

Anglia Square, Norwich
Landscape Strategy
Addendum

Dated July 2022

Weston
Homes



15/07/22

ISSUED

Anglia Square, Norwich

Landscape Addendum



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1.1 Purpose of This Landscape Addendum

This Addendum considers comments received in the period after the submission of the Landscape Strategy for Anglia Square.

Previous Application

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 landscape architecture, this is described and explained in the Landscape Strategy, and other associated drawings. Please refer to the original documents for further details.

Revised Proposals

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 Appendix A.

This Addendum

This Landscape Addendum sets out where necessary a response to the landscape 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 Landscape Report.

01 Introduction

1.2 Consultee Comments

Comment Received	Commenter	Response From Design Team	For Further Information
The design [of the canopy] tho' very sketchy doesn't suggest the impact or presence of the existing canopy, or those shown in precedent images.	Norwich City Council Landscape Officer	A single larger canopy with a more impactful presence is now proposed.	See Section 03
The scale of the canopies don't seem adequate in relation to the size of the space and the scale/massing of the surrounding tall buildings.	Norwich City Council Landscape Officer	A single larger canopy with a more impactful presence is now proposed.	See Section 03
[Anglia Square] Central area stone paving [to] periphery of space lower value – defines central area but lacks energy and interest. This is the focal space of the development and at present lacks flair and uniqueness.	Norwich City Council Landscape Officer	Further explanation of the ground floor paving strategy is shown, as well as further exploration of unique design interventions.	See Section 03
The hexagonal shape of the canopies is used to inform the paving layout - which is not wholly convincing	Norwich City Council Landscape Officer	Further explanation of the ground floor paving strategy is shown, as well as further exploration of unique design interventions.	See Section 03
[St Georges Gardens] In terms of play it might be worth considering integrated design features such as mounding, paving patterns which invite play rather than placing log steps and boulders in amongst planting. Also, some grass areas would be more appropriate than planting for play.	Norwich City Council Landscape Officer	Grass areas and mounding to be included in St Georges Gardens.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan
Along St Georges the green spaces could be wedges of green space which rise up at the seating end and down to GL at the other end to create some relief in terms of greenspace	Norwich City Council Landscape Officer	A gradual slope down from the seating edge down toward the street area will be incorporated.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan
Width of cycleway meets guidance for 2-way cycling?	Norwich City Council Landscape Officer	The width of the cycle route is 3m which meets LTN1/20 requirements.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan
Cycle stands along St Georges block to corner of Block G appear to jut out into main cycle route.	Norwich City Council Landscape Officer	These cycle stands have been relocated.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan

The changes in the Amended Application arising from the landscape architecture related comments are summarised in the table overleaf.

Comment Received	Commenter	Response From Design Team	For Further Information
It would be helpful to establish principles such as building-mounted lighting wherever possible, minimising light pollution and impacts on biodiversity.	Norwich City Council Landscape Officer	Landscape Lighting Strategy included in addendum.	See Section 06
The intersection of St Georges and Botolph Street seems to be an opportunity to acknowledge a busy location and create a special sense of place. The proposed public art would help achieve this. However the hard and soft landscape layout looks a little awkward.	Norwich City Council Landscape Officer	The intersection of St Georges Street and Botolph Street has been revised to create a more playful and memorable experience.	See Section 04
St Georges Street cycle route crosses Botolph Street. The layout involves the cycle path to north and south ending where it meets Botolph Street. Cyclists would cross via a shared space.	Norwich City Council Landscape Officer	More detail on in-ground studs to connect cycle routes included in addendum.	See Section 04
Community Hub Given that the architecture would be quite strong, could the paving layout be reconsidered to reflect the building and take opportunities to provide it with a more integrated/coherent setting?	Norwich City Council Landscape Officer	Hard and soft landscape reviewed and amended to create a more successful relationship with the proposed architecture and its associated use. A more playful approach to the landscaping gives this key area heightened prominence within the scheme.	See Section 04
Building C D&A Statement image on p 1669 shows tall metal railings of an unnecessary height which would have an adverse visual effect on the streetscape.	Norwich City Council Landscape Officer	The design has been updated and co-ordinated with the architecture.	See Section 04
[St Georges Street/St Crispins Road junction] is somewhat unresolved. Paving needs to reflect movement/desire lines, giving priority to peds and cyclists.	Norwich City Council Landscape Officer	The cycle route has been extended south to meet pedestrian cross over area. Further detail on in ground studs to delineate cycle route included.	See Section 04

Comment Received	Commenter	Response From Design Team	For Further Information
Swept path analysis (appendix A1 in Transport Assessment: Delivery and Servicing Plan) does not include swept paths for fire tender access to Anglia square, or car access to other internal yard/streets.	Norwich City Council Landscape Officer	To be included in Revised Transport documents.	See Section 03
Most of these on-street parking spaces [Calvert Yard] don't have sufficient space to enable manoeuvring in/out	Norwich City Council Landscape Officer	The design of Calvert Yard has been readdressed to allow for vehicle manoeuvring.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan
LS 5.6 SUDS Strategy shows areas of permeable paving, but only within the outline application area. Use of such paving should be encouraged throughout the development. Please could this be clarified.	Norwich City Council Landscape Officer	Botolph Street and Anglia Square will have a higher quality aesthetic finish than offered by propriety permeable paving blocks.	
Local distinctiveness and character Needs further consideration as current proposals don't speak sufficiently of Norwich.	Norwich City Council Landscape Officer	Updated floorscape design with references to Norwich and Norfolk heritage.	See Section 03
The layout of podium gardens appears rather 'busy' with the design dictated by multiple crossing routes and little meaningful space left for flexible use by the residents. Could the layout be simplified a little?	Norwich City Council Landscape Officer	Rationalisation of podium spaces to more simplified design.	See Section 05
At the southern end of St Georges Street, the cycle path stops some way short of the existing crossing of St Crispins Road. Layout here would benefit from further consideration.	Norwich City Council Landscape Officer	Trees have been added in to Tooley Lane and the edges of Sovereign Way.	See Section 04
There are a row of cycle stands that look to obstruct the cycle route on St Georges Street, adjacent to Sovereign Way.	Norwich City Council Landscape Officer	These cycle stands have been relocated.	See drawing ANG-PLA-XX-XX-DR-L-0001-Landscape Masterplan

Comment Received	Commenter	Response From Design Team	For Further Information
It would be preferable to have a greater variety of species with more emphasis on biodiversity benefits and native trees.	Norwich City Council Landscape Officer	Additional Tree Species added in to the Softworks Plan	See drawings ANG-PLA-XX-XX-DR-L-2000-Softworks Site Plan and ANG-PLA-XX-XX-DR-L-2001-Softworks Plan Roof Level
A Landscape management plan would be needed. This can be conditioned. However, it would be useful to have at least have an indication of the principles and scope of a proposed management plan for external spaces.	Norwich City Council Landscape Officer	Principles added to Landscape Addendum	See Section 07
To protect the 'open yard' of Block F (sharing a corner plot access with existing Surrey Chapel) there must be opportunity for dwellings adjacent the open yard to provide natural surveillance – this should be visual contact through windows such as kitchens & living rooms (not bedrooms & bathrooms).	Norfolk Constabulary	Further detail to be provided for Reserved Matters Submission	
An external lighting scheme should be developed to provide consistent light levels across external amenity and access routes to avoid sharp contrast shadowed areas	Norfolk Constabulary	Lighting Strategy included in addendum.	See Section 06
Block B - Consider further defensive space adjacent the 4 x main access points for the ground floor apartments of the Block – to give personal space for residents entering and exiting their home. Perhaps a change of surface or knee rail to help demarcation of space.	Norfolk Constabulary	Block B has been redesigned to allow more usable space for residents to the rear.	See Section 04

02 Landscape Masterplan

2.1 Ground Floor Landscape Masterplan

The masterplan principles of being inclusive and permeable have been retained.

Revised Approach

There have been a number of tweaks as a result of dialogue with stakeholders in the period post application.

The overarching strategies of the masterplan remain, with a clear hierarchy of streets and squares being created. However there has been some refinement to the design of these spaces.

Summary

A summary of the key changes to the masterplan are as follows:

- New approach to Anglia Square.
- Refinement of Block B.
- Refinement of Block C.
- Changes to landscape address of Block D.
- Relocation of the northern section of cycle route.
- St Georges Street southern junction.

The detail of the changes is explained further in this addendum.

Anglia Square

The previous proposals were challenged as not being bold enough for the character of this area of Norwich. Also a desire for one single, larger canopy was stated by the council.

Block B

The architecture of Block B required updates to create more space for vehicle servicing. This has in turn given more space back to the landscape.

Block C

The finished floor level of Block C was required to be raised to alleviate flooding concerns. This has required access updates within the landscape.

Block D Community Hub and Cycle Route

The interaction of the Community Hub with the adjacent landscape has been queried as whether this can be a stronger relationship. It is also considered that this can be more playable. The interaction of the Community Hub with the public realm has also resulted in the cycle route in this area moving west to reduce conflict.

St Georges Street

The cycle route at the southern end of St Georges Street has been extended to connect with the raised table junction.



Block B

Block C

Block D

Block A

Block M

Block E

Block H

Block K

Block E/F

Block L

Block F

Block G

Block J

Block J3



2.2 Roof Level Landscape Masterplan

The revised approach to the podium courtyards is a much more simplified one.

Revised Approach

The semi private podium courtyards on Blocks A, M and K/L were queried as being overly complicated. As a result a much more rationalised approach has been taken.

Legibility

The updated approach is based on legibility through the spaces. Clear routes are created for users of all age groups and needs. Informal lawns, play equipment, vegetable gardens, and seating areas are all provided to create a multi generational space.

Roof Terraces

The roof terraces largely remain the same across the detailed application, but with a few tweaks in their location.

Extensive Green Roofs

The number of extensive green roofs have been increased to include Block D and Block C.



Block B

Block C

Block D

Block A

Block M

Block K

Block L



3.1 Anglia Square Proposals

Anglia Square serves as the community heart for residents and visitors.

An inclusive community space to dwell, gather, interact and shop, for new residents and the existing community alike.

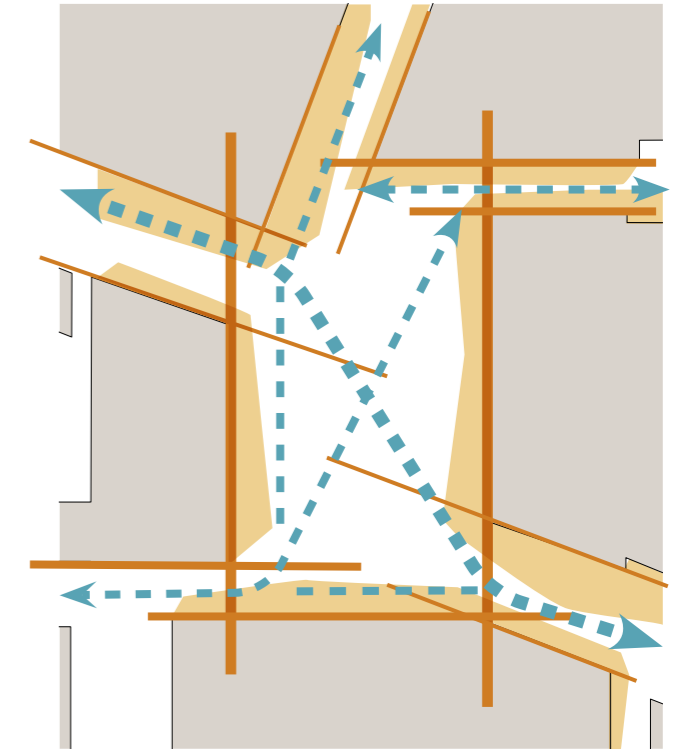
This addendum gives us the opportunity to consider what would make the square more successful, and to develop on the previous design to create a stronger identity for the square and the scheme as a whole.

The existing square is well used and appreciated by the local community. Our design aims to enhance the previous iteration of the square and retain what is good about it, including the flexible space to the centre that can be used for events, street entertainment and seasonal markets. We have also worked into the design of the seating and canopy so that the square can be used all year round, as the current square is.

The new square design builds upon the previous design principles for the square:

Key objectives:

- Revive an under-utilised civic space
- Give people a place to gather
- Connect people to local businesses



Combined analysis diagram showing desire lines, building geometry and active frontages

03 Anglia Square

3.2 The Existing Plan

Anglia Square design as part of the planning submission from April 2022.

This addendum considers the scheme that was submitted as part of the planning application and addresses comments from Norwich City Council.

Key comments:

- The location and size of the proposed square is appropriate, as is the aim of giving the space a high status as the civic heart of the development, acting as an inclusive community space
 - Lack of distinctiveness and quality in the proposals for Anglia Square
1. It is suggested that a single canopy of a scale similar to the existing would be able to function better and provide a key feature for the square and the development as a whole
 2. The central area of stone paving defines the centre of the space but lacks energy, uniqueness, and interest
 3. The location of seating may need adjusting to allow for pedestrian desire-lines through the space.
 4. Because the southern third of the space would not have good sunlight levels, trees here may not thrive



Design for Anglia Square, as submitted April 2022

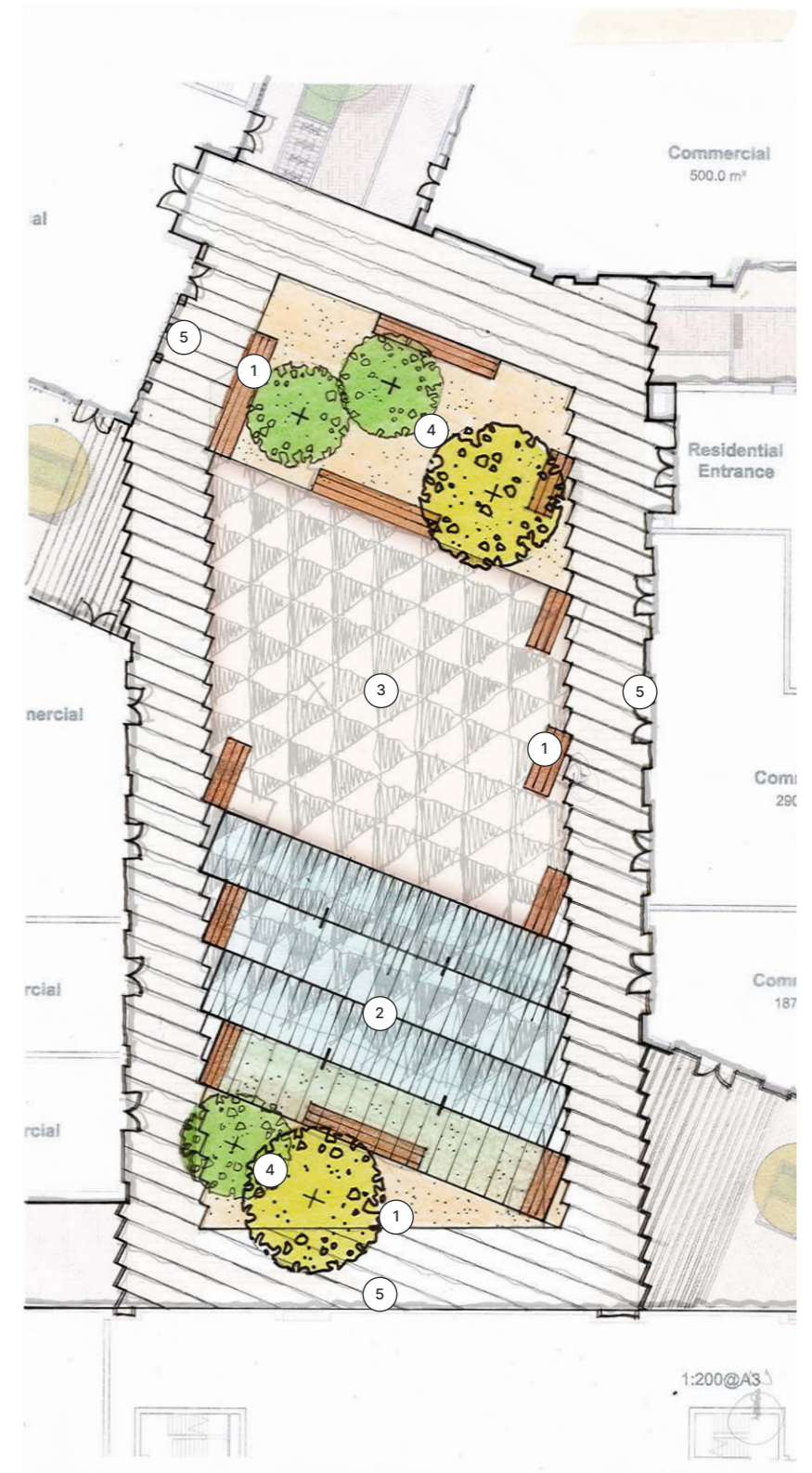
3.3 An Alternative Approach

A new square with a bold civic identity.

This sketch masterplan sets out some of the more subtle design changes that will help to enhance the square based on the comments from Norwich City Council.

Key changes:

1. Feature Benches have been pulled away from the Botolph Street entrances to help the visitors navigate the Square better.
2. The canopy has been consolidated and placed in the southern part of the Square to allow the northern edge to benefit from the aspect of the sun.
3. Feature paving in the Square will add a playful and distinctive element to the Square which will tie into the paving at the Community Hub.
4. Feature trees at both ends of the Square will break up the hardness of the urban Square. The position of the trees will dictate the species of tree based on the principle of 'right tree, right place'
5. The split of the inner and outer Square allow for the cafe spill-out areas.



Sketch proposal for Anglia Square July 2022

3.4 Components

Ground

Clear circulation routes on the perimeter allow shoppers and other users quick access and simple permeability. The square has a number of functions to serve, including a relaxing and fresh retail experience, access to residential cores, and access to the public car park core.

Seat

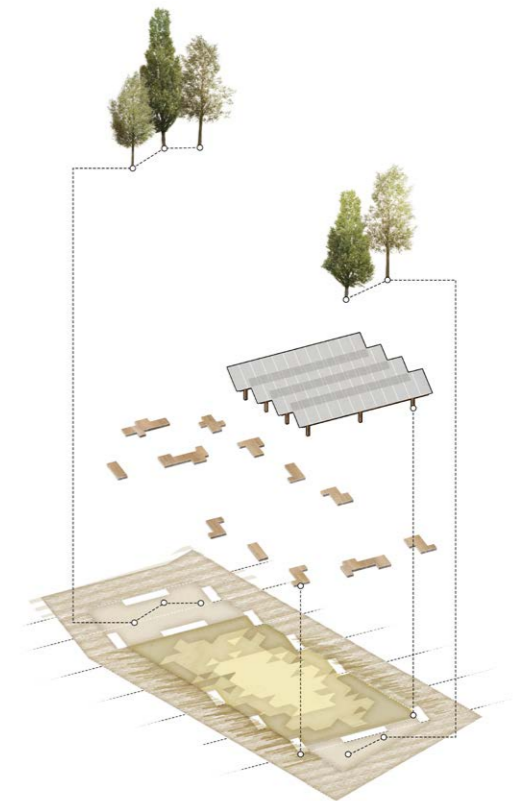
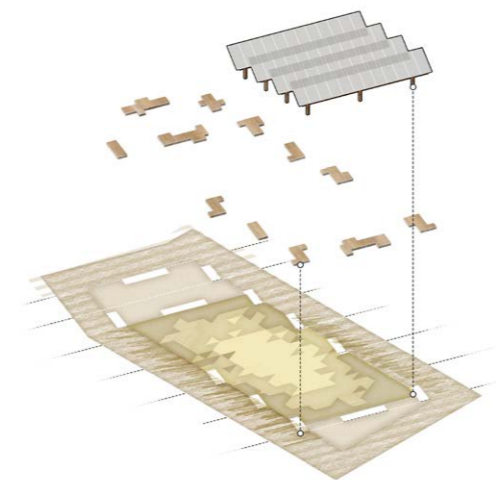
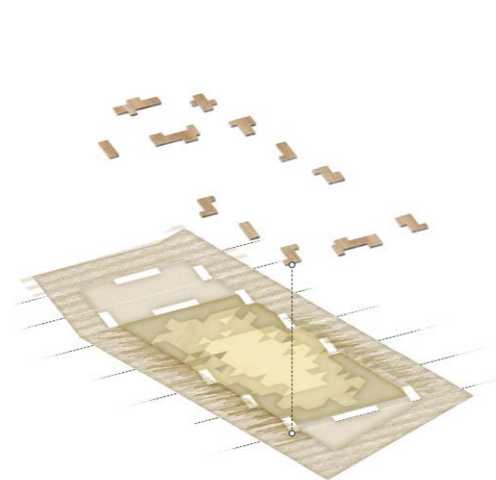
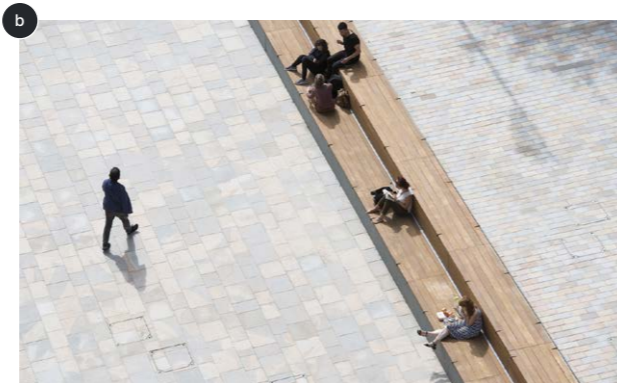
The benches are located in a way that would allow for views to the south of the square if there was an event or performance. Timber gives the square a softer character and is more tactile and more usable at colder and warmer times of the year..

Cover

A modular canopy layout offers shelter from the elements with the capability to be extended as required. Retaining a canopy structure is very important to the existing users of the space, as we understand it from the Community Review Panels. The canopy is an important component in the scheme and the design will be worked into in RIBA Stage 04.

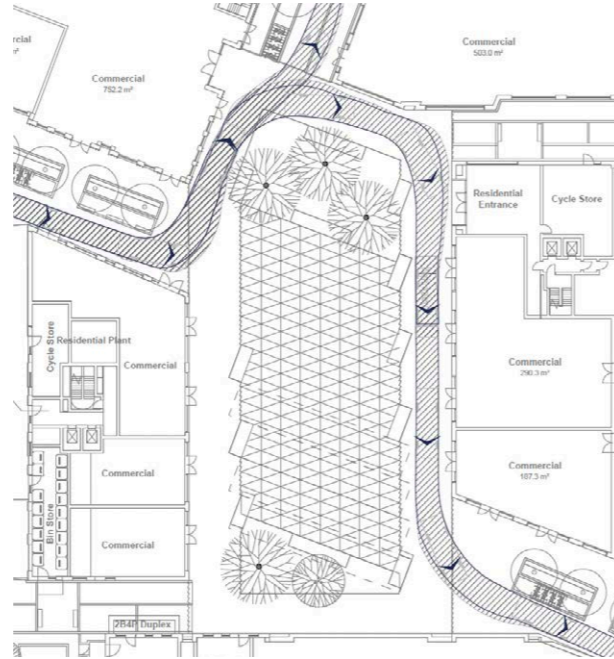
Tree

Trees will offer balance at either end of the square and soften the urban character. Their location allows users to sit under the dappled shade and enjoy seasonality within the Square.



3.5 A Layered Landscape Ground Plane

The ground plane represents the movement through the masterplan, taking a strong geometry from the reinstated Botolph Street.

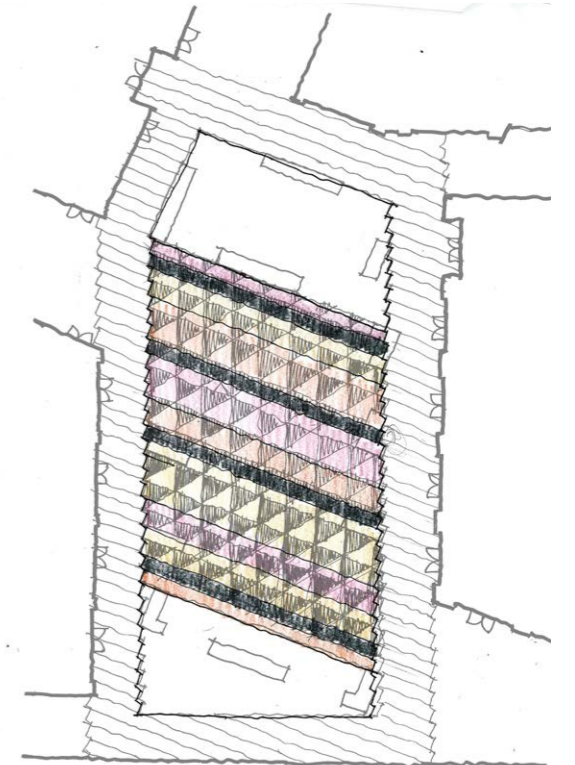


Vehicular tracking around the Square (Fire Tender)

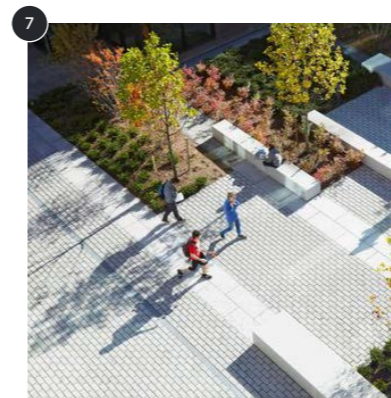
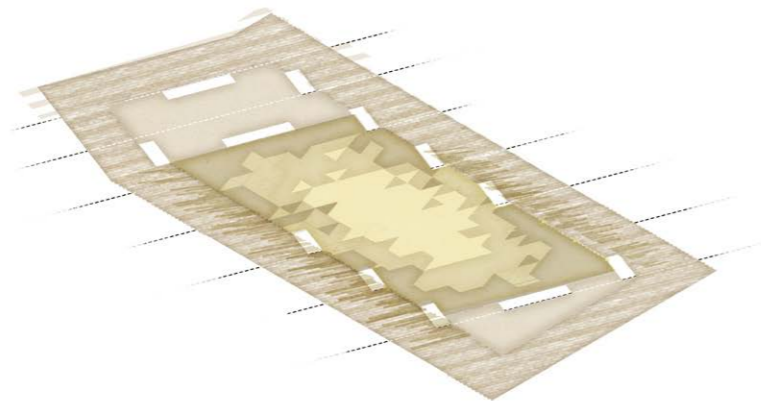
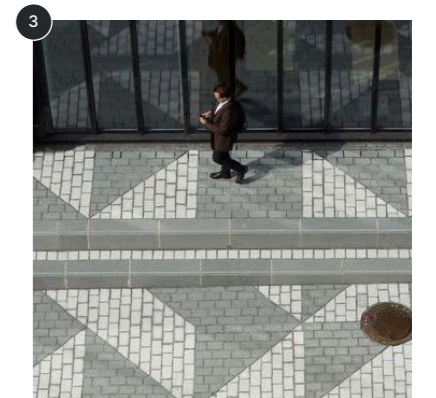
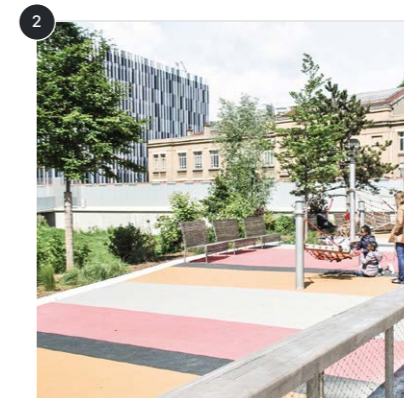
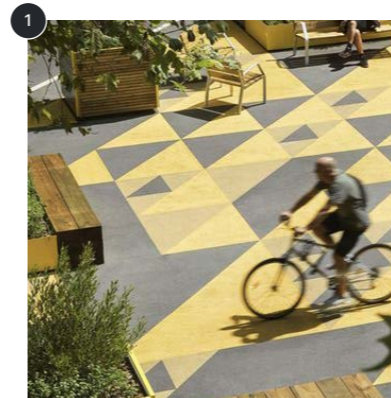
Creating a distinctive, contemporary and unique civic space that reflects the independent and artistic community that currently inhabits Anglia Square.

The images below reflect the bold intentions for the paving in the inner square. The principle for the paving is to make Anglia Square stand out from other public squares within Norwich which are more historic in character. The paving with reflects the contemporary and independent community of Norwich over the water.

The directional paving on the outer square ties into the direction of Botolph Street and also aligns with the flag of Norfolk, creating a paving pattern that reflects the feeling of movement, whether that be physical movement, transition or movement through time.



Paving pattern Sketch



The flag of Norfolk

3.6 A Layered Landscape Furniture

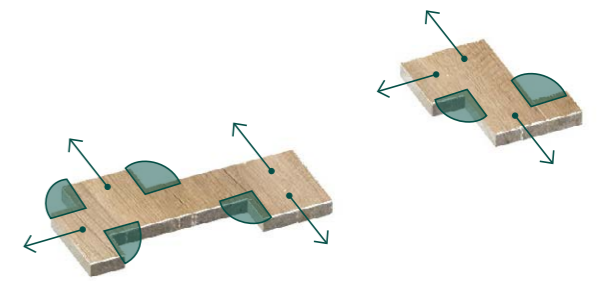
The seating will be inclusive for different users, and be usable all year round, as well as facing the canopy for performances.



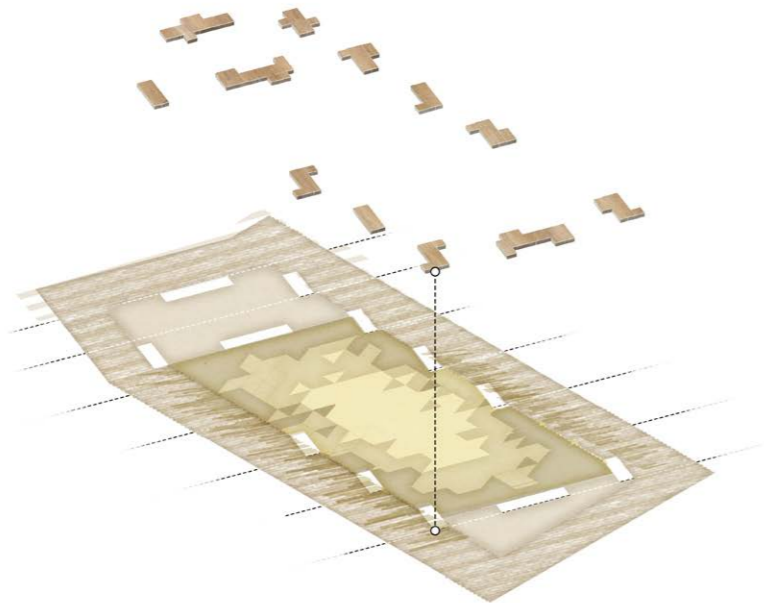
Creating a distinctive, robust and tactile furniture that encourages social interaction.

The seating inhabits the edges of the inner square and the depth of the seating allows people to sit and look into or out of the square.

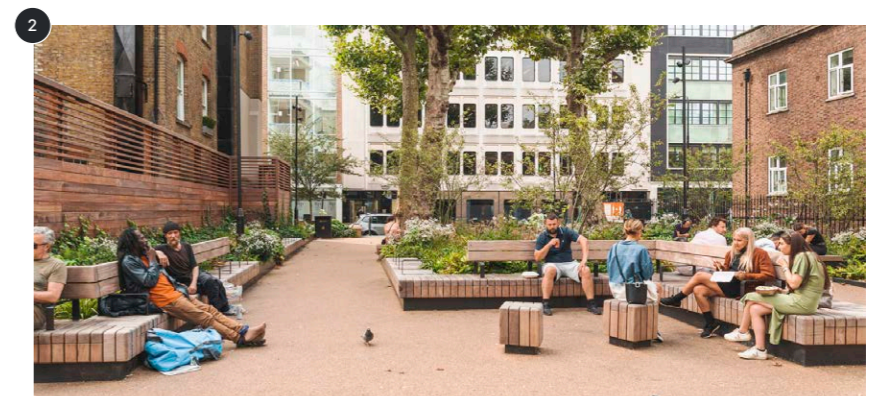
Notches on the ends of the benches allow people to face each other and give space for wheelchair users to set up next to the seats, as the diagram opposite suggests.



Examples of the notched seating



1



2

3.7 A Layered Landscape Canopy

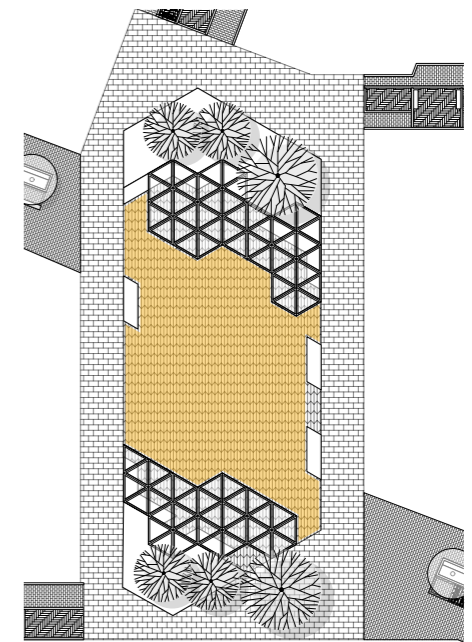
Looking towards the north east the southern canopy can be seen from Magdalen Street in the east.



The previous proposal included two separate canopies at either end of the square. This approach is reviewed on the subsequent pages.

Previous Proposal

- Southern trees may obstruct light
- Fixed canopies may not provide substantial shelter
- Central space although valuable could work harder



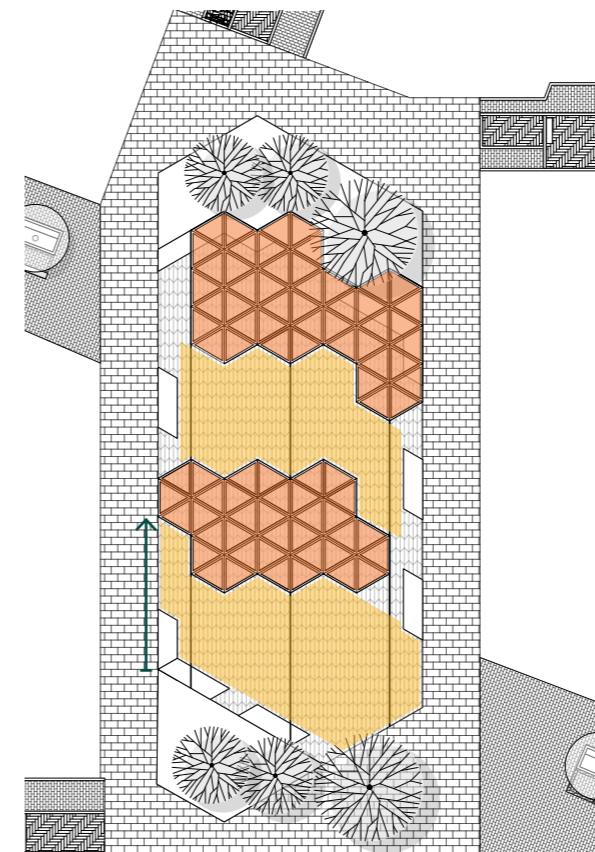
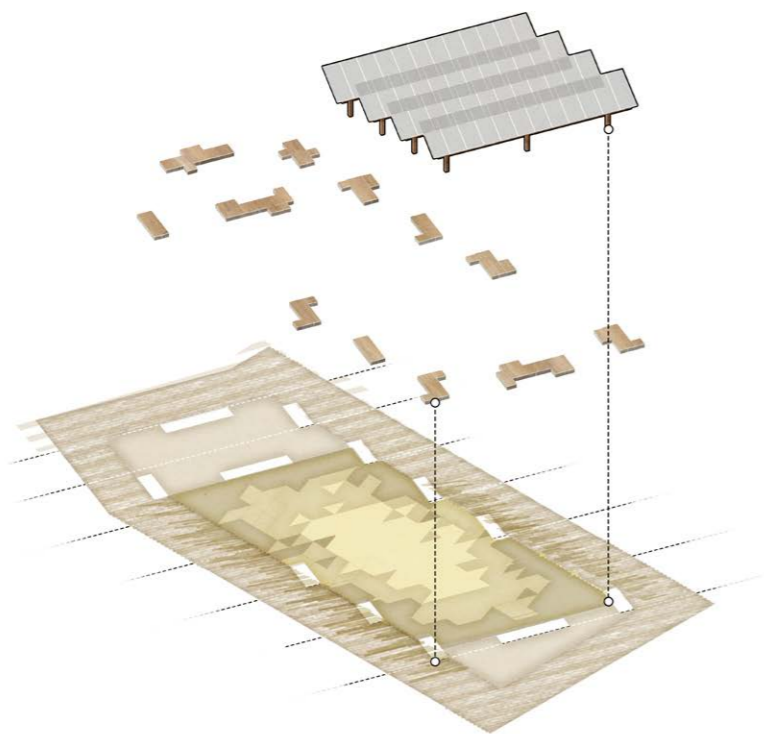
Considerations

Flexibility

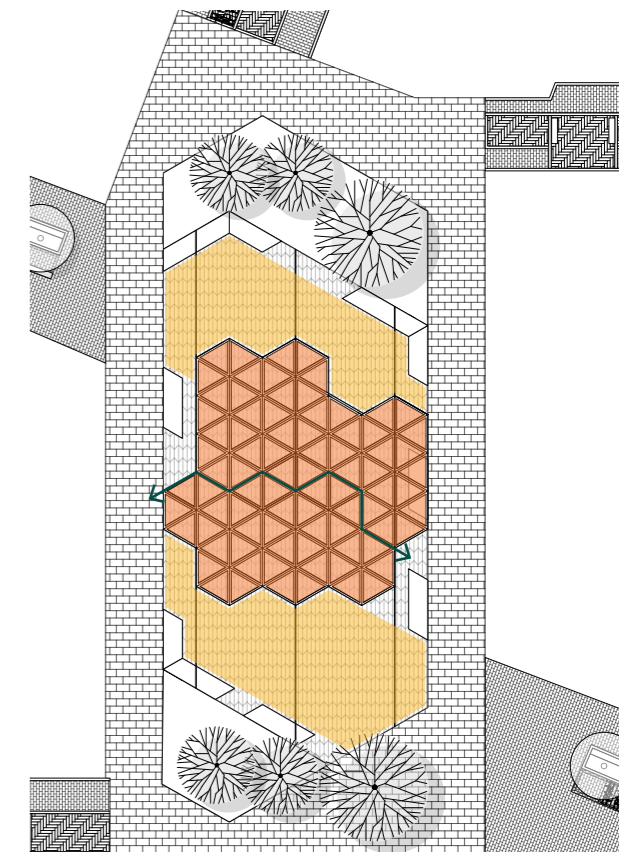
- The option of having a moveable canopy has been considered.
- This would require infrastructure in the ground such as rails.

Single Span

- Having two movable canopies that meet in the middle could allow for one single span canopy to be created.
- As well as the rails in ground this would also require a degree of management.



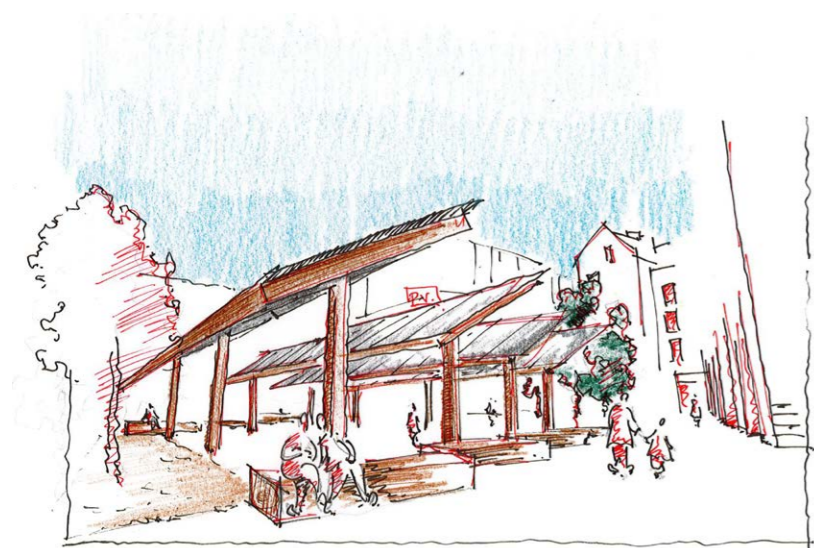
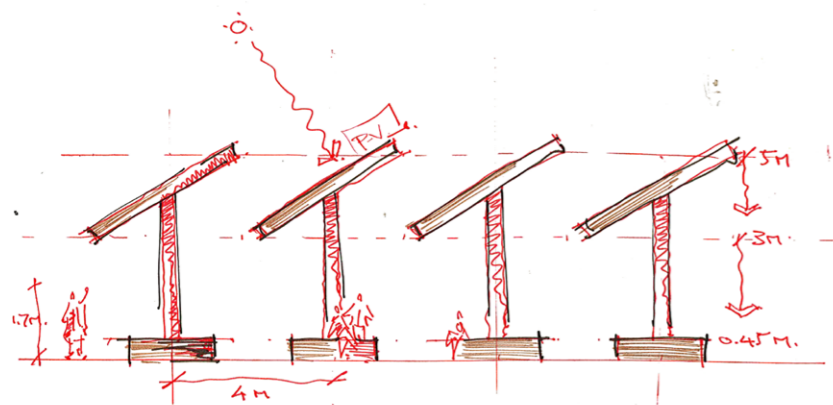
Multiple programmed spaces



Temporary single-span

3.8 Canopy Sketch Design Brief

The detail of the canopy will be further explored in the next design stage.



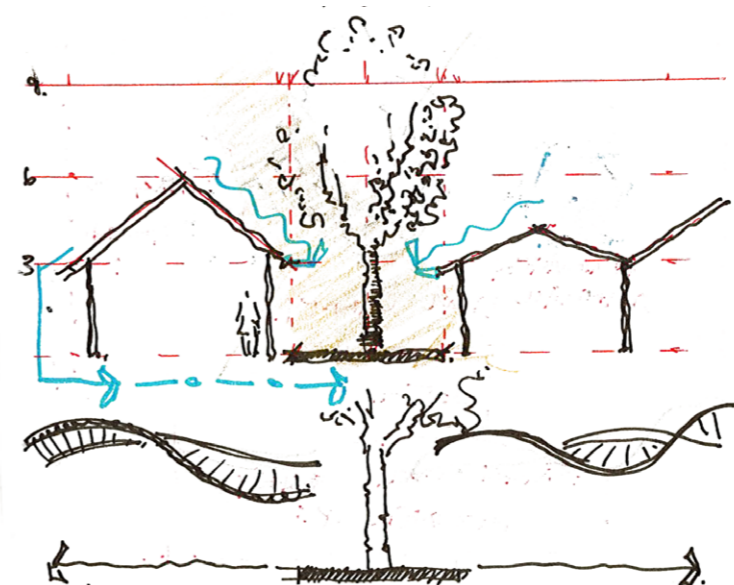
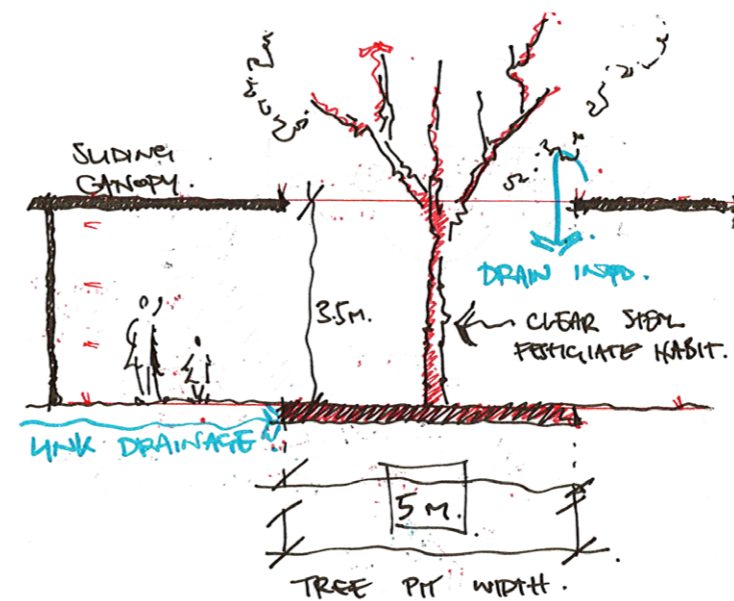
Layout

The main use for the canopy will be to shelter from rain, whilst not being overbearing or heavy. By splitting the canopy into components, the space beneath can be sheltered from rain and allow for direct views to the sky. Views to clear sky are currently lacking in Anglia Square. Run off from the structure should also be considered to fit into the drainage strategy.

Materiality

Materiality will dictate the character of the canopy. The roof of the canopy must allow light through so make sure the space beneath isn't too dark and the material could be efficient and charge the lighting beneath it. The

3.9 Anglia Square Canopy Design Brief Adaptations



Tree and Canopy Interaction

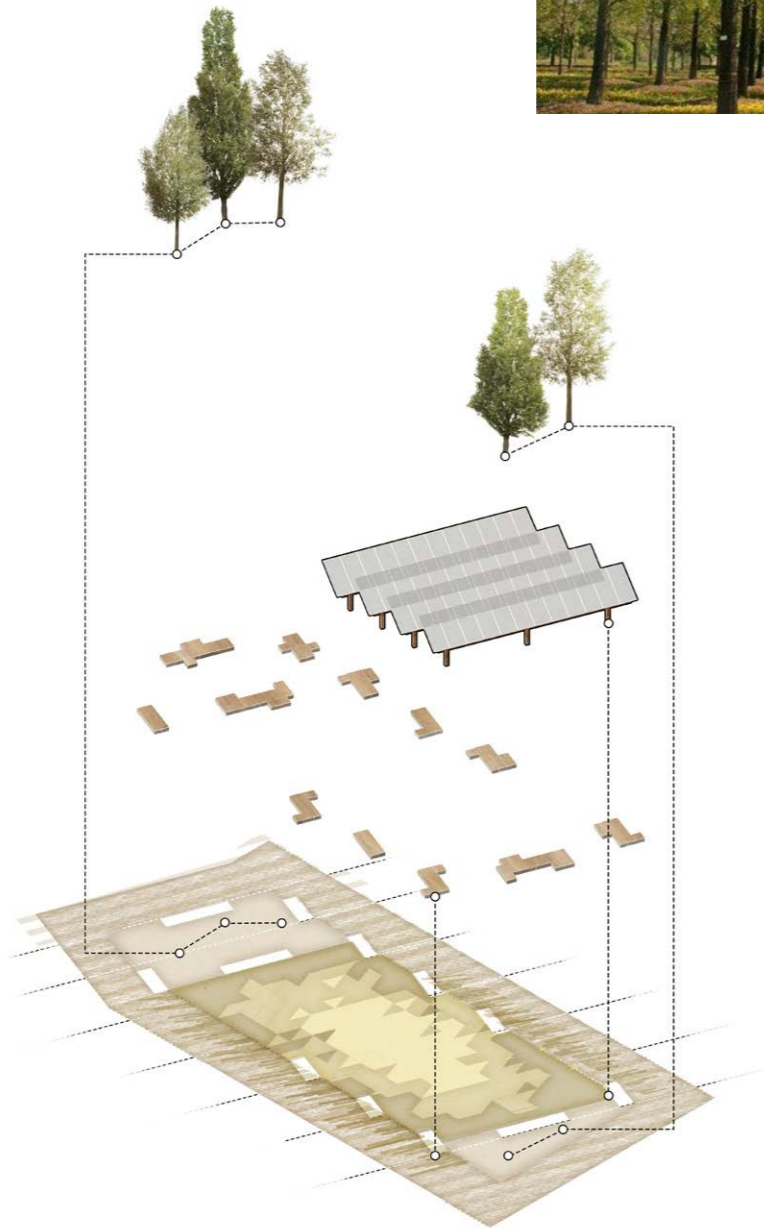
Consideration for how the canopy will interact with the neighbouring trees is important. The connection between the two elements could include sustainable drainage.

Adding Depth to the Roof

Relief on the roof will help to create a feeling of enclosure and aid drainage. The height, depth and relief of the roof must consider the built form that defines the Square.

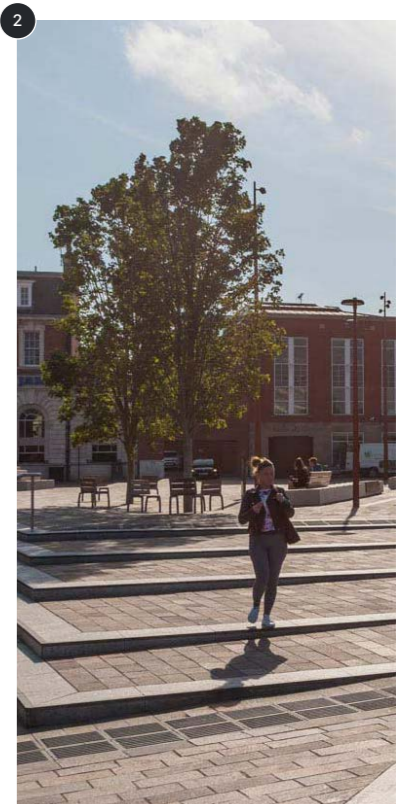
3.10 A Layered Landscape *Tree Layer*

The final layer in this composition is a dynamic one: trees, for seasonal interest and dappled shade.

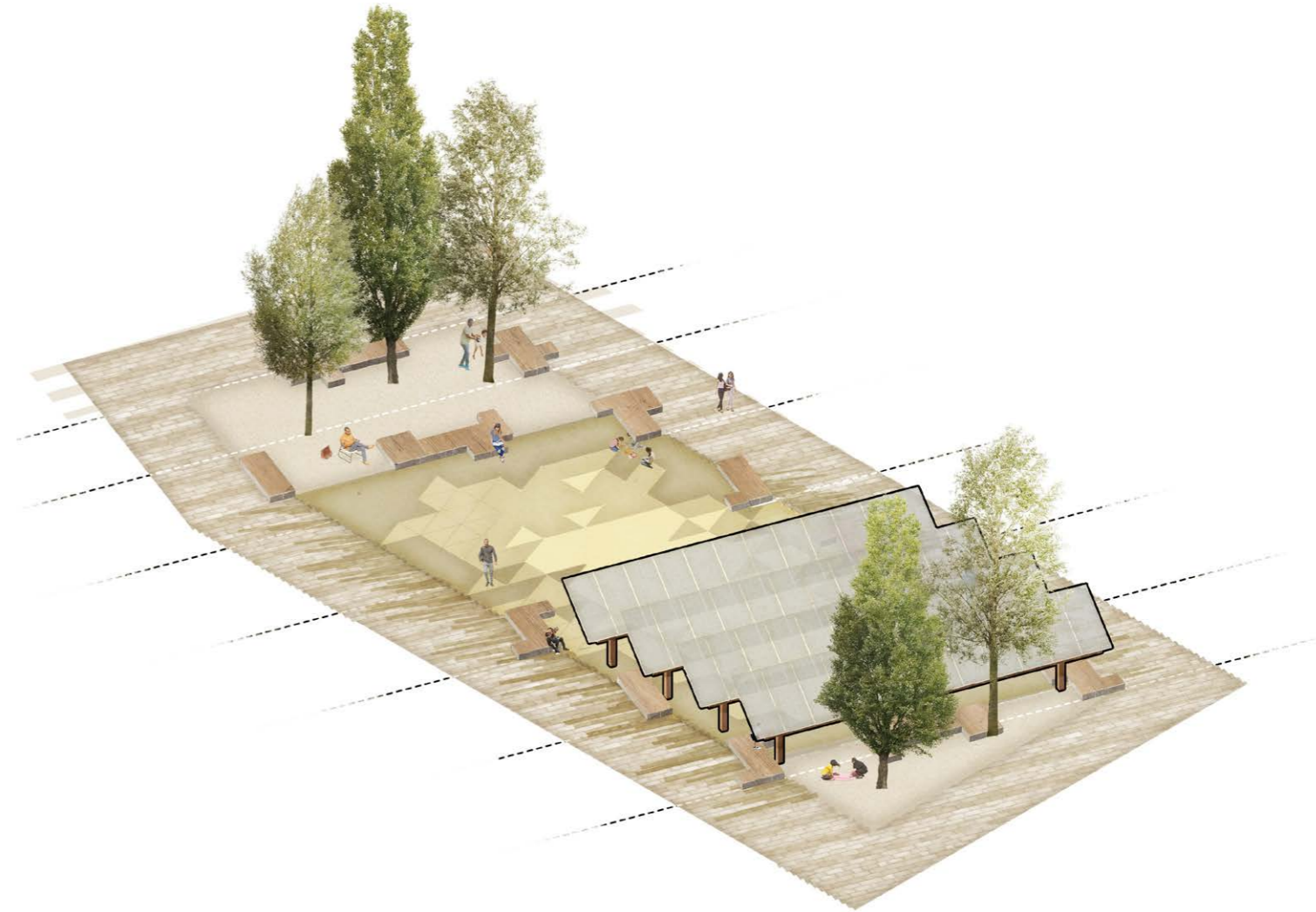
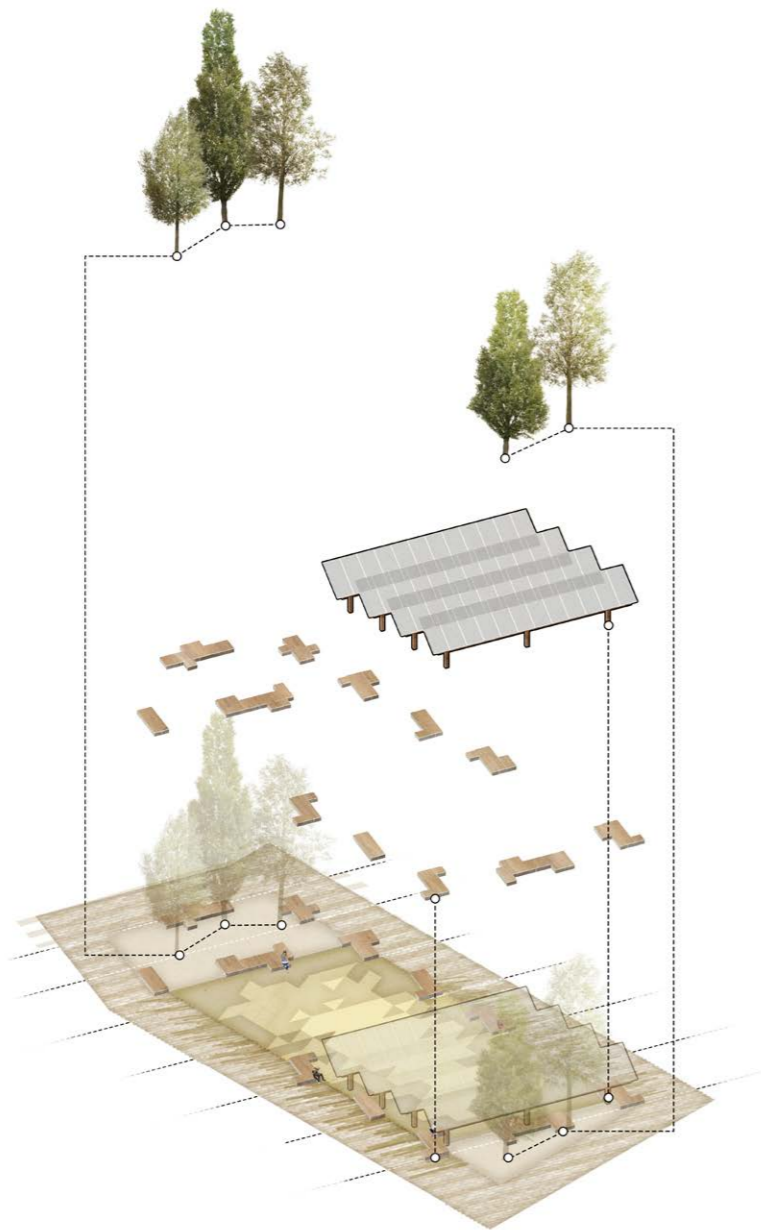


Softening the square and adding seasonality.

Trees will offer balance soften the urban nature of the square. Their location will dictate the species and the specification will require a 2m clear stem to allow for civic activities beneath the canopy and the help the tree fit with the canopy. Trees located to the south of the square will be more tolerant of shade.



3.11 A Layered Landscape *Composition*

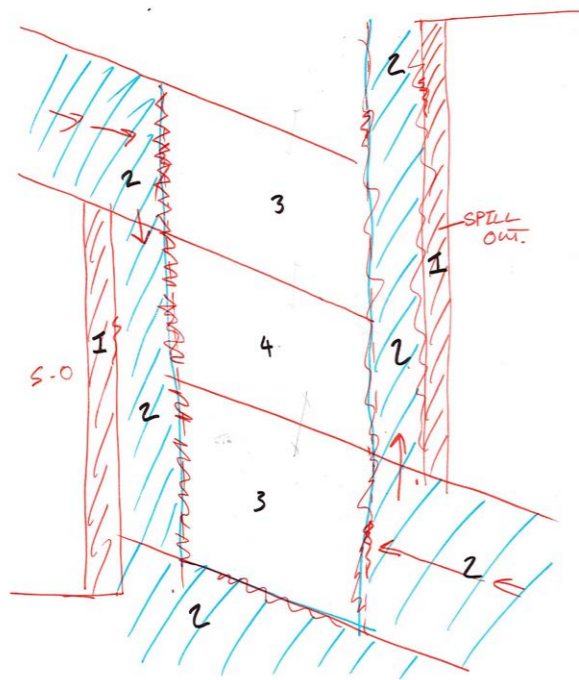


A composition of parts creating a layered landscape.

3.12 Sketch Development

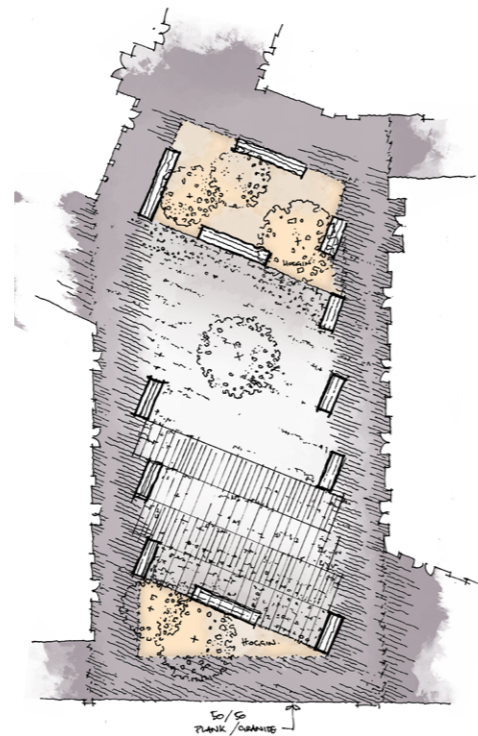
This page explains the approach to Anglia Square

Compartmentalised



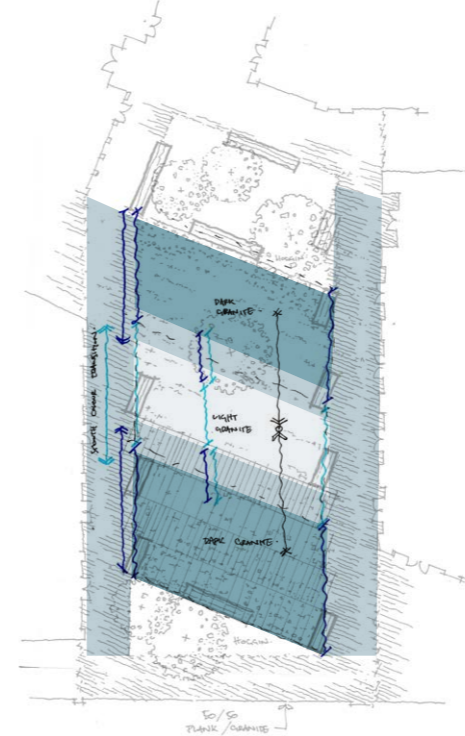
The principle in accentuating the thresholds on Botolph Street can be reflected in paving. The direction of Botolph Street guides the angle of the paving to give the street continuity. The Inner and Out Squares allow for retail spill-out.

St Botolph Geometry



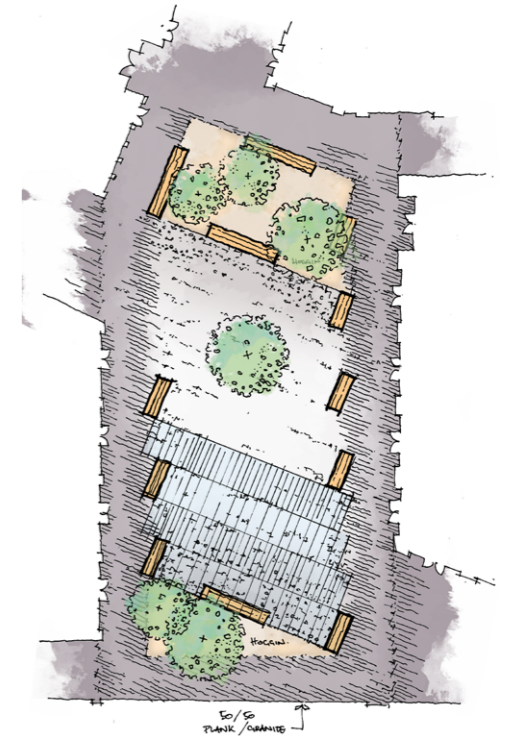
Using the Geometry of Botolph Street to create 'flow' through the square.

Active Edges



Using shades of paving to delineate spaces within the square.

Greening



Using trees to soften the feeling of urbanness in the Square and to create glimpses of canopy to draw visitors through Botolph Street and into the Square.

3.13 Anglia Square Proposals

- Key
- 1. Feature Bench
 - 2. Canopy Area
 - 3. Feature Paving Area
 - 4. Feature Trees
 - 5. Cafe Spill Out Area



04

Block Updates

4.1 Block B

The updates allow for clearer access to the dwellings.

Improved Access

The key move within Block B is that the block of flats have moved south in order to improve vehicle access to the dwellings. The access is now much clearer and the landscape has been rationalised as a result.

Usable space

As there is more clear room between the houses and the flats, the houses can accommodate front driveways for parking. This has freed up usable space within the landscape for a communal neighbourhood green with trees and play features.

Rose Yard

A clearer link between Block B and Rose Yard has also been made by ensuring that paving finishes go as far west as possible. This will allow for the opening up and direct linking between the two spaces.



Houses with private space to front



Neighbourhood Green



Location Plan



On Plot Bin Store

- Key**
- 1. On Plot Parking Space
 - 2. Mews Road
 - 3. Private Gardens
 - 4. Play Area
 - 5. Rose Yard



4.2 Block C

Block C has been revised on account of flood analysis.

Revised Finished Floor Level

The ground floor of Block C has been raised to +4.650m AOD as a result of flood analysis. This is approximately 600mm above the adjacent paving level. As a result the designs have been revised to create an accessible route.

Access

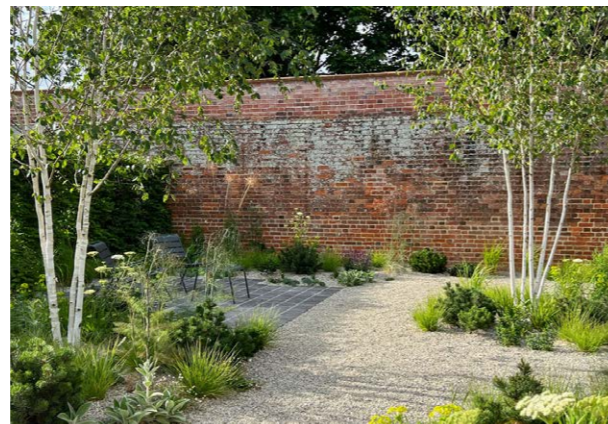
The plot takes the form of a walled garden, with access at the south western point. This access point provides enough distance to allow for a gradual slope up to the main access points of the dwellings.

Communal Gardens

The space remaining can be used for communal seating, informal lawns and playable features such as stepping stones.



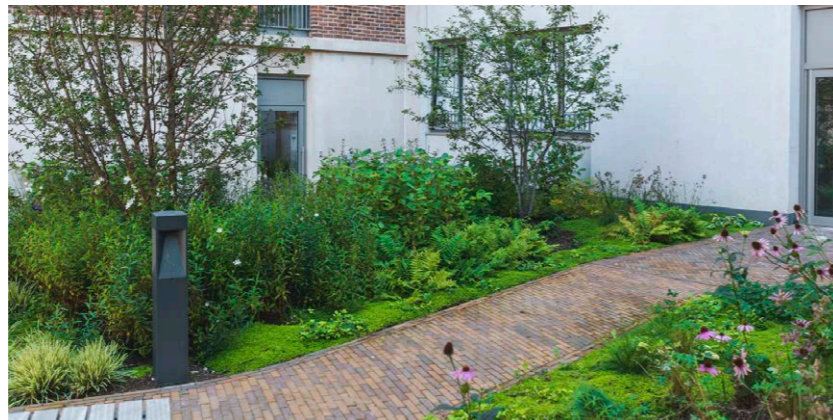
Playful stepping stones



Walled garden



Location Plan



Sloped entrance path

Key

- 1. Informal Lawn
- 2. Entrance
- 3. Stepping Stones
- 4. Private Gardens



4.3 Block D Community Hub

There is desire to ensure the landscape and Block D are working harmoniously.

Playfulness

When reviewing the landscape around Block D, it became clear that this area could have an increased feeling of playfulness. The previous proposal to have a sculptural element on the axis of St Georges Street and Botolph Street remains. However this can be more playful and interactive. There will also be a bolder paving base which will address the entrance of Block D more directly.

Cycle Route

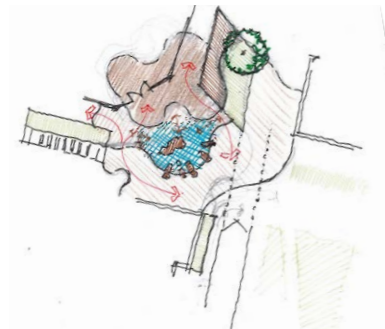
The cycle route position has been flipped from the previous version in order to create greater sense of comfort on the residential side of St Georges Street. It has been moved closer to the Community Hub which has limited entrances at the northern section. This will also remove the degree of cross over between cycles and pedestrians at the northern point of St Georges Street before it meets the proposed new crossing. Where the cycle route crosses Botolph Street, embossed studs in the ground will demarcate the route in a subtle detail.

Arrival

There is also a clearer arrival point being made to the north of the community Hub as a result of the cycle route moving west. The landscape paving finish will run into the northern entrance space of Block D.



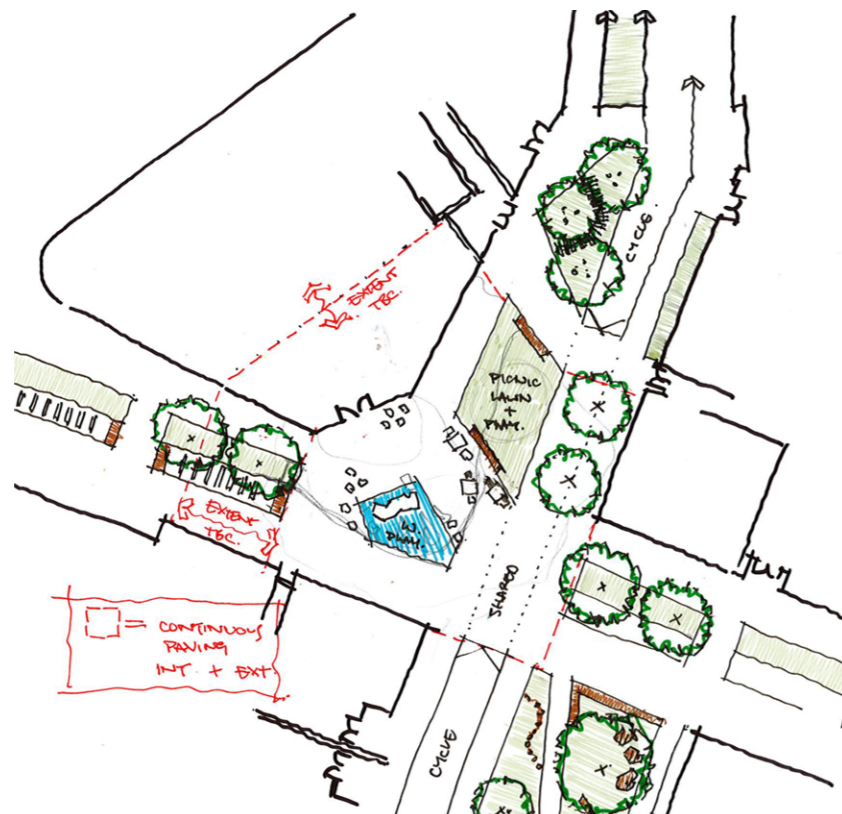
Demarcation studs



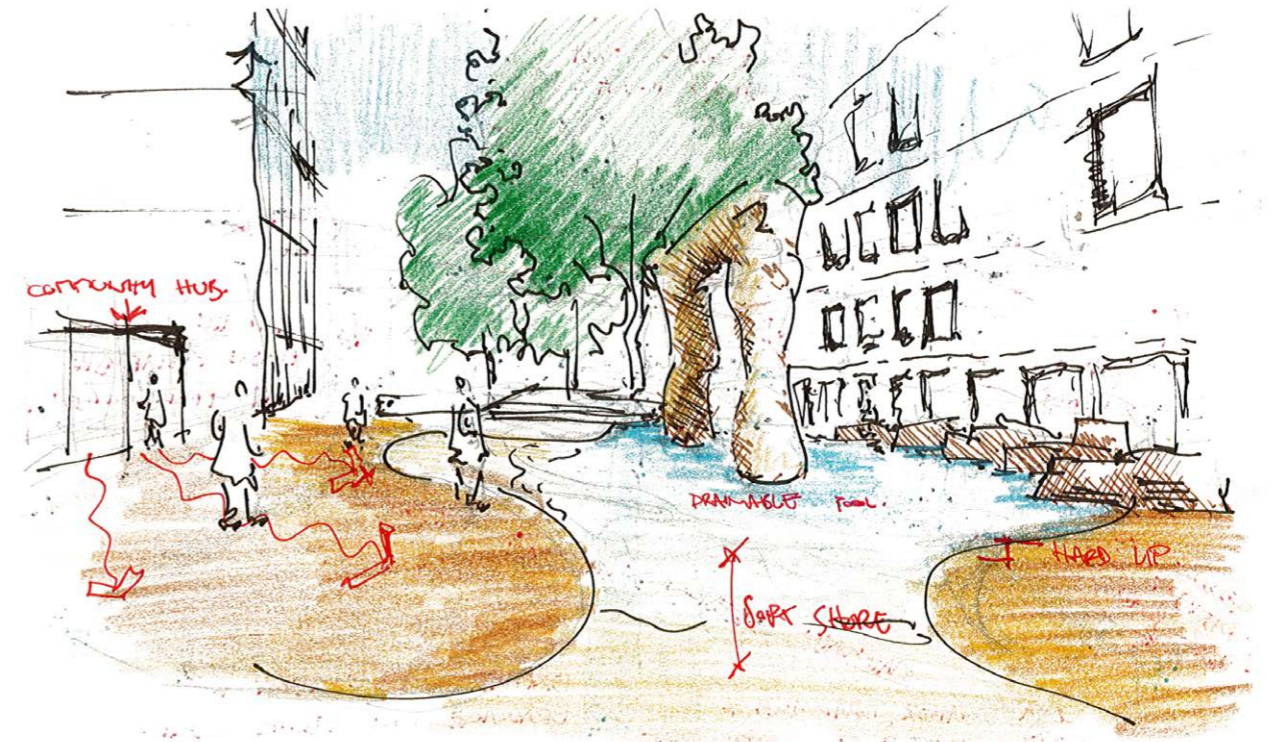
Sinuous option flowing into Block D



Location Plan



Re-organisation of the highway



A playful setting for the sculpture



Precedent Study, Springvale Community Hub, Australia

4.6 Block D Proposals

Key

- 1. Designated Cycle Route
- 2. Sculpture Area With Feature Paving
- 3. Re-aligned Trees
- 4. Northern Arrival Area
- 5. In Ground Studs to Demarcate Cycle Route
- 6. Entrance to Block A
- 7. Main Arrival to Community Hub
- 8. Western Entrance to Block D
- 9. Buffer Planting to Spill out Area



Location Plan

4.7 Previous St Georges Street South

The junction of St Crispins Road and St Georges Street as part of the planning submission from April 2022.

This addendum considers the scheme that was submitted as part of the planning application and addresses comments from Norwich City Council.

Key comments:

- 1. Extend cycle route south to raised table area.
- 2. Show Surrey Chapel footprint



Design for Anglia Square, as submitted April 2022

4.8 St Georges Street (South)

The southern section of the cycle route along St Georges Street will be extended to meet the raised table junction over St Crispins Road.



Location Plan



Key

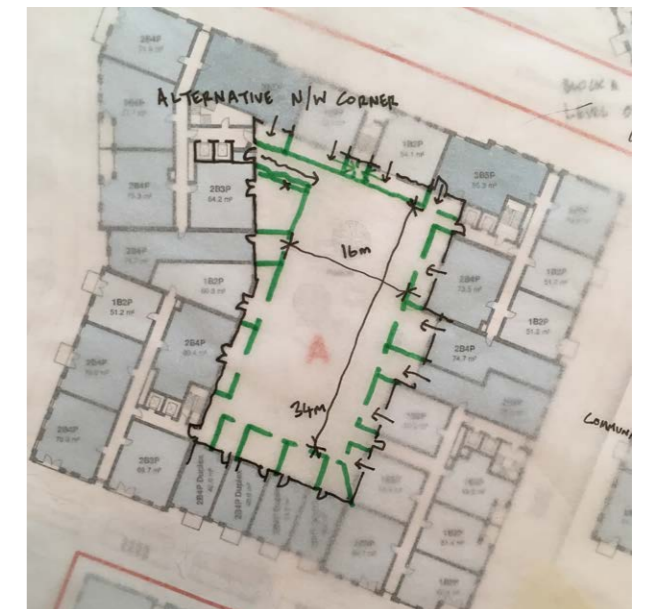
- 1. Designated Cycle Route Extended
- 2. Surrey Chapel footprint included

5.1 Design Development

There is an opportunity to rationalise the design approach to the podium courtyards. These sketch designs show the design process in making clearer and more legible spaces.



Setting a private demise area.



Creating clear access routes.



Developing clear zones for movement.



Zones to relax, play and grow.

05 Podium Courtyards

5.2 Block A

A communal space for residents of Block A at Level 01.

There is now a clear circulation route around the perimeter of the space, ensuring legibility for users. There is a primary route around the periphery of the space, with secondary routes dissecting the activity zones, which include seating and lawns, play areas and vegetable growing plots. The private terraces are generous and kept at a suitable distance from the activity zones.

- Key**
1. Play Area
 2. Seating on Lawn
 3. Circulation Area
 4. Private Terrace
 5. Communal Roof Terrace
 6. Green Roof
 7. Growing Area



Block A Podium Courtyard



5.3 Block M

A communal space for residents of Block M at Level 02.

Block M takes a direction from the principles laid down in Block A. There is a clear circulation route and an unfussy nature to the design of the space. The three central zones of "Grown, Play and Relax" are key to the multi-generational use of the space.

- Key**
1. Play Area
 2. Seating on Lawn
 3. Circulation Area
 4. Private Terrace
 5. Communal Roof Terrace
 6. Growing Area



Block M Podium Courtyard



5.4 Block L

A communal space for residents of Block L at Level 02. Block K also includes a roof terrace at Level 07.

Once again the same principles are employed, with a clear legibility on the perimeter of the space with active uses to the centre. Block L has uniquely shaped staggered units which works well with the diagonal arrangement.

There is a generous roof terrace on Block K at Level 07 which will have generous views and create a remarkable experience. Planting to the edges will keep people from the perimeter, along with suitable protection from falling. The roof terraces add another dimension to the layers of landscape.

- Key**
- 1. Play Area
 - 2. Seating on Lawn
 - 3. Growing Area
 - 4. Circulation Area
 - 5. Private Terrace
 - 6. Communal Roof Terrace



Block L Courtyard and Block K Roof Terrace

06 Strategies

The original masterplan strategies largely remain in place, with the addition of a lighting strategy.

6.1 Lighting Strategy

In order to provide a safe and inclusive environment, an external lighting strategy is included. This will also allow for different uses to take place within the public realm through out the year.

Best practice for external lighting should adhere to British Standard BS5489-1:2020. This will provide a wash of ambient light over the open spaces to provide safety and usability.

The key movement routes of Botolph Street and St Georges Street will have overhead column mounted lighting. This will also apply to areas where there will be vehicle movements, such as Cherry Lane. The primary driver for this approach is for safety.

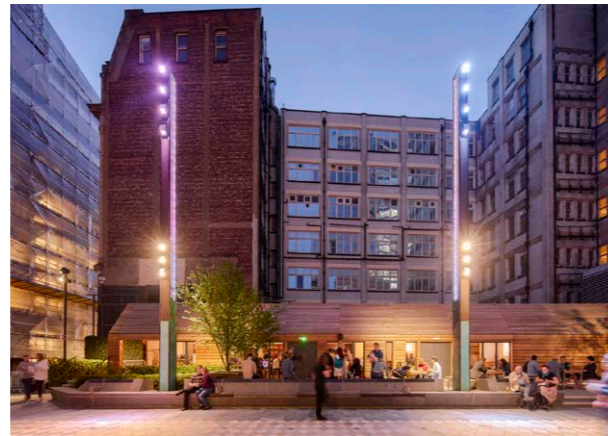
The lanes within the scheme will have a lower tier of lighting provided by bollard lighting to signify their secondary nature.

On the edges of the proposals, building mounted lighting is envisaged to shed light directly adjacent to the development, whilst working alongside the nearby highway lighting.

There will also be areas of feature lighting to add interest and excitement into the proposals. This will happen at the gateways and within Anglia Square itself. This will include feature columns and integrated furniture lighting. There is also an opportunity to uplight feature trees in Botolph Street and Anglia Square.



Multi directional lighting at gateways



Feature lighting columns in Anglia Square



Uplighting to trees



Bollard lighting



Column lighting on movement corridor

Key

- Column mounted lighting on primary movement routes
- Feature lighting area, with feature columns and integrated lighting into furniture
- Bollard lighting in lanes
- Building mounted lighting on periphery
- Bollard and building mounted lighting in courtyard areas
- Soffit Lighting to canopy
- Uplighting to trees and sculpture

7.1 Management and Maintenance

Whilst a full Management and Maintenance Plan will form part of the landscape condition application, it is important at this stage to set some guiding principles.

Maintenance and Management

The success of any space and material is also reliant on having an effective regular maintenance programme and an engaged management programme. A space can quickly deteriorate and invite anti-social behaviour if it is seen as uncared for, therefore it is in the best interest of those who create and own a space to have a thorough and effective maintenance regime.

Public Realm

The public realm will remain in private ownership allowing for a high quality landscape maintenance regime. Estate management will be drawn from tenant service charges to ensure a high level of maintenance.

Semi-private Communal Areas

The intention is that podium spaces will be subject to their own tailored management regime. This will involve regular maintenance cycles as well as mechanical irrigation systems to ensure plant survival.

General Strategy

Management strategies play an important role in public space safety and success, as certain approaches can establish a more visible staff presence and a greater interaction between maintenance teams and residents will put a more human face on the outdoor spaces and enhance other safety-related initiatives.

A full and tailored maintenance and management specification would be produced to support this. The aim of the landscape management plan would be to ensure that all landscape elements establish and mature successfully.

Its overall objectives would be to prescribe all necessary management and maintenance principles and tasks to enable successful establishment and ensure the continued maturing of all landscape elements and seek to;

- Ensure the continuing health of vegetation.
- Ensure the successful integration of existing and proposed vegetation.
- To maximise the nature conservation and ecology value of all planting.
- To ensure that the management and maintenance regime is appropriate to the site.
- Ensure the upkeep and quality of all hard materials and furniture elements for their ongoing use and aesthetics
- To provide a mechanism for the ongoing monitoring and reviewing of the management plan and the specific maintenance operations contained therein.
- To ensure that maintenance tasks are sensitive to the annual cycle of activity of birds, bats and other fauna present on the site.

07 Management

08 Conclusion

8.1 Conclusion

There are notable improvements creating a more holistic masterplan.

Summary

The amended scheme, with revised landscape proposals, provide a considered and more balanced layout, appealing to a wider range of users.

Where possible comments from City Council officers and the public/ local Stakeholders have been acknowledged, considered and addressed. This has resulted in a landscape scheme that has now been enhanced to respond to a number of users and be as inclusive as possible.

Most importantly the landscape and public realm now has a unique and distinctive proposal for this part of Norwich. It is proud of it's character and will give residents a place they can be proud of for generations to come.



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