

Anglia Square, Norwich
Landscape Strategy
Addendum Rev C

Weston
Homes



24/01/23

ISSUED

P03

Anglia Square, Norwich

Landscape Addendum Rev02



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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 **Rev 02** sets out where necessary a response to the landscape related comments **received from Norwich City Council up to January 2023**, then describes how the design has been developed and adapted as a result of the 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

1.3 Comments Received January 2023

With reference to Landscape Strategy Addendum Rev 01 [LSA] and amended drawings September 2022.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
1. 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.	A single larger canopy with a more impactful presence is now proposed.	Sketch proposals & CGI images show different designs?	Further design clarification provided
2. The scale of the canopies doesn't seem adequate in relation to the size of the space and the scale/massing of the surrounding tall buildings.	A single larger canopy with a more impactful presence is now proposed. A modular canopy layout with the capability to be extended as required.	Design remains sketchy and unclear.	Response as point 1.
3. Canopy needs to be high quality construction and that there is plenty of seating in locations where the canopy offers proper shelter. The current layout shows seating at the edge of the canopy which will not offer sufficient shelter so a least some seating needs to be moved to a more sheltered position.	Further refinement of the canopy to allow for increased seating areas below. More benches added to more central area below canopy.	Seating approach and levels acceptable.	n/a
4. [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.	Further explanation of the ground floor paving strategy is shown, as well as further exploration of unique design interventions.	Design development welcomed.	Clarity provided in the key. Further detail added into ANG-PLA-XX-XX-DR-L-8001-Anglia Square Detail Area to demonstrate buildability of proposals.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
5. We remain of the view that there is flexibility to use paving material other than natural stone – and indeed an alternative material may be better in achieving the pattern and contrast that the vision describes and allow money allocated to this element of the project to be spent elsewhere...	Paving materials updated to alternative products.	Updated paving materials accepted.	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.
6. The hexagonal shape of the canopies is used to inform the paving layout - which is not wholly convincing	Further explanation of the ground floor paving strategy is shown, as well as further exploration of unique design interventions.	Paving layout uses the geometry of Botolph Street to create 'flow' through the square.	The paving layout of the square and the canopy design take a cue from the masterplan geometry. The paving design then pushes against this to create a unique space with a distinctive dimension. People will know fully that they have arrived in the centre of Anglia Square. The ground plane is a contemporary and unique approach.
7. It would be preferable to omit trees on south side and focus instead on providing large focal specimens in the north of the square.	Trees retained to south based on the principle of 'right tree, right place'. Tree shown in centre of square [LSA p15]	Accepted	n/a

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
8. Illustrative material for Anglia square in landscape addendum needs to be developed further to give better impression of the approach to extract and present to committee... Would encourage provide other imagery of final concept.	Further landscape visuals included	Plans and images in LSA show different canopy designs. Unclear what design is proposed.	Response as point 1.
9. Further consideration is needed in terms of a brief for a design competition and a process/ mechanism for delivery together with consideration of how these would work in terms of timescale and co-ordination with construction phases and the hard and soft landscaping of the square.		Understand that applicants do not favour competition for canopy.	Response as point 1.
10. St Georges Gardens/Street: The overshadowing effects of the taller buildings would have adverse effects on the amenity space for residents and this should be addressed.	Building heights reduced	Unclear whether overshadowing is reduced significantly?	Lawn was removed from this area, due to limited sun. Shade tolerant planting in a 'woodland understory' style is proposed. Planting schedule updated to reflect this.
11. [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.	Redistribution of paving, private terrace and greenspace to create fairer, greener, more legible public space. Grass areas and mounding to be included in St Georges Gardens. Provision of private amenity space to adjacent groundfloor dwelling.	Accepted Masterplan and Softworks plans still show all beds as planted, without any grass areas.	

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
12. 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	A gradual slope down from the seating edge down toward the street area will be incorporated.	Welcomed	Condition
13. Width of cycleway meets guidance for 2-way cycling?	The width of the cycle route is 3m which meets LTN1/20 requirements.	Accepted	n/a
14. It would be helpful to establish principles such as building-mounted lighting wherever possible, minimising light pollution and impacts on biodiversity.	Landscape Lighting Strategy included in addendum.	Bollard lighting alone may not provide sufficient light levels for the Lanes? ecological effects and light pollution from up- lighting.	Condition
15. 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.	The intersection of St Georges Street and Botolph Street has been revised to create a more playful and memorable experience.	Design & layout improved. If the geometric paving is similar to Anglia Square more information would be helpful.	Further detail added into key to confirm similar approach to paving as Anglia Square, however in a banding style opposed to triangles.
16. 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.	More detail on in-ground studs to connect cycle routes included in addendum. Revision of cycle path and pedestrian paths to provide better legibility and functionality.	Accepted	n/a
17. There are a row of cycle stands that look to obstruct the cycle route on St Georges Street, adjacent to Sovereign Way.	These cycle stands have been relocated.	Welcomed	n/a

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
18. Block D 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?	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 Layout and design improved but unclear what 'playful and interactive' elements would be.	Playful elements are boulders and an interactive sculpture. The paving design is also more playful in line with comment 15.
19. Entrance to the 'village hall' needs to be better defined as an entrance / arrival space with landscape paving running into the building. Suggest use of bands of different coloured paving radiate out through the openings across the space. Could help integrate the architecture with the space, and with legibility.	The entrance area to the Village Hall has been readdressed in a manner that respects the curved nature of the building. Radiating paving has been considered, but something more subtle is preferred that also chimes with other feature paving on the site. A 'fan' arrangement of tree planting is proposed.	Integration of paving architecture not fully achieved. What happened to paving flowing from inside to outside building? [as shown on sketch LSA p32 & 33] Trees with small beds of wildflower areas beneath – feasible with visibility splays?	Paving updated to extend under overhang. Further detail on paving included. Planting and trees outside of visibility splays as New Botolph St is one way.
20. Block 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.	The design has been updated and co-ordinated with the architecture.	Welcomed	n/a

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
21. The proposed gate seems to be mis-located. It is not clear why the proposed hedge does not run the full length of the railings. Native hedge should be amended to a more formal type of hedge which could be regularly clipped.	Revision of amenity space to create an accessible route following raising of floor levels.	Boundary now a wall – concerned at possible adverse impact on street scape. Potential for Miyawaki forest planting in north-west corner.	Low level brick wall with railing above (up to 1100mm from FFL)
22. Block C		Softworks plan shows extensive use of amenity grass in external spaces. Suggest increasing the variety of planting types.	Planting types updated and further information in line with Urban Greening Factor incorporated. Lawn area specification changed to Species Rich Lawn Turf for added biodiversity
23. Edward Street: Vehicle crossovers into car parking areas create obstacles to pedestrian flows along the footway and give priority to cars over pedestrians. This should be amended by changing paving type and layout to suggest priority for pedestrians.		Still shown as Bitmac with vehicle priority	Bitmac areas removed and block paving proposed in its place.
24. St Georges Street/St Crispins Road junction] is somewhat unresolved. Paving needs to reflect movement/desire lines, giving priority to peds and cyclists.	The cycle route has been extended south to meet pedestrian cross over area. Further detail on in ground studs to delineate cycle route included.	Layout around the vehicle access from St Crispins could be improved to cater better for ped/cycle movements on the raised table.	Layout has been further amended to be clearer.
25. Block E/F (Courtyard 1) Amendments needed to increase sunlight/daylight levels for courtyard (C1).	Yard converted to Podium Garden	Raising to podium level would improve light levels. No details?	RM
26. Block H (Courtyard 2) - Amendments needed to increase sunlight/daylight levels for courtyard (C2).	Surrounding building heights reduced?		RM

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
27. Cherry Lane The building line of block J would need to be moved northwards to provide more width in order to provide sufficient space for the necessary tree planting to buffer the residential units from traffic effects and enable a ped/ cycle route together with occasional vehicle access. The existing tree zone should be reinforced with further tree planting and understorey planting to mitigate noise/emission pollution from the ring road, as well as compensation for loss of existing trees nearby.		Small front gardens would provide some defensible space but would be too small for other functions, and too close to flyover to be useable. Proposed row of small trees may not be adequate to address adverse effects of road.	Technical reports demonstrate no noise/ air issue. Private amenity space to be reviewed as part of RM. Increased planting within street.
28. 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.	To be included in Revised Transport documents.		Updated fire tender swept path analysis provided in Transport docs.
29. Calvert Yard- Most on-street parking spaces don't have sufficient space to enable manoeuvring in/out	The design of Calvert Yard has been readdressed to allow for vehicle manoeuvring	Improved layout welcomed.	n/a
30. Pitt Street Increase tree and other planting to buffer the adverse effects of traffic for residents, and to create some defensible space for residential properties. For example, could the proposed lengthy servicing laybys be reduced to provide more space for planting?	Highways requirement for visibility splays would reduce tree numbers by 4+? And limit other planting	Impact of splays regrettable	Maximised number of trees proposed and planting increased. Visibility splays reviewed and trees relocated outside. Further detail in RM.
31. car park access to Block E should be amended by continuing the block paving across the access and by using flush kerbs to indicate the route for vehicles.	WH Hard landscape Drwg no. WH179/22/15.1.03 shows black asphalt surfacing.	Amendment needed	Block paving across vehicle entrance included.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
32. Tooley Lane and Sovereign Way: Include street tree planting along the centre of streets in SuDs pits, together with seating to encourage residents/others to use the streets as an amenity space. A reduction in height of blocks F and G would be also welcomed. Opportunities for tree planting with SuDs along Tooley Lane and Sovereign Way should be taken.	Trees have been added in to Tooley Lane and the edges of Sovereign Way. Small garden spaces added to north side of Tooley Lane	Greening these streets would improve GI provision. Is there a reason why trees could not be introduced at least along Sovereign Way? Gardens with hedging would add welcome planting, although native species may not be appropriate. Boundary treatment to gardens unclear – fencing?	Trees added in to Sovereign Way, and general additional greening across site undertaken. However, at a limited number in Sovereign Way in response to condition and character of street, as agreed in early stages. This is a 'Lane' in style of Norwich which is typically hard paved, with the intention to create different characters across the site.
33. Podium spaces Further information to show retaining structures, and depth of soil for proposed planting beds should be requested. A cross-section of a typical podium would be useful.	Landscape Addendum Rev01: (2.2) approach to the podium courtyards is a simplified one, based on legibility through the spaces. The semi-private podium courtyards on Blocks A, L and M now show paving details in more detail. LA 5.5 p40 shows. Typical Courtyard Build Ups with substrate depths	Design/layout improved. Trees and paving materials now included. Deck and retaining structures and irrigation arrangements remain unclear. LSA 5.5 shows Typical Courtyard Build Ups. Useful but unclear what materials are proposed for containing substrate?	Typical detail shared, see appendix - condition

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
34. Native hedging such as Hawthorn and Blackthorn may not be appropriate due to thorns, and because of the need for regular trimming to prevent growth across paths.		Suitable hedging can be covered by landscape condition.	Following meeting 13.12.2022, reviewed character and condition of areas and appropriate hedging updated. Further detail as part of RM/ Condition
35. Further information/clarification required for Trees proposed on podiums/decks		Block K/L Communal roof terrace shows small trees - which is fine. Will the roof structure be able to support the weight?	As response to point 33.
36. Do car parking ventilation requirements mean that extraction units would be located within podium gardens? If so, further details needed.		Likewise for plant/equipment on green roofs	Ventilation system at high level through bin and bikes stores within blocks A and M. Outline blocks to be addressed at RM.
37. Management & maintenance: Irrigation systems are likely to be needed. Further information outlining water supply and irrigation should be provided. How would tools/equipment reach the space? Is there a need for storage of equipment – if so, where would this be located? Hard surfaces drainage: Could this discharge into water storage on levels beneath to supply an irrigation system and avoid discharge to main sewers?			No irrigation systems. Taps will be provided on podiums/ roof terraces. Rainwater harvesting for podium maintenance unfeasible/ unviable.
38. 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?	Rationalisation of podium spaces to more simplified design.	Layout improved.	n/a

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
39. Roof spaces Proposed edge treatments are unclear and further details would be useful.	Landscape Addendum Rev01: (2.2) The roof terraces largely remain the same across the detailed application, but with a few tweaks in their location	Edge treatments are unclear	Brick parapet/ railing/ both. Typical details can be secured by condition
40. The LSA SUDS diagram (5.6) shows Biodiverse Roof (Extensive Roof) on blocks G and J. This treatment is not shown on the LSA Roof landscape diagram (5.7). Clarification would be useful, together with further details of proposals for biodiverse roofs.	Landscape Addendum Rev01: (2.2)The number of extensive green roofs have been increased to include Block D and Block C.	Although green roof is better than nothing, this extensive sedum type is of low value. Please could some intensive/ biodiverse roof be provided?	Giving consideration to this alongside viability considerations we have now incorporated two varieties of sedum on the extensive green roofs.
41. Metal pergolas- is the purpose for shelter? Would the pergolas have climbing plants? More detail of the structure would be useful.		No longer included?	Pergolas removed due to comments on proximity to private dwellings and lift overruns, as well as impact on verified views.
42. J3 paved or biodiverse roof? Public access?		Shown as paved on Landscape Masterplan Roof Level. Function unclear.	Private & communal terraces.
43. Roof terrace south-east side block D. Purpose and public or private access are unclear	LSA Rev01: (2.2)The number of extensive green roofs have been increased to include Block D and Block C.	Welcomed. Part of roof terrace south-east side block D with some paving – function unclear.	Private terraces with sedum roof beyond.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
44. Block B. The Landscape Strategy indicates a play space in the communal area. Not sure this is needed given the proximity of the Rose Lane play area. Probably better to provide seating, and other communal features.	Play space replaced with seating areas. Area of ownership altered to accommodate bin storage and parking.	Revised layout includes a path across the communal space which terminates at northern end by a parking space. A parked vehicle would obstruct access.	Path and layout updated to circumnavigate the parking spaces. Parking bays reorganised to allow greater space between units for tree planting and pathways.
45. Proposed link to Rose Yard	Now 'aspirational' [LA p28]	This link is important for improving access to adjacent existing play area, and permeability for the development.	This link will be provided alongside delivery of Block B. Clearer route now provided and location of gate now shown.
46. Block B... Landscape Strategy shows communal green space extending to the west into an area not owned by Weston.	Graphical error, now updated.		n/a
47. Stump Cross Mobility Hub & area under Flyover. Further development of proposals and consideration of temporary community uses during construction phase are required.			This is a matter addressed by S106 agreement

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
48. East-west cycle movements through Anglia Square and Stump Cross would benefit from further consideration as designs are developed.			The intention is for no cycle movements through Anglia Square. Cycle parking will be provided at either side of the square and users will be encouraged to dismount here. This is due to many different pedestrian movements between commercial units. For east-west movements, cyclists will be encouraged to use Edward Street or the new provision along Cherry Lane.
49. Open Space provision	Landscape & Open Space figures provided: 56% of site has landscape coverage. Residential amenity equates to 21.5% of total site area.	Amount of provision appears adequate but needs assessment against quality and value of spaces. Meets Policy DM8; minimum of 20%	Urban Greening Factor now provided as metric. However, please note that this is viewed as aspirational by many London boroughs. Rev A to Rev C increase: UGF: +0.07 Trees: +21 Greenspace: +1224m ²

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
50. Access to green space	On-site provision seems lacking and off-site provision may be required. This has not been fully addressed.		On site greening increased where possible, with planting and trees. Urban Greening Factor calculation carried out, was 0.28 in Rev A, now 0.35 in Rev C. Enhancements to offsite green infrastructure via S106 agreement.
51. Daylight, Sunlight and Overshadowing east-west aligned streets would experience lower levels of sunlight. Reduction in heights of the proposed buildings around these spaces would improve daylight and sunlight levels and amendments to this effect would be welcomed.	Some building heights reduced.	Effects on streets and spaces unclear?	Considered and appropriate species proposed. East-west aligned streets characterised as tight-knit Norwich lanes at masterplan stage.
52. Local distinctiveness and character . Needs further consideration as current proposals don't speak sufficiently of Norwich.	Updated floorscape design with references to Norwich and Norfolk heritage. [Anglia Square]	Not entirely convincing, partly because the paving for ASq remains somewhat unresolved.	Further detail to paving in Anglia Square added. Floorscape design to be modern reference to flag of Norfolk. Anglia Square is designed to be a contemporary square, different to the existing squares in Norwich.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
53. 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.	LSA 6.2 p43 outlines SUDS Strategy Botolph Street and Anglia Square will have a higher quality aesthetic finish than offered by propriety permeable paving blocks.	A range of SUDs features are proposed across the site.	n/a
54. Swales on highway: confirmation that the County have agreed to these proposals in principle.		Clarification needed Highways approval? Wet or dry swales?	Bioretention systems, highways have not raised issues. Ref. Surface Water Drainage Strategy
55. A Landscape management plan would be needed. 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.	LSA 7.1 p44 outlines principles	Helpful. Responsibility unclear – presumably a management company?	Management Co. Management plan condition

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
56. Biodiversity It would be preferable to have a greater variety of species with more emphasis on biodiversity benefits and native trees.		Miyawaki forest planting offers potential to increase biodiversity in limited spaces. Planting schedule could have additional species which provide biodiversity benefits. Replace some extensive sedum roof with Biodiverse roof	Semi-natural woodland areas now proposed around the site, in line with UGF definition. Miyawaki method offers reduction in amenity use due to its opaqueness. Wetland areas also introduced as highest scoring element in UGF, with amenity value. Lawn changed to Species Rich Amenity Turf. Many species proposed are either native or plants for pollinators, or both.
57. External lighting - It would be helpful to establish principles	A brief Lighting strategy is provided [LA 6.1 p42]	Proposed bollard lighting along Lanes may not be adequate.	Condition
58. Cycle parking - The cycle parking across the site needs to be fully considered.			Visitor cycle parking is noted in the original Landscape Report as the following: There is a requirement for a cycle space for every 10 dwellings. This will create a requirement of 110 spaces. Also covered in Icen Travel Plan.

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
59. Public art A public art project for the overall development would be worthwhile considering			There is an allowance for public art with the inclusion of a sculpture within the Botolph Street/St George's Street junction. Further details to be secured by condition.
60. Planting proposals preferable to have a greater variety of species with more emphasis on biodiversity benefits and native trees. Lack of information about planting on podiums and roof terraces. Details could be left to condition however it would be helpful to have a better understanding of proposals for these areas prior to approval. Use of a wider range of species [of which a high proportion to provide biodiversity benefits] should be encouraged.	Additional Tree Species added in to the Softworks Plan	Species list doesn't seem to have been increased(?) Details could be covered by condition, but this area relates to GI provision and therefore needs more consideration e.g. Miyawaki forest planting	As item 56.
61. It is unclear from the Landscape masterplan what edges are proposed for planting areas. Raised or flush with ground level?			Flush. Multiple sections previously provided

Norwich City Council Landscape comments June, July & August 2022	Applicant's Landscape designers_ RevA	Norwich City Council Landscape Team Response	Applicant's Landscape designers_ RevC
62. The Softworks plan does not seem to take account of the requirements for Highway visibility splays and needs updating.			Reviewed against highways requirements for visibility splays. Trees have been moved out of the splays and appropriate planting proposed within detailed area. Planting within outline area to be reviewed at RM stage
63. Green infrastructure Further consideration should be given to improving this connectivity with additional/targeted planting. planting could be introduced into Tooley Lane and Sovereign Way to strengthen east-west links.		Provision lacking and needs additional measures Linkage with off-site GI networks is lacking. Create routes to nearest GI corridors: Marriott's Way and River Wensum.	As item 56.
64. Effects of taller buildings on micro-climate unclear if these potential effects have been considered and if so, whether any studies/information has been submitted.			Established at pre-app discussions no micro-climate studies required.

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 further amendments as a result of comments received from Norwich City Council up to January 2023.

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.

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

Sitewide

- Paving materials reconsidered to provide alternatives to natural stone
- Greater variety of planting areas, species and trees have been introduced for biodiversity and user benefits.
- SUDs strategy reviewed to follow the enlargement of the green spaces. Introduction of wetland and semi-natural woodlands.

Anglia Square

- Additional seating beneath the canopies within Anglia Square.
- Additional visuals provided for the final concept of Anglia Square
- Paving design developed to be modern reference to flag of Norfolk.

Block B

- Block B Playspace replaced with seating and communal gardens
- Area of ownership altered to accommodate bin storage and parking
- Link between Block B and Rose Yard has been made to ensure direct connection between the two spaces.

Block C

- Revision of amenity space
- Semi-natural woodlands and wetlands areas within Block C.

Block D Community Hub and Cycle Route

- Amendments to the northern access and adjacent space of the Village Hall

St Georges Street

- Revision of cycle path and pedestrian paths to provide better legibility and functionality
- Provision of private amenity space to adjacent groundfloor dwelling
- The intersection of St Georges Street and Botolph Street has been revised to create a more playful and memorable experience.



Block B

Block C

Block D

Block A

Block M

Block E

Block E/F

Block H

Block K

K/L

Block L

Block F

Block G

Block J

Block J3

2.2 Roof Level Landscape Masterplan

The approach to the podium courtyards is a simplified one.

Revised Approach

The semi private podium courtyards on Blocks A, L and M **now show paving details in more detail.**

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.

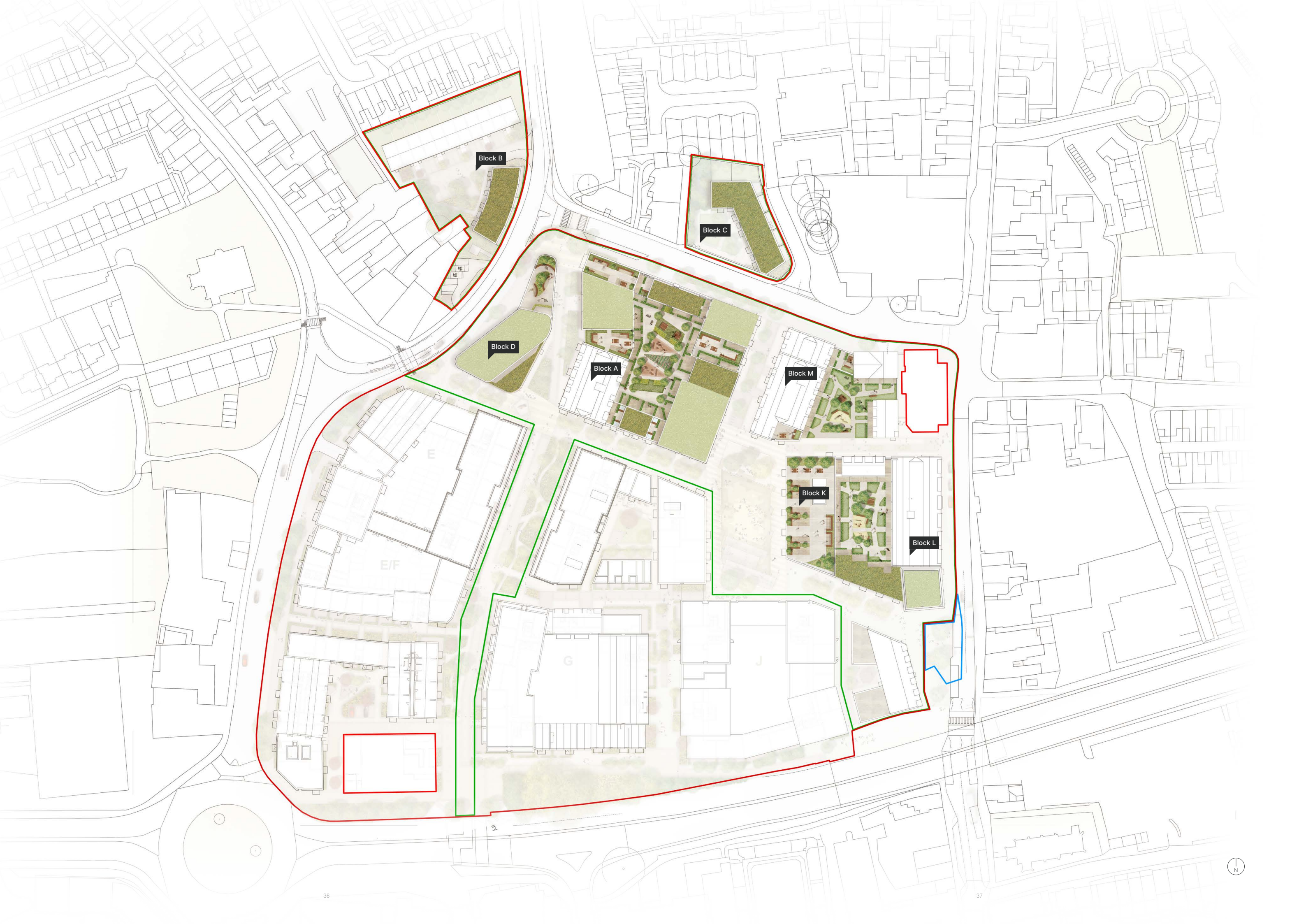
Roof Terraces

The roof terraces largely remain the same across the detailed application, but with a few tweaks in their location. **All roof terraces proposed are identified as Intensive Green Roofs.**

Extensive Green Roofs

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

The extensive green roofs will be shared between two varieties such as sedum and wildflowers to increase the biodiversity value and support wildlife habitants.



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.

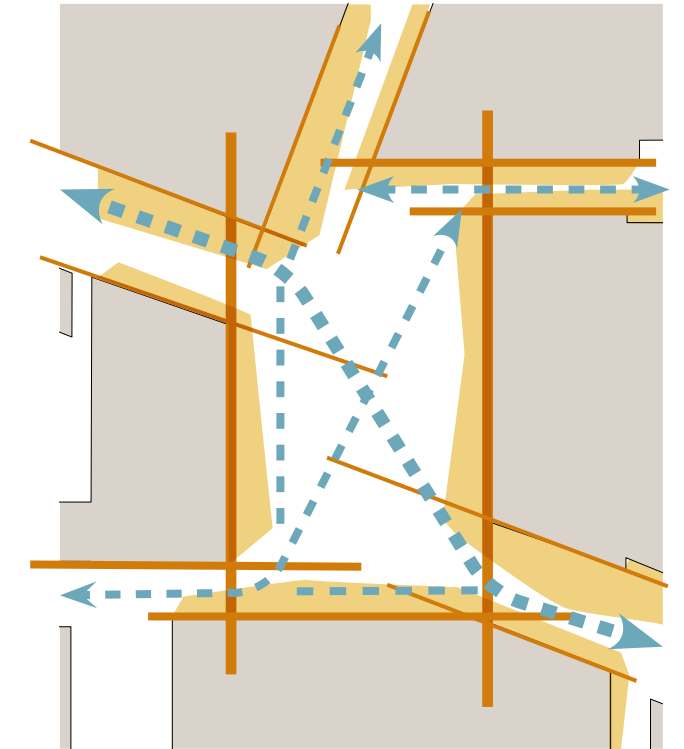
This addendum gives us the opportunity to consider what would make the square more successful, and to develop on the previous design to create a stronger identity for the square and the scheme as a whole.

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

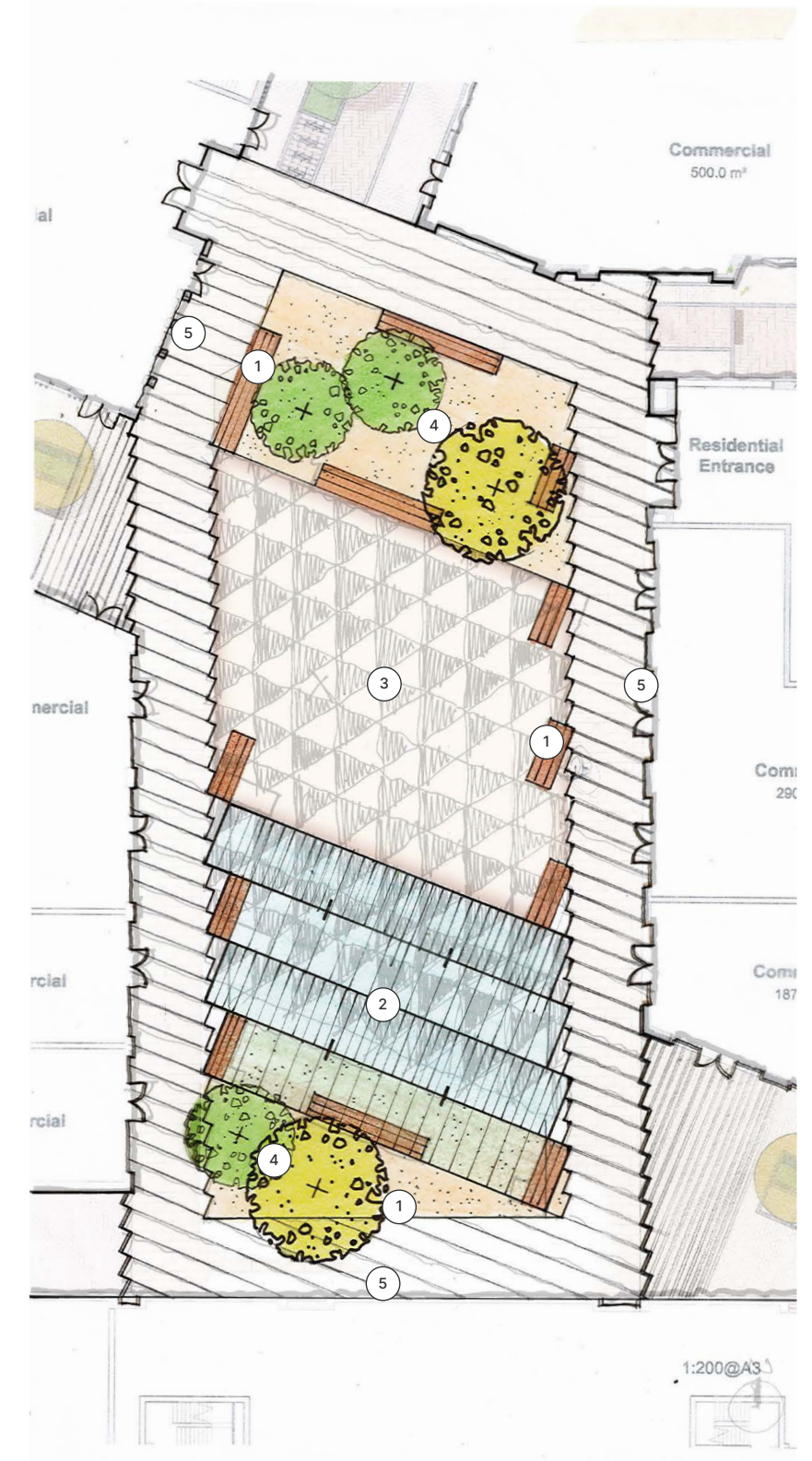
3.3 An Alternative Approach

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.

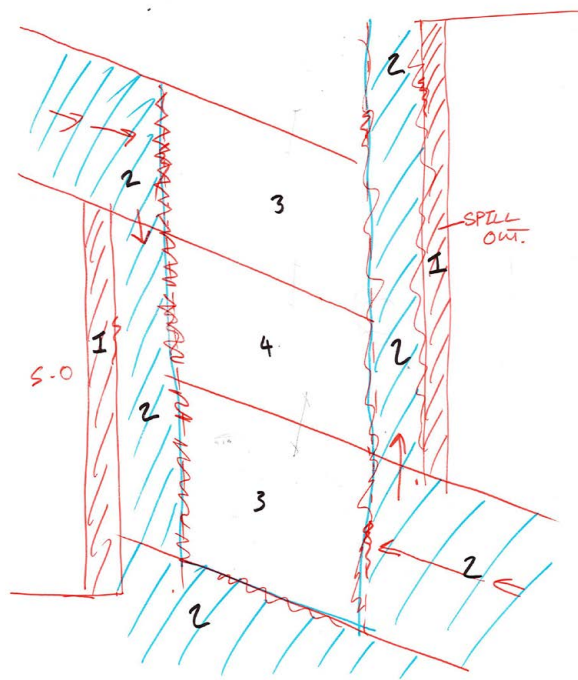


Sketch proposal for Anglia Square July 2022

3.4 Sketch Development

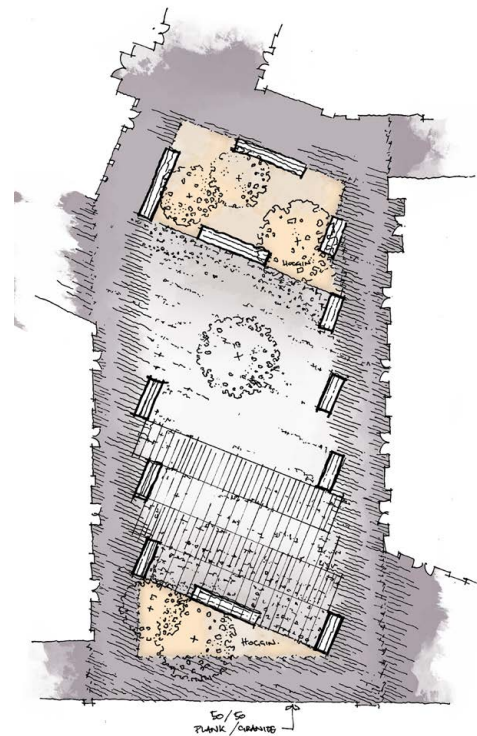
This page explains the approach to Anglia Square

Compartmentalised



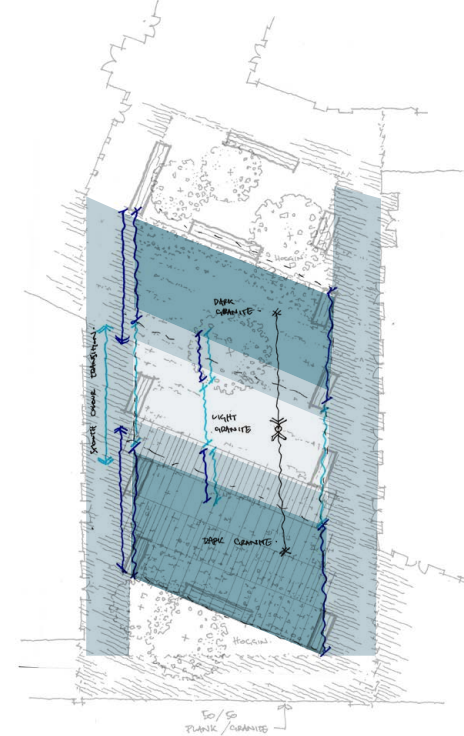
The principle in accentuating the thresholds on Botolph Street can be reflected in paving. The direction of Botolph Street guides the angle of the paving to give the street continuity. The Inner and Out Squares allow for retail spill-out.

St Botolph Geometry



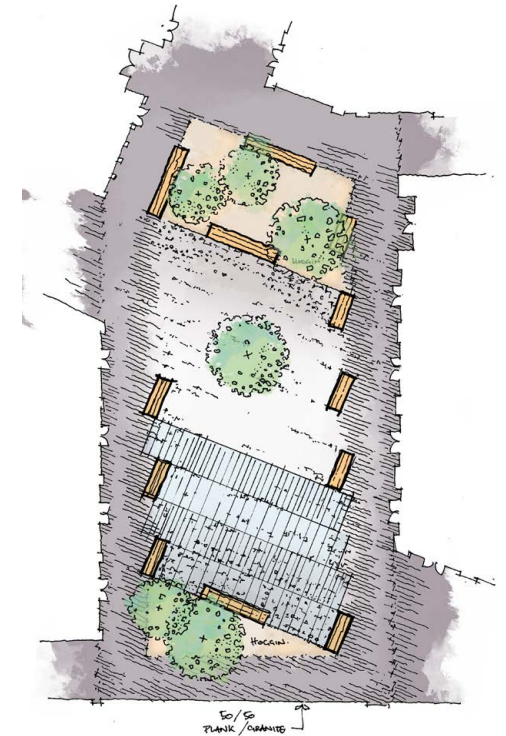
Using the Geometry of Botolph Street to create 'flow' through the square.

Active Edges



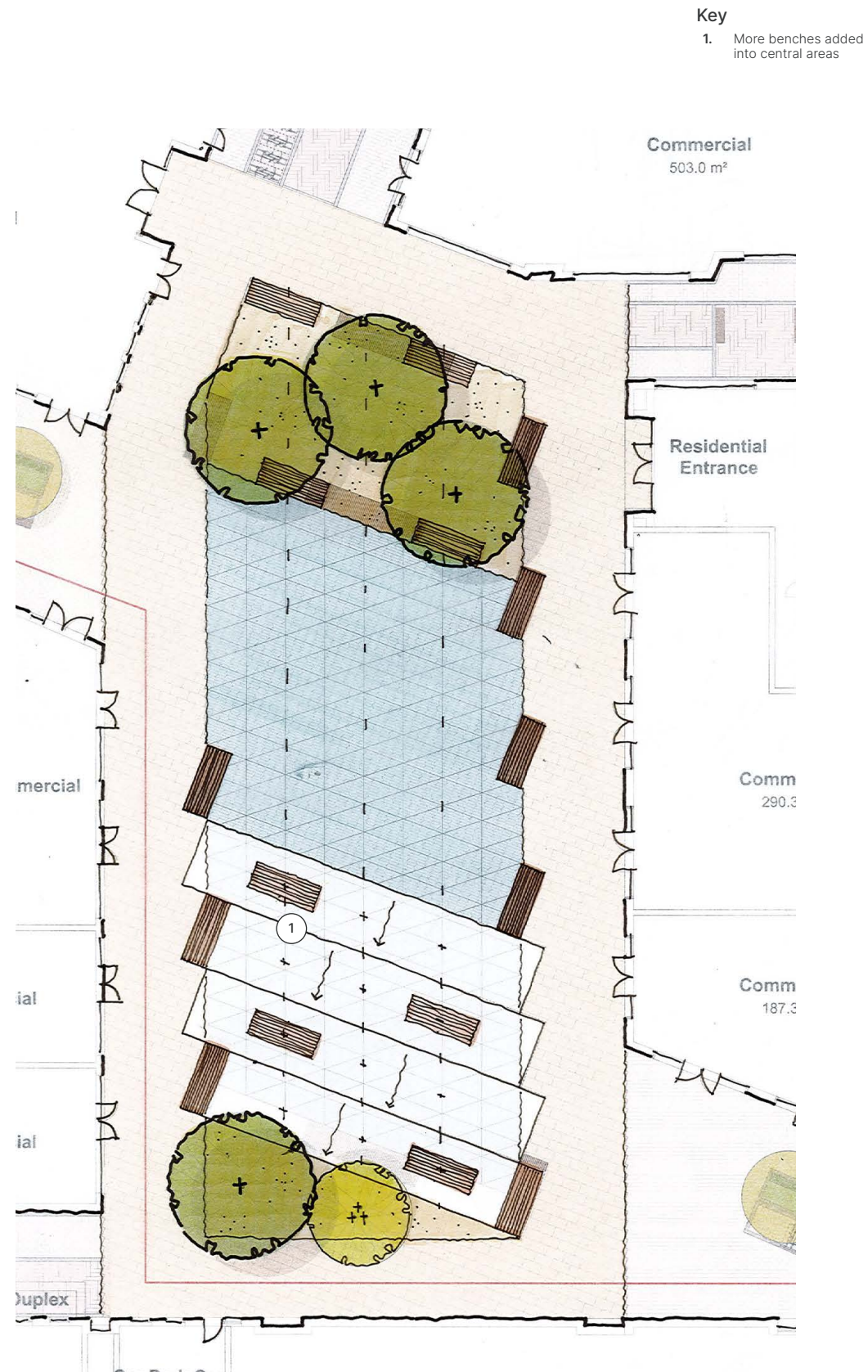
Using shades of paving to delineate spaces within the square.

Greening



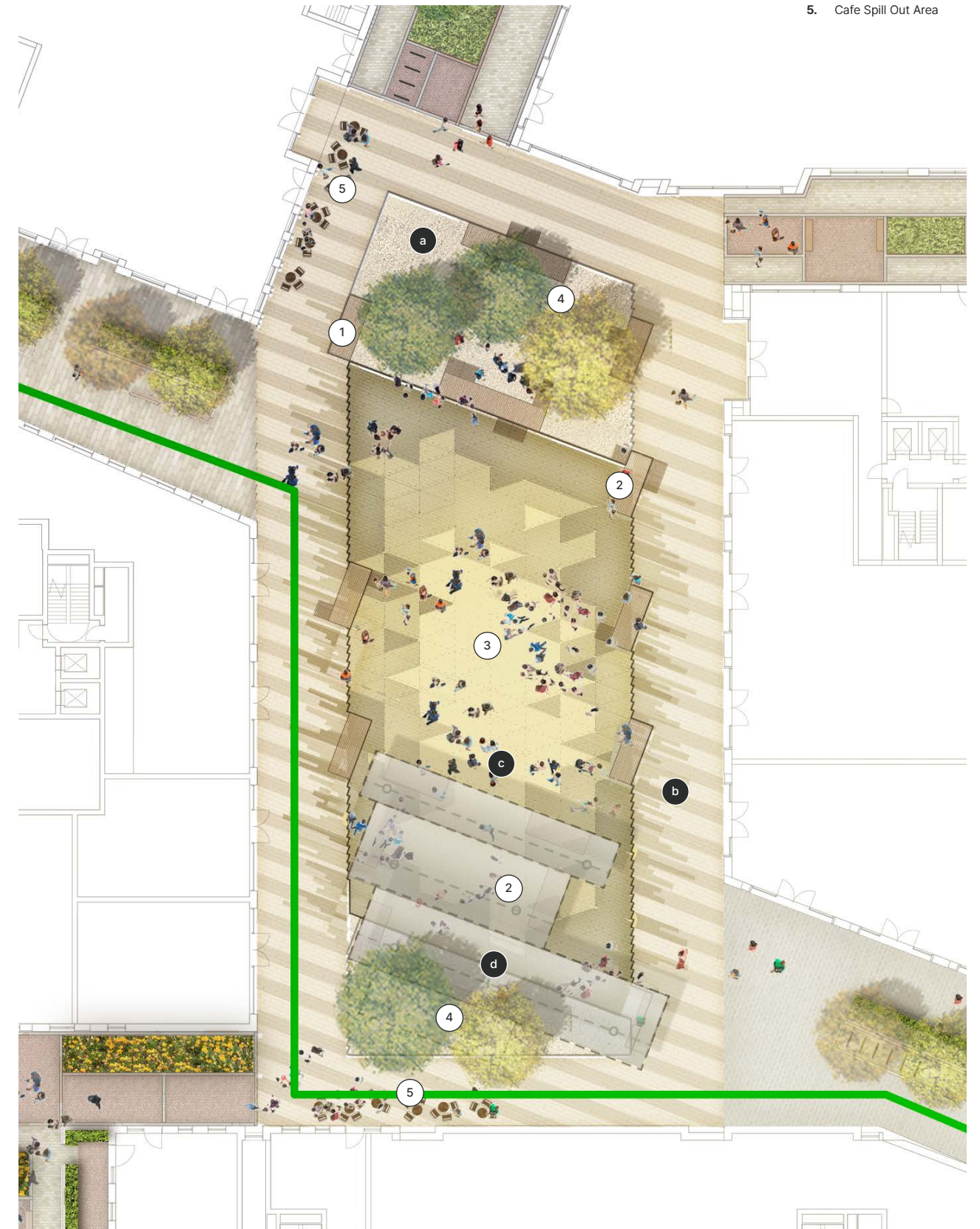
Using trees to soften the feeling of urbanness in the Square and to create glimpses of canopy to draw visitors through Botolph Street and into the Square.

3.5 Anglia Square Development



3.6 Anglia Square Proposals

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



3.7 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

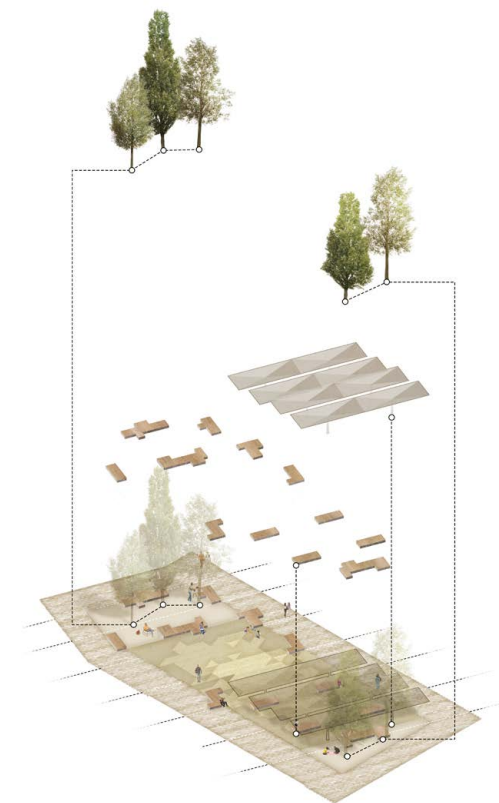
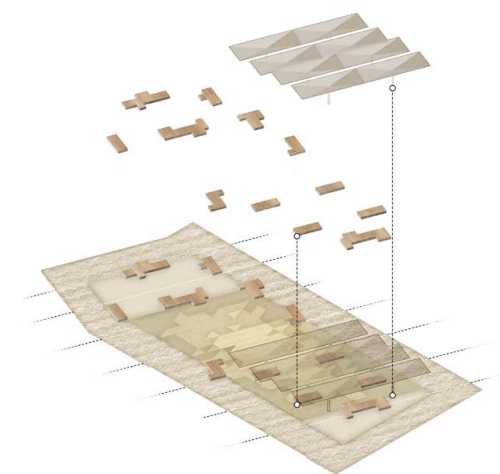
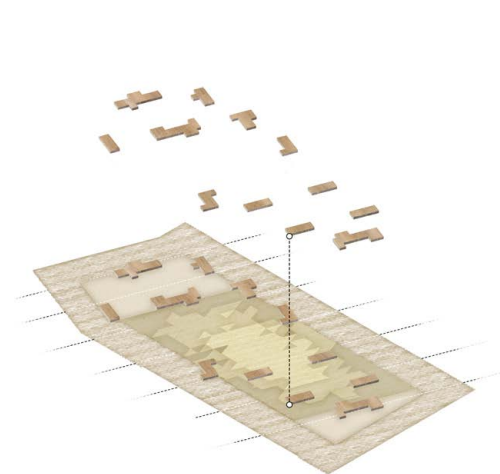
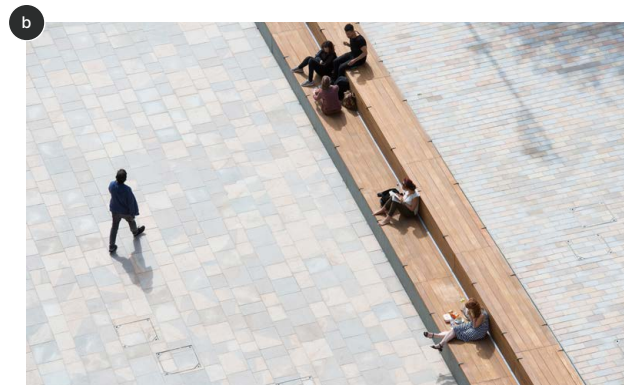
The benches are located in a way that would allow for views to the south of the square if there was an event or performance. Timber gives the square a softer character and is more tactile and more usable at colder and warmer times of the year..

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.

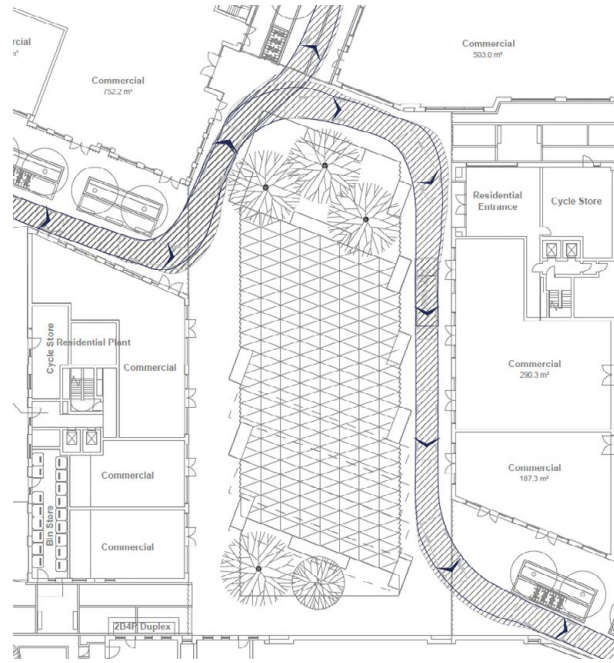
Tree

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.



3.8 A Layered Landscape Ground Plane

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

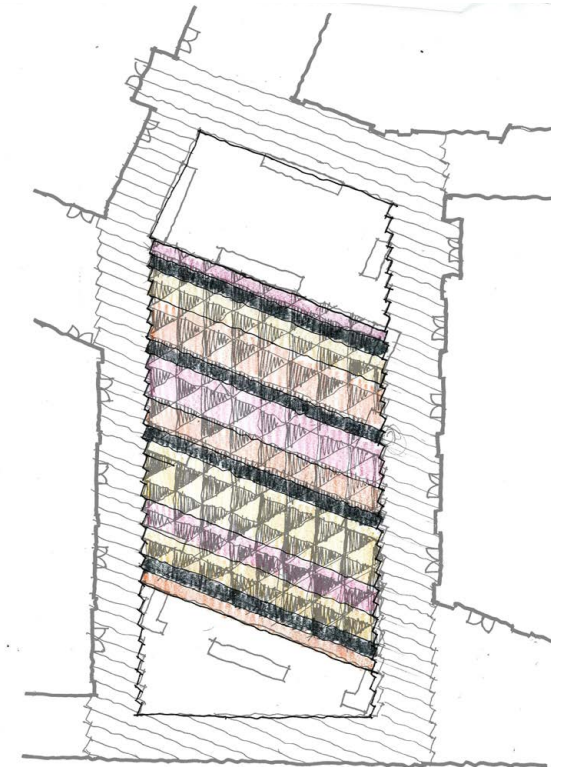


Vehicular tracking around the Square (Fire Tender)

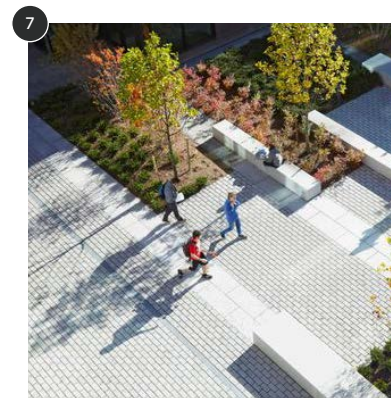
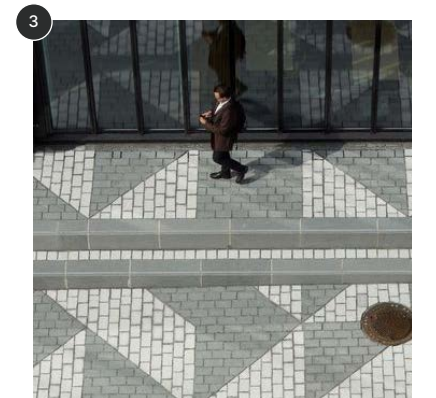
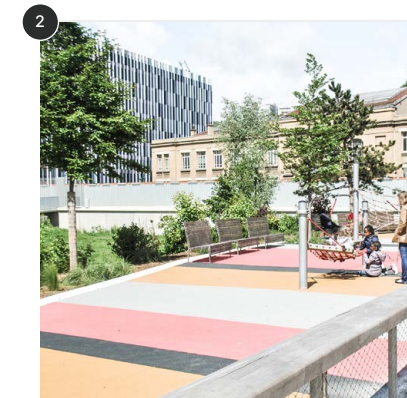
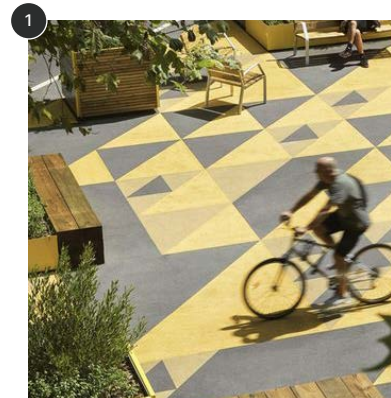
Creating a distinctive, contemporary and unique civic space that reflects the independent and artistic community that currently inhabits Anglia Square.

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.

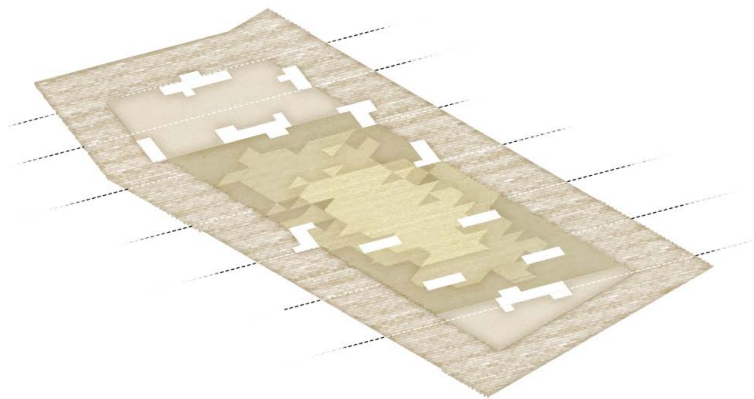
The directional paving on the outer square ties into the direction of Botolph Street and also aligns with the flag of Norfolk, creating a paving pattern that reflects the feeling of movement, whether that be physical movement, transition or movement through time.



Paving pattern Sketch

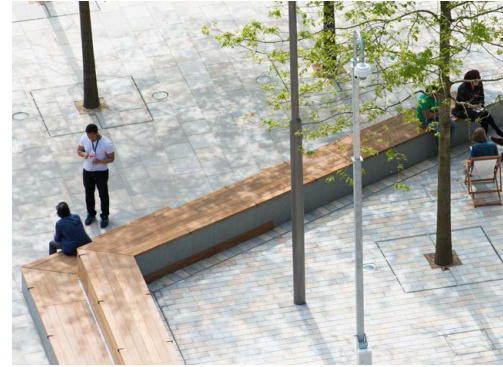


The flag of Norfolk



3.9 A Layered Landscape Furniture

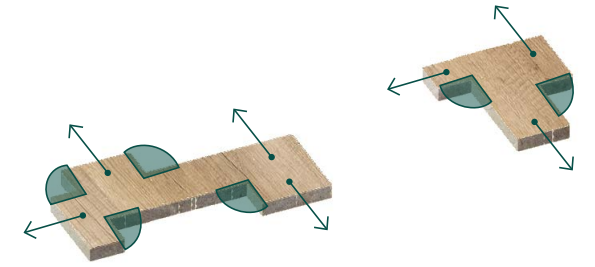
The seating will be inclusive for different users, and be usable all year round, as well as facing the canopy for performances.



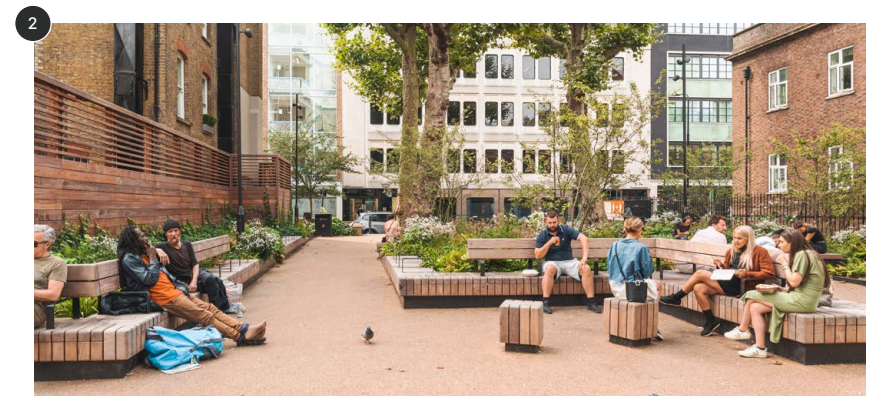
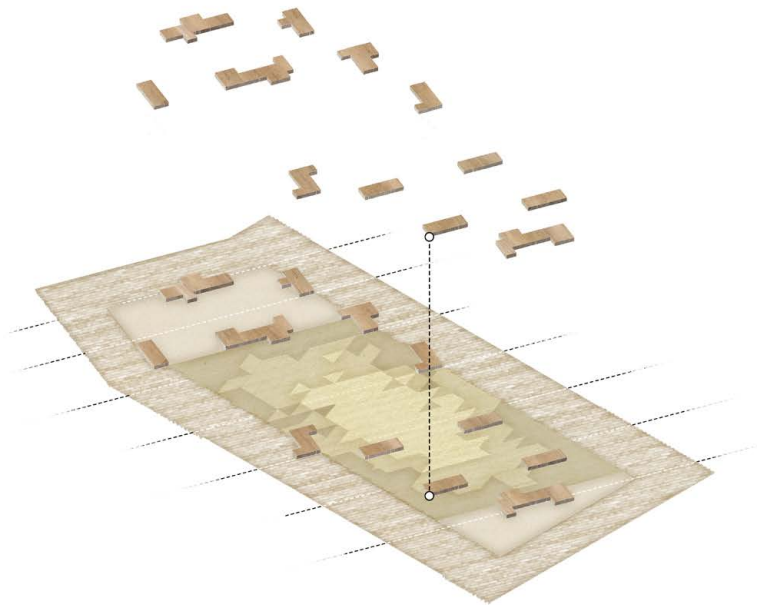
Creating a distinctive, robust and tactile furniture that encourages social interaction.

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



3.10 A Layered Landscape Canopy

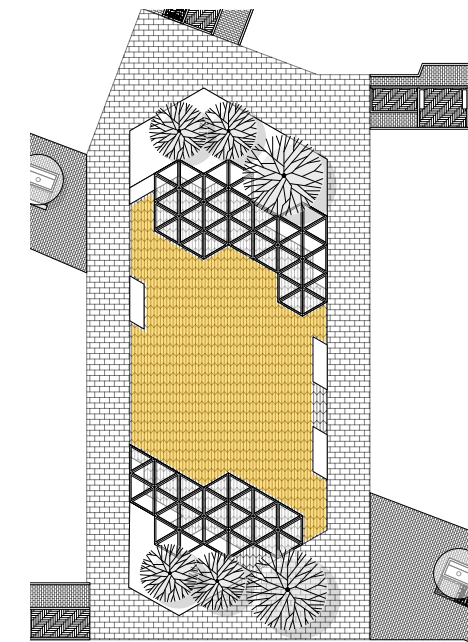
Looking towards the north east the southern canopy can be seen from Magdalen Street in the east.



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



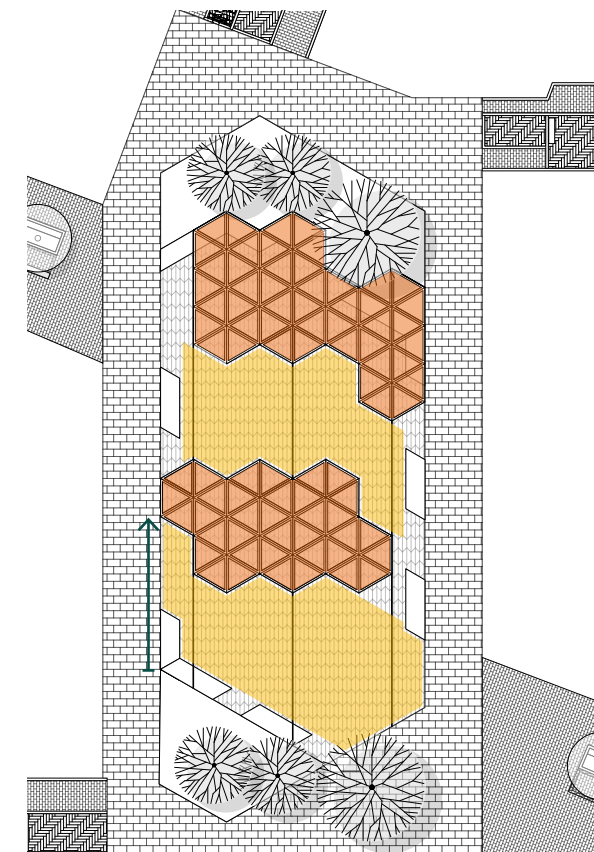
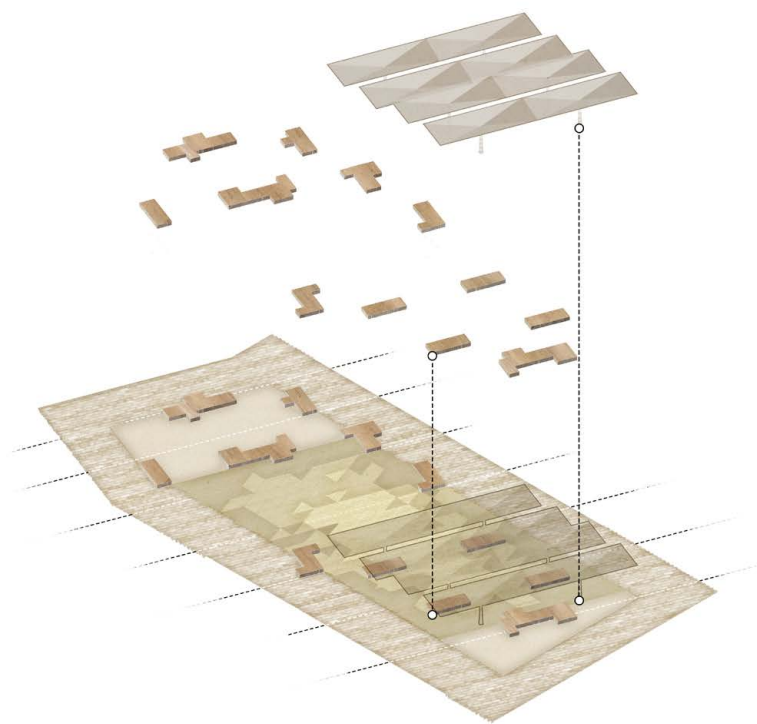
Considerations

Flexibility

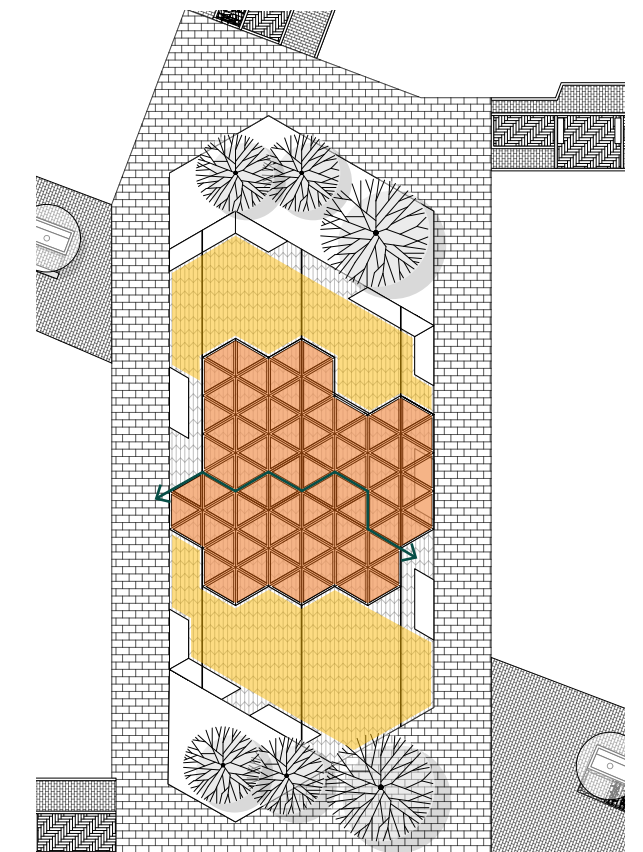
- The option of having a moveable canopy has been considered.
- This would require infrastructure in the ground such as rails.

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.



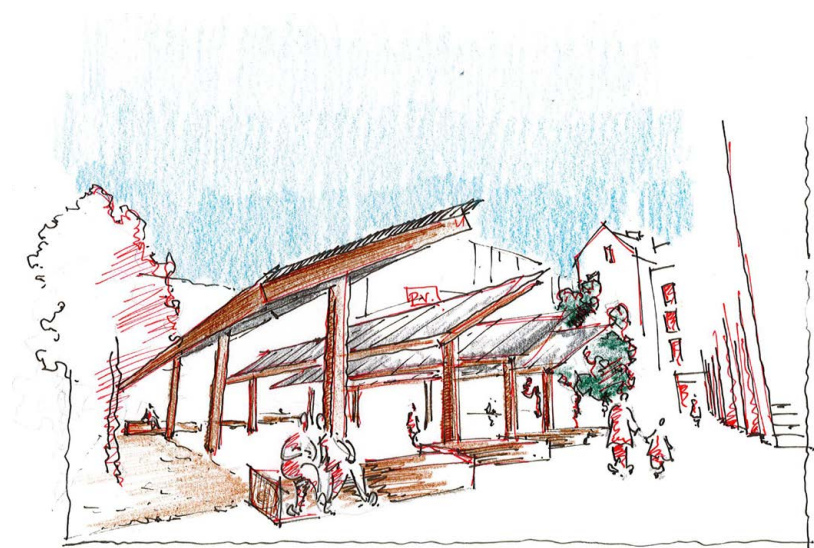
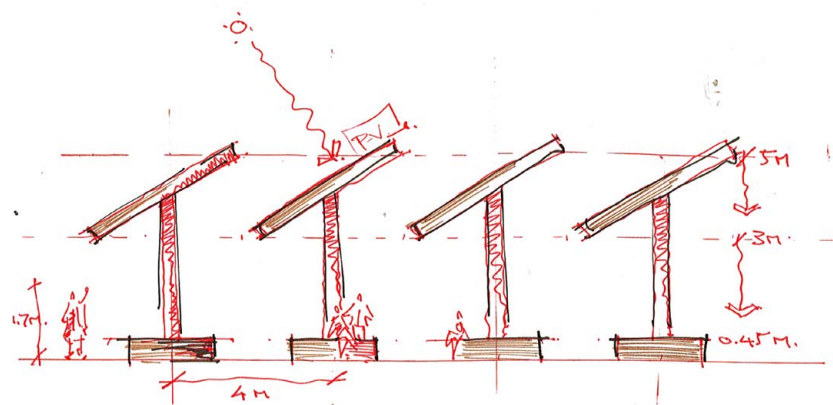
Multiple programmed spaces



Temporary single-span

3.11 Canopy Sketch Design Brief

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



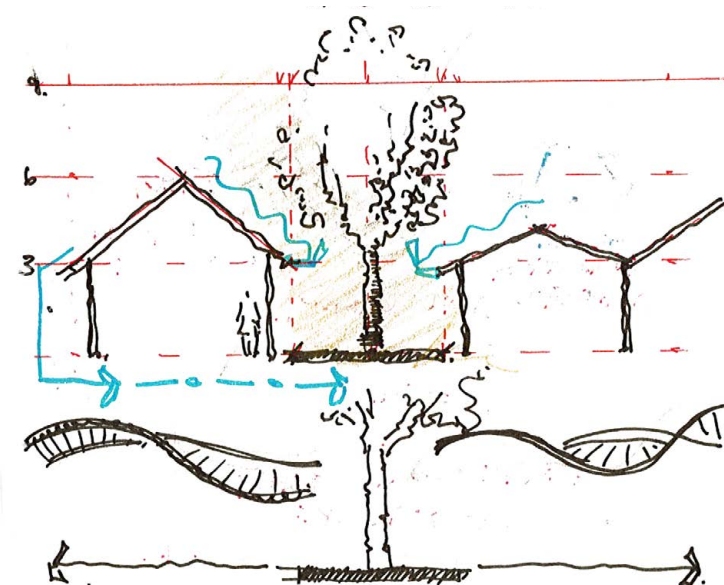
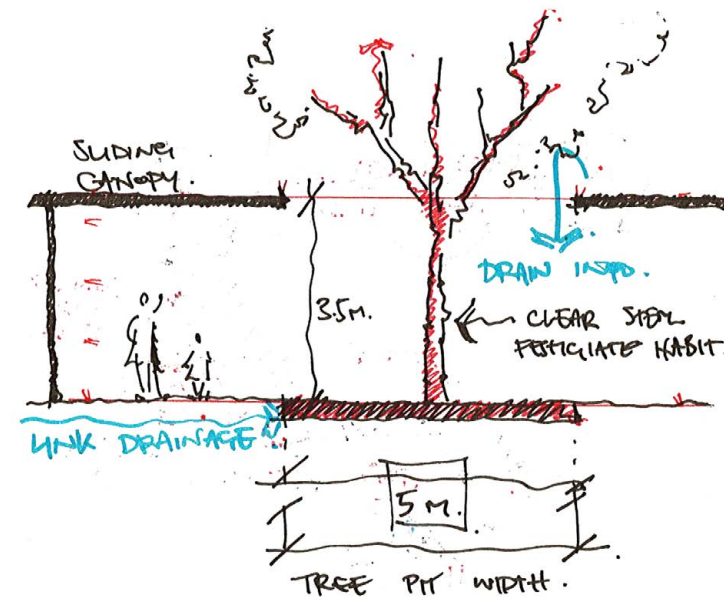
Layout

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

3.12 Anglia Square Canopy Design Brief Adaptations



Tree and Canopy Interaction

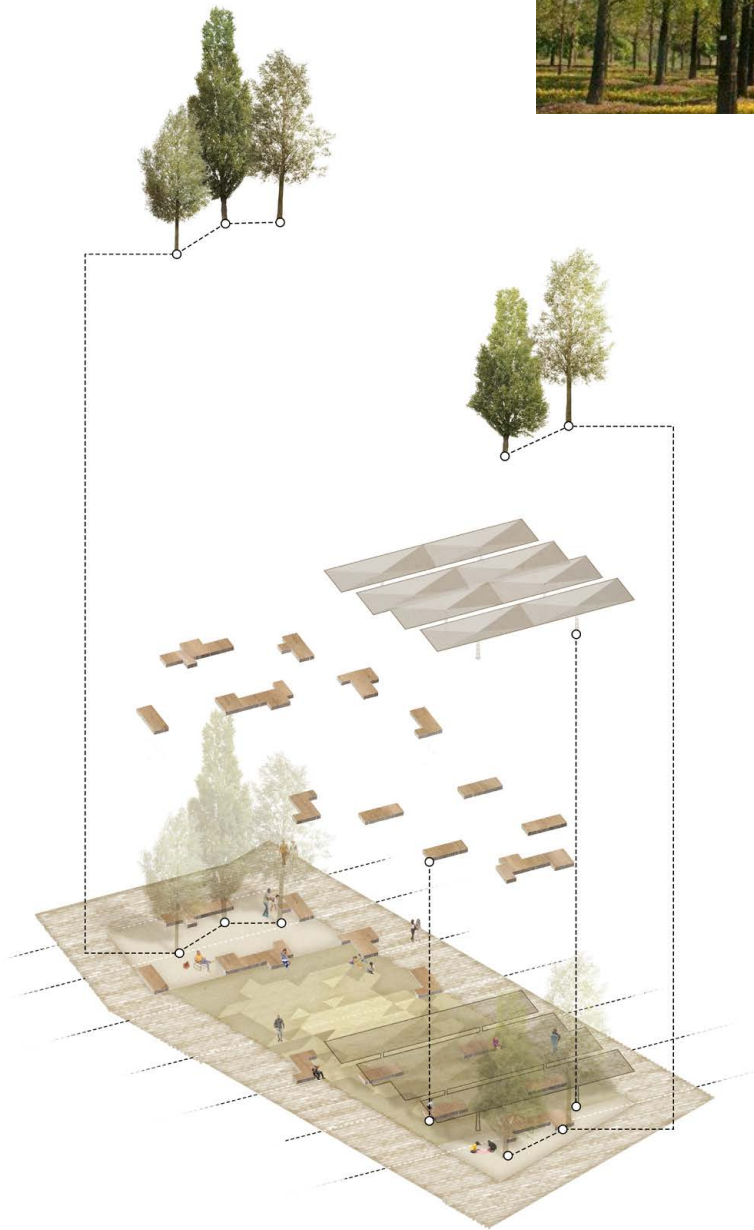
Consideration for how the canopy will interact with the neighbouring trees is important. The connection between the two elements could include sustainable drainage.

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.

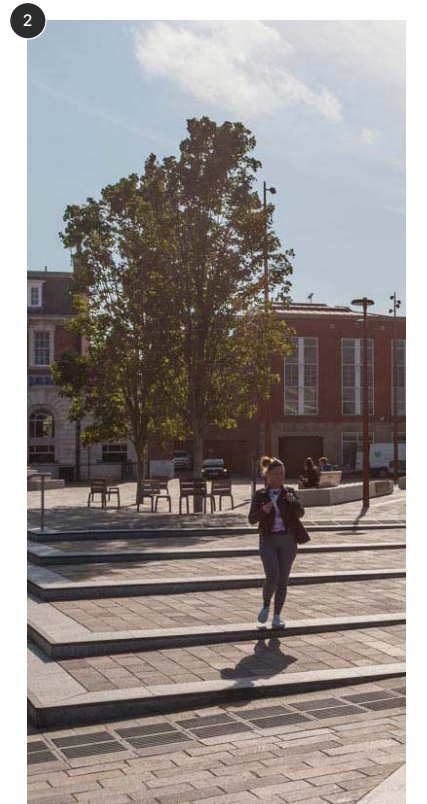
3.13 A Layered Landscape *Tree Layer*

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

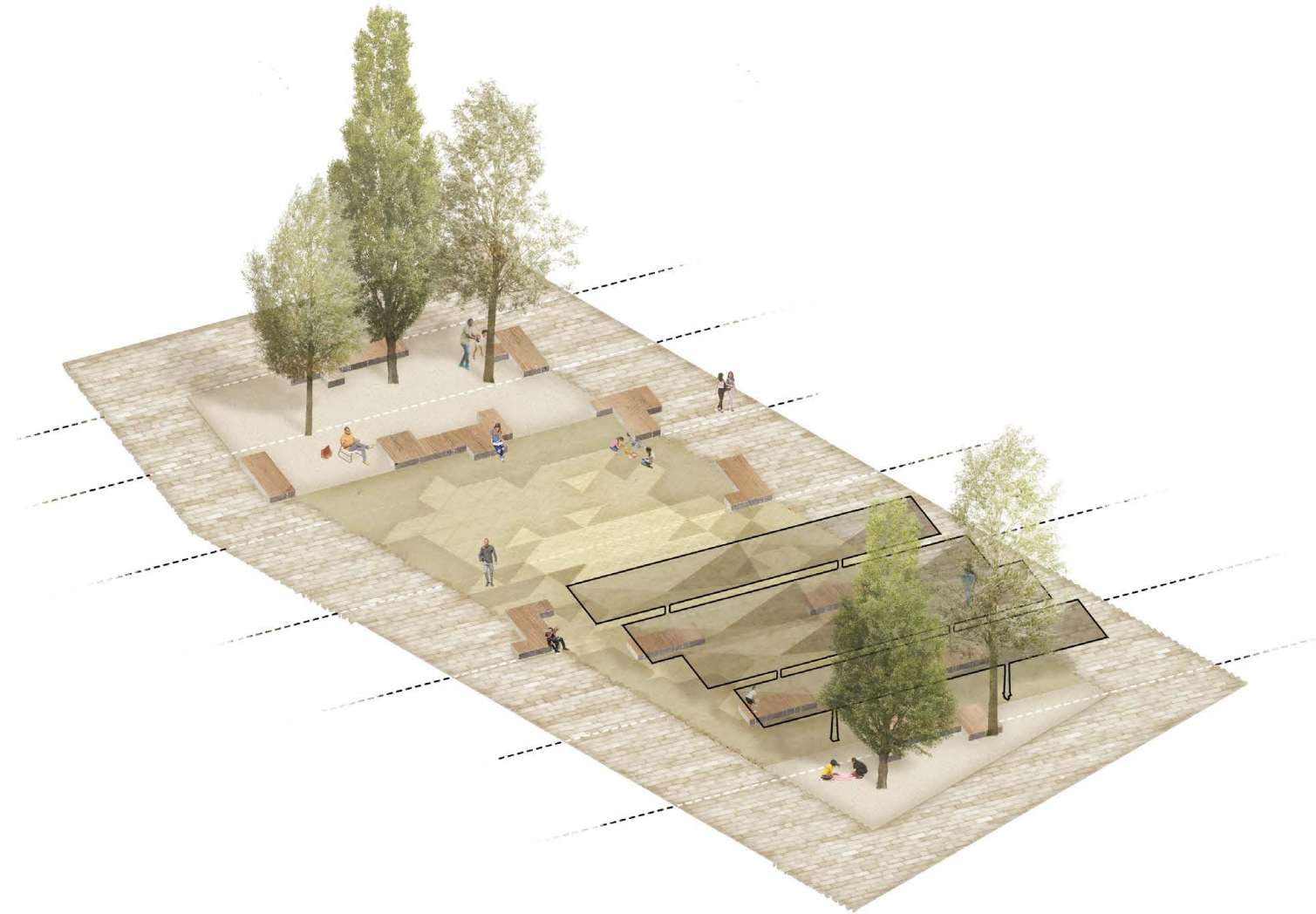
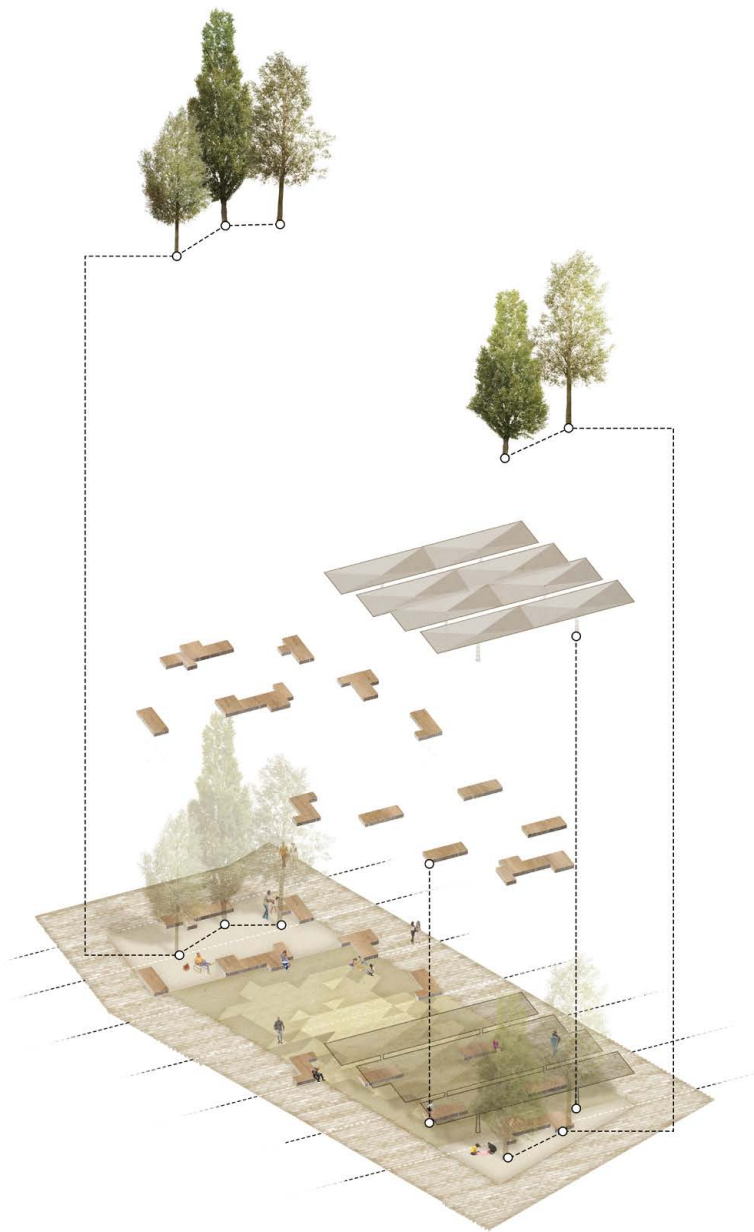


Softening the square and adding seasonality.

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.

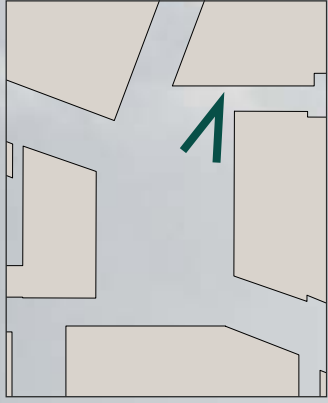


3.14 A Layered Landscape *Composition*

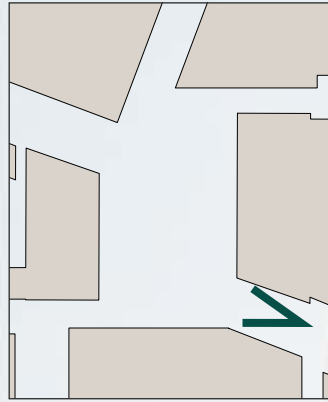


A composition of parts creating a layered landscape.

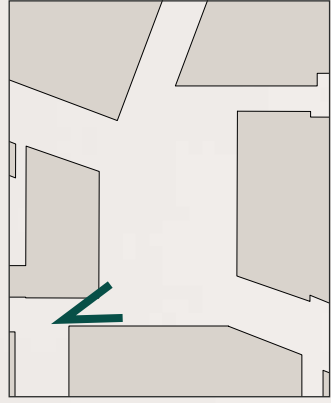
Location Plan



Location Plan



Location Plan



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. **Play features have been removed to allow for additional seating and communal features. Bin and bike storage for each house has been added.**

Rose Yard

A link between Block B and Rose Yard has also been provided, ensuring that a path is included. 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. Seating and formal features
 - 5. Bin and bike storage
 - 6. Rose Yard access point

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

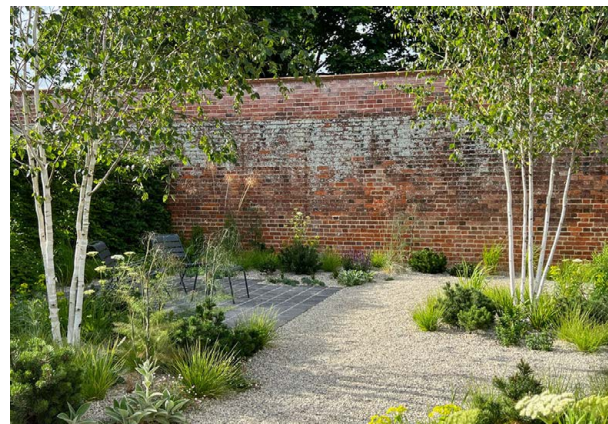
The space remaining can be used for communal seating, informal lawns and playable features such as stepping stones.

Semi-natural Woodland and Wetlands

Native trees, shrub and wetland species will create more interesting spaces for people and better habitat for wildlife



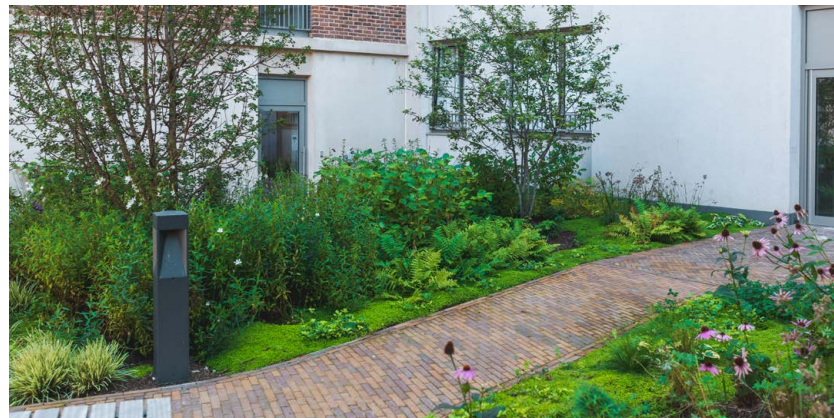
Playful stepping stones



Walled garden



Location Plan



Sloped entrance path

- Key**
- 1. Informal Lawn
 - 2. Entrance
 - 3. Stepping Stones
 - 4. Private Gardens
 - 5. Semi-natural woodland and wetlands



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

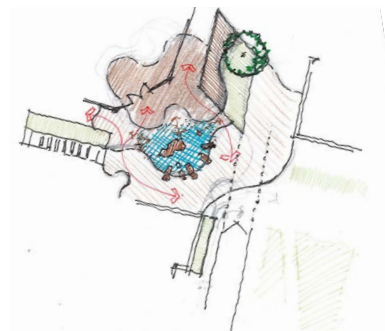
The cycle route position has been flipped from the previous version in order to create greater sense of comfort on the residential side of St Georges Street. It has been moved closer to the Community Hub which has limited entrances at the northern section. This will also remove the degree of cross over 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.



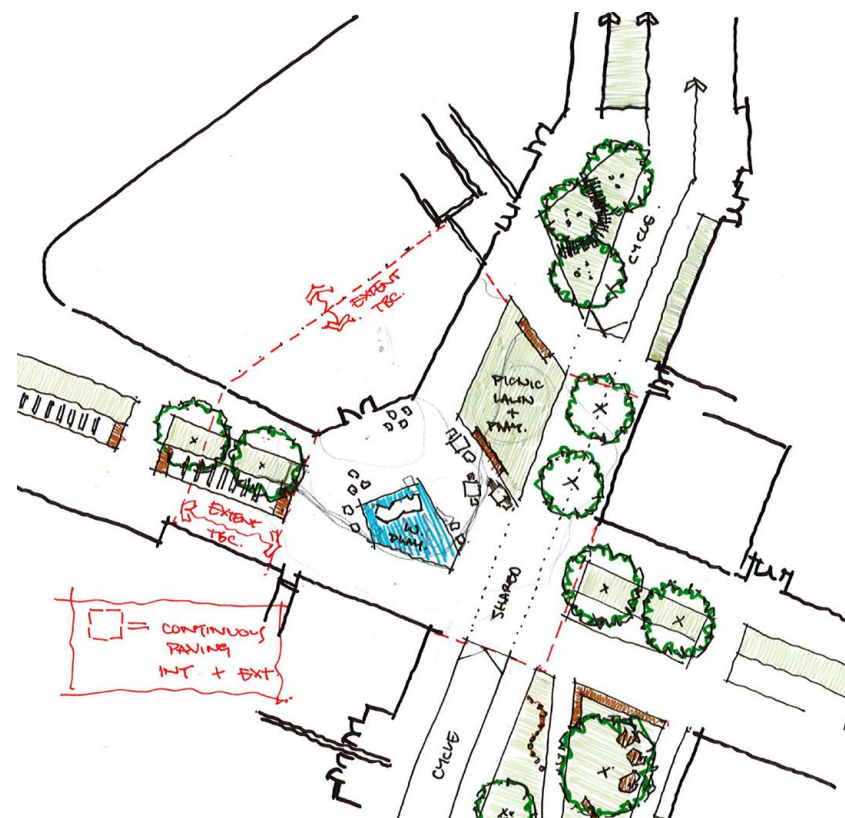
Demarcation studs



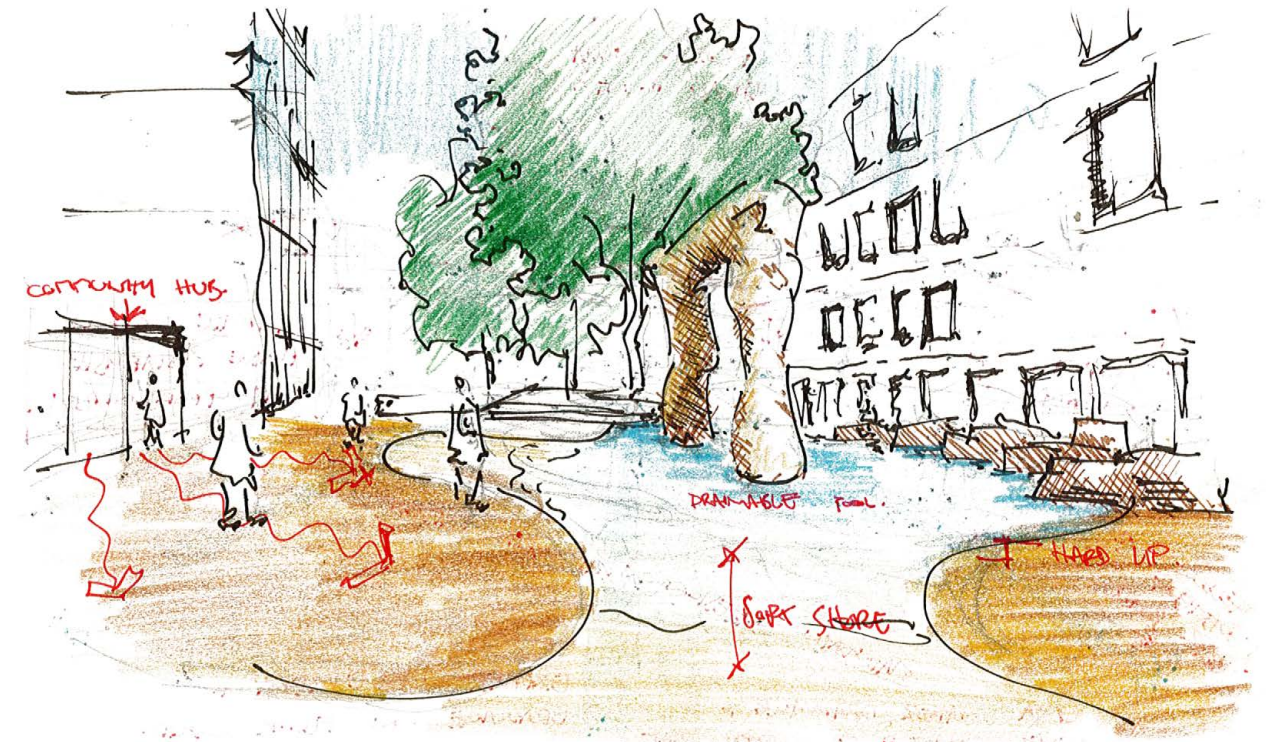
Sinuous option flowing into Block D



Location Plan



Re-organisation of the highway



A playful setting for the sculpture



Precedent Study, Springvale Community Hub, Australia

4.4 Previous Block D

Block D 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:

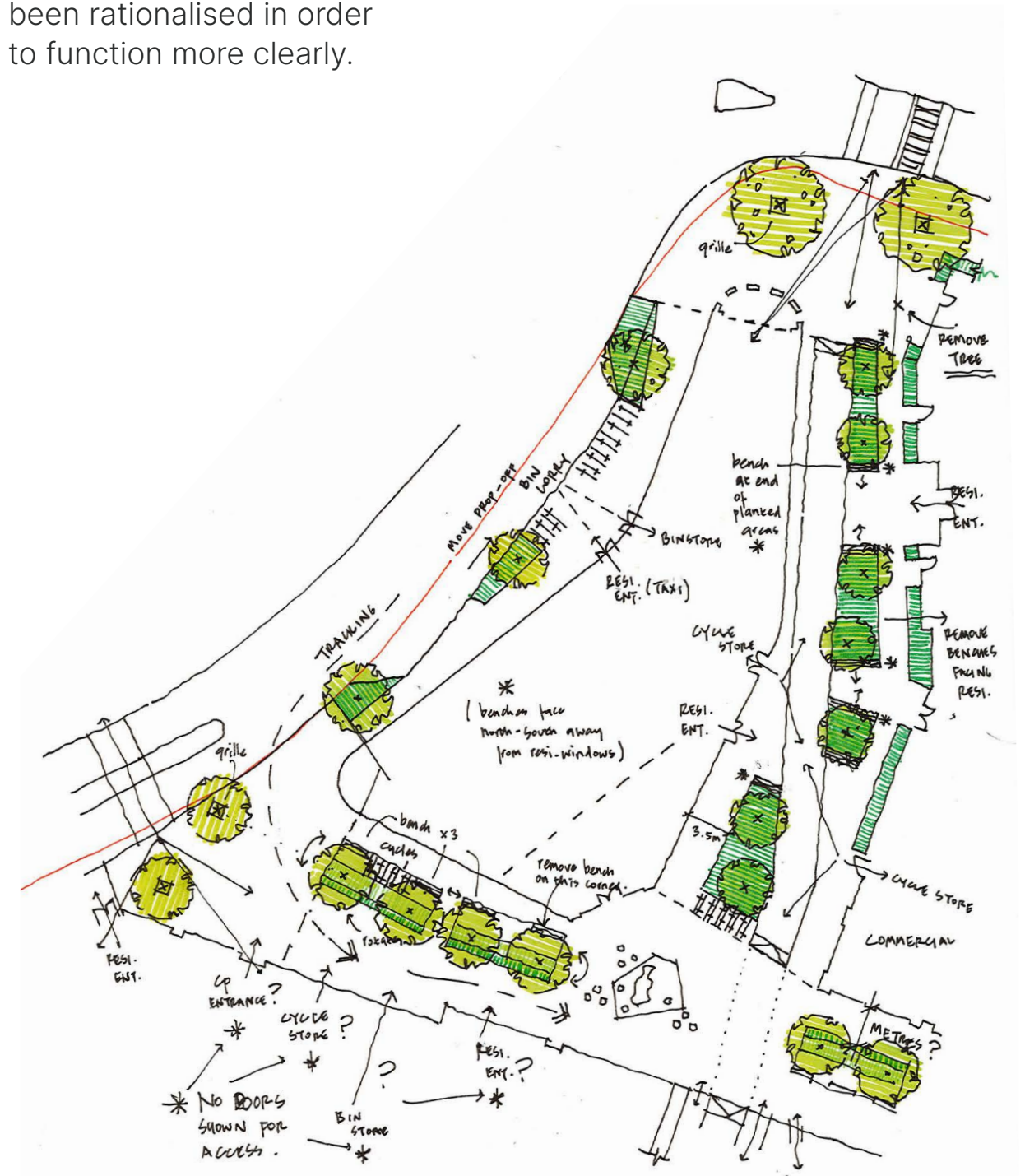
1. Cyclists and pedestrians are required to cross over one another at the northern section creating additional conflict.
2. Residential entrance area is close to dedicated cycle route.
3. The main entrance to Block D and landscape could work more closely together.
4. Create a greater sense of arrival on the western entrance to Block D.
5. Create more of a 'moment' at the axis of St Georges Street and Botolph Street.
6. The landscape could reflect the way the building turns the corner more.



Design for Anglia Square, as submitted April 2022

4.5 Block D Sketch Proposals

The landscape on all sides of the Community Hub has been rationalised in order to function more clearly.

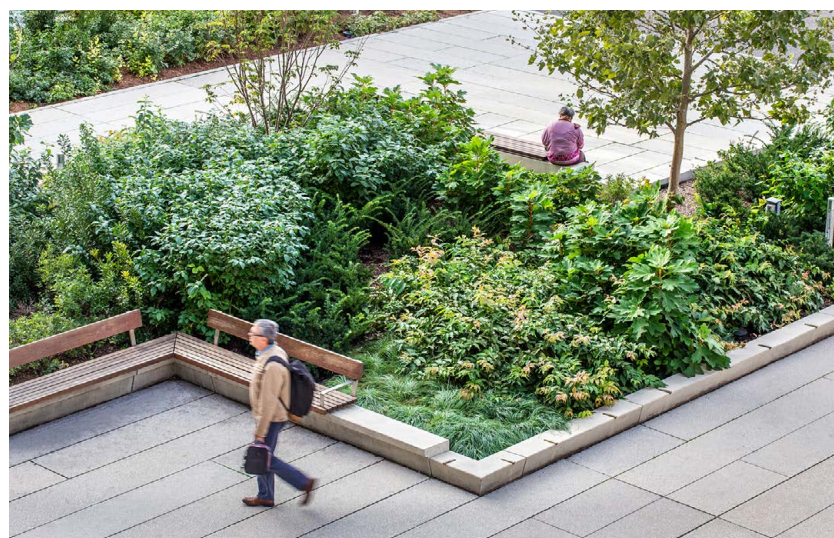


4.6 Block D Sketch Proposals

The northern entry becomes a key landscape feature, reflecting the distinct facade and communal usage of Block D.

Key comments:

1. Northern arrival space
2. Feature tree, anchoring views for north-south movement
3. Buffer planting, sheltering communal spillout space and arrival area from Edward Street
4. Geometry is projected from the village hall facade, creating a more cohesive space
5. Re-worked pedestrian crossing



Shelter Planting to enclose meeting space

4.7 Block D and E Paving Feature

The intersection of St. Georges Street and Botolph Street paving feature creates a more playful and memorable experience.

The paving proposed matches the materiality and the bold colours proposed for the heart of the site, Anglia Square. It creates an unconscious connection between the key spaces identified on site. The directional paving on both intersections ties into the directions to Anglia Square.



Paving feature design connection between the key spaces

4.8 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
- 10. Paving feature



Location Plan



4.9 Previous St Georges Street North

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. Over allocation of north/south connection creating redundant/conflicting routes
2. More of a buffer/private terrace needed for adjoining dwellings



Design for Anglia Square, as submitted April 2022

4.10 St Georges Street (North)

Redistribution of paving, private terrace and greenspace to create fairer, greener, more legible public space.



Location Plan



- Key**
1. Single main pedestrian pathway
 2. Alternate meandering route
 3. Studs delineating cycle route on raised table
 4. Private terrace
 5. Dedicated cycle route

4.11 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



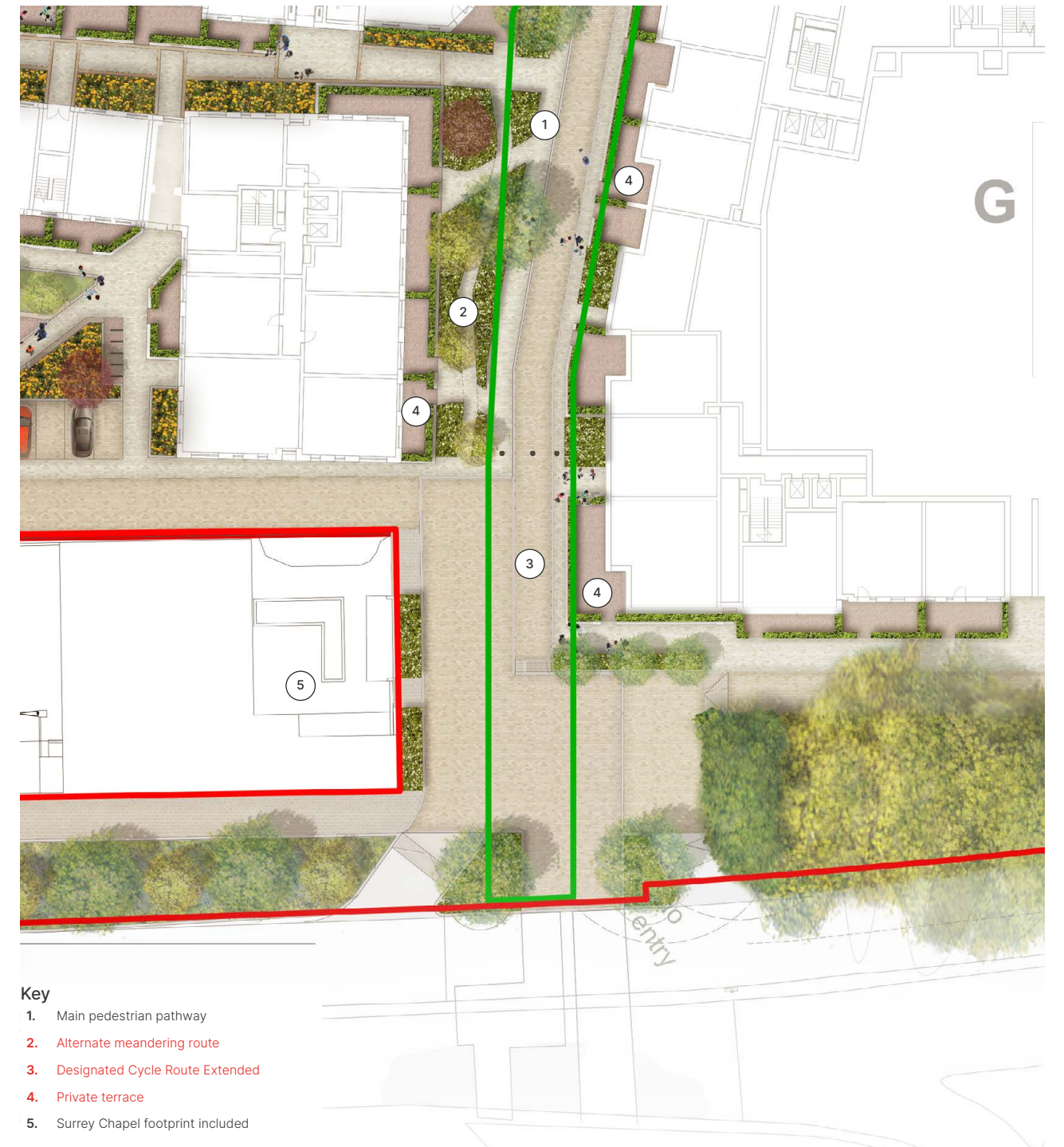
Design for Anglia Square, as submitted April 2022

4.12 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. Main pedestrian pathway
2. Alternate meandering route
3. Designated Cycle Route Extended
4. Private terrace
5. Surrey Chapel footprint included



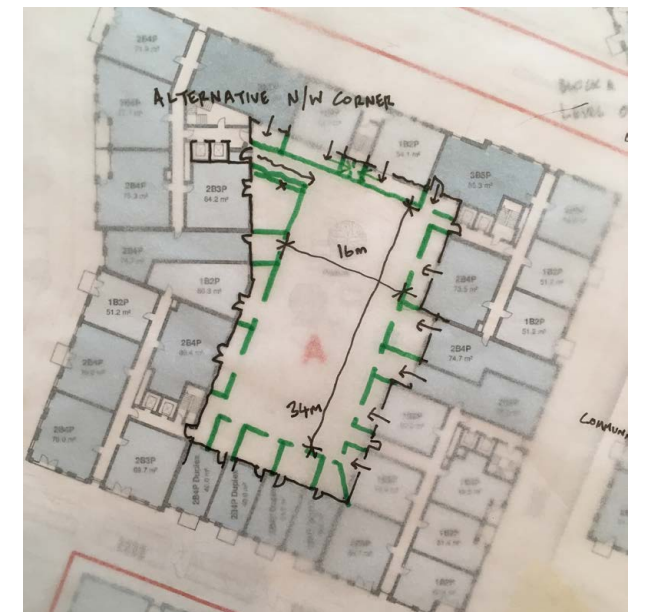
5.1 Design Development

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.

05 Podium Courtyards



Setting a private demised area.



Creating clear access routes.



Developing clear zones for movement.



Zones to relax, play and grow.

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. Growing Area
7. Extensive Green Roof wildflower
8. Extensive Green Roof sedum



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



Block M Podium Courtyard



5.4 Block L

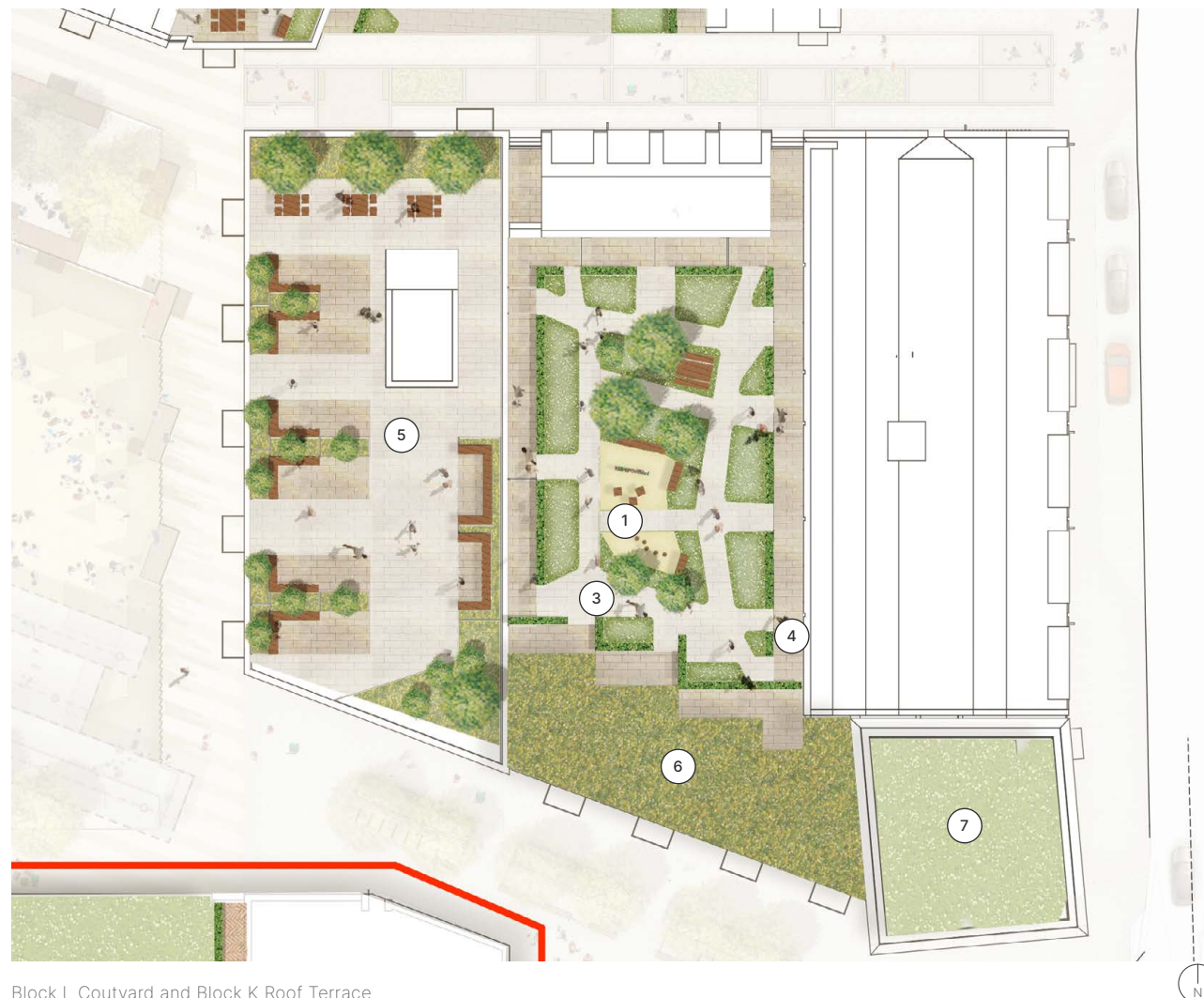
A communal space for residents of Block L at Level 02. Block K also includes a roof terrace at Level 07.

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. Circulation Area
4. Private Terrace
5. Communal Roof Terrace
6. Extensive Green Roof wildflower
7. Extensive Green Roof sedum



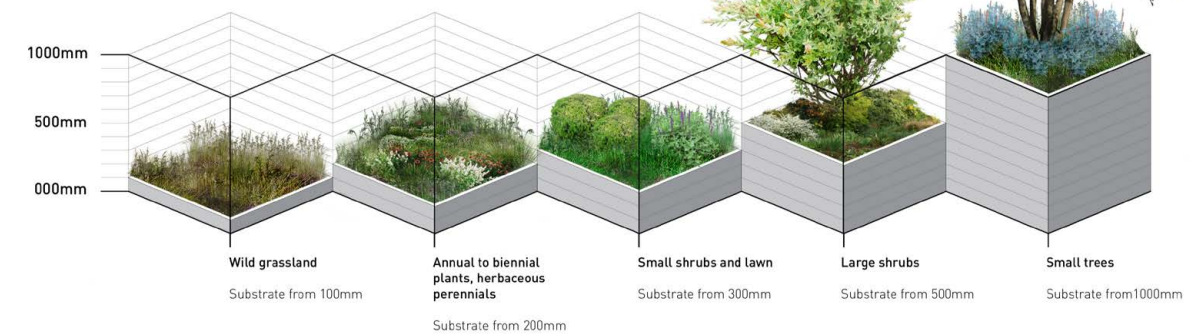
Block L Courtyard and Block K Roof Terrace

5.5 Typical Courtyard Build Ups

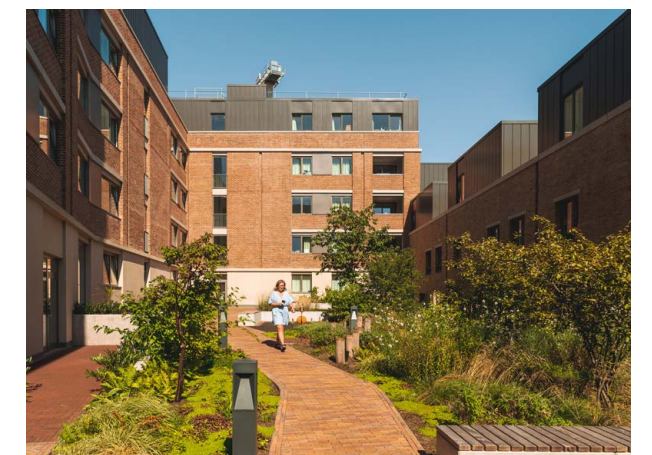
The diagram below shows typical planting medium build ups over a podium slab. These principles will be applied to the green roof spaces at Anglia Square. It is crucial to ensure that these plants do not dry out, and have the appropriate level of substrate in order to retain moisture.

This will be aided by the addition of a deck drain system below the substrate, that will hold water before it is release into the drainage outfall.

SUBSTRATE DEPTHS AND TYPICAL PLANTING TYPES

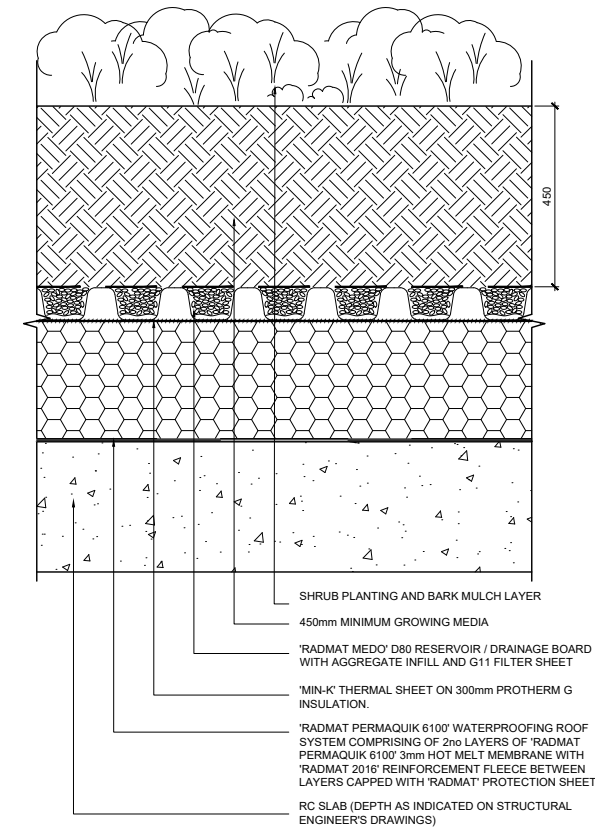
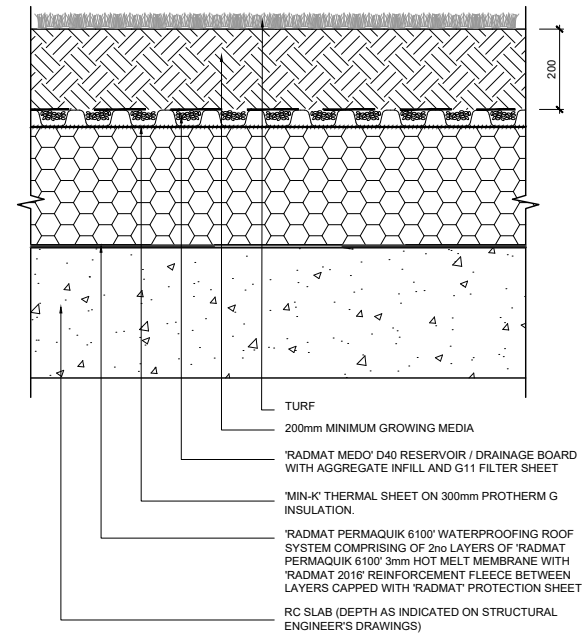
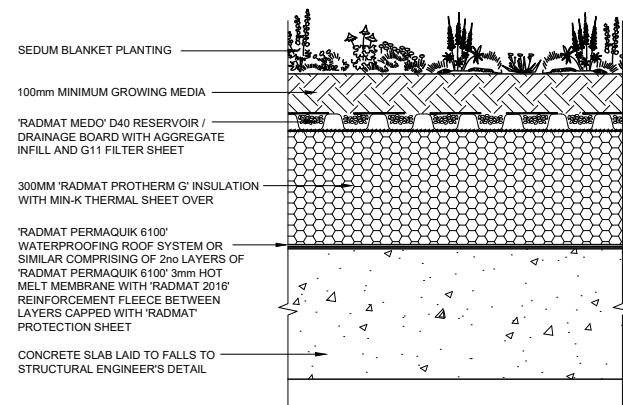


A podium landscape under construction.



The same podium landscape with established planting.

5.6 Green Roofs Typical Build Ups



Typical Biodiversity Green Roof Build up Detail

Typical Podium Grass Planting

Typical Podium Shrub Detail



Extensive sedum roof with biodiversity

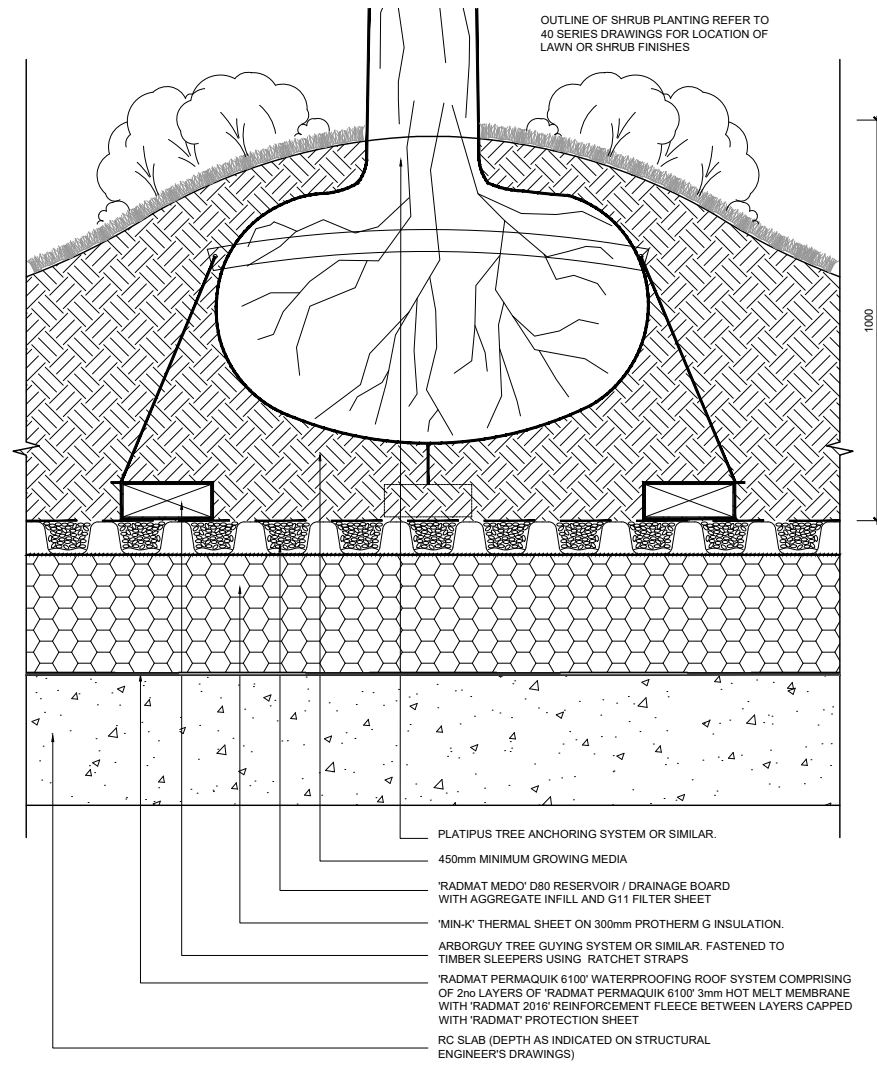


Intensive green roof for amenity areas

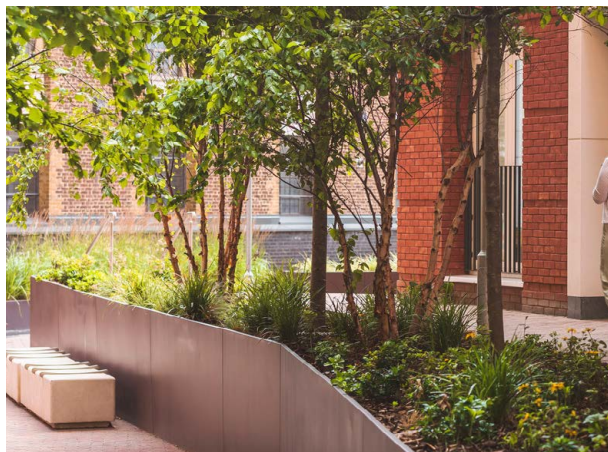


Intensive green roof with established planting.

5.7 Green Roofs Typical Build Ups



Typical Tree Planting



Intensive green roof with small trees and big shrubs planting.

06 Strategies

The original masterplan strategies largely remain in place. The SuDS strategy is updated and there is the addition of a lighting strategy.

6.1 Planting Strategy

As stated in the original Landscape Strategy, St Georges Street is proposed to be the 'green heart' of the proposals. This is based on St Georges Street acting as a vegetated avenue, with the secondary streets serving as tributaries to this.

The revisions to the masterplan have made an opportunity to increase the greening over the site, and this has been developed in collaboration with stakeholders such as Natural England, and other consultants such as the project Ecologists.

The largest green area is in St Georges Street as this space has been consolidated since the original proposals. It also now responds better to the daylight and sunlight analysis. It is now proposed as shade tolerant, woodland understory planting.

There is increased areas of planting in the residential courtyards, such as in Block F. This increased planting, softens the courtyard, creates seasonal interest, and will provide amenity.

In order to increase the level of biodiversity on site, a wetland area has been included in Block C and this will be populated with marginal and aquatic planting. This will create a different type of habitat on site, with a greater variety of plants.

The side streets throughout the masterplan have also a level of increased planting, whilst maintaining the heritage element of a predominately hard paved lane.

For further detail on plant species please see the Planting Schedule.



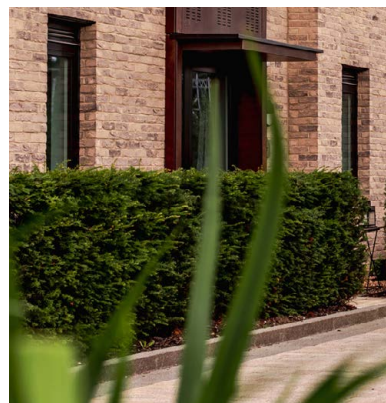
Flower-rich perennials



Groundcover planting



Species-rich lawn



Native hedges



Wetland planting

- Key**
- Species-rich wildflower
 - Semi-natural woodland
 - Wetlands
 - Bio-retention planting
 - Flower-rich perennial
 - Hedges
 - Groundcover Planting
 - Species-rich Amenity Lawn

6.2 Previous Green Infrastructure

The Green infrastructure as part of the planning submission from April 2022.

The previous green infrastructure across the site counted with 3.996m² of green areas at ground floor, 150 proposed trees at ground floor (27 at podium levels) and 14 retained trees at ground floor.



6.3 Green Infrastructure

Increase of greenery and introduction of greater variety of species, encompassing biodiversity and native trees.

There is a significant boost on the green infrastructure strategy for biodiversity, users and residents benefits. The key changes are an increase of 1.224 m² planted area, totaling 5.220m² of green areas at ground floor. A total of 171 proposed trees at ground floor (29 at podium levels) and 14 retained trees at ground floor.



6.4 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



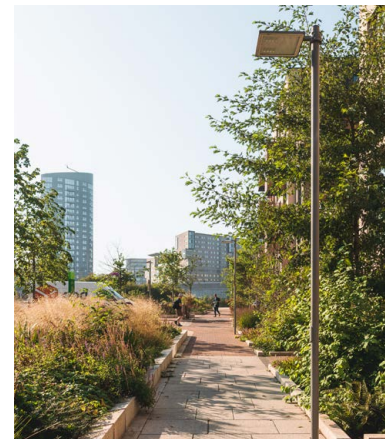
Feature lighting columns in Anglia Square



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

6.5 SUDS Strategy

The Sustainable Urban Drainage Strategy at Anglia Square aims to make the landscape as permeable as possible.

Planting beds along St Georges Street will allow for infiltration through spacings within the kerb upstands. Permeable paving will be used in residential areas for infiltration purposes.

New bio-retention planters (ref Proposed Surface Water Drainage Strategy) are proposed along Pitt Street which will collect surface water run off from the highway and relieve pressure on the sewage network.

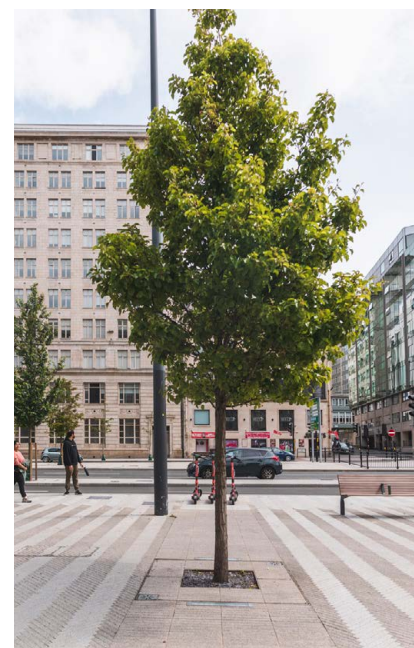
Bio-diverse roofs will collect and store rainfall.



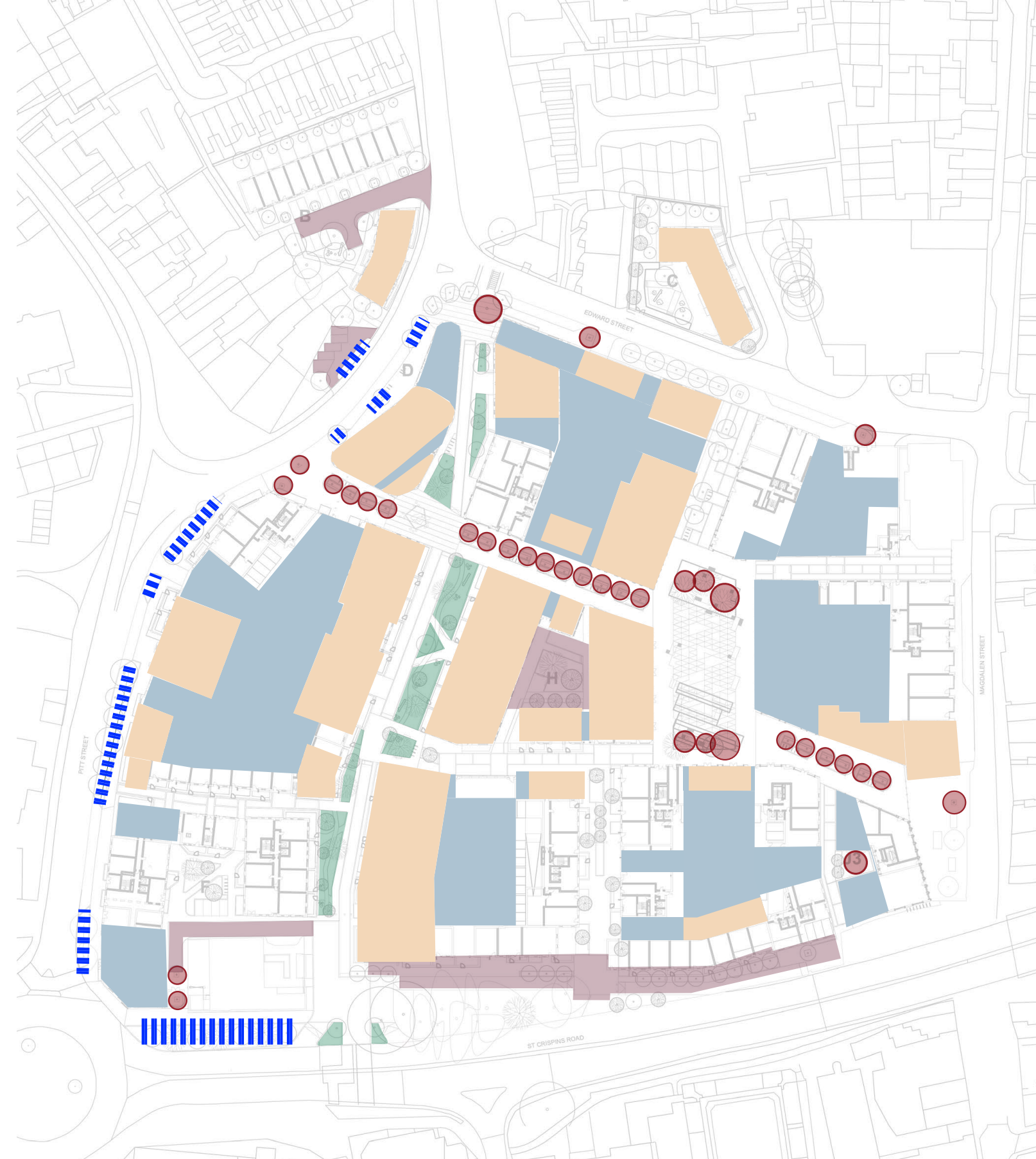
Planting bed with infiltration kerb



Roadside bio-retention planting



Tree Pit with SUDS



Key

- Permeable Paving
- Bio-retention planting
- Podium/Roof Terrace (Intensive Roof)
- Biodiverse Roof (Extensive Roof)
- Planting Bed With Infiltration Kerb
- Tree with SuDS tree pit

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 further design developments, provide a more considered and balanced layout, appealing to a wider range of users.

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

Nature will also benefit from the introduction of a number of greening initiatives, such as over two hundred new trees being proposed, and a variety of different types of habitat, with a greater variety of plants.

Most importantly the landscape and public realm now has a unique and distinctive character for this area of Norwich. It will ensure residents have a place they can be proud of for generations to come.



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