



To: **Norwich City Council / Norfolk County Council**
From: **Iceni Projects (Transportation)**
Date: **January 2023**
Title: **Anglia Square, Norwich – Revision C Note**

a. Introduction

1. This note has been prepared by Iceni Projects on behalf of our client, Weston Homes Ltd (the Applicant) regarding their development proposals on the Anglia Square site in Norwich City Centre (the Site).
2. A hybrid application was submitted to Norwich City Council (NCC) on 1st April 2022 (Ref. No: 22/OO434/F). Following the submission, and completion of statutory consultation, the applicant completed a series of amendments to the proposals to address the comments received. In July 2022, Iceni Projects Ltd submitted a Transport Assessment Addendum (Revision A) to support the change in proposals..
3. Following on from the July 2022 Transport Assessment Addendum (RevA) submission, further amendments have been made to the proposed development as the scheme has evolved through consultation, which will be submitted as part of a Revision C submission. This note outlines the new proposals and how it compares to the previous Transport Assessment Addendum (RevA).
4. The updated site layout can be found in **Appendix A1**, and the updated schedule of changes is provided at **Appendix A2**

b. Updates to Highways Proposals

5. The changes to the application predominately relate to other aspects of the scheme, which do not impact on the transport proposals and the previous findings of the originally submitted Transport Assessment Addendum (Rev A).
6. **Table 1** below outlines the drawing numbers that formed part of the Transport Assessment Addendum (Rev A), the drawing numbers that will be submitted as part of the Revision C proposals, and a description of the changes that have been made when compared to the previous revisions.
7. All drawings referenced in **Table 1** can be found in **Appendix A3**.

Table 1 Updated Highway Proposals

| Rev.A Drawing No. | Rev.C Drawing No. | Difference Between Proposals | Comments |
|---|--|---|---|
| 21-T123_37B | 21-T123_37E | <p>As part of the highway works, it was agreed that a new crossing arrangement was provided across New Botolph Street to cater for the expected increased cycle and pedestrian movements in this area. This would replace the existing three signal crossings in this area by providing one toucan crossing and a zebra crossing. An initial design was sent to Norwich City Council and Norfolk County Council for review.</p> <p>Comments from Norfolk County Council suggested that the previous alignment of the splitter island and lane widths of New Botolph Street on the approach to the toucan crossing could cause issues due to the change in lane widths over a short distance. It could also give rise in their opinion to potential collisions with the splitter island. Although the splitter island had been amended, it was felt by officers that the width of the island was too large and that pedestrians could be tempted to use this area.</p> <p>The new design illustrates a realignment of the southern kerb line so that the change in width to the approach of the toucan crossing is not as severe as previously designed. The splitter island width has been reduced from 2.2m to 1m at the request of officers, which deters pedestrians using the area to stand, as well as reducing the width that pedestrians will crossing New Botolph Street.</p> <p>The 2m cycleway has been tied into the new alignment and locations of the signal heads have been shown on the plan, which demonstrates that there is sufficient space for fire tender vehicle movements</p> <p>Further discussions with Norfolk/Norwich Council highlighted that there is importance to the existing route to Gildencroft Park using the two pelican crossings on Botolph Street joined by the large central island, particularly for more vulnerable users.</p> <p>Since vulnerable road users could take longer to cross Botolph Street, the large central island facilitates access to the park.</p> <p>It was recognised that the previous design cut access to the western pelican crossing via the large central island.</p> <p>Therefore, a new zebra crossing provision has been provided to the north of the central island at the point where Botolph Street and Pitt Street connect to St Augustines Street. This re-provides the east to west connection to the park for all users.</p> <p>The planters on the central island will be extended to cover the redundant footway and cycle channel.</p> | These changes are all minor amendments and are not considered as a material change to the planning application. |
| <p>None</p> <p>21-T123_41.1A</p> <p>21-T123_41.2A</p> | <p>21-T123_32G</p> <p>21-T123_45A</p> <p>21-T123_46A</p> | <p>In order to ensure that the development proposals allow for all vehicle movements. Further iterations to the previous tracking proposals have been produced. These drawings show car, refuse vehicle, and fire tender vehicle movements throughout the site.</p> <p>The tracking drawings show that the area provided for vehicle movements is sufficient and does not impact on the surrounding landscaping/building edge detailing.</p> | These changes are all minor amendments and are not considered as a material change to the planning application. |

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|------|-------------|---|---|
| None | 21-T123_42D | <p>Norfolk County Council has requested that all landscaping proposals surrounding the access arrangements are kept under a vertical height of 0.225m. This is to fully ensure that driver visibility is not obstructed when exiting from the access arrangements.</p> <p>It was also requested that any trees in front of the visibility splays should be relocated behind the splays as not to potentially obstruct driver visibility.</p> <p>Iceni Projects Ltd produced a report to outline why this restriction on vertical height is not considered standard practice and that the requirement should be increased to 0.6m. However, it was agreed that a vertical height of 0.225m would be accorded with at the request of Norfolk County Council.</p> <p>Therefore, an additional visibility splay drawing has been produced to show that no trees fall in front of the visibility splays and the landscaping strategy has been updated accordingly.</p> | These changes are all minor amendments and are not considered as a material change to the planning application. |
|------|-------------|---|---|

8. In summary, a number of minor amendments have been made to the development proposals regarding highways. However, these amendments are seen as non-material amendments as the primary function of the proposals does not differ from the previously submitted Transport Assessment Addendum (Rev A) proposals.

Updates To Internal Proposals

9. As well as the updates to the highway aspects of the development. There have also been transport/highways related updates internally to the site. As mentioned above, these changes predominately relate to the design of the buildings and therefore, the majority, do not impact on the previous findings of the originally submitted Transport Assessment.
10. **Table 2** below outlines the updates that have been incorporated as part of this Revision C design and supporting comments regarding the amendments.

Table 2 - Updated Internal Proposals

| Revision C Proposals | Comments |
|---|--|
| Block A – Ground floor internal cycle storage and refuse store swapped position to allow refuse strategy to comply with NCC standards. | <p>This is deemed acceptable and accords with refuse worker carry distances. A drawing showing the new refuse vehicle movement can be found in Appendix A3.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |
| Block B – 2 x driveway parking spaces to houses relocated within courtyard, layout of front garden/driveway/path to 11no. houses amended with private bins and bike stores added. | <p>This is deemed acceptable and accords with refuse worker carry distances as well as cycle standards.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |
| Block B – Error on schedule Block B states 12 car parking spaces. there are 11 spaces in Block B. | <p>This is deemed acceptable as this conforms with the 0.40 spaces per dwellings requirement as per the comments received from NCC on the original Call in Scheme.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |

| | |
|---|--|
| Block C – Removal of external cycle store and plantroom, replaced by landscaping and incorporated into communal amenity space | <p>This is deemed acceptable.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |
| Block K/L – Addition of mezzanine to two x ground floor commercial units frontage Anglia Square. Creating 477 sqm additional non-residential floorspace within detailed element | <p>This is deemed acceptable and additional cycle parking provision has been calculated and provided. The change in floor area is inconsequential to the trips as detailed in the original Transport Assessment.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |
| Block M – internal alteration to refuse stores (bin layout change only) to ensure refuse strategy complies with NCC standards. | <p>This is deemed acceptable and accords with refuse worker carry distances.</p> <p>This change is a minor amendment and is not considered as a material change to the planning application.</p> |

11. As mentioned in the above table. Block K/L now incorporates an additional mezzanine level, meaning that an additional 472 sqm of non-residential floor space is provided within the detailed element. Therefore, in order to accord with standards, additional cycle parking has been provided and an updated long stay/short stay cycle parking mix is shown in **Table 3** below.
12. The overall quantum of non-residential floorspace proposed by the hybrid application remains 8,000 sqm (NIA) in total, however the proportion within the detailed and outline elements has been adjusted to 5,906 sqm within the detailed element and 2,094 sqm within the outline element.

Table 3 - Updated Commercial Cycle Parking Requirements

| Block | Total Unit Area (sqm) | Long Stay (1 per 100sqm) | Short Stay (1 per 50sqm) |
|--------------|-----------------------|-----------------------------|-----------------------------|
| A | 1100.9 | 13 | 25 |
| D | 697.1 | 7 | 14 |
| J3 | 401.2 | 5 | 9 |
| K/L | 3070.3 | 31 | 61 |
| M | 586 | 7 | 13 |
| Total | 5,855.9 | 63 | 122 |

Note: numbers have been rounded to the nearest whole number.

Note: a use class of A1-A5 has been applied for all commercial units.

Note: area for Block A excludes the area for the public toilets and changing places facility

13. In summary, there have been a few amendments to the internal development proposals. However, these amendments are seen as non-material amendments as the primary function of the proposals does not differ from the previously submitted Transport Assessment Addendum (Rev A) proposals.

Mobility Hub

14. Since the originally submitted TA and further TA addendum, there have been ongoing discussions with Norwich City Council and Norfolk County Council to determine the proposals for the mobility hub. The proposals shown in the previous transport reports will be the subject to a planning condition on the hybrid application.
15. The latest agreed proposals which are similar to the works in the original TA can be found in **Appendix A3**.

Phasing Strategy Document

16. The proposed phasing document for the development titled 'Phasing Strategy Revision C' shows the proposed phasing of the highway works. This document is submitted as part of the final pack to the amended Rev C application material alongside this note. The phasing of the highway works shows all works will take place within the revised timeframes where the expected completion date is Q3 of 2031

Summary

17. This note has been prepared by Iceni Projects on behalf of our client, Weston Homes Ltd (the Applicant) regarding their Revision C development proposals on the Anglia Square site in Norwich City Centre (the Site).
18. Overall, it can be seen from the above that there have been ongoing amendments to the development proposals. However, the amendments that have been made all accord with the required standards and are not considered as a material change to the original planning application. Fundamentally, the scheme is the same as the previously submitted proposals with regard to highways and transportation matters, and takes on board comments made by Norwich.

A1. REVISION C SITE LAYOUT



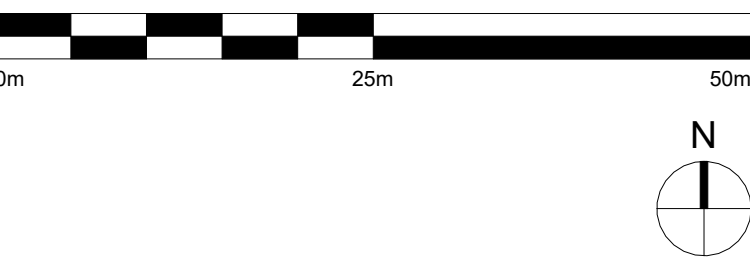
Contractors and consultants are not to scale dimensions from this drawing

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The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Drawings to be read in conjunction with the associated Design & Access Statement, associated consultant design team documents & reports and landscape information

Landscape shown is for illustrative purposes only. For detailed landscape information, please refer to the landscape information & documents.



General Notes

All figures and areas are approximate only and subject to statutory constraints, detail design & design development

Structural Design: Subject to structural input & coordination

Services Design: Subject to services input & coordination

Fire Strategy: Subject to fire input & coordination

Hybrid Application Boundary

Land Owned by CT

Detail Application Boundary

Note: Indicative Outline Buildings: E, F, E/F, G, H & J shown faded

| | | |
|----------|----------|----------------------|
| DD-4 | 20.01.23 | Issued For Planning |
| DD-3 | 15.08.22 | Issued For Planning |
| DD-2 | 15.07.22 | Issued For Planning |
| DD-1 | 31.03.22 | Issued For Planning |
| Revision | Date | Drawn By Description |



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|--|-----------------------|
| Client | Weston Homes |
| Project | Anglia Square Norwich |
| Description | Masterplan Level 00 |
| Status | For Planning |
| Scale | 1:500@A1 |
| Drawn By | BM |
| Date | 20.01.23 |
| Job Number | 35301 |
| Drawing Number | ZZ-00-DR-A-01-0100 |
| Revision | D0-4 |
| Original size 100mm @ A1 Copyright Broadway Malyan Limited | |

A2. REVISION C SCHEDULE OF CHANGES

Masterplan L00

Rev C

NOTES:

Block A

- Direct access to the open air for all stairs that provide escape from the basement, with external doors added.

- 2no. lifts have been added that serve the basement to ground floor only.

Commercial sqm (NIA) added:



- Block K/L mezzanine: 477.6 sqm

- Block E: 77.7 sqm

- Block H: 79.1 sqm

- Block F mezzanine: 153.2 sqm

- **Total additional area: 787.6 sqm**

- Total long stay commercial cycles allowed for in detailed blocks to accommodate increase: 58

Internal layout, window and door positions of houses, and landscaping, updated to allow for bins and bikes to the front of houses

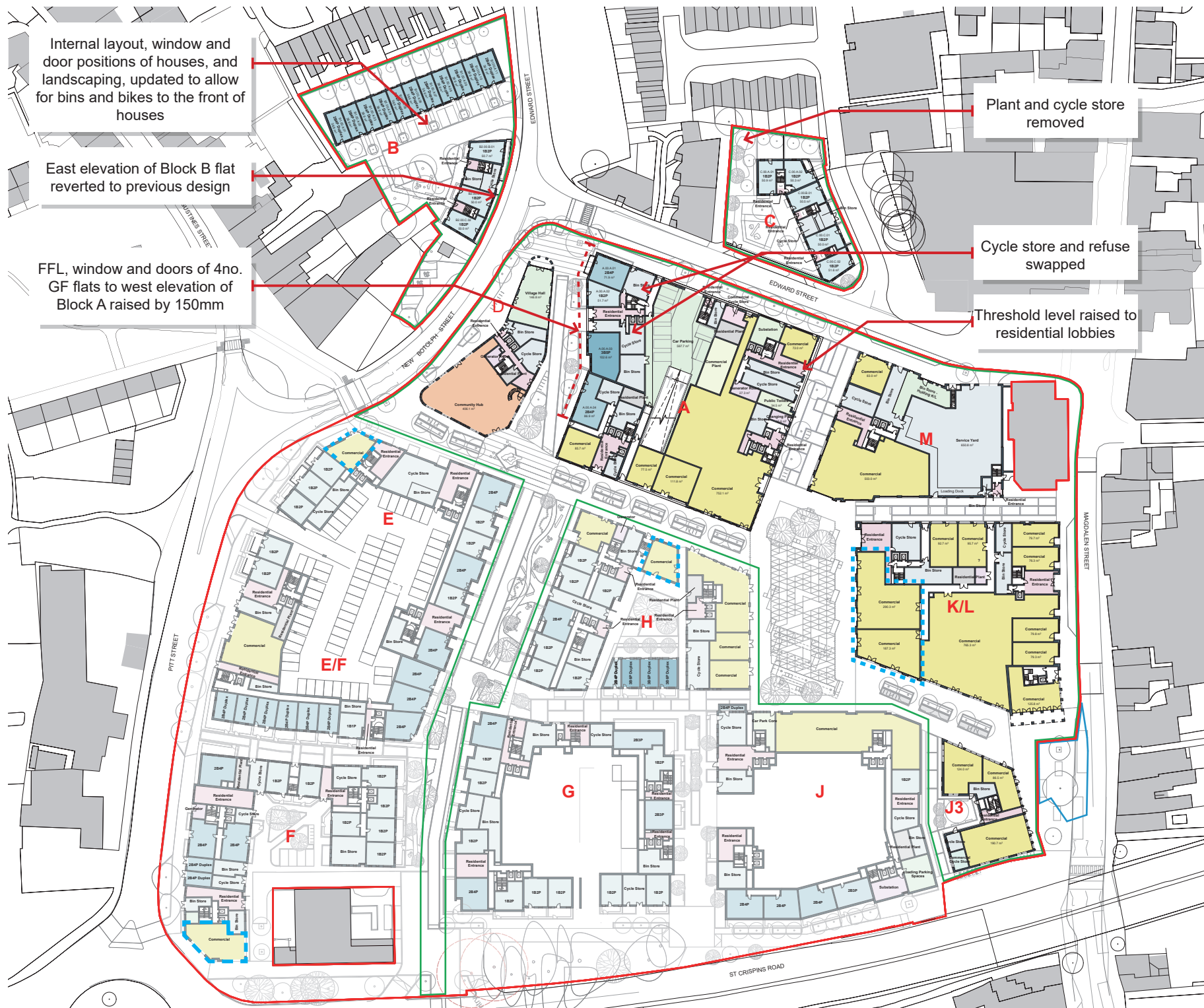
East elevation of Block B flat reverted to previous design

FFL, window and doors of 4no. GF flats to west elevation of Block A raised by 150mm

Plant and cycle store removed

Cycle store and refuse swapped

Threshold level raised to residential lobbies



Schedule of changes to drawings - Rev A to Rev C

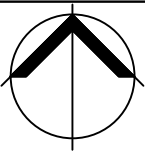
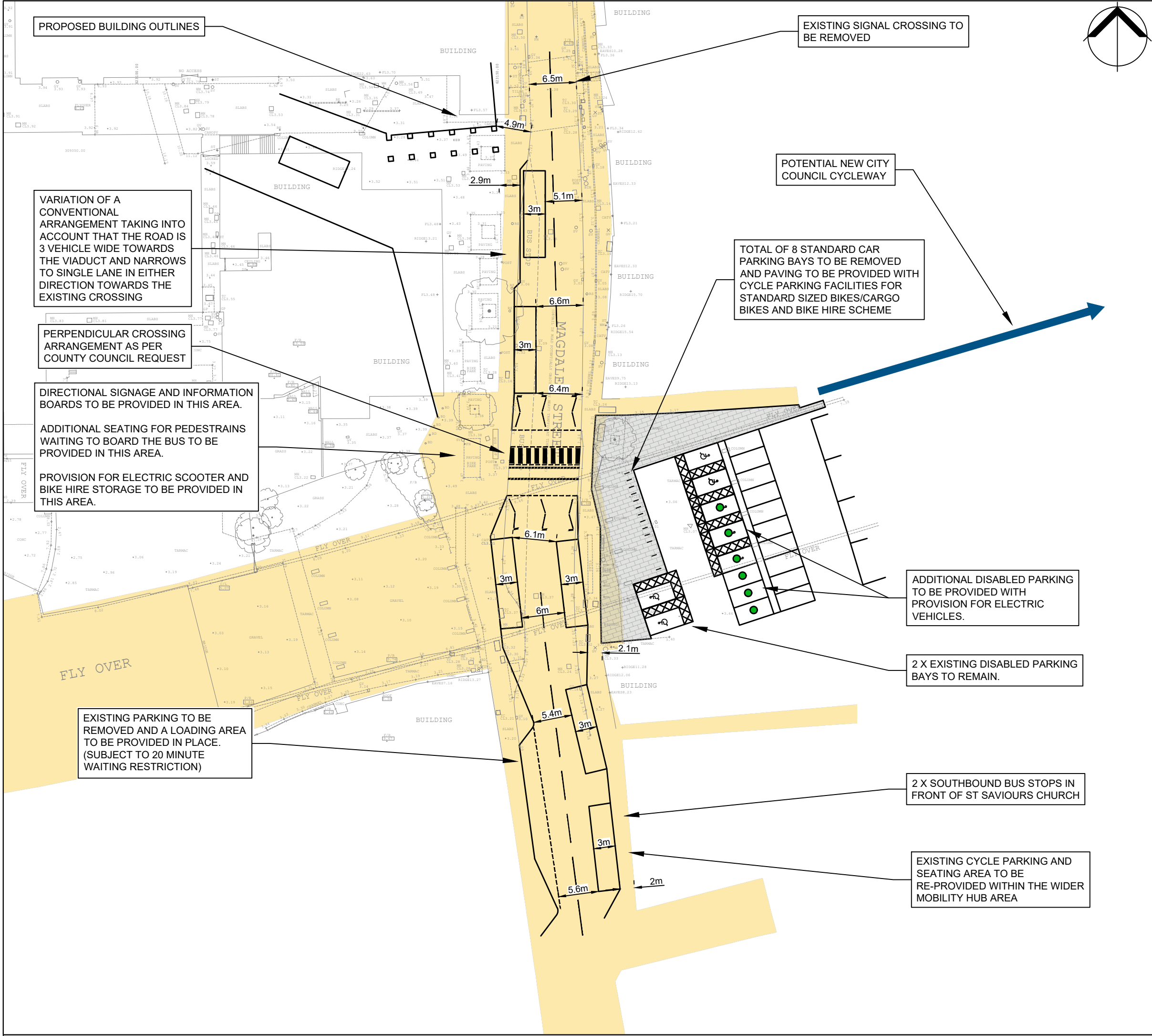
| No. | Amendment | Plan / Document Updated |
|-----------------------------------|--|---|
| BLOCK A (Detailed Element) | | |
| 1 | 66 of 91 units tested for daylight and sunlight have had internal layouts amended. 18no. of those units have also had external changes, involving windows adjusted / balconies repositioned or moved. | Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZA-00-DR-A-03-0099 - 35301-ZA-00-DR-A-03-0107 Elevations: 35301-ZA-00-DR-A-05-0300 - 35301-ZA-00-DR-A-05-0307 Internal Daylight, Sunlight & Overshadowing Report |
| 2 | 66 units re-tested with amendments to internal layout / window / balcony, as above. | Internal Daylight, Sunlight & Overshadowing Report |
| 3 | Ground floor internal cycle store and refuse store swapped positions to allow refuse strategy to comply with NCC standards | Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZA-00-DR-A-03-0100 Refuse Strategy |
| 4 | Residential lobbies on north and east of Block A ground floor to have threshold level raised / entry hump added to assist with flood strategy | Flood Risk Assessment |
| 5 | Public toilets and changing places entrance signage made more visible to become more accessible | Coloured Shop Front Drawings |
| 6 | Location of pagoda & seating on level 4 & 5 roof terraces coordinated with internal layouts and window positions | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum Masterplans: 35301-ZZ-00-DR-A-01-0104 - 35301-ZZ-00-DR-A-01-0105 GA Plans: 35301-ZA-00-DR-A-03-0104 - 35301-ZA-00-DR-A-03-0105 |
| 7 | Direct access to the open air for all stairs that provide escape from the basement, with external doors added. 2no. lifts have been added that serve the basement to ground floor only. Windows have been amended to internal corners of podium elevations. Internal doors removed between protected lobbies and ancillary accommodation - all now accessed externally only. All in response to HSE comments | Letter in response to HSE comments Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZA-00-DR-A-03-0099 - 35301-ZA-00-DR-A-03-0107 Elevations: 35301-ZA-00-DR-A-05-0304 - 35301-ZA-00-DR-A-05-0307 |
| 8 | Landscaping amended, providing private amenity spaces to ground floor flats | Masterplan: 35301-ZZ-00-DR-A-01-0100 GA Plan: 35301-ZA-00-DR-A-03-0100 Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 |
| Block B (Detailed Element) | | |
| 9 | courtyard landscaping amended; 2 x driveway parking spaces to houses relocated within courtyard, layout of front garden/driveway/path to 11no. houses amended with private bins & bike stores added, soft landscape amended accordingly | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-104 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 Refuse Strategy |
| 10 | Gate proposed to access Leonards play area and added to plan | Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| 11 | 11no. houses internal layout, and window and door positions amended so pairs of houses mirror eachother, north and south elevations amended to reflect | Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-104 Elevations: 35301-ZB-XX-DR-A-05-0300 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| 12 | East elevation reverted back to original design submitted - change to width of windows, brick detailing and inclusion juliet balconies. | Masterplan: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0103 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-104 Elevations: 35301-ZB-XX-DR-A-05-0301 |
| 13 | Roof material altered to 11no. houses changed from dark grey roof tile to blue pantile roof tile | Elevations: 35301-ZB-XX-DR-A-05-0300 |
| 14 | 5 of 5 units tested for daylight and sunlight have had internal layouts amended and external changes, involving windows adjusted. 2 x houses and 3 x flats daylight re-tested with amendments | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZB-00-DR-A-03-0100 - 35301-ZB-00-DR-A-03-104 Elevations: 35301-ZB-XX-DR-A-05-0300 Internal Daylight, Sunlight & Overshadowing Report |
| BLOCK C (Detailed Element) | | |
| 15 | Removal of external cycle store and plantroom. replaced by landscaping and incorporated into communal amenity space | Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZC-00-DR-A-03-0100 Landscape Strategy Addendum |

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| 15 | Removal of external cycle store and plantroom, replaced by landscaping and incorporated into communal amenity space | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| 16 | Alteration to internal cycle store, refuse store and plant room | Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZC-00-DR-A-03-0100 |
| 17 | 16 of 21 units tested for daylight and sunlight have had internal layouts amended. | GA Plans: 35301-ZC-00-DR-A-03-0100 - 35301-ZC-00-DR-A-03-0104 Internal Daylight, Sunlight & Overshadowing Report |
| 18 | Removal of 3no. windows to north elevation | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZC-00-DR-A-03-0100 - 35301-ZC-00-DR-A-03-0104 GA Elevation: 35301-ZC-XX-DR-A-05-300 |
| 19 | Landscaping amended. Planting types updated and further information in line with Urban Greening Factor incorporated. | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| 20 | Confirmation of boundary as low level brick wall with railing (up to 1100mm from FFL) | |
| BLOCK D (Detailed Element) | | |
| 21 | Additional CGI of Block D showing north and west elevation to be provided (not an amendment, more detail of approach already presented in RevA to justify design approach) | CGI |
| 22 | Window replaced with door to provide access to level 4 roof terrace | Masterplans: 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZD-00-DR-A-03-0104 |
| 23 | Seating on level 4 roof terrace coordinated with internal layouts and window positions | Masterplans: 35301-ZZ-00-DR-A-01-0104 GA Plans: 35301-ZD-00-DR-A-03-0104 Landscape Strategy Addendum Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 |
| 24 | 10 of 22 units tested for daylight and sunlight have had internal layouts amended. | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0105 GA Plans: 35301-ZD-00-DR-A-03-0100 - 35301-ZD-00-DR-A-03-0105 Internal Daylight, Sunlight & Overshadowing Report |
| BLOCK J3 (Detailed Element) | | |
| 25 | Change dark grey roof tile to dark grey pantile roof tile | Elevations: 35301-ZJ-XX-DR-A-05-0300 |
| 26 | 2 of 8 units tested for daylight and sunlight have had internal layouts amended. | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0102 GA Plans: 35301-ZJ-00-DR-A-03-0100 - 35301-ZJ-00-DR-A-03-0103 Internal Daylight, Sunlight & Overshadowing Report |
| BLOCK KL (Detailed Element) | | |
| 27 | Addition of mezzanine to 2 x ground floor commercial units fronting Anglia Square, an internal alteration of double height unit (6m tall) with no external alterations required. Creating 477 sqm additional non-residential floorspace within detailed element | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0101 GA Plans: 35301-ZKL-00-DR-A-03-0100 - 35301-ZKL-00-DR-A-03-0101 Parameter Plans: 35301-AO1-PP-200 - 35301-AO1-PP-100 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum All schedules Application & CIL Forms (amount of floorspace in detailed element and change of description due to proportion of non-residential floorspace in detailed & outline element changed) |
| 28 | 38 of 58 units tested for daylight and sunlight have had internal layouts amended. | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0107 GA Plans: 35301-ZKL-00-DR-A-03-0100 - 35301-ZL-00-DR-A-03-0107 Internal Daylight, Sunlight & Overshadowing Report |
| 29 | Room 412 retested due to error in test, resulting in ADF increase from 0.5 to 0.6 | Internal Daylight, Sunlight & Overshadowing Report |
| BLOCK M (Detailed Element) | | |
| 30 | Internal alterations to refuse stores (bin layout change only) to ensure refuse strategy complies with NCC standards | Masterplans: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZM-00-DR-A-03-0100 Refuse Strategy Clarification Note |
| 31 | 11 of 27 units tested for daylight and sunlight have had internal layouts amended. 9no. of those units have also had external changes, involving windows adjusted / balconies repositioned or moved. | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0100 - 35301-ZM-00-DR-A-03-0106 Elevations: 35301-ZM-XX-DR-A-05-0300 - 35301-ZM-XX-DR-A-05-0303 Internal Daylight, Sunlight & Overshadowing Report |
| 32 | 11 x units daylight re-tested with amendments to internal layout / window / balcony | Internal Daylight, Sunlight & Overshadowing Report |
| 33 | 3 x units balconies on south elevation re-positioned westward one opening along. Balcony remains off living room area, the larger door opening and smaller window opening off living room repositioned to facilitate balcony move. Those units and below to have daylight re-tested | Masterplans: 35301-ZZ-00-DR-A-01-0100 - 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0100 - 35301-ZM-00-DR-A-03-0106 Elevations: 35301-ZM-XX-DR-A-05-0300 Internal Daylight, Sunlight & Overshadowing Report |
| 34 | Pagoda seating & planting on level 6 terrace coordinated with internal layouts and window positions | Masterplans: 35301-ZZ-00-DR-A-01-0106 GA Plans: 35301-ZM-00-DR-A-03-0106 Landscape Strategy Addendum |

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| 34 | Layout, seating & planting on level 0 terrace coordinated with internal layouts and window positions | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| PUBLIC REALM LANDSCAPING - ANGLIA SQUARE (Detailed Element) | | |
| 35 | Paving material and strategy amended to reflect updated canopy design. Clarity provided to paving material of square. Appearance of central area paving updated to provide more detail. Material to be concrete blocks with exposed aggregate in varying shades, contrasting between black and yellow. | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Anglia Square Plan - ANG-PLA-XX-XX-DR-L-8001 Landscape Strategy Addendum |
| 36 | Additional benches / seating areas under canopy | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Anglia Square Plan - ANG-PLA-XX-XX-DR-L-8001 Masterplans: 35301-ZZ-00-DR-A-01-0100 Landscape Strategy Addendum |
| 37 | Additional images & CGI of Anglia Square to be provided (more detail of approach already presented in RevA) | Landscape Strategy Addendum |
| 38 | Further design development of the canopy provided | Canopy Design doc |
| PUBLIC REALM LANDSCAPING - Edward St Junction (Detailed Element) | | |
| 39 | Paving and landscape strategy around Block D village hall entrance amended to enhance the entrance of the village hall. Further detail added into key to confirm similar approach to paving as Anglia Square. | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum Masterplan: 35301-ZZ-00-DR-A-01-0100 GA Plans: 35301-ZD-00-DR-A-03-0100 |
| PUBLIC REALM LANDSCAPING - St Crispins Junction (Detailed and Outline Elements) | | |
| 40 | Landscape layout around the vehicle access from St Crispins has been further amended to cater better for east-west pedestrian/ cycle movements on the raised table | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| PUBLIC REALM LANDSCAPING - St Georges Street (Detailed Element) | | |
| 41 | Layout of path, planting and seating within St Georges Gardens and planting species altered | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Landscape Strategy Addendum |
| 42 | Salvage and re-use of existing Granite Cobbles along existing Botolph Street to be conditioned | - |
| PUBLIC REALM LANDSCAPING (Detailed and Outline Elements) | | |
| 43 | General increase in planting and green infrastructure throughout. Planting types updated and further information in line with Urban Greening Factor incorporated. | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |
| 44 | Bitmac areas to car park entrances removed and block paving proposed in its place (Blocks A and E) | Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 |
| BLOCK F (Outline Element) | | |
| 45 | Area of non-residential use to be identified at mezzanine level at the southern end of block F1 | Parameter Plans: 35301-AO1-PP-201 Masterplans: 35301-ZZ-01-DR-A-01-0101 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum |
| BLOCK E & H (Outline Element) | | |
| 46 | Area of ground floor residential use replaced with non-residential use | Parameter Plans: 35301-AO1-PP-200 Masterplans: 35301-ZZ-01-DR-A-01-0101 Commercial Strategy and Main Town Centre Uses Report Addendum Planning Statement Addendum |
| SHOP FRONTS | | |
| 47 | Drawing showing all shop fronts to be provided (not an amendment, shows all shop fronts (as presented in RevA) | Coloured Shop Front Drawings |
| HIGHWAYS | | |
| 48 | Amendments to Botolph Street crossing off-site highways works drawing as requested by NCC | Transport RevC Note Off-site highway works drawings appended to note |
| GENERAL DRAWING / DOCUMENT AMENDMENTS | | |
| 49 | Hybrid, detailed and outline boundary lines to be made clearer (detailed / outline boundary lines overlap on some drawings so appear as an individual line as opposed to encircling an area) on site plan, parameter plans, masterplans & landscaping plans to appear same as original submission. No change to parts of site within detailed or outline areas | Site Location Plans: 35301-ZZ-00-DR-A-01-0300 - 35301-ZZ-00-DR-A-01-0301 Parameter Plans: 35301-AO1-PP-100 - 35301-AO1-PP-500 Masterplans: 35301-ZZ-00-DR-A-01-0099 - 35301-ZZ-00-DR-A-01-0199 Landscape Masterplan - ANG-PLA-XX-XX-DR-L-0001 Hardworks Site Plan - ANG-PLA-XX-XX-DR-L-1001 Softworks Site Plan - ANG-PLA-XX-XX-DR-L-2001 |

| | | |
|----|---|---|
| 50 | Error in landscape strategy showing area outside of application site to be corrected on block B | Landscape Strategy Addendum |
| 51 | Error on schedule Block B states 12 car parking spaces for Block B, there are 11 car parking spaces in Block B, to be corrected. | Accommodation Submission Schedule Transport Note Affordable Housing Statement Addendum Planning Statement Addendum |
| 52 | Additional information on phasing of highway works, and refinements to areas of landscaping works and demolition of existing buildings within each phase. There has been delay to the Application to address the issue of Nutrient Neutrality, it is now anticipated the Application will be determined by spring 2023, therefore the construction programme, as a whole, has been pushed back by 3 quarters to reflect this. | Phasing Strategy |

A3. REVISION C HIGHWAYS PROPOSALS





NOTES:


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KEY:

 PROPOSED ELECTRIC VEHICLE BAYS


 PROPOSED PEDESTRIAN PAVING AREA

 TRANSCRIBED HIGHWAY BOUNDARY
(INFORMATION PROVIDED FROM NORFOLK COUNTY COUNCIL AND HAS BEEN TRANSCRIBED ONTO AN OS BASE. ICENI PROJECTS ACCEPTS NO LIABILITY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THE DRAWING. ALL HIGHWAY BOUNDARY INFORMATION SHOULD BE CHECKED BY A LICENSED CONVEYANCER)

| | | | | | |
|-----|------------|---|-------|-----|-----|
| F | 11.08.2022 | AMENDMENTS AS PER COUNTY COUNCIL REQUEST | AP | CB | CB |
| E | 28.06.2022 | AMENDMENTS AS PER COUNTY COUNCIL REQUEST | AP | RJ | CB |
| D | 16.03.2022 | TOPO UNDERLAY ADDED AND OS BASE REMOVED | AP | RJ | CB |
| C | 23.02.2022 | MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST | AP | RJ | CB |
| B | 31.01.2022 | MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST | AP | RJ | CB |
| A | 31.01.2022 | MINOR AMENDMENTS AS PER CITY/COUNTY COUNCIL REQUEST | AP | RJ | CB |
| REV | DATE | AMENDMENTS | DRAWN | CHK | APP |

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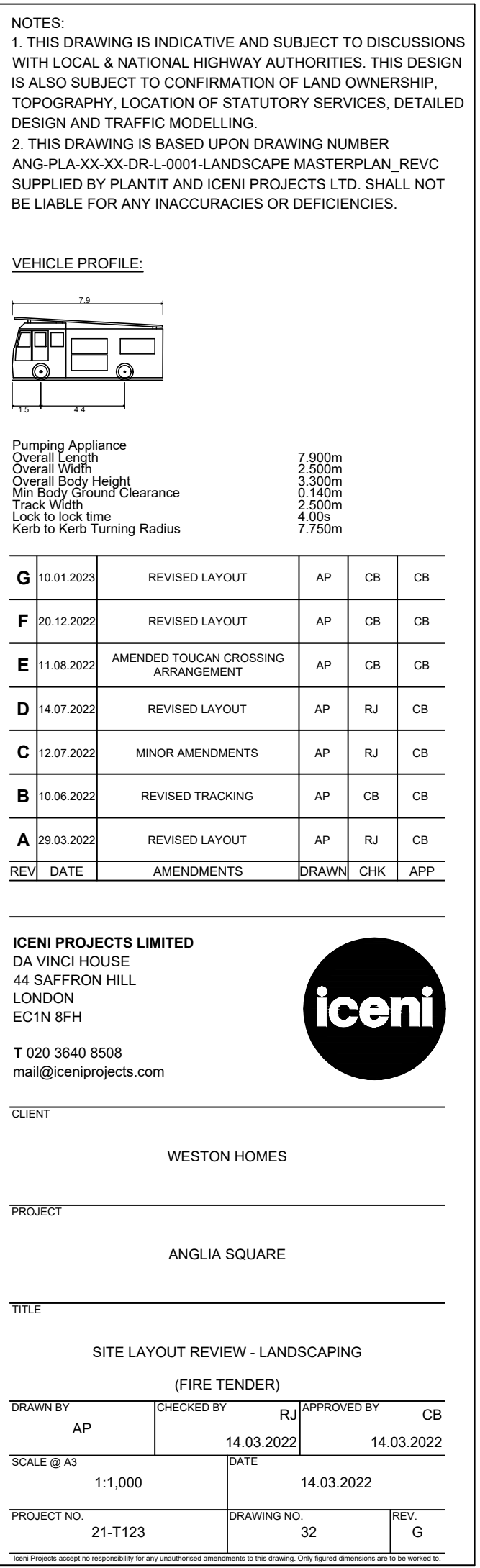
PROPOSED MOBILITY HUB - OPTION 2

(OVERALL COMMENTS)

| | | |
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| DRAWN BY AP | CHECKED BY RJ 26.01.2022 | APPROVED BY CB 26.01.2022 |
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| SCALE @ A3 1 : 500 | DATE 26.01.2022 |
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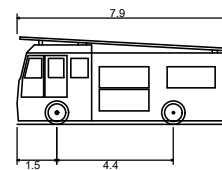
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| PROJECT NO. 21-T123 | DRAWING NO. 21 | REV. F |
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VEHICLE PROFILE:



| | |
|-----------------------------|--------|
| Pumping Appliance | |
| Overall Length | 7.900m |
| Overall Width | 2.500m |
| Overall Body Height | 3.300m |
| Min Body Ground Clearance | 0.140m |
| Track Width | 2.500m |
| Lock to lock time | 4.00s |
| Kerb to Kerb Turning Radius | 7.750m |

| | | | | | |
|----------|------------|--|-------|-----|-----|
| G | 10.01.2023 | REVISED LAYOUT | AP | CB | CB |
| F | 20.12.2022 | REVISED LAYOUT | AP | CB | CB |
| E | 11.08.2022 | AMENDED TOUCAN CROSSING ARRANGEMENT | AP | CB | CB |
| D | 14.07.2022 | REVISED LAYOUT | AP | RJ | CB |
| C | 12.07.2022 | MINOR AMENDMENTS | AP | RJ | CB |
| B | 10.06.2022 | REVISED TRACKING | AP | CB | CB |
| A | 29.03.2022 | REVISED LAYOUT | AP | RJ | CB |
| REV | DATE | AMENDMENTS | DRAWN | CHK | APP |

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PROJECT

ANGLIA SQUARE

TITLE

SITE LAYOUT REVIEW - LANDSCAPING

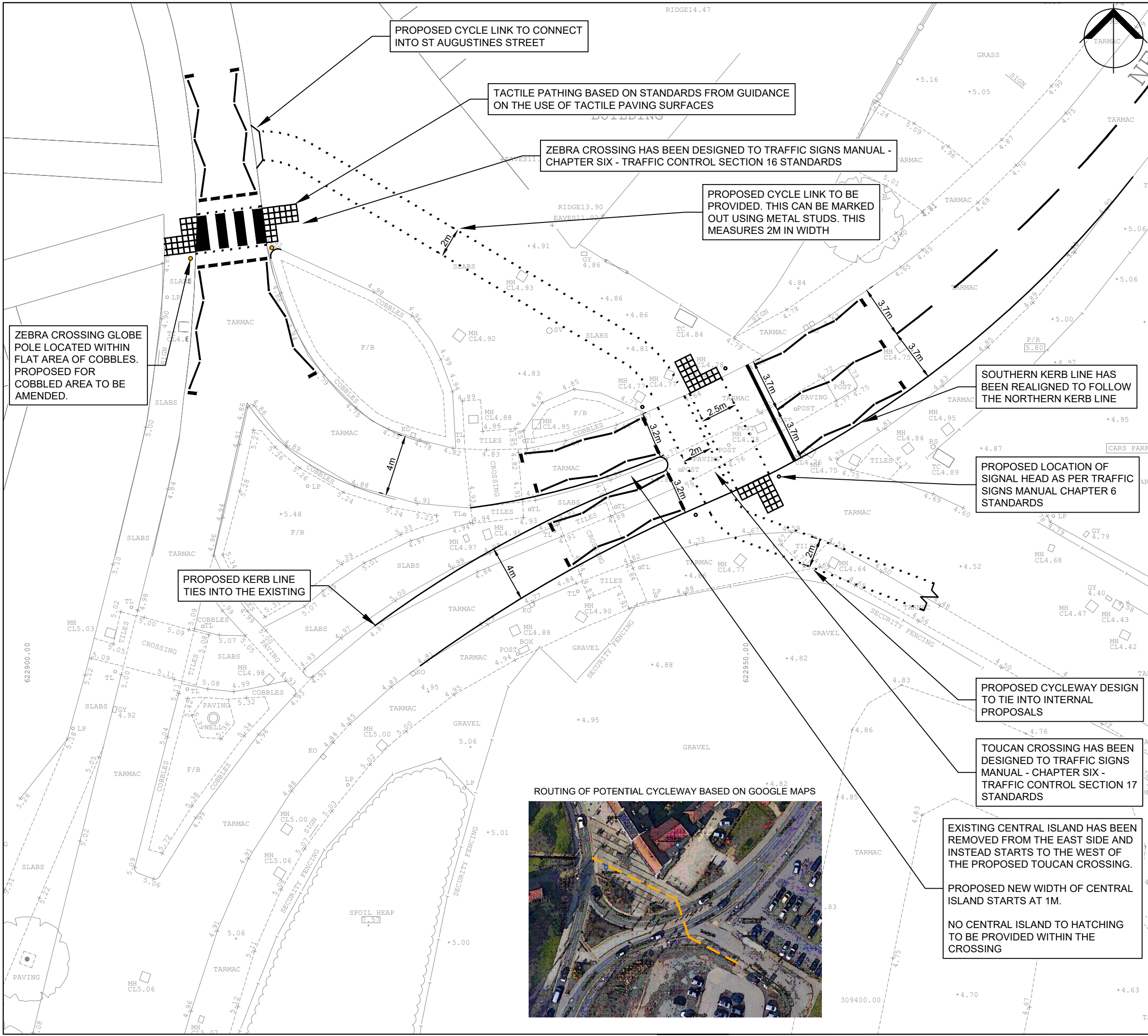
(FIRE TENDER)

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| DRAWN BY AP | CHECKED BY RJ 14.03.2022 | APPROVED BY CB 14.03.2022 |
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| SCALE @ A3 | DATE |
| 1:1,000 | 14.03.2022 |

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| PROJECT NO. | DRAWING NO. | REV. |
| 21-T123 | 32 | G |

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|-----|------------|--|-------|-----|-----|
| E | 19.12.2022 | ZEBRA CROSSING AND UPDATED CYCLE PATH DESIGN | AP | CB | CB |
| D | 23.08.2022 | MINOR AMENDMENTS TO DESIGN AS PER COUNCIL COMMENTS | AP | CB | CB |
| C | 11.08.2022 | MINOR AMENDMENTS TO DESIGN AS PER COUNCIL COMMENTS | AP | CB | CB |
| B | 12.07.2022 | MINOR AMENDMENTS TO DESIGN | AP | RJ | CB |
| A | 27.06.2022 | MINOR AMENDMENTS AS PER COUNTY COMMENTS | AP | RJ | CB |
| REV | DATE | AMENDMENTS | DRAWN | CHK | APP |

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TITLE

NEW BOTOLPH STREET TOUCAN CROSSING

| | | |
|----------------|--------------------------------|---------------------------------|
| DRAWN BY AP | CHECKED BY RJ 24.06.2022 | APPROVED BY CB 24.06.2022 |
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| SCALE @ A3 1 : 250 | DATE 24.06.2022 |
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| PROJECT NO. 21-T123 | DRAWING NO. 37 | REV. E |
|------------------------|-------------------|-----------|

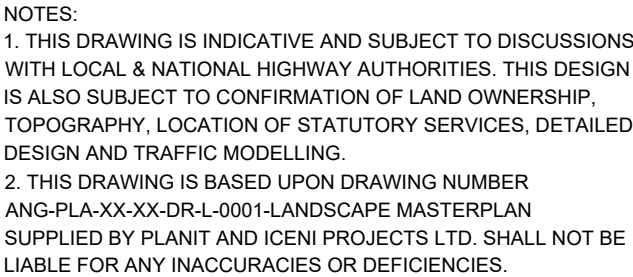
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OVERALL VISIBILITY ASSESSMENT

The map illustrates a proposed development layout with various building footprints and infrastructure. Key features include:

- Streets:** PITT STREET, EDWARD STREET, ST CRISPINS ROAD, and MAGDALEN STREET.
- Buildings and Areas:**
 - A:** Village Hall, Community Hub, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - B:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - C:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - D:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - E:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - F:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - G:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - H:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - I:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - J:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - K/L:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - M:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - N:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - O:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - P:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - Q:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - R:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - S:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - T:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - U:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - V:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - W:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - X:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - Y:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
 - Z:** Residential Entrance, Bin Store, Cycle Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.
- Infrastructure:** Substation, Public Toilet, Loading Dock, Service Yard, Car Parking, Cycle Store, Bin Store, Residential Entrance, Commercial, 1B2P, 2B4P, 1B1P.

A north arrow is located in the top right corner of the map.



2.4M X 22M JUNCTION VISIBILITY SPLAY
(BASED ON 20MPH AS PER MFS STANDARDS)

2.4M X 41M JUNCTION VISIBILITY SPLAY
(BASED ON 30MPH AS PER MFS STANDARDS)

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OVERALL VISIBILITY ASSESSMENT

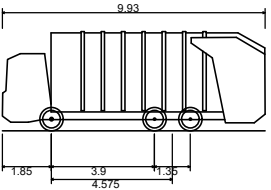
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REFUSE VEHICLE MOVEMENTS



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VEHICLE PROFILE:



Vulture 2225 (with Mercedes Econic 2628LL 6x4 chassis)
Overall Length 9.930m
Overall Width 2.490m
Overall Body Height 3.749m
Min Body Ground Clearance 0.302m
Track Width 2.490m
Lock to lock time 4.00s
Wall to Wall Turning Radius 9.250m

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| REV | DATE | AMENDMENTS | DRAWN | CHK | APP |
| | | | | | |

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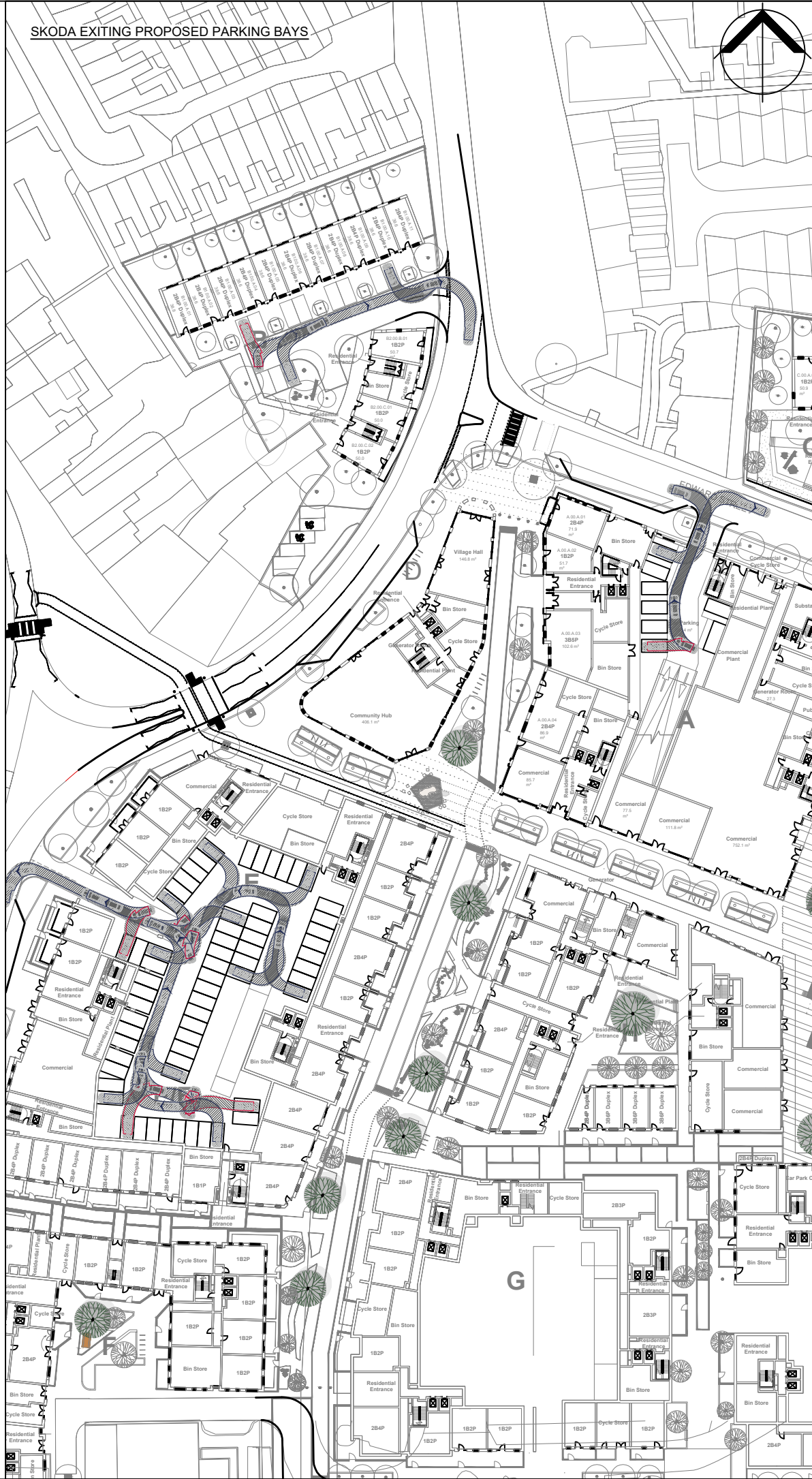
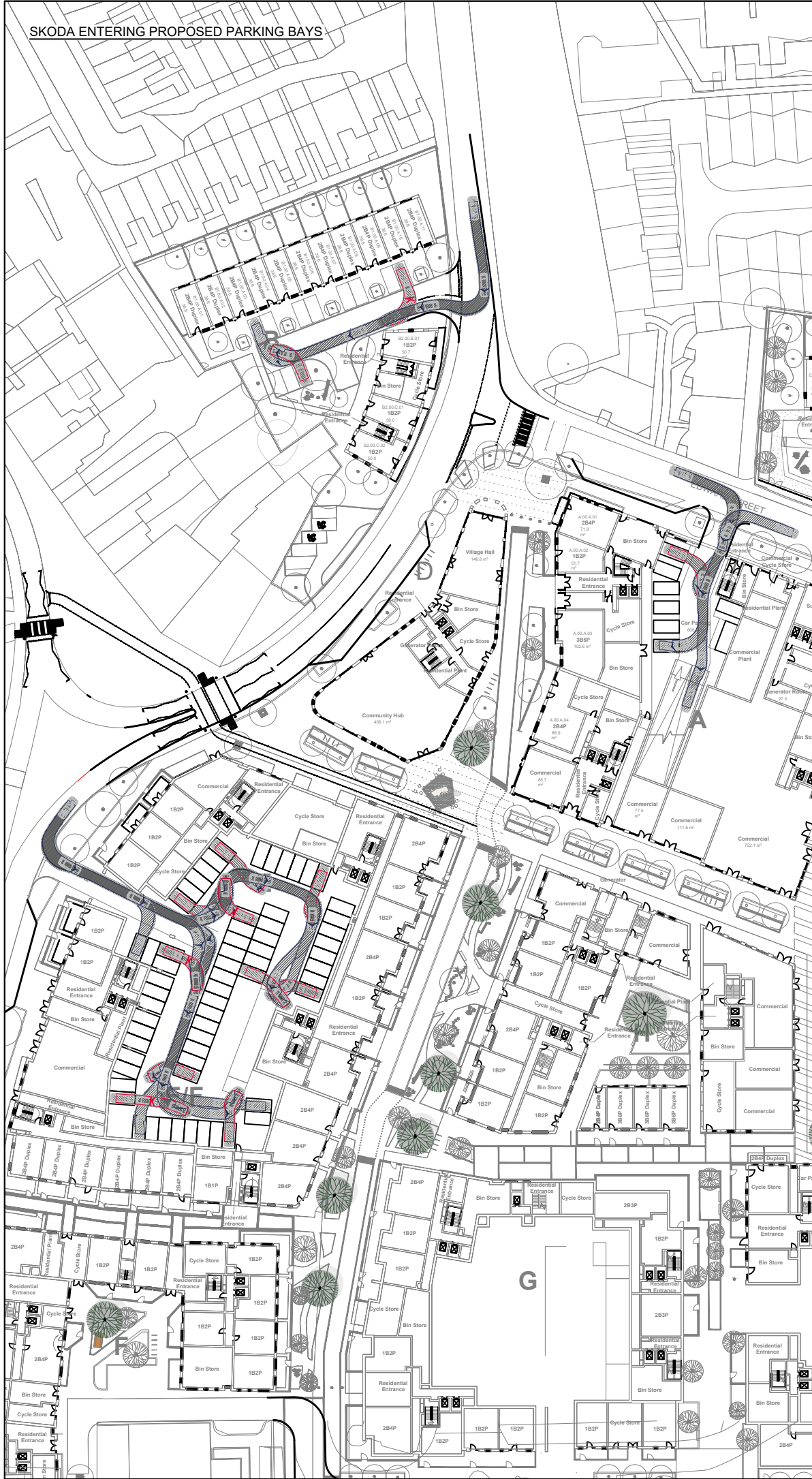
SITE LAYOUT REVIEW
(REFUSE VEHICLE)

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| DRAWN BY AP | CHECKED BY CB | APPROVED BY CB |
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| SCALE @ A3 1:1,000 | DATE 21.12.2022 |
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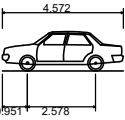
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| PROJECT NO. 21-T123 | DRAWING NO. 45 | REV. A |
| | | |

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VEHICLE PROFILE:



Skoda Octavia
Overall Length 4.572m
Overall Width 1.769m
Overall Body Height 1.488m
Min Body Ground Clearance 0.249m
Max Track Width 1.713m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.100m

| | | | | | |
|-----|------------|----------------|-------|-----|-----|
| A | 10.01.2023 | REVISED LAYOUT | AP | CB | CB |
| REV | DATE | AMENDMENTS | DRAWN | CHK | APP |

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SITE LAYOUT REVIEW
(SKODA)

| | | |
|----------------|------------------|-------------------|
| DRAWN BY AP | CHECKED BY CB | APPROVED BY CB |
| | 21.12.2022 | 21.12.2022 |

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| SCALE @ A3 1:1,000 | DATE 21.12.2022 |
|-----------------------|--------------------|

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|------------------------|-------------------|-----------|
| PROJECT NO. 21-T123 | DRAWING NO. 46 | REV. A |
|------------------------|-------------------|-----------|

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