

Anglia Square, Norwich
Commercial Strategy &
Main Town Centre
Uses Report
Addendum Rev C

Weston
Homes



Anglia Square, Norwich**Commercial Strategy & Main Town Centre Uses Report****Addendum: Revision C****January 2023****Background**

1. 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 commercial strategy for the non-residential uses proposed, this is described and explained in the Commercial Strategy & Main Town Centre Uses Report (March 2022), and other associated drawings. Please refer to the original documents for further details.
2. Following submission of the Application, and completion of the statutory consultation exercise, a number of changes to the Application were proposed. These changes comprised the Amended Application submitted in July 2022.
3. Some additional changes are now proposed. This (Revision C) Addendum sets out the implications of the changes to the scheme, including the demolition phasing strategy, insofar as relevant to the scale and mix of non-residential floorspace.
4. It should be read in conjunction with the following:
 - Commercial Strategy & Main Town Centre Uses Report (March 2022);
 - Commercial Strategy & Main Town Centre Uses Report: Addendum (July 2022);
 - Phasing Strategy Revision C (January 2023); and
 - the Revision C masterplan drawings – as appended.

Proposed non-residential floorspace (Revision C changes)

5. Table B1 below sets out the proposed non-residential floorspace by block reflecting the Revision C changes. The total quantum of non-residential floorspace remains up to 8,000 sqm NIA (8,889 sqm GIA) in accordance with the Application as originally submitted.
6. Blocks A-M comprise the part of the scheme designed in full and will accommodate non-residential floorspace totalling 5,906 sqm NIA (6,562 sqm GIA). The maxima figure given for the Outline Application Blocks (E – J), which will be the subject of later detailed design as a Reserved Matters application, is therefore 2,094 sqm NIA (2,327 sqm GIA).

Table B1 – Proposed non-residential floorspace by block (Revision C changes)

Blocks	Proposed floorspace (sqm NIA)	Proposed floorspace (sqm GIA)
Block A	1,151	1,279

Block D	697	774
Block J3	401	446
Block K/L	3,070	3,411
Block M	586	651
Outline Application Blocks (E – J)	2,094	2,327
TOTAL	8,000	8,889

Notes: Assumes 90% NIA:GIA ratio. Figures rounded.

7. It remains the case that the proposed reduction in non-residential floorspace at Anglia Square (compared with existing levels) is relatively modest and would be more than offset by other ‘qualitative’ aspects of the scheme as described in the Commercial Strategy & Main Town Centre Uses Report.

Proposed scheme mix (Revision C changes)

8. Table B2 below sets out the proposed non-residential floorspace by use. Although the mix of uses proposed for the detailed part of the scheme, as well as the flexibility sought for the Outline Application Blocks (E – J), is broadly unchanged from the Application as originally submitted, there are some floorspace changes in relation to the uses proposed.

Table B2 – Proposed non-residential floorspace by use (Revision C changes)

Use Class	Description	Proposed floorspace	
		(sqm NIA)	(sqm GIA)
Class E(a)	New foodstore (Block M)	503	559
Class E(a)	Large format store (Block A)	754	838
Class E(a)	Large format store (Block K/L)	767	852
Class E(a)	Large format store (Block K/L)	581	646
Class F2(b)	Community Hub (Block D)	550	611
Class F2(b)	Community Hall (Block D)	147	163
Sui Generis public conveniences	WC / Changing Places (Block A)	50	56
Class E(a-g) plus Sui Generis drinking establishments with expanded food provision/ bookmakers/ nail bars/ dry cleaners	Flexible commercial and other non-residential uses (Blocks A, J3, K/L and M)	2,554	2,838
Class E(a-g) plus Sui Generis drinking establishments with expanded food provision/ bookmakers/ nail bars/ dry cleaners	Flexible commercial and other non-residential uses (Blocks E – J)	2,094	2,327
TOTAL		8,000	8,889

Notes: Floorspace figures include ground/ mezzanine/ first/ second/ third level floorspace as shown on the Revision C masterplan drawings.

9. The most notable increase in non-residential floorspace relates to the proposed inclusion of mezzanine floorspace within the two larger units in Block K/L on the eastern side of the new public square (i.e. the detailed part of the scheme).
10. It is important to highlight that, notwithstanding these floorspace changes, the vision for the non-residential uses proposed as part of the Anglia Square redevelopment and how this will support the function of the wider Large District Centre, as described in section 5 of the Commercial Strategy & Main Town Centre Uses Report, remains unchanged.
11. Proposed planning conditions to control the scale and nature of these non-residential uses, accounting for the consultation comments received previously, are set out in section 4 of the Commercial Strategy & Main Town Centre Uses Report: Addendum (July 2022) and are subject to further discussion with the Council.

Existing units to be demolished by phase (Revision C changes)

12. The previously submitted Commercial Strategy & Main Town Centre Uses Report: Addendum (July 2022), at Table A4, identifies the number of existing units 'lost' at each of the three demolition phases.
13. Table B3 below updates that analysis to reflect the latest phasing strategy for the Anglia Square redevelopment. These changes principally involve bringing forward the demolition of the Botolph Way units from phase 2 to phase 1, and an additional area of Gildengate House (and the Sovereign Way units below)¹ from phase 3 to phase 2. The latter has been necessary to provide sufficient space to construct Block J3 whilst Block K/L and Botolph Street becomes open to the public, thereby preventing construction plant and materials being accessed from that area.

Table B3 – Existing units to be demolished by phase (Revision C changes)

Unit Size Range (sqm GIA)	Demolition Phase 1	Demolition Phase 2	Demolition Phase 3	Total
501 or more	-	2	2	4
251-500	2	1	1	4
151-250	1	2	2	5
101-150	2	7	1	10
100 or less	7	6	-	13

Source: Appendix B of the Commercial Strategy & Main Town Centre Uses Report (March 2022) and Phasing Strategy Revision C (January 2023).

Notes: Analysis may change subject to detailed phasing.

14. The main implications of the Revision C changes to the phasing strategy are more smaller units 'lost' during the early demolition phases as well as the removal of a greater part of the Gildengate House building, which is likely to result in the displacement of the artists in demolition phase 2 (as opposed to demolition phase 3). The artists presently occupy temporary studio space within Gildengate House on flexible lease terms.
15. There may be opportunities to re-accommodate some of the displaced retail tenants within other parts of the scheme – such as vacant floorspace that is currently available or may become available between now and the demolition phases – and/or within the wider Large District Centre as identified at paragraph 3.5 of the Commercial Strategy & Main Town Centre Uses Report: Addendum (July 2022). The fact that most of the units are smaller sized should help to ensure that suitable opportunities can be identified.

Enc.

¹ To the east of Upper Green Lane off St Crispins Road. Upper Green Lane itself and the units below (including Iceland, Greggs and QD) shall remain until demolition phase 3.



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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

D0-4	20.01.23	Issued For Planning
D0-3	15.08.22	Issued For Planning
D0-2	15.07.22	Issued For Planning
D0-1	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



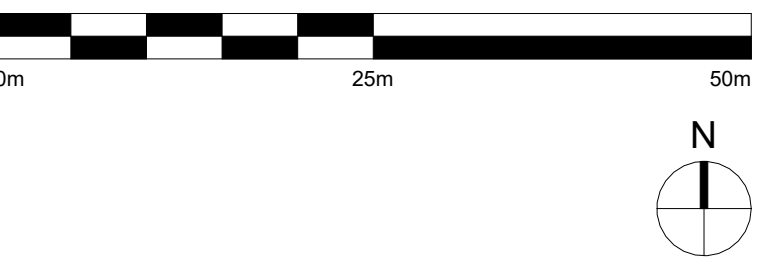
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Hybrid Application Boundary
Land Owned by CT
Detail Application Boundary

Note: Indicative Outline Buildings:
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Client
Weston Homes

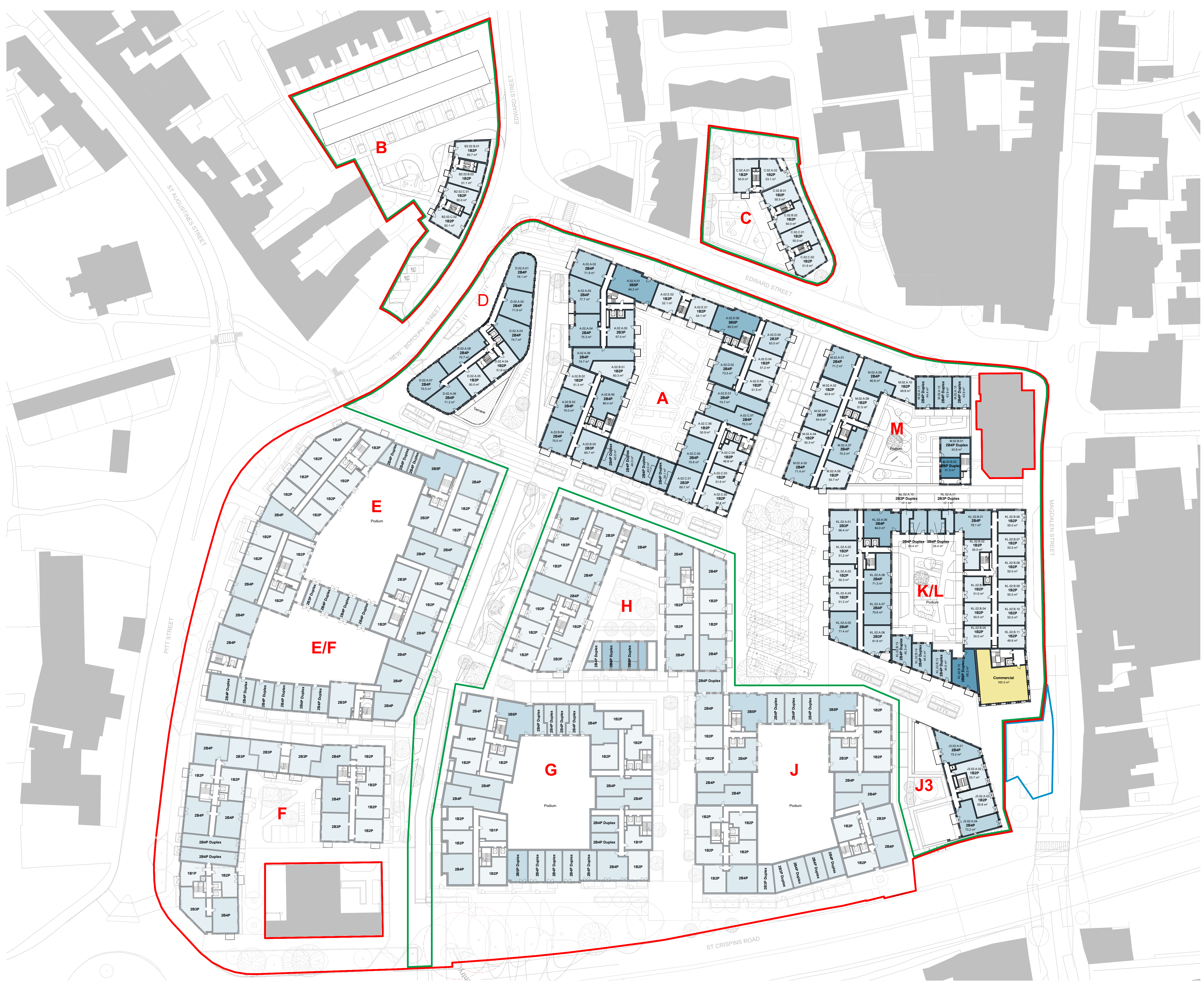
Project
**Anglia Square
Norwich**

Description
**Masterplan
Level 01**

Status
For Planning

Scale 1:500@A1	Drawn By BM	Date 20.01.23
Job Number 35301	Drawing Number ZZ-01-DR-A-01-0101	Revision D0-4

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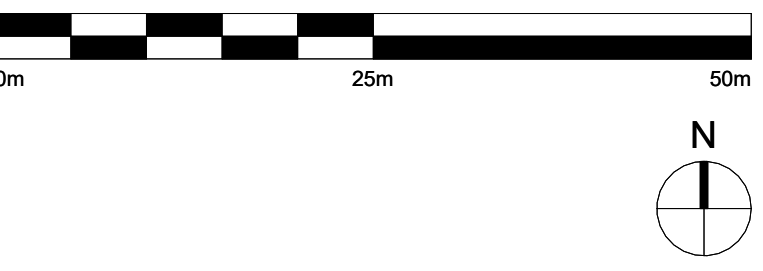
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Hybrid Application Boundary
Land Owned by CT
Detail Application Boundary

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

D0-4	20.01.23	Issued For Planning
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D0-1	31.03.22	Issued For Planning
Revision	Date	Drawn By Description



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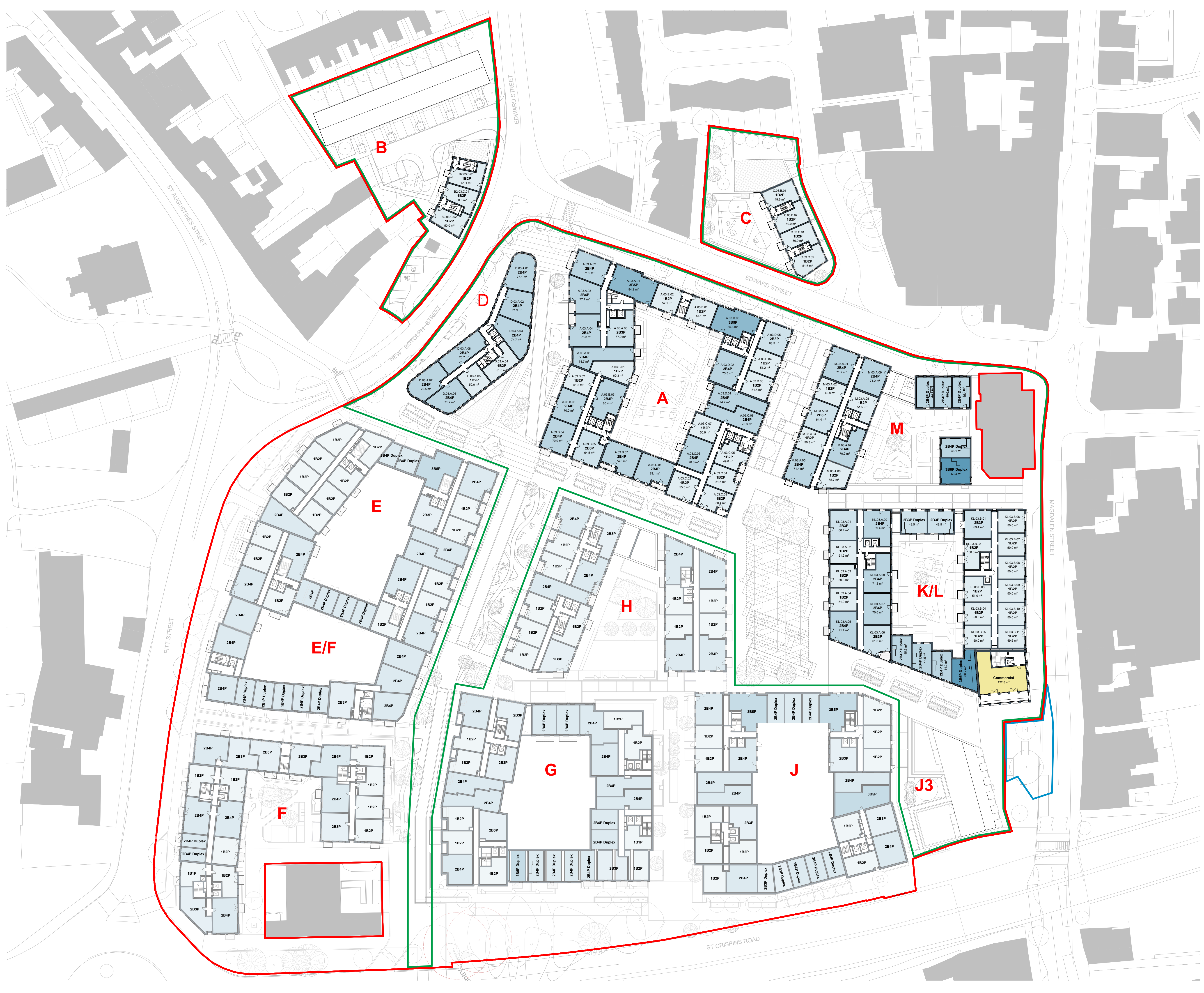
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Client
Weston Homes

Project
**Anglia Square
Norwich**

Description
**Masterplan
Level 02**

Status For Planning		
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Job Number 35301	Drawing Number ZZ-02-DR-A-01-0102	Revision D0-4
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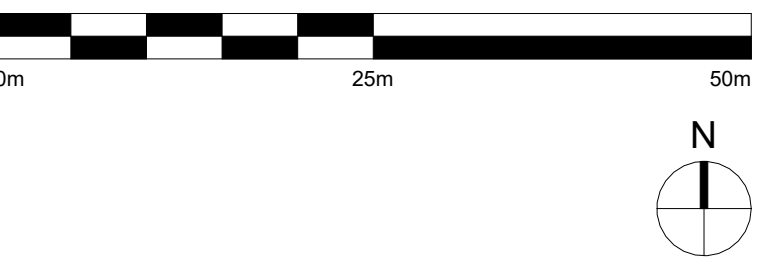
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Hybrid Application Boundary

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Detail Application Boundary

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Project
**Anglia Square
Norwich**

Description
**Masterplan
Level 03**

Status
For Planning

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