

ANGLIA SQUARE

PHASING STRATEGY

REVISION C
JANUARY 2023

Weston
Homes



INTRODUCTION

OVERVIEW

This Phasing Strategy Document is prepared in support of the hybrid planning application for Anglia Square, submitted in March 2022.

Whilst not a validation requirement, officers have identified the need to fully understand how the project would be delivered and as such have requested that a document is submitted to provide an overview to how, when and in what order the component parts of the scheme would be delivered.

At this stage of a project and particularly one of such scale and complexity, it is appropriate that the phasing is considered at a strategic level, where target and approximate dates will be given. Input from a team of professionals, including those with demolition, construction and project management expertise has been sought but this report should be read and understood in the context of a high level, strategy, rather than definitive commitment to specific dates which are subject to review as the project progresses.

This Phasing Document should be read in conjunction with the following documents:

- Construction Environment Management Plan
- Demolition Management Plan

APPLICATION DESCRIPTION

Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,906 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 137 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E H and J) ranging in height from 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,094 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 313 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas).

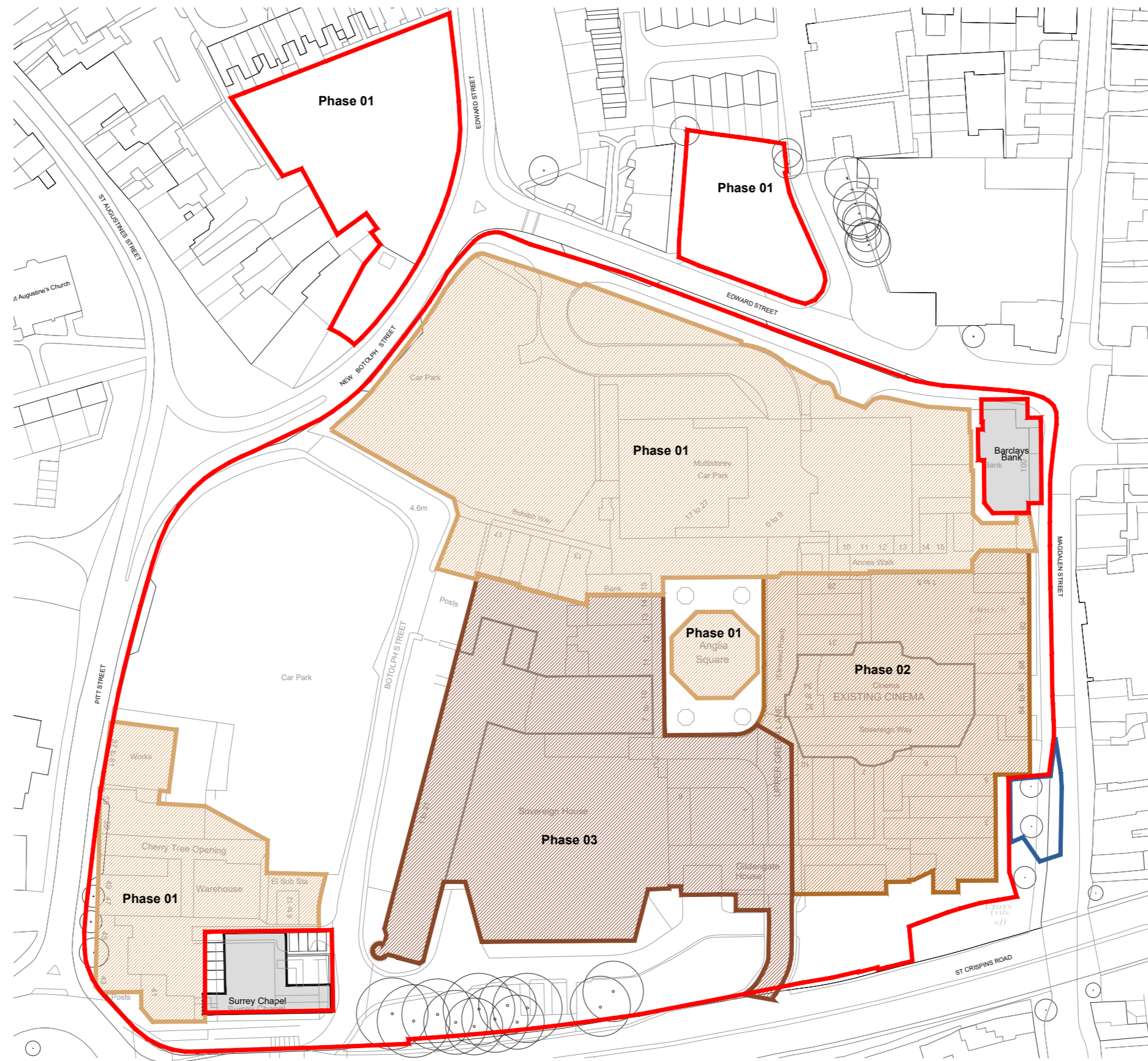
SUBMISSION HISTORY AND REVISION C

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.




Following submission of the Application, and completion of the statutory consultation exercise amended application material (RevA) was submitted in July 2022 in response to consultation comments. Following completion of the second statutory consultation on the RevA material, the Applicant has worked with NCC to review the consultation responses received to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, some further minor amendments are now proposed which are summarised in the Planning Statement Addendum. The Amended Application material (RevC) submitted in January 2023 continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development. In respect of this Phasing Strategy RevC, minor updates have been made to include phasing of highway works, and refinements to areas of landscaping works and demolition within each phase following a review from the development project manager. There has been delay to the Application to address the issue of Nutrient Neutrality, it is now anticipated the Application will be determined by spring 2023, therefore the construction programme, as a whole, has been pushed back by 3 quarters to reflect this. The demolition / construction works period remains 8 years in length, the works start 4th quarter 2023 and complete by end of 3rd quarter 2031.

PHASING OVERVIEW

OVERVIEW_DEMOLITION



Key

	Phase 01_Demo
	Phase 02_Demo
	Phase 03_Demo

OVERVIEW_CONSTRUCTION



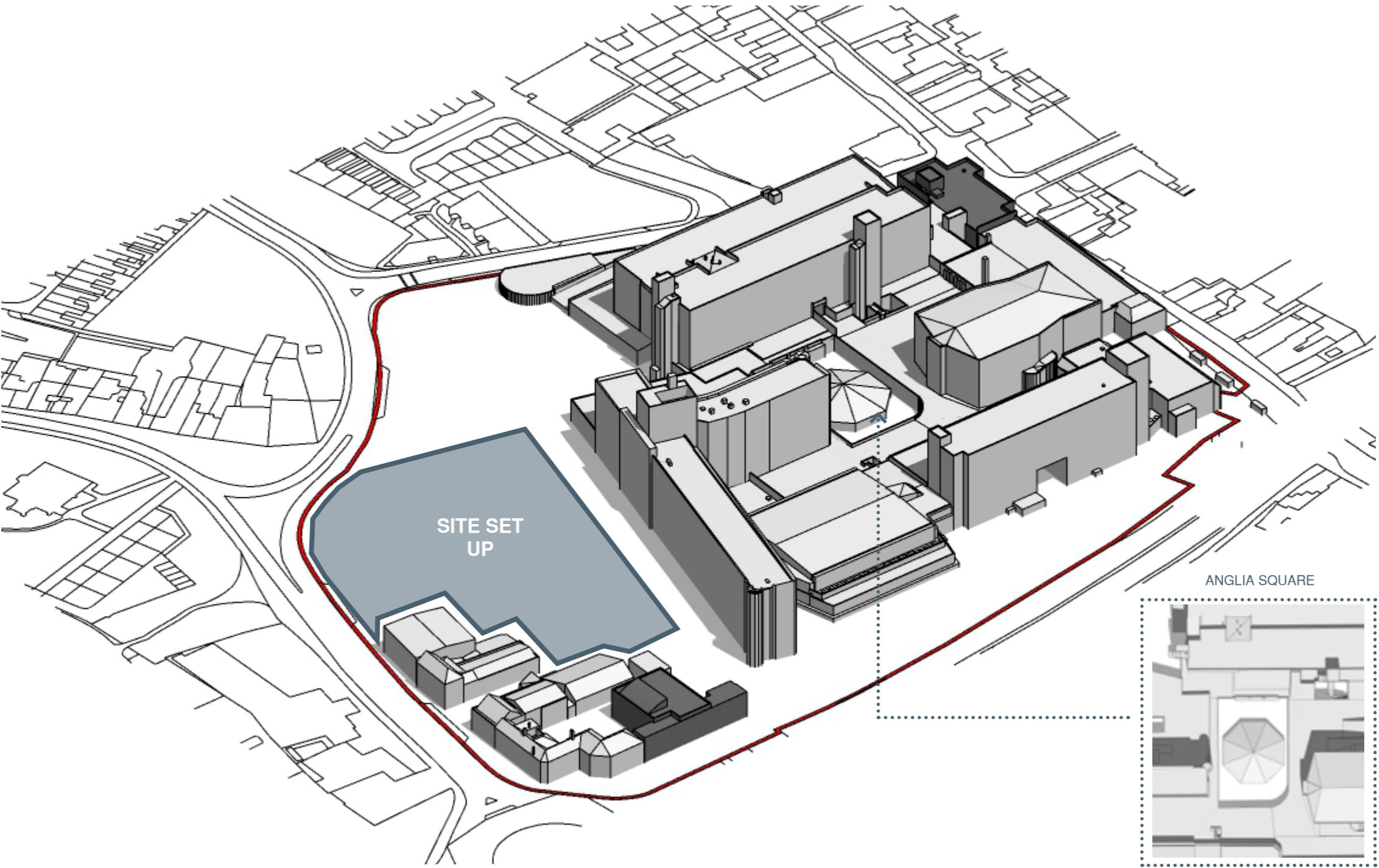
Key

	Phase 01
	Phase 02
	Phase 03
	Phase 04

PHASE 01

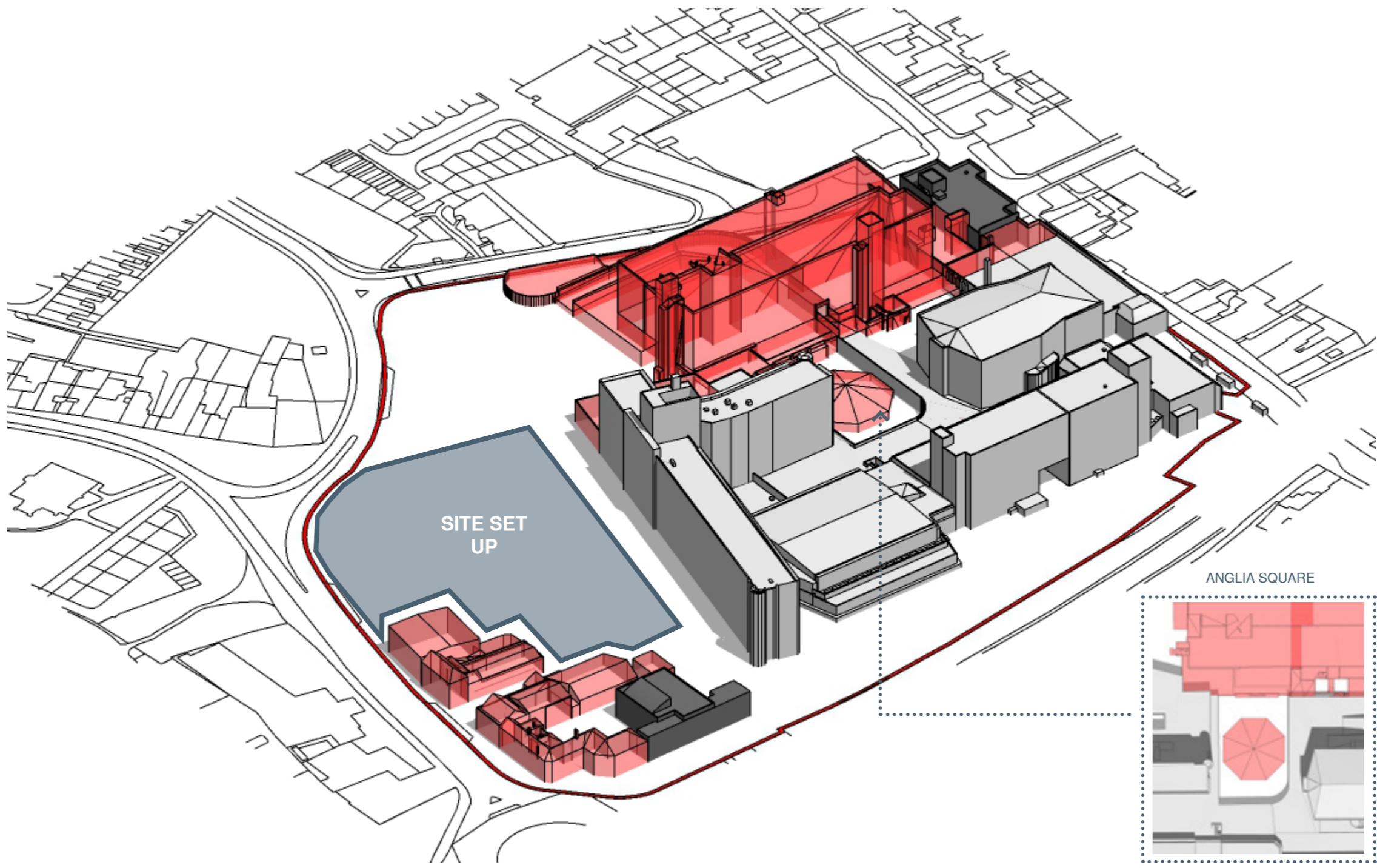


THE EXISTING SITE

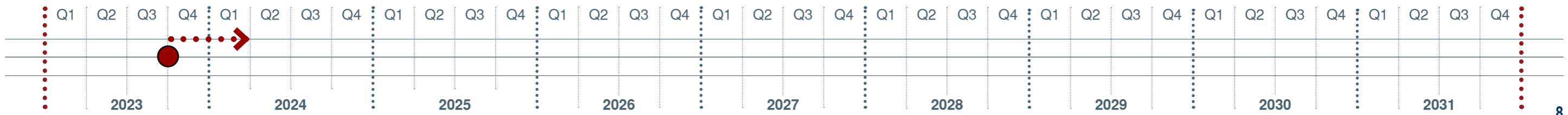


PHASE 01_DEMOLISH

01a
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS

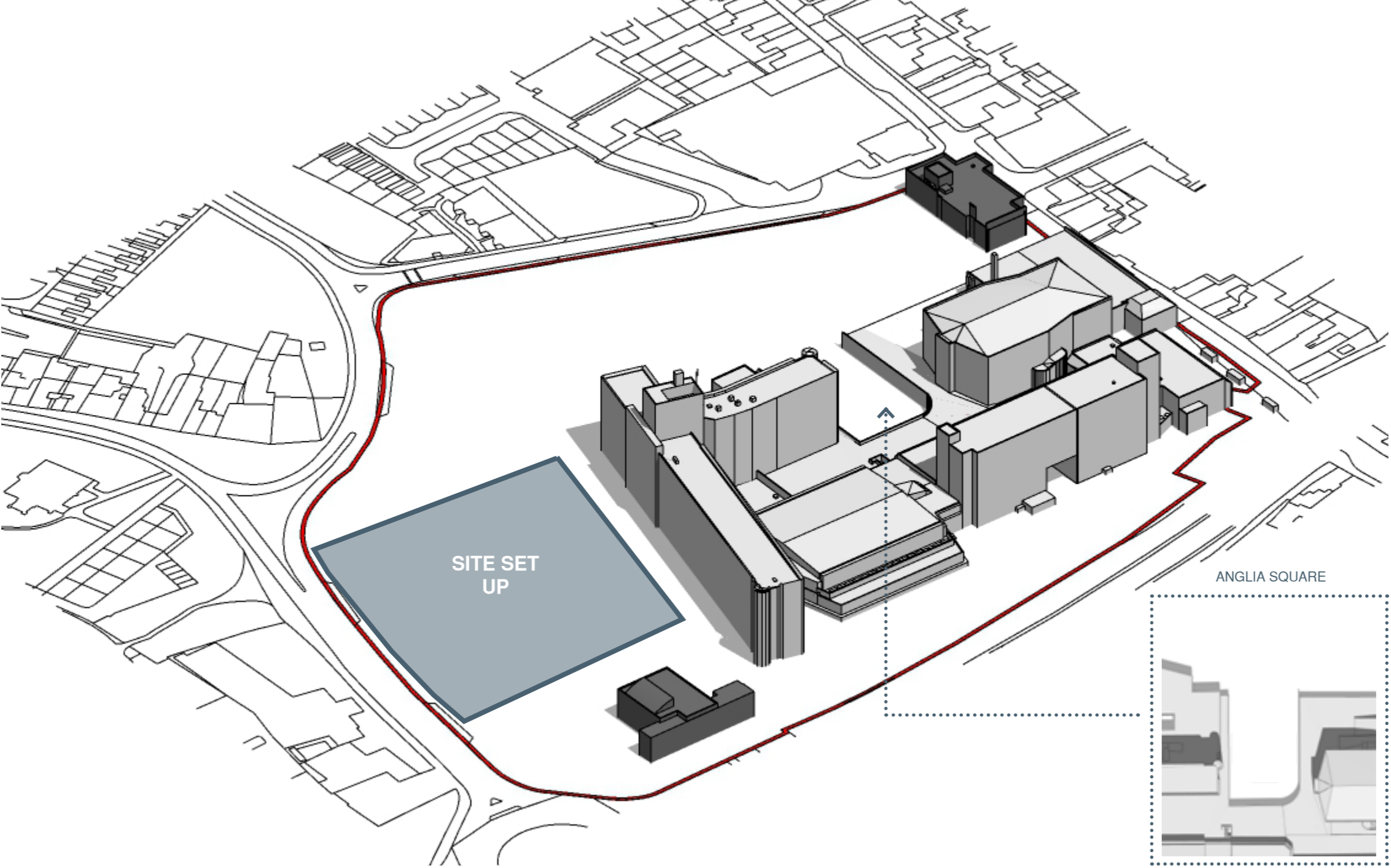


NOTE:
 Utility infrastructure installation and diversions may require temporary closure of parts of the square to enable works to be carried out safely, such closures will only be made when absolutely necessary and kept to a minimum time frame.

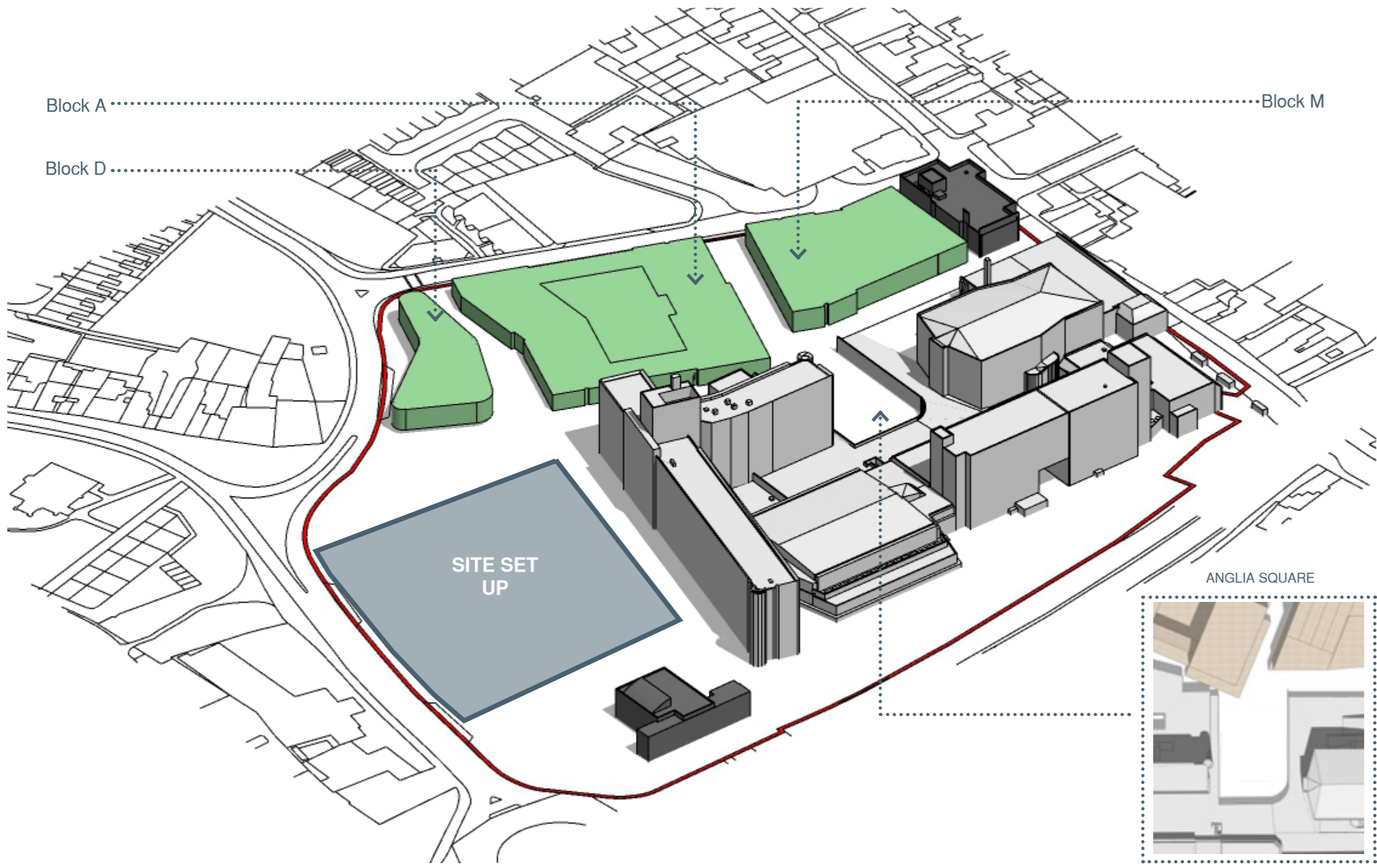


PHASE 01_CLEAR

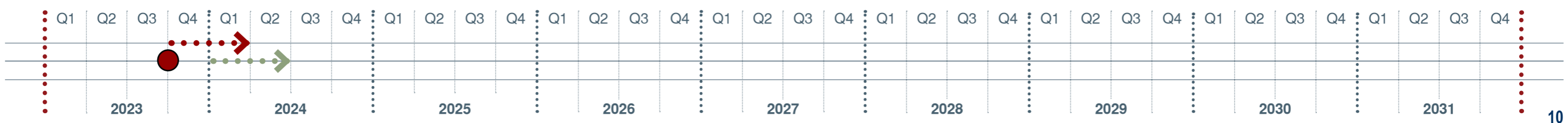
01a
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS



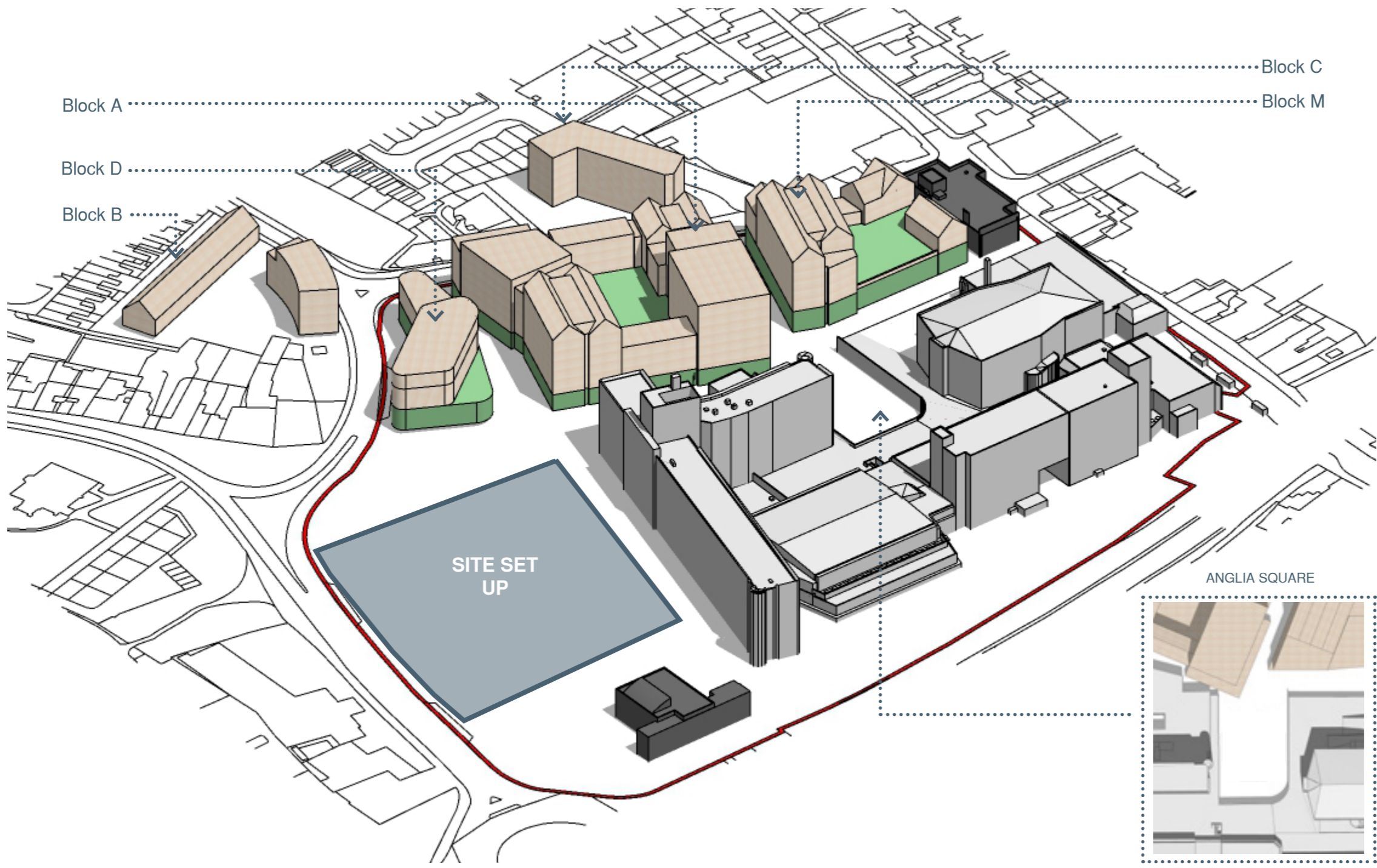
PHASE 01_BUILD GROUND



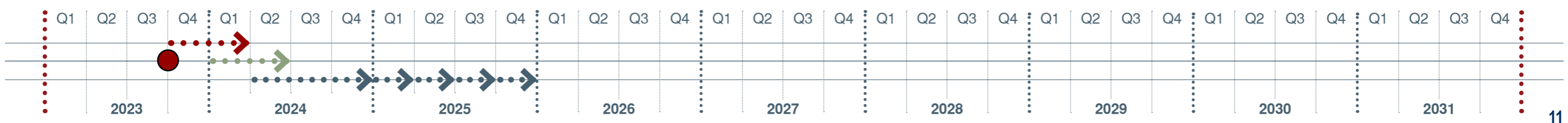
- ➔ **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- ➔ **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / D / M



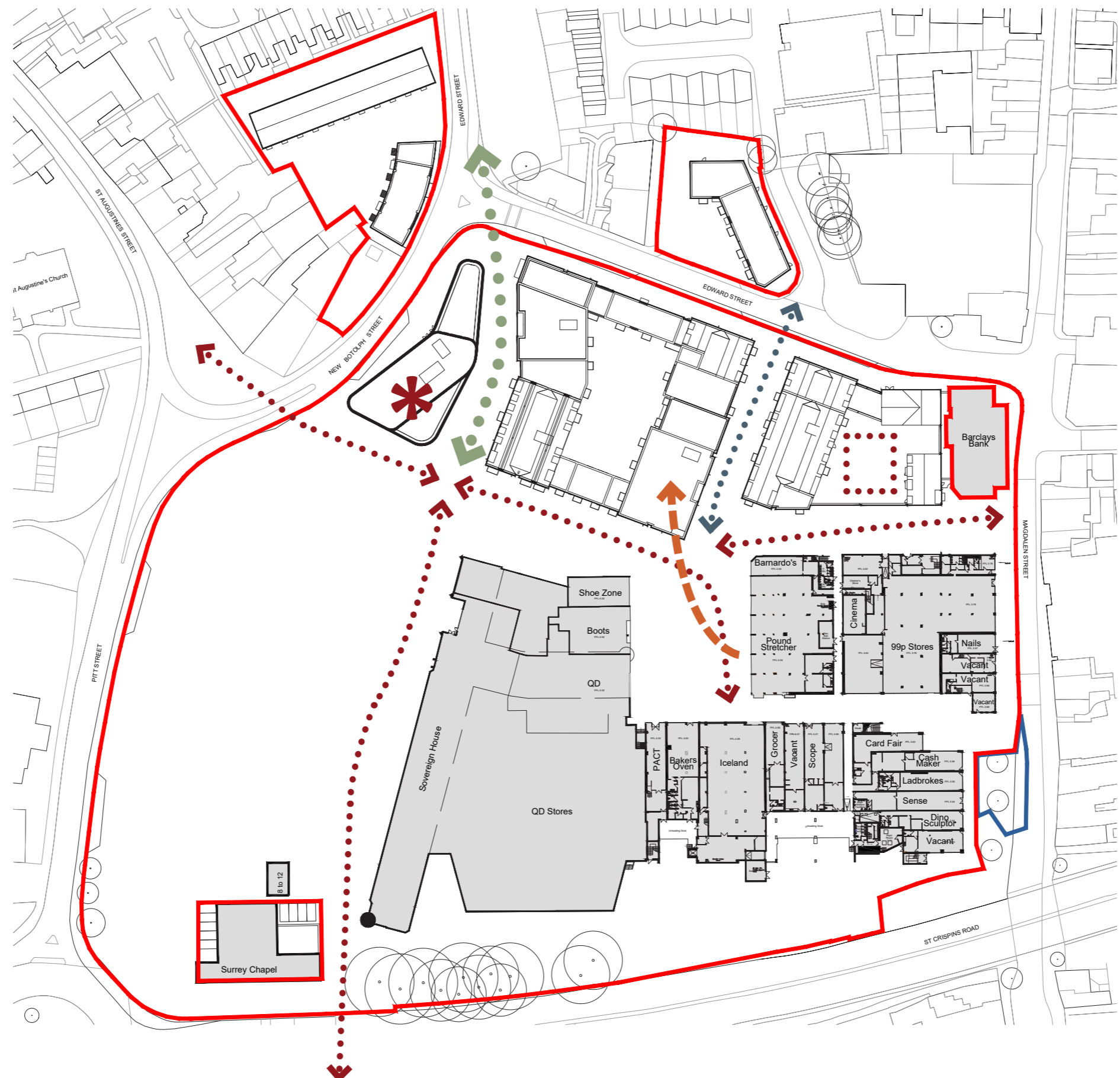
PHASE 01_BUILD RESI



- ➤ **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- ➤ **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- ➤ **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M



DELIVERY AT GROUND



- * DELIVER THE COMMUNITY HUB
- ➔ RELOCATE TENANTS
- ⊞ PROVIDE SERVICE YARD
- ⋯➔ TEMPORARY ROUTE
- ⋯➔ FINISHED PRIMARY ROUTE
- ⋯➔ FINISHED SECONDARY ROUTE

PHASE 01 HIGHWAYS



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

PHASE 01 LANDSCAPING

NOTE:
 'Under the Flyover' works to be delivered in line with S106 Agreement



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

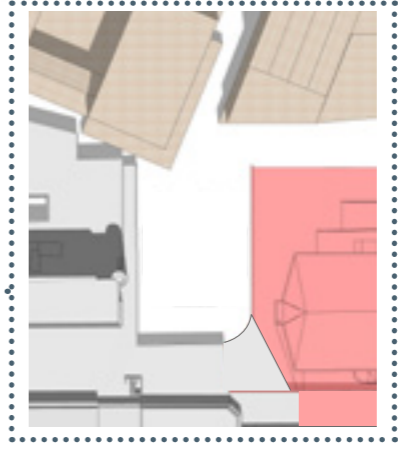
PHASE 02



PHASE 02_DEMOLISH



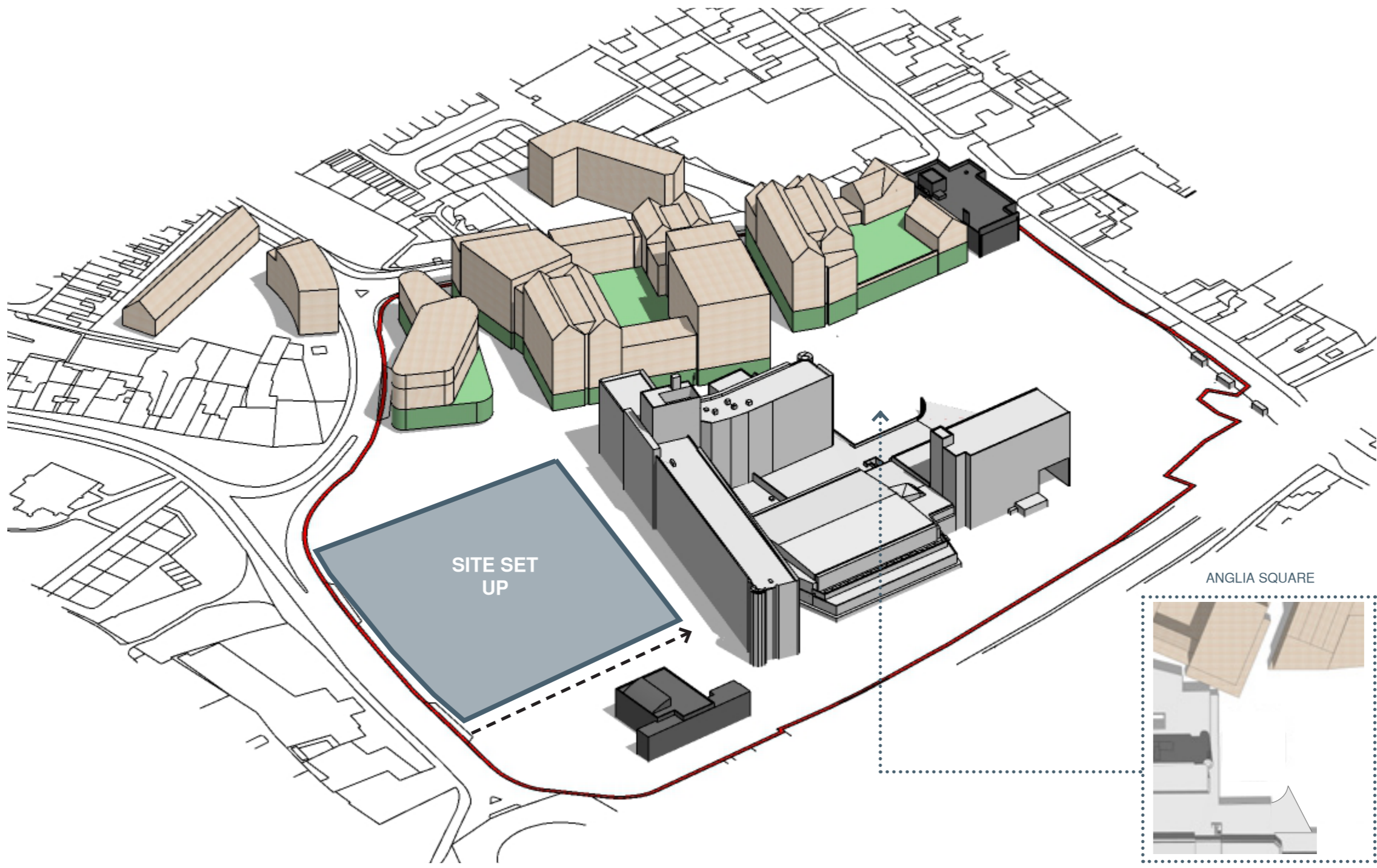
- 01a
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS
- 01b
BUILD_GROUND FLOOR
BLOCKS A / B / C / D / M
- 01c
BUILD_RESI
BLOCKS A / B / C / D / M
- 02a
DEMOLISH_CINEMA /
MAGDALEN STREET



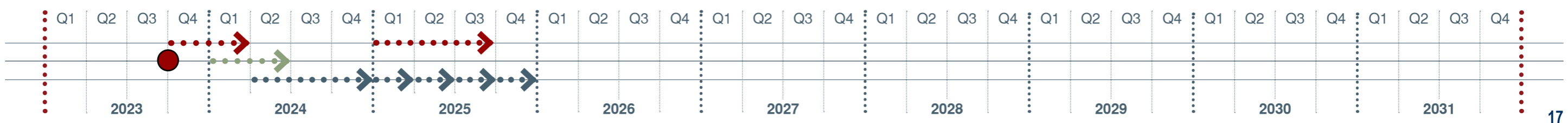
NOTE:
Utility infrastructure installation and diversions may require temporary closure of parts of the square to enable works to be carried out safely, such closures will only be made when absolutely necessary and kept to a minimum time frame.



PHASE 02_CLEAR



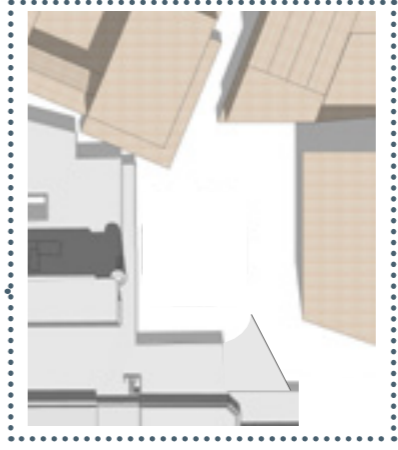
- **01a** DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b** BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- **01c** BUILD_RESI BLOCKS A / B / C / D / M
- **02a** DEMOLISH_CINEMA / MAGDALEN STREET



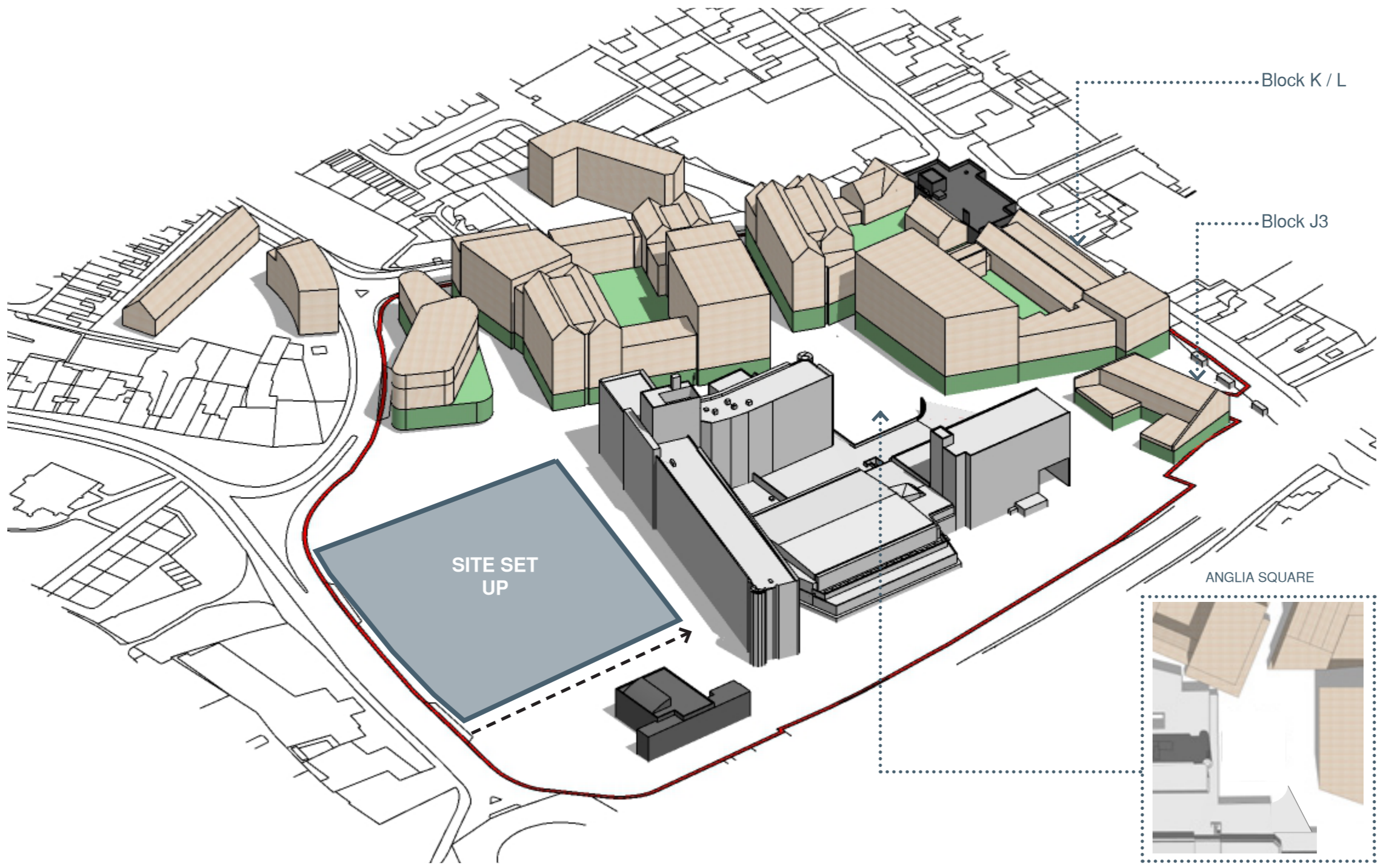
PHASE 02_BUILD GROUND



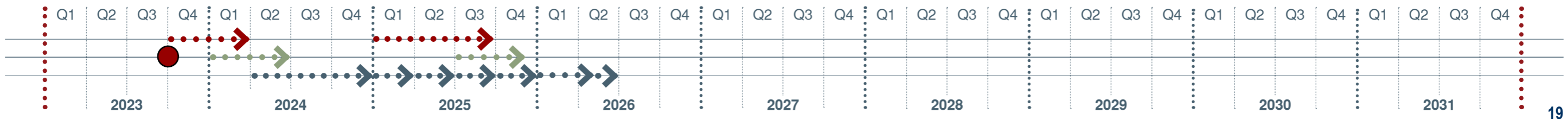
- **01a** DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b** BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- **01c** BUILD_RESI BLOCKS A / B / C / D / M
- **02a** DEMOLISH_CINEMA / MAGDALEN STREET
- **02b** BUILD_GROUND FLOOR BLOCKS J3 / K / L



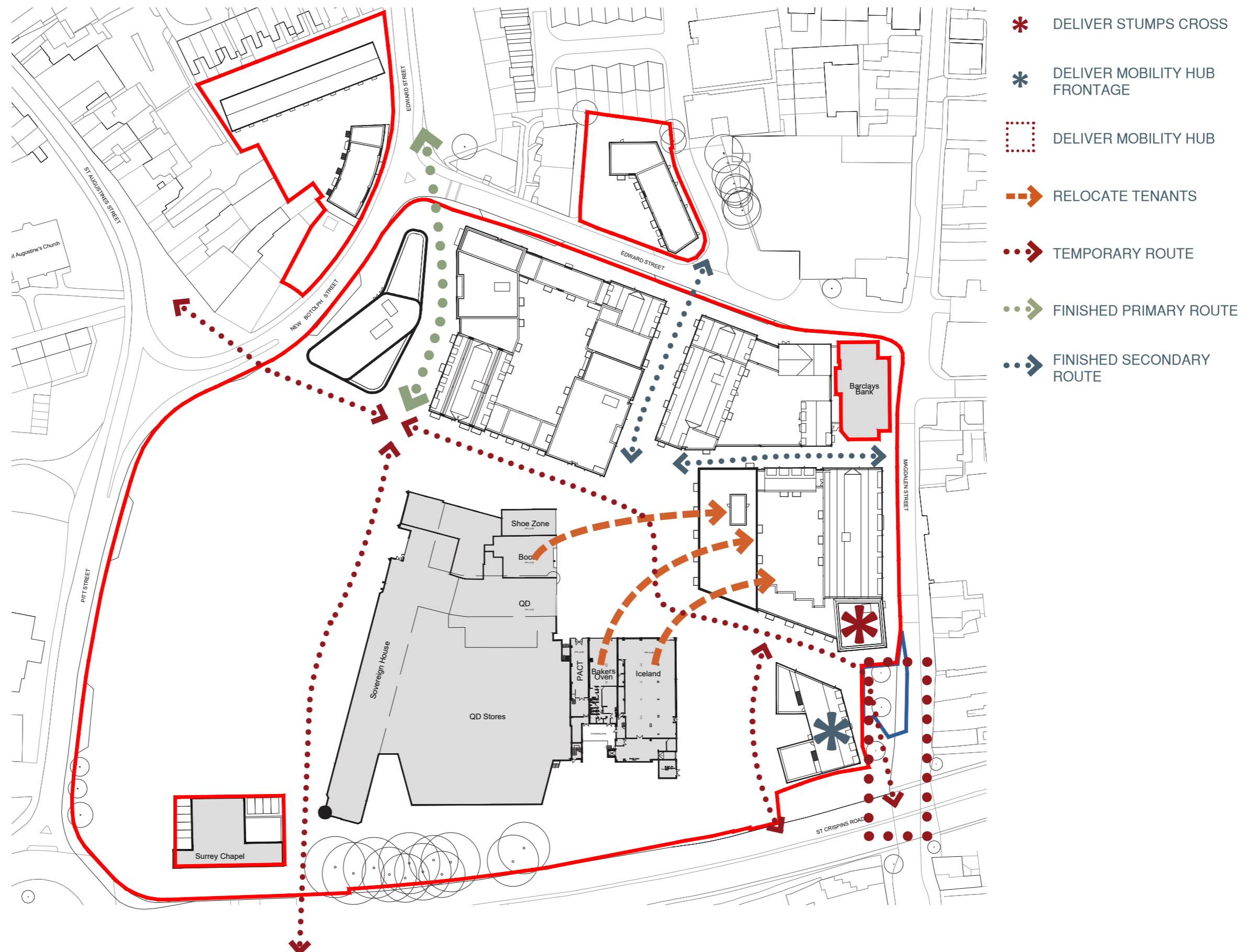
PHASE 02_BUILD RESI



- **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M
- **02a**
 DEMOLISH_CINEMA /
 MAGDALEN STREET
- **02b**
 BUILD_GROUND FLOOR
 BLOCKS J3 / K / L
- **02c**
 BUILD_RESI
 BLOCKS J3 / K / L



DELIVERY AT GROUND



PHASE 02 HIGHWAYS

NOTE:
Proposed demolition of Upper Green Lane access during Phase 02



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

PHASE 02 LANDSCAPING



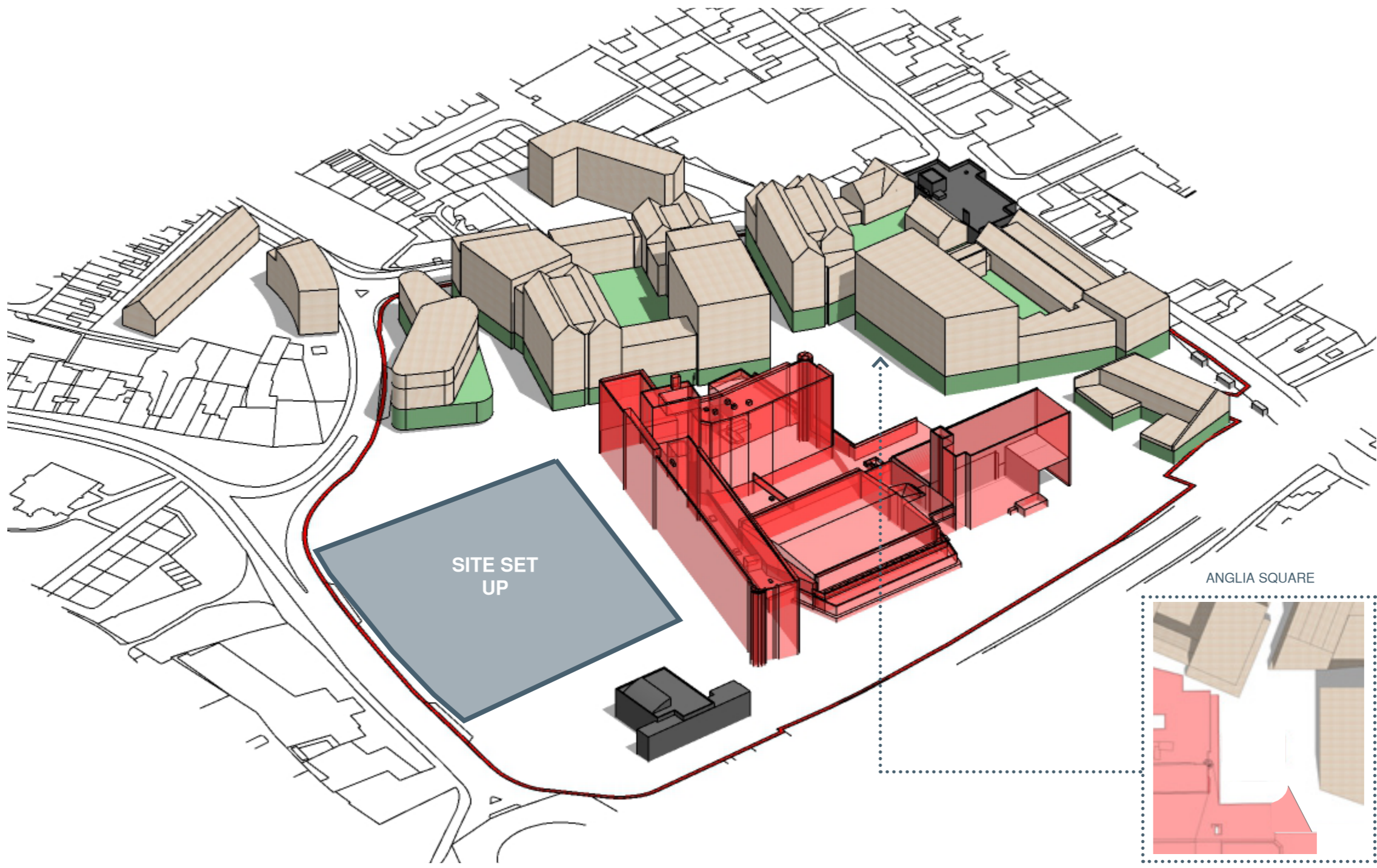
KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

PHASE 03



PHASE 03_DEMOLISH

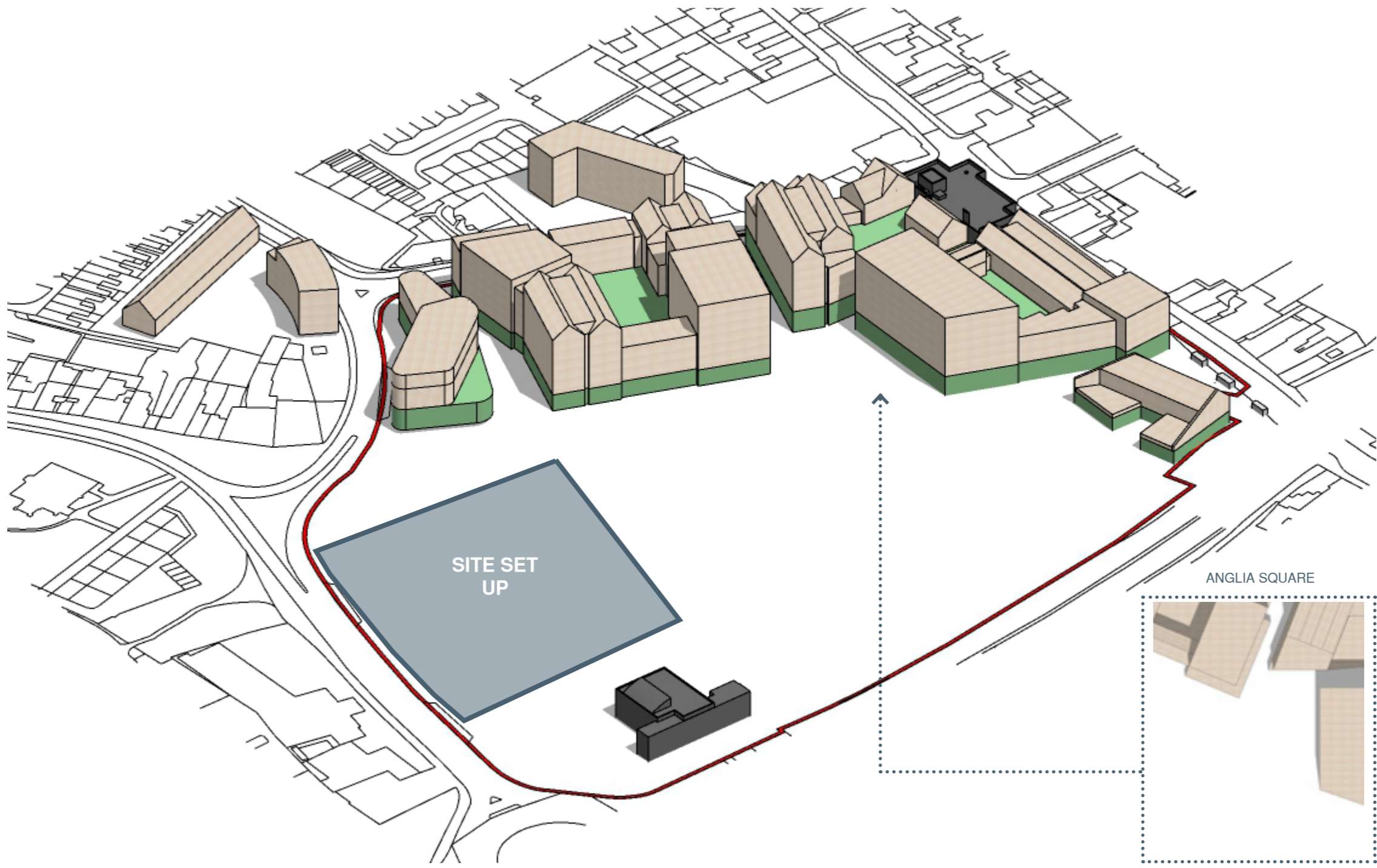


- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE

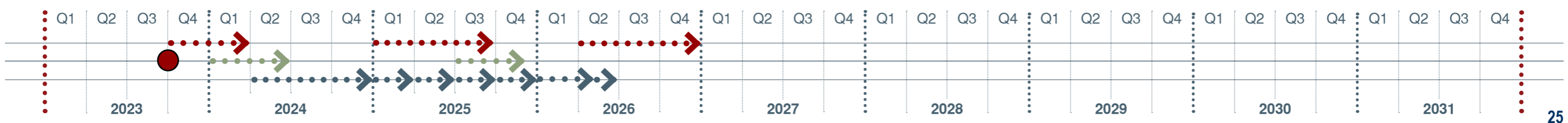
NOTE:
Utility infrastructure installation and diversions may require temporary closure of parts of the square to enable works to be carried out safely, such closures will only be made when absolutely necessary and kept to a minimum time frame.



PHASE 03_CLEAR



- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE



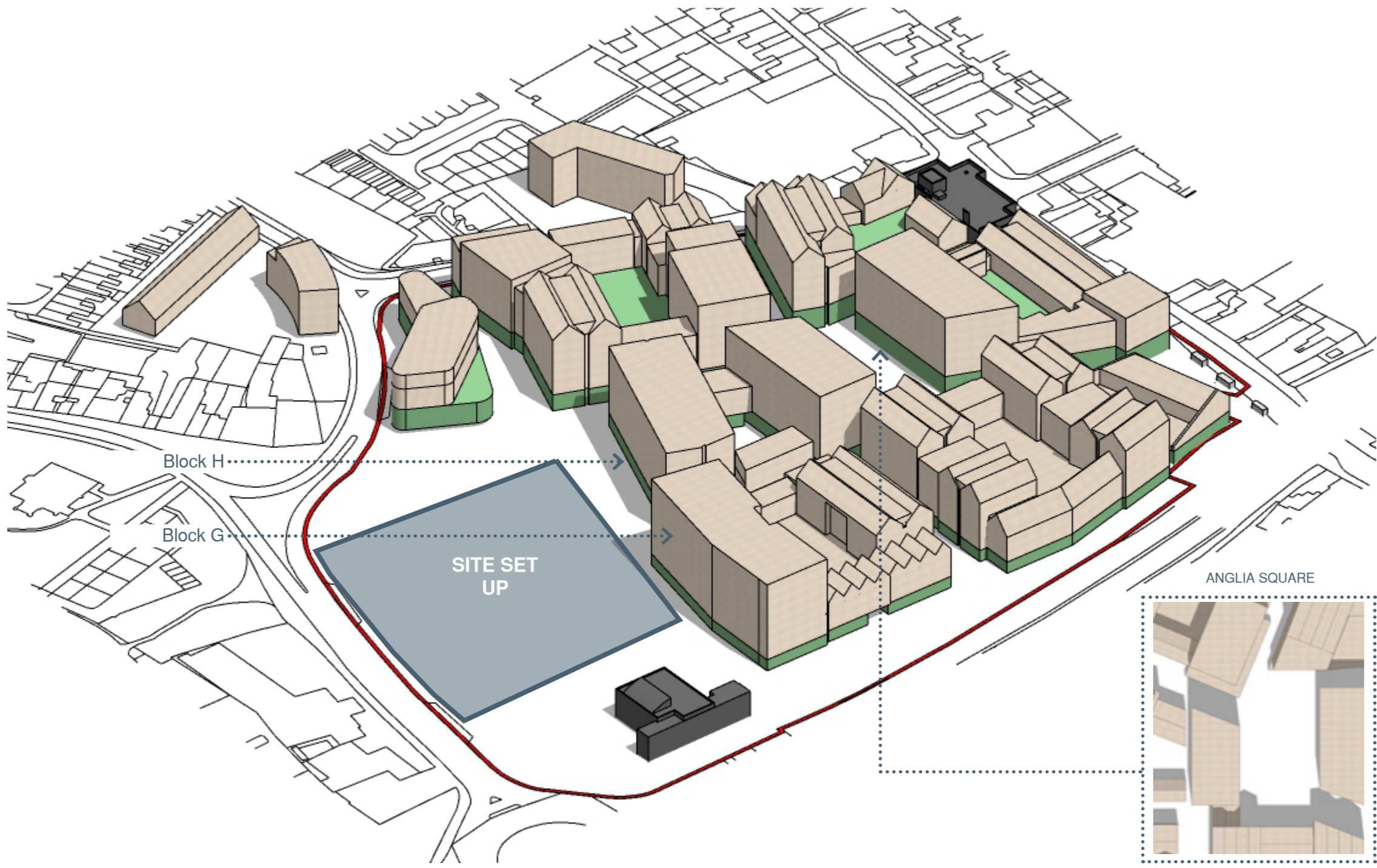
PHASE 03_BUILD GROUND



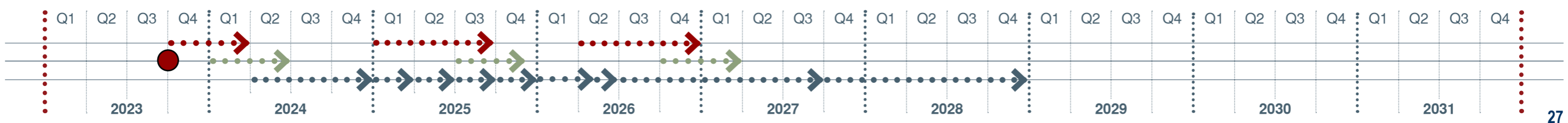
- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE
- 03b BUILD_GROUND FLOOR BLOCKS G / H / J



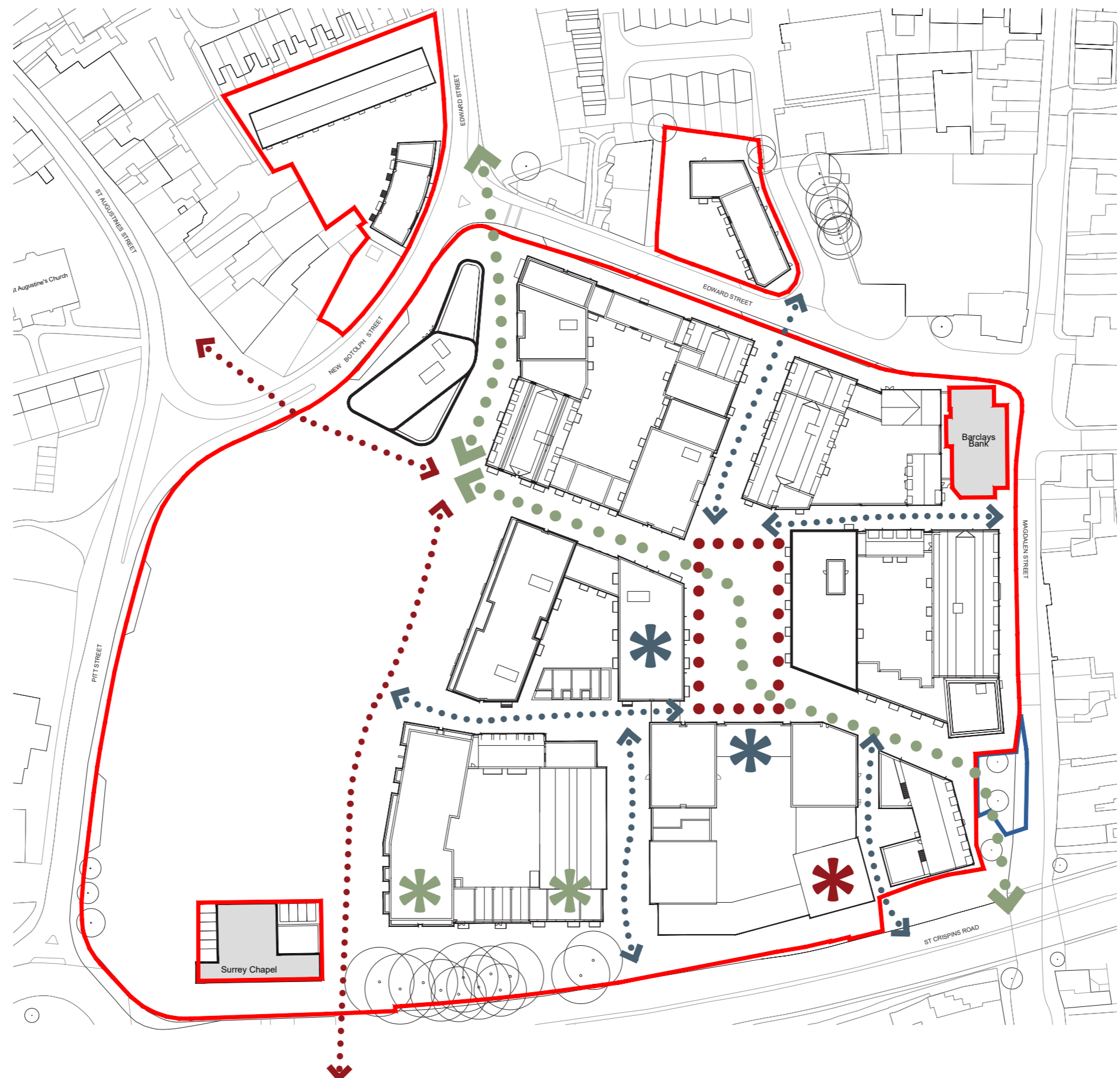
PHASE 03_BUILD RESI



- ➤ **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- ➤ **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- ➤ **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M
- ➤ **02a**
 DEMOLISH_CINEMA /
 MAGDALEN STREET
- ➤ **02b**
 BUILD_GROUND FLOOR
 BLOCKS J3 / K / L
- ➤ **02c**
 BUILD_RESI
 BLOCKS J3 / K / L
- ➤ **03a**
 DEMOLISH_SOVEREIGN
 HOUSE
- ➤ **03b**
 BUILD_GROUND FLOOR
 BLOCKS G / H / J
- ➤ **03b**
 BUILD_RESI
 BLOCKS G / H / J



DELIVERY AT GROUND



- * COMPLETE FRONTAGES
- ◻ COMPLETE THE SQUARE
- * DELIVER ADDITIONAL SERVICING
- * COMPLETE CHERRY TREE LANE
- TEMPORARY ROUTE
- FINISHED PRIMARY ROUTE
- FINISHED SECONDARY ROUTE

PHASE 03 HIGHWAYS

NOTE:
All Highways Works completed by Phase 03



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

PHASE 03 LANDSCAPING



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03

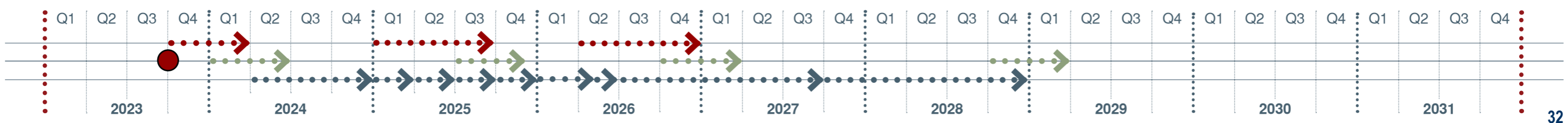
PHASE 04



PHASE 04_BUILD GROUND



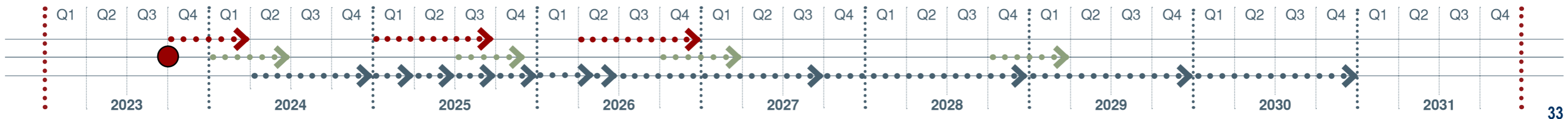
- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE
- 03b BUILD_GROUND FLOOR BLOCKS G / H / J
- 03b BUILD_RESI BLOCKS G / H / J
- 04a BUILD_GROUND FLOOR BLOCKS E / F



PHASE 04_BUILD RESI



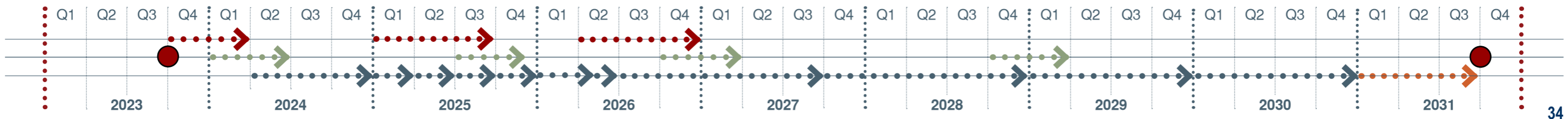
- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE
- 03b BUILD_GROUND FLOOR BLOCKS G / H / J
- 03b BUILD_RESI BLOCKS G / H / J
- 04a BUILD_GROUND FLOOR BLOCKS E / F
- 04b BUILD_RESI BLOCKS E / F



COMPLETION



- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE
- 03b BUILD_GROUND FLOOR BLOCKS G / H / J
- 03b BUILD_RESI BLOCKS G / H / J
- 04a BUILD_GROUND FLOOR BLOCKS E / F
- 04b BUILD_RESI BLOCKS E / F
- PRACTICAL COMPLETION



DELIVERY AT GROUND



- * COMPLETE FRONTAGES TO ST GEORGES STREET
- ◻ COMPLETE THE SQUARE
- FINISHED PRIMARY ROUTE
- FINISHED SECONDARY ROUTE
- * COMPLETE FRONTAGES TO PITT STREET

PHASE 04 LANDSCAPING



KEY

	Landscape_HIF
	Landscape_Phase 01
	Landscape_Phase 02
	Landscape_Phase 03
	Landscape_Phase 04
	Highways_Phase 01
	Highways_Phase 02
	Highways_Phase 03