

Anglia Square

Norwich, Norfolk

Design and Access Statement - ADDENDUM JULY 2022



Client Weston Homes
Date July 2022
Ref 35301

Disclaimer

This document has been prepared exclusively for the internal use of the recipient and does not carry any right of publication or disclosure to any other party.

This document is incomplete without reference to and should be viewed solely in conjunction with the oral briefing provided by Broadway Malyan. Neither this document nor its contents may be used for any other purpose without the prior written consent of Broadway Malyan.

The information in this document is based upon publicly available information and reflects prevailing conditions and the views of Broadway Malyan as of the date of the document, all of which are accordingly subject to change. In preparing this document, Broadway Malyan has relied upon and assumed, without independent verification the accuracy and completeness of the information presented and that upon which the document is based, including that available from public sources.

© Broadway Malyan

Contents

Introduction	1	Block C	32	Emerging Context	72
Development Description	3	Block D	36		
Purpose of Document	4	Block KL	44		
Masterplan	6	Block J3	53		
Block A	16	Block M	59		
Block B	25	Revised Proposal Layout & Massing	65		

Introduction

This Design & Access Statement Addendum has been prepared by Broadway Malyan 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’.



Development Description

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 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,411sqm 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, 134 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 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,589 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 316 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).

Purpose of Document

A hybrid planning application (Ref. 22/00434/F) (the Application) was submitted by Weston Homes (the Applicant) to Norwich City Council (NCC) on 1st April 2022 for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing ‘ZZ-00-DR-A-01-0200’. The Application, which is still to be determined, comprises a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement which covers a number of topics. In respect of the architecture, this is described and explained in the DAS Addendum, and other associated drawings. Please refer to the original documents for further details.

Following submission of the Application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders, so as to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes to the Application as originally submitted are now proposed, including the reduction in height by 1 storey of Blocks A and D; realignment of basement and ground level car park accesses to Block A; repositioning of houses and apartments forming Block B; amendments to the housing mix; raising of Block C ground level to above 100year (+climate change) flood levels; distance between Block C and 4-10 Beckham place increased; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane removed; and landscape amendments. These changes comprise the Amended Application submitted in July 2022. Overall, the Amended Application continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development. However, since the amendments result in minor changes to the full development description, an updated version of the full Amended Application description is contained in the development description.

This DAS Addendum sets out where necessary a response to the architecture related comments received on the Application as originally submitted, then describes how the design has been developed and adapted as a result of these and other comments, and finally considers the implications of the changes to the scheme now proposed. It should therefore be read in conjunction with the revised application documents and drawings.

The changes in the Amended Application arising from the architectural related comments are summarised in the table adjacent.

	Consultation Comments	Response
A	The impact on The Cathedral of the Holy and Undivided Trinity could be remedied by reducing height in Block A. Alongside improved views from Aylsham Road if Block A height reduced.	A1 South has been reduced from 8no. storeys to 7no.
	The potential for improvement is significantly reduced by the extent of frontage devoted to ancillary uses (residential plant and cycle storage) and car park access. In particular, the 495 sqm ground floor parking area for 13 vehicles is inefficient and will lead to the footway being interrupted by a second car park entrance and the deadening effect of a car park frontage.	The two car park entrances have been consolidated into one entrance on Edward St.
B	The entrance to block B area from Edward Street is too wide, seeming to encroach on the easternmost garden and consideration should be given to narrowing it. Opportunity to create south facing front gardens in front of these properties that have small shaded rear gardens.	Both the houses and apartments have been re-positioned to enhance the surrounding public amenity.
	Block B - 3 bed houses do not meet need.	The houses have gone from 3B5P to 2B4P.
	The dormers of B1 would benefit from smaller scale.	The massing of the roofs has reduced and dormers removed, but this will allow for future loft conversions.
C	The sunlight daylight assessment shows that the development will result in a noticeable loss of light to Beckham Place ground and first floor living rooms.	The block has reduced in size, meaning it's now an extra 1.1m from the flats to the north, Beckham Place.
D	The height is problematic in relation to views from Aylsham Road, St Augustine's Street and Edward Street. This could be alleviated through removing one storey of accommodation to reduce the overall height.	Reduced from 6no. storeys to 5no. storeys
L	In views from south of the flyover on Magdalen Street (e.g. views 19 and 30) its width means it fills certain views and the sense of Botolph Street branching off to the left would be enhanced if the westernmost bay of block L were removed and the neighboring block K extended.	Stump Cross has changed in proportions and as a result shifted slightly north into Block K
M	View 26 Junc Cowgate / Bull Close - Black elevation of upper two levels of block M east. The effect on the view is minor neutral at best and the internal planning of Block M to introduce windows with other architectural details should be investigated.	Massing and pitches on the east have been reviewed and reduced in height. Additional windows added.
J3	The Juliette balconies and French windows for the flats in J3 are less compatible with that character.	Balcony railings amended to fit better within the local character.
	Larger windows in the north elevation would provide more interest to that elevation and more illumination for the bedrooms within.	Brick detailing and patterning added to create more interest on the facade.



Masterplan

Quality of Living Accommodation

Ground Floor Approach

All residential units at Ground Floor have a private entrance to the unit.
Homes at ground floor level respond to the street context. Narrower lanes will have homes with larger defensible space and raised windows.

- Key**
- Duplex
 - Dual Aspect
 - Enhanced buffer: raised from street level and/or defensible landscape zone
 - Residential Entrance
 - Residential Front Door

Units within the outline portion of the design are shown indicatively.

Podium Level Living

The duplexes along the linking blocks are served by front doors from the gardens.
Other units at podium level have direct access to private amenity and to the communal gardens via patio doors.
The landscaping is aligned with the window and door strategy to aid privacy for these units.



Quality of Living Accommodation

Ground Floor Approach - Flat Layout Amendments

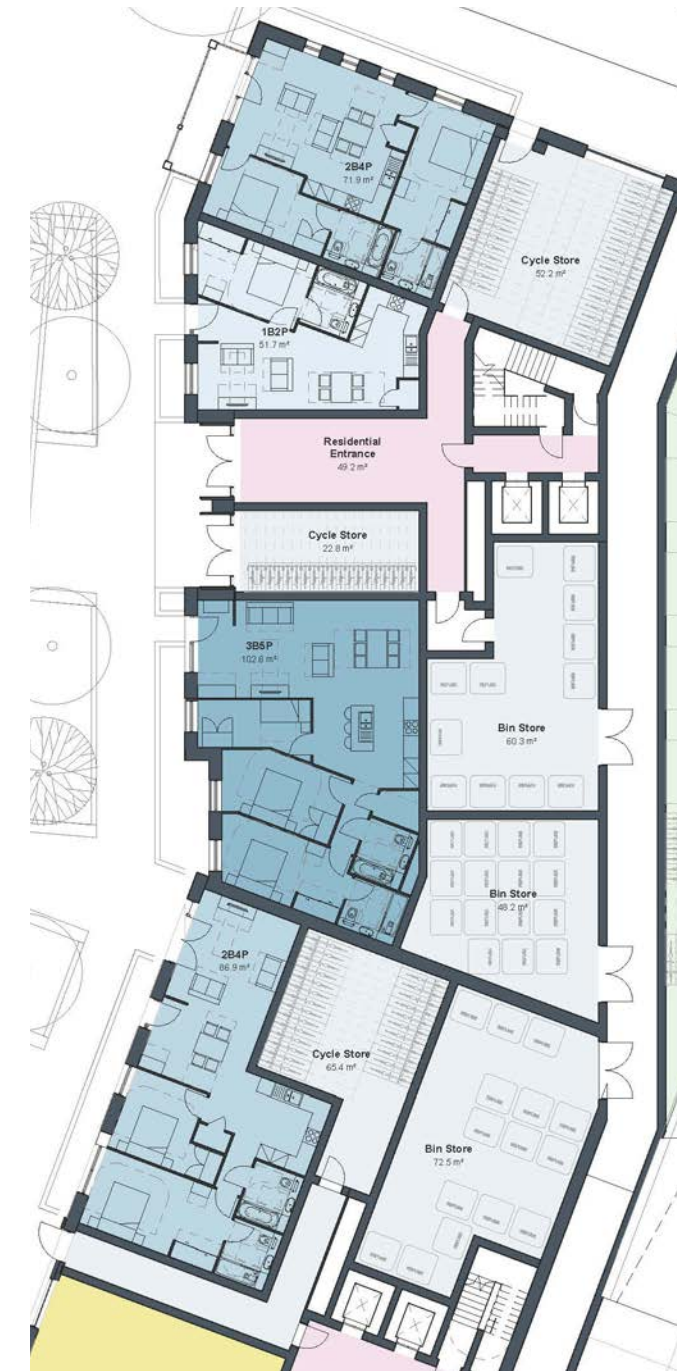
Summary

The layout for the ground floor units on Block A facing on to public space have been amended to provide a better entry experience.

Planning Submission



Rev A



Quality of Living Accommodation

Dual Aspect Units

Following feedback from the council and Design South East we have enhanced the amount of dual aspect in the proposal.

In the detailed submission the dual aspect percentage has dropped slightly. This is due to having two top floors of accommodation removed to protect views towards the cathedral.

Despite this, overall we have increased the dual aspect numbers by 33 units.

- Dual Aspect Home
- Dual Aspect Home - Outline Application



Detail Application Area - Planning Submission

Total Units: 367
Dual Aspect: 200
Dual Aspect Percentage: 54.50%

Detail Application Area - Rev A

Total Units: 353
Dual Aspect: 190
Dual Aspect Percentage: 53.82%

Total Development - Planning Submission

Total Units: 1066
Dual Aspect: 518
Dual Aspect Percentage: 48.59%

Total Development - Rev A

Total Units: 1062
Dual Aspect: 551
Dual Aspect Percentage: 51.88%

Quality of Living Accommodation

Upper Floors between Tall Blocks

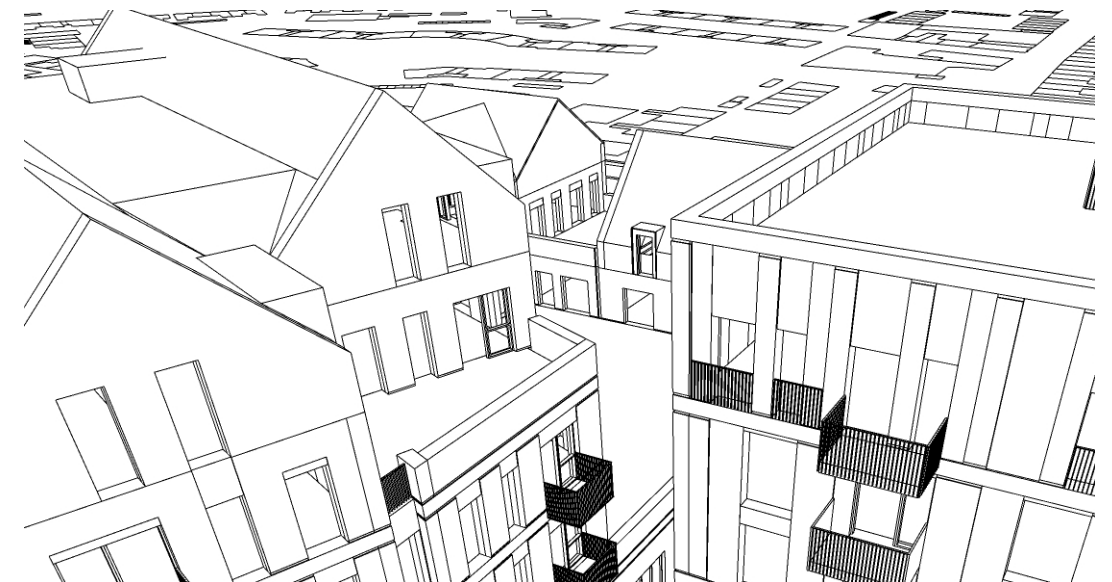
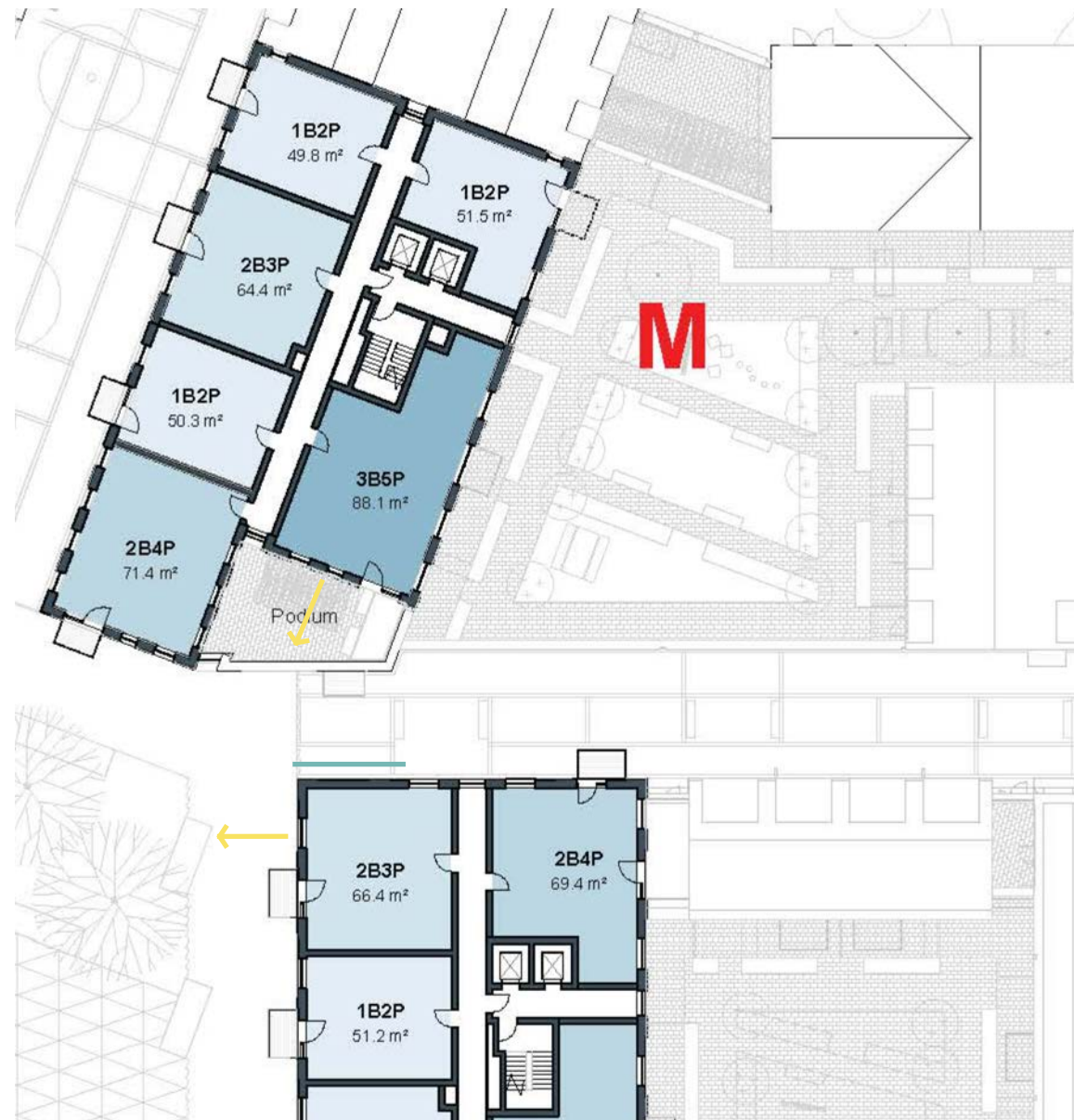
To align with the character of Norwich, there are varied scales of street width across the masterplan.

We have been considerate to building proximity at higher levels when there are narrower streets. Some of the moves we made are:

- Recessed massing at higher levels
- Windows misaligned to avoid overlooking
- The primary aspect for these units do not face one another

Key

- Primary aspect
- Windows removed to avoid overlooking



The proximity of the blocks M & KL narrows - to respond to this the massing at the upper floors has been pushed back to respond to this.

Masterplan

Roof Plan: Planning Submission

- 1 Storey on Block A&D
- Block E/F - Yard converted to Podium Garden
- Crossings removed
- Block E & F massing amendments - see following page



Block E & F Massing

Summary

The northern link of Block F has been reduced by one storey so the scale is more aligned with the lane character in Norwich. Tooley Lane now has 4 storey terraced housing on facing sides - which creates a balanced approach and allows more sunlight into the units at the south of Block EF.

On Block E - Pitt Street frontage, gables have been substituted for a flat roof. This creates a lower ridge line for this block, which provides less impact on the views from St. Augustines churchyard. Alongside this, it eradicates the need for dormer windows here. Therefore the flat roof provides a calmer uniform mass in the skyline.

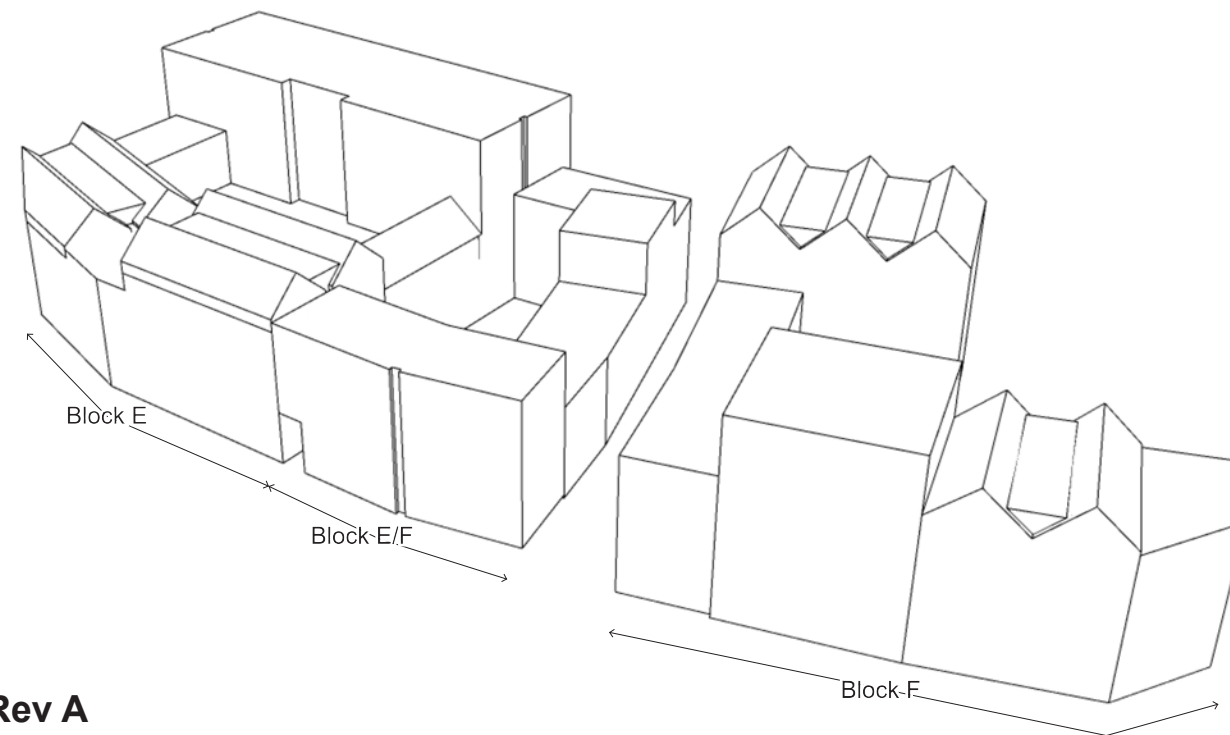
The height on the south of Block F facing St Crispins roundabout has increased to align with emerging context in this area.

The gable ends on Block F have been rotated to respond to the local context. In Norwich most ridges run North-South.

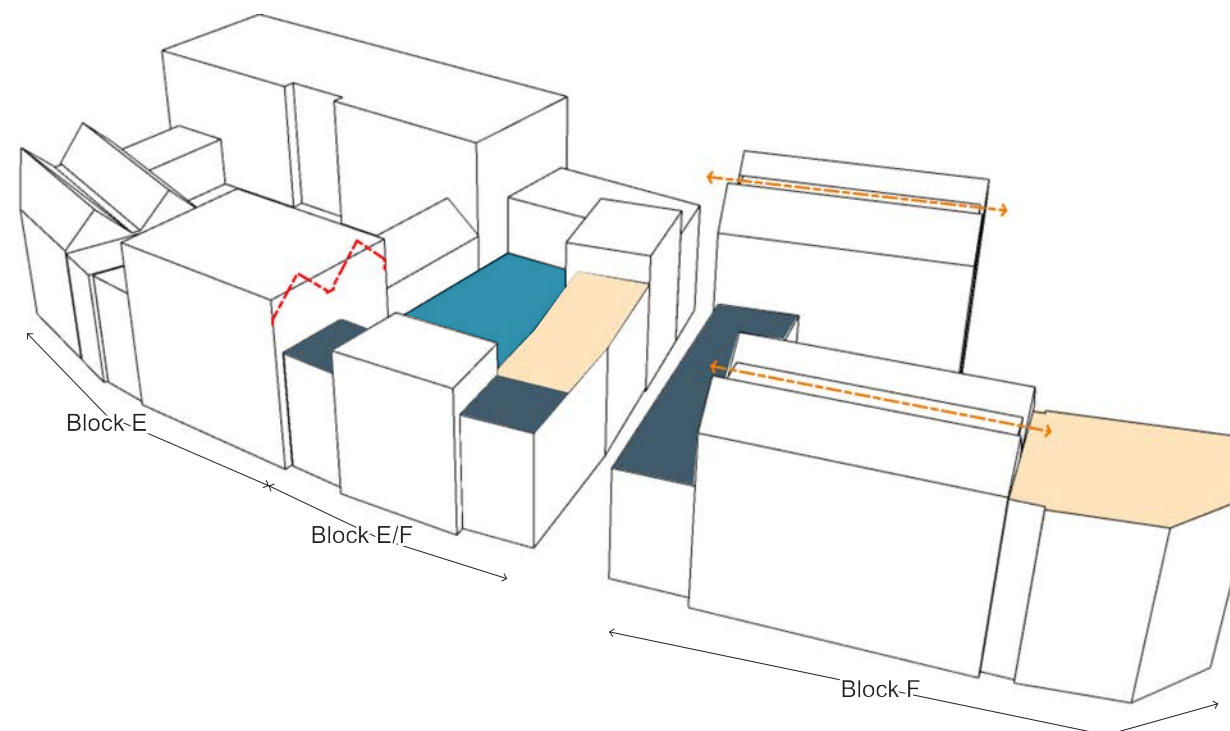
Key

- +2 storey -Yard converted to Podium Garden
- 1 storey
- +1 storey
- Pitch orientation rotated
- Gable removed

Planning Submission



Rev A



Roof Plan: Amended

Masterplan

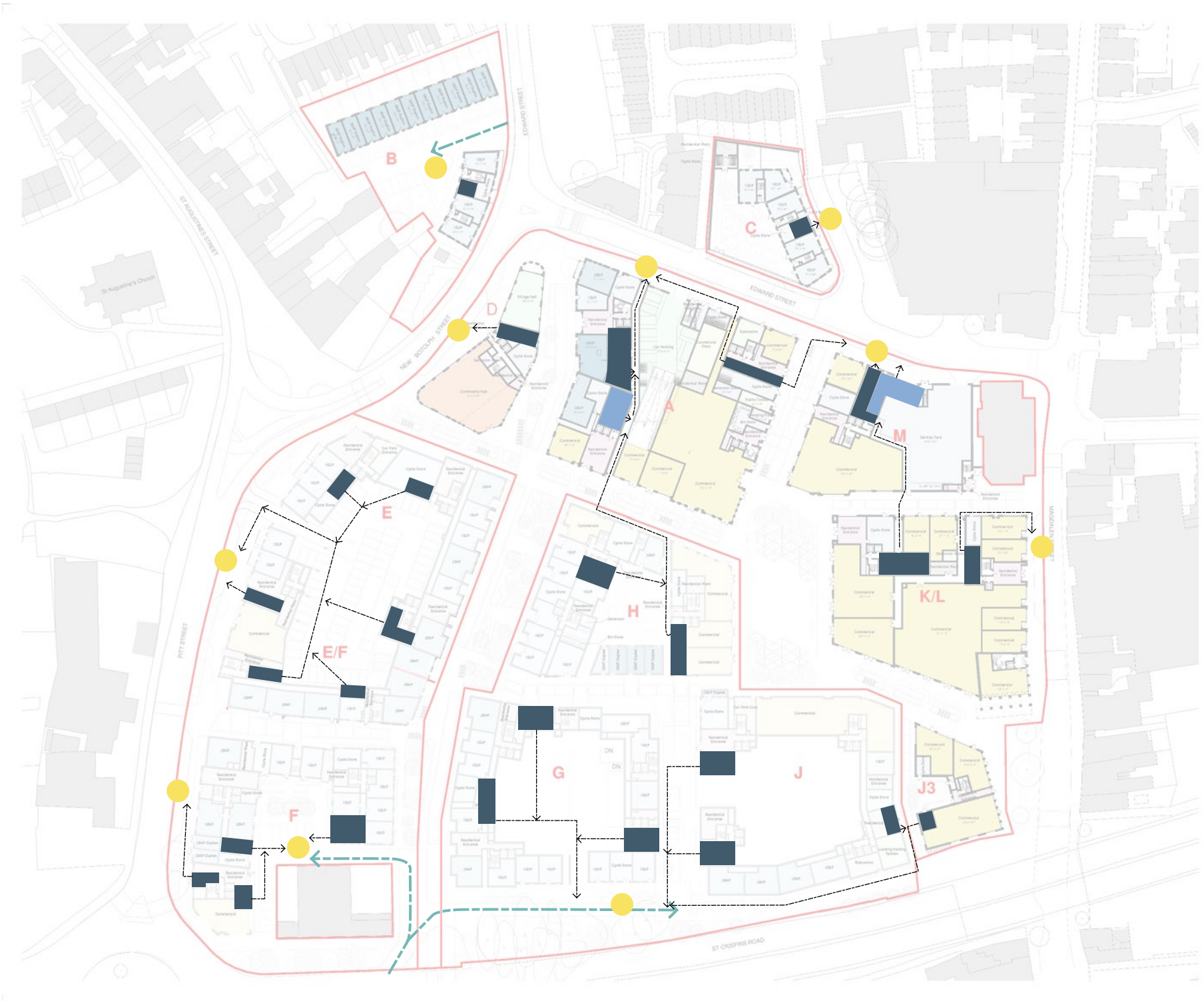
Refuse Strategy

The majority of the servicing for Anglia Square will happen from the periphery.

There will be a number of loading bays created on the edges. This will allow for the main internal site to remain predominantly car free.

Blocks A & M have holding stores for refuse. Which allows for the refuse to be managed and collected from the neighbouring blocks.

- Key**
- Refuse Pick Up Point
 - Refuse Store
 - Refuse Holding Store
 - Refuse Route
 - Refuse Lorry Road Access



Block A

Block A

Summary

The council were concerned about the extent of frontage devoted to car park access on the North of Block A. The two car park entrances have been consolidated into one entrance on Edward St.

Commercial cycle store increased

Planning Submission



Rev A



Block A

South Elevation: Planning

A1 South has been reduced from 8no. Storeys to 7no. Inline with comments from HE and the council.
Minor elevational amendments to the southern link on A - due to change in typology from studios to two bedroom apartments.

- 1 storey
- 2 bedroom apartment



Block A

South Elevation: Rev A



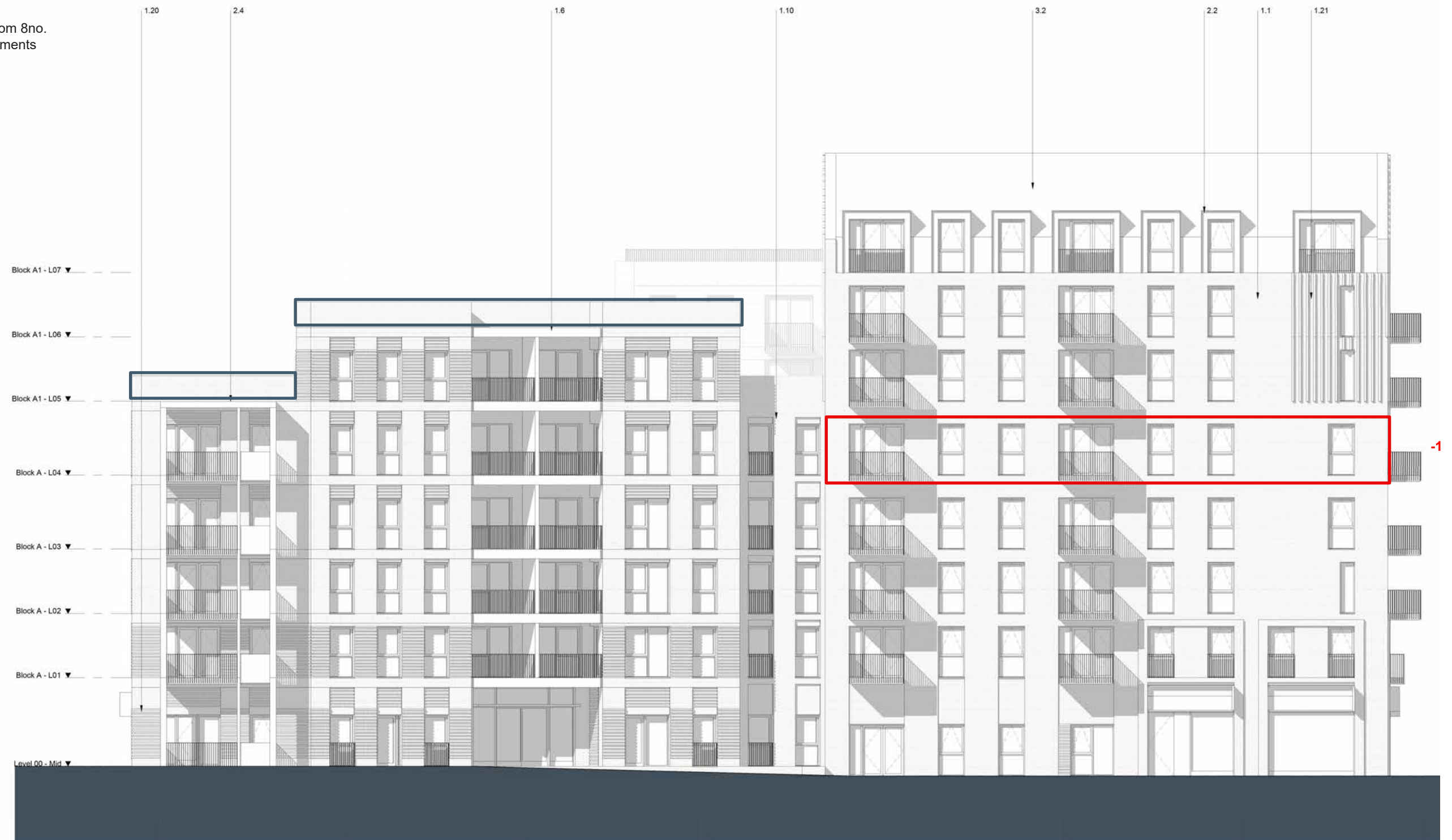
Block A

West Elevation: Planning Submission

A1 South has been reduced from 8no. Storeys to 7no. Inline with comments from HE and the council.

 -1 storey

☐ Parapet amended



Block A

West Elevation: Rev A



Block A

North Elevation: Planning Submission

The two car park entrances have been consolidated into one entrance on Edward St.

Car park entrance removed



Block A

North Elevation: Rev A



Block A

TVIA: View 11 - Aylsham Road

Planning Submission



Rev A



Block A

TVIA: View 37 - Aylsham Road

Planning Submission



Rev A



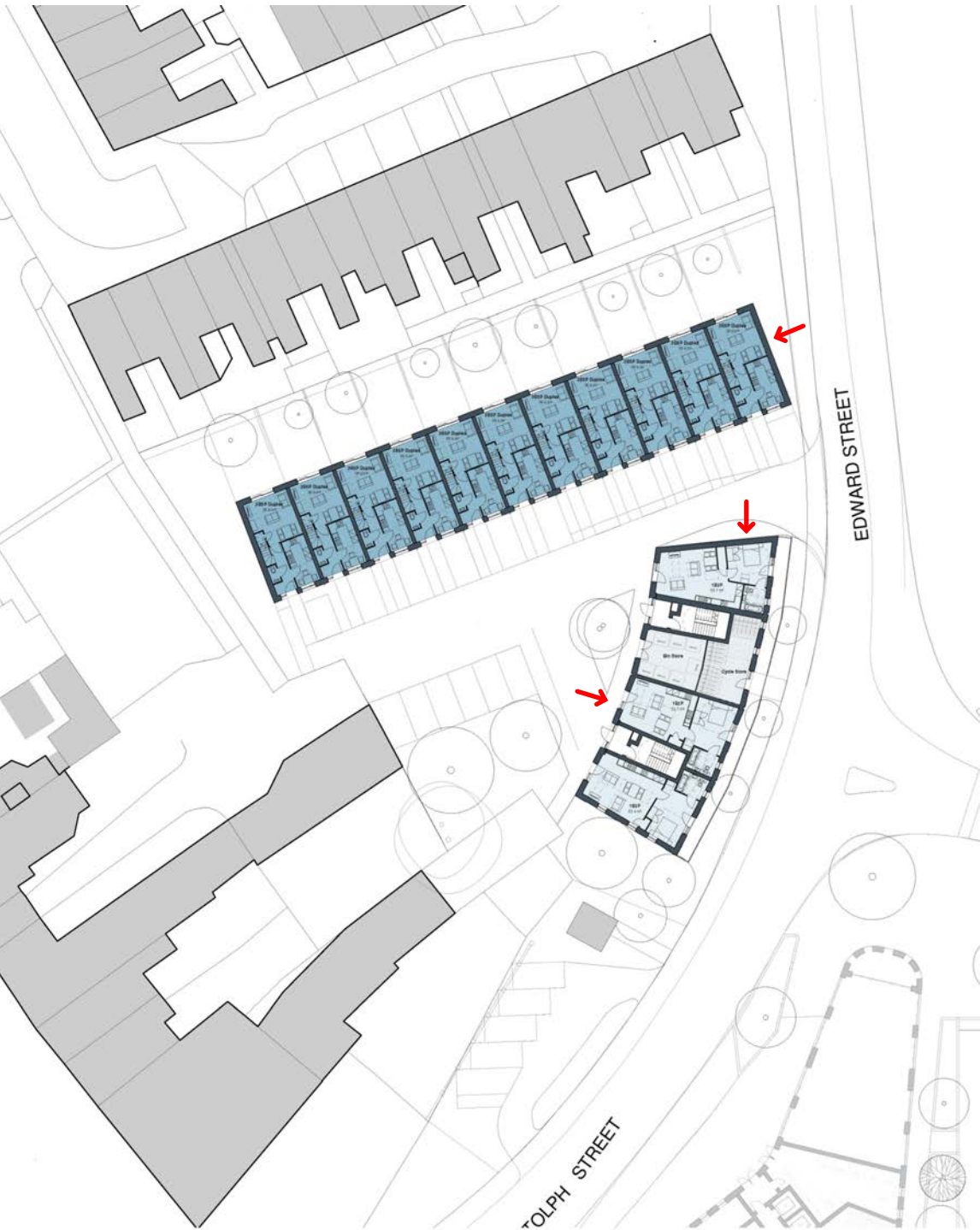
Block B

Block B

Summary

Both the houses and apartments have been re-positioned to enhance the surrounding public amenity.
The houses have gone from 3B5P to 2B4P inline with comments from the council in terms of HA mix.

Planning Submission



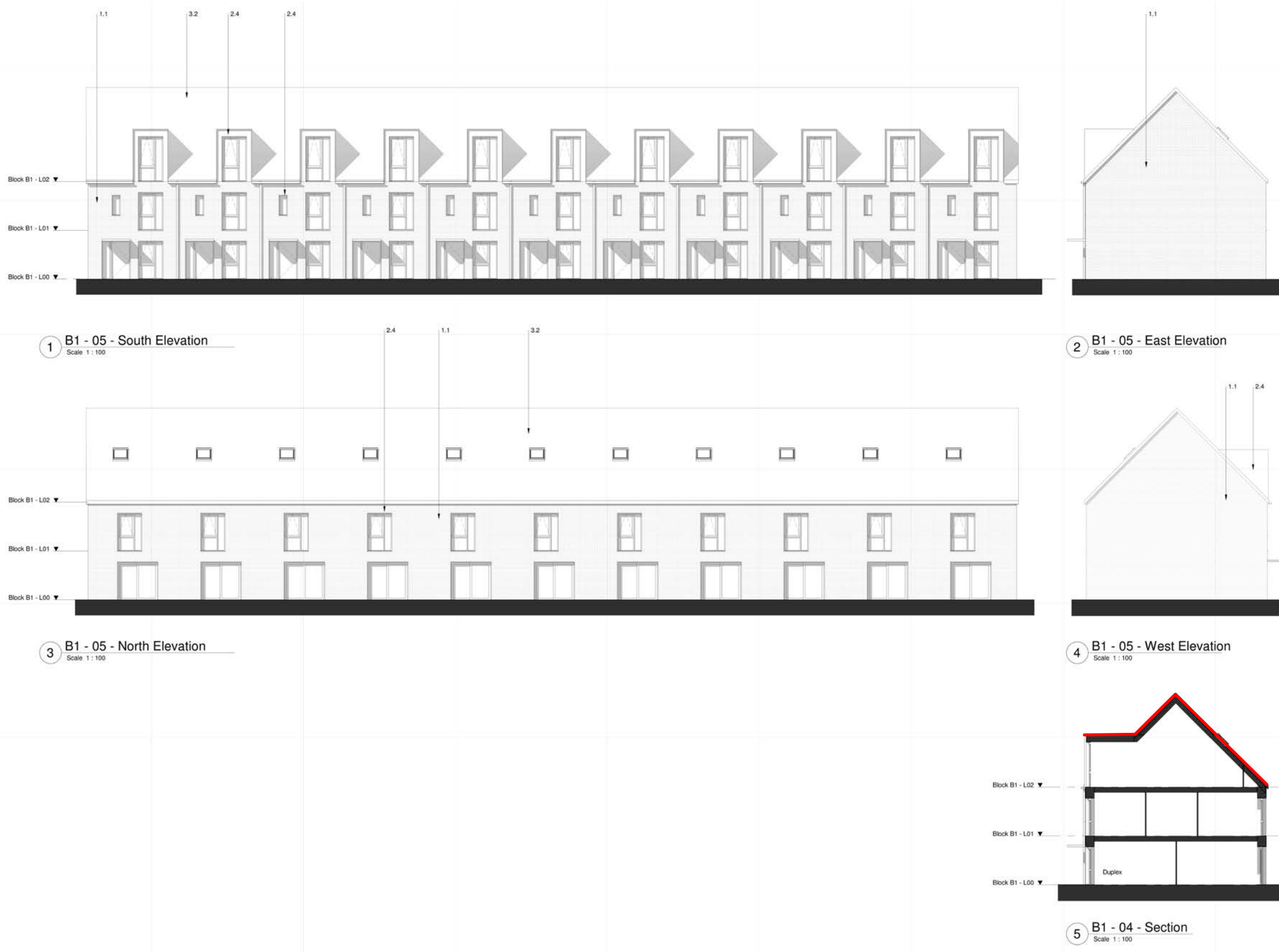
Rev A



Block B

Elevation B1: Planning Submission

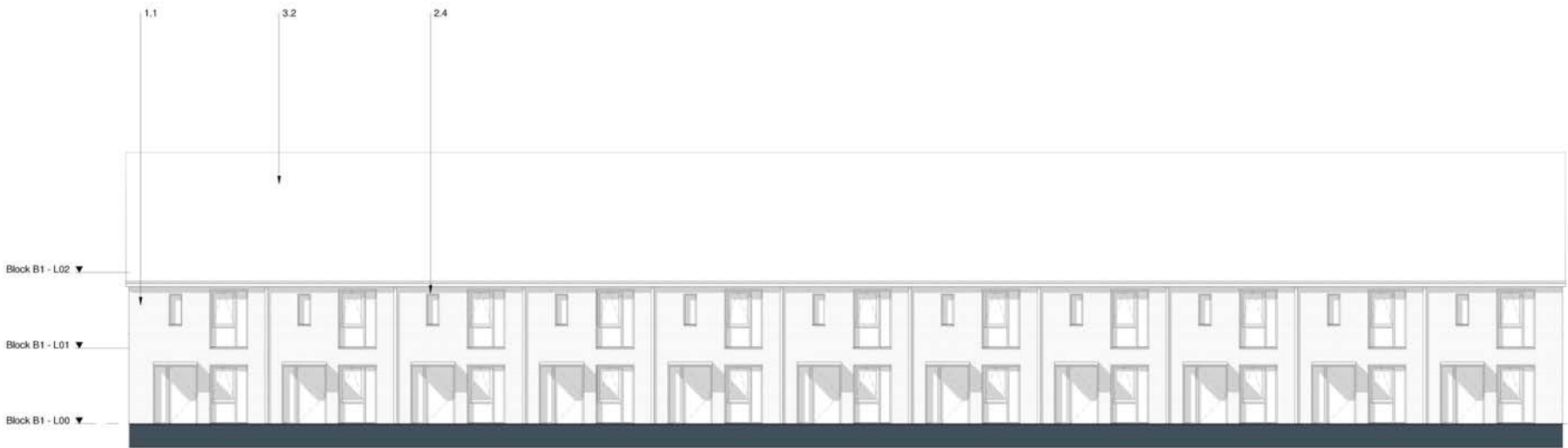
The massing of the roofs has slightly reduced, but this will still allow for future loft conversions.



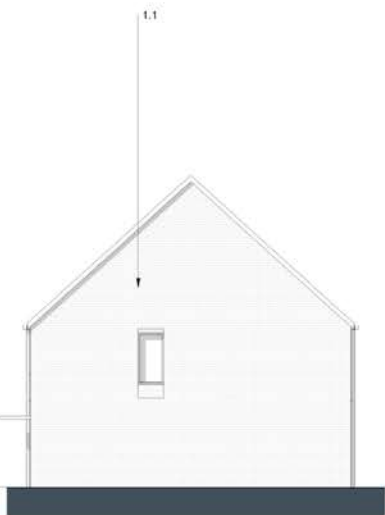
Block B

Elevation B1: Amended

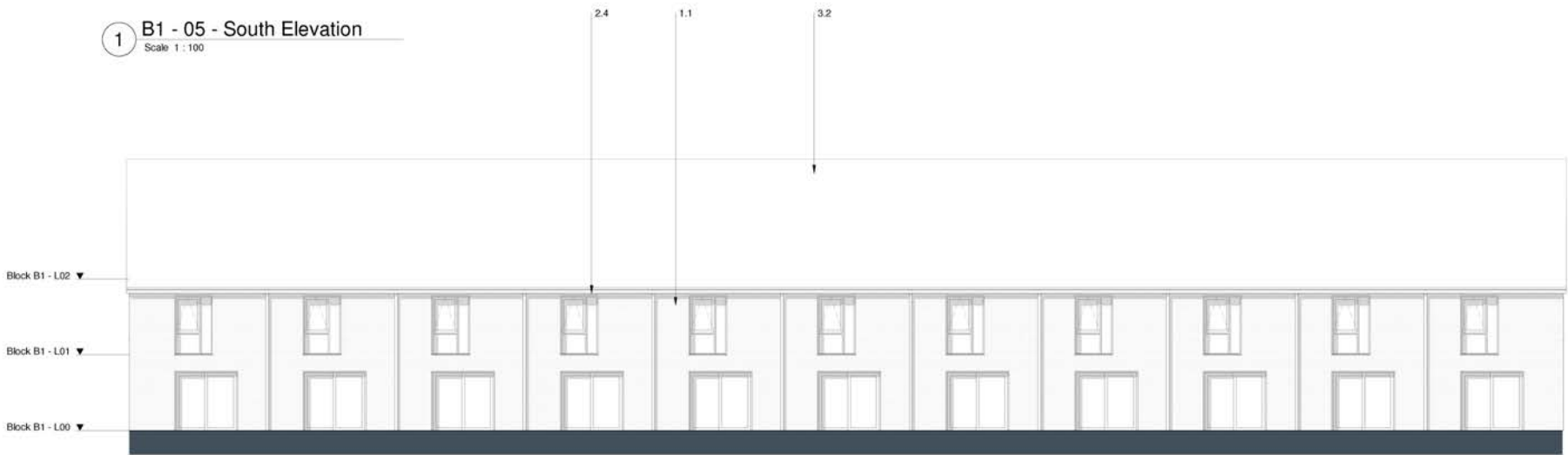
--- Previous roof profile



1 B1 - 05 - South Elevation
Scale 1 : 100



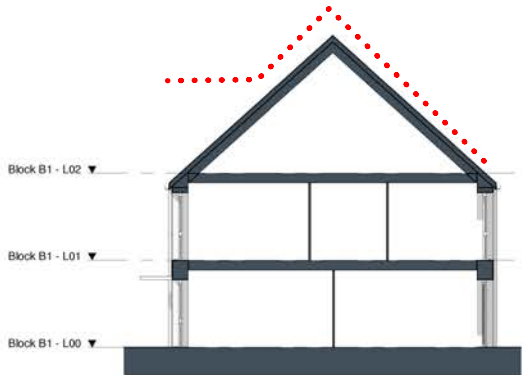
2 B1 - 05 - East Elevation
Scale 1 : 100



3 B1 - 05 - North Elevation
Scale 1 : 100



4 B1 - 05 - West Elevation
Scale 1 : 100



5 B1 - 04 - Section
Scale 1 : 100



Block B

Summary

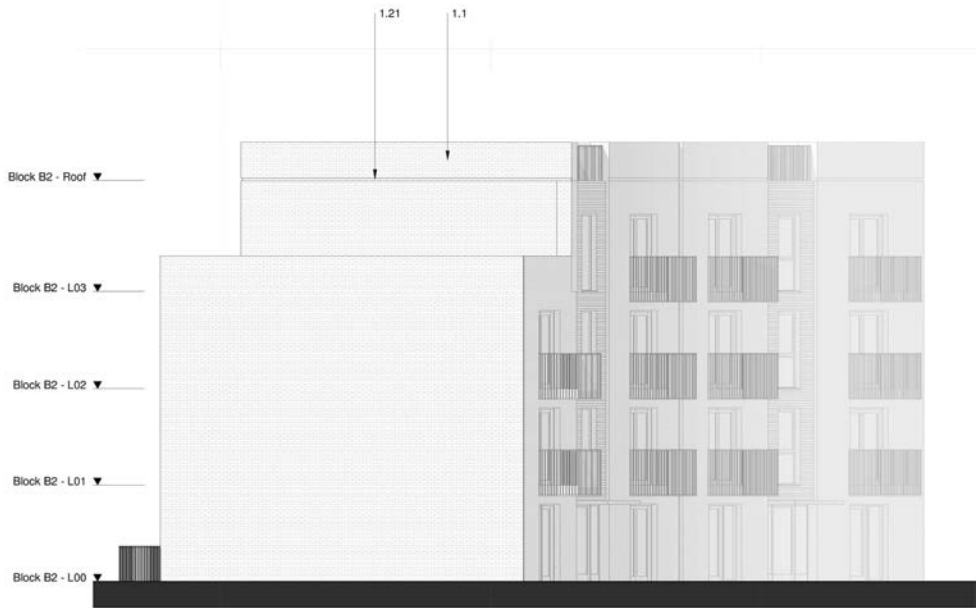
Feedback recieved:
The windows facing edward street feature square brick panels alongside windows - this is not characteristic of the area and make the adjacent windows look cramped. We would like to see windows on small scale buildings of the edge of the development echo the historic pattern of fenestration along Magdalen Street and St Augustine Street where windows are set in plain areas of walling with detailing and texture found between storeys above and below windows, in the roof pitch and shop fronts.

Response:
East elevation amended to add detailed brick textures.
Window sizes increased to improve daylighting.
Windows have been grouped vertically in pairs and have a soldier course header.

Planning Submission



2 B2 - 05 - East Elevation
Scale 1 : 100



3 B2 - 05 - North Elevation
Scale 1 : 100

Rev A



2 B2 - 05 - East Elevation
Scale 1 : 100



3 B2 - 05 - North Elevation
Scale 1 : 100



Block C

Block C

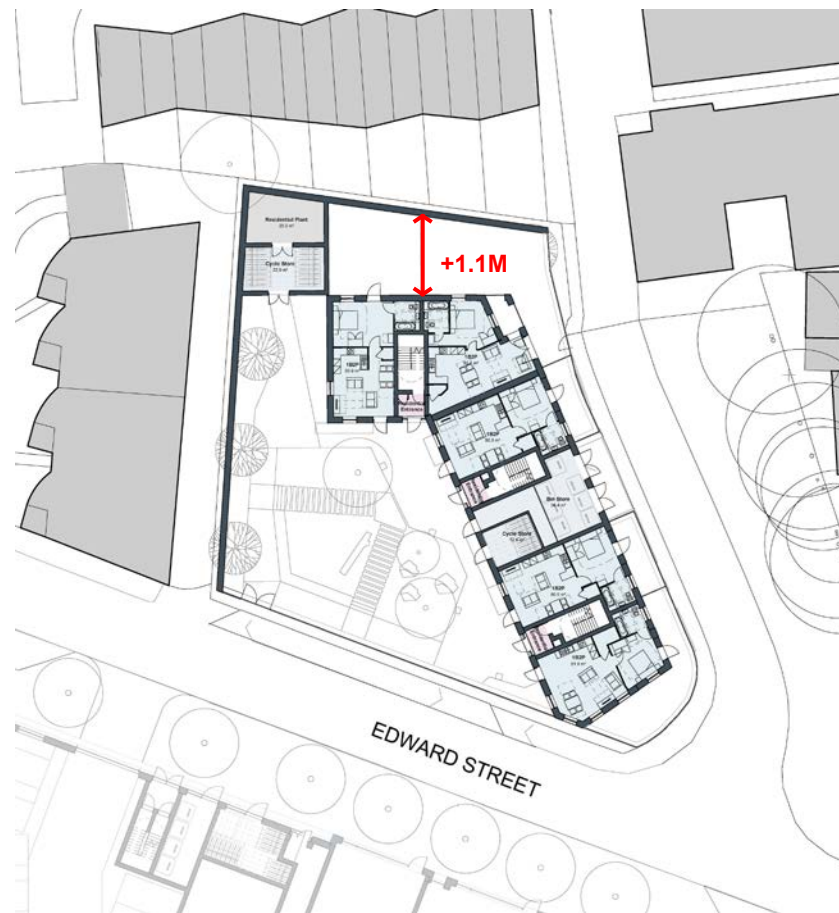
Summary

The block has marginally reduced in size, meaning it's now an extra 1.1m from the flats to the north, Beckham Place.

Planning Submission



Rev A



Block C

Summary

The ground floor finished floor level has been raised inline with comments relating to flood issues. The ceiling height at ground floor is sufficient to accommodate this change without affecting the building height. Landscaping will be raised to suit. The boundary treatment has been amended - railing reduced in height.

Planning Submission



Rev A



Block D

Block D

Form

The building form is created using three curved corners derived from the main routes around the building.

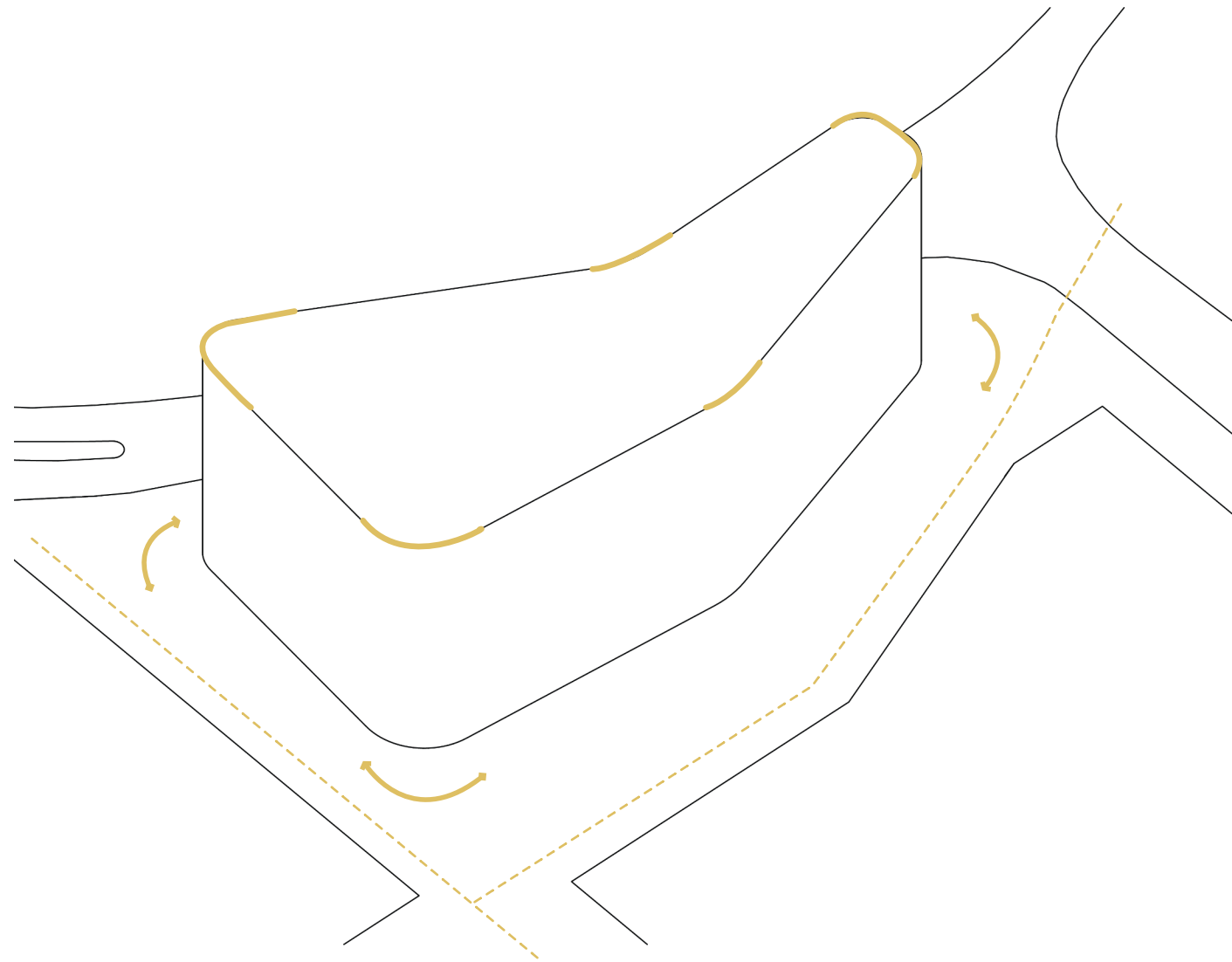
Historical Precedents



St Crispins Hall, Pitt St



Heatrae Factory, St Georges St



Colour



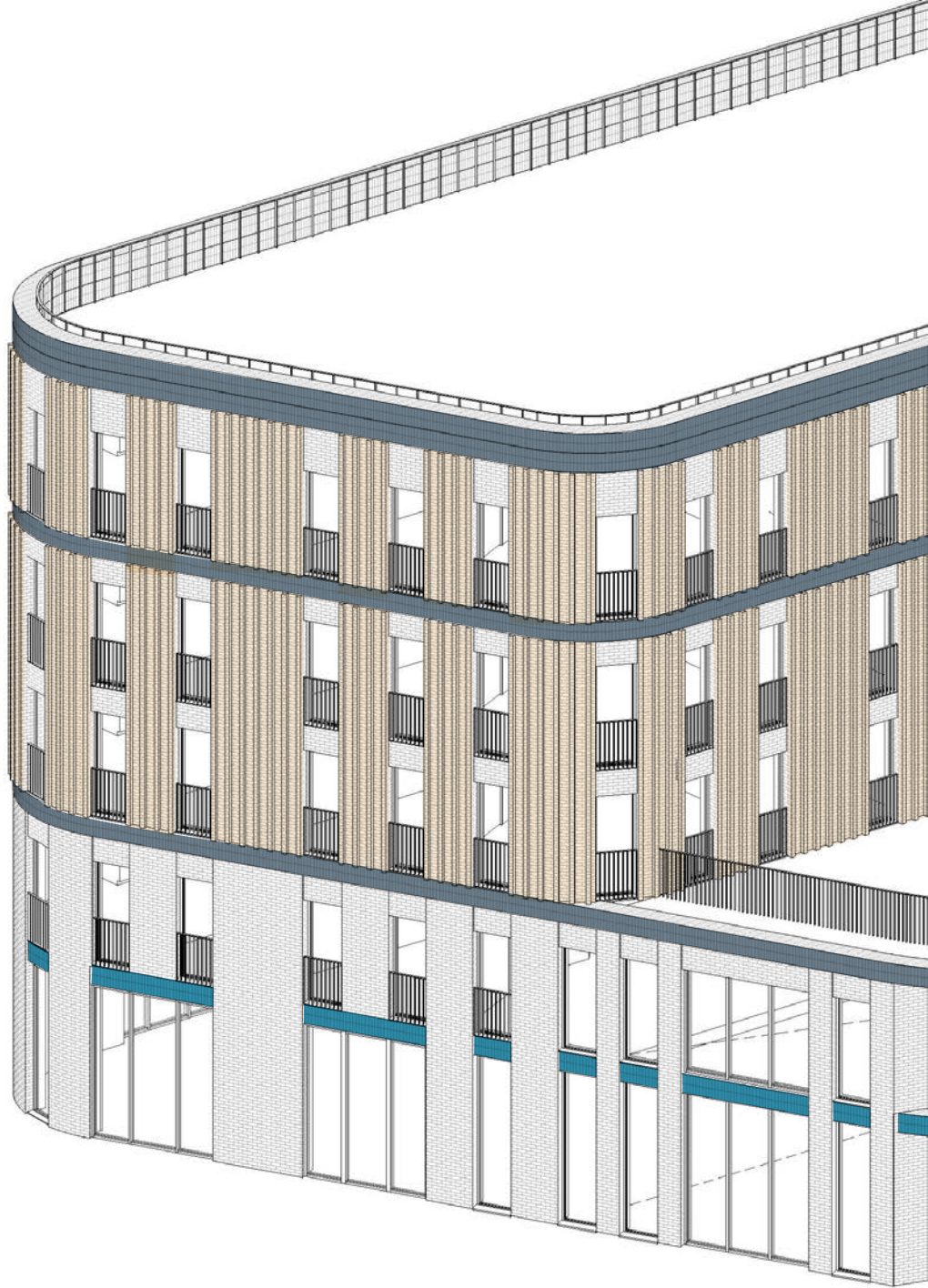
The ground and first floor levels are a light grey brick stretcher bond. As the community use consists of a double height element - the lower floors are grouped to create a prominent base to the building.

Alongside this, these floors introduce colour into the reveals of the windows. Green has been chosen to represent Norwich - alongside creating a link from the building to Gildencroft Park.

Block D

Architectural Detailing

- Primary soldier course horizontal band - represents change in building form.
- Vertical brick detailing - represents residential use.
- Secondary soldier course horizontal band - this band is recessed and broken by the vertical piers. Represents commercial use.



Horizontal Banding



Horizontal banding is used frequently in Norwich.

Vertical Banding

Vertical timber slats were used in St Georges St in the 1930s. This precedent has inspired the use of pulled brick headers to detail the facade. Similar detailing has been used on the neighbouring Block A and will show continuity within the street.



St Georges Street 13-14. 1938



Coffey Architects

Block D

Planning Submission

Rev A

Reduced from 6no. storeys to 5no. storeys inline with comments from HE and the council.

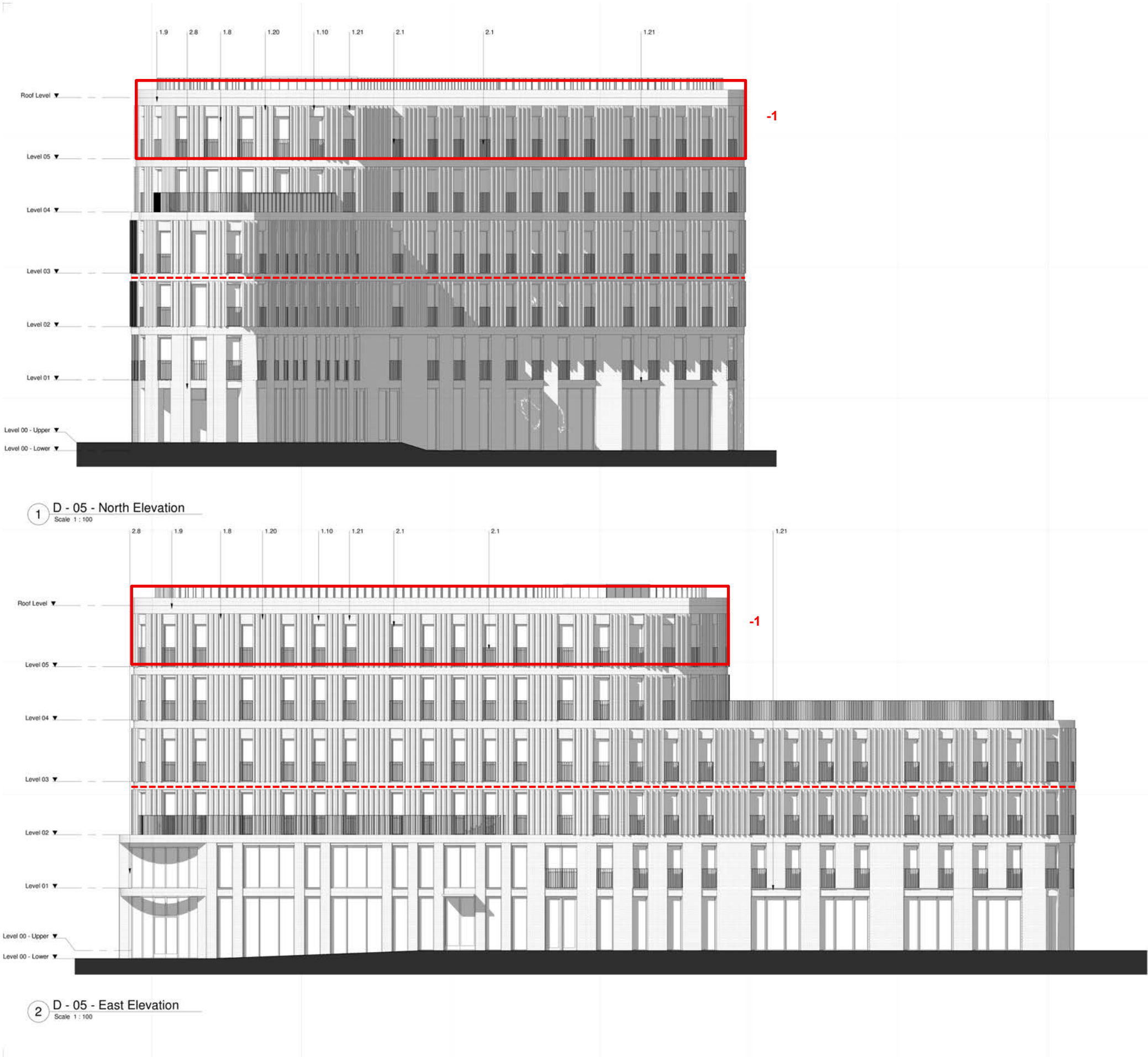


Block D

Elevation: Planning Submission

Reduced from 6no. storeys to 5no. storeys inline with comments from HE and the council.

- 1 storey
- Brick band removed



Block D

Elevation: Rev A

Windows have been amended on the east elevation. The width of the window has increased to improve daylighting into these apartments.

 Windows enlarged





Block D

TVIA: View 23 - Seating area in northwest corner of St Augustine's

Planning Submission



Rev A



Block D

TVIA: View 15 - Junction of Edward Street/Magpie Road (east side of Edward Street)

Planning Submission



Rev A



Block KL

Block KL

Summary

Block L - Stump Cross has changed in proportions and as a result shifted slightly north into Block K, inline with comments from HE and the council.

Planning Submission



Rev A



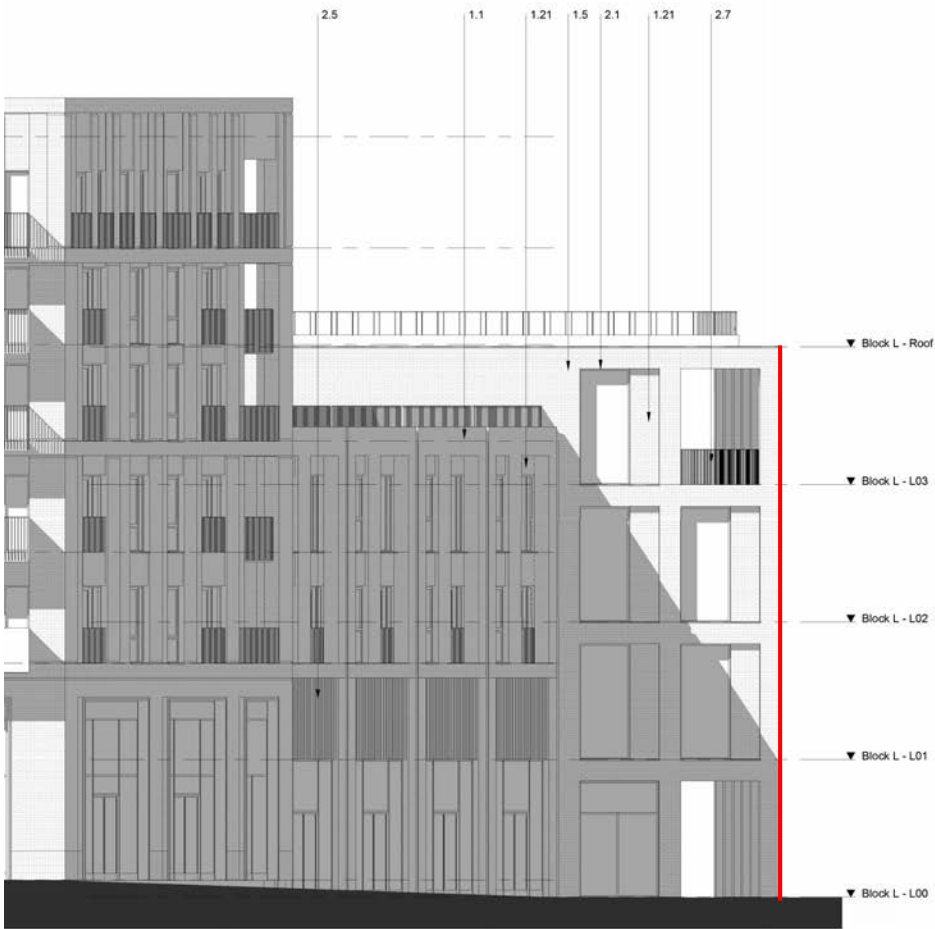
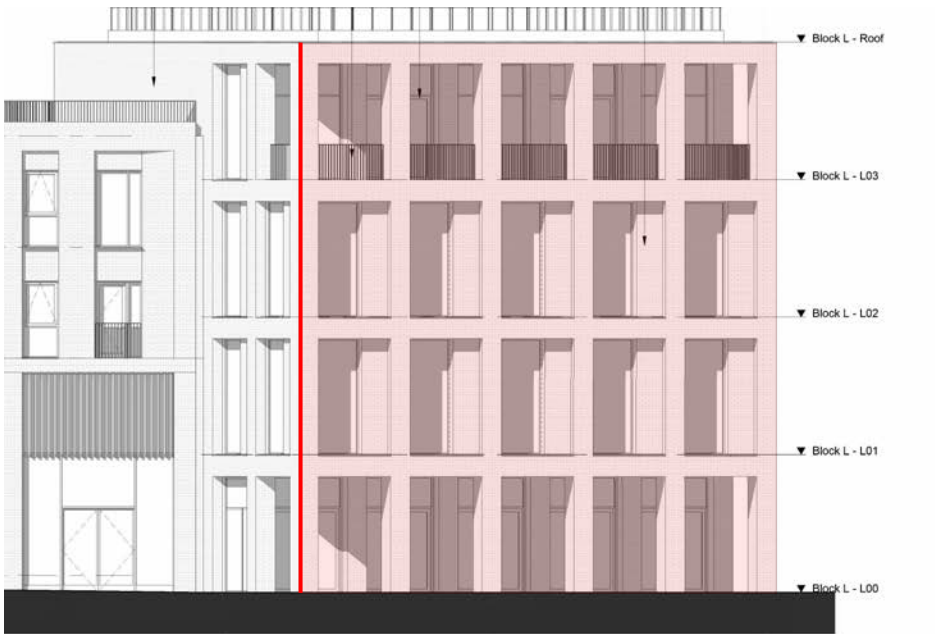
Block KL

Summary

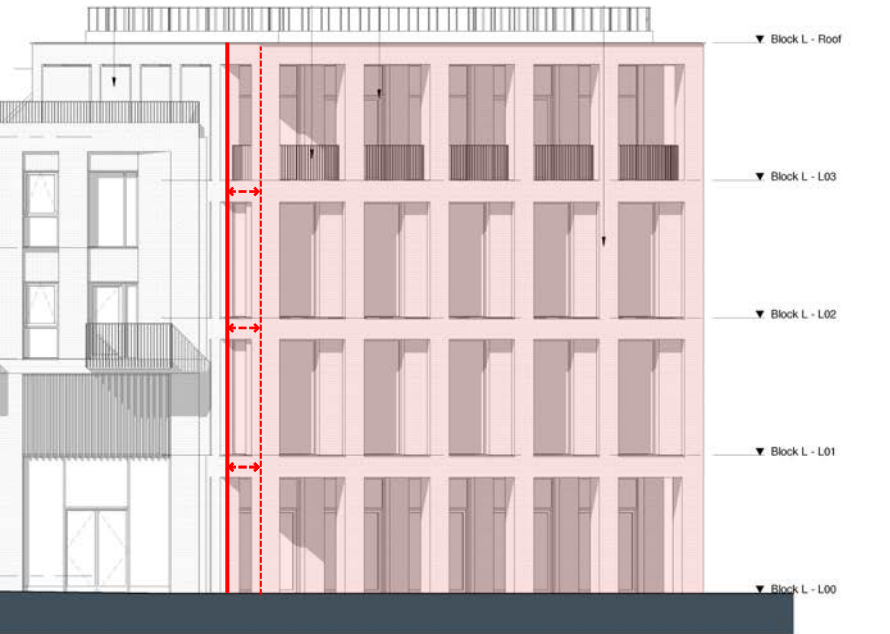
Block L - Stump Cross has changed in proportions and as a result shifted slightly north into Block K, inline with comments from HE and the council.

↔ Elevation width reduced

Planning Submission



Rev A



Block KL

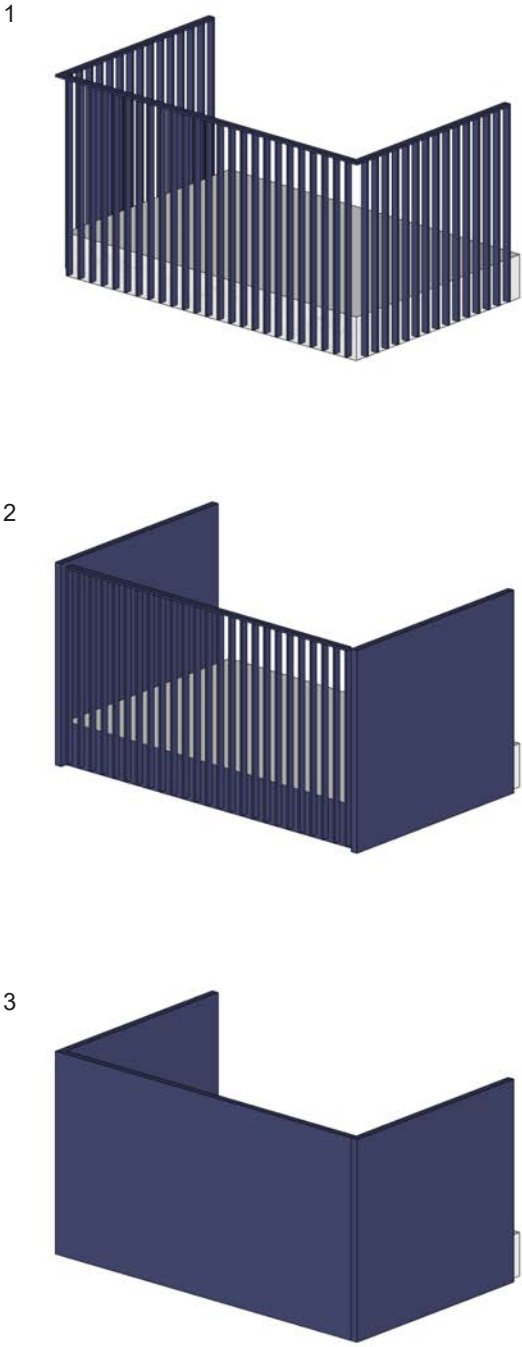
Block K1 Balcony Design

On Block K1 - the projecting balconies activate Anglia Square. A library of three balcony types have been applied to this facade.

The design alters the amount of solid to respond to the amount of appropriate privacy.

- 1. No solid element - vertical bar balustrading
- 2. Solid end panels
- 3. Fully solid balcony

The solid elements provide the most privacy and are applied to the first floor level closest to the public square. As the floors rise the need for solid elements on the balconies is reduced.

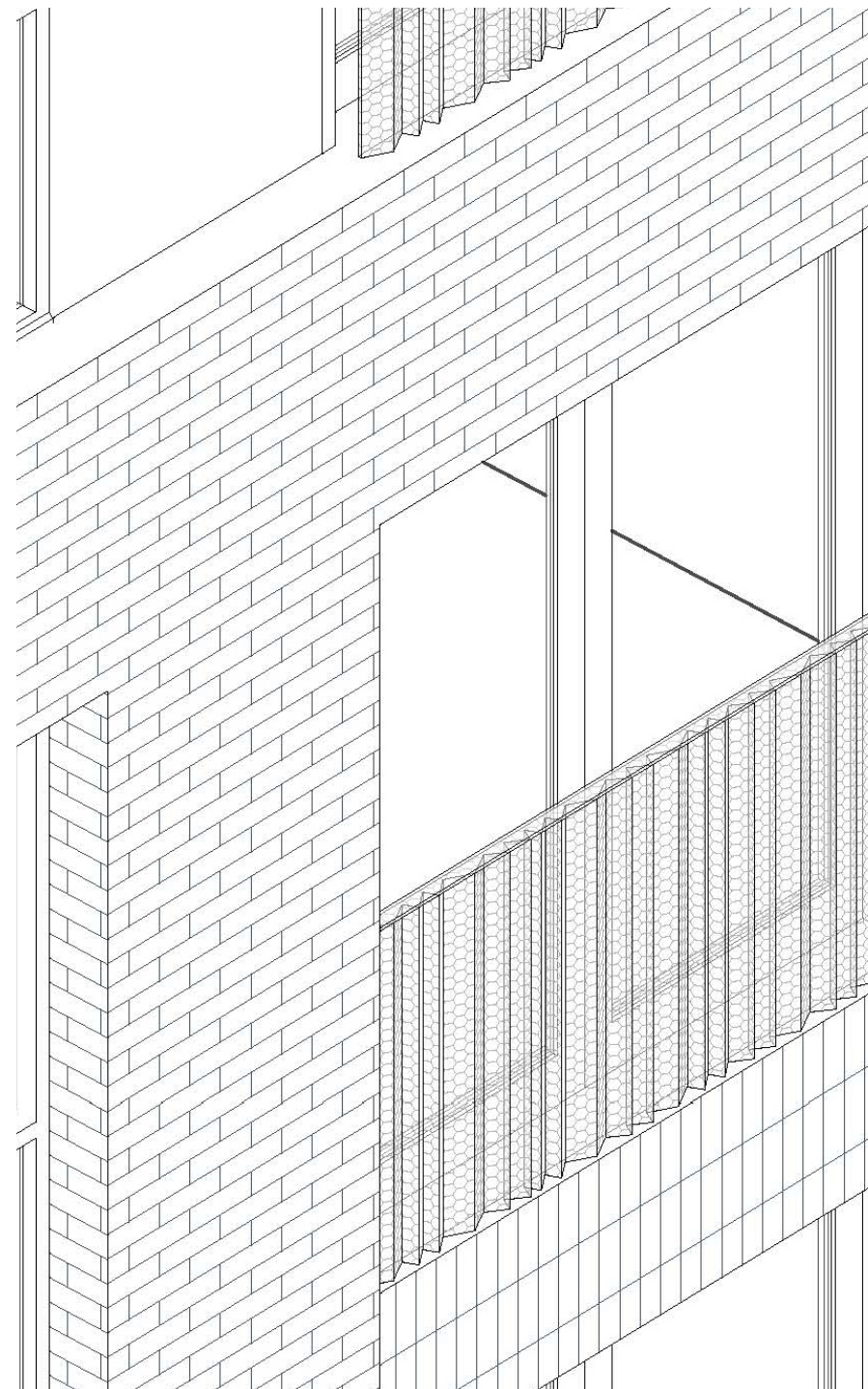
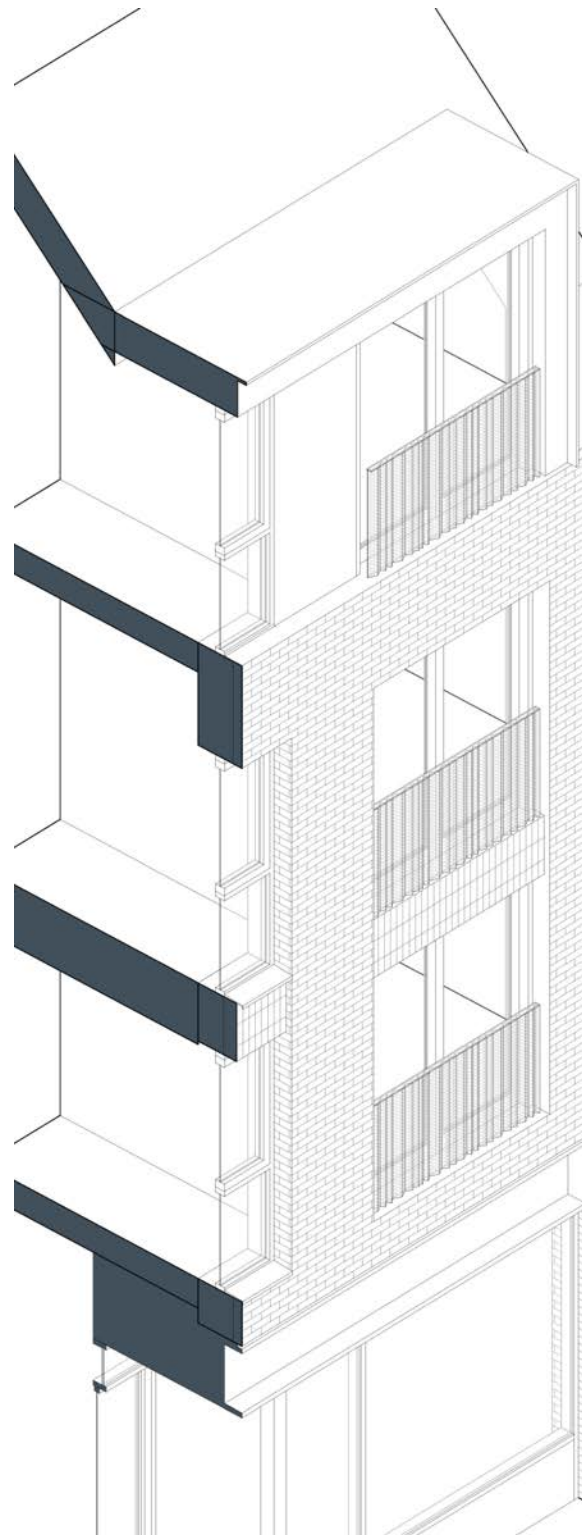
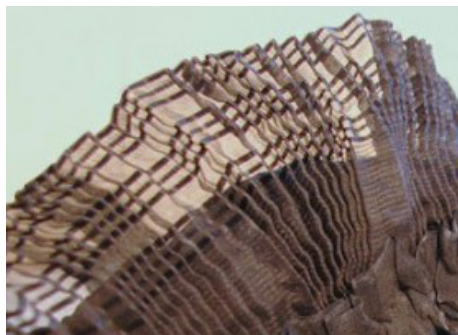


Block KL

Block K2 Balcony Design

The balustrade design has been inspired by the patternation in silk mourning fabric.

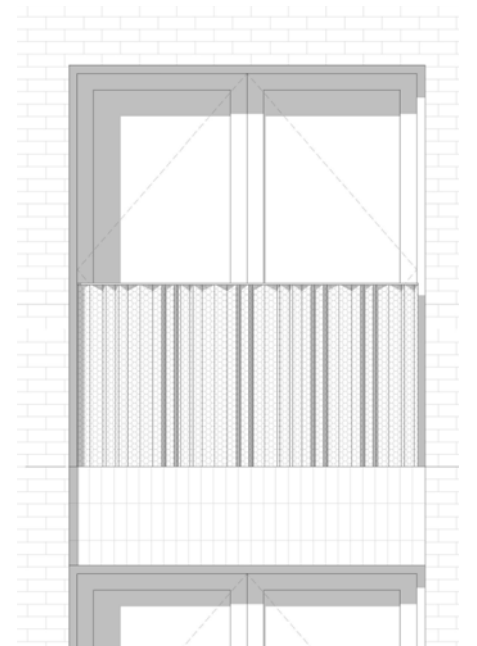
The Norwich Crape Company factory was located on the site and was a prominent trade within the city.



Precedent



West Hub / Jestico + Whiles



Block KL

Block K2

Summary

Dormers reduced in width and changed colour tone to bays 1,2 & 4.
Balcony balaustrades design amended.

Planning Submission



Rev A



Block KL

TVIA: View 30 - Outside 39 Magdalen Street

Planning Submission



Rev A



Block KL

TVIA: View 30 - Corner of 59 Magdalen Street





Block J3

Block J3

Summary

Ground Floor - Residential entrance defined as a route through the building.

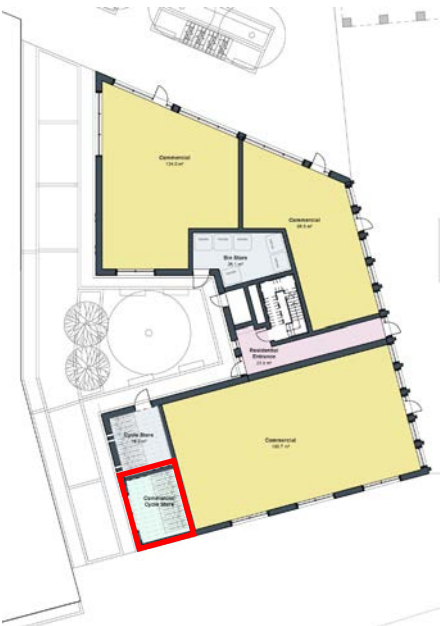
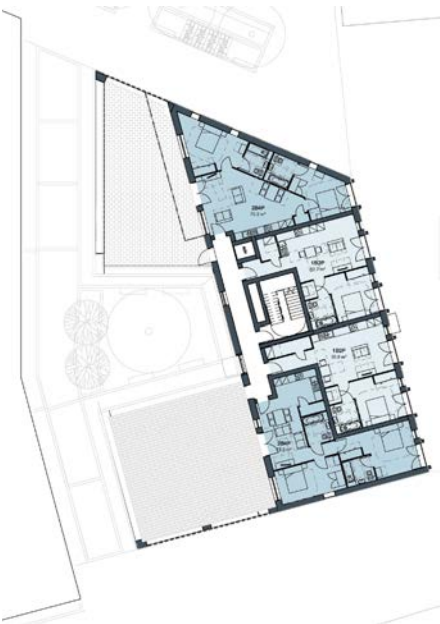
First Floor - Amendments allow all residents access to the terraces.

Commercial cycle store introduced

Planning Submission



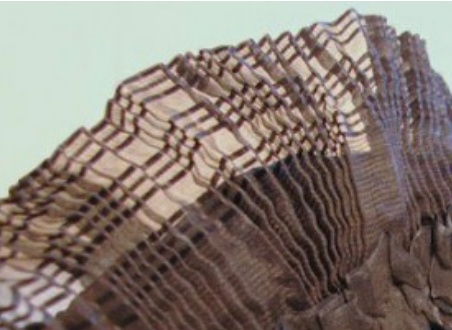
Rev A




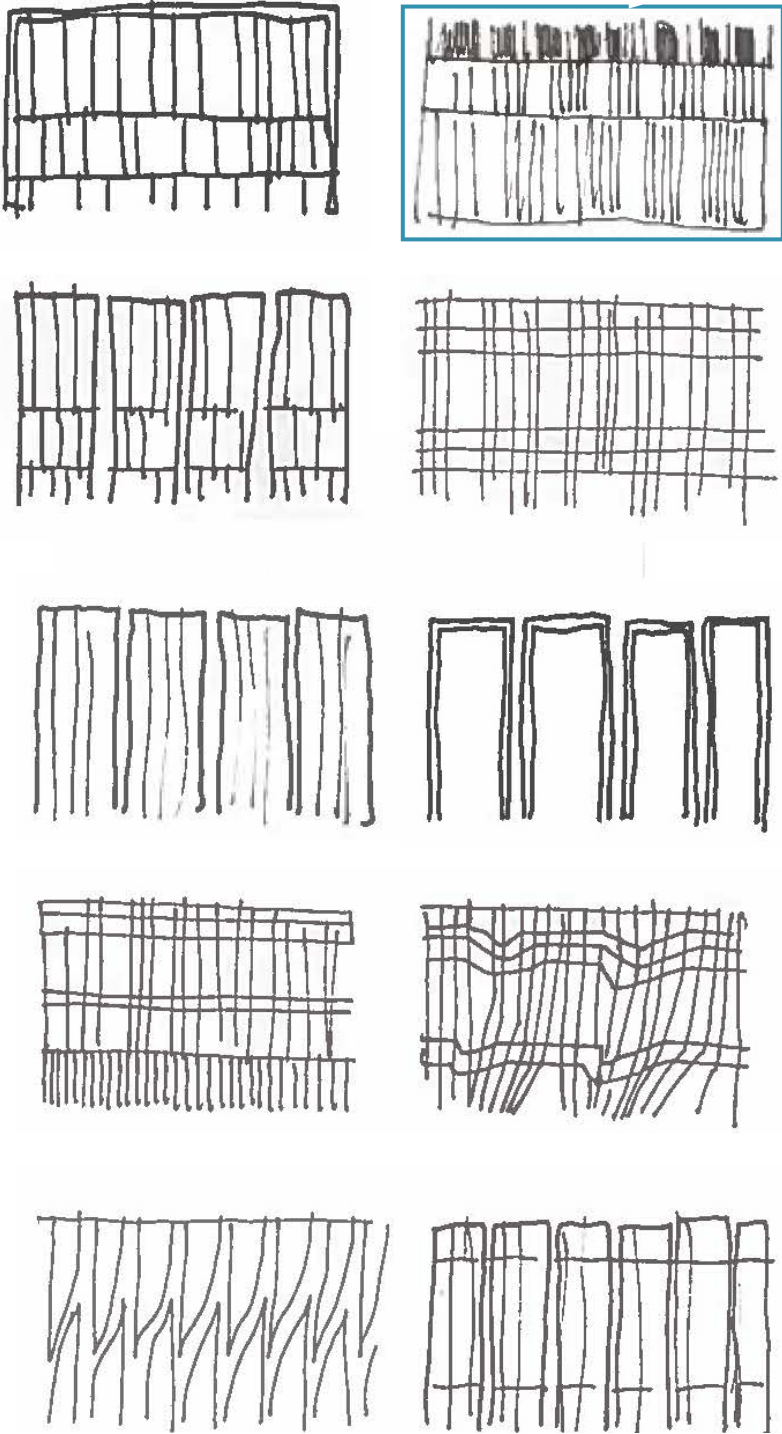
Block J3

Balustrade Design Development

The balustrade design has been inspired by the patternation in silk mourning fabric.
The Norwich Crape Company factory was located on the site and was a prominent trade within the city.



 Final Design



Final Design



Block J3


Bay Study

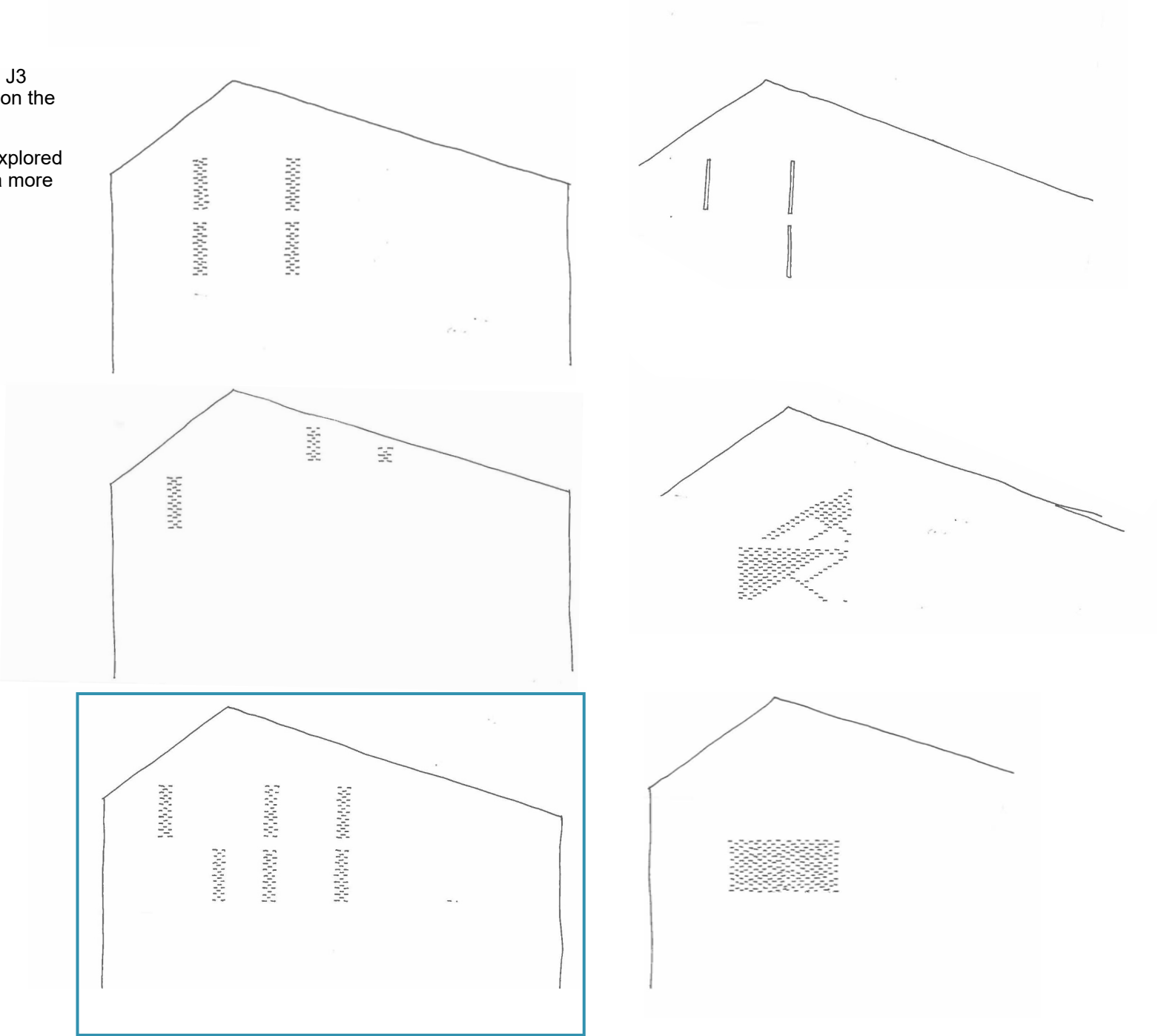


North Elevation Design Development

Feedback received on building J3 stated desire for more interest on the northern elevation.

Various iterations have been explored using brick patterns to create a more interesting facade.

 Final Design



Block J3

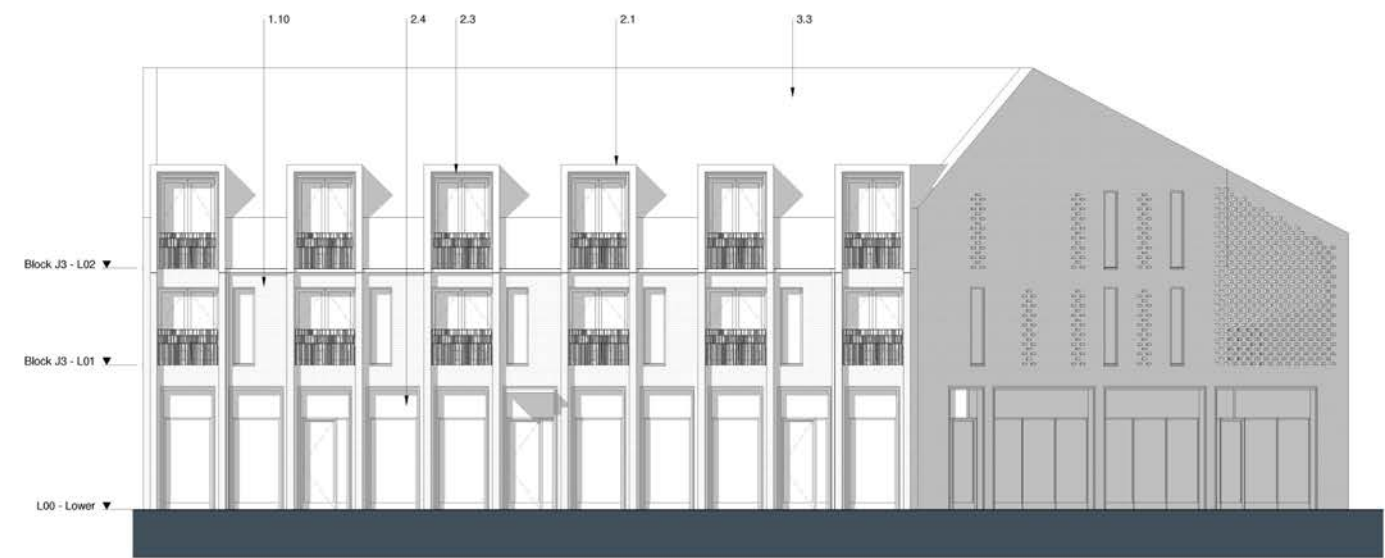
Elevations: Planning

East Elevation - Balcony railings amended.
North Elevation - Further brick detailing added.
West Elevation - Fenestration changed to provide a distinctive entrance & more amenity space.

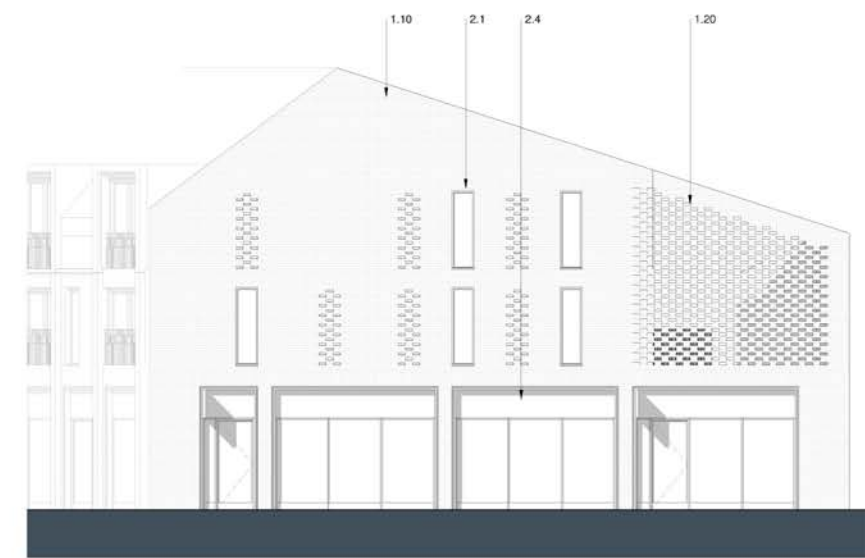


Block J3

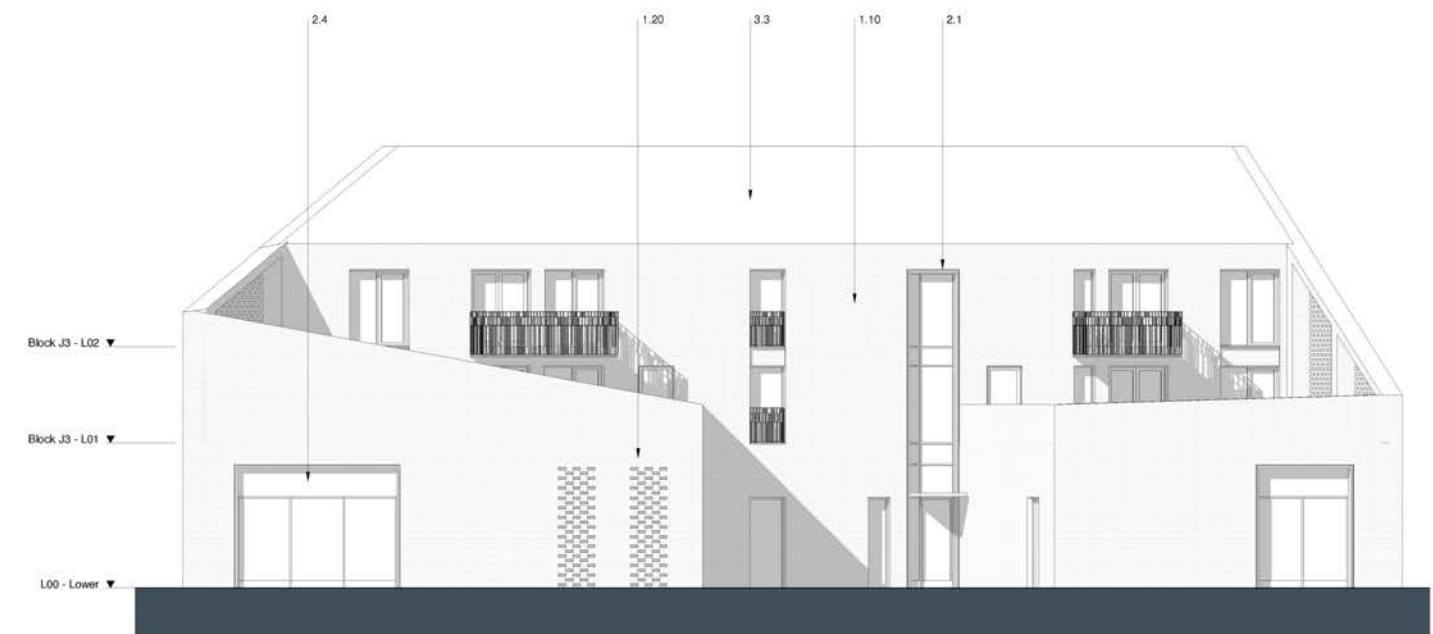
Elevations: Rev A



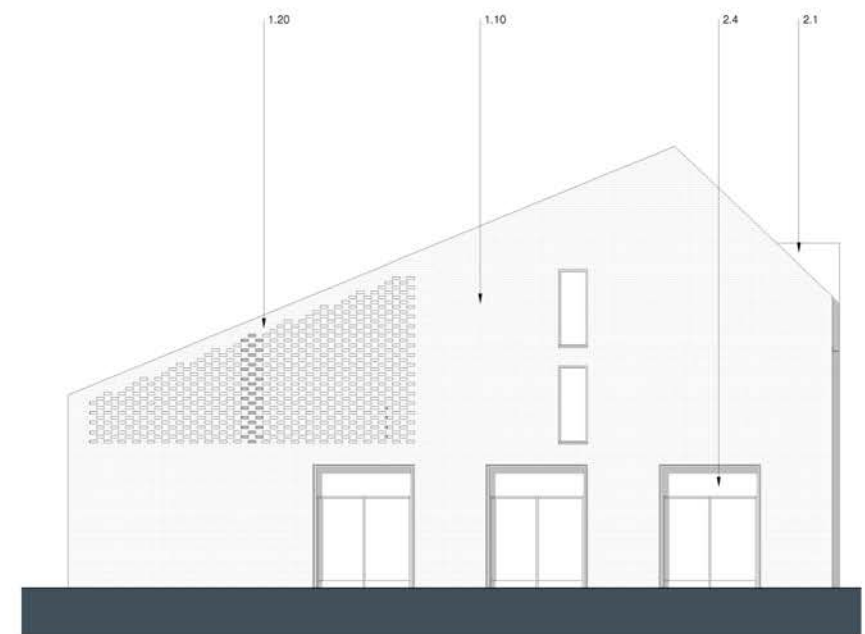
1 J3 - 05 - East Elevation
Scale 1 : 100



2 J3 - 05 - North Elevation
Scale 1 : 100



3 J3 - 05 - West Elevation
Scale 1 : 100




4 J3 - 05 - South Elevation
Scale 1 : 100

Block M

Block M

Summary

Unit removed to improve daylighting and create dual aspect units for the duplexes on the northern facade.

 Unit removed

Planning Submission



Rev A



Block M

Elevations: Planning

Massing and pitches on the east have been reviewed and reduced in height following comments from HE and the council.

- Roof profile amended
- 1 Storey



Block M

Elevations: Rev A



Block M

Elevations: Planning

Massing and pitches have been reviewed and reduced in height following comments from HE and the council.

-1 Storey



Block M

Elevations: Rev A



Revised Proposal Layout & Massing

Masterplan

Ground Floor Plan



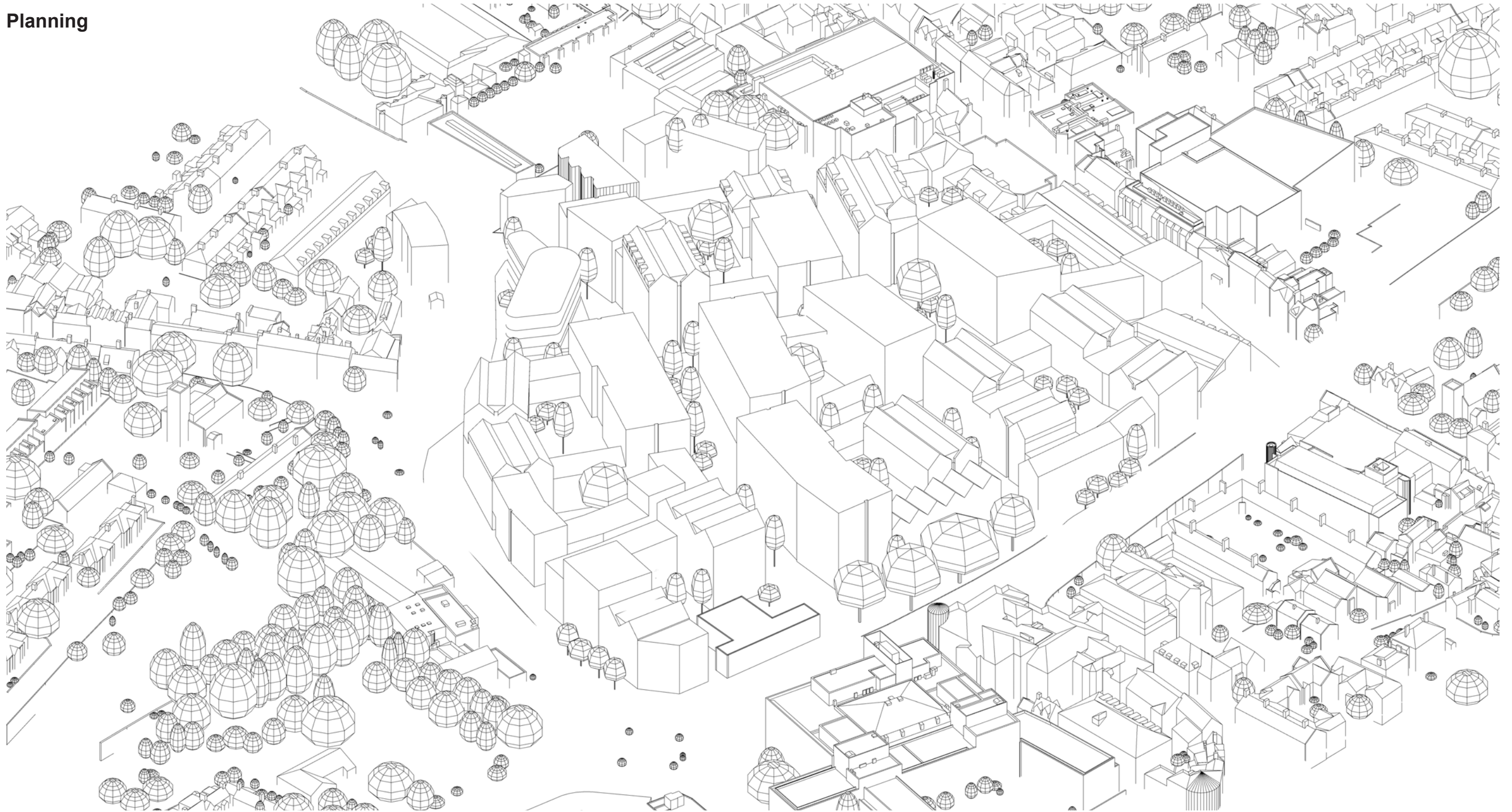
Masterplan

Roof Plan



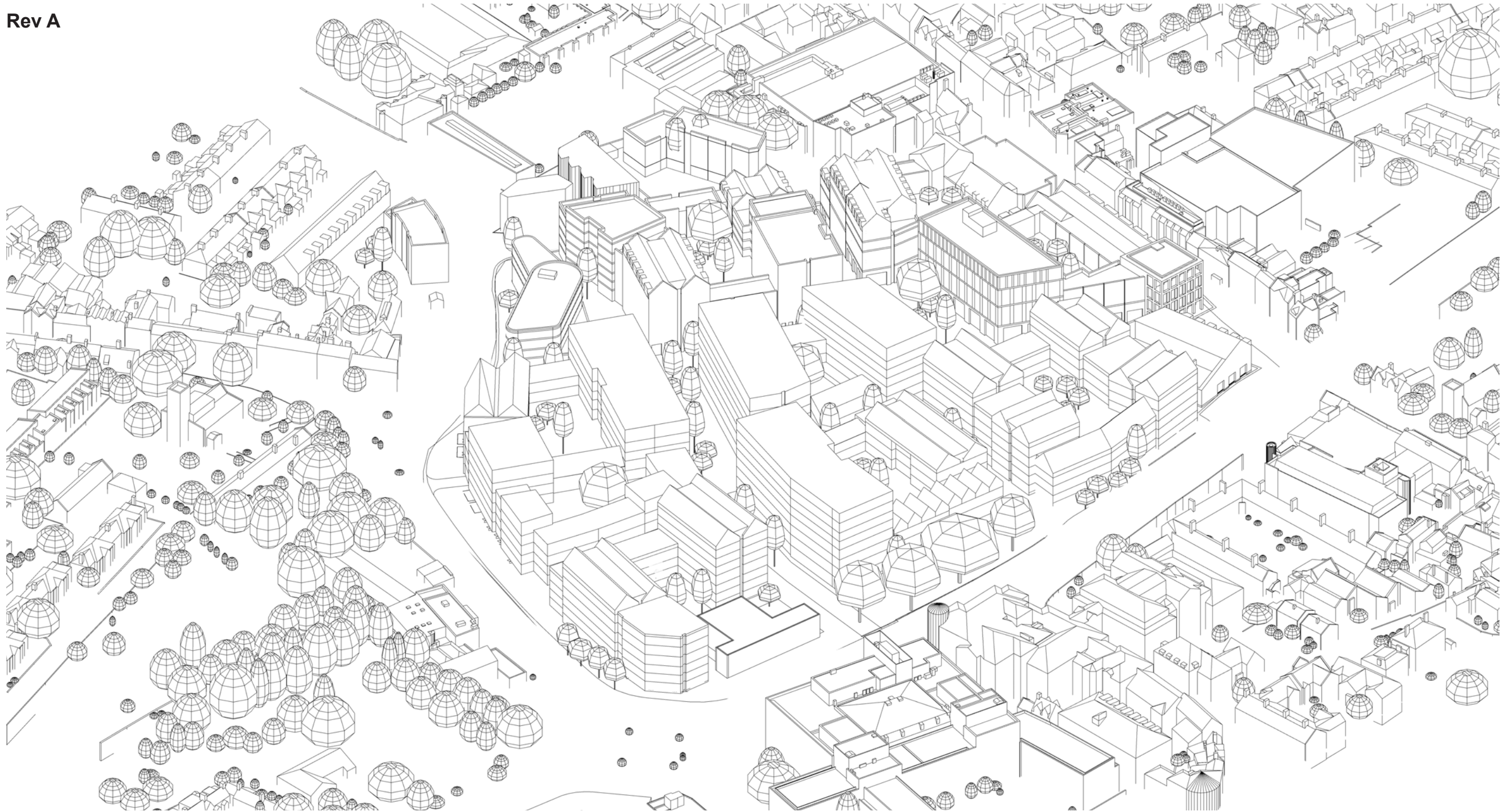
Massing

Planning



Massing

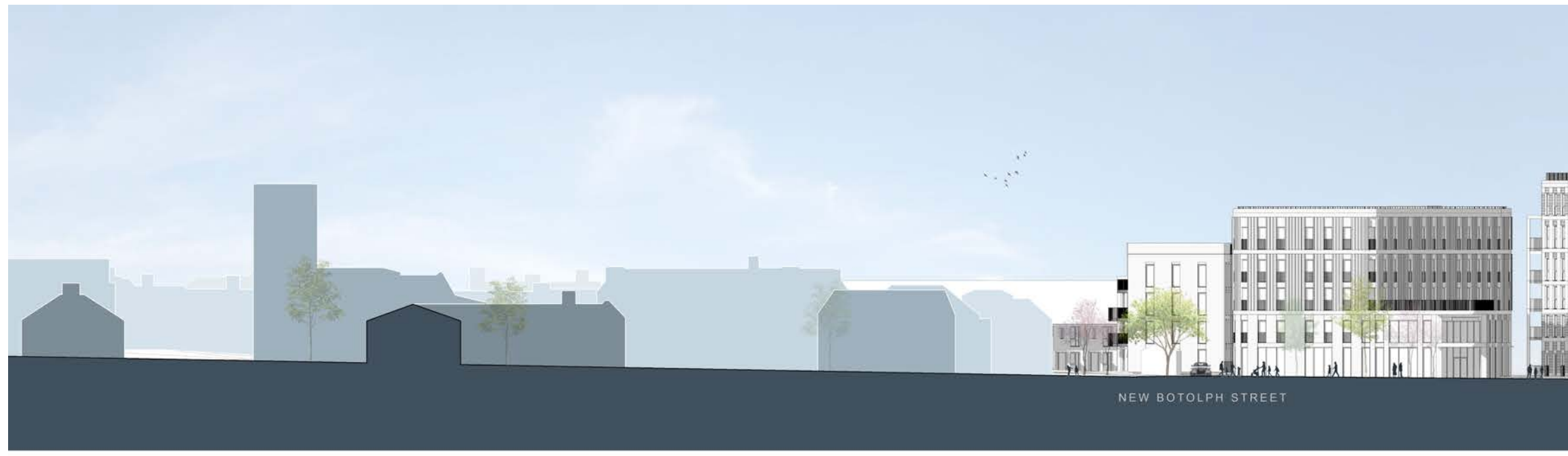
Rev A



Street Elevation



Street Elevation



Emerging Context

Emerging Context

100 Magdalen Street

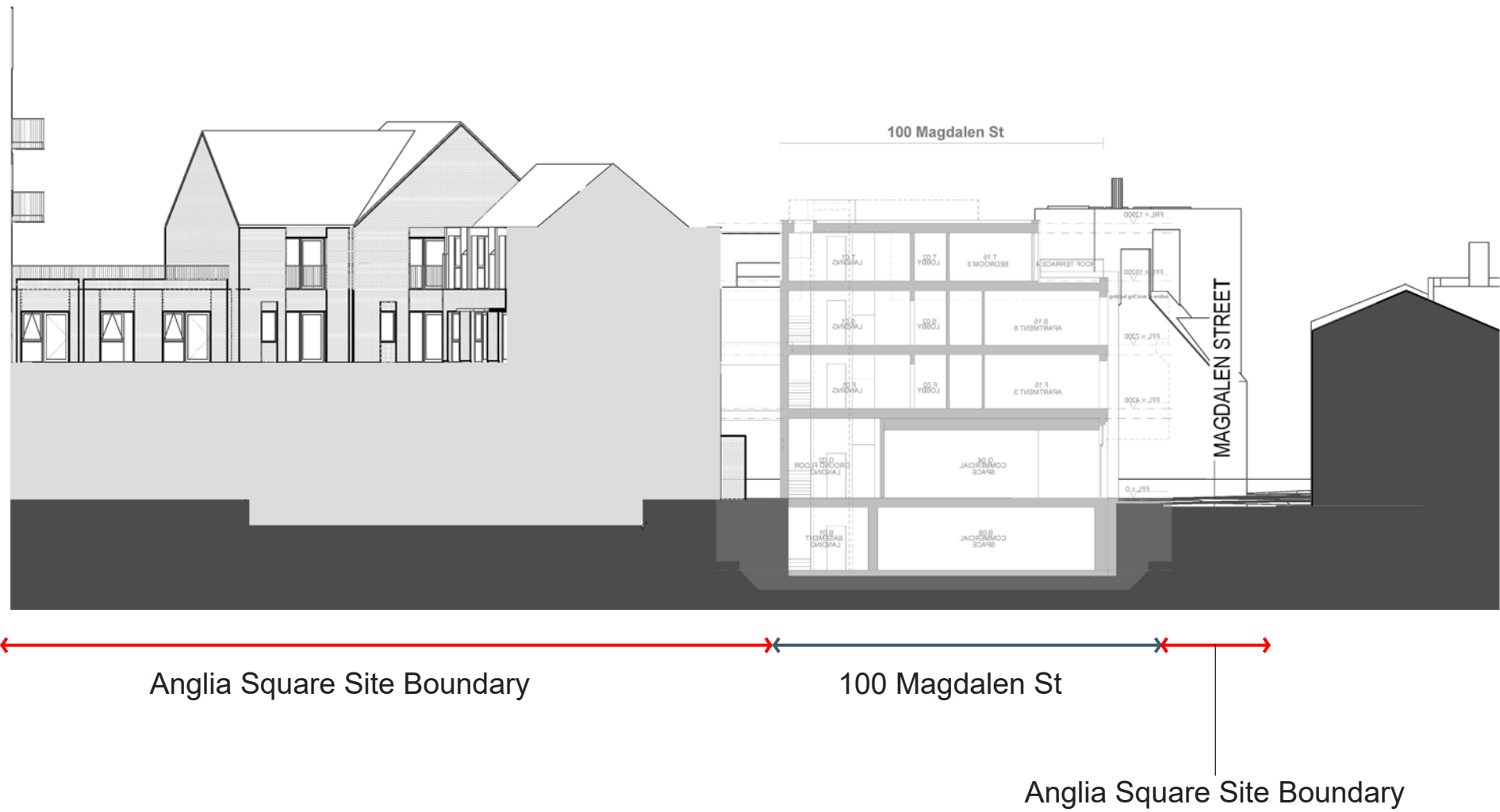
The adjacent site at 100 Magdalen Street has submitted a planning application.

The design was mindful of the neighbouring site's potential redevelopment, and as such we have designed a scheme that does not prejudice its future redevelopment. Since our original submission in April, we have since had sight of the application for 100 Magdalen Street and have made further changes in our scheme to minimise any impacts. This has included both lowering roof ridge heights and ensuring overlooking has been minimised.



Emerging Context

100 Magdalen Street



BroadwayMalyan^{BM}

Disclaimer

This document has been prepared exclusively for the internal use of the recipient and does not carry any right of publication or disclosure to any other party.

This document is incomplete without reference to and should be viewed solely in conjunction with the oral briefing provided by Broadway Malyan. Neither this document nor its contents may be used for any other purpose without the prior written consent of Broadway Malyan.

The information in this document is based upon publicly available information and reflects prevailing conditions and the views of Broadway Malyan as of the date of the document, all of which are accordingly subject to change. In preparing this document, Broadway Malyan has relied upon and assumed, without independent verification the accuracy and completeness of the information presented and that upon which the document is based, including that available from public sources.

© Broadway Malyan

