "changing places" facility

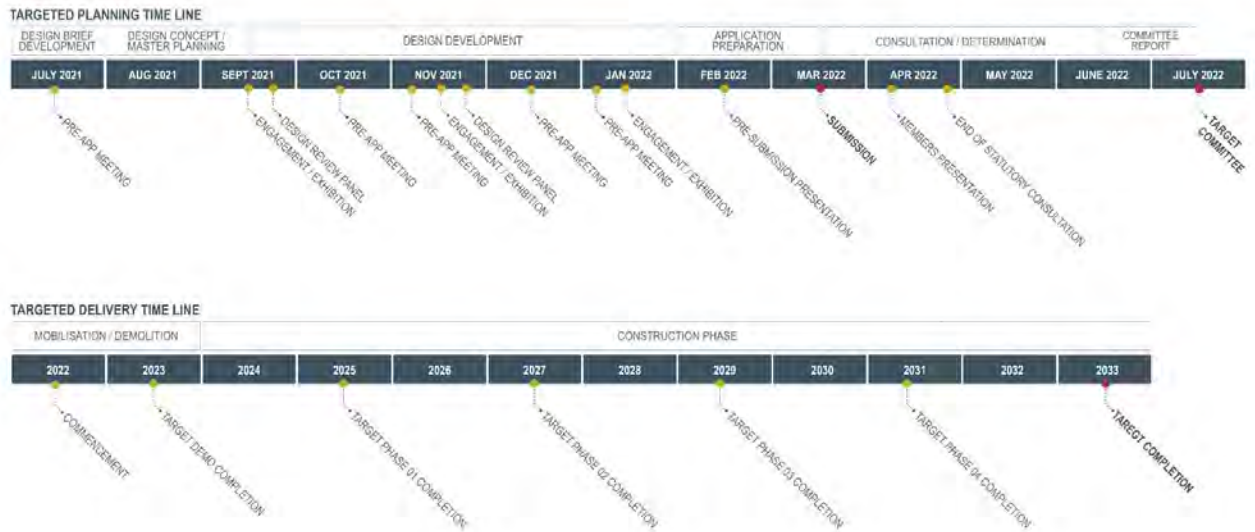
### ENVIRONMENTAL BENEFITS

- Sustainable routes promoting active travel
- Inclusion of Renewable Energy Sources
- Biodiversity Net Gain of at least **10%**
- On site SuDS to manage surface water on site at greenfield run-off rates
- Electric vehicle charging points for all car parking

### PUBLIC AMENITY

- Approx. **4.5 acres** of public amenity space (that's 3 football pitches!)
- Two dedicated pedestrian / cycle routes connecting into an established sustainable transport network
- Every home with private outdoor space
- Communal residents' gardens for each apartment building

# What's Next?



We're committed to engaging with all stakeholders with the aim of obtaining broad support for our proposals. We therefore anticipate having **three rounds of engagement**, this being the first, before we submit around spring 2022.

## Appendix 4 – Round One Feedback Form (September 2021)



## ANGLIA SQUARE: A NEW VISION

### Consultation Questions

Thank you for choosing to fill in our short survey and help us shape our proposals for Anglia Square.

1. Were you involved in the previous round of consultation events between 2016 and 2019?  
 Yes  No
2. Were you aware of the Secretary of State's decision on the previous scheme?  
 Yes  No
3. To help provide sustainable travel at Anglia Square, we are proposing a network of pedestrian and cycle routes across the site, linking across the site to existing roads. *How likely are you to use these new routes?*  
 Very likely  Likely  Don't know  Unlikely  Very unlikely  Other  
if other please specify: \_\_\_\_\_
4. We are proposing the provision of a series of high quality public amenity spaces linked to the pedestrian streets, across the site. *Which of the following amenities is most important to you? (please pick one)*  
 Benches to relax  Place to meet friends and family  Opportunities for play space  
 Covered area  Other  
if other please specify: \_\_\_\_\_
5. We hope to create a wide range of local employment opportunities by providing approximately 40,000 sq ft (4000sqm) of employment / commercial floorspace.
- 5a. *Would you like to see flexible workspace options?*  
 Yes  No  Don't know
- 5b. *What additional employment / commercial uses would you like to see?*  
 Retail  Café and restaurants  Bars and pubs  Leisure / entertainment  
 Offices  Professional services  Other  
if other please specify: \_\_\_\_\_
6. Are there any existing uses and features across the site you value highly and would like to be incorporated in the redevelopment?
7. We are proposing 1,100 homes, which will include affordable housing. *Do you agree this will help to meet the demand for homes in Norwich?*  
 Strongly agree  Agree  Disagree  Strongly disagree  Other  
if other please specify: \_\_\_\_\_

8. Every home will have private outdoor space and each apartment building will have a communal residents' garden. *Do you agree that outdoor space within a residential development is important?*

Yes  No  Don't know

9. What do you like about the indicative plan and sketches?

10. Is there anything you dislike about the indicative plan and sketches?

11. Do you have any other comments?

12. What is your relationship with the site?

Resident living nearby  Resident of wider Norwich area  Regular visitor

Work within the site or surrounding area  Occasional Visitor  Other

If other please specify: \_\_\_\_\_

13. Finally, what is your name?

14. What is your email address, so we can keep you up to date with the proposals?

**Data protection:** Your information and comments will be held by Cratus Communications on behalf of the applicant. Your information may be passed to the Local Planning Authority as part of a future planning application. By filling in this form you agree to be contacted in relation to this planning application.

## Appendix 5 – Report of Anglia Square Community Review Panel Session 1



## Report of Anglia Square Community Review Panel Session 1

**Date:** Tuesday, October 12th at Epic Studios, 112-114 Magdalen St, Norwich NR3 1JD, from 5.30pm-8pm.

### Summary:

In this session the Community Review Panel (CRP) discussed their connection to Anglia Square, what they liked, disliked and would like to see improved, and their hopes and fears for new development.

This is the beginning of a larger process. All of this information will help structure the future discussions of the CRP – the CRP can compare the proposal against these hopes and fears, and consider how well the new development will keep the parts people like, whilst improving the parts they'd like to see made better.

### Introductions

We introduced ourselves and our connection to Anglia Square. There were a range of different experiences – some people lived nearby, and some people worked or volunteered in and around Anglia Square. This is all local expertise and is vital for achieving the aims of the Community Review Panel, which were:

- To get best possible scheme at Anglia Square
- To complement other engagement (and the Design Review Panel)
- To provide a local and independent perspective

We talked about what a Community Review Panel was:

- A group of local volunteers
- Meets to discuss and comment on proposals
- Focuses on design
- Aims to make the final design as good as it can be
- Not always standard in the planning process
- Requires developer, council and community commitment
- Demonstrates community feeling in in-depth way

We talked about what a Community Review Panel *wasn't*:

- It's not designing from scratch
- It's not binding
- It isn't the only part of the planning process
- It isn't the only part of the engagement process.



Richard and Kieran introduced Design South East: an independent not-for-profit organisation working across the wider southeast, who provide design advice to local authorities and developers and help local communities to get involved in shaping the places they care about. Design South East often get involved in projects in this way – facilitating discussion so that different groups can hear from each other, understand each other, and find design solutions that work for everyone.

We discussed the 'spirit' of the sessions. The aim is for the sessions and the participants to be friendly, relaxed and conscious of people's different experiences. We want to hear from everyone in the sessions, so we'll need to listen as well as be heard ourselves. We might not agree on everything, but we also don't need to agree on everything! The notes and final outcome will reflect the diversity of voices and opinions of the group.

### Local Expertise

For the first exercise, everyone was asked to add different colour post it notes to the large map of Anglia Square and its surroundings. The colours signified:

Green = Places people like

Yellow = Places people want to see improved

Blue = Places people don't like





Things people liked	Things people didn't like	Things people would like to see improved:
The square		Leaks sealed
Buns and Kindness	No toilets	Improve community area
Community Spirit	Pigeons	Pigeons
Artists' Space	Multi storey car park	
The quietness and view of the city above	Car parks	
Seagulls circling above and nesting in cliff-like buildings	Undeveloped area	
QD Stores, Savers, Fruit Shop, Subway, Boots	Sovereign House	
Seating under cover	Needs making safer and cleaner	
Car	Narrow Pavements	
park in the early morning and evening		
360 degree views of sunrise and sunset		
Wildflowers		
Community art		
The wood is rewilding		
Car park - during covid used for resident play - felt like amazing space for community		
Gildencroft Park - blackberries, trees, blackbirds feeding from the mulberry trees, hedgehogs running about in dark, meeting locals here, dog walkers, families, homeless		
Local traders		
Local art shops		
Gildencroft Park		



Things people liked	Things people didn't like	Things people would like to see improved:
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Local traders		
Local art shops		
Gildencroft Park		



## Discussion

There were a lot of different experience shared. A lot of the conversation focused on open space of Anglia Square itself. This space was seen as being the heart of the community and contributed towards the community spirit of the whole area. The organisations and shops that are located here were seen as being particularly important. This was less to do with the way they looked and more about the functions and uses. This scale and variety of uses was seen as particularly important together with their sense of belonging and supporting the local community. It was seen as being something unique to this part of Norwich.

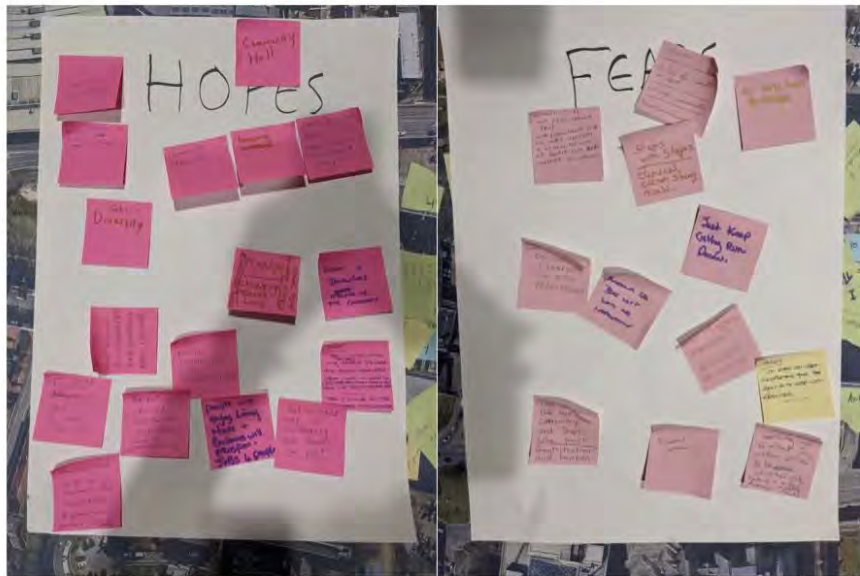
The local community enjoy its special character which was described as 'gritty' and 'robust'. This character partly comes from the brutalist architecture of the late 1960's district centre. This character was described as reflective of the community Anglia Square serves, although it was acknowledged that the buildings and infrastructure of the Square have become dated and are in need of rejuvenation. There were comments that any renewal of the Square should not lose the existing strong characteristic of contrast and difference which Anglia Square provides and which adds to the wider interest of the city.

Some negative opinions which included access to the Square feeling restricted, partly because of narrow pavements in the areas around it, partly because it feels cut off. This is because of the need to move through car parks or unappealing passageways to get through the space. The lack of public toilets, particularly ones suitable for disabled people, was also raised as an issue.

The existing large steel and glass canopy occupying the middle of the Square was considered to be a positive feature supporting and promoting community gathering and shelter for market stalls in all weather. It was noted that the more decorative canopy features were of contrasting architectural character to the brutalist buildings that form the square. There were differing views about the appropriateness of this contrast.

The interests of young people and the attractiveness of Anglia Square to them was raised. It was felt that there could be much more in the way of facilities and uses to attract the younger generation and that future changes to the Square should include this. Specific areas for exploration could include places for youth recreation such as skateboarding/roller blading – (possibly beneath the flyover), as well as space for art installation/performance, or strategically located designated graffiti areas.





## Hopes and Fears

Attendees were asked to write down their hopes and fears for new development at Anglia Square. The idea is that this will give something for everyone to compare the proposals with.

*What attendees wrote down:*

Hopes	Fears
Community Hall	Impact on drainage system
Community Character	Prices of units to rent going up
Keeping Character	Losing community
Cycle Storage for residents	Gentrification
Flats with Good space	Very high buildings
Ethnic Diversity	Shops with steps
Plants	Clinical clean shiny
That it is developed	Congestion by 1,600 new vehicles daily
Plants	Overdevelopment with too many residents and no new facilities like GP dentist, play areas
Changing place Loo	Increased pollution



Safe Space	That Anglia Square just keeps becoming more run down
Disability Access	Anglia Square is left with no improvements
Better all round environment for shopping and leisure	Cycling is shared with pedestrians
Better connection with St Augustine's	Lack of retail parking
That I could walk into the new Anglia Square and know immediately that I was in Norwich (and more specifically Anglia Square) and not anywhereville	Security for cycles
Trees and plants	It does not get completed and the best bits aren't realised
That it can be adapted to changing circumstances	That we lose our community and shops like PACT
People will enjoy living there and businesses will prosper . jobs for people	Gentrification
That we don't lose our community and shops like PACT	Increased social problems
Families move out as nowhere for their kids to play - no gardens and small flats	Overpopulated spaces
Nice things for young people	Urban spaces that are aligned with both nature and the needs of urban places
Things good for wellbeing	The quiet spaces disappear
Trees avenues	Buildings too high
Things for kids	
Green space	
More kids	

#### *What was discussed*

The overarching 'hope' that was expressed was for the New 'Anglia Square' to retain its unique character and sense of place within Norwich and that it will re-provide a local district centre which will connect with, serve and continue to support the existing community as well as the new future occupants and users. The associated 'fear' is that the Square becomes gentrified by the new occupants, rents and prices are pushed up and the local community are consequently disconnected. It is hoped that new homes remain affordable, and that the existing community will be allowed to flourish and thrive.



The fear of a development that was too tall and driven by numbers rather than quality was expressed.

It is hoped that the new Anglia Square will encourage and support diversity across the spectrum and provide improved retail and residential facilities. The new Anglia Square should be fully accessible and comfortably provide for all users including pedestrians, wheelchair and cyclists. Priority should be given to these groups over motorised transport. If not well designed, then the possible outcome could be a traffic congested and polluted development.

Wellbeing and wellness were at the forefront of local hopes for the project. User friendly sustainable green spaces should provide the framework for the new Anglia Square. It was felt that the public, semi-public and private spaces should all feel safe and attractive to use. Participants felt that the potential to communicate with nature, for allotments and growing food within the neighbourhood should be capitalised upon. A possible lack of social facilities was an expressed fear, as that could diminish community cohesion and well-being.

Place and identity were highlighted as hopes and fears. The hope is that the new Anglia Square evokes a feeling of being of Norwich and experiencing the place will feel like being in Norwich and not in an anonymous 'Anywheresville' location.

It was hoped that the spaces and accommodation will be flexible and capable of adaptation. A fear was that nothing happens – or not completed - and the negative aspects of the space are kept without any new improvements being made.

### Next Steps

A summary of progress on the latest design was presented by Peter Vaughan and Steve Hatton including key changes to the brief from the earlier application.

The next Community Review Panel session will pick up from this to hear the initial response from Community Review Panel members as to whether and how the emerging design may be reflecting their hopes and fears.

The next session will also focus on the key areas of public space, including the square itself.

This session will take place on **Tuesday, October 19<sup>th</sup> at Epic Studios, 112-114 Magdalen St, Norwich NR3 1JD, from 5.30pm-8pm.**

## Appendix 6 – Report of Anglia Square Community Review Panel Session 2



## Report of Anglia Square Community Review Panel Session 2

**Date:** Tuesday, October 19th at Epic Studios, 112-114 Magdalen St, Norwich NR3 1JD, from 5.30pm-8pm.

### Summary:

In this session we identified some specific guidance about both the overall **priorities** of the group, and the **specifics of the open space**.

The Community Review Panel (CRP) came up with three main priorities for the proposal overall:

- Making sure there is affordable space for existing uses – specifically current tenants
- Having inviting, welcoming, covered public space
- A greener, cleaner development.

The CRP also came up with priorities for the use and character of different open spaces on the site.

The challenge for the applicant team therefore is to respond to these priorities and specifics and ensure the design takes them into account in the right way.

The Community Reviews will continue to give their input, and in doing so will continue to help contribute towards making sure the proposal for the site takes into account the needs and desires of the local community.

### Notes:

First, we welcomed two new members of the Community Review Panel whose hopes and fears were:

#### *Hopes:*

- That a new engaging space would be introduced for artists.
- That the development would be affordable and reflective of local diversity.

#### *Fears:*

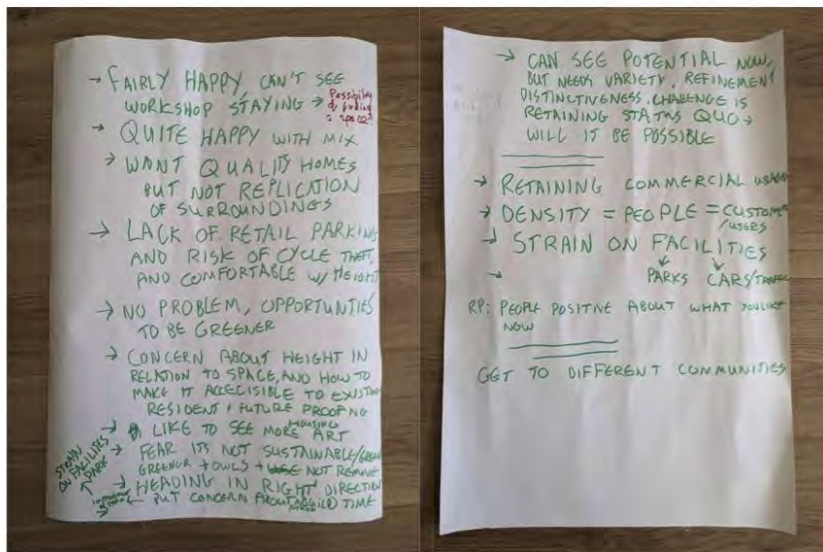
- The new development would not be affordable and would not reflect the diverse community around Magdalen Street/Anglia Square.
- That the artists' space currently on site would be removed and not replaced.

### First Exercise:



We reminded ourselves of the proposals that were presented the previous week. The architect was on hand to answer questions, but CRP members managed to explain the proposals to each other very effectively!

The first exercise we did was a one sentence summary of our feelings about the proposals based on what we had seen so far. (Some sentences were longer than others!)



Summarised, people's thoughts were:

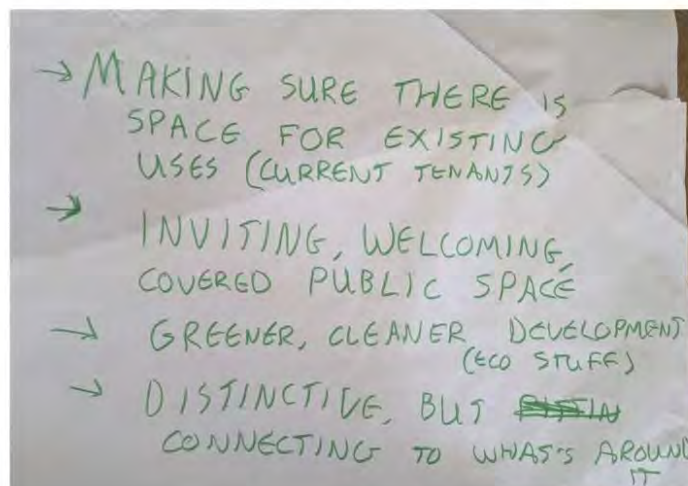
- I'm fairly happy but can't see the bicycle workshop staying. (The possibility of another space being provided was suggested as a possibility)
- I'm quite happy with the mix.
- I want quality homes, but not a replication of the surroundings.
- There's a lack of retail parking and a risk of cycle theft; I'm comfortable with height.
- No problems with the proposal but there's the opportunity to be greener – better air quality, green energy, clean powered buses.
- Concern about height in relation to space, how to make the new development accessible to existing residents (both in terms of movement but also in terms of it feeling welcoming and not like a totally separate area), and future proofing housing.
- Would like to see more art and artists as part of the development.



- Make sure the development is sustainable and green and allows for nature (such as the owl that has been heard in the local area recently).
- It's going in the right direction but am concerned about risk of the long build time.
- Concern about strain on existing local facilities, such as the park – which should be improved and made more accessible from Anglia Square.
- Can see the potential in the proposal now, but it needs variety, refinement and distinctiveness. The challenge is retaining the status quo, but will that be possible?
- Like the existing grittiness including brutalist architecture & Sovereign House. Challenge will be to retain this quality and affordability so that the development serves existing community as well as future users.
- Retaining commercial usage
- Density = people = future customers / users of facilities
- Strain on facilities such as parks and cars and traffic
- Sunset and sunrise can be currently enjoyed from within the square and should be captured/inform future proposals.

#### Priorities:

After we looked at our first impressions, the next exercise was to identify priorities. These priorities were what we most wanted the applicant team (the developer and architect) to focus on. The aim was to demonstrate what is most important to the Community Review Panel and what should absolutely be included.



Together, the group identified three main priorities. In no specific order these three priorities were:



- **Making sure there is affordable space for existing uses - specifically current tenants.** This follows on from the hopes and fears expressed in the first session. This priority will help ensure that both the existing usages and the character of the area are not lost. The shops and organisations based here are part of the character, and there was a fear they would be lost.
- **Having inviting, welcoming, covered public space.** This applies to Anglia Square and its existing covering, but also relates to the rest of the public space. Open space should be able to be used – and to feel like it can be used – by the existing local community, not just by new residents. It will need to feel safe and secure, but also attractive and open. The covered space under the flyover can also be a part of the public space of this area.
- **A greener, cleaner development.** This relates to the site being greener both in terms of more plants and trees, but also in terms of being sustainable, and ecologically friendly. The site, including its buildings, its open space, and anything that will be planted, needs to be able to withstand the changing climate. Encouraging walking and cycling will help to achieve this greenery too – as cars bring pollution and congestion.

There was some discussion about further priorities. We got close to a fourth (and possibly fifth) priority but agreed that this one needed more discussion later. The key points made for this potential extra priority were about the character of the development. For some this was about the architecture or the architectural style, but for others it had a broader meaning. These key points were:

- Architecture (or at least a character) that felt like it was ‘of Anglia Square’ – we did not quite reach a conclusion on the balance between:
  - Architecture that is specifically similar to the existing architecture of Anglia Square – for example, by being gritty.
  - Architecture that feels distinctive and different from the rest of the area around Anglia Square but is not necessarily exactly like the existing architecture.
  - Architecture that links into the architecture of the surroundings and the rest of Norwich.
- The development should feel like its own place but should have a connection to the area around it – not just in terms of visual style, but in terms of feeling visually connected – for example a view to and from St Augustine’s Church, and also routes and connections for people to move through the site.
- The feeling of ‘connection’ should also mean that the new development feels like it is still a part of the local community, and is not just a place focused on, and reserved for, the new residents.





However, we didn't quite get to a conclusion on this one so it's not presently one of our priorities. It's possible it might end up being two separate priorities, one about architectural style and one about connections. It was also suggested that the proposal itself didn't all need to have exactly the same character throughout- there could be a diverse range of styles across the site.

It was agreed that we will focus on the main three priorities for now, but that in later sessions we will discuss potential further priorities, particularly the unfinished fourth priority. The CRP will always be able to add to or amend the priorities later if we feel this is necessary.

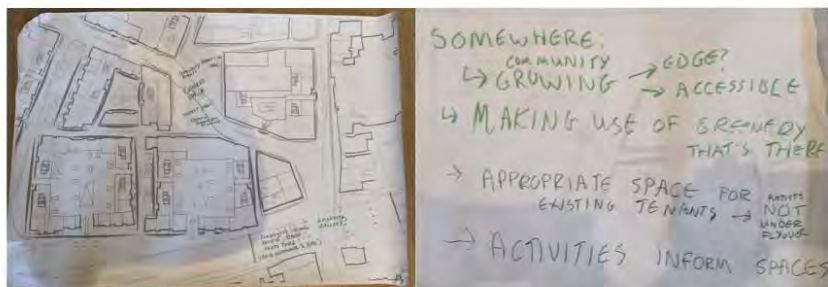
### Second activity: open space

In the second part of the session, we discussed the open space of the development. We thought about the kinds of activities and the kinds of qualities we would want to see on the site. It was agreed to split these into three different groups:

1. Anglia Square itself
2. The area under the flyover
3. All other parts of the site.

There was a particular interest in discussing the main Anglia Square itself, as well as the area under the flyover. It was explained that although the flyover was outside the 'red line' (the boundary) of the development, there was still the possibility of this being improved by the development. This is because in developments developers can make a contribution towards local improvements, even if they are outside of the actual boundary of the development.

The third group was not specific about location but included the different qualities / activities / interventions that the CRP would like to see somewhere on the site. This is because it was better to focus on the specific things the CRP wanted, rather than getting into the detail (at this stage) about precisely where on the site these could be.





Anglia Square:	Under the flyover	Somewhere on site (but not Anglia Square or under the flyover)
Community Events	Community	Community growing (on the edges, in accessible locations)
Performance	Young people	Making use of greenery that's there already
Covered space	Stage	Appropriate space for exiting tenants (e.g. under the flyover is not appropriate space for artists studios)
Market stalls	Skate Park	
A space for eating Sandwiches at lunch	Graffiti Gallery	
Space to linger	Easements & Right of Way need to be considered.	
Potentially some greenery such as a tree		
Water features		

### Discussion

#### Anglia Square itself:

There was discussion about the nature of Anglia Square. People liked the fact that Anglia Square is somewhere to linger and somewhere with flexible uses, that can incorporate events specific to local demographics, and which include and cater for local people and their needs.

People liked the covered space but didn't necessarily want the whole space to be covered. They didn't feel that the way the space was covered needs to be exactly the same as it is currently, but they did like the fact that people could sit and linger under the canopy, whatever the weather. People recognised that the square would have a route through it, but they didn't want it to feel like the route through the space totally divided the space - they liked the feeling that it is one space.

People were happy for the space to feel greener than it currently does, although there needed to be a balance between the liked current gritty character and its new character.



## **The area under the flyover:**

There was a feeling that this was a location that fit with the existing grittiness of Anglia Square. This space therefore offers a good opportunity to retain this character. People also liked the way that the space is currently unofficially used, particularly by local young people, for example skaters. There is also some 'guerrilla gardening' in this area. They wanted the space to retain this feeling of freedom and of ownership by the local community.

The space wasn't deemed to be a suitable space for artists' studios because it would be dark. Generally, the group didn't want this space to just be used as a dumping ground for uses pushed out of the existing site – they wanted it to be used appropriately. They wanted groups currently based in and around Anglia Square to have the most appropriate space, which for many would be closer to Anglia Square itself.

There was a feeling that the area under the flyover might be most useful for creative uses such as the displaying of art, or performances.

There was some opposition to a 'box park', which might make it feel too much like other places in other cities, and not enough like Anglia Square. There was a feeling that any organisations that had a presence in this space would want to feel like they could have a more permanent future here – temporary buildings or shipping containers might not give this feeling or provide the right kind of internal space.

## **Elsewhere on the site:**

There was felt to be a particular desire to retain existing greenery, including the trees on the south side along St Crispin's Road. Space for community growing was also supported, although there was some discussion about whether this should specifically include allotment-style space or alternative opportunities for local people to get involved in growing and planting.

## **Conclusion / Next Steps**

Richard Portchmouth, the chair of the Design Review Panel and the Community Review Panel summed things up. He said that the development can be considered as being like a book – the chapters, (comprising buildings and spaces), can be different from each other, but they need to link and make sense in relation to one and other. In this way the different parts of the site might not all be the same, but they would have a common 'story.'

## Appendix 7 – Round Two Leaflet (November 2021)

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION



Artist illustration of the Mews

Weston Homes continues to develop plans for the regeneration of Anglia Square shopping centre in Norwich's northern City Centre. During September 2021 we held a public consultation event where the project team discussed the emerging proposals with approximately 300 members of the public and numerous local community groups. The feedback was overwhelmingly supportive, and we thank all those who participated.

The project team have now had the opportunity to review all of the feedback and, as a result, have advanced the design of the scheme further. Following this work, Weston Homes is now delighted to invite members of the public to the second stage of engagement to review and discuss the latest plans with the project team.

Weston  
Homes

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION

We hope you can join us for the second round of engagement at one of our events listed below.

### POP-UP PRESENTATION

📅 Sunday 7th November 2021 ⌚ 10am - 1pm

📍 Anglia Square, Magdalen Street, Norwich, NR3 1DZ

### MEET THE PROJECT TEAM

📅 Monday 8th November 2021 ⌚ 6pm - 8pm

📅 Tuesday 9th November 2021 ⌚ 12pm - 2pm

📍 The Maids Head Hotel, 20 Tombland, Norwich, NR3 1LB



### CONTACT US

If you would like to keep up to date with the consultation, please visit our consultation website: [www.angliasquare.com](http://www.angliasquare.com).

Alternatively if you would like to get in touch with the project team please email: [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk).

We look forward to your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich, both as a community and city.

## Appendix 8 – Round Two Advertising (November 2021)

## **ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION**

### **GET IN TOUCH**

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[angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)

## **GET INVOLVED**

### **POP-UP PRESENTATION**

Sunday 7<sup>th</sup> November  
10.00am - 1.00pm  
Anglia Square

### **MEET THE PROJECT TEAM**

8<sup>th</sup> November 6.00pm - 8.00pm  
9<sup>th</sup> November 12.00pm - 2.00pm  
The Maids Head Hotel, NR3 1LB

## **ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION**

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[www.angliasquare.com](http://www.angliasquare.com) [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)





A carousel ride entertains one of the many children enjoying the funfair

## Smiles all round as the fun of the fair is finally back in town

**Hundreds of people have enjoyed the first funfair in Great Yarmouth since 2019.**

Featuring classic rides such as waltzers, a helter skelter and the dodgems, the four-day fair opened at 3pm on Thursday as large queues of families formed in St George's Park eager to try out some of the old favourites.

Previously the funfair had been held in the Market Place and did not take place last year due to Covid.

Henry Stocks, operator of the Rock City Miami ride, is the fifth generation of his family to be operating at Yarmouth's fair.

Mr Stocks, 58, said: "We've got wonderful weather and that's the main thing. Hopefully everything will be okay."

"We began on Great Yarmouth Market Place and now we're ending the season of our 200th year in Great Yarmouth."

"And we're very pleased to be here."

"This summer has been okay but before that it was challenging."

"The past six months have been as normal as they could possibly be."

"We just want everyone to stay safe and have a good time."

**JAMES WEEDS**  
james.weeds@archant.co.uk

"And I think that's what everyone else wants."

Over by the dodgems, Chloe Stocks said that there was already a queue before the fair opened.

"We're really pleased with the turnout so far," said Miss Stocks, 30.

"We opened at 3pm and there was already a queue, so that's a good sign."

"As you can see, there's a lot of families about today and hopefully we're bringing some smiles back."

"After we opened in July, the season has gone well

and we've received a lot of support from customers."

"And we're so grateful people can come."

Visiting the fair with his family, Richard Greenway said: "It's great to see it back."

"The market is a bit bigger and better for it, but I think they've done a great job with that they have. Everyone's missed it because of Covid, so it's great to be here."

"The fair will be operating daily from 3pm everyday until Sunday, with music being turned off at 9.45pm."

The fair will pack up on late Sunday night and into the early hours of Monday morning.



Prizes galore could be won at the funfair, which was eagerly anticipated by families

Pictures:  
**BRITTANY WOODMAN**



### ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION

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Weston  
Homes

##### GET IN TOUCH:

[www.angliasquare.com](http://www.angliasquare.com) [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)

News

# Men could face trips to Ipswich for mental health intensive care

**Men in need of urgent mental health treatment could be required to travel to Ipswich for their treatment - because a ward of Hellesdon Hospital may become female only.**

The Rollesby ward at Hellesdon, the region's main mental health hospital, has been closed for refurbishment since March 2021. The ward, which provides beds for people in need of urgent care after being detained under the Mental Health Act, is due to re-open in December once the renovation has been completed. One of the options being considered for the newly refurbished ward is to use it as a single-sex intensive care unit that will cater only for women. And should this come to fruition, it would mean that men in need of this specialist care would need to be treated at Ipswich Hospital, the intensive care ward of which would become

**DAVID HANNANT**  
david.hannant@archant.co.uk

a men-only facility. A report to Norfolk County Council's health overview and scrutiny committee states that the region's mental health trust had said "there is national clinically-led reasoning that having single gender services in psychiatric intensive care unit (PICU) services, particularly women, is better for service users". However, concerns have been raised that should the plan go ahead it would see people sent away from their family support bubbles for their care. Emma Corlett, who previously served as mental health champion for Norfolk County Council before the role was scrapped, said the move would put patients and staff at risk. She said: "If the PICU is made



Hellesdon Hospital, which is soon to complete refurbishments of its Rollesby ward. Inset, councillor Emma Corlett. Pictures: ARCHANT

single-sex that will mean one in Ipswich and one in Norwich with males and females having to travel away from home and support network to get the intensive support they need. "The flexibility of having PICU beds on the same site as acute beds is you can swiftly move

someone who can't be safely nursed in an open ward. "Introducing a journey and no doubt lengthy transfer process puts patients and staff at risk." She added that as it would be a "significant change" it should be consulted on publicly. The report adds that the mental

health trust had acknowledged that any decision over the proposals would need to be discussed with commissioners and other partners before it could be finalised. The Norfolk and Suffolk NHS Foundation Trust has been approached for comment.

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**ANGLIA SQUARE:**  
WORKING TOWARDS A SHARED VISION

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**Weston Homes**

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**news**

**Health**

**Social services have visited a 87-year-old woman with dementia who was dumped in a care home at the beginning of the month.**

The team from Norfolk County Council visited Eileen Burchett at the Salisbury Residential Care Home in Great Yarmouth on Tuesday.

As has been previously reported, Mrs Burchett, from Burgh Castle and who is deaf, had been left at the care home after being discharged in a nightie from the James Paget University Hospital without the knowledge of her family or social services.

Her children Rod Burchett and Lesley Snesesly hope following the intervention by social services that their mother may be moved to a care home nearer to them.

Tuesday's visit follows a meeting with her family with social services, in which Mr Burchett said they were asked what they were looking for in regard to Mrs Burchett and if they had any gripes.

The James Paget University Hospital has said it had followed discharge procedures.

Mrs Burchett, a great grandmother, had been in the hospital following a fall. Her family have praised the care home for looking after her.

## Appendix 9 – Round Two Exhibition Boards (November 2021)

## What we shared...



- 

PUBLIC DROP-IN EXHIBITION DAYS
- 

300+ EVENT ATTENDEES
- 

FOCUSED COMMUNITY EXCHANGES
- 

STAKEHOLDER ENGAGEMENT
- 

100+ FEEDBACK FORMS
- 

WORKING WITH THE COUNCIL
- 

EXTERNAL DESIGN REVIEW PANELS
- 

HERITAGE CONSULTATIONS

### WHAT WE PRESENTED IN SEPTEMBER





## What we heard...



### HOPES & ASPIRATIONS

- Retain the character and feel of the wider area
- Acknowledge the emerging arts quarter
- Optimistic for new quality homes
- Excited by the opportunity for enhanced pedestrian and cycle connectivity
- Possibility to include the area under the flyover
- Creation of a safe and welcoming environment that is inclusive in its design

#### Quotes from the community:

- "Like the 'warehouse style' historic buildings that were on Anglia Square but knocked down"
- "Welcome new layout with more open spaces"
- "I like that there are more routes to Anglia Square"

### PRIORITIES

- Retain Anglia Square
- Inclusion of a canopy / covered area within Anglia Square
- Retain a commercial offer that is meets local need
- Make provision for 30 / 60min drop off bays to serve commercial units
- Provide Public Toilets / Changing Places Facility
- Promotion of Community / Social Space
- Create a greener and cleaner future environment
- Carefully design pedestrian and cycle routes through the scheme
- A high quality scheme that sits comfortably in its surroundings
- Include an Affordable Housing provision

## A Day in the Life

ANGLIA SQUARE - DAY



ANGLIA SQUARE - NIGHT



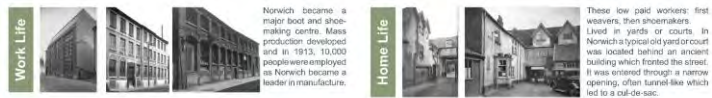
## Weston Homes

# Grounded in Norwich

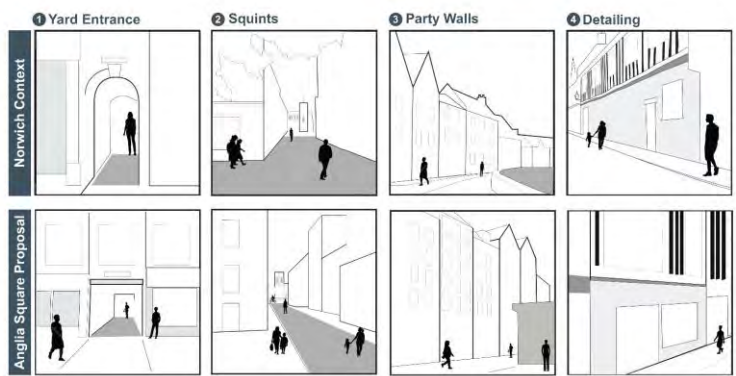
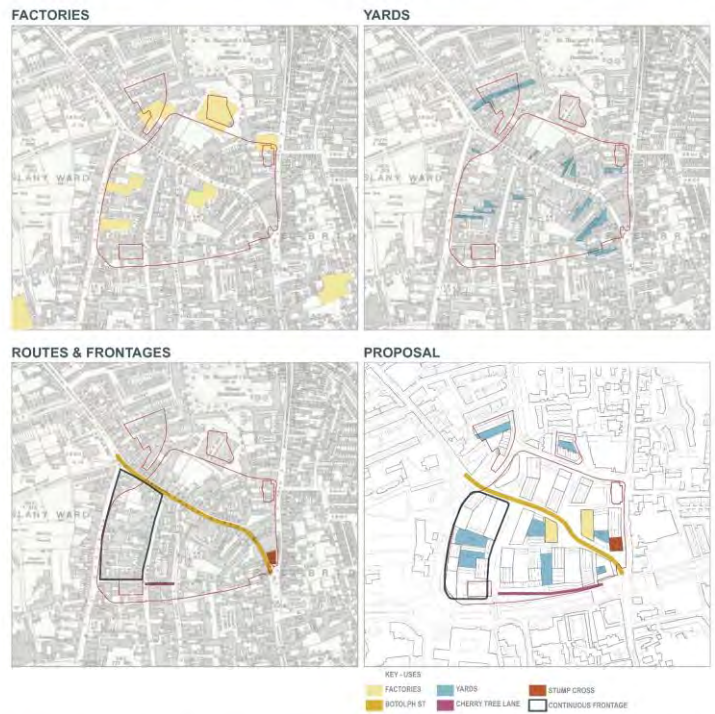
Norwich is one of England's finest historic cities.

Its exceptional historic character is no doubt one reason for its contemporary success.

At the beginning of the 14th century, weaving was the most important trade in the city and, within a hundred years, Norwich was considered the main centre of worsted manufacture in the country. This industry continued for the next five hundred years.



INSPIRED BY HISTORY TO CREATE A NEW ANGLIA SQUARE GROUNDED IN LOCAL & HISTORIC CONTEXT.





## Landscape

### PROPOSED LANDSCAPE



### LANDSCAPE CONTEXT

#### MAIN EXISTING SQUARES NEAR ANGLIA SQUARE



- KEY**
- Existing Squares
  - Proposed Squares
  - Existing Green Spaces
  - Proposed Green Spaces
- NOTES**
- Only existing squares are shown.
  - Proposed squares are shown in red.
  - Existing green spaces are shown in green.
  - Proposed green spaces are shown in light green.

#### MAIN EXISTING YARDS NEAR ANGLIA SQUARE



- KEY**
- Existing Yards
  - Proposed Yards
  - Existing Green Spaces
  - Proposed Green Spaces
- NOTES**
- These yards are all proposed to be replaced by green spaces.
  - The proposed yards are shown in red.
  - Existing green spaces are shown in green.
  - Proposed green spaces are shown in light green.

#### MAIN EXISTING GREEN SPACES NEAR ANGLIA SQUARE



- KEY**
- Existing Green Spaces
  - Proposed Green Spaces
  - Existing Squares
  - Proposed Squares
- NOTES**
- The existing green spaces are shown in green.
  - The proposed green spaces are shown in light green.
  - Existing squares are shown in red.
  - Proposed squares are shown in red.

### LANDSCAPE PRECEDENTS

#### SQUARES



#### YARDS



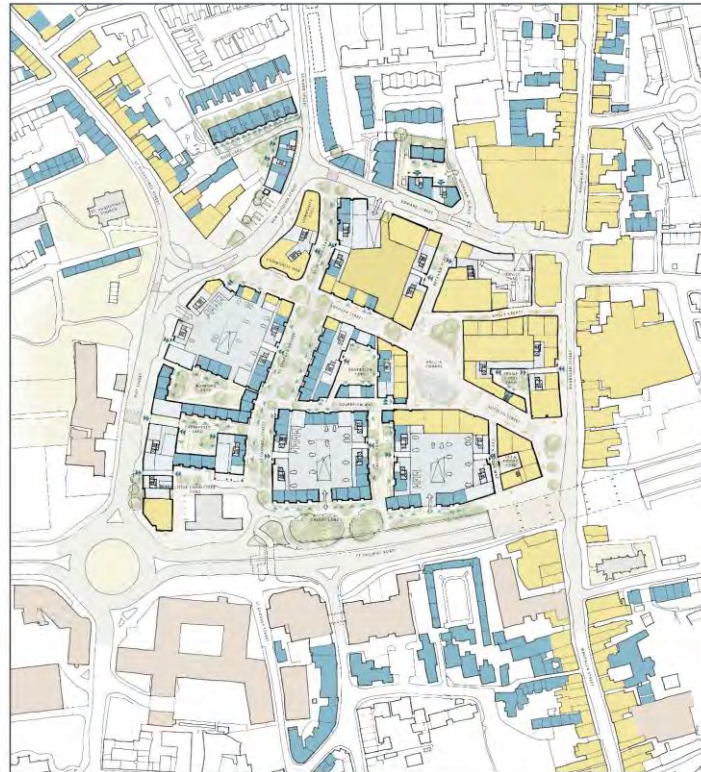
#### GREEN SPACES





## Emerging Proposal

### PROPOSED SITE PLAN



- KEY - VIEWS
- RETAIL
- RESIDENTIAL
- RESIDENTIAL COMMUNAL
- COMMERCIAL OFFICE
- PLACES OF WORSHIP
- RETAIL ENTRANCE
- PRIVATE RESIDENTIAL ENTRANCE
- COMMUNAL RESIDENTIAL ENTRANCE

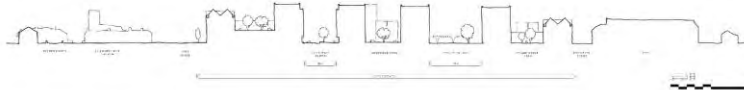
### ROOF AMENITY





Weston Homes 

Height and Massing



Weston Homes 

Views around Norwich

ST JAMES' HILL



ST AUGUSTINES STREET



ST AUGUSTINE'S CHURCHYARD



CASTLE RAMPARTS



COLOURED FACES INDICATE CONCEPT MASSING

— PREVIOUSLY SUBMITTED PROPOSAL

## Sustainability



### NEW HOMES FOR LOCAL PEOPLE

-  **1100** NEW Quality Homes
-  **10%** Affordable Homes
-  A mix of studios, 1 bedroom, 2 bedroom and 3 bedroom homes
-  Buildings which optimise dual aspect living
-  Natural light and ventilation into residential corridor spaces
-  Large communal residents gardens
-  Ground floor activation with residential front doors

### HIGH QUALITY PLACE MAKING FOR THE COMMUNITY

-  Provision of around 4 acres of Publicly Accessible external space. That is equivalent to 2 football pitches
-  A re-imagined Angle Square
-  A new accessible "changing places" facility
-  A 'Community Hub' with flexible space for both residents and local people
-  Increased natural surveillance
-  A safe place to live and enjoy

### A SUSTAINABLE FUTURE

-  A car free public realm environment. Enhanced cycle and pedestrian connectivity with the wider City
-  Electric vehicle charging points for all residential car parking
-  No combustible materials used on the facades
-  A residential scheme served by sustainable heat sources
-  Cycle spaces for residents, commercial employees and visitors
-  Biodiversity Net Gain of at least 10%
-  A mixture of brown, green and biodiverse roofs
-  Improved sustainability drainage solutions

### SUPPORTING THE LOCAL ECONOMY

-  Retaining a commercial offer of approximately 46,000sqft
-  New employment opportunities created
-  A variety of flexible commercial units
-  A new place for people to live, work and grow

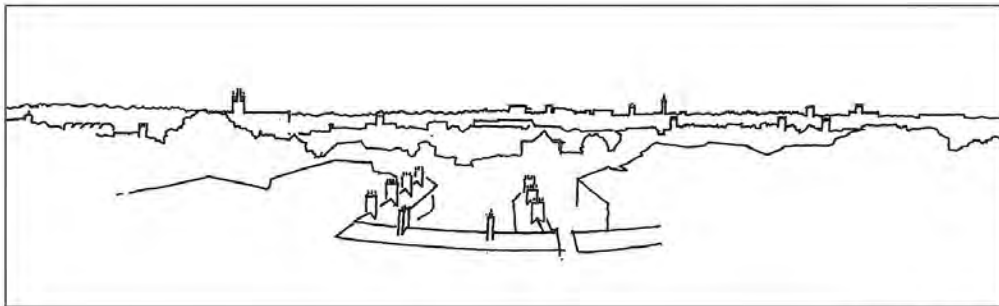


RAISED RESIDENTIAL COURTYARD GARDEN

Sketch Visual



SOVEREIGN WAY - YARD AND NARROW STREET CHARACTER



SKYLINE VIEW FROM SITE

# Next Steps

- We are here to listen, discuss and consider everyone's comments, with the aim of taking these on board wherever possible
  - Continue dialogue with general public and local stakeholders
  - Further engagement with statutory bodies and design review panel
    - Next public consultation to be held in January 2022



## Appendix 10 – Exhibition Photos from Round Two (November 2021)



## Appendix 11 – Photo of Model from Round Two (November 2021)





## Appendix 12 – Round Two Feedback Form (November 2021)

**ANGLIA SQUARE  
WORKING TOWARDS  
A SHARED VISION**



**Feedback**

When do you like about our emerging proposals and sketches?

What do you think would improve the proposals?

What do you dislike about our emerging proposals and sketches?

Do you have any other comments?

What is your relationship with the area?

- Resident living nearby
- Resident of wider Norwich area
- Regular visitor
- Work within the site or surrounding area
- Occasional visitor
- Other

Other:

Cratus is a Cratus Communications and Marketing Limited. Your information and comments will be used by Cratus Communications and Marketing Limited for the purposes of the proposals. Your information may be passed for other uses by Cratus or other Cratus Group companies. Your information will be processed in accordance with the applicable data protection laws.

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION

Name\*

Telephone

Email

Address\*

Were you involved in the previous round of consultation in September 2021?

Yes  No

The masterplan layout and the building type and designs being proposed to re-imagine Anglia Square have been inspired by Norwich's history. Do you think our proposals reflect the historic character of Norwich?

Yes  No  Don't know

If No, why?

We hope to provide premises of varying sizes suitable for a wide range of commercial business, eating and drinking, and retail opportunities, located along Magdalen Street, around Anglia Square and along the new streets leading to it. Do you think that our proposals retain a commercial offering that meets the local needs?

Strongly Agree  Agree  Disagree  Strongly Disagree

Would you like to see uses such as a local pub, restaurant, convenience store, performance space, etc that would support the local night-time economy?

Strongly Agree  Agree  Disagree  Strongly Disagree

What other night-time economy uses would you like to see?

Do you support the approach to height and massing across the whole scheme shown in the current proposal?

Strongly Support  Support  Neutral  Oppose  Strongly Oppose

Do you think it is important to be able to see the cathedral spire from Anglia Square itself, to feel connected to the area's setting in Norwich?

Strongly Agree  Agree  Disagree  Strongly Disagree

What activities / functions would you like to see in the landscape design?

What would you see yourself using the landscape space for?

Reading  Sitting  Drivestop play  Foot-stopping for residents  Other

Other:

We are committed to ensuring that sustainability is at the heart of our proposals. Do you agree with the sustainability measures outlined in our proposals?

Strongly Agree  Agree  Disagree  Strongly Disagree

Are there any other features you would like to see incorporated into the development to enhance sustainability further?

We are providing a community hall and community hub space as part of the proposals. How would you see yourself using such a space?

Community Meeting Space

Collecting on-line shopping

Sports activities/group activities (eg Yoga, Martial Arts)

Socialising

Learning new things

Hobby group

Hiring a desk to work from home in a communal space

Other

Other:

## Appendix 13 – Round Three Leaflet (January 2022)

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION



Artist illustration of Anglia Square.






Weston Homes continues to develop plans for the regeneration of Anglia Square shopping centre in Norwich's northern City Centre. During September and November we held public consultation events where the project team discussed the emerging proposals with approximately 530 members of the public and numerous local community groups. The feedback was overwhelmingly supportive, and we thank all those who participated.

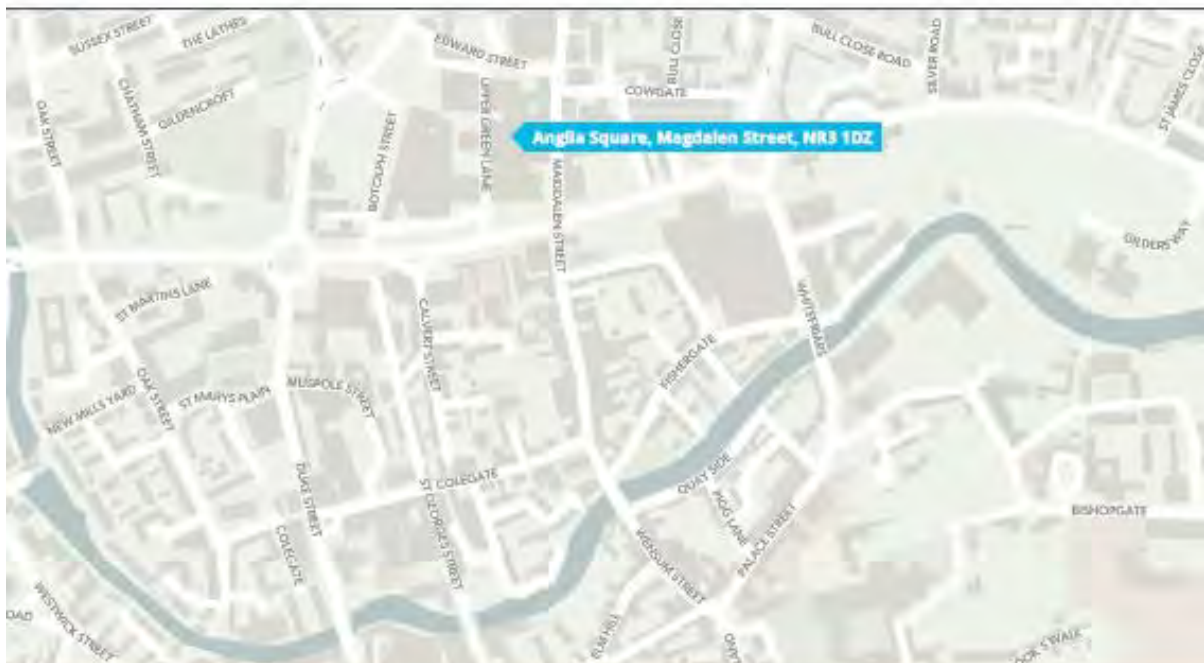
The project team have now had the opportunity to review all of the feedback and, as a result, have advanced the design of the scheme further. Following this work, Weston Homes is now delighted to invite members of the public to the next stage of engagement to review and discuss the latest plans with the project team.

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION

We hope you can join us for the next round of engagement at one of our events listed below.

### POP-UP PRESENTATION

-  Sunday 30th January 2022  10am - 2pm
-  Monday 31st January 2022  9am - 1pm
-  Anglia Square, Magdalen Street, Norwich, NR3 1DZ



### CONTACT US

If you would like to keep up to date with the consultation, please visit our consultation website: [www.angliasquare.com](http://www.angliasquare.com).

Alternatively if you would like to get in touch with the project team please email: [angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk).

We look forward to your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich, both as a community and city.

## Appendix 14 – Round Three Advertising (January 2022)

## ANGLIA SQUARE: WORKING TOWARDS A SHARED VISION

### GET INVOLVED: POP-UP PRESENTATION

Sunday 30<sup>th</sup> January, 10am - 2pm

Monday 31<sup>st</sup> January, 9am - 1pm

Anglia Square

GET IN TOUCH: [WWW.ANGLIASQUARE.COM](http://WWW.ANGLIASQUARE.COM) [ANGLIASQUARE@CRATUS.CO.UK](mailto:ANGLIASQUARE@CRATUS.CO.UK)

## ANGLIASQUARE: WORKING TOWARDS A SHARED VISION

We welcome your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich both as a community and city.

### GET INVOLVED POP-UP PRESENTATION

Sunday 30<sup>th</sup> January  
10am - 2pm

Monday 31<sup>st</sup> January  
9am - 1pm

Anglia Square

  
Weston  
Homes

#### GET IN TOUCH:

[www.angliasquare.com](http://www.angliasquare.com)  
[angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)



## Michaela's puppy love is shared with 122,000 fans

Pictures: MICHAELA BOUSKOVA



EMILY THOMSON  
Emily.Thomson@cratus.co.uk

**A Norfolk woman who created an Instagram account dedicated to her sausage dog obsession has turned her pups into online stars - with more than 100,000 followers.**

Michaela Bouskova, from King's Lynn, first started The Dixie Trouble Instagram account four years ago to document the lives of her miniature sausage dogs.

The idea came after she lost her two-year-old rescue Harvey in 2017, when realising she did not have many photographs of him.

After that, the 37-year-old would never let a moment pass without photographing her pups.

"I definitely have an obsession," she said.

"My family have had sausage dogs since I was little, so there was never any other option for me.

"I just love everything about them - their loving nature, funny personalities and just how stubborn they are.

"When I started the account I was posting photographs of them every day. It was really slow at the beginning and I didn't



have many followers but one day it just went crazy.

"I was never expecting to have 122,000 followers. I just started it for the memories and to have lots of lovely photos to look at."

Ms Bouskova, who works as a midwife, takes her four dogs, Barney, Benji, Monty and Ozzie everywhere she goes and they often go on adventures around Norfolk.

Their favourite spot is at Holkham where they like to run around its vast beaches.

In lockdown, Ms Bouskova said she received many messages from her followers who said her photographs would cheer them up. "It was lovely because they

would watch our stories at the beach and out in nature," she said. "I think a lot of people really appreciated it during the pandemic.

"If the boys are making people happy that's what's it's about - spreading some positivity.

"The sausage dog community is so lovely and I have made so many friends."

Ms Bouskova says she hopes to prove that you can take your dog's anywhere and even has plans to take them on her travels around the UK and abroad.

She added: "We do everything together. I don't know what I would do without them."

You can follow the Instagram account at [www.instagram.com/the\\_dixie\\_trouble](http://www.instagram.com/the_dixie_trouble).

## ANGLIASQUARE: WORKING TOWARDS A SHARED VISION

We welcome your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich both as a community and city.

### GET INVOLVED POP-UP PRESENTATION

Sunday 30<sup>th</sup> January 10am - 2pm  
Monday 31<sup>st</sup> January 9am - 1pm

Anglia Square

Weston  
Homes

### GET IN TOUCH:

[www.angliasquare.com](http://www.angliasquare.com)  
[angliasquare@cratus.co.uk](mailto:angliasquare@cratus.co.uk)



The Coleman family at the successful service for Sir Timothy Coleman at Norwich Cathedral  
Picture: DENISE BRADLEY



The Princess Royal chats with Princess Alexandra

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CE

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## ANGLIASQUARE:

WORKING TOWARDS A SHARED VISION


We welcome your thoughts as we look to regenerate Anglia Square in a manner that is positive for Norwich both as a community and city.

### GET INVOLVED

POP-UP PRESENTATION

Sunday 30 <sup>th</sup> January 10am - 2pm	Monday 31 <sup>st</sup> January 9am - 1pm
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Anglia Square



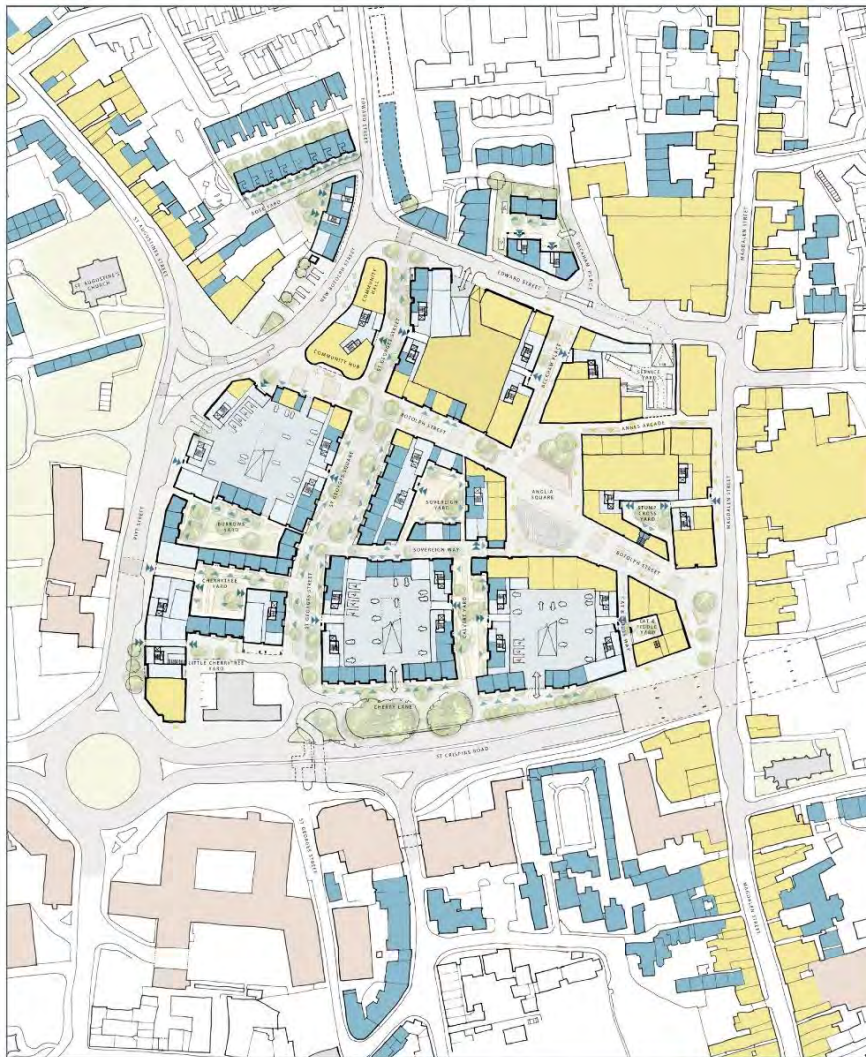
GET IN TOUCH:

www.angliasquare.com  
angliasquare@cratus.co.uk

## Appendix 15 – Round Three Exhibition Boards (January 2022)

## What you've seen & said....

### PROPOSED SITE PLAN

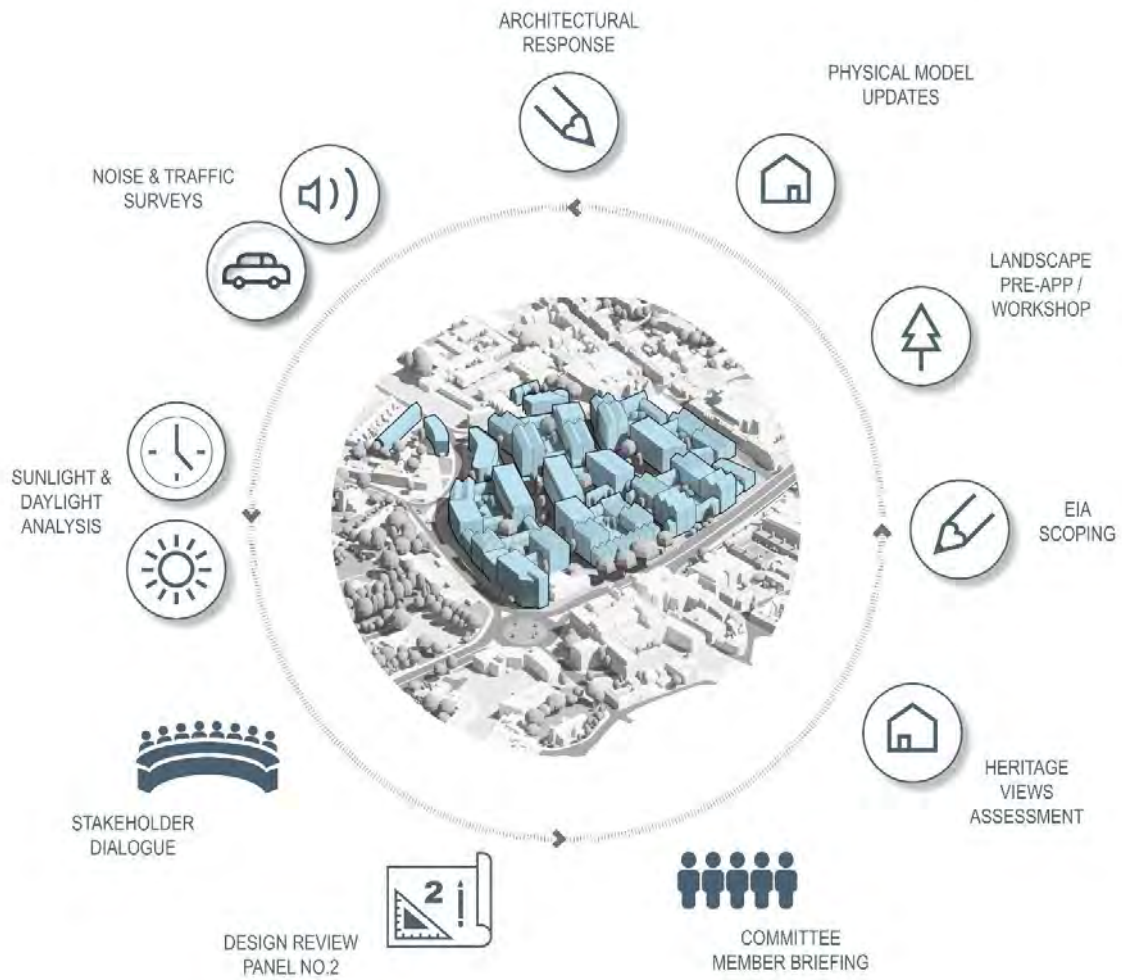


### YOUR FEEDBACK

- 'Evolving in the right direction'
- 'The reduction in scale is much better'
- 'The proposals are more considerate'
- 'The reduction in scale is much better'
- 'Inclusion of the Community Hub is welcomed'
- 'More green space, less concrete'
- 'Green spaces should be critical, not an afterthought'
- 'Make it look like it was built over time...not just popped up'
- 'Proposals lacking materials so unable to tell what it actually looks like'
- 'More diversity on the rooflines so that it is not block'
- 'Are the properties designed to allow working from home?'
- 'Provision for more parking'
- 'Provide underground parking'
- 'Dislike the flyover remaining'

- KEY - USES
- RETAIL
  - RESIDENTIAL
  - RESIDENTIAL COMMUNAL
  - COMMERCIAL OFFICE
  - PLACES OF WORSHIP
  - ▼ RETAIL ENTRANCE
  - ▼ PRIVATE RESIDENTIAL ENTRANCE
  - ▼ COMMUNAL RESIDENTIAL ENTRANCE

## Since then....



# Layering at Ground



ANGLIA SQUARE,  
BUSHMPSH SQUARE,  
ST GEORGES STREET



OLDWROTH PARK TO HADDEN ST



ROCKHAM PLACE TO ST GEORGES ST



CAT AND FIDDLE PUB



CHERRY LANE, NORTH OF FLYOVER



ROSE YARD



SEMPRIVATE (GATED) YARDS



←→ NEW CYCLE ROUTE  
🚲 VEHICLE CYCLE PARKING



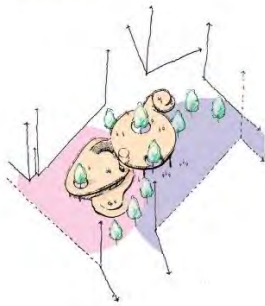
■ PUBLIC SQUARE  
■ GREEN STREET  
■ CAR FREE STREETS  
■ YARDS  
■ PEDESTRIAN PATHS  
■ CAR FREE YARDS

# Landscape\_Masterplan

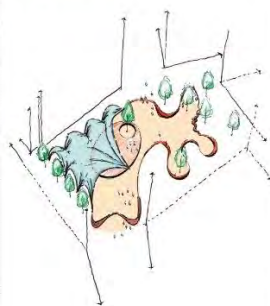


Landscape\_Anglia Square

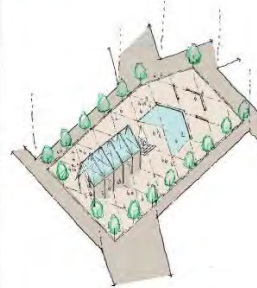
PLATFORMS



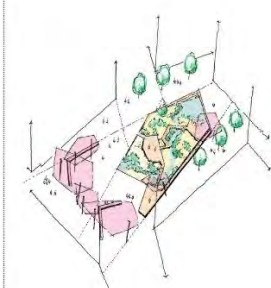
PLAY RIBBON



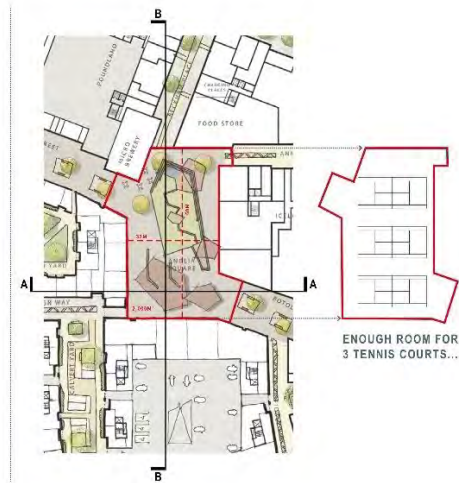
FORMAL



ANGULAR



SECTION A-A



SECTION B-B



# Landscape\_St Georges Street

AVENUE OPTION



VILLAGE GREEN OPTION



SINUOUS OPTION



AXONOMETRIC

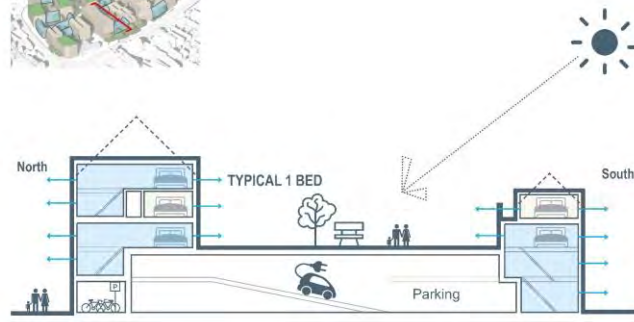


PROPOSED PLAN

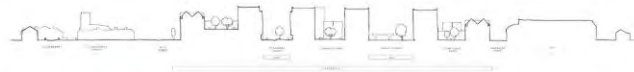
## Roof / Podium Plan



## Typical Section



TYPICAL SECTION THROUGH PODIUM



SKETCH SITE SECTION

# Massing Development

### PROPOSED MASSING AMENDMENTS



Previous Massing

- ◄..... BLOCK ALIGNMENT
- ↓ REDUCED HEIGHT
- ↑ ADDED HEIGHT

## Typical Plans



**TYPICAL FLOOR**  
DWELLING MIX

Mixture of Studio / 1 Bed / 2 Bed / 3 Bed Apartments and 3 Bedroom Houses...



**TYPICAL FLOOR**  
DUAL ASPECT DWELLINGS

Approx 60% Dual Aspect Apartments on Typical Floor...



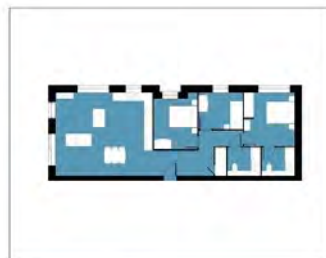
TYPICAL 1 BED



TYPICAL 2 BED (CORNER)



TYPICAL 2 BED (THROUGH UNIT)



TYPICAL 3 BED (END)

# The Vision

ILLUSTRATIVE AERIAL VIEW



# Submission Strategy

## HYBRID APPLICATION



## SUBMISSION TIMELINE



# Character Areas



- |   |   |   |   |   |
|---|---|---|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #C8513A; border: 1px solid black;"></span> BOTOLPH STREET      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4CAF50; border: 1px solid black;"></span> CHERRY LANE   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> MAGDALEN STREET | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D9534F; border: 1px solid black;"></span> EDWARD STREET | <span style="border-bottom: 1px dashed red; width: 20px; display: inline-block;"></span> DETAIL PLANNING APPLICATION    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF9800; border: 1px solid black;"></span> ST.GEORGE'S STREET  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> YARDS         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A0522D; border: 1px solid black;"></span> BECKHAM PLACE   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #F08080; border: 1px solid black;"></span> SOVEREIGN WAY | <span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> OUTLINE PLANNING APPLICATION |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB300; border: 1px solid black;"></span> ST.GEORGE'S GARDENS | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF7F0E; border: 1px solid black;"></span> ANGLIA SQUARE | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B733D; border: 1px solid black;"></span> PITT STREET     | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> TOOLEY LANE   |   |

# Architectural Approach

Community Hub



Location Plan



Oval Scheme,  
Sauerbruch Hutton Architects

Stump Cross

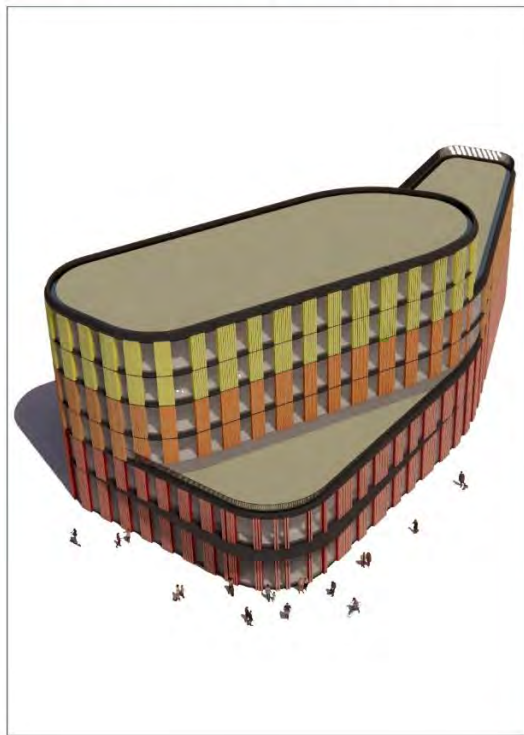


Location Plan



Stump Cross, 1899

## ILLUSTRATIVE FACADE TREATMENTS





# Architectural Approach

Magdalen Street



Location Plan



Magdalen Street, 1935

Botolph Street



Location Plan



57 Botolph St, 1938

## ILLUSTRATIVE FACADE TREATMENTS



# Architectural Approach

Anglia Square



Location Plan



Chamberlains Factory, 1967

- This is a modernist building with a brick facade and large windows.
- The building is a prime example of modernist architecture.
- The building is a prime example of modernist architecture.
- The building is a prime example of modernist architecture.
- The building is a prime example of modernist architecture.
- The building is a prime example of modernist architecture.

St Georges Gdn



Location Plan



St Georges School of Art, 1990

- This is a traditional building with a brick facade and yellow accents.
- The building is a prime example of traditional architecture.
- The building is a prime example of traditional architecture.
- The building is a prime example of traditional architecture.
- The building is a prime example of traditional architecture.
- The building is a prime example of traditional architecture.

## ILLUSTRATIVE FACADE TREATMENTS



The Current Masterplan



ILLUSTRATIVE VIEW SOVEREIGN WAY



## Illustrative Visuals

STUMP CROSS



ST GEORGE'S GARDENS



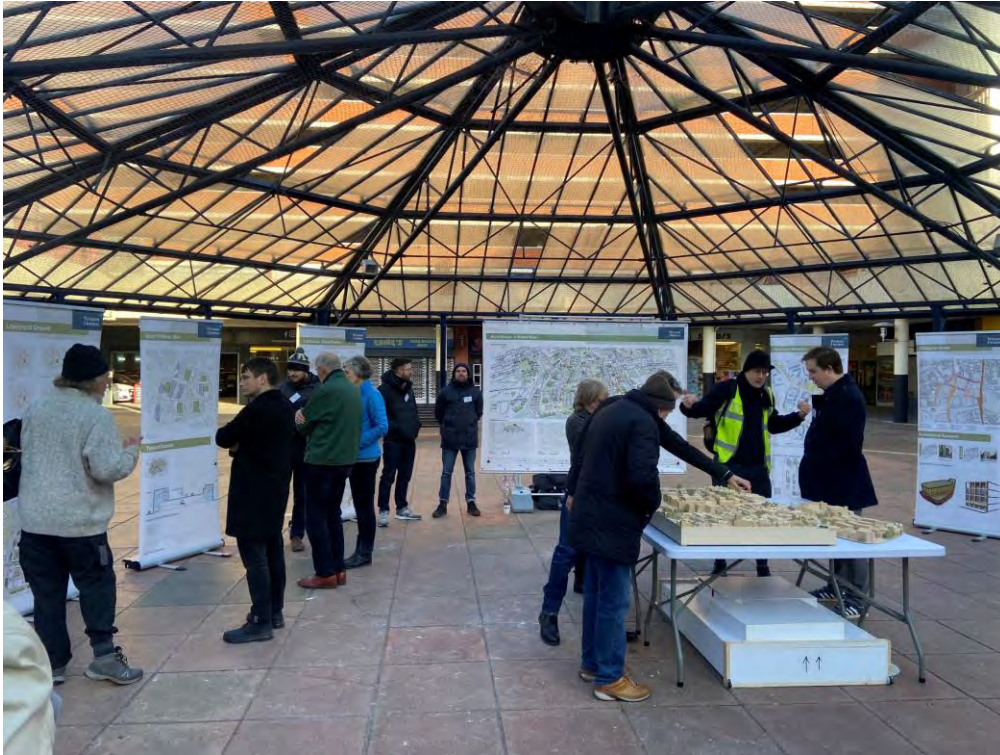
ANGLIA SQUARE



1. STUMP CROSS
2. ST. GEORGE'S GARDENS
3. ANGLIA SQUARE



## Appendix 16 – Exhibition Photos from Round Three (January 2022)

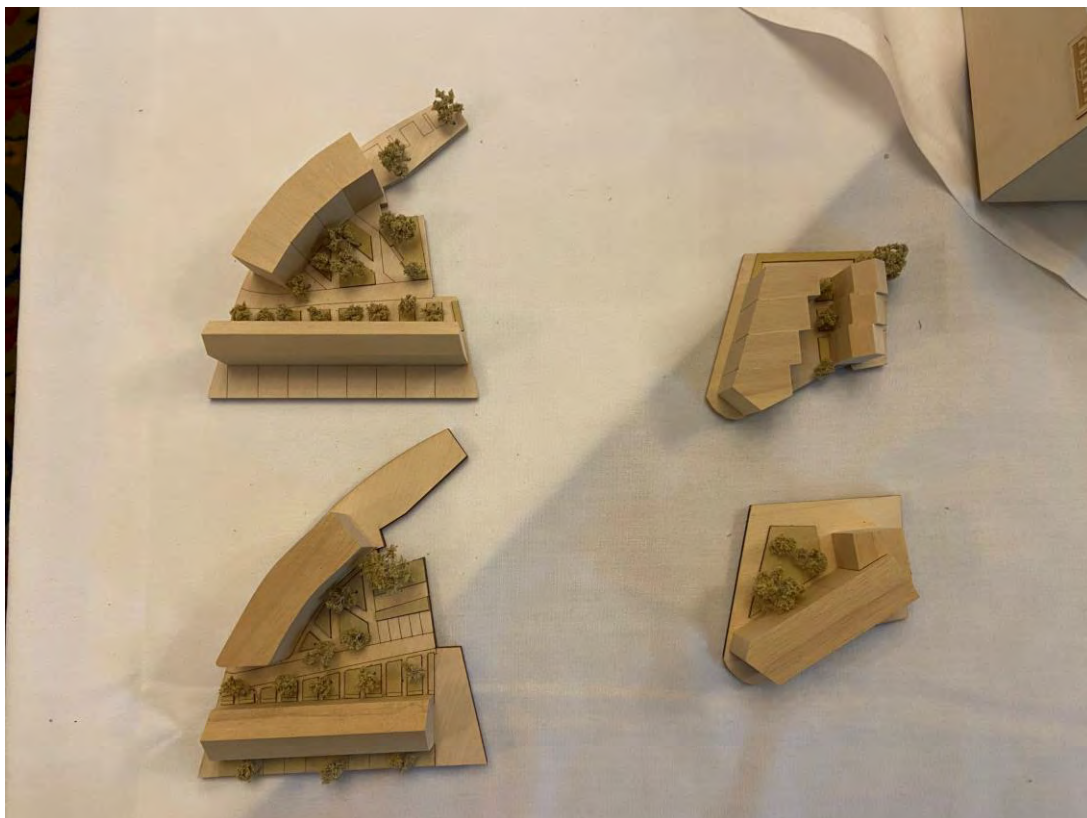




## Appendix 17 – Photos of Model from Round Three (January 2022)







## Appendix 18 – Round Three Feedback Form (January 2022)

## ANGLIA SQUARE: A NEW VISION

### Consultation Questions

Thank you for choosing to fill in our short survey and help us shape our proposals for Anglia Square.

1. Were you involved in either of the previous rounds of consultation in September and November 2021?

Yes  No

2. The latest updates to the designs have taken on board the feedback in previous consultations. Do you think the masterplan and street layouts shown will benefit the local area?

Yes  No  Don't know

*If No, why?*

3. Significant consideration has been given to the character and function of St. Georges Street and Anglia Square to provide high quality public spaces using paving, trees and other planting, with opportunities for seating. Do you agree with the statement that 'our proposals for the landscape design within the site provide public spaces the community will enjoy using'?

Strongly Agree  Agree  Disagree  Strongly Disagree

4. Based on the feedback we have received to date, which identified broad support for the scale and massing of the scheme, we have continued to evolve this in detail, reflecting other feedback and the focus now on the appearance of the buildings for the full application area. Do you agree that the changes shown now have further improved the scheme?

Yes  No

5. We have attempted to link the history of the area with the modern-day approach in our designs. Do you support the approach to the aesthetics of the buildings shown here today?

Strongly Support  Support  Neutral  Oppose  Strongly Oppose

6. The architecture and materiality of the Community Hub building has been designed to make the building unique and to identify it as community use. Do you like the general architectural approach of the building?

Yes  No

7. Historically there have been buildings of note at Stump Cross, and we have designed a new building to reference this. Do you like the general architectural approach of the building?

Yes  No

8. Do you have any comments on the building materials?

9. Do you agree that the proposed emphasis on sustainable travel methods for the Anglia Square scheme is appropriate to benefit the local community?

- Strongly Support    Support    Neutral    Oppose    Strongly Oppose

10. What do you like about our proposals and sketches?

11. What do you dislike about our proposals and sketches?

12. Do you have any other comments?

13. What is your relationship with the site?

- Resident living nearby    Resident of wider Norwich area    Regular visitor  
 Work within the site or surrounding area    Occasional visitor    Other

14. Finally, what is your name and email address?

**Data protection:** Your information and comments will be held by Cratus Communications on behalf of the applicant. Your information may be passed to the Local Planning Authority as part of a future planning application. By filling in this form you agree to be contacted in relation to this planning application.

## Appendix 19 – Report of Anglia Square Community Review Panel Session 4



## Report of Anglia Square Community Review Panel Session 4

**Date:** Tuesday, February 22<sup>nd</sup> 2022, 5.30pm-8pm, The Oak Room, Maids Hotel, 20 Tombland, NR3 1LB

### Summary:

- A range of views on the buildings were expressed and suggestions made to improve them and make them more characterful, more distinctive, and less uniform.
- Anglia Square should be greener, with more covered seating, and the canopy should be selected using community involvement in a competition.
- Addressing social issues that impact the local community should be a key outcome for the proposal.
- The clear priorities set out at the beginning of the process have been consistently maintained throughout the discussions and remain a guide to the evolving proposals.
- The continued participation of the community in the evolution of the designs and in the post completion management of the site is encouraged.

### Context:

This session followed on from the three previous sessions. It was a chance to focus on the 4<sup>th</sup> priority – architectural character – which had not yet been as fully defined or discussed as the other three priorities. The four priorities were identified in the 2<sup>nd</sup> session (which focussed on the priorities of the Community Review Panel) building on the hopes and fears for the identified in the first session. These three priorities, in summary were:

- Making sure there is affordable space for existing uses - specifically current tenants.
- Having inviting, welcoming, covered public space.
- A greener, cleaner development.

### Approach to session:

A conversation facilitated by Design South East took place to help CRP members understand the proposals. The applicant team was able point out key parts of the scheme whilst the different buildings in the scheme were shown on screen and pointed out on the physical model. This allowed a for an open and conversational session, with Community Review Panel members being able to add their input and questions as the different part of the site were explored.

As with previous sessions, comments in these notes are grouped thematically, rather than being minutes or a transcript of the session.



## Key Points Made:

### Architecture, buildings and character

The main topic of discussion was the buildings themselves. Some of the key considerations were how they worked individually, how they related to each other, and how they related to the street.

#### *Character overall:*

There were a range of comments about the buildings and there was no consensus reached. Some CRP members responded positively. Others were less positive, identifying things they did not like or suggesting areas for improvement.

Some CRP members did not have strong opinions about the buildings themselves, because they felt that other factors, particularly the offer the development could make to the local community, was a more important issue. Some felt that it was hard to fully understand the proposal based on sketches. Showing more information about the relationship between the buildings and the street, potentially using more immersive presentation technology (such as Virtual Reality) was suggested.

Other attendees commented that the proposals overall were 'too uniform,' and that they felt repetitive. Another comment in the same vein was that the buildings could be 'wackier,' and that at the moment they were 'too tasteful'. These comments link in with comments made in earlier sessions about the existing distinctive 'gritty' character of Anglia Square needing to be retained.

The buildings were contrasted with Sovereign House which was described as being 'quite soft.' A suggestion from the chair was that there could be reference to the existing sculptural projecting glazed stairs of Sovereign House, which are distinctive features, as a way of keeping some of the qualities of the existing architecture in the future development.

Some CRP members felt that the scale and size of the buildings meant they seemed daunting and that they created spaces on the street that felt enclosed. This enclosure could create dark and shadowy areas. Resolving this might include good lighting as mentioned below – it might also involve ensuring that street space gets as much natural light as possible in daytime, by considering the layout of buildings. Showing this to the panel in the future would be helpful.





Whilst not being specifically linked to the built form, meanwhile uses for the existing buildings will help the existing community into the emerging proposals over the programmed decade up until its completion. This ties into the Community Review Panel's priority around the retention of existing tenants and usages, which will help to retain the character of the site.

### *Building L, K and Stump Cross*

Building L received a mixture of comments, with some positive and some less so. The building looks out onto Stump Cross which was mentioned as working well overall.

There were a range of views about the top floor restaurant. Some CRP members thought it would offer good views, but there were some concerns about whether it would get enough custom as it did not have a ground floor presence.

CRP members want to ensure that the mobility hub at Stump Cross includes cycle facilities.

There was some positive response to building K / L, as the mixture of height and width was reminiscent of the character of European cities.

### *Anglia Square:*

The buildings in Anglia Square were seen as being structured and ordered, which contrasts with the current square. It was pointed out that Anglia Square currently is very horizontal with lots of wide buildings and features. These proposals however were seen to be very vertical, which is a different character. Linking back to previous comments in previous sessions about retaining the character, this observation might offer a solution for a way to make the new square relate to the existing one – by introducing more horizontal elements to the new Anglia Square.

### *Magdalen Street:*

Magdalen Street was seen as a particular opportunity for this proposal to make a difference to its surroundings.

The issues with the narrow pavements, which were highlighted as local issues in previous Community Review Panel sessions, were mentioned again. The problems this caused for pedestrians and particularly for those with reduced mobility were raised.

The pedestrianisation of Magdalen Street was suggested as one solution, particularly as the proposal was bringing significant change to the wider area. This was deemed to



warrant further discussion and investigation, particularly by the council, but also by the local community, as it could bring many benefits to the whole area – although these would need to be balanced with potential downsides and complications of delivery. It was also pointed out that in any case pedestrianisation could be difficult to achieve within the scope and time frame of this particular project, and the issue was therefore not discussed in depth.

Another – at least partial - solution to the issue came from the observation that although the pavements will be increased in size on the western side of Magdalen Street alongside Building K, the pavements on the east side will remain comparatively narrow. Instead, shifting the alignment of the carriageway and redistributing the pavement space could make each pavement approximately equal-sized. This would mean that the pavement on both sides could be larger than they are now. Whilst this would require some reconfiguration of the road, there are already a number of planned changes to this part of the road, including a new crossing, so it might be that this intervention could be a part of the works for that. It was also pointed out that some of the worst areas for narrow pavements were further to the south, away from Anglia Square.

The changes to Magdalen Street also offered the opportunity to introduced separated cycle lanes along the road, to make cycling safer.

*Impact of this project / this group:*

A challenge was posed to the group about being more ambitious – both in terms of what the proposal offers and in terms of what the ambitions of the Community Review Panel – and the wider community – are in relation to this site.

Some CRP members were concerned about whether the proposal would address the social issues of the local area. There was a broad agreement that the new development needed to offer a contribution to tackling these. Some of these issues were related to a lack of activities for young people, whilst others covered the provision of doctor's and dentist's surgeries. This linked into the discussion in earlier sessions about the hopes and fears for the development, and priority of retaining the existing character and existing tenants and uses.

There was also discussion about the trade-offs and compromises required in development and the planning process, particularly in relation to this site. Previously expressed fears – that the alternative to this proposal was nothing happening, and Anglia Square remaining in a bad condition – were mentioned as well. The specific constraints of the site, such as the presence of many existing buildings in a poor condition, were mentioned as adding further complexity to the situation.



It was agreed that within this session there would continue to be a focus on the priorities the group had identified and agreed on previously. These related to the specific purpose of this group - as an opportunity to get the best possible outcome for this proposal. Discussion later on in the session about the community hub began to cover the question of how some of the issues mentioned could be responded to or improved by this proposal – as outlined below.

### *Community Hub:*

Generally, attendees were positive about the purpose of the community hub.

It was felt to be very important that the hub is indeed retained in perpetuity as mentioned. The group welcomed the intention to secure this in the planning process.

The management and stewardship of the building, as well as its use, should involve the existing community (those who live and work around Anglia Square) as well as the future residents of the new development itself. This way, existing local residents could benefit and continue to benefit from the facility, and it will be able to serve their needs.

There were some comments that the building itself felt very big which contrasted with its purpose. Exploring ways of making it feel more friendly or human scale could resolve this, making it feel a more suitable building for the community.

### **Anglia Square and other open Space**

There were some queries about the lighting of the open space in the proposal. Currently many parts of Anglia Square feel poorly lit, which means certain spaces feel dangerous. CRP members want to ensure that the new proposal will be well lit throughout. This could help mitigate some of the issues raised above about the potential for dark spaces created by the scale of the buildings.

The potential issues between cyclists and pedestrians both using Anglia Square and Stump Cross was resolved by the introduction of an alternative route for cyclists, which was a clear response from the applicant team to the Community Review Panel's previous comments.

The canopy in Anglia Square is a key issue. It currently is an important part of the square and means it can be used in all types of weather by anyone. This quality needed to be retained, and so the panel want to see covered seats. Some seats were shown as covered but many were not. More seats should be covered.



Attendees also wanted to see greenery in this space, and were pleased that the sketches shown included them. It was agreed by Community Review Panel Members that a competition, involving the community in the judging process, would be a good way to get to the best possible canopy for the space.

### **Next Steps**

As there are still more details of the scheme to be worked out, CRP members would like to see the proposal again, although a specific date was not set.

## Appendix 20 – Design Review Panel Reports



Report of the Design South East Design  
Review Panel

# Anglia Square, Norwich

2nd November 2021

## The design review meeting

<b>Reference number</b>	1686-4/191021
<b>Date</b>	19th October 2021
<b>Meeting location</b>	The meeting was held in a hybrid format. Most attendees were at Norwich City Council, St Peters St, Norwich NR2 1NH, and some joined via Zoom.
<b>Panel members attending</b>	Richard Portchmouth (Chair), Architecture, Urban Design, Public Realm Annabel Keegan, Transport Planning, Urban Design Louise Goodison, Architecture, Historic Environment, Public Realm Paul Reynolds, Landscape Architecture, Urban Design Marcus Wilshere, Urban Design, Regeneration, Public Realm
<b>Panel manager</b>	Kieran Toms, Design South East
<b>Presenting team</b>	Peter Vaughan, Broadway Malayan Stephen McGrath, Broadway Malan Joe Pawlina, Broadway Malan Daniel Murray, Weston Homes Jack Riggs, Weston Homes Tilly Brown, Weston Homes Philippa Morris - Weston Homes Peter Luder, PAL Planning James King, Planit-IE
<b>Other attendees</b>	Tracy Armitage, Norwich City Council Ben Webster, Norwich City Council David Parkin, Norwich City Council Jessica Jenkinson, Norwich City Council Eleanor Larke, Norwich City Council
<b>Site visit</b>	A site visit was undertaken prior to the review. One panel member, Annabel Keegan, was unable to join in person, but a digital walk-around (in a similar fashion to that which would have been conducted on-site) was carried out prior to the review for this panel member.
<b>Scope of the review</b>	As an independent design review panel the scope of this review was not restricted.
<b>Panel interests</b>	Panel members did not indicate any conflicts of interest.

**Confidentiality**

This report is confidential as the scheme is not yet the subject of a detailed planning application. Full details of our confidentiality policy can be found at the end of this report.



## The proposal

<b>Name</b>	WH179 Anglia Square
<b>Site location</b>	Anglia Square, Norwich, NR3 1DZ.
<b>Site details</b>	The 5-hectare site is located to the north of the city centre. The main part of the site is bordered by Edward Street to the north, Magdalen Street to the east, the flyover of St Crispins Road to the south and Pitt Street to the west and New Botolph Street to the northwest. Two smaller parcels of land to the immediate north and northwest of the site, on Edward Street and New Botolph Street, are also part of the red line of the site. The site contains a number of existing buildings, of which Sovereign House, the former cinema, and the car park are unused currently. The centre of the site is a public square – Anglia Square – with shops around it and a canopy covering part of the square. Surrey Chapel in the southwest of the site and the DESH building in the northeast of the site are not part of the ownership or red line boundary of the site.
<b>Proposal</b>	Demolition of existing buildings and erection of approximately 1,100 dwellings and 4,000sq.m of non-residential floorspace and associated development.
<b>Planning stage</b>	Pre-application. Full planning application expected in 2022.
<b>Local planning authority</b>	Norwich City Council
<b>Planning context</b>	The site is allocated as a large district centre in Norwich City Council Development Plan. Emerging NCC Development includes site allocation policy for mixed used redevelopment of site (which has no weight in decision making at this stage)
<b>Planning history</b>	A 2018 planning application (Norwich Ref. 18/00330/F) was rejected by the planning inspectorate (PINS Ref. APP/G2625/V/19/3225505).
<b>Planning authority perspective</b>	Officers were keen to get the panel’s perspective on all elements of the scheme, due to its significance for the local area and the city more broadly.
<b>Community engagement</b>	From 7th to 10th September 2021, engagement meetings with local stakeholders & public exhibitions were held. Additionally, 1 Community Review Panel, run by Design South East, was held on

October 12<sup>th</sup>. A second was held shortly after this session on the evening of October 19<sup>th</sup>. Further meetings and public exhibitions are planned for November 2021 and January 2022.

**Previous reviews** The previous proposal for this was reviewed by the Design South East panel in 2016, 2017 and 2018. This proposal was the subject of a chair's review in September 2021.

## Summary

This has the potential to be a high-quality development, and one that is more permeable internally than the existing Anglia Square and the previous proposal.

However, although this is a promising framework, further work is needed to provide a more sensitive response to the urban context, both in terms of character and in terms of connections and access. The edges of the site need attention, and requirements such as parking and access must be carefully addressed to avoid undermining the site's character. More attention also needs to be given to the creation of diverse character areas within the development.

The quality of accommodation also needs to be improved, not least by reducing the proportion of single aspect units, which may require alternative flat or block typologies.

This is the first of a series of design reviews of this project and we look forward to seeing the development of the design at the next session.

## Key recommendations

1. Resolve the edges of the site to ensure the site is connected to its surroundings, both visually and in terms of movement and activity.
2. Diversify and define the character of the site through more defined, varied and hierarchised architectural and landscape responses in different parts of the site.
3. Demonstrate how the proposal relates to Norwich's heritage, including that of the existing Anglia Square development.
4. Ensure parking and access requirements do not undermine the pedestrian or cycling experience.
5. Reduce the proportion of single aspect flats.
6. Ensure the area under the flyover is integrated within the wider development.
7. Ensure the commercial spaces of the development are appropriate for a variety of tenants.

## Detailed comments and recommendations

### 1. Design strategy

- 1.1. Anglia Square has a distinctive character and function within Norwich, created in part by the existing mixture of uses and built character. In order to retain this there needs to be careful attention paid to the approach to commercial units. While larger units for committed 'anchor' tenants are welcomed, there should not be too many units that are too large to be rented out by smaller organisations. The approach to rental rates should also be carefully considered. In many successful schemes, creating a portion of commercial units at below rateable size or allocating a proportion of units at below market rates allows for a diverse range of commercial tenants, who can bring variety, interest and character to the development. It is always easier to combine units in future if required, than to try and subdivide. At Anglia Square, there are already several independent tenants already in place, and retaining them will help to retain this existing character and community.
- 1.2. Consideration should be given to involving multiple architects in the design of different parts of the project. This could include partnerships between the current architects and smaller practices. Doing this would help to bring variety and help the overall approach feel organic and fresh. Having distinctive and different approaches for specific buildings at key locations could have an important positive impact on the overall character of the development.
- 1.3. We are pleased that there has been a consideration of phasing, linked to conversations about retaining and bringing in new anchor tenants. Securing agreements as early as possible will help to kick start the new development, and to minimise the time that this neighbourhood is without its existing tenants and uses.

### 2. Urban Design / Townscape

- 2.1. The urban design and townscape is much improved over the previous design. One of the strongest moves is the creation of urban structure around movement routes, and the creation of a connected network of streets. The townscape sequence generally works well. The visual connection to St Augustine's Church is welcomed and we would also welcome a more significant visual connection to the cathedral.

- 2.2. Further consideration needs to be given to the variety and range of history and heritage that relates to this site. Anglia Square, and its distinctive existing character, is a part of this heritage. Whilst we recognise and support the desire to knit the development into the street patterns of Norwich, particularly in relation to permeability and access, there should be an element of retention of the existing character of Anglia Square itself. This could be achieved by retaining fragments or pieces of the existing buildings, or by echoing existing architectural styles, scales, details, or materials. This could give a sense of evolution to the proposal, rather than it being a complete departure from what is there now.
- 2.3. Though permeability is improved, the edges of the site feel unresolved. There is a risk that the site will feel too much like an island, surrounded by traffic. It is important to work with the council to resolve the access to and from the site, including crossings in the right location to link to the surroundings. The connection to Gildencroft Park is particularly crucial and needs to be improved, as the proposal does not provide any large green area. Connections on this side of the site are also important because of the connections to St Augustine's Church and St Augustine's Street. The applicant should work with the council to make these crossings as safe, direct, and attractive as possible.
- 2.4. The character of Edward Street and the relationship of this space with service requirements need to be resolved. There is a risk this will feel too much like the rear of the site, and present blank and unattractive facades. This is particularly a risk with Poundland, which is likely to focus its frontage onto Botolph Street. Consideration should be given to wrapping smaller units into the rear of this unit. This would help to avoid Edward Street being dominated by the rear of one larger unit, and bring activity, life and variety onto Edward Street.
- 2.5. Magdalen Street is a key historic street and route across the river to the south, but it also carries a number of bus routes. These buses have an impact on the quality of the space and the pedestrian experience. Consideration should be given to how the proposed development can improve the pedestrian experience along the road, as well as how it ties into the proposed enhancements to the bus interchange arrangements.
- 2.6. There needs to be flexibility with unit sizes, and a recognition that Use Class E means a greater variety of commercial tenants may choose to take space. The units should not be too big, and it should be straightforward to split them up into smaller units. This will allow for a diversity of uses, including the existing uses, but also for other important community usages such as doctors and dentists. Provision of appropriately sized units could also facilitate the retention of some of the artist community currently accommodated in Gildengate House.

- 2.7. This proposal will create not just new buildings but a new urban quarter for the city. Because of this, the proposal must avoid feeling like one super block. There is some diversity in the building scales, materials and proportions of the existing Anglia Square and central Norwich contains great diversity within the largely medieval street pattern. To reflect this, the proposal needs to have a finer grain, and greater variety at different scales in terms of massing, to materials and detailing. This will bring diversity to the proposal, help it relate to its surroundings and have a more human scale.
- 2.8. The design strategy also creates issues with housing typologies. At the moment, half of the units are single aspect, which causes problems for wellbeing, health, ventilation, and light. The comprehensive change this proposal is bringing to this site allows for the opportunity to develop distinct typologies that should aim to reduce this proportion significantly. The option of gallery access should also be explored. A combination of adjusting block layouts and the introduction of new flat typologies could help to resolve these issues.
- 2.9. The relationship of the living accommodation to the street and the parking levels needs to be examined and tested. Large urban blocks with raised podium under-croft parking create challenges to delivering homes that are well lit, ventilated, and dual aspect. This information needs to be demonstrated through sections, which were not evident in the information presented to the panel.
- 2.10. We are supportive of the retention of Anne's Walk, which offers a good connection between Anglia Square itself and Magdalen Street, and in its new alignment will be significantly more secure and attractive.
- 2.11. We are pleased that the proposal has considers a post-flyover future. The lifespan of the scheme will be longer than that of the flyover, and as such, we would welcome further demonstration of how the development would fit in and work with at-grade crossings over St Crispins Road.
- 2.12. The approach to block sizing feels like it is mostly driven by parking requirements for the interior of the podiums. A comprehensive movement strategy will help finesse the approach to blocks and streets. The relationship between the streets and the buildings around them could be improved in places. For example, the space between blocks E and F could be reduced, or redesigned with a different character. At the junction of Botolph Street and St George's Square, for example, the former needs to feel like the main street, with St George's feeling like a more intimate residential area in contrast.

### 3. Height and Massing

- 3.1. Generally, we are comfortable with the overall approach to height and massing. However, there are a few locations where the height jumps quite sharply. There should be more consideration of these juxtapositions, and a more stepped increase in some locations should be considered.
- 3.2. There is a risk that the southwest corner of the site will feel too high, particularly because of the height of upcoming development around this location. This combination of intense development with the high-traffic roundabout means this whole corner could feel unattractive. Consideration should be given to moving some height further into the development, allowing this part of the site to drop down a little. Broadly across the site, an approach that stepped-up height further into the development may help to soften the edges and achieve better integration with the surroundings.
- 3.3. The proposal to cover the new Anglia Square, reflecting the existing design and consultee comments, is interesting and we welcome this. However, the way the roof structure will work and interface, both physically and visually, with the upper levels of the surrounding blocks needs careful consideration. It should be demonstrated how this structure will look and feel in the public realm in and wider views from around the site and towards it.
- 3.4. The approach to private open space needs refinement. On narrower lanes, extruding bolt-on metal balconies will not fit in, neither spatially nor in terms of character and appearance. However inset balconies will impact the overall internal space. This needs to be resolved, and an appropriate balcony typology needs to be developed. The response is likely to need to be different in different parts of the site.

### 4. Open Space

- 4.1. The design of the open space is moving in the right direction, and we are particularly supportive of the retention of Anglia Square itself. More information about the specifics, as detailed below, is needed to demonstrate that the final outcome will make the most of the promising work so far.
- 4.2. There will be a lot of parking in this scheme. Because the approach to parking is not yet fully resolved, there is a risk that motorised traffic will dominate, undermining the public realm and pedestrian access. Avoiding this domination should be a priority, and the overall approach needs to feel landscape-led rather than parking-led.

- 4.3. The study of the city's historic and spaces, such as yards which are characteristic of Norwich, is welcomed. However the panel are unconvinced by the way this has followed through to the design, with nearly all the new spaces being identified or labelled as 'yards'. Instead, a hierarchy approach should be taken, with the different open spaces clearly defined (and named) in relation to their usage, and their place in the hierarchy. This should consider if they are public, communal or private spaces as well as their scale and use. It should also interrelate with the building placement, so that there is a degree of intimacy for certain spaces, and variety throughout, giving different parts of the site distinctive character. As well as making the proposal overall more attractive and characterful this will also improve legibility.
- 4.4. Stump Cross is an ancient area of multiple key routes converging, and the area around the Magdalen Street junction with Botolph Street and the mobility hub will remain so. This location is also important visually as it announces this part of Norwich for those travelling along Magdalen Street from the city centre. The relationship between this proposal and the mobility hub needs to be carefully balanced to avoid this whole space feeling like a bus station. Pedestrian desire lines and flows should be carefully taken into account in the design of the space.
- 4.5. The space around and under the flyover offers an excellent opportunity to retain some of the existing gritty character, and to animate and improve the attractiveness of this space. The approach needs to avoid being too short term. A 'box park' approach with shipping containers might not feel right here, as it might imply a lack of permanence for tenants of such units and may not feel distinctively local. There needs to be a plan for this space which considers installation costs and the needs of existing tenants in Anglia Square and provides appropriate space for tenants in the longer term.
- 4.6. Anglia Square needs to retain its existing qualities. For example, it needs to continue to be appealing to have lunch there - either in a café or eating a sandwich on a bench. Retaining a covering poses some challenges which need to be addressed. Having a covered square is a challenge and could bring the potential for anti-social activities if there is insufficient activity and overlooking in the square. Being able to activate the square in flexible ways is important, and distinctive features, potentially including greenery, that could bring character to the square and provide a focal point should be considered.
- 4.7. Throughout the site, and particularly on the key routes through it, detailed design of the landscape is important. Spaces need to feel broken up, with areas of enclosure and intimacy to balance out the areas of through movement.
- 4.8. There needs to be a clearer demonstration of the relationship between people sitting outside with sunlight and wind, both in relation to the public open space and the private and communal resident amenity space.



## 5. Movement, Access and Parking

- 5.1. A servicing strategy should be developed at an early stage. Servicing and access to both the commercial and residential units has the potential to create significant motorised traffic. This could undermine the character of many parts of the site, including those which are currently presented as being pedestrianised public realm. Consolidating deliveries as much as possible and reducing the possibilities for conflict between pedestrians, cyclists and motorised vehicles should be considered at an early stage as this has the potential to have implications for the scheme's overall layout and block structure.
- 5.2. We recommend more consideration of recent policy document Gear Change and accompanying guidance LTN 1/20. These will be overseen by the launch of a new commissioning body, Active Travel England who will become a statutory consultee in the planning process. All of these, in different ways, place walking and cycling at the forefront of design thinking. Ensuring that these requirements are part of the proposal from the outset will help avoid post-hoc changes that might compromise or undermine earlier design decisions. The level of segregation between walking and cycling is set out in LTN 1/20 Table 4.1.
- 5.3. The 2018 CIHT Report 'Creating Better Streets: Inclusive and Accessible Places' provides a series of recommendations and review of shared space schemes in relation to their overall context of statutory requirements on local authorities set out in the equalities act and other legislation. It also suggests a classification of different street types which might be helpful in developing the approach to street design on this scheme. The proposal should demonstrate a range of street types and how it relates to guidance and legislation.
- 5.4. There should be more thought given to the provision of EV charging, including its energy usage, which should integrate with an overarching energy strategy.
- 5.5. At the junction of St George's Street and St Crispins Road there is the potential for conflict between a number of uses: a key cycle route, pedestrian movement, and vehicular traffic that is entering the site to access multiple courtyard parking locations. This area requires a particular focus and study to resolve these potential conflicts.

## 6. Materials and detailing

- 6.1. The approach to materials and detailing was not discussed in great detail at this review. Paragraph 135 of the National Planning Policy Framework (2021) states: *'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*
- 6.2. In order to be consistent with this national policy, the applicant team and local authority should note Design South East's general guidance on material quality and detail. At planning application stage, the quality of the detailing should be demonstrated through large scale drawings at 1:20 and 1:5 of key elements of the building/landscape and should be accompanied by actual material samples which should be secured by condition as part of any planning approval.

## 7. Energy and Sustainability

- 7.1. Whilst we recognise the constraints of the project, we would like to see a more comprehensive justification of the demolition of the existing buildings. The rationale for demolition needs to be carefully demonstrated as it underpins the project. A robust study of the carbon footprint of different design options should be undertaken, taking into account the embodied carbon of the existing buildings. This should demonstrate the benefits of the chosen outcome in relation to other options.
- 7.2. The approach to energy efficiency was not discussed in great detail at this review. Our guidance is that at the planning application stage the proposal must produce a clear energy strategy which details how the development will optimise thermal performance, minimise the demand for energy, supply the remaining energy requirements efficiently and optimise the use of renewables in order to align with the Government's emerging zero carbon policy. This strategy should be informed by detailed modelling work informed by respected calculation methods.
- 7.3. Likewise, the approach to water management and integrated blue-green infrastructure, such as SuDS, were not discussed in great detail. This should be considered at the outset and suitable measures designed into the buildings, streets and public spaces so that the risk of flooding can be mitigated without the need for costly retrofitting at a later stage.

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### Confidentiality

If the scheme was not the subject of a planning application when it came to the panel, this report is offered in confidence to those who attended the review meeting. There is no objection to the report being shared within the recipients' organisations

provided that the content of the report is treated in the strictest confidence. Neither the content of the report, nor the report itself can be shared with anyone outside the recipients' organisations. Design South East reserves the right to make the content of this report known should the views contained in this report be made public in whole or in part (either accurately or inaccurately). Unless previously agreed, pre-application reports will be made publicly available if the scheme becomes the subject of a planning application or public inquiry. Design South East also reserves the right to make this report available to another design review panel should the scheme go before them. If you do not require this report to be kept confidential, please inform us.

If the scheme is the subject of a planning application the report will be made publicly available and we expect the local authority to include it in the case documents.

#### Role of design review

This is the report of a design review panel, forum or workshop. Design review is endorsed by the National Planning Policy Framework and the opinions and recommendations of properly conducted, independent design review panels should be given weight in planning decisions including appeals. The panel does not take planning decisions. Its role is advisory. The panel's advice is only one of a number of considerations that local planning authorities have to take into account in making their decisions.

The role of design review is to provide independent expert advice to both the applicant and the local planning authority. We will try to make sure that the panel are informed about the views of local residents and businesses to inform their understanding of the context of the proposal. However, design review is a separate process to community engagement and consultation.

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Report of the Design South East Design  
Review Panel

# Anglia Square, Norwich – Second Review

5th January 2022

## The design review meeting

<b>Reference number</b>	1686-6/ 141221
<b>Date</b>	14 <sup>th</sup> December 2021
<b>Meeting location</b>	Online via Zoom
<b>Panel members attending</b>	Richard Portchmouth (Chair), Architecture, Urban Design, Public Realm Annabel Keegan, Transport Planning, Urban Design Louise Goodison, Architecture, Historic Environment, Public Realm Paul Reynolds, Landscape Architecture, Urban Design Marcus Wilshere, Urban Design, Regeneration, Public Realm
<b>Panel manager</b>	Kieran Toms, Design South East
<b>Presenting team</b>	Peter Vaughan, Broadway Malayan Stephen McGrath, Broadway Malan Joe Pawlina, Broadway Malan Daniel Murray, Weston Homes Steve Hatton, Weston Homes Jack Riggs, Weston Homes Tilly Brown, Weston Homes Philippa Morris, Weston Homes Peter Luder, PAL Planning James King, Planit-IE Chris Watts, CPW Planning Martin Pearce, Weston Homes
<b>Other attendees</b>	Tracy Armitage, Norwich City Council Ben Webster, Norwich City Council David Parkin, Norwich City Council Jessica Jenkinson, Norwich City Council
<b>Site visit</b>	As the second review of this site by this panel, no site visit was undertaken. An in-person site visit was undertaken prior to the first session by all panel members apart from Annabel Keegan, who was unable to join in-person, but took part in a digital walk-around (in a similar fashion to that conducted on-site) prior to the review.
<b>Scope of the review</b>	As an independent design review panel the scope of this review was not restricted.

<b>Panel interests</b>	Panel members did not indicate any conflicts of interest.
<b>Confidentiality</b>	This report is confidential as the scheme is not yet the subject of a detailed planning application. Full details of our confidentiality policy can be found at the end of this report.

## The proposal

<b>Name</b>	WH179 Anglia Square
<b>Site location</b>	Anglia Square, Norwich, NR3 1DZ
<b>Site details</b>	The 5-hectare site is located to the north of the city centre. The main part of the site is bordered by Edward Street to the north, Magdalen Street to the east, the flyover of St Crispins Road to the south and Pitt Street to the west and New Botolph Street to the northwest. Two smaller parcels of land to the immediate north and northwest of the site, on Edward Street and New Botolph Street, are also part of the red line of the site. The site contains a number of existing buildings, of which Sovereign House, the former cinema, and the car park are unused currently. The centre of the site is a public square – Anglia Square – with shops around it and a canopy covering part of the square. Surrey Chapel in the southwest of the site and the DESH building in the northeast of the site are not part of the ownership or red line boundary of the site.
<b>Proposal</b>	Demolition of existing buildings and erection of approximately 1,100 dwellings and 4,000sq.m of non-residential floorspace and associated development.
<b>Planning stage</b>	Pre-application. Full planning application expected in 2022.
<b>Local planning authority</b>	Norwich City Council
<b>Planning context</b>	The site is allocated as a large district centre in Norwich City Council Development Plan. Emerging NCC Development includes site allocation policy for mixed used redevelopment of site (which has no weight in decision making at this stage)
<b>Planning history</b>	A 2018 planning application (Norwich Ref. 18/00330/F) was rejected by the planning inspectorate (PINS Ref. APP/G2625/V/19/3225505).
<b>Planning authority perspective</b>	Officers were keen to get the panel’s perspective on all elements of the scheme, due to its significance for the local area and the city more broadly.
<b>Community engagement</b>	In September and November engagement meetings with local stakeholders and public exhibitions were held by Weston Homes.



Additionally, 3 Community Review Panels, run by Design South East, have been held: 2 in October and 1 in November 2021.

**Previous reviews** This proposal was the subject of a chair's review in September 2021, and a full Design Review Panel on 19<sup>th</sup> October 2021. Following the full Design Review, our report recommended that the applicant team should:

1. Resolve the edges of the site to ensure the site is connected to its surroundings, both visually and in terms of movement and activity.
2. Diversify and define the character of the site through more defined, varied and hierarchised architectural and landscape responses in different parts of the site.
3. Demonstrate how the proposal relates to Norwich's heritage, including that of the existing Anglia Square development.
4. Ensure parking and access requirements do not undermine the pedestrian or cycling experience.
5. Reduce the proportion of single aspect flats.
6. Ensure the area under the flyover is integrated within the wider development.
7. Ensure the commercial spaces of the development are appropriate for a variety of tenants.

The previous proposal for this site was also reviewed by the Design South East panel in 2016, 2017 and 2018.

## Summary

The proposal has improved significantly since the last review, and we are supportive of the progress made overall.

There remain several aspects of the scheme that need to be resolved. Some of these, such as the relationship between open spaces and buildings, require more details and specifics beyond what has been shown to date. Others, such as the status of Stump Cross and the way internal spaces work, may require a rethinking of the approach taken so far.

## Key recommendations

The applicant team should:

1. Give more consideration and prominence to Stump Cross, taking into account Magdalen Street's existing significance.
2. Resolve – in detail – the relationship between the buildings and open space.
3. Reduce the number of double loaded corridors and single aspect units.
4. Resolve the details of Anglia Square itself, taking into account movement, uses, greenery and flexibility.
5. Ensure that the approach to the podium parking and mobility hub allows for future flexibility.
6. Develop a hierarchy of priorities, so that the most important aspects of the design can be resolved within the tight time constraints.

## Detailed comments and recommendations

### 1. Design strategy

- 1.1. We appreciate the pace of the work undertaken and the constraints on the project which necessitate this. Nevertheless, we do have some concerns that the deadline may be too ambitious, based on how far the project has proceeded to date. We would like to see the scheme again; there are some key elements which are not yet resolved.
- 1.2. A hierarchy of priorities should be developed, so that the most important aspects of the design can be resolved within the tight time constraints. The most critical aspects of the scheme – those which will underpin later decisions – need to be prioritised. Creating a hierarchy like this will ensure that details and specifics that need to be developed at a later stage can be designed within an appropriate framework, and that appropriate focus can be given to the most critical issues in the shorter term.
- 1.3. We are supportive of including small units, which allows for adaptability and flexibility of ground floor uses as these change over time
- 1.4. The development needs to be managed carefully once built. Many well-designed schemes, particularly retail environments, suffer from being overmanaged, creating a stifled, lifeless and overly controlled environment. This would be particularly inappropriate here, given the existing nature of Anglia Square as a gritty, distinctive, vibrant and diverse location. This proposal should feel like a piece of the city, with a diverse range of uses and users, and not feel like solely a privatised retail environment.
- 1.5. The opportunity for meanwhile use during phasing should be explored in detail.

### 2. Urban Design

- 2.1. The amount of work undertaken and the evolution of the scheme since the previous session is good, including the changes made in direct response to our previous comments.
- 2.2. Magdalen Street is a historically significant route which continues to be an important local destination and centre. At the moment, there is a risk that the proposal is overly predicated on Anglia Square itself being the central space for the wider area. Whilst Anglia Square is important and is and will remain a significant destination, there needs to be more consideration about the relationship between Anglia Square and Magdalen Street, to avoid either undermining the other.

- 2.3. The relationship between Botolph Street and Magdalen Street is most significant at Stump Cross, where they meet. This is already an important location due to the presence of bus stops here. With the reintroduction of Botolph Street and the presence of the transport hub, it will become even more important. Whilst we recognise there are constraints and challenges on this part of the site given the current lack of specificity around the transport hub, the analysis carried out and approach adopted does not give this location sufficient prominence or attention. For example, whilst we are pleased that Stump Cross Community Building is in this prominent location, as an important signifier building it should present more of a front onto Stump Cross, rather than being read as just the end of the continuation of the Magdalen Road frontage.
- 2.4. There is a lack of details of the specific nature of the buildings around the squares and open spaces across the site. More detail is needed to describe their character, as the open spaces will not work without the right types of buildings around them. The landscape and the architecture need to inform each other. More sections and details should be provided to demonstrate this relationship.
- 2.5. The urban structure is convincing overall. However, the opportunity is being missed to create a stronger link to Gildencroft Park – both in visual and movement terms. Having a direct route and line of sight to the park from St George Street would strengthen this connection, and should be explored.
- 2.6. The community building could fulfil a joint architectural and civic function in the same manner that churches have done historically. As such it should hold the streetscape whilst also being a real focal point building. To help achieve this, it could pick up architecturally on other clues from nearby churches such as St Augustine's.
- 2.7. The level of detail provided is good on some buildings, such as G1, but not on all. A similarly high level of detail needs to be provided for all buildings.
- 2.8. The architectural character across the scheme – presented as 'Grounded in Norwich' – is currently being developed on a block-by-block basis. The design team need to consider and conceive a design approach which simultaneously develops the street character and appearance of the public spaces formed by the architecture. The developed architectural proposals should create a more coherent and cohesive contextual approach to the urban townscape character.

### 3. Massing

- 3.1. More work should be done to finesse the massing. The stepping up works, and the logic of which locations are higher and lower makes sense. However, in places there is a risk of the approach feeling repetitive or monotonous. There could be some locations that are even higher and some that are even lower and more intimate, particularly on tighter narrower streets. This could give more of a range of scales and a more diverse character across the whole site.
- 3.2. Whilst the block typology has improved, there are still many double loaded corridors, and single aspect units. There needs to be further work to reduce the number of single-aspect units and increase the diversity of unit types.
- 3.3. The 'Typical Block Section' presented suggests an arrangement of dual aspect duplexes, apartments, and houses which has potential to work well. However, this accommodation backs onto 2 storeys of car parking which sit beneath the raised podium gardens, which means that daylighting and ventilation are not available to the lower floors of these units. They will therefore become single aspect. The design team should explore options for omitting a layer of parking or sinking a level of parking below ground, in order to lower the podiums to first floor level. This will enhance the opportunity for improved amenity to the dwellings and afford a better relationship with the ground level public realm areas.
- 3.4. Some of the narrow lanes work by having residents live on the south side and entering on the north. However not all the sections as shown seem to allow this. It should be ensured that the approach does work, by amending the typology and through further testing of building sections.
- 3.5. The precedents shown do not have similar massing to this proposal. The precedents shown should be more appropriate height-wise, so that appropriate cues can be taken.
- 3.6. Industrial typologies can work in a residential context, but further details about how this will work need to be addressed, particularly in relation to light coming in from the front of the building, which is often an issue in the conversions of industrial buildings. The typologies need to work as purpose built residential accommodation.
- 3.7. We would like to see more information about how the streets can be given a human scale, including specifics around ornamentation and detailing. These are important, particularly on such a large scheme, and should be covered in depth to make sure the scheme works - particularly on the ground floor.

- 3.8. An important quality of Anglia Square currently is the variety of views from different levels. It would be good to maximise the views across the city, which could be achieved by variety in roof planes and the creation of unusual and interesting raised spaces.
- 3.9. Contemporary architecture often has ridge lines at a 90-degree angle to the street, which is the approach in some locations in this proposal. Having them parallel instead could reduce overshadowing. As this scheme is relatively dense, this solution should be further explored, as it could help resolve potential issues with sunlight and daylight and help to improve open spaces.
- 4. Landscape / Open Space / Amenity**
- 4.1. The approach is starting to maximise the full potential of the spaces. This is particularly true of Anglia Square itself, which has had the most work undertaken on it. A similar level of detail and thought now needs to be applied to the other open spaces.
- 4.2. Stump Cross is key area that needs more attention. As mentioned above, it is an important location in terms of movement, but it also needs to work as a piece of public realm. Although we recognise there are particular complexities here, it is a very important space, and it is very important that is resolved.
- 4.3. A broader range of landscape and public realm precedents could be used for Anglia Square and should include a focus on squares of a similar size. More thought should be given as to how the precedents work well or could be improved, as we think that some of the examples look good but do not necessarily always work well in practice. The analysis of precedents should investigate different approaches to the balance between hard and soft spaces, and a range of types of public seating.
- 4.4. We think that Anglia Square should be a single space. As it is a pedestrian and cycle route but not a trafficked space, this should be achievable. We are supportive of not mixing pedestrians and bikes in Anglia Square. There needs to be a way for cycles to pass through the site, and through or around the square, that does not cause conflict with pedestrians.
- 4.5. The focus and purpose of Anglia Square needs to be better defined. If there are to be lots of events and it is closely managed it will require a different approach than if it is an open space with an occasional market. Either way, it is important that it is not filled with too many interventions, so that it can remain flexible for a variety of uses, including different activities by day and by night.

- 4.6. It is good to have greenery in the open space, but greenery can also limit flexibility. Greenery and vegetation need to be carefully considered in relation to this, to avoid limiting or undermining particular uses. Instead of a cluster of trees, for example, a specific line of trees could be used to define parts of the open space – such as a shopping focused area from a pedestrian focused area.
- 4.7. Based on where it is located and how it is enclosed and reached, the community growing area seems potentially more suited to use by residents than the wider community. There needs to be careful consideration about making this space accessible, without leaving it too exposed or too impersonal. This may necessitate moving it, or providing similar types of space in multiple locations – some specifically for the wider public and some for residents.
- 4.8. More work needs to be done to bring clarity to which parts of the open space are the fronts and which are the backs. At the moment this is not always clear or coherent. For example, Burrows Yard feels like it should be fully private, given how enclosed it is. The other semi-private Sovereign Yard space feels more suited to being public as it is surrounded by the fronts of buildings.
- 4.9. The introduction of pseudo-graffiti-style designs feels inappropriate and places this current aspect of Anglia Square into a very different context. A more appropriate reference would be a space to exhibit or show art from local artists, which could include spaces where graffiti or other street art is welcomed and encouraged.

## 5. Access / Movement

- 5.1. We are pleased that comments around segregation and references to the recommendations of drawing on guidance such as LTN/20 have been taken on board.
- 5.2. The mobility hub is a very important gateway at a key location and needs a more detailed response.
- 5.3. As mentioned above, we are supportive of avoiding the mixing of pedestrians and bicycles in Anglia Square, and we also think the approach to segregation in St George Square is promising. However, to more clearly demarcate the cycle routes, and make them legible to blind or partially sighted people, having a slight step in the track would help.

- 5.4. We are keen to see uncluttered streets and adaptable mobility. The approach to Electric Vehicle charging in the mobility hub works well. Introducing some flexible parking options within the mobility hub could free up space in the rest of the site, whilst also allowing flexibility in relation to changing transport behaviours in the years to come. Likewise, there should be consideration of how the podiums might work in the future if they do not all need to be used for car parking, and flexibility for alternative uses should be built in.
- 5.5. We support the presence of stoops and raised ground floors. However, statutory duties set out in the Equality Act (2010) need to be clearly addressed and the level access route needs to be direct and convenient.
- 5.6. The approach to phasing seems generally well worked out, but in Phase 3a Anglia Square will seemingly be cut off from Magdalen Street. Alternative pedestrian connections need to be in place by this time, or the reduced footfall will present a big risk for retailers, particularly smaller ones.

## 6. Materials and detailing

- 6.1. The approach to materials and detailing was not discussed in great detail at this review. Paragraph 135 of the National Planning Policy Framework (2021) states: *'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*
- 6.2. In order to be consistent with this national policy, the applicant team and local authority should note Design South East's general guidance on material quality and detail. At planning application stage, the quality of the detailing should be demonstrated through large scale drawings at 1:20 and 1:5 of key elements of the building/landscape and should be accompanied by actual material samples which should be secured by condition as part of any planning approval.

## 7. Energy strategy

- 7.1. We would like to see a more comprehensive justification of the demolition of the existing buildings in sustainability terms. The rationale for demolition needs to be carefully demonstrated as it underpins the project. A robust study of the carbon footprint of different design options should be undertaken, considering the embodied carbon of the existing buildings. This should demonstrate the benefits of the chosen outcome in relation to other options.



- 7.2. Gables could offer an opportunity for sustainability, but currently are in a seemingly random order. Instead, there should be an effort to make the south facing parts of the development into solar collectors, and the northern facing parts into ventilators. This approach could tie in with references to industrial architecture.
- 7.3. Beyond the above, the approach to energy efficiency was not discussed in further detail at this review. Our guidance is that at the planning application stage the proposal must produce a clear energy strategy which details how the development will optimise thermal performance, minimise the demand for energy, supply the remaining energy requirements efficiently and optimise the use of renewables in order to align with the Government's emerging zero carbon policy. This strategy should be informed by detailed modelling work informed by respected calculation methods.

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#### Confidentiality

If the scheme was not the subject of a planning application when it came to the panel, this report is offered in confidence to those who attended the review meeting. There is no objection to the report being shared within the recipients' organisations provided that the content of the report is treated in the strictest confidence. Neither the content of the report, nor the report itself can be shared with anyone outside the recipients' organisations. Design South East reserves the right to make the content of this report known should the views contained in this report be made public in whole or in part (either accurately or inaccurately). Unless previously agreed, pre-application reports will be made publicly available if the scheme becomes the subject of a planning application or public inquiry. Design South East also reserves the right to make this report available to another design review panel should the scheme go before them. If you do not require this report to be kept confidential, please inform us.

If the scheme is the subject of a planning application the report will be made publicly available and we expect the local authority to include it in the case documents.

#### Role of design review

This is the report of a design review panel, forum or workshop. Design review is endorsed by the National Planning Policy Framework and the opinions and recommendations of properly conducted, independent design review panels should be given weight in planning decisions including appeals. The panel does not take planning decisions. Its role is advisory. The panel's advice is only one of a number of considerations that local planning authorities have to take into account in making their decisions.

The role of design review is to provide independent expert advice to both the applicant and the local planning authority. We will try to make sure that the panel are informed about the views of local residents and businesses to inform their understanding of the context of the proposal. However, design review is a separate process to community engagement and consultation.

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Report of the Design South East Design  
Review Panel

# Anglia Square, Norwich DRP3

25th February 2022

## The design review meeting

<b>Reference number</b>	1686-7/2102022
<b>Date</b>	21 <sup>st</sup> February 2022
<b>Meeting location</b>	Online via Zoom
<b>Panel members attending</b>	Richard Portchmouth (Chair), Architecture, Urban Design, Public Realm Annabel Keegan, Transport Planning, Urban Design Louise Goodison, Architecture, Historic Environment, Public Realm Paul Reynolds, Landscape Architecture, Urban Design Marcus Wilshere, Urban Design, Regeneration, Public Realm
<b>Panel manager</b>	Kieran Toms, Design South East
<b>Presenting team</b>	Peter Vaughan, Broadway Malyan Stephen McGrath, Broadway Malyan Joe Pawlina, Broadway Malyan Daniel Murray, Weston Homes Steve Hatton, Weston Homes Emily Dance, Broadway Malyan Jack Riggs, Weston Homes Jamie Newborn, Planit-IE Lewis Hutchinson, Weston Homes Lucas Ward, Broadway Malyan Olly Ridgley, Broadway Malyan Philippa Morris, Weston Homes Peter Luder, PAL Planning Chris Watts, CPW Planning Martin Pearce, Weston Homes
<b>Other attendees</b>	Tracy Armitage, Norwich City Council Ben Webster, Norwich City Council David Parkin, Norwich City Council Tim Mellors, Norwich City Council
<b>Site visit</b>	As the third review of this site by this panel, no site visit was undertaken. An in-person site visit was undertaken prior to the first session by all panel members apart from Annabel Keegan, who was

	unable to join in-person, but took part in a digital walk-around (in a similar fashion to that conducted on-site) prior to the review.
<b>Scope of the review</b>	As an independent design review panel the scope of this review was not restricted.
<b>Panel interests</b>	Panel members did not indicate any conflicts of interest.
<b>Confidentiality</b>	This report is confidential as the scheme is not yet the subject of a detailed planning application. Full details of our confidentiality policy can be found at the end of this report.

## The proposal

<b>Name</b>	WH179 Anglia Square
<b>Site location</b>	Anglia Square, Norwich, NR3 1DZ
<b>Site details</b>	The 5-hectare site is located to the north of the city centre. The main part of the site is bordered by Edward Street to the north, Magdalen Street to the east, the flyover of St Crispins Road to the south and Pitt Street to the west and New Botolph Street to the northwest. Two smaller parcels of land to the immediate north and northwest of the site, on Edward Street and New Botolph Street, are also part of the red line of the site. The site contains a number of existing buildings, of which Sovereign House, the former cinema, and the car park are unused currently. The centre of the site is a public square – Anglia Square – with shops around it and a canopy covering part of the square. Surrey Chapel in the southwest of the site and the DESH building in the northeast of the site are not part of the ownership or red line boundary of the site.
<b>Proposal</b>	Demolition of existing buildings and erection of approximately 1,100 dwellings and 7,000sq.m of non-residential floorspace and associated development.
<b>Planning stage</b>	Pre-application. Hybrid application part detailed expected in March 2022, part outline with appearance and landscaping as reserved matters.
<b>Local planning authority</b>	Norwich City Council
<b>Planning context</b>	The site is allocated as a large district centre in Norwich City Council Development Plan. Emerging NCC Local Plan includes site allocation policy for mixed used redevelopment of site (which has no weight in decision making at this stage)
<b>Planning history</b>	A 2018 planning application (Norwich Ref. 18/00330/F) was rejected by the planning inspectorate (PINS Ref. APP/G2625/V/19/3225505).
<b>Planning authority perspective</b>	Officers were keen to get the panel’s perspective on all elements of the scheme, due to its significance for the local area and the city more broadly

**Community engagement** In September, November, January and February, engagement meetings with local stakeholders and public exhibitions were held by Weston Homes. Additionally, 3 Community Review Panels, run by Design South East, have been held: 2 in October and 1 in November 2021. A further Community Review Panel was held on the day after this Design Review Panel session (February 22<sup>nd</sup> 2022)

**Previous reviews** This proposal was the subject of a chair's review in September 2021, and full Design Review Panels on 19<sup>th</sup> October 2021 and 14<sup>th</sup> December 2022. Following the last full Design Review, our report recommended that the applicant team should:

1. Give more consideration and prominence to Stump Cross, taking into account Magdalen Street's existing significance.
2. Resolve - in detail - the relationship between the buildings and open space.
3. Reduce the number of double loaded corridors and single aspect units.
4. Resolve the details of Anglia Square itself, taking into account movement, uses, greenery and flexibility.
5. Ensure that the approach to the podium parking and mobility hub allows for future flexibility.
6. Develop a hierarchy of priorities, so that the most important aspects of the design can be resolved within the tight time constraints.

The previous proposal for this site was also reviewed by the Design South East panel in 2016, 2017 and 2018.

## Summary

This is a good proposal with several well thought out elements, and we are pleased to see how it has improved following each Design Review session. However, there are a number of opportunities that, if realised, would make this a particularly special place befitting its location. These relate to the character, layouts and details of the buildings and open spaces.

## Key recommendations

The applicant team should:

1. Consider developing Building H earlier.
2. Ensure Anglia Square is as green as possible, without compromising multi-functionality and ensure that the purpose, appearance and flexibility of the canopy is carefully considered.
3. Ensure St Georges Street is brought forward as early as possible and has an appropriate residential character by reconsidering the very linear seating.
4. Work with the council to resolve and finalise the plans for Stump Cross.
5. Show balconies accurately on imagery, and use balcony design to contribute to variety across the site
6. Ensure the architectural expression and the layout of blocks complements the form and optimises amenity, daylight and quality of communal circulation.
7. Reconsider Building D to create open space around it that is welcoming and distinctive.
8. Continue and expand the programme of public and community engagement with the aim of introducing diversity and creative opportunities as the development programme unfolds.
9. Reduce the proportion of units per core in building K/L

The local authority should:

10. Work with the applicant to resolve and finalise the plans for Stump Cross



## Part 1: Site Wide Masterplan and Principles – Detailed comments and recommendations

### 1. Design strategy

- 1.1. We commend the applicant team for their overall approach to engagement and community involvement. We encourage further and ongoing community engagement as the project is further developed, throughout and beyond delivery. A plan to ensure this should be put together which will help to create and maintain a sustainable community in the longer term.
- 1.2. We would like to see more opportunities for local makers, architects and designers to be a part of the project. The community should be considered a creative partner throughout the wider project. One option would be for the canopy in Anglia Square itself to be developed by means of a competition, with community involvement in the assessment and selection process.
- 1.3. In principle, the breaking down of the master plan into a hybrid planning application is sensible given the scale of the scheme and the time constraints. We would encourage ongoing re-evaluating, rethinking and reassessing of the proposals throughout the completion of the planning process, including after submission.
- 1.4. It is not clear that access to completed buildings on St George Street will be possible during the construction of later phases - this may require the phasing for this street to be brought forward.

### 2. Urban Design / Townscape

- 2.1. Building H is very important as it is the western edge to Anglia Square, the southern edge to Botolph Street and the eastern edge to St Georges Gardens. It is pivotal in terms of setting the character for the site, and we would encourage the exploration of the possibility of bringing it forward sooner.
- 2.2. The footprint of Building D creates some open space adjacent to New Botolph Street. This is unlikely to be well used because it is next to a fairly busy road. Rotating the building shape, to create more open space on St Georges Street, could allow for a more attractive generous open space. This would help the building better serve as a community centre. This could simultaneously create a more generous space along the route from St Augustine's, at the entrance to Botolph Street.

- 2.3. We would like to see more consideration of the spaces outside buildings and their integration with the public realm and landscape across the site. This could include threshold space and spaces to sit and observe the streets. Different options should be explored, and different types of seating implemented as this could help add variety across the site.

### 3. Open Space

- 3.1. Whilst we accept that the option of a direct green link through to Gildencroft Park to the west is not possible, more greenery at the south end of Pitt Street, or at the west end of the Block E courtyard, would give a glimpse of green which would help enhance the visual connection to the park, soften this edge and improve the environment along Pitt Street.
- 3.2. The analysis of how people move through Anglia Square itself is welcome and positive, as it will be an important pedestrian through route for the wider area (as it was historically). We would like to see more analysis about how shoppers will move around the square itself, including between different shops, as it needs to be permeable and legible for them as well. This analysis should inform the design and layout of the space.
- 3.3. One of the current features of Anglia Square itself is the large amount of covered seating, but much of the seating shown is not covered. This will restrict the space's use during inclement weather. A greater proportion of the seating should be under the proposed canopy.
- 3.4. The design and potential of the perimeter threshold space between the shopfronts and central square requires detailed consideration. Parisian Squares were cited as an example of the attractiveness this can bring.
- 3.5. The canopy needs to strike the right balance between being a meaningful part of the square, whilst not feeling too architectural or building-like which would reduce the perceived size of the square. It would be useful to have the option to flexibly retract or extend the amount of the square that is covered for specific events or periods of time.
- 3.6. There needs to be more consideration of how the square, and particularly the canopy, looks from above. Making it green will improve its appearance both on the ground and when viewed from the adjacent residential homes, and we are encouraged to see that there is greenery included around the canopy at the moment.

- 3.7. That said, there should be more greenery in Anglia Square as a whole, and the relationship between the canopy and the greenery should be carefully considered so that the structure does not limit the growth of greenery through blocking of light or rainwater. Analysis of sun and shadow patterns should also be used to inform the design and placement of the canopy, as well as the layout of the rest of the square.
- 3.8. We have some reservations about the character of St Georges Street. There is a lot of linear bench seating, which may compromise east to west movement, even though this is primarily intended as a residential street. Bringing a wider range of featured and seating types - potentially reducing the amount of seating and increasing the amount of playable landscape - would be beneficial.
- 3.9. Botolph Street could be a bit more verdant at the junction with St Georges Street as this is a key point where the characters of the two streets come together. There also needs to be care taken to ensure that the hierarchy of the two streets is maintained. We are therefore supportive of the way St Georges Street is divided at this point, which will both slow down cyclist traffic as well as asserting Botolph Street's primacy in the hierarchy.
- 3.10. The water fountain at this nodal point is an important consideration as it could be an iconic moment in the scheme. As with the Anglia Square canopy, it may be that its design is part of a competition which would also allow for community involvement.
- 3.11. We would like to see as much greenery as possible across the site, including more planting in the squares.

## Part 2: Detail submission (Block Architecture) – Detailed comments and recommendations

### 4. Site-wide points

- 4.1. Some important considerations do not yet appear to be informing the proposal. These relate to waste and recycling, biodiversity, urban greening, play strategy, renewable energy and Modern Methods of Construction. These would help to inform and enrich the character of different buildings and make the proposal special.
- 4.2. We are pleased to see varying materials and treatments across the site. We would like to see this variety pushed further, particularly in relation to key buildings such as the community hub. Having some buildings that particularly stand out will help bring different character to different parts of the site.

- 4.3. The blocks that work best are those with ground level courtyards and a sense of permeability. Other blocks should further draw on these features, to mitigate the presence of very large blocks, creating a more granulated and permeable site with more obviously expressed separate component buildings.
- 4.4. Generally, we are reasonably comfortable with the height and massing of the proposal, based on what has been presented so far. The visual impact of the proposed massing does not appear significantly greater than the impact of existing, less attractive buildings. For example, the existing buildings when viewed from St Augustine's Churchyard already rise above the roofline of Gildencroft Cottages.
- 4.5. However, in order to ensure that this is indeed the case, we recommended further testing carried out through extensive view studies and modelling, to take the opportunity not just to minimise harm, but to create views that are as attractive as possible. This should take into account the facades and materials, as well as the massing and height. Where there might be some impact on views, setting back upper floors, changing the roof angles, or reconsidering materiality might be a more subtle and characterful response, rather than simply reducing height.
- 4.6. Blocks H and F aligning St Georges St appear bulky, particularly as this will be a residential street. Different options should be explored to reduce this bulkiness.
- 4.7. We would like to see more variation in the height across the site, with some areas being lower, which would help to emphasise the different character of different parts of the site.
- 4.8. We are pleased that there are front doors onto the streets. This will help the side streets across the site to feel like friendly inviting residential streets. The ground floor units across the scheme should have good defensible space and front doors to the street.
- 4.9. The balconies are not all shown correctly on CGIs. They need to be accurately represented in the imagery as their size will have an impact on the streetscape and could change the perceived proportions and elevations of the building. Furthermore, having similar balconies everywhere risks undermining the difference in the grain and variety of the buildings. Variety in the balconies, particularly the prominent ones, should be introduced – this could include more recessed balconies. Additionally, on some buildings such as K1, the rhythm of base-middle-top could be more distinct, which might be achieved by recessing the top floor balconies

- 4.10. The podium block model, with double loaded internal corridors accessing multiple flats, creates ambiguity and mismatch with the architectural expression, which reads as separate buildings. There needs to be some inventive consideration of how architectural expression and the layout of blocks can complement the form and optimise amenity, daylight and quality of communal circulation. On the streetscape side, some of this tension is resolved by reference to the monumentality and size of blocks, which can bridge the gap between the two scales - for example by bringing the verticality - in the form of pillars - all the way down to ground level. We would like to see more resolution of this tension, particularly within internal spaces where there are still several longer corridors. Instead, creating smaller numbers of units around a core will help to create more sustainable communities, and will correspond better with the on-street expression of separate buildings.

## 5. Specific Buildings

- 5.1. At the moment the elevations of the community hub (Building D) emphasise its height and makes it feel heavy. Instead, giving it a more horizontal emphasis could help make the building more distinctive and demarcate it as a special building.
- 5.2. On Block D, the core needs a better arrangement as there is a dogleg corridor in the circulation. Avoiding this will make for a better internal space. It could also give better access to the roof terrace.
- 5.3. Building L works well overall and is an improvement on what was previously shown to the panel. The form works well and strikes a good balance between being an object building whilst being also firmly anchored to the block. To respond appropriately to the space in front of it, the facade may need more depth, although this is dependent on how the mobility hub is ultimately implemented. For this building, the detailing will be key, to avoid the facade simply reading as a grid. We recommend options-testing different facade depths and detailing options.
- 5.4. We are broadly supportive of the approach to Stump Cross which has the potential to create a good space. However, at the moment, when entering into Anglia Square itself from Magdalen Street there is a dramatic announcement due to the undercroft of the cinema above. Whilst building L provides some element of this, further emphasis and drama at this point would be welcome.
- 5.5. Additionally, we recommend that the specifics of the mobility hub are finalised as soon as possible so that the space and buildings around Stump Cross can respond to it appropriately. We encourage the applicant to work with the relevant local authorities to resolve this issue.

- 5.6. We have some reservations about building J3. When approaching from Magdalen Street along the south the gable end appears large and inactive. The likely usage of this building will inform how precisely this part of the building is more appropriately improved, but there are a number of options to avoid this blank wall dominating. Cutting a window into the gable end or using it for vertical greening could bring more interest to it. Breaking this end up further with more units could be another option.
- 5.7. On Block J3 the bike store comes onto the front of Stump Cross This blocks the possibility for these units to be joined in the future. An alternative layout that allows for future flexibility should be explored.
- 5.8. Also on Block J3, the proposed vertical flutes of the upper floors of the building would benefit from being arrested on a horizontal base above the shop fronts.
- 5.9. There is a risk that Edward Street will feel like a service street, and the rear of the development, because of the servicing which is not active or attractive. The treatment of the large service openings to the car parks, service yards bike store areas along Edward Street should be improved. This could be achieved by introducing more distinctiveness and interest in the materials, patterning, and in architectural details of elements such as gates and railings.
- 5.10. The wall around the garden of Block C contributes to this negative aspect of Edward Street by creating a long inactive wall. Instead, making it more open would be preferable. Even if this is just visually, for example with openings in the wall or by using a hedge or railings instead of a wall, it would benefit Edward Street and bring more interest to it.
- 5.11. All of the buildings facing out onto Edward Street could be made more characterful and distinctive. We think that Building C's realignment offers the opportunity for more architectural interest, and would like to see this logic of distinctiveness taken further. Giving the northern parts of Building A and Building M a more distinct character, perhaps one that compliments and references Building C specifically, could give this site its own identity, one that helps it feel more like a front rather than the 'back' of the site.
- 5.12. In Block K / L, there will only be natural light at one end of the western corridor. More natural light should be brought into this corridor. Reducing the number of units per core would also be beneficial and would help to create a community in these buildings.

- 5.13. Block K/L presents a regular terrace elevation to Magdalen St. A more ad hoc appearance could be created by reconsidering the unit mix to create a varied rhythm of building and fenestration widths more akin to the existing historic quality of the street.
- 5.14. The way building A1 turns the corner needs to be carefully thought out. It could go further in referencing the strong gable ends that are a feature of architecture elsewhere in Norwich.
- 5.15. For some of the blocks with garden courtyards, the entrance is currently through the communal area, bike stores and bin. Instead, making the entrance onto the street will be less convoluted and will also improve and increase activity on the street
- 5.16. There are still areas in with long double loaded corridors and single aspect flats. Whilst we support the attempt to reduce these, we would like to see this refined further. Introducing one of the blocks with deck access and through flats could resolve this whilst contributing to a increasing the diversity of housing types.
- 5.17. Whilst the proposals reference Norwich's earlier history, the current character of Anglia Square and its defining buildings such as Sovereign House are being overlooked. This is a missed opportunity and the potential to capture memorable moments such as the ephemeral oriel glazed staircases could add variety, enrich the architecture and create a stronger unique sense of place.

## **6. Open Space**

- 6.1. Careful consideration needs to be given to the site edges, notably the eastern edge of the site with Magdalen Street where the planning application boundary follows the existing building line with its flying freehold. A coordinated approach is required on this edge, particularly around street lighting and the proposed material palette to ensure consistency across both sides of the street. Opportunities to mount street lighting on buildings should be designed in from the outset helping to minimise street clutter.
- 6.2. The material palette for the public realm is important and will help define the feel and character of the place. The opportunity to reflect Anglia Square's unique and 'gritty' character through the public realm should be exploited. There should be a hierarchy of materiality for the public realm, relating to the hierarchy of streets, and it needs to be ensured this can and will be capable of being maintained.

## 7. Materials and detailing

- 7.1. The proposed predominant use of red, grey and dark brick with clay roof tiles on pitched roofs to reference Norwich's vernacular architecture is broadly supported. Similarly, the emerging ideas for brick patterning, fluting and other details. Care needs to be given to the overall feel of the buildings with regard to the street character created and that these spaces do not feel overwhelmed or intimidating.
- 7.2. Paragraph 135 of the National Planning Policy Framework (2021) states: *'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*
- 7.3. In order to be consistent with this national policy, the applicant team and local authority should note Design South East's general guidance on material quality and detail. At planning application stage, the quality of the detailing should be demonstrated through large scale drawings at 1:20 and 1:5 of key elements of the building/landscape and should be accompanied by actual material samples which should be secured by condition as part of any planning approval.

## 8. Energy strategy

- 8.1. To reiterate our previous report's comment, there needs to be a comprehensive justification of the demolition of the existing buildings in sustainability terms. The rationale for demolition needs to be carefully demonstrated as it underpins the project. A robust study of the carbon footprint of different design options should be undertaken, considering the embodied carbon of the existing buildings. This should demonstrate the benefits of the chosen outcome in relation to other options.
- 8.2. To reiterate our previous report's comment, gables offer an opportunity for sustainability, but currently are in a seemingly random order. Instead, there should be an effort to make the south facing parts of the development into solar collectors, and the northern facing parts into ventilators. This approach could tie in with references to industrial architecture.
- 8.3. The approach to energy efficiency was not discussed in great detail at this review. Our guidance is that at the planning application stage the proposal must produce a clear energy strategy which details how the development will optimise thermal performance, minimise the demand for energy, supply the remaining energy requirements efficiently and optimise the use of renewables in order to align with the Government's emerging zero carbon policy. This strategy should be informed by detailed modelling work informed by respected calculation methods.



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### Confidentiality

If the scheme was not the subject of a planning application when it came to the panel, this report is offered in confidence to those who attended the review meeting. There is no objection to the report being shared within the recipients' organisations provided that the content of the report is treated in the strictest confidence. Neither the content of the report, nor the report itself can be shared with anyone outside the recipients' organisations. Design South East reserves the right to make the content of this report known should the views contained in this report be made public in whole or in part (either accurately or inaccurately). Unless previously agreed, pre-application reports will be made publicly available if the scheme becomes the subject of a planning application or public inquiry. Design South East also reserves the right to make this report available to another design review panel should the scheme go before them. If you do not require this report to be kept confidential, please inform us.

If the scheme is the subject of a planning application the report will be made publicly available and we expect the local authority to include it in the case documents.

### Role of design review

This is the report of a design review panel, forum or workshop. Design review is endorsed by the National Planning Policy Framework and the opinions and recommendations of properly conducted, independent design review panels should be given weight in planning decisions including appeals. The panel does not take planning decisions. Its role is advisory. The panel's advice is only one of a number of considerations that local planning authorities have to take into account in making their decisions.

The role of design review is to provide independent expert advice to both the applicant and the local planning authority. We will try to make sure that the panel are informed about the views of local residents and businesses to inform their understanding of the context of the proposal. However, design review is a separate process to community engagement and consultation.

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## Appendix 21 – September 2021 Full Feedback Responses

**Question 6: Are there any existing uses and features across the site you highly value and would like to be incorporated in the redevelopment?**

1. The cinema and Sovereign House
2. Sahara' restaurant Magdalen St
3. Plenty of greenery. Adaptability. The old Anglia Square was out of date as soon as it was built
4. Richard Brett, 23 Magdalen St.
5. A lot of people in this northern area of Norwich are on a low income. Some of the shops in Anglia Square/Magdalen St. provide an opportunity for relatively cheap shopping and are popular it would be quite awful to see the end of this sort of retail.
6. Anglia 'Square' itself
7. If any of the historical streets roadways could be exposed/incorporated
8. Provision of such fruit and vegetable is very important - please ensure that the family green grows is retained
9. The unique nature of Magdalen St. with small scale based, antiques especially period furniture and antiques, jewellery, food outlets
10. Public toilets, small businesses, charity shops
11. The public seating undercover but 'open' which is so well used in the current Anglia Square
12. Budget retailers, local vendors (fruit and veg etc)
13. Anglia Square is a well-mixed shopping centre with plenty of shops for people living on lower incomes. It is important to retain these shops and not replace them with more 'aspirational' shopping units. People need to be able to buy essentials.
14. I do like the metal construction in the centre of the square. It is almost an emblem of the square. I hope something like it remains.
15. Independent shops
16. Square maintained as meeting place and central point.
17. Sad to see the hotel aspect removed from the plans. It could be a destination with e.g roof top bars
18. Varied eclectic shops that suit all income levels need to be retained.
19. Mainly maintain the retail services so people do not face inconveniences and life changes
20. Trend towards 'alternative' retail e.g the vegan bakery and zero waste shop. Links to the artistic community on St. Augustine's. Please can we keep a boots and green grocers.
21. Affordable shopping to match the demographic of the area
22. I like that there are lots of new business popping up in the area, due to affordable rent it allow people to start retail/cafes/bars where they may not have been able to in the city
23. Medieval street pattern, link to St. Augustine's church and it's well used hall
24. Cycle route into the city (I use these most days) The range of shops and cafes already on Magdalen Street such as Ruth's Kitchen and loose's emporium - will they be lost if rents go up? Really like the independent coffee shops and restaurants that is the unique selling point of the area and what draws people to it from all over the city and tourists. Really want Green Spaces too, very important
25. The atmosphere of Anglia Square and nearby
26. Artists studios, local businesses, affordable amenities

27. The local community has, since the last attempted development, continued to make Anglia Square a vibrant area - now businesses have opened and grown. This is vital for the appeal of the area, which attracts people because of its low rent and focus on local and sustainable products and services.
28. The open space - the public can meet here to shop, look at art/music/events/pop-ups, participate in society (private properties discourage outsiders - make things exclusive) - remember you're taking away a public space to make it more private plus not doing green space
29. A wide range of shops available for all to use
30. Further implementing cycle routes into the plan and having the buildings in keeping with the area
31. Medical practice, education
32. Central open communal space, i.e of roads, OD etc.
33. Awareness (understanding and sensitivity) towards the current demographic of Anglia Square regulars and consideration of their needs as lower percentile of solid economic strata
34. St. Augustine's street is beautiful but killed by cars. Can you help improve this. Anglia Square is low carbon this needs keeping.
35. Small independent shops. e.g. greengrocer. Boots. Zerowaste shop. Savers. Charity shops
36. No
37. The type of shops that are already in Anglia Square. Food shops/chemist small individual shops
38. Art studios. Supermarket. Zero waster shop. House essentials. Community. Charity shops. Multicultural shops and cafes. 2nd hand vintage shops. Cinema.
39. Pagoda. Retail offering for local residents in the more deprived north city centre
40. Site for local graffiti and street art
41. Dedicated graffiti site
42. Small independent shops
43. The range of shops currently there's much at QD, Iceland, etc. should stay as they attract people to use what area is currently in use.
44. Current cafes, restaurants on Magdalen St.
45. Ernie's zero waste store, charity shops
46. Dispensing chemist, public meeting space
47. Families are moving back to this part of the city. This part of the city is quiet with a real sense of space and community. Children need spaces to be creative and exercise. The area needs more trees.
48. Affordable shopping, diversity in my community, independent retailers
49. None. Anglia Square is awful and needs developing.
50. Nice dry covered place to come with children place to meet people
51. Existing retail
52. Better public facilities. Desperate need of toilets and facilities, places to sit, safe area for kids and families to relax in
53. The spirit of Botolph Street
54. No, although spaces for small independent retailers would be welcome
55. Bus stops
56. Surrey Chapel and a car park
57. Good charity shops and advice hubs
58. The covered area, with a public access information and display screen. Sculptures from old parts from Anglia Square to show history.

59. Glass canopy with benches
60. A variety of shops and services that suit the local area. Affordable retail space for newer ventures such as Ernie's Zero Waste
61. Community feeling/covered space
62. No
63. The openness and permeability
64. Boots chemist definitely. Veg-shop, charity shops, Zero waste shop
65. I like that the trees are there. Please have as many as possible and planted with nature in mind e.g fruit and nut trees
66. I love the sound of ppl chatting animatedly the previous proposal polarised our city. I'm in the minority that wants to keep the old octagon staircase building I'd live in it
67. QD. Boot chemist.
68. I hope that the area doesn't lose its character, so I hope many of the current businesses can be accommodated
69. Plenty of parking for disabled
70. Arts and community spaces that are affordable, flexible and value the contribution artist/creative, and community companies give to the area
71. Hard to qualify, but the sense of the place separate but connected to the city
72. Designated graffiti spaces
73. The blend of independent retail and cafes/restaurants. Although there are no plans to reopen the cinema, it would be good to have a cultural hub in the area, not just retail/service amenities. Maintaining the link to Magdalen Street and making the development feel like an extension of the local area. I can see the bus stops becoming a more important transport hub as more people move into the area - incorporating these facilities will become just as important as the walking/cycling routes.
74. Would like that all employment and commercial uses be of a local independent nature
75. I'd really like site to provide residents on the development and the surrounding area with good quality public realm spaces - that considers the healthy streets approach for example, I'd also like the development to plan for movement and connectivity while the site is being developed, bringing forward as many green infrastructure element as feasible
76. Public Car Parks Accessibility for those with disabilities. Existing retailers - Boots, QD, Iceland and Poundland.
77. As above, would like a cinema but not a large multi-screen. More on the lines of the Cinema City - a small easy to access cinema that is disabled friendly.
78. low-cost meeting places and retail. low-cost places for small businesses

79. QD Stores has been important in the square getting visitors, also Boots chemist very important, other shops needed are butchers , greengrocer, and bakeries would prove invaluable as there are many residential streets nearby and the occupants rather shop nearby than travelling to the city centre. Perhaps small food traders could be enticed to the area, Roy's in magdalen street meets some of these needs but we all need choice. Also a Newsagent convenience stores. Not keen on night clubs, this has proved not very popular in past years and was instrumental in people keeping away due to disruption to local residents late into the night. Garden areas and plenty green spaces would be beneficial to all ages perhaps making the square centre a place where all ages can hold social events making it a safe area for commuters and local residents at all times day and night and getting rid of all the very dark alleys which make it a no go area.
80. Quality retail outlets, covered meeting area(s), banking. Cycle way separate from pedestrians
81. The use of retailing by existing Charity's, these offer space and opportunity for the community to gain volunteer opportunities, and advice for people.
82. We need a decent supermarket
83. I would like the entire building kept. It is emblematic of a type of optimism.
84. The shelter over the square, whilst run down at the moment, is welcomed and needs to be retained. To provide shelter from the rain and sun. Cycle parking, of a simple type, on flat ground, Sheffield Stands, in convenient locations.
85. Covered outdoor public space in some form
86. Some retail, eg Boots, Iceland
87. QD, Boots, A place for buskers/street entertainers
88. I am in my forties, grew up in North Norwich and now live in the north city. I cannot recall the area offering anything of value in my childhood and adult life. I had used the cinema over the years but this was sadly run down and not as nice an experience as newer cinemas. Also going to the cinema is often complemented by going for a meal or a drink and this was a stand-alone experience. I would likely have used the previously proposed cinema. I hope the new plans overhaul this underused, eyesore of an area.
89. None. It's truly awful.
90. That it is close to bus routes as it currently is, they should not be moved or got rid of. That many of the shops, like Ernie's Zero Waste (a recent addition to the Square) are retained, as they are used by many people without cars.
91. Needs to still be some affordable retail shops
92. I would like to see the old HMSO building, Sovereign House and the cinema kept and refurbished. I like the brutalist buildings and so do a lot of people in Norwich. They need renovating of course but from an embodied carbon point of view the reuse of existing buildings should be prioritized over new buildings (The RIBA recently recommended this). The structure and cladding make up roughly 80% of a new building. It must be cheaper (and definitely more environmentally friendly) to simply keep the main structure of Anglia Square. It would be relatively simple to drop in a steel frame/glazed roof over the square. Install new entrances. A big glazed entrance where Poundland is for example; opening out to Magdalen Street. Keep the cinema - turn it into an art gallery or science museum maybe (check out the science festival in October - always a sell out). From an embodied carbon point of view the reuse of buildings should be prioritized over new construction.
93. Cinema, a new boutique cinema would be a great addition to the offer in Norwich. Also a hotel.

94. There are many artists and designers working in and around the site, in particular in Gildengate House and along St Augustine's Street. Rather than to displace them I think efforts should be made to include the provision of rentable studio space and perhaps display areas indoor and outdoor.
95. The Pagoda over Anglia Square as it makes it a dry place for people to sit outside and also a good performance space for local theatre. You have explicit sites for Poundland and Iceland. What about QD and Supersaver? These shops are used a lot by local people I believe. Basically are you going to rehome all shops that want to, large or small? If they want to stay then presumably they are profitable, so local people need and use them.
96. The retail units with small floor areas attract independent and unique traders unlike large floor plates that only the chains can afford
97. Keep it clean and crime free as we get behaviour problems and noise

## Question 9: What do you like about the indicative plan and sketches?

1. Much more thoughtful and considerate. More thought given to how people want to live, what constitutes a beneficial environment socially, physically and psychologically
2. The flow through the site
3. Lack of towers
4. Not big block of flats
5. Attempts to build on a more human scale and to renew the old street plan. Also to merge and connect up with St. Augustine's and Magdalen St. in a more appropriate way
6. Less high storey blocks than previous scheme, green space for residents, cross site footpaths and cycleways
7. As soon as an area becomes designated a 'living space' as opposed to an area of primarily commercial and retail features - the whole design seems to improve. I'm glad there's no longer any need for the landmark tower block. Not that anyone here ever really believed there even was. Any public toilets planned?
8. The more holistic approach to 'fit in' with North Norwich not another East Croydon!
9. Yes but devil is in the detail!
10. The scheme is much more akin to the original street pattern and so it integrates better with the 'grain' of the city
11. I am impressed by the changes to the plan.
12. It appears to be spacious and people based what I hope will be inclusive of the existing community
13. Small yards and open spaces. Cycle and walkways across the site
14. No tower block. It's a more open aspect, less height/more open space. Better connection to Magdalen St. etc. looks less like a fortress. More people friendly.
15. To be frank not much
16. It is an improvement on the last abomination
17. I like the fact that the new plan pays some attention to the existing built environment and the historic road plan. I appreciate the lower buildings, and of course scrapping of the tower block. I appreciate the fact that some objections to the original scheme have been listened to and some attention is paid to skyline, natural light and city
18. the open spaces- so important for families
19. Set out clearly like planning project



20. Attractive, Human-scale development. Good use of site for housing and other uses in proportion and demand.
21. Planned green space, blend of residential and retail
22. I like that it is to extend to the local community
23. I like the 'informality' of the scheme in terms of moving through the site
24. Better than the last plan
25. A great improvement on the previous plan
26. Height limited to 8 storeys
27. The fact that it is no more than 23 floors and they are working to make it fit around Norwich
28. Lower rise and more better scale; not car centred. More green. Should be much more sustainable and people friendly
29. That there are increased pedestrian and cycle facilities. These will need to be carefully planned with cyclist organisations consulted.
30. I like the outdoor communal spaces which also helps hide the parking! I like the linking of Magdalen Rd and St. Augustine street to help it flow better and lots of pedestrian only routes
31. Great improvement guys. 'Norwich' not 'Luton' like 'stump crocs yard' !
32. Better 'grain'/rather smaller scale. Definitely an improvement
33. Good to see the tower gone! Plus that it is not as high rise, as it was. Also that there is more green space has been incorporated. Very welcome. Much better than the previous design which was ugly and awful and would date very quickly.
34. Not as bad as the previous one
35. The 'village' feel of the site it does not feel like a mass produced development - it appears to have some improvements and an ambition to reflect the city
36. Cycle and pedestrian lanes
37. Very little. The plans are generic and lack ambition. The removal of the tower block is good, but do not confuse size and scale with ambition, there are other ways to achieve it. You are in a position to transform a much-used and loved site with an active community, allow yourself a bit more vision.
38. Nothing sadly. It looks like anywhere else. And does little for the area. Just replaces one eyesore with another. Take inspiration from Amsterdam - Edinburgh. Affordable housing and soundproofing, cooling for climate change, accessible and inclusive of most marginalised
39. The use of green spaces. Cycle routes and the promotion of car free travel. The use of green spaces. The segregation of residential and leisure facilities.
40. Cycle routes, green spaces, the separation of homes and retail area
41. The scale of the development seems more in keeping with the area than the previous proposal
42. No tower block, no high rise blocks, increased public access routes
43. More cycle/footpaths and consideration of human scale
44. Less cars, active travel, heat pumps, no tower
45. It seems much more organic less structured
46. Respect for the old street plan, leisure spaces, not dominated by car parking, Height
47. Looks low rise 'village' environment
48. More human level of development, more domestic housing
49. I like that the square will still be included and provide general household essentials.

50. Streetscape and better accessibility, ensuring better vistas of Norwich Cathedral/Castle, not so retail dependent and won't upset commercial hierarchy, more blocks that don't look too overbearing
51. Obviously taken heritage plans into consideration this time, which is great, increased social space, more cycle provision (paths and parking), lower heights tho' still think 8 storeys still too high - don't make healthy living spaces
52. Re-instating Botolph Street (to some extent)
53. Re-instating old mediaeval street plans. Greenery lower rise buildings. Smaller scale. More open spaces. Cars on outer edges of development. Delivery 'hub' mix of dwellings and other units. Separation of cycles, cars and pedestrians. Use of local architectural features.
54. Better than the initial plans. I live very locally to Anglia Square and no would like to see a development that is far more in keeping with Norwich, than the central London style as proposed before
55. It seems at a more 'human' scale with manageable sub-units. It all seems less of a 'behemoth' than the previous scheme
56. Variety of buildings, not too high. Proposed vehicle movement to improve access around the area
57. More modern shops, restaurants, housing, keeping covered area and benches would be good, Supermarket (not just Iceland/Poundland) Greenspaces (unexpected - didn't realise there was space) for visitors
58. More to smaller scale, more human built blocks as far as I can see - more pedestrian access routes to enable it to remain a proper hub.
59. The return to terrace type houses that will not block out more sunlight and that sense of space. Also the appreciation of the intricacies of Norwich will always new places and areas to discover. However without space peoples behaviours can become insular and isolative.
60. I like the yards and mixed architecture, more green spaces, we like smaller units, we like the street layouts
61. Better separated into different areas to allow flow of space and use of external space.
62. Sketches are simple. Plans seem okay.
63. Nice mix of homes and retail
64. Better mix of retail/residential. Mostly low-rise development. Existing retail retained. Surrey Chapel retained on present site. Car parking on smaller scale in a less centralised format. Through-views and vistas incorporated. Plan to include tree-planting
65. From what I have looked at the plans seem to want to be blend in with the existing surroundings space. No storey block or cinema, we have excellent shops the whole of Anglia Square needs modernising and updating but still provide shops etc to locals. The plans look exciting.
66. The street layout and sight-lines appears to have been given a little more consideration.
67. The housing for Norwich North and the reduced height of the tower
68. More permeability and lower massing/height. Keeping the 'Anglia Square' name.
69. Open spaces and trees. Lower heights of buildings.
70. Reasonably good
71. I would need to see a 3D version of the plans, but am glad there is not going to be a large tower block
72. Streets are very clearly indicated
73. The network of streets, open spaces and mix of residential and commercial properties. Like lower scale of building and better light for residents and users
74. That it seemed like a higher than 10% of biodiversity was being considered (the higher the better). That high tower/cinema is no longer included. Cycle routes (although not looked at the details in depth)

75. I like the fact that it has taken into account the community in the sense that previous plans would have destroyed this. I like the fact that you are incorporating current businesses into the new plan and sketches. There seems to be a good balance between residential and commercial plans
76. As indicative plans and sketches they are geographically pleasing and what they are representing clearly more palatable by contrast with that which the city was formerly threatened with
77. Pedestrian and cycle access
78. Looks promising. More park space if possible?
79. Anything is better what here
80. That it would work financially and socially
81. Looks very nice
82. They seem ok, difficult to tell from what I can see
83. Lower skyline, shorter buildings at edges so it doesn't look like a fortress. Ground level green space (rooftop gardens are unrealistic)
84. feels more connected to city - restoration of Botolph St. / Strimp Cross. Lower buildings, smaller commercial units, sustainable building methods/heating cheap on pocket and environment to run
85. Scale much improved. Nice flow to streets. Very encouraging
86. better streets/pedestrian flow
87. I like that these new plans seem more complimentary to the local area and that previous criticisms have been incorporated. I like the gentle density and better blend of residential and commercial. The commitment to natural light in the properties and private space is also welcome (although I hope there is still public space for non-residents). These plans feel more 'human' and appropriate for Norwich.
88. Like the ideas streets alleys and yards which should be like the area before Anglia Square
89. "Potential for retailers in the area to benefit, and square can be improved as shopping and meeting area
90. Connectivity improved - as local resident could make easier to access Marriott way for example"
91. Height, is more in keeping. Design, flows with existing road infrastructure, it should blend into the area. I liked the shipping crate plans for under the fly over. I am pleased that the aim is to retain existing retailers. The inclusion of a main social plaza. Seems to have ample green spaces.
92. Clear and easy to read
93. 1. Less brutal and more sensitive to the area. 2. The decision to remove the tall 'landmark' tower. 3. Maximum of 8 storeys throughout 4. Pivot to residential 5. Better quality residential in terms of individual residential identities 6. Better, more diverse access and circulation 7. More relevant to the neighbourhood
94. It looks very attractive on paper, what most Norwich residents want is this to be a long term project and being well maintained and being a much greener space and not ugly buildings with no trees and plants , to help make it a cleaner air site perhaps sites for projects for gardens that locals can be involved.
95. They are informative and enable us to see what is proposed. We like the restoration of the Botolph St, Cherry Lane and St. George St routes through the development. It's hard to relate the sketches of the buildings to the layout. The fact that Sovereign House does not appear on any plans is the best part!
96. The redevelopment of a much needed space
97. Not enough at Anglia Square popup to make a clear judgement. But pleased to see the tower has gone and the restriction of height on the Magdalen St side promising.
98. There much better than the previous plans

99. Nothing. The drawings are very misleading with their clever use of scale. The indicative plans are a disgrace. Would the owners and designers of the site like to live here? If the answer is no then I think you should stop. It's soulless and not appropriate for this historic part of Norwich
100. Nothing
101. Hard to comment on something that is not reality. However would like to see much more landscaping and green spaces incorporated to plans. Would like the opportunity to comment on final plans/sketches before planning permission is sought
102. Much more appropriate in terms of massing and scale. Appreciate the effort to reflect the local character, human scale, lanes, squares etc. and to create a pedestrian and cycle friendly layout that links into the wider area, has historic reference & retains the square
103. The open feel of the space
104. Varied rooflines, Retention of name Anglia Square, Re-statement of Botolph St, Plan for when flyover goes, Green spaces, Hub for public transport, Gym for residents use
105. The sketches lack colour and therefore the vibrancy of the area is hard to visualise. Right now the old plans seemed visually more appealing. A cafe/restaurant culture with outdoor settings would be great. If you look at Riverside this was a development with limited connection to the river and the sense of outside space - an opportunity missed. This development must have a sense of destination. We have seen outdoor areas become more important during the pandemic and will likely continue for many years. The connection between St Augustine's and Magdalen Street seems much better. Having the public spaces linking to the main pedestrian routes to/from the city and through the site will create better movement.
106. No tower blocks
107. The outdoor space for each apartment will very likely be very small, not a lot of use & likely encroach on nearby apartments. How will a communal garden be looked after/kept safe?
108. Well to be honest...not much. They are an improvement on the previous scheme but then that is the oldest trick in the developers book... even the developers must have been surprised when NCC approved the first scheme! I know they are initial plans, but they are pretty basic for a £300million job. Sorry, but there is just nothing that jumps out and says "this looks great". It's just a bit bland.
109. Like the planned private, outdoor spaces for each home.
110. It is a lot more acceptable and user friendly than the previous proposals
111. I like the idea of reflecting the old street layout and the historic Yard concept. Efforts to retain the bargain stores and provide some smaller retail space shows a welcome insight from the developer into how this site is currently serving the local population. The suggestion of a box park under and around the flyover would add more character and interest to the development
112. Mainly delighted and relieved that all the things you have got rid of have gone. I like the new Botolph street joining St Augustine's smoothly to Magdalen street with continuous shopping. I like the fact every "home" has a garden. But will every flat have its own outdoor space (i.e. a balcony or two) as well as communal gardens? I like the fact it is more like Norwich... multiple lanes, pitched roofs, housing around communal spaces (though suspect these spaces may be a bit on the large side for effective community building). But the detail of this will really matter. I like the fact you are thinking about every flat/house getting proper daylight. Vital. I like the fact you are thinking about ventilation and dual aspect, and reduced numbers of flats per entrance...but I don't think you have gone far enough

113. Like the mixed use and range of retail floor plates and different uses. The 15 minute neighbourhood should be a key objective where people work, live, play and shop are all walkable seems viable. Space not wasted for storage of cars as surface car parks are used for people. It's a city centre location after all. There is no need to provide 100s of car parking spaces considering the current Anglia Square multi storey car park have been closed for over a decade. The traffic has evaporated.
114. Need to see more in detail

## Question 10: Is there anything you dislike about the indicative plan and sketches?

1. No
2. People still like to own cars
3. Sketches' are basic for a £300m project!
4. Too many people crowded round them
5. Worry about if there'll be enough parking space for visitors and employees to make the scheme a commercial success.
6. Of course - it's too indicative and sketchy! I think a lot of recent buildings and environmental designs have failed because not enough money has been spent on details and good quality materials. Norwich City hall may not be everyone's taste, but it is a quality building. Is the new Anglia Square going to portray quality?
7. A fundamental rethink was needed and encouraged
8. Nothing. Seems much more appropriate for the area in particular, no buildings over 8 storeys
9. The density of the housing (persons per acre) still seems very high
10. The plan says that no building will be over 8 stories high - but buildings in the sketches are all only 3-4 storeys high - this is a bit odd
11. I would like to see a 3D model (to scale) It's impossible to judge the project as map/artists sketches, please provide as soon as possible!
12. The units are characterless boxes, bearing no relationship to scale or character of the local terraced housing, or, indeed to the wider historical surroundings. The plans could be units from any development - almost anywhere - simply placed in this setting with regard for context
13. No statement on how many affordable homes (no doubt you will use every loophole available to get it down to a minimum). No indication of how tall these buildings are (max 8 stories, yes but how many will be at that maximum?)
14. The buildings are still very high for the area. I am concerned about the density of housing and the number of new residents, though I appreciate that this is a factor of the development scheme, not the design. I find the buildings disappointingly bland and generic, no different in new developments all over the county. They are not distinctive.
15. No
16. There's a danger of this being fine for people that will live there but with no cinema. No hotel it will not be any kind of destination for those who live outside of the square. It all looks a bit timid and inoffensive - nothing has the 'wow factor' yet!
17. Still a bit
18. Most of it is vague, expected to see a model
19. Still very vague

20. Appears to be mainly flats and very homogenous in design. A bit concerned that the proposed pub on Anglia Square will lead to an increase in anti-social behaviour.
21. The uncertainty about the numbers of 8 storey buildings. Uncertain how much communal space will be 'green'
22. That all the new residential homes look the same. It loses some of the character you get elsewhere in Norwich
23. Not really ... God bless Covid for reducing the number of shops!
24. Still feels quite big. 4-5 storeys. Maybe gut feel is that 600 - 800 would be more like it. This would ease pressure for parking. City would consider car - free. Would suggest reduced rates would be appropriate.
25. Would prefer more nods to the medieval character of the area, like the recent developments of Magdalen St. and the area around Colegate and Oak Street/ Cosuany. Still quite high rise but better than it was - would prefer a mix of more low-rise properties and green space/ trees
26. Difficult to follow, ten years much too much
27. Residents hub is too exclusive to those who live there - the area needs a proper community space
28. See above. Think bigger, in terms of how you could have a positive impact on the local community. More green space, more affordability. Features, landmarks. Some kind of hools. Be more daring, rather than building the same thing over and over.
29. Making a public space suddenly very private - not inclusive of the community here - costs pushing out people of colour, the young and working class looking to start u/ have been established for years - building rapport. Where's all the info on what will happen to them? Where's the greenery for all?
30. Although there is a nod to sustainable travel would the impact of the less than half car park spaces to properties impact the likelihood of sales of the properties.
31. Potentially having large congestion issues in the area for people getting into car parks. Lots of homes and not enough car park space the roads are very busy already
32. Lack of parking for 1110 units could lead to parking problems in the surrounding area
33. Likely to be too many high value (small) units sold to absent owners
34. Concerned that housing might not be responding to the biggest need of housing waiting lists; concern that potential increase in traffic will exacerbate current traffic jams cause gridlock and pollution
35. Density is still high - 11000 homes sustainability still not a priority
36. Not that I can understand from this drawing
37. No
38. Concerned about the amount of space for car parking whilst understand the desire to cut car use. The level of occupancy will mean more than 400 parking places
39. There is an 8 storey building in the plan. The existing height I was told is the equivalent of 11. This building is already controversial. It also has studios in that are affordable these will be warmly welcomed by artist and creatives alike.
40. Overly dependant on private parking - needs to be future proofed, ensure 'yards' don't become magnets for crime and ASB, Lack of affordable housing, not a fan of flat roofs (but this is a personal view)
41. No cinema - small one would be fine! 8 stories - better than before but (see above)
42. No hotel, No cinema
43. Flat roofs?
44. Not really. Incorporating and encouraging more cycling in the area is good.
45. Would prefer not as high as proposed but understand the need for it

46. Just want to make sure don't lose charity shops and independent shops like Ernie's. Know some places redeveloped shops leave and empty shops really bland and boring
47. It is unclear what the building heights will be. The only sketch showing this for the whole site is at ankle level.
48. The access to the spaces - that appears gritty and edgy in their decaying urban decline - is subtle in its beauty as it returns to nature and is evident of wild flowers, trees and birds returning to the area.
49. Parking is not sufficient. Commercial spaces with parking is only for residents of the site.
50. Worried about the quality of building materials
51. No
52. Sketches are generic and over simplified, not representative. Plan is fine.
53. No
54. Possibly the lack of provision for a small-scale cinema- although this might not be economically viable?
55. Nothing that I can see from the plans was concerned about the storey block but pleased that this is no longer in the plans
56. Hard to tell units until we can see real plans for the residential units
57. Where would Surrey Chapel members park their cars??
58. No
59. 8 Storey buildings might still be a bit high in some situations. Need to see 3D version again.
60. Not especially - it is such an improvement on previous scheme
61. I couldn't see anything specific, but important to be eco! Quite hard to visualise - would be good to see a 3D model
62. The one on the communication/flyer is expressive and I am not sure was really very helpful in visualising the proposals, indicative as they are
63. I think the car ownership should be discouraged. This is a city centre site with plentiful transport options. Families must be limited to one car only if they must use private vehicles and don't forget the car club option
64. No
65. Its not inclusive of everybody. Anglia Square has its own client base and would destroy relationships
66. I'd call it bland but so is St. Anne's and it works well. No where near enough affordable housing
67. No
68. St George St. could become a wind tunnel. Still too dense housing - reduce from 1100
69. Infinite improvement!
70. Slight concern about single aspect flats around carparks but much better than previous proposal.
71. Eight stories is still incredibly tall for Norwich. Five stories is also tall. Three should be maximum.
72. I appreciate that this is an early stage of consultation but I would prefer to see more detailed sketches of the proposed development. I am slightly concerned that the layout of the residential blocks could create closed off parts of the site and limit a cohesive sense of community. I'm also concerned that the non-residential part of the development is over reliant on retail.
73. hopefully a minimum of 8 storey buildings
74. Concern over how phasing will be rolled out in practice.

75. Removal of entertainment and restaurant facilities. Massing and height could be more heavily centred towards St Crispin's Road. Lacks distinction(a "wow" moment) like the Birmingham's Bullring or Liverpool ONE. A lack of public accessible green space. I would prefer larger residential and commercial units as I believe this would help in maintaining a sense of value. Adaptable, adjustable walled retail spaces could be looked at. A lack of public car parking spaces. I acknowledge that this is a council issue, however I feel that Edward Street, before New Botolph Street, needs to be wider on the corner to allow for two cars side by side sooner. Residential units may need to move inwards to achieve this. Designs should prevent dark spots that encourage crime
76. No but looking forward to seeing 3D plans in the future.
77. 1. The visual look of the proposed buildings is bland and nondescript 2. The proposed buildings and public areas look to be standard off-the-shelf. 3. Lack of detail and visual interest at street level
78. Not at all
79. Even if there was, I don't want to spoil any chance of the plans being approved by being negative
80. It was not clear on the plans what shops would leave.
81. The reduction of parking is a concern as the council controlled areas around Anglia Square are already over subscribed. To think you can sell the units to people with no cars seems a bit naive. Most people seem to have 2 cars per household min.
82. The buildings are still tall but it is better than what is there now.
83. People don't want to live like battery hens. The pandemic has taught us about the importance of outside space and the harmful effects of flats. You have not learned anything and this development is a total disgrace. There are more important things in life than making vast profits. This development does not reflect the needs of the local community.
84. Everything
85. Too much consideration given to vehicular access and parking. Any parking allocation should discreet and preferably below ground level. There should be no vehicle access apart from limited number of residents and delivery purposes. This area is already served well with public transport and pedestrian access to the city centre.
86. Two storey car parking podiums and potential impact on the design of the dwellings that surround them. Could private parking provision be reduced and a car share scheme introduced that would be linked to the proposed residents' hub?
87. No
88. No parking for visitors
89. Without the detail of the commercial use it is hard to understand what is proposed. One pub, an Iceland, food store and gym does not inspire. A rooftop garden/restaurant, cinema or other leisure activities are needed to create a destination. I don't want to see 1100 homes where people walk a further 15 Minutes to the city to socialise and relax. Also the large number of north city households should be considered as to the viability and liveability of the area. There is no "centre" for the community north of the river and this has the opportunity to deliver this and open up the accessibility for historic areas such as St Augustine and Magdalen Street. The balance between homes and being a destination centre needs to be balanced.
90. Very hard to tell from such vague representations



91. Not convinced about the apartments, looks like they will be very small & mostly for single or couples employed. This will do nothing to help the housing crisis in the city, so called "affordable places" won't be affordable to many. Broadland Housing Association have new "affordable flats" at Riverside at about £750 & upwards a month rent". This is out of many people's reach. Norwich generally doesn't have lots of high paid employment. If there is still a push to gentrification of the area, it will put many locals off & it begs the question of who the site is aimed at?
92. Wish somehow part of the old main building can be saved
93. I am a bit disappointed that the centrepiece of the £300million scheme seems to be the inclusion of Poundland and Iceland!! I'm sure you've seen plenty of odd characters in Anglia Square on your brief visits to Norwich but we're not all idiots. NR3 is a thriving, cosmopolitan little community with lots of independent shops and cafes. The majority of people (I suspect) couldn't care less about Poundland or Iceland. Lack of landscaping on the drawings. I did hear that this will be included on the second consultation but why not the first. I work in the construction industry and see this time and time again - landscaping taking second place. Often the trees are left out at the end of the scheme anyway with the usual excuses - too many services/obstructions in the ground etc. Green spaces should be a priority for every scheme now and not an afterthought.
94. Unclear whether the proposal is to retain the existing Anglia Square Shopping Centre. If so this would be hugely disappointing as it is an unpleasant eyesore which feels unsafe and adds nothing to the character of the area. Support the retention of part of the site for local shops, it must be a new, high quality realm though not the concrete hell of the current offer. Also very concerned about the lack of parking provision. Norwich is not London, or Manchester or even Nottingham or Sheffield! The public transport network is very unreliable and virtually non existent outside the city. It's therefore completely unrealistic to expect people to buy homes with no parking.
95. I'm not clear if the majority of the residential units are 1 bed flats - I hope there is a good balance of larger properties too. The timescale shown on the boards stretches deep into the 2030s and that seems rather a long time - and as the development is presented in a series of stages one might imagine that a repeat performance of the original Anglia Square is once again the outcome. That is, only certain retail units get built and the rest of the proposal languishes.
96. Would prefer no more than 6 stories of course, but a few high bits that do not take light from others too much can actually mean less blocks opposing each other creating canyons... 4 stories with the odd 8 probably nicer living than all 6 stories I would think. but my main wishes are: i) dual aspect light and ventilation for all (not just some) flats and houses (a challenge to you, but important if temperatures increase) ii) separate entrances as much as possible. You have said 1,100 dwellings and 105 entrances, still a minimum of ten dwellings per entrance (and presumably some will be more) and looking at the plans some places seem to have two entrances going to the same lifts/stairs. And it says "97% with 8 homes or less per floor"....but how many floors?! This could still be large numbers of homes sharing the same lift/staircase. So yes much improved, but I would mark it as please try harder! iii) private balcony space for all (this may be in the design, just not sure so thought I would mention) iv) a design that allows for a mixed sort of community... young people, old people, families. v) last but not least... 33% social housing. vi) CIL also ought to be paid for that number...or be sure to be creating the facilities that CIL would pay for within the site. Particularly make sure the community hub is a real community space, not just a place for dropping off parcels...needs to have space for youth clubs, Zumba classes, knit and natter etc.!!

97. The frontage on Edward Street still looks very inactive as it is now. I do not like that the line of sight is still broken from Magdalen Street to St Augustine's shop parade. Recreating the straight alignment of St Botolph Street will encourage people to walk through to St Augustine's and vice versa to the benefit of both areas. The hideous 60's over engineered nightmare of the inner ring road flyover and bridge into the building still appear. If money was no object this should be put right. Its people not cars. Footway on westside of Magdalen Street at junction of Edward Street still looks too narrow
98. What happens to plans if we keep having lockdowns

**Question 11: Do you have any other comments?**

1. What about public art/sculpture? Very important no ground level blank walls (ie. Rendered) which automatically become graffiti canvases. Must ensure all benches have litter bins! Provision of public recycling facilities. Would want to be sure that enough provision of: air, space, renewable (community) energy, strong use of materials and design which indicate that this is Norwich and a strong nod to its historical architecture - would want to see imaginative use of flint/brick/wood/cobbles/steeply pitched roofs etc. Lots of sustainable greenery at all levels so trees - roof gardens- maybe a water feature? First Aid/Cardiac Arrest. Public security enough good quality cctv
2. Please get on with it. Just fed up with the delay.
3. No mention of proposed building materials. Will the houses be built to Passivhaus standards similar to Goldsmith Street. Where is the parking for residents?
4. The cycle routes need to be proper segregated 'bike roads' not shared use pavements
5. Better to have a question and answer format
6. Positive first impression
7. I was rather hoping the previous proposal was going to be accepted, despite the tower block and general height. There was some good things in the previous proposal and I have to say that the new design is much more attractive generally and might just work. It is clear to me that people's ideas and objections have been heeded
8. Don't be side-tracked to higher
9. None - until I can see the final detail designs
10. The volume is a great improvement and could revitalise north Norwich. I am worried though about the level of provision of housing for poor people - who are increasingly being ferried out of the city centre to the outskirts where there are few amenities
11. The people in the room do not seem to include many of the residents and regular users of Anglia Square
12. I would like to see affordable accommodation for local people, especially the elderly. Priority given to people who already live in this area. I'm concerned that 1,100 homes could bring too many new residents and their vehicles. Traffic congestion and air pollution. How long to complete? I don't want to live next to a building site for 10 years.
13. I do not believe the road, public transport, or other infrastructure - schools, doctors etc have been taken into account within the expected expansion of the population on this site. Based on the 1100 units and an average occupancy of 2.5 people say, this is an increase in the population of 2750, can the infrastructure cope? What about doctors, schools - where appropriate etc
14. Soulless design - once again. Still too dense for the area. Won't be enough affordable housing (you won't meet the 30% will you?) Not enough green, open spaces

15. I was unable to ask about the proportion of 'affordable' and social housing in the scheme, but I would hope we have more than the bare minimum of both. I am concerned that the tighter deadlines leaves no time for public consultation. I am grateful that some objections to the first plan have been taken on board and I am aware that my more positive reaction to the scheme is largely in contrast to what was offered before. Other people may feel the same. It will be easier to judge the physical impact of the scheme on the city once we have a model proposed buildings.
16. Please build it
17. I am very 'pro' the redevelopment plans. My only concern is that as much as possible is done to prevent 'undesirables' hanging around at night, creating trouble and drinking and making noise. This may require restrictions on when the amenity land areas can be used or accessed.
18. It's good that local views are being sought but if this is taken too far it all look as though it is architecture by committee. My suggestion for a bit of 'wow factor' is a rooftop open-air swimming pool/spa! See Bath Spa where you can view the cathedral from the water - could be the same in Norwich
19. Keep the community at the heart of the plans. Don't make it too posh.
20. Please keep the community feel of Anglia Square. Don't make it too posh.
21. Provided Weston Homes build responsibly in terms of fire safety and do not dump another series of purchasers with the sort of problems of the past, the outline is tentatively acceptable
22. Would be good to see some exciting, sustainable design of housing. Something a bit 'different' , would be nice to have something like a cinema or theatre to bring people in, in the evenings. The increased population will put a strain on local services e.g. school, doctors surgeries. Has this been taken into account. Would be good to see more planting along the ring road to block traffic noise from housing on the site.
23. Need for schools, GP surgeries etc. and parking could prove difficult
24. My main concern is that business' that currently there may be forced out due to higher rents and we are left with more empty spaces like the royal arcade. I like that currently there are also community events and would be sad to see these go. If they were placed at risk (hopefully not!)
25. Thank you for listening. I believe you've heard.
26. Mix is not explained. Would suggest this site ought to be providing a decent proportion of family homes 2-3 bed units either self-contained with front doors on street and patio gardens at GF or top - floor flats w large roof terraces
27. Something a kin to Goldsmith St. would ideal - Great, well thought out. Affordable and attractive urban development. Have extra facilities (Schools/GPs/ Services) been included? Green spaces are really important too, these things will make the area sustainable for the long term ( see clever developments in Norwich by Friair's quay and in towns like Cambridge) Also the things that make Norwich City Centre thrive are its independent shops/cafes/restaurants so space for them crucial
28. What about businesses of Magdalen Street. Some businesses have already moved out
29. As a charity working with a vulnerable group we would very much like to be able to have a presence within the development if at all possible
30. Do these public events in the area you are developing in - maids hotel is a space that would exclude a lot of the existing community - very posh!

31. This could go well for you if you if you listen to the residents and the local communities, they are proud and fiercely loyal. You have an opportunity, post-pandemic, to change negative perceptions and be remembered as a force for good. You do have a lot of ground to cover to win back trust. Also, what are you doing holding the meeting in the Maid's head? Hold them in Anglia Square if you believe in them, talk directly to those there. To avoid this looks cowardly.
32. Norwich is a hotspot because it does not look like any other city in England. It is not a copy and paste London/Sheffield/Ipswich etc. It is unique - medieval - and unassuming. What we love - churches reconstructed into other things without spoiling the aesthetics - even cinema city. What we don't like - the imposing flats on the river by Jarrold/ James Quay. And all that over development by carrow road/ student accommodation/ at Grapes hill/ St. Benedict's. Once you make Norwich look like anywhere else it's not that attractive. No independent shops. No black - owned, LGBTQ+, sustainable, businesses. Concrete, no greenery/space. Mental health. Please make your homes have soundproofing and no flammable cladding. Weston Homes shouldn't just look at buildings but the artists, the musicians, the entrepreneurs, the 20/30s, the families very much suffering under austerity, the poverty here about to make those without the community around them, community takes years to build.
33. Is there likely to be EV charging points for cars? Great opportunity for the city of Norwich
34. The current plans don't allow for parking - will there be traffic control put in place?
35. There needs to be a proper consultation with the council for provision of proper medical and school facilities for the new residents
36. More family units
37. Please ensure that future consultation events are clearly advertised through EDP/local radio stations/ posters in shops on Anglia Square and Magdalen Street, as well as on council webpages and in the free Norwich Citizen mag that the city council deliver quarterly to all houses. Please listen to consultation results and respond by amending plans!
38. This has to be an exemplar low carbon development
39. It seems much more on a 'human Norwich' scale. I look forward to seeing it in more detail.
40. What is the commitment to renewable energy?
41. No
42. Think there is more awareness of the need for mixed housing-less 1/2 bedroom flats. Housing which is pleasant to live in. Retail that relates to everyday living - rather than the shops that only appeal to city centre shopping.
43. The area currently is mainly used by people of lower incomes. The shops including rent for the shop need to reflect this. Enough parking including electric charge points will be needed with customers and residents taking this away will create traffic jams and problems. As much social and affordable housing as possible is needed. The other housing needs to be monitored that it isn't laying empty.
44. Would be interested to see what commercial/retail offering you had specifically in mind, the c.50% that are single aspect still seems high, very much appreciate the number of community involvement events you're putting on
45. Plans are very much improved which is great. Would still like to use functions of community included - surgery/healthcare provision, conventional and 'alternative' community spaces for musicians and artists to grow the clear talent available locally. If current graffiti scene is demolished for example, space and provisions for local street artists needs to be provided - inject/keep some fun, personality and humour to the site

46. Indicative plans look good, much better than previous, emphasis on cycling/walking very good
47. Understand that gas boilers won't be installed. Air source heat pumps are expensive to run (lots of electric) understand solar panels not good in a conservation area. Please match the roofscapes - large width dormers are a Norwich feature. Drainage - really important to get this right to avoid flooding.
48. Anglia Square is in desperate need of redevelopment. It looks horrible and brings down the image of the area. The 1960's style is extremely outdated now. As a local resident I hope it will help boost house prices in the area. It is good that Weston Homes listened to the previous concerns and have now addressed them. I really hope people are more accepting this time. Anglia Square cannot remain as it currently is.
49. Great to see a much wider range of retail and residential buildings
50. Worried about how will be demolished. Chemicals, need explaining how it will happen.
51. It is difficult to make comments at this stage of the proposal. It sounds as though a lot is still in flux and I would be concerned if building height was increased or density was increased
52. I do not think providing too many single occupancy houses will benefit the area. A good balance of families and single people. Over the years families I experience move out of the area once they have children it is a more creative to bring the suburbs to the city centre
53. Parking is essential. People using Surrey Chapel, commercial spaces at Anglia Square need places for parking (visitors) if no parking is provided cars will invade nearby spaces current used by residents of NR3
54. We will be keeping an eye on how you manage the relationship between social housing and private ownership - we do not want segregated communities. We would like to know what the proposal for the CIL money is.
55. Generally looks like a development which doesn't ride 'roughshot' over the needs, wishes and desires of local people and which is more likely to retain the character of this historic area. Perhaps it might hark back to some of the character of the pre-Anglia Square era.
56. Now plans seem to want to blend in with the existing area but also enhancing it to. I really hope the project gets the go ahead as it is in desperate need of modernising and updating but still keep the existing shops and provide better public facilities.
57. I just hope the idea is not to 'gentrify' Norwich-over-the-water. The site needs to remember its history and the fact that Anglia Square sits on top of where the first settlers settled in Norwich. This is the 'real' Norwich and we need to celebrate that important part of our fascinating history.
58. Not at the moment
59. Much better than the previous plans
60. Norwich cannot be compared to many other cities due to the lack of many new facilities. I have been told so many times that Norwich does not like change. It also finds it somewhat hard to remake the city. Even the representatives here did not know that they were staying in the oldest hotel in England.
61. Sustainability, social justice are important to me. It would be good if that was reflected in this plan as much as possible. Goodmayers Weston Homes has a village hall included - would be good to include that a community space
62. Is the residents hub a community hall? E.g. Is there a place to hire for building community, community events? How eco will you really be? How about a faith space? Ecumenical space? Area for chaplaincy? Are the electrical charging points just for residents? How about making it residential housing without cars or only with electrical cars? How about pedestrianising St Augustine's street?

63. See my comments on car ownership connected to which is the whole issue of environmental impact - in demolition, construction and long term use. Please see copy my letter attached dating back to planning appeal. You appear to have taken most of the issues on board but one can't emphasise too much the vital issues there in relating to community, heritage, demographic etc.
64. I oppose the redevelopment
65. The current shops will survive and support the community much better with more social housing
66. Does the lathes get involved with plans
67. Do not put cobble stones on pavements
68. Make sure the continuity of the square is maintained with focus on the local owned stores, not national chains!!
69. Would like to see parking for bikes, green/living walls
70. Would welcome clear cycle routes.
71. The focus on showing how this is improved (it is) is obviously a blatant attempt to get this to pass. However, eight stories is still way too tall.
72. I'm excited to see how these plans develop. It feels like we are getting closer to a really good development of the site. As someone hoping to buy their own property in the future, I'm keen to see if this is an area I would like to live in.
73. "The design should of mixed housing and commercial types that reflect this area of Norwich ... medieval Victorian .etc shoe factories. Commercial and shops should small independent like parts of Norwich that are successful not big chain stores - this would reflect the past of the area but also be the most successful for the future no cars on the site and as many green areas as possible Design should be of a green nature -solar etc Majority of construction should be carried out by by local contractors -local labour"
74. While a tower seemed unsuitable, I would like for the site to be recognisable - a "that's in Norwich" feeling. Overall I feel these plans are acceptable, although I do feel that they are a bit bland. Additionally, I feel the balance between residential, retail and entertainment may need to be rebalanced. This may be accomplished by additional massing/height towards St Crispin's Road.
75. There are a lot of elderly people in this area that depend on walking aids to get around. It is important that the retail outlets and social/leisure facilities are disabled friendly
76. 1. I welcome the two-day consultation and hope you will continue to consult and collaborate with people in Norwich. I hope you will reach out beyond the usual circle of civic, architectural, planning bodies to the city's wider community. 2. I welcome the boards' reference to place-making. This is increasingly important and specialised, with specialised experts and site-specific solutions. I hope Weston will give full consideration to this
77. This is long overdue shake up of an area that is very depressing and not welcoming to visitors to Norwich.
78. Please get the job done soon. I have had my three score years and ten and most of them have had to endure the existing carbuncle on this city.
79. There needs to be a community Hub put in place that can be used as a space for the community to come together a hub that offers classes for all ages, founded by the redevelopment of Anglia Square, are rents going to be increased so that those charity's new using those premises will priced out. They have used that space and will now if a huge hike in rents not be able to afford these rental spaces. I'm not opposed to the redevelopment, but I thinks that's there is a real danger that those needing support will be forgotten in this development, I don't want to see endless same old branded coffee shops ,but smaller independent shops , or a mix of both

80. The presentation at Anglia Square seemed to fall short and where is the detailed presentation on line that I was told of at Anglia Square.
81. I'm fed up of people who don't live in NR3 interfering in NR3 - we do need the shops Anglia square has but the entire site is an eyesore
82. Try again. A major improvement for this area would be to ban buses from travelling from the maids head hotel down to epic studios. The air quality is disgusting, it's worse here than in central London and is noisy, shakes the historical buildings and is really shortening people's lives. We are part of a community that loves the multicultural aspect of Magdalen street and feel this could be the 'Hoxton' of Norwich, up and coming, less exclusive than NR2 but has potential to be where young, creative people want to be. If Magdalen street could be a better version of St Benedict's that would change the whole feel of the area. There's great food, vintage stores, zero waste, vegan, craft beer etc, it's surely a low hanging fruit but the current plans seem to want to condemn it to being a crack hole for a quick profit. Surely we have learned from the past and are better than that, please reconsider, take a risk, create somewhere you would like to live or at least hang out.
83. Anglia Square as it stands is a classic of late 60s and early 70s design. It should be listed not demolished, the environmentally sound thing to do it to refurbish the blocks for accommodation and generally leave it as it is. The embodied carbon is not something to throw away on a whim. Every other development of its size and age has been butchered.
84. Any traffic signals need to ensure they pick up waiting cyclists. Norwich City Council installed ones tend not to do this. Surface water needs addressing - whilst roads are clear, if you look at pooled water, tends to be on footways or where dropped kerbs are in place for pedestrians. Would welcome greenery rather than simple concrete. Would welcome art - including graffiti as per the current character.
85. Love the plans for yards and green spaces. However more restrictions for vehicles over the site and encourage cyclists and pedestrian access as a priority. Any retail should encourage small independent shops and no /chain or megastores. More need to be achieved with renewable and green energy for the site..solar/wind generation. Would like to see some buildings that reflect the history of the site for example shoe factories frontage and weavers homes with distinct weavers windows.
86. Density is still very high and affordable housing provision is still very low. I appreciate the significant development costs but a slightly lower density, or consideration of dwelling types, would give the designers more flexibility to achieve the quality dwellings you are aiming for. As the design develops it would be good to further reflect the quirky organic character of the area, the concept layout suggests this but is still a little orthogonal.
87. Proposed 30 minute on street parking is insufficient for visitors to the area
88. While the previously approved plans were not perfect I was a supporter. It seems a minority have been very vocal and overturned the approval. As someone who lives near the area and commutes by (as currently nothing attracts) I welcome the opportunity to develop an area for the north of the city. The draft plans seem like they could be going too far away from the needs of the wider area to pacify the few? I say the few as all of the votes on the surveys I saw on the EDP website had approx. 70% in favour of the old plans with thousands of people polling. We cannot live in the past. Most major cities have developed higher density areas with great success. Norwich can do so too

89. Norwich is lucky to have so much heritage. The Anglia Square area is very prominent. There is an opportunity for a development that is sympathetic to the city's overall look, which is so important for its attraction for tourists, (think York, Cambridge, Bath etc) and therefore its economy. The height of the buildings is crucial to avoid damaging the skyline. It should also be sympathetic to the surrounding, largely Victorian area, with its particular vibe. The style of the architecture is therefore important. The site also impacts the footprint of the medieval city, is any of the archaeology to be preserved? As a nation we should by now have learnt the lessons from the post war period. Radical, jarring, 'modern' developments (like the current Anglia Square) rarely stand the test of time or have long term value for the residents; we are largely demolishing them. Will this development be a future eyesore or a successful enhancement to the city? I guess you know all this, but I thought I'd say it anyway.
90. Agree that Anglia Square needs updating but would like the development to be reflective of the needs of area. A mix of affordable retail and independent shops would work well. Would like to see artists able to have gallery space and studios to help maintain and build a cultural community to the area. Would hate to see it be another dull identikit gentrified development. Any green space should encourage wildlife and use sustainable materials where possible.
91. Please give us more detail on the environmental aspects of the design. At the moment it's a bit poor in my opinion. What are the environmental aspects? Including SUDS in your drainage scheme should be standard in all schemes anyway not a bonus. Although you have reduced car parking - another 400 cars in that area will bring streets to a standstill in that area at rush hour. How will you alleviate this? St Crispin's roundabout is jammed at the best of times.
92. More than anything Norwich needs a modern concert hall and it would be nice if one could be incorporated into the proposals.
93. I was at the Norwich Over the Wensum presentation (but note these of course are my individual views). I mentioned then, but will reiterate: the wind survey last time focused on the South Westerlies because they are the predominant winds. But no-one here minds a South Westerly. They are mild. What matters are the North winds...only thing between Norwich and the North Pole is Cromer (look at a map), North Easterlies and Easterlies from Siberia. They bite. They matter! Otherwise I just loved the sense of joy I got from the lead presenter at not being dragged into doing the commercial as well as the housing and that at least some of you had watched Anglia Square a Love Story, and spent time in the area. Please continue to get to know us, know the character. It is a poor neighbourhood beyond the flyover (in lowest 10% of country) and the catchment hinterland is not wealthy either, but the area has great character and spirit and Magdalen street is by far I think the most diverse area of Norwich. We want to celebrate that diversity. And second hand and recycled and reuse is the way the world must go. We are ahead of the game! I don't think I have covered all issues, but I know others at the presentation all had their personal views and picked up on different aspects, so hopefully we have it covered. Good luck. Think Norwich (Over the Water)!
94. More greening for urban cooling, mental health and biodiversity. Would like to see rain gardens and SUDS incorporated. How about a logistics hub for city centre cargo bike deliveries
95. Will there be access to shops etc; whilst this is going on as we do rely, and access to Magdalen St.



## Appendix 22 – November 2021 Full Feedback Responses

**Question 5: What other night-time economy uses would you like to see?**

1. Performance space in the community centre
2. All night venues if required more diversity in every sense
3. I like the idea of a microbrewery. An arts space/auditorium would be great
4. Not sure about pub and restaurant there are a lot of local offerings may be affected. Have discussed community use buildings (Men's shed) with team. There are several other projects could use some space at an affordable rate.
5. Not keen on noisy venues, as contrary to the community feel
6. Concert Hall - Purpose built
7. Restaurants, bars (if viable and well managed) it works in Europe below apartments
8. Spaces must be flexible - if a pub closes down or a shop moves out - will it be suitable to change use to meet the needs of the residents?
9. Cinema, bowling or similar leisure activities
10. Arts?
11. Not sure
12. I think pub/restaurants/band would be ideal in the space. 11 pm closing time. Poss. Venue for gigs/events?
13. Local pub
14. Small cinema space, small concert hall/art centre
15. Do not want nightclubs or late opening premises so to reduce crime
16. No nightclubs
17. Any chance of cinema?
18. Open square for dining fountains, performing space is a must
19. Safe place for young children. Currently there is a covered space with good lighting feels safe at night
20. But they already exist, support these already existing businesses
21. Coffee Shop
22. Haven't got strong views
23. Cinema - small not multi screen - afternoon/evening use
24. Outside eating/drinking areas for families
25. "late-night pharmacy, late-night supermarket, cinema / entertainment such as bowling or arcade"
26. Internet Café
27. Youth Clubs
28. None thank you. Keep it in other parts of the city.
29. Small theatre (+film) use
30. Norwich has a lost a cinema since Hollywood cinema closed prematurely. In my view this should be replaced and space for the local community/amenities should not be downgraded
31. I think why not revitalise Magdalen St too and enable buildings there to find commercial viability also near the last

**Question 8: What activities/functions would you like to see in the landscape design?**

1. Greenwall, trees
2. Sitting, walking, children's play, sensory garden, gathering informally

3. Possible speaker corner or something like that
4. Children's play area, artists workshops
5. Artists studio space more tree along the south eastern and at the flyover. The developer to apply for TPOs on existing trees at minimum
6. Trees and planted areas, Plenty of 'vandal-proof' seating
7. As said before community project space. Performance space could be beneficial as well
8. Like a Spanish plaza - where young, old and in-between feel at ease
9. Cinema as was, local shops as Iceland and QD
10. Glad to see open spaces for community to sit and chat
11. Play area for children- with playground equipment
12. Space for people to sit
13. Community garden for vegetable growing
14. Entertainment, Food, Ice-cream, café kiosks, sitting areas
15. More variation in height - it seems you are trying to use as much height in the space as possible within the '8 storey' more view of sky, trees and balconies
16. Sensitive use of lighting, provide outside space for events
17. Trees
18. Green space, good lighting, public loo's
19. Good connection (pedestrian) from existing St. George's St. to city retail/commercial/leisure areas
20. Areas ideal for cycling jogging - relatively well lit
21. Public art provision in Anglia Square, Play space (natural)
22. Water, green/trees, wood, natural colours - with some splashes of colour, bright airy aesthetic
23. A lot of tree and environmentally friendly attributes.
24. Artisan shops, food stores, cafes, trees, seating for wellbeing
25. Trees - Properly maintained/planters
26. Trees, living walls, fountains, heritage rivers, living connection... this part of the city feels much more natural and I think that should be built on more
27. Hot food/street food stands
28. Pool, fountain, garden, allotment, music, market (pop up), theatre, playground, skateboarding, graffiti wall/art for youth, skating, light installations, trees, flowers, cycling, where are the groups that use flyover space/car park, please consider an outlet for young people to do graffiti art/skateboarding/roller-skating, light and cameras for safety, lunch breaks somewhere to eat on break
29. The inclusion of more trees and informal park areas are good, however there tend to get conveniently forgotten at the last minute. A greater emphasis on these if anything.
30. Local activities - e.g. pool, a space that can be hired out for pop-up shops and events e.g. galleries art studio spaces
31. I think that it is too easy to over-engineer a green space with other things, so eventually it is hardly green anymore e.g. castle green on top of the mall and chapelfield park
32. Green, green, green, with high quality materials used in architectural features; slow to deteriorate and get rundown
33. I would like to see proposals for the new community infrastructure required to support such a huge number of new residents, including schools and a GP practice

34. Open spaces - parks and trees
35. Historic reference shape of city, e.g. Saxon defence ditch which runs across the site
36. Play areas, close to family homes, more trees, community hall, space for outside live music"
37. Play. Art. Interpretation. Interaction. Biodiversity.
38. More green areas
39. Café society' / sitting areas
40. Green space, trees planted and squares/meeting areas such as the one in the centre of Anglia Square at the moment. It seems to have all but disappeared looking at the model.
41. Trees and food growing

**Question 11: Are there any other features you would like to see incorporated into this development to enhance sustainability further?**

1. Recycling roof "Grey" water separation of cycles from pedestrians
2. Better use of the land i.e. gardens to provide food etc
3. Living walls, living roofs
4. Greenwalls (e.g. Norwich M&S)
5. Hopefully, eco friendly with solar, heat pumps and insulation
6. need more information on sustainability
7. Use of flat roofs for solar, rainwater collection
8. Make the space more versatile and flexible to ensure long term use/success
9. Water feature using rainwater to show sustainability, bringing in wildlife with planting
10. Plenty of car club provision
11. Perhaps an outdoor gym or similar in a greenspace, for the teenagers.
12. Discreet policing to keep trees, gardens decent. Avoid wind tunnel effects. Avoid cycle race tracks!!
13. Ground source heating system, filtration to natural river running under site. Solar, living walls, bird and insect homes
14. Please utilise noise cancellation/ not flammable cladding in your building plans - also promote wildlife , flowers, sunlight, bees, birds, so many pet owners not enough space to walk them
15. Make sure build quality takes noise cancellation into account. This is a local problem
16. Pool
17. Please - let's have the best quality materials and 'finish' that can be had with money available. This stops things having to renewed all of the time.
18. See over: sustainability of current community provision in St. Augustine's hall alongside the new planned hub. There's a risk that our resource gets emasculated.
19. I often go to Anglia Square but from the proposals I can see that there would be no parking which would make trips to this area extremely difficult. I often cycle but living in Cringleford means that I would unlikely cycle this distance so would need to park my car to access all of the amenities available. I understand the aim to be seen as green, but I think with the introduction of electric cars and charging points we are already on the right path.

20. I think it's a shame Surrey Chapel has been left out of these plans. They are an active and lively church that do a lot to support the local community. They already provide mums and toddlers groups, debt relief, job support and groups for youth. If this is going to be a thriving community, you need a place that is willing to serve it, and Surrey Chapel is that, with volunteers who are ready to go. Their building will not look great in the midst of this new development.
21. More trees
22. rainwater capture. rooftop solar energy capture
23. Less corporate greed. More social inclusion.
24. Bricks! Good insulations, don't give us block bad standard flats
25. High insulation, solar power, community heating
26. As above, more open space, green areas, views from Anglia Square
27. Please do what you can to minimise dark spaces for drug-dealing/mugging
28. Don't see enough data on green friendly building and resources

**Question 13: What do you like about our emerging proposals and sketches?**

1. The scale seems better for the area
2. Reflection of Historic vernacular architecture, yards, stepped roofs, Norwich Wide dormer, rooflines please
3. It is taking the existing site and use them as focal point whether it works or not time will tell
4. Sensitive design and low rise structures
5. An improvement on your first proposal
6. Evolving in the right direction
7. Sympathetic enough given modern requirements
8. Lower businesses, court yards, discouragement of cars
9. It looks promising - glad to see all its building are of a lower aspect
10. Well planned out
11. A more human scale
12. Variation in heights, designs, use of roof spaces, open spaces
13. Lack detail which shows any texture/building material so can't tell what it actually look like - 25 min photoshop job?
14. Roofline is better
15. Very good consideration and a good halfway compromise for all
16. The feel, the space that you have listened on the first consultation
17. Wooden model is great!
18. I like the fact there are no 20+ story buildings - this has elevated many of my fears regarding the project
19. The new access routes through the site
20. Lower height than previous proposal, community hub (could be built first??)
21. Looks to support the local residence, and improve the area visually.
22. Much better than earlier proposals
23. Very enthusiastic - sincerely hope the project can begin soon
24. Look much better than the first plan with tall skyscrapers

25. All good
26. Vast improvement on previous plan
27. Community hub, nature space, public areas
28. Seem much more considered and like they have taken some feedback on board. Abandonment of vanity high-rise element - good.
29. Bike incorporation into design and initial green space design
30. They get better each time. You have clearly taken on board the views of ordinary people even though they may not be architecturally trained.
31. Sense reigns!
32. More thoughtful than the previous proposals, and more in keeping with the area.
33. Much more in-keeping with the city as it currently is and a vast improvement over previous plans. However..
34. I think there are great cycle paths through.
35. Insight into how the area will change
36. Not much really. There isn't anything to get excited about. For a £300million pound job the sketches are pretty basic. They do not seem to have moved on from the last consultation - except the height of some of the buildings seems to have increased.
37. Human scale. Mix of use
38. Much better than the original
39. Not much. Do you live in the area
40. This is a total transformation, thank you. It will be for the benefit and will regenerate the area.
41. Cycle storage, I would like to think this would meet the needs of possibly 2000 residents those who wish to cycle
42. 100% aesthetic improvement
43. I believe that the remodelling of Anglia Square is long over due. It is a golden opportunity to enhance the area and integrate it with its surroundings, not build huge office blocks
44. Lower than previous proposals, walkways through the area, very keen that private and public housing is to same spec.
45. Old city plan, diversity in dwellings

**Question 14: What do you think would improve the proposals?**

1. A recognition that some residents will need parking for their own vehicles to their homes
2. A feeling of not being enclosed. Individual building security
3. inclusion of everybody no one left out
4. Incorporating the under flyover section
5. Segregated cycle paths, visuals and material variation of roofing material tiles, slate, flat, green. Varied tile palette.
6. Sensitive and varied use of building material on the faces of buildings
7. Keep the current social projects in the development (men's shed)
8. More social housing if possible
9. Nothing
10. See below

11. Again very hard to picture from existing models/images
12. Grass, more trees, variation in space. Make it look like it was built over time not just popped out of the ground
13. Extra GP provision, child friendly play area, good mix of independent shops
14. More green space for mental health
15. Trees
16. Keep on encouraging as you are doing, change is scary for people but by, listening to people you can take them on that journey
17. More housing provision
18. Materiality of buildings
19. Fewer buildings - it all feels a bit cramped, more affordable housing using solar/wind power
20. Reduce height of tallest proposed buildings
21. The yard names reinstated, it looks possible at last for planning to go through
22. Nothing really - good natured spirit in them
23. Possibly a bit more car parking and definitely many car charging points
24. Ensuring low price homes
25. All good!
26. Improved percentage of social housing - inclusion of marginal groups e.g. learning difficulties
27. What is the parking plan? Protecting the diverse community here re. artists, ethnic business owners who really struggle to get a business started here. A pool, shade for sun/rain, public, shaded spaces, disabled access
28. More affordable housing. Commitment to 10% minimum is genuinely good progress and welcome - however it still feels like you could be braver. You seem to be listening to the community feedback, now make sure the community can access what you're building. It could be seen as a landmark historic development, with a legacy of success, not just another displacement. Remember there is a flourishing and alive community here in Anglia Square right now, who have kept it flourishing despite not a new brick being laid - your development is not situated on an unused sites.
29. More green space, less concrete, nicer bird colours and sash windows
30. I know it costs too much - but I always think that if you are stingy on the quality of the building materials even a good design can be spoiled
31. Some imaginative thinking about the potential synergies/complimentary nature of St. Augustine's as a partner.
32. Far fewer residential units.
33. Parking
34. Car parking for visitors/shoppers.
35. More public car parking
36. More provision for public car parking
37. More parking
38. More green spaces. This seems to be an afterthought at the moment. Every time I have mentioned this I am told "oh well, the landscape guys haven't really done anything yet". Why not! You have a blank canvas here. Green spaces should be critical not just an afterthought.
39. Are living properties big enough or designed to allow working from home?
40. less dense housing

41. You need to show the current mass and scale of the buildings compared to the existing one, to give an idea of how it will look and feel compared to what is there now.
42. Involving the local community
43. Happy as they are
44. A more human scale, definitely replacing or refurbishing the cinema
45. More diversity with rooflines so it's not quite so blocky
46. Truly underground parking, 30% Social housing, more obvious eco-friendly choices and measures employability schemes for local youth

## Question 15: What do you dislike about our emerging proposals and sketches?

1. Nothing directly, but more detail on the look of the building would be good
2. This is a huge improvement on previous plans
3. A sledge hammer to crack a wall or way of filling in the crack. I only hope it's a successful as you believe it to be
4. The flyover is still there
5. The larger double blocks are shown as monolithic. Vary rooflines, heights, slopes. Texture the external finish
6. Nothing really but then I won't live here
7. Promising
8. Seemed quite built up development
9. Hard to tell at this stage
10. Make it more like Goldsmith Street in Norwich
11. No nursery or early years provision, no play space for children
12. Nothing
13. Feels a little bit 'safe', perhaps some bold architecture decision for next phase, maybe slightly heighten and more housing and apartments
14. Only worry is the sympathetic addition of and style ('flying freehold') style passages could attract anti social activity if not well lit.
15. Hard to tell, more greenery? Doesn't seem very aesthetic (but better than what's here now)
16. Nothing
17. Some of the larger buildings seem rather close to each other
18. The amount of thought that has gone into the character of the place not just now but ten years from now
19. Nothing
20. Very unsure about affordable housing, dodged questions about it, do you know how hard it is to get on the housing ladder in Norwich?
21. Be braver. One proposal made national news for being bad. Try and make the news again for building something genuinely brave for the public good. You will be remembered.
22. Too much grey, too clustered together and too many flats
23. Only that they - of course - are still a bit vague on detail
24. No evidence yet of re-evocation of stamp cost
25. Still far too many residential units



26. Not enough car parking
27. No space for car parking
28. I think it's a shame the area is being developed and you currently don't have plans for the two bits which will look like eyesores in the midst of all the new development.
29. I haven't seen any mention of how many affordable homes will be available. Very little about sustainable development or environmentally friendly materials. The majority of rooftops face East/West; double the South facing roofs that could have solar panels. No mention of triple glazing. Nothing about meeting passivhaus standards or even coming close to these. Nothing about the materials to be used or sourced
30. getting rid of the cool soviet-style tower
31. Waiting to see submitted plans first
32. All of it
33. The height and density. Plus the fact that commercial/ community activities seem to have been scaled back, but not much housing, even though only 10% will be affordable?
34. Please don't build in too many shops, only 1/3 of the homes will have car parking space? Need More
35. Still too many high buildings

**Question 16: Do you have any other comments?**

1. No indication of which areas would be built first - Phasing? Will the buildings facing Cherry Tree dual carriageway suffer from poor air quality
2. Time itself will be the judge whether a success or failure going on the original Anglia Square that was a disaster or catalyst to spring forth
3. Instead of rectangular openings for pedestrian access to 'yards' reflect on historical and add arched entrances. An amphitheatre or performance space and organic section in the revamped Anglia Square. Use visual tricks to make masses less uniform and more visually diverse
4. Really enjoyed meeting the team. Impressed with their attitude and openness to suggestions
5. No details about provision of affordable housing. Not enough on eco credentials
6. Consider your neighbours
7. Bee and butterfly planting and a good mix of different trees and shrubs
8. Not at this time
9. Good to see some progress
10. Love the idea of a community hub, this is wonderful!
11. I like the proposals, I think they are significant improvement on the scheme. Will be interested to see the design develop and comments from HE
12. The award winning Goldsmith terrace area is so lovely - of course on a tiny scale - but I would hope the new Anglia Square would mirror the aesthetic used here. I really hope that money isn't the only consideration. I think that greener energy and a community feel need to be taken into account! Thanks and good luck!
13. No
14. Promising outlook for this plan
15. Sustainability and community are key. As resident in this area for 10 years guarantee that!
16. Would like to see more about solar panels heat pumps and things towards climate change

17. Get on with it, pronto!
18. Keep us in touch honesty is respected, I live here and work here too (2 different businesses and friends with many business owners here concerned about rent, washing out the spirit of diversity here, along with the arts)
19. For the green spaces, learn the lessons of the NDR and make sure these are well-planted and tended- not tiny saplings planted in plastic tubes and forgotten
20. I look forward to seeing more detail and ideas. Public toilets welcome!
21. Thank you guys!
22. Since the onset of the pandemic, many people's idea of a desirable home has changed from a flat (even a nice one) to a house with a garden. How do Weston and their architects think the new Anglia Square, with its proposed 1100 flats, would become a desirable choice for prospective residents?
23. It seems to me that with little or no public parking the future of the site as a commercial venue is doomed. Whatever one may feel about cars they are here to stay albeit in a 'cleaner' form than now. I think it incredibly short sighted that visitors have no hope of parking to visit the shops in the square and the surrounding area as well as other venues. Bus routes are limited to the city centre and parts of the northern suburbs (and the state of many local buses is dire) which limits access. Cycling is also limited as there are few proper off-road cycle ways. A good plan but without provision for car parking I don't think it has a good future and risks the site becoming commercially derelict in a relatively short time.
24. I have attended Surrey Chapel in Botolph Street for the last 30 years. During that time we have used the adjacent car parking to attend activities both on Sundays and during the week . The church also provides activities which support the local community. We need public car parking to enable these activities to continue. We are also aware that people park at Anglia Square and walk into Norwich to shop so public car parking needs to be available for them. Also people visiting the new residents need somewhere to park .We realise there is a large area of parking available at the moment but think the development should retain some parking so that these activities can continue.
25. "I attend Surrey Chapel church in Botolph Street. Obviously people attend this church on Sundays, generally about 300, and they use the car park which is adjacent to Surrey Chapel. Also many community activities at this church take place during the week, when people also need car parking.
26. However, adequate car parking space is not just for us, but for other people who wish to visit Anglia Square, and also go into Norwich to shop. I think it is absolutely vital to provide sufficient public car parking space around Anglia Square."
27. "There is so much about the plans that are excellent and well thought through. They are greatly improved on the last ones.
28. The biggest concern I have is around parking in the area for visitors. There is a few spaces being made for the flats and houses that are being built. But there is not enough for people who regularly visit and use the amenities and places of interest close to Anglia Square. The future seems to be electric cars, not - no cars at all. And I think it is short sighted to provide no space for people to park who want to come and use - the community hub, the shops or the local food venues or churches - these places will serve people beyond the 1100 homes that are being built. There are so many people who use the car-parking here on Botolph Street, I work in the area and see how much the car park is used, and close to this area the next place is St Andrews and that is very full. Park and ride is not the answer for that."

29. "I can't really see how the consultations are working. It seems like these brief meetings are just to defend the design which is already defined. The design hasn't moved on since the previous consultation - except for a microbrewery being included. Seriously! Is this to appease some of the hipsters in the area?"
30. From the outside of the development no green spaces can be seen. Indeed if you walk from Magdalen Street/Edward Street around Pitt Street to St Crispin's roundabout pretty much all you can see is 6 to 8 storey buildings all the way round. Not many breaks for green spaces; they are all hidden behind buildings. I'd like to see much more attention to green spaces. They should be a key element from the start; build around them and not just chuck in a few saplings at the end of the day. Please increase the green spaces and concentrate on sustainability."
31. I think an increasing trend is for people working from home more of the time. Flats and houses need space for that. Amenities should be provided to allow people out of their homes, eg Gym, cafe, library, community centre, places to sit and get fresh air
32. "You say you heard to keep the shelter in Anglia Square, yet the images do not show the shelter.
33. No mention of play.
34. How do you address conflict between deliveries by HGVs or LGVs or vans and peds and cyclists?
35. I hope the cycle stands shown in the image under 'a sustainable future' are not the ones you are going to use - they cannot be used by cyclists. Need to be Sheffield Stands, so show Sheffield Stands.
36. No mention of using less water than building regs or energy performance beyond building regs."
37. There is definite room for improvement
38. Please ensure it is as sustainable as possible
39. Very pleased at this, improves massively on previous dire scheme

## Appendix 23 – January 2022 Full Feedback Responses

**Question 8: Do you have any comments on the building materials?**

1. The changes made to the plans already should be more in keeping with the local area. Whatever building materials are used though, it will still stand out to some extent due to it being newer than the surrounding area. However, Anglia Square is in desperate need of development so any plan like this is better than what is there now.
2. It's a fabulous inclusion of a standout building for the community hub, but the design feels rather random and different for the sake of this. With the majority of the scheme successfully taking notes from the site's history before Anglia Square perhaps it's the chance for the community building to pay homage to the brutalist 20th century architecture of the square. The building for the community which feels uneasy with development perhaps paying reference to that community through architecture would be a great way for support. It's a creative and dynamic area and there is quite a cult following around brutalist architecture and that could really pay off with references to it here that don't have to penetrate the whole scheme. It would also give the scheme a modern and very current look from the younger generation so perhaps something as simple as replacing the coloured panels on the building with a raw concrete facade or a spiral staircase to reference Sovereign House could be all it takes. All in all though the design is exciting but also appropriate in the rest of the development, the hub however could pull that history all together with a thoughtfully designed landmark building.
3. They seem warm in tone which is good.
4. I like the general approach with the mixture of styles, finishes, and treatments.
5. Whilst I like the modern appearance of the Community Hub I would prefer most other buildings to be in traditional materials - brick, glass and stone. The preference for a "brutalist" or "gritty" style is probably over-emphasized by the more middle class liberals who appear to have set themselves up as spokespersons for everyone else in the local area. The people of this area deserve something that is pleasant, attractive and as green as possible.
6. Norwich has a wide diversity of styles and materials. I am somewhat disappointed that you have not considered using variation of material/colour/surface finish to further visually break up blocks of housing. So that where you have multiple homes adjacent to each other the exterior finish could vary to suggest that they are individual builds not a homogeneous block. This is a large and quite dense development, and it could only benefit from such a chameleon approach.
7. Would be good to have more sustainable/eco-friendly materials.
8. I don't know much about building materials, but I like it.
9. The scheme lacks colour and is needed of a colour injection. It would be nice to see some wood within the building designs. The designs are currently looking to like Western homes other buildings in other areas. It would be nice if the community centre was a rainbow rather than dull colours.
10. The range of building materials is secondary to the number and size of 7-8 storey buildings which is totally out of character compared with the rest of the city. The proposed high buildings will block out the sky to an unacceptable extent. A feeling of being enclosed may be appropriate in some areas (eg, the current Anglia Square) but not throughout an entire development. A reference to heritage buildings is important but so is the lived experience of people in the future in relation to new buildings.

11. If possible, I should like to see more brick, render and other local materials to blend in with Magdalen Street. My main disappointment is with the scale of the buildings in an area of Norwich where there are more low-rise structures. The large angular 'dormer' windows are quite forceful compared with other lucarnes in the area.
12. The overall design is more sympathetic to the surrounding environment
13. I like the idea of doing something new with the community centre and following the original stump cross in outline, but I don't think either really work. The community centre is fun, but probably too garish. I think it will look great at first, but won't wear well, and it will completely mess up the St Augustine's to Magdalen street continuity. I realise there is no actual architectural continuity, but at least the other modern buildings will be (relatively!) bland. The Stump cross building on the other hand I think is too bland and could be more imaginative, even retro. Bizarrely maybe add a top balustrade? It would match the building next door and the historic one (but not too high please! The top of the one next door looks weird, could it be lower??) In general, I prefer the red brick and rooflines with some interest in them (though I realise flat roofs have advantages as green spaces, so am not against them, but need to be not too "blocky"). I like the one which mimics the factory roof for example. But there is a tendency for the desire to mimic the surrounding or past shapes not to really work and for the building to just end up still looking like any other modern block (sorry, but if you hadn't pointed out what you were doing it would not have been obvious). Is there some way in the finer structure/detailing to fit in rather than just the dimensions? (though I realise that is expense and other things may be more important)
14. The Stump cross building gives little or no reference to the history and the quality of the historic building it references. The community hub looks like it was built in 2003 as part of an art school that was desperate to attract new students with a new common room.
15. The illustration of the community hub façade does nothing for the building or area. It feels more aligned to Riverside or entertainment area. Whilst I get this is the community hub, it can be incorporated, rather than an eyesore. All other quarters appear to have been more sympathetically approached with more consideration with regards to the materials and how they sit within the development.
16. The new design has more variation in surface style, colour and texture, which is a welcome improvement over the original plan
17. The greater variety of materials is a positive proposal.
18. Please use good quality bricks that don't leach and stain in the rain. Some green walls would be lovely.
19. I'd love to see more glass involved.
20. I like the proposed materials that link to historical buildings. Making the entrance at Magdalen Street significant, such as the Stumps Cross proposal is a great idea and will link better to Magdalen Street. I welcome making Stumps cross a landmark building and identifying with the Magdalen Street scene. I do wonder if the visual here is a true reflection though as currently bus shelters are located here? I like the proposal to make the community hub a unique identifier - just not sure personally if I'm a fan of the architecture of it.
21. Community hub is very randomly designed and lacks any sense of being for the community or referencing it.
22. Brick looks good but would be good to see some concrete in a reference to 60's architecture even just on one block like at Enterprise City Manchester which uses concrete and 60's signage
23. None
24. They're fair enough

25. Very ugly styles
26. A good mix of textures
27. I haven't seen enough evidence of what is proposed to usefully comment. Certainly I sense less concrete and more brick. Any Portland stone? Any Doulton? Any Bronze? Any Ironwork? Any George Skipper?
28. No
29. I'd like more 'wood', but I'm no architect! The use of brick and glass is great
30. I did not understand what they were even after reading all of the panels
31. I read all the proposal info. So why don't I know what they are? Why not make it sustainable in a way that you're shouting about it, for how amazingly ambitious it is?
32. Brick buildings look better
33. Haven't really seen
34. None
35. The landscaping is very dated and a bit naff really, the geometric canopy things feel very cheap, much like the community hub. something a bit more creative but still contextual. There is no context to orange hexagons over the square or the red community hub. Having creative ideas doesn't mean they have to be completely un referenced. use the hub as a space for public murals and art, a blank canvas
36. Would you like safe buildings no cladding
37. Ref new art college building's brickwork use of new materials and colour
38. Concrete and glass not very stylish, looks like the student flats near the bus station
39. More variety and vernacular styles required
40. We hope they will be sustainable as possible and eco-friendly. Variety is good and lighter coloured materials incorporated could help overcome the narrowness of some of the scheme
41. Are they made in environmentally sustainable way?
42. The thing still looks soulless. Paying lip service to old buildings doesn't help that. These new plans could be in any town.
43. The variety of buildings looks and material a distinct improvement
44. Ok, quite conformist and boring. Looks like anywhere else. Generic.
45. The materials need to be appropriate to Norfolk vernacular materials no concrete
46. It all looks pretty good
47. Boring and tired and it hasn't even been built
48. Don't like the community hub red and orange design, very random. It's nice that it's different from the other buildings but it shouldn't be random and cheap looking
49. I am in support of the building materials used. I believe the material used and the architectural designs of the building should blend Anglia Square in with existing structures, allowing exceptions for statement building such as the community hub. I do however feel that the attempt to resemble the Stump Cross building lacks grandeur, while I can see and admire the attempted resemblance, I feel design and materials used do not go far enough to make this building distinct.
50. Make them interesting

**Question 10: What do you like about our proposals and sketches?**

1. The wooden model of the area was really good and helped visualise what changes are going to be made to the area. The sketches were also quite good but could do with more written detail of the plans within the drawings.
2. Variety of shapes, heights and sizes. Gives an organic feel. I like the green spaces and roofs. There has been an attempt to reference historical and current features. site doesn't look too crowded. I think it will be an asset to the city.
3. I am glad to see green spaces and some tree plantings. All in all, the area is likely to be improved by the development. This new plan is vastly better than the last.
4. I like the fact that it will still be car free and that there would be more pedestrian routes through and around the site.
5. I like the new road/court names but I'm not sure why Beckham has a link with Norwich. Location names should be rooted in reality, so where you have Rose Yard, Cherry Tree Yard, Little Cherry Tree Yard and Cherry Lane then the landscape planting should ensure the presence of the eponymous plants. Such playful and consistent planting would add to the relaxed ambiance and village in a city feeling. It is good that there is a cycle route through the heart of the development from the start. My only concern is with blended access. London Street is an example of what can go wrong. There cyclists, Beryl Bike and scooter users a lot of time behave as if they have an automatic right of way. Travelling quite fast and using horn or bell to force a passage through pedestrians with scant regard for the supposed blended access. I would rather have seen a separation of foot and wheeled traffic to reduce any conflict of use and enhance safety.
6. Like that route through from Magdalen St across to New Botolph/St Augustine's St has been opened up more for pedestrians and cyclists Like the space for a community garden - especially if this is open and not just for people living in the development. Would be good to see more community ownership of green spaces in the development.
7. Support the proposals for regenerating the area including more housing.
8. It looks a very attractive layout and design, some where you would look forward to going to visit.
9. I thought the whole thing needed more colour but it's certainly an improvement on the last design.
10. The reduction in some buildings heights, and the introduction of some gaps in street frontages.
11. If there are to be many bike users, will they get suitable secure storage space for sometimes expensive possessions? Will there be car parking for visitors for the homes that do not have their own car parking.
12. I like the 'walkable city' feel of the designs. I like the scale of the streets. There is too much traffic already in St Augustine's/Magpie Road area so I would support anything that encourages more walking and cycling. However, I do not think that having some extra bus stops on Magdalen Street is going to make a big deal of difference. People will still drive unless the bus service dramatically improves - more services, more routes (not just the 'radials' from the city centre), and cheaper fares. The county council/bus companies need to urgently encourage more people to use public transport. There are quite a lot of retail units. Is this realistic post-pandemic and the rise of online shopping? Could they also be adapted for use by community groups, artists as studios etc?
13. I like the fact that more and more are dual aspect flats. I think this is very important. I appreciate the green spaces and the way it is all broken up into sections and not on any rigid street plan, this gives it character. I like green roof spaces. I like the attempt at variety of architecture. But see below for worries! I appreciate all the effort to make this truly environmentally friendly and climate robust. This is extremely important



14. We need as much sustainable travel as possible, by the time the development is built many people will have electric cars and bikes. Car share options and incentives would be good and could also help reduce the need for parking. Secure bike parking available to people living outside of the development would be good for visitors to the area, (free to use and protected by CCTV but no expensive management schemes)
15. Overall, the proposals sit well in terms of providing the community with connectivity to the surrounding areas (cycling, walking and private transport), consideration of history. The underground/hidden carparking with communal roof terraces provide proper facilities for residents whilst still having open squares or avenues for the public. However, I still have reservations over the amount of houses which could impact on the actual flow of footfall and traffic... I'm aware that a number of properties are needed to make the project viable, but whilst the density and the layout have been improved, the overall number has not really reduced (just utilised the space where a change of use).
16. The buildings reflect local historical architecture, and the design of the "squares" within the development is more human-scale and friendly. Community spaces and buildings are important, good that they are included
17. I like the echoes of the local factories in the gables and the deep windows. The balconies are an attractive feature.
18. There is more of an urban grain that makes it look like lots of smaller developments built up over time (how British towns and cities were developed in the first place) and not one massive development that is the 1960s Anglia Square which is like a big ugly spaceship that landed and destroyed north Norwich.
19. Like the green spaces and the lower massing of the buildings. Feels more like a collection of mini neighbourhoods and am particularly pleased that it is so pedestrian friendly. Hopefully this will improve the air quality
20. Overall supportive
21. Warehouse style buildings
22. Rooflines
23. Mostly Everything
24. Design, colour will complement the older buildings. All A +
25. Very informative, I hope this will be reflected in the finished product
26. Having followed this from the beginning, I can say for certain that your architects have indeed taken on the comments of those of us who will use this space. And this is surprising and refreshing. Your sketches are still just that, sketches
27. It makes sense!
28. It looks more 'organic', plenty of trees and greenery, low level and blends in nicely
29. It's getting there - its appreciated to see implementations being made with our feedback thanks
30. The new massing and increased variety of height, within a generally reduced height overall. Seems to be generally responsive to feedback.
31. Trees- squares that are open. Pitched roofs use of brick, the lower elevation buildings, sustainable housing looks good
32. Most appear in keeping
33. Just want it all done and modernised. Will improve the area greatly.
34. Clear details - supporting all aspects of the community
35. Good bus routes also parking for residents

36. The connecting shops community feel
37. Improvements are accessible to understanding of the area
38. Good clear info and diagrams
39. Trees, restaurants
40. Very little, looks like a greedy grab for maximum profit and stuff the locals. Very disappointing. A ghetto rather than a community.
41. Not much
42. They look attractive and thoughtfully worked out and the views of the cathedral and St. Augustine's seem to be improved over what they are now
43. The homes purpose of the development
44. Not a lot
45. lower, more streets and more broken up
46. The streets look good. But thought about anti-social behaviour must be considered
47. All pretty colour for the most part
48. stump cross building is good and sits well as an entrance. Needs signs to go alongside it maybe mounted on top of stump cross building to provide some wayfinding, articulation and sense of place also visible from flyover
49. Warehouse rooflines and windows
50. Better design
51. The focus on connectivity and community, for this project to succeed its need to fit in with the existing environment while encouraging a community spirit to grow within
52. Concerned about parking - lack of it

**Question 11: What do you dislike about our proposal and sketches?**

1. There appears to have been little emphasis on how the developers will help with potential improvements to the surrounding road network to Anglia Square. Building over 2000 new homes and adding thousands of new people living on a site that currently has no one living there will heavily impact the area. The flyover and ring road is always busy, Magdalen Street is an integral part of the cities bus network, and St Augustine's Street and the gyratory system are already used heavily. What improvements will be made to the roads and junctions to accommodate all the new cars in the area?
2. No public art inclusion
3. The older buildings referenced in the displays sadly have more elegance than the modern proposals.
4. I am still concerned about the height of some of the buildings. Also, the development could be one proposed for almost anywhere in the country and doesn't necessarily say "Norwich"; but which new building in the city does?
5. Building design is very bland/generic, even with 'historical features'
6. I worry that although there has been emphasis on public spaces, community who use the Square currently might not feel welcome/able to use the space. Will people in expensive flats object to the sort of people who hang out at the burger van under the flyover, for instance? Runs the risk of being a beautifully designed but dead, empty space if not enough is done to consciously make public spaces welcoming and inclusive.

7. Only bare minimum of affordable housing - needs more, especially given demographic of the area. Pricing out the people who currently live here will only lead to gentrification and a space that no longer feels inclusive or useful to the local community
8. Welcome sustainable transport though not convinced having no parking on site is ideal either. Really disappointed in this as I had welcomed the last scheme largely. The previous scheme provided parking and to go from this to nothing apart from residents is a big step maybe too far and electric vehicles are mitigating climate change concerns. I appreciate sometimes you have to make bold decisions though as it was mentioned park and ride would be an alternative but park and ride is not suitable for everyone due to time constraints, the elderly and people with limited mobility. It is also costly. Some of the existing parking is used and trade has apparently dropped since the multi storey was shut and this was the most convenient car park. I appreciated it is intended to be a local centre yet local people may prefer Chantry Place and the development may not attract passing trade as there are enough cafes in Norwich as it is. People still need cars for many reasons as not everyone can cycle everywhere. Also disappointed to lose more leisure use.
9. I have no dislikes about the proposals and sketches.
10. I thought the whole thing needed more colour but it's certainly an improvement on the last design.
11. The retention of the overall mass of building heights, especially on the south and south-west. The unimaginative, standardised, pattern-book design of frontages, windows and roof-tops. The selective way in which tall buildings are presented.
12. I think they are very optimistic and hope the trees are not vandalised and the public spaces abused. I think it is unlikely people will want to sit out in spaces shaded by eight storey buildings.
13. I am still concerned there will be an increase in traffic to the area. The traffic noise and air quality is appalling as it is.
14. I don't dislike, but I do worry. I worry that the buildings will be too tall and too close together, so many residences will still be relatively dark and feel hemmed in, especially the lower ones. The drawings you do are all clearly in the height of summer. What will it all look like on a grey and rainy and cold day in November? Will trees actually grow in all the places you show them? I want this to be somewhere people will enjoy and be happy living. This is crucial. If not you will be building a slum. It also needs to be materials that will last and not discolour and get sad looking. Brick is nice because it is warm to look at (even in November). Concrete in November is very cold. I will be very interested in the daylight studies as these will be key. I think daylight and avoiding things being so high as to be oppressive in small areas between will be critical. There are a lot of narrow ways in Norwich...but not generally with more than four storeys either side. I think that 1,100 is really too many and would prefer not more than the Council's 800 residences. That would allow lowering of the heights or maybe increase in green space or a mixture of both. However I really would like the social housing to remain at 10% of 1,100...i.e. 110, at a very minimum. We badly need social housing here. And please, may the social housing be the same quality as the other...I note in other developments it is often smaller and squashed at the back or north facing...
15. The buildings are still very tall - the 'top of the water tower' is used as a reference point, but the existing water tower is only a small point on the current development while much of it is only 6 stories not 8. 8 Stories is too high and will dominate the area

16. Still not a fan of the height of the buildings and feel this could be tweaked. You could argue that areas backing onto St Crispin's Road and Pitt Street could go a level higher to elevate the roof terrace more and reduce road noise for those residents. This could be offset then with reductions on other blocks to lose the modular feel of it all. Likewise, under the flyover needs to be considered within the scheme now (even if late in the timeline), rather than a late addition, otherwise this area contains to be dead. Even if this was changed to parkland for now it would help avoid the prospect of it being derelict, dirty or even unsavoury to pass through. This could also possibly free up additional space for some flats or housing if used for business by changing some of the access to the blocks or having a cycle park at the rear of one if switched from retail etc.
17. They look fine
18. Concerned that the development is pandering to the older age group 60+ (who typically are over represented in public consultations). These age group cannot imagine life without a car, and you are providing more car parking on their feedback. Given the long time scales of this development the views of the under 25s should have more weight, and with the younger age group shunning car ownership, the proposed parking podiums should be able to be easily converted to other uses in the future if they are found not to be used, to ensure the development does not become redundant like the 60's one is now.
19. No public art, creative signage. Reference the warehouses further with by signs mounted to the rooftop or painted on the side of blocks to add articulation and wayfinding whilst also improving public realm.
20. Small windows, big warehouse style would be good and disappointing the roundabout gateway is so understated in these new plans, isn't that a chance for a big statement
21. None
22. No communal heating, don't use air source, use ground source for heat pump
23. Don't be afraid to add you splashes of colour. If it is going to be colourful then go for it 100% not half arsed pastels. Maybe some local artists can add some personal splashes of colour?
24. Not accurate picture of what it will really look like. Not dealing with the affect of local residents
25. Nothing
26. I can see you are trying to strike a balance with shops, dwellings, car spaces, routes, green spaces etc. etc. I still think it is lacking in detail. I feel the approach you are taking is well intentioned.
27. Can't see anything at present
28. It feels like/looks like the same exact developments down river and on outskirts. Facades are too bland and repetitive across Norwich and England incorporate modern meets medieval, incorporate renewable energy sources? Solar/wind? Not clear regarding cladding (flammable?) / how will it keep flats warm in winter and cool in summer? Still unclear re: affordable housing/how to incorporate existing character/community. Youth need space look at graffiti walls and skateboarding
29. Generic facades. Still no big headline figures on affordable housing. More ambition needed these. Computer mock-ups looks like Chapelfield. Try and make the news with how ambitious and different it is.
30. The community hub building is ugly and not in keeping with St. Augustine's which it directly faces. Height of the building - too many, don't allow vistas, blocky inspired architecture - will date very quickly
31. One important point for me the height and closeness of proposed dwellings to rear of Leonards St.
32. None

33. Height of buildings behind Leonards St
34. Sometimes difficult to work out which road is which
35. Smaller canopy's don't give enough coverage. Fewer homes needed. More shops.
36. You do not know the area, nor care about the local community. This is superficial tokenism.
37. Out of context with locality. Too much commercial development.
38. The model and sketches don't seem to match as far as scale is concerned
39. The emphasis on luxury style apartments and shops inappropriate to the area
40. Soulless. Cramped. Not enough greenspace
41. A member of the clergy at Norwich cathedral stated 'the plans' won't benefit the community of magdalen street. I know them well.
42. Still too tall. Quite boring architecture - we can handle something more contemporary and challenging
43. Lack of social mix, like more cafes throughout the scheme
44. Public realm is poor, no community facilities e.g. basketball courts. Design is still somewhat anonymous. No tower.
45. Fake window panelling, look at st james quay in norwich. the buildings don't use cladding to make the windows appear larger than they are. it's a very dated look
46. No landmark for the north city, what is special, memorable or distinct. look at the forum in the city centre. its a modern building but is part of Norwich's architectural heritage. why can't there be a landmark for the north city rather than just dreary blocks that have no creative spark
47. There seems a lack of outside commercial spaces, where restaurants and cafes can serve customers.
48. The buildings outside are too brutalist

**Question 12: Do you have any other comments?**

1. There needs to be more information made available to surrounding residences in the area about how the demolition process will happen and how much unavoidable noise, dust or other pollution may occur. Anglia Square is a site in desperate need of development, no-one can object to that, however with construction work planned over 7 to 8 years, local residents should be told in all honesty how much the demolition and building works will impact their daily lives
2. Some thought or announcement about the under the flyover project would be welcomed too.
3. I think the proposed community centre shouldn't try too hard to be different and should reference st Augustine's church and other surrounding historical buildings. Overall I support this development.
4. I am bothered that Weston's were prepared to take the city to court over the previous plan. Are you still as ruthless? Are offices really necessary anymore? Now, if only the council would bulldoze the flyover!
5. I am slightly concerned that too much emphasis is being placed on cyclists and cycle routes. The poor pedestrian already gets almost bowled over by cyclists in pedestrian areas
6. Lots of uncertainty about what will happen to businesses in the Square when demolition starts. New plan includes retail spaces but businesses will have to move elsewhere in the meantime - need clear communication about this.
7. There don't seem to be any plans or consideration for the artists who use studio space in Gildengate House. The old cinema is also sadly missed and it would have been good to see a cinema/arts space included in the plans.
8. Sad to lose the iconic architecture of Sovereign and Gildengate House (although not to everyone's taste) to such a bland development that could be any new build estate in the country.

9. The building currently used by the Norwich Men's Shed and Menscraft on Pitt St will be demolished - there need to be considerations and support for them so as not to risk losing this vital community asset.
10. It would be great to see retail space offered to community groups for a community cafe, social supermarket, etc at an affordable rate.
11. The community hub also needs to be affordable and accessible to a range of community groups and individuals, not just with an emphasis on hotdesking and business use
12. I really hope this goes through, I think this is great and what Anglia Square needs.
13. The lack of colour and different textures such as wood would be interesting to see.
14. I'm still concerned about the density and whether the scheme has the ability to be fully completed. I would like the scheme timeframe to be dramatically reduced to 5 years. If the plans go ahead and western homes get the site, they need to put toilets in straight away and sort out the lack of cash points within the area.
15. Thank you for holding this consultation and responding to the public's previous comments. Many of your questions, above, deserve a 'don't know' rather than a yes or no. You should allow respondents to say 'I don't know'. You say you want Anglia Square to have a 'gritty' feel. Architects, developers (or planning authorities) cannot design in grit. Grit happens when people take charge, and shape a place to their own wishes. Often, this happens in ways that planning authorities and outsiders don't like. The current Anglia Square has grit. But this will go. Don't even try to replace it artificially
16. Clearly these plans are an enormous improvement on the earlier ones but the dimensions of the buildings, the 'cliff like' face onto the end of St Augustine' St. the height in this part of Norwich still make it like a cuckoo in a nest in what is one of England's best preserved townscapes. I fear it will not appeal to families to buy in an area with lots of former council houses and Victorian terraces and they will be buy to let properties full of tenants who will not feel a commitment to the area.
17. I would like the development to include a greater percentage of affordable housing than the bare minimum but I understand that this is not attractive to developers.
18. On the whole it does look promising, and very glad to see feedback has been taken on board. I think on the whole it will be a positive development but some areas feel like they need more thought. The green areas look very good. Think though that we do need also some more thought to the way people will interact with the outside spaces - can you walk freely around from one side to another the way a person can on a traditional street - will it feel comfortable or an urban mess? It's great to see there are lots of areas that can become shops - what will the developers be doing to encourage good quality shops to the area not just a load of dentists and tanning salons
19. A vast improvement on what has previously been presented and a considered timeline for the build and transition of the area. Facilities incorporated for the existing community, but a lot does feel built into the increases in land values, having to sell a number of properties first, before the further areas are developed which is a worry as clearly the project could stagnate, be reduced in quality or compromised massively from this original view in order to return the necessary returns on investment. However, a promising move in the right direction which doesn't fail to recognise the history of the area or look to market to one group of clientele.
20. Pleased that the project is progressing and looking forward to work starting. We have always, in principle, been in favour of the project. We liked the Box Park plans as well and were a bit disappointed to hear that it won't go forward, but that an improvement to the space under the flyover is planned is reassuring.

21. I very much look forward to seeing the project being built. It will be a massive improvement for the area
22. 1. I strongly support the redevelopment of Anglia Square. 2. What is going to replace the existing steel and glass canopy in Anglia Square? 3. Is the weathervane on top of the existing canopy going to be retained? 4. Who is going to maintain the public spaces, and who is going to pay for this? 5. Who will ensure that the public spaces are maintained to a high standard, and how? 6. Some developments start off with wonderful plans for public spaces, but soon after the appearance of these areas deteriorates, and bear little resemblance to the original drawings. What can be done to stop this happening? 7. What will be done, if anything, to prevent pedestrians and cyclists from the new Anglia Square development using Friars Quay (a small development of private terraced houses occupied mainly by older residents) as a cut through to St. George's Street and the City in the morning, afternoon, evening, and throughout the night especially at weekends? An increase in passers by is likely to cause disturbance to residents, and additional problems with graffiti and litter. What, if anything, can be done to prevent this? .
23. I was a very strong supporter of the tower and original plans. I don't believe it would have ruined our skyline, Norwich already has high rise buildings. It's a shame you've had to scale back the mass so much. Would have been nice to add a little more height, the views would have been super. Especially if there was a roof bar or restaurant. Maybe cutting it 15 stories would have been fair. People wouldn't have not visited Norwich because of a tower. The Norwich Society is full of old backward thinking people. Shame they got what they wanted
24. As I have mentioned on previous feedback the north city area is vibrant. Rather than Anglia Square being a walk past to the city I would still like to see some incorporation for the wider local community. The micro brewery seems a good proposal but something landmark would be great. With the pandemic and changing habits I agree a cinema is likely no longer viable but this should not be just a housing scheme. Leisure and entertainment should have more availability or unique offerings, both for residents and local visitors. The plan that was instructed (I think by the Norwich Society) showed rooftop gardens with views towards the city. I feel a significant rooftop garden would be great addition as a bar/restaurant offering. Sustainable travel methods are welcomed but is the infrastructure in place to make this a reality? By the time most of the scheme is delivered electric vehicle adoption will be more common and most still use cars as primary transport. Ensuring adequate but not excessive provision for commercial and leisure facilities needs consideration. An example locally is St Clements Primary. Recently built, the proposal was to be a walk to school travel plan, with no parking at the school. The reality is parking around the streets near the school causing disruption. Lessons from these examples need to be learned. The original plans approved by Norwich City Council showed more commercial buildings on the ground floor along St George's Square. While I do not think it needs to return to that I liked that there was cafe options along here with outside seating. The park type proposal is nice but people like to have a table to sit at to eat and drink and not just seating. Where St George's meets Botolph Street I think this could have some seating designated for outside table seating for the businesses here? It is not clear what the community hub and hall will be. Is this run by local resident community, the council etc.? Is it open to people living on Anglia Square or wider. More clarification here would be helpful. Overall I remain supportive as Anglia Square has been derelict for all of my adult life and we must not miss the opportunity to develop the site for future generations.

25. One thing to think about is that Phase One, which builds on the surface car park adjacent to Beckham Place - you will need to factor in triple layer glazing in, as the properties are close to Epic Studios. I am right next door to this and sound-proofing is required, because there are quite a few late night concerts held at Epic and they can be very loud. I live at 1B Beckham Place and we had to get specially made triple glazing windows all round as part of the building to get planning permission. Your representatives weren't aware of this and suggested I let you know. It really would be a good idea to upgrade the windows, because even with my extra sound proofing windows I sometimes hear thump-thump-thump from concerts.
26. Need good placemaking scheme to go alongside this and why is there no inclusion for artists studios, office and start up space
27. No
28. Get it done
29. I am 70 years old, please let me see the finish product soon
30. I really do like the concept of referencing existing architecture and details for the new buildings. I think you might do more of this and still avoid the 'shame of being too conservative or reactionary. P.s let's have more iron railings where any low walls are proposed. These don't get covered in graffiti and look great
31. Well done
32. If in doubt, add more trees! Mind the lighting! If you can get this to the point where residents hear birdsong in the morning and can see stars at night, you'll really have made something special
33. Have you considered soundproofing? I live on the other side of Epic Studios and many neighbours are suffering / if not moving out due to the bass levels every weekend - felt and heard until 2 am. Please know that although it doesn't seem like it, this area is a well connected community which has supported each other in ways that the council/Norwich city centre doesn't. We live and work here - pubs, music, art, school, shops, diversity. The charity shops here are a lifesaver the rent here allows them to exist
34. Remember this is currently a busy, bustling hub of social activity and commerce in North Norwich. Remember that if you remove it, you are not from nothing on disused land - you are removing North Norwich's main centre for several years while it is being built. What you replace it with has to be a big improvement and make up for lost time. The community does not want or need another Chapelfield or Riverside. Those are just 20 minutes away.
35. Definitely improvements here, but still lots of musical opportunities to make this better. Didn't see info about cycle routes- sorry if I missed it
36. Very full use has been made of all available space little greenspace proposed shrubs will suffer from lack of light
37. Good luck and hope you can start work in 2023
38. Apple, pear, cherry trees, blackcurrant bushes red and white current bushes
39. Need to see what materials will be used in build
40. Good variety of styles, great that there is no tower, much better that there's more of a variety of housing, would like more than 10 % affordable housing
41. Block B flats way to close to back of Leonard St. houses. Too many high rise building. No go area and crime hotspot. Non-gated residential blocks - what could possible go wrong



42. This scheme is not family friendly. It will become a ghetto. This area needs to be a village in a city, not a rival to the city centre
43. While the size of the current Anglia Square is said to be the same in the development, it looks smaller and narrower on the model where as the pictures/drawings look much more spacious - this is a pity and could be deceiving
44. It's a development out of kilter with the people of Norwich and the real residents of the area
45. 1100 flats is still too many. Too dense. Ugly designs. Not enough greenspace. Needs more affordable family homes.
46. Well done
47. 100 affordable homes out of 1,100 (a joke) during this 2 day consultation - have you noted the regular community visiting Anglia Square?
48. Currently the bus connectivity is poor we cannot go directly to the station, riverside or council pool and gym. With 1100 homes 400 car spaces we need transport to be much better please lobby council to provide direct bus routes to station and beyond. Poor people remain trapped here. Not everyone can walk that far
49. More of a mixed community would be better
50. The scheme is much better than before but some of the buildings are still too high 6 stories max
51. Under the flyover needs regeneration and why not include the flyover in wayfinding strategy, camden style with text, signs and some identity for the street that connects your development with all users.
52. Its not the tower people didn't want, its the blocks. I think some way finding could benefit the scheme and identify it as a key part of the city and the hub of the North city. It would also connect it to the flyover and make a diverse streetscape. Perhaps the tower should be detached and community hub integrated into it so the community doesn't object to it as they can penetrate it, so they can feel like the tower is theirs. The design should be fitting to the community though and distinct from the rest of the development.
53. Anglia square now was built with a vision and hope, cinema, shops, offices. vibrant and revolutionary. You are trying to hide that and forget it ever happened. There is nothing special at all about these, what says norwich or anglia square about them. give us a building to be proud of
54. I would be concerned that proposals to close the Angel Road Junior Site, which will see the the loss of around 10 classrooms, may lead to the same judgement being made as with the previous previous proposal. That being the conclusion that there were inefficient amount of primary school places to serve additional dwellings, although it was presumed St Clements Primary School would provide the needed capacity this may not be the case now with the closure.
55. Please involve occupational therapists in disabled residents