

# Anglia Square Revision A Changes Summary

## Development Figures

	Original March Submission	Revision A July Submission
Detailed Unit No.	367	353
Outline Unit No.	733	747
Detailed Parking No.	146	134
Outline Parking No.	304	316
Detailed Dual Aspect %	54.50%	53.80%
Total Dual Aspect %	49.06%	51.88%
Detailed Non-Residential NIA sqm	5,808	5,411
Outline Non-Residential NIA	2,192	2,589

## Drawing Work

### Masterplan

- A single larger canopy with more impactful presence is now proposed to Anglia Square, responding to Landscape Officer comments.
- Further explanation of the ground floor paving strategy for Anglia Square is shown, as well as further exploration of unique design interventions in the landscape, responding to Landscape Officer comments.
- Grass areas and mounding are now included in St Georges Gardens, responding to Landscape Officer comments.
- Along St George's a gradual slope down from the seating edge down toward the street area has been incorporated, responding to Landscape Officer comments.
- Cycle stands to the northwest corner of Block G relocated, responding to Landscape Officer comments.
- Landscape Lighting Strategy now included.
- The intersection of St Georges Street and Botolph Street has been revised to create a more playful and memorable experience.

- The cycle route has been extended south to meet pedestrian cross over area at St Georges Street/ St Crispins Road Junction, responding to Landscape Officer comments. Further detail on ground studs to delineate cycle routes included.
- The design of Calvert Yard has been readdressed to allow for vehicle manoeuvring.
- Updated floorscape design with references to Norwich and Norfolk heritage.
- Rationalisation of podium spaces to a more simplified design, responding to Landscape Officer comments.
- Trees have been added to Tooley Lane and the edges of Sovereign Way.
- Additional Tree Species added.
- Beckham Place and Pitt Street crossings removed as per NCC & Norfolk County Council feedback.
- 2no. Storey podium was added to block EF, to improve sunlight and daylight in the shared amenity space, and improve undercroft parking layout efficiency. Total site parking spaces remain within the 450 space limit.

## **Block A**

- A1 south has been reduced from 8no. storeys to 7no. Storeys. The eave and ridge heights have also been brought down a further 5 bricks, reducing height in response to heritage comments and consultee feedback.
- A1 north parapet treatment is now railing.
- The two car park entrances have been consolidated into one entrance on Edward St, responding to flood risk and design comments.
- A commercial cycle store has been added to Edward St. elevation, providing secured and covered cycle parking outside of individual commercial units.
- Additional cycle stores added in A1 residential entrances, providing flexibility in storage racks.
- South link L03, 4no. Studios have changed to 2no. 2B4P units, with balconies inset, and deck access removed.
- Public toilets made more visible with signage.
- Ground floor unit layouts updated to provide a better entry experience. Landscaping has also been enhanced to provide further privacy to these units.

## **Block B**

- Both the houses and apartments have been re-positioned to enhance the surrounding public amenity and usable space for residents.
- The houses have gone from 3B5P to 2B4P to reflect Housing Officer comments

- The massing of the roofs has reduced and dormers removed, but this will allow for future loft conversions.
- Bin and bike stores integrated into landscaping in front of the houses.
- Window added to the east elevation of the terrace houses.
- Apartment block east elevation amended to add detailed brick textures.
- Apartment block east elevation window sizes increased to improve daylighting.
- Apartment block east elevation windows have been grouped vertically in pairs and have a soldier course header.
- Apartment block north elevation windows and brick detailing have been added.

### **Block C**

- The block has reduced in size, meaning it's now an extra 1.1m from the houses to the north, Beckham Place, reducing daylight and sunlight impact to these houses.
- 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.
- The boundary treatment has been amended - railing reduced in height, responding to Landscape Officer comments.

### **Block D**

- Reduced from 6no. storeys to 5no. Storeys in response to heritage comments and consultee feedback.
- Brick banding has been amended to expressing the change in building form at levels 2 and 4.
- Windows have been amended on the east elevation. The width of the windows has increased to improve daylighting into these apartments.
- Landscaping improved around entrances to accommodate cycle storage.
- 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, responding to Landscape Officer comments.

### **Block KL**

- Stump Cross has changed in proportions and as a result shifted slightly north into Block K in response to design comments.

- On K1 a library of three balcony types has been applied. 1 - No solid element - vertical bar balustrading. 2 - Solid end panels. 3 - Fully solid balcony.
- The balcony design on K2 has been redesigned. 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.
- Dormers on K2 east elevations have reduced in width and changed colour tone to bays 1,2 & 4.
- The 3B5P HA units have turned into a 2B4P to reflect Housing Officer comments.

### **Block M**

- The opening to the service yard has been reduced to respond better to Edward St.
- The north link has been reduced by 1no. storey, changing a 2B4P duplex to a 1B2P unit.
- Massing and pitches on the east have been reviewed and reduced in height.
- The 1B2P unit on L02 has been removed, giving more space back to the podium while also improving daylight to the surrounding duplex units.

### **Block J3**

- East Elevation - Balcony railings amended. 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.
- East Elevation dormer window reveals have been lightened in response to design comments.
- North Elevation brick detailing and patterning added to create more interest on the facade.
- Slight amendments to units on L01 allow all residents access to the terrace.
- A commercial cycle store has been added to GF, providing secured and covered cycle parking outside of individual commercial units.
- West Elevation - Fenestration changed to provide a distinctive entrance & more amenity space.

## **Supporting documents**

### Affordable Housing:

Updated to address consultation comments and reflect RevA scheme amendments

### Air Quality Assessment and Monitoring:

Updated to include the final round of diffusion tube data collected post-application submission as agreed with council, and reflect RevA scheme amendments.

### Arboricultural Assessment:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 4 of the document for responses

### Commercial Strategy:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 4 of the document for responses

### Contamination:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 10-11 of the document for responses

### DAS:

Updated to reflect consultee comments - refer to page 4 of the document for responses

### Daylight and Sunlight:

Updated to address consultation comments and reflect RevA scheme amendments

### Dust Risk Assessment:

New document to address public and consultee concerns on demolition and construction phase; identify risk of dust from demolition/ construction and suggest appropriate mitigation measures to be incorporated during the demolition/ construction phase.

### Energy Assessment:

Updated to address consultee feedback - refer to page 1 of the document for responses

BREEAM pre assessment completed

### Noise Assessment:

Updated to address consultee comments - refer to page 3-6 of the document for responses

Environment Assessment:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 5 of the document for feedback.

Fire Statement:

Updated to address consultation comments and reflect RevA scheme amendments.

Flood Risk Assessment & Modelling:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 1-5 of the document for responses.

HTVIA:

Updated to address consultation comments and reflect RevA scheme amendments - inclusion of the trial pit investigation report for the listing application.

Landscape:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 5-7 of the document for responses.

Phasing Strategy:

New document to provide more detail on the phasing.

Proposed Surface water Drainage:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 4-9 of the document for responses.

Transport Assessment:

Updated to address consultation comments and reflect RevA scheme amendments - refer to page 5-6 of the document for responses.