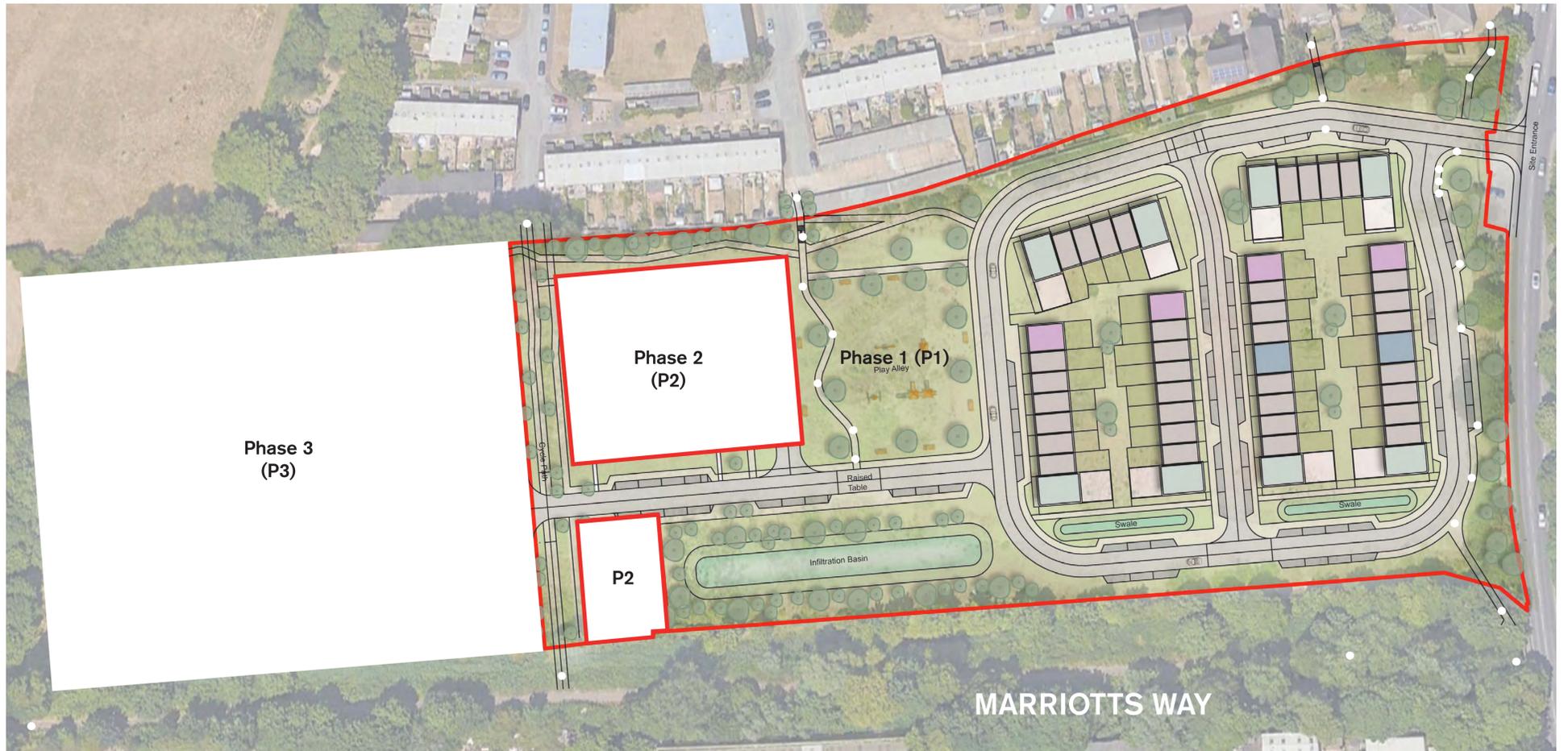


Regeneration at Mile Cross



Welcome

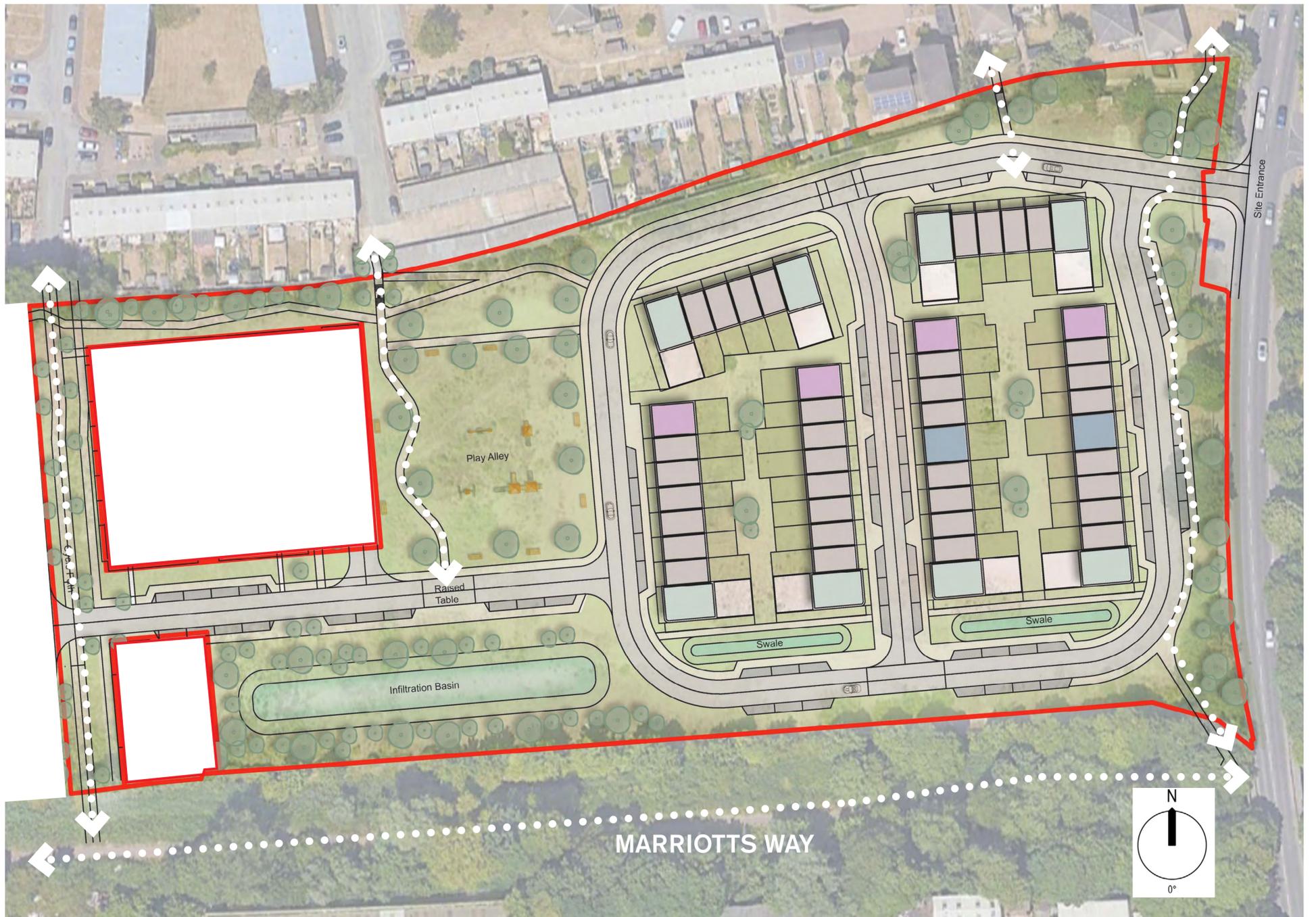
This public consultation invites discussion and feedback on our proposals for a residential development of affordable housing as an extension to Mile Cross at the former Councils Work's Depot.

Proposals include for 65 new homes, shared community gardens and landscaped space within phase 1 of the development site.

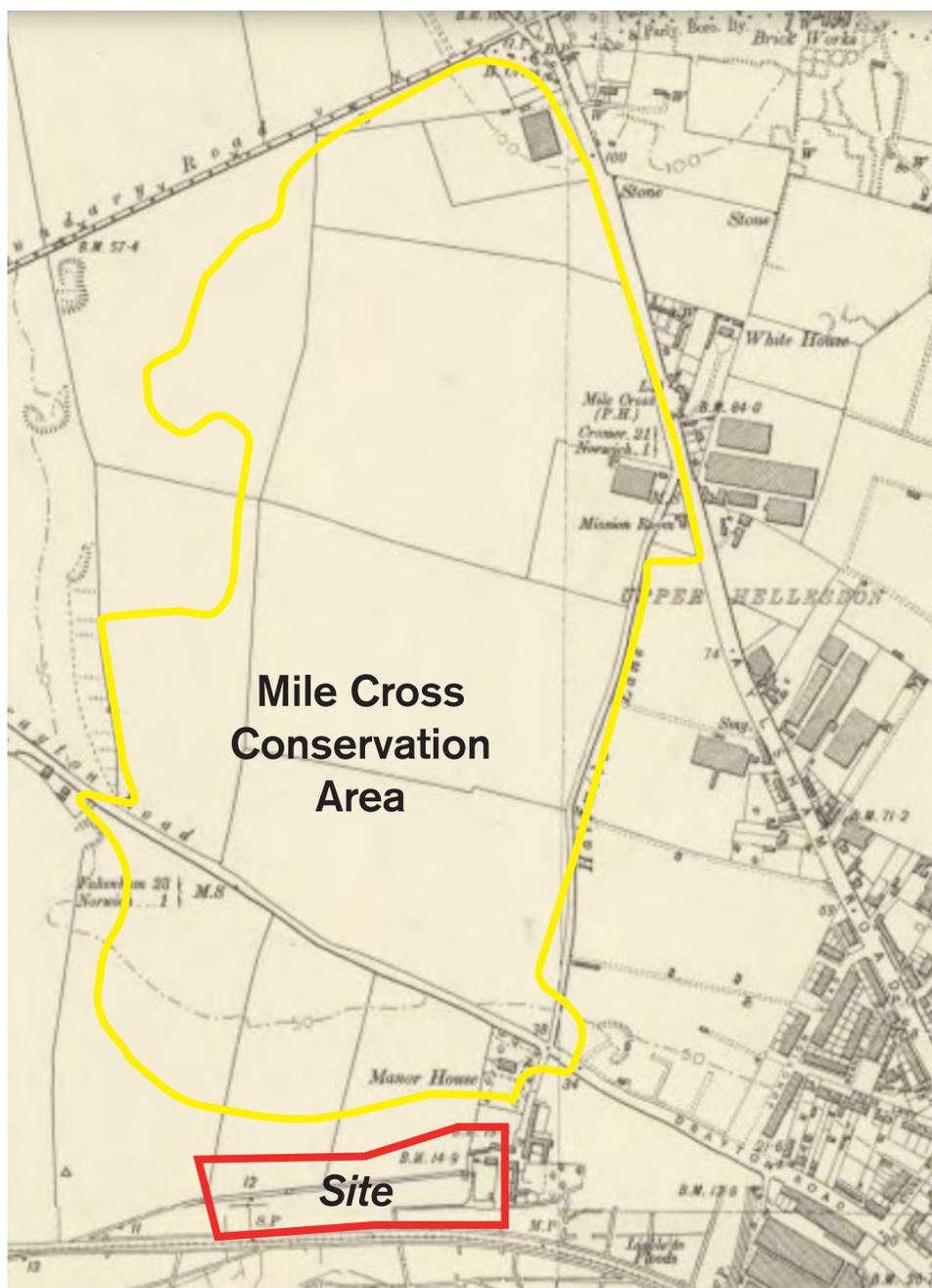
An important part of the proposals includes works to remove the existing wall to the northern boundary to improve connectivity with the 1960's housing development and Mile Cross to the north. Opening the northern boundary significantly improves pedestrian and cycle access to Marriotts Way.



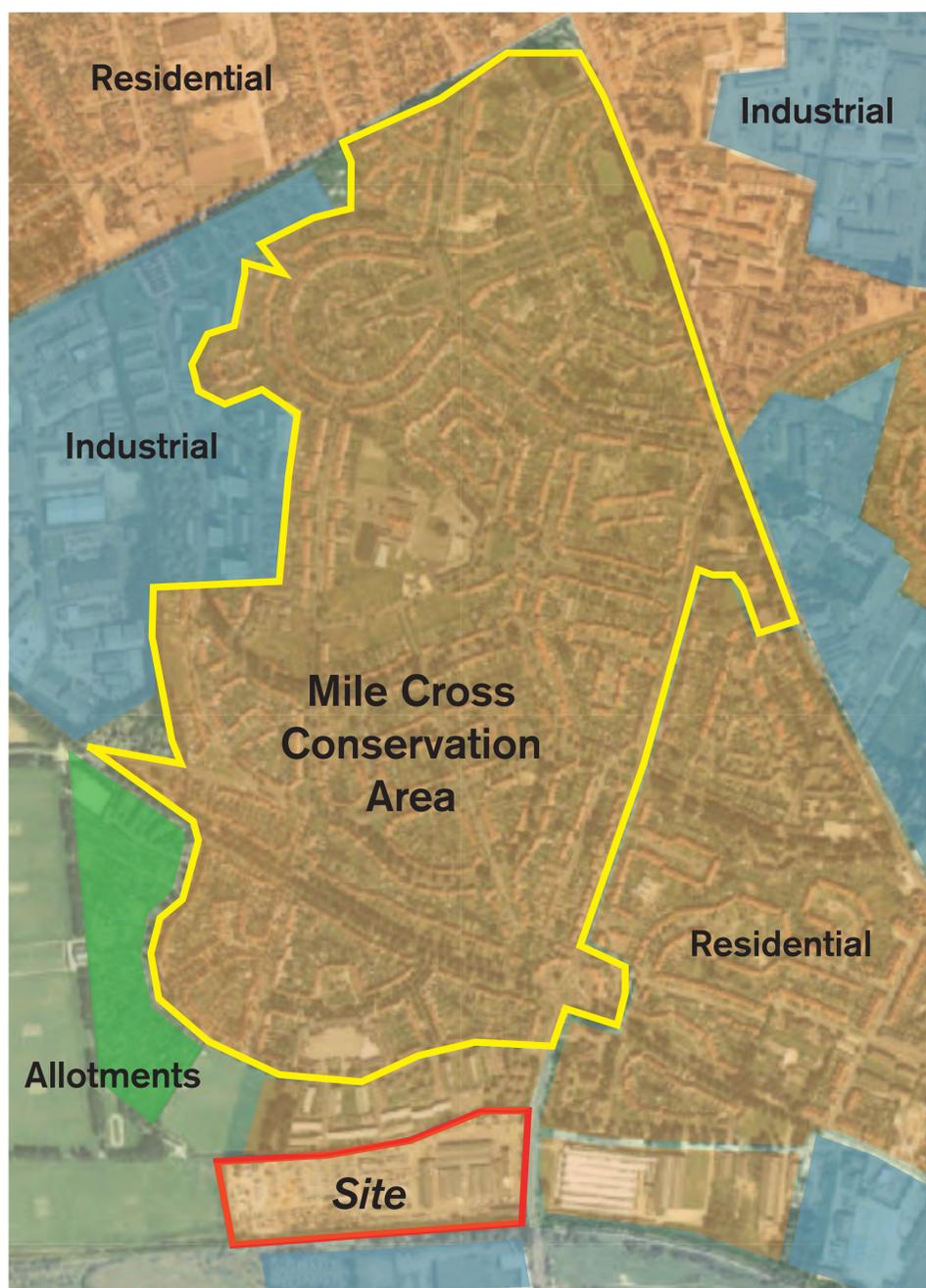
Regeneration at Mile Cross



Regeneration at Mile Cross - History



Historic OS Map (1961) (maps.nls.uk)

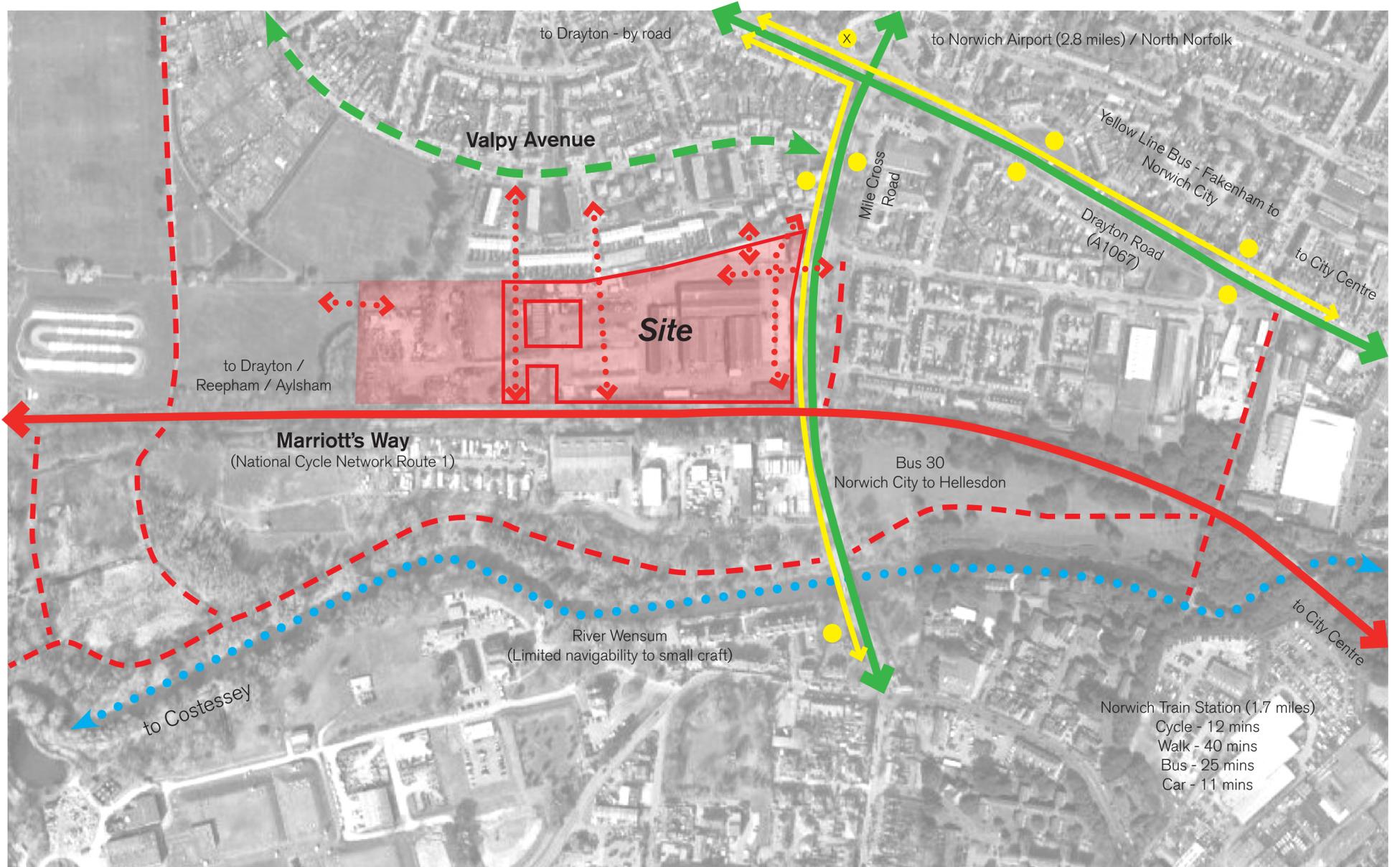


Historic OS Map (1988) (<http://www.historic-maps.norfolk.gov.uk>)

The Mile Cross project is a continuation of the City's track record in delivering high quality council housing. In the early 20th century this included the leafy streets and 'homes for heroes' of the Mile Cross estate just north of this site, and the celebrated Goldsmith Street development which won the Stirling Prize in 2016. This new development at Mile Cross continues in that tradition, to provide well-designed, attractive and energy efficient homes fit for the 21st century.

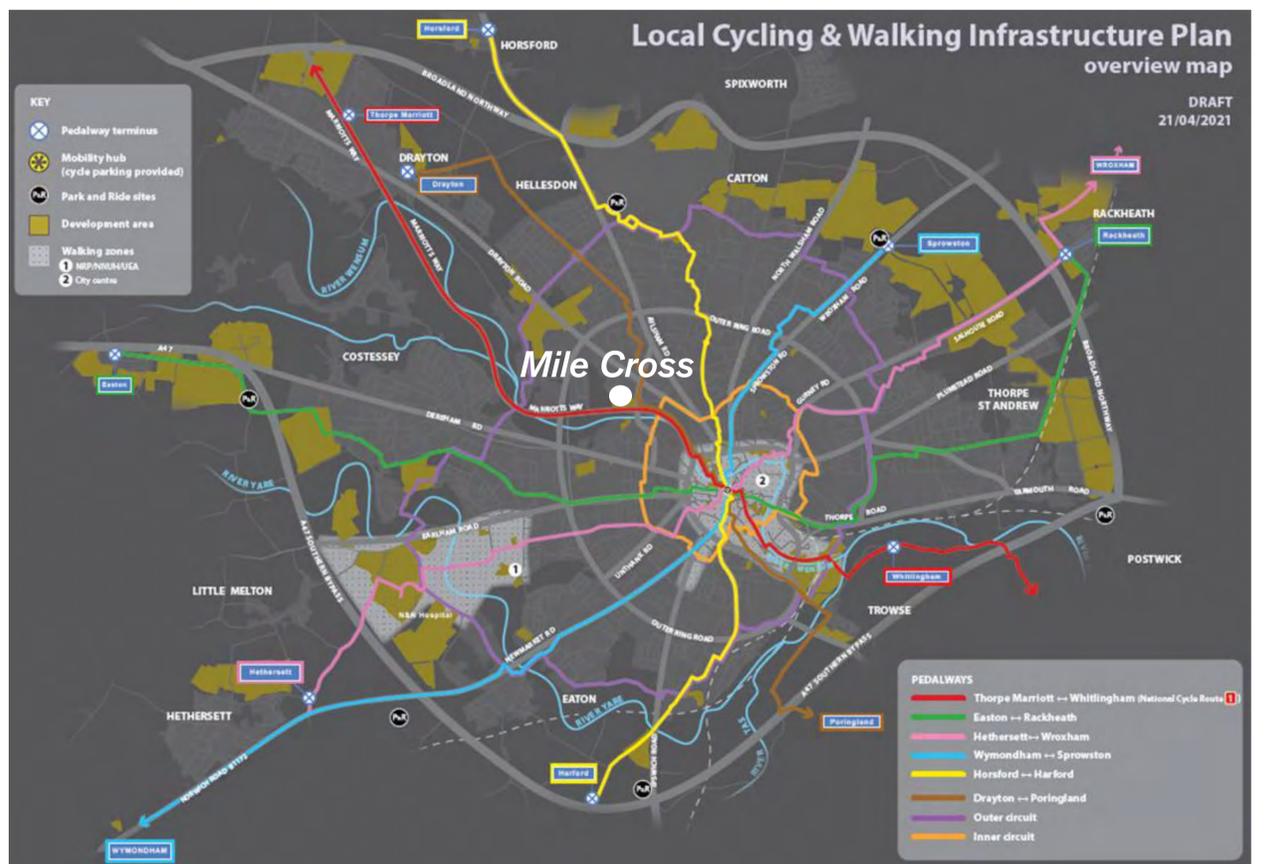
Proposed development extends the residential use of Mile Cross to front on to Marriotts Way

Regeneration at Mile Cross - Connectivity



- Norwich has a network of active travel routes which are locally known as Pedalways.
- Network made up of six arterial routes which cross the city and two inner orbital routes.
- Each of the routes are colour coded and form a network which link key residential areas to places of education and employment and enable access to green spaces.

Improved connection to Marriotts Way cycle path provides great connectivity to the outer and inner circuits, the centre of Norwich and to the other 5 Pedalways

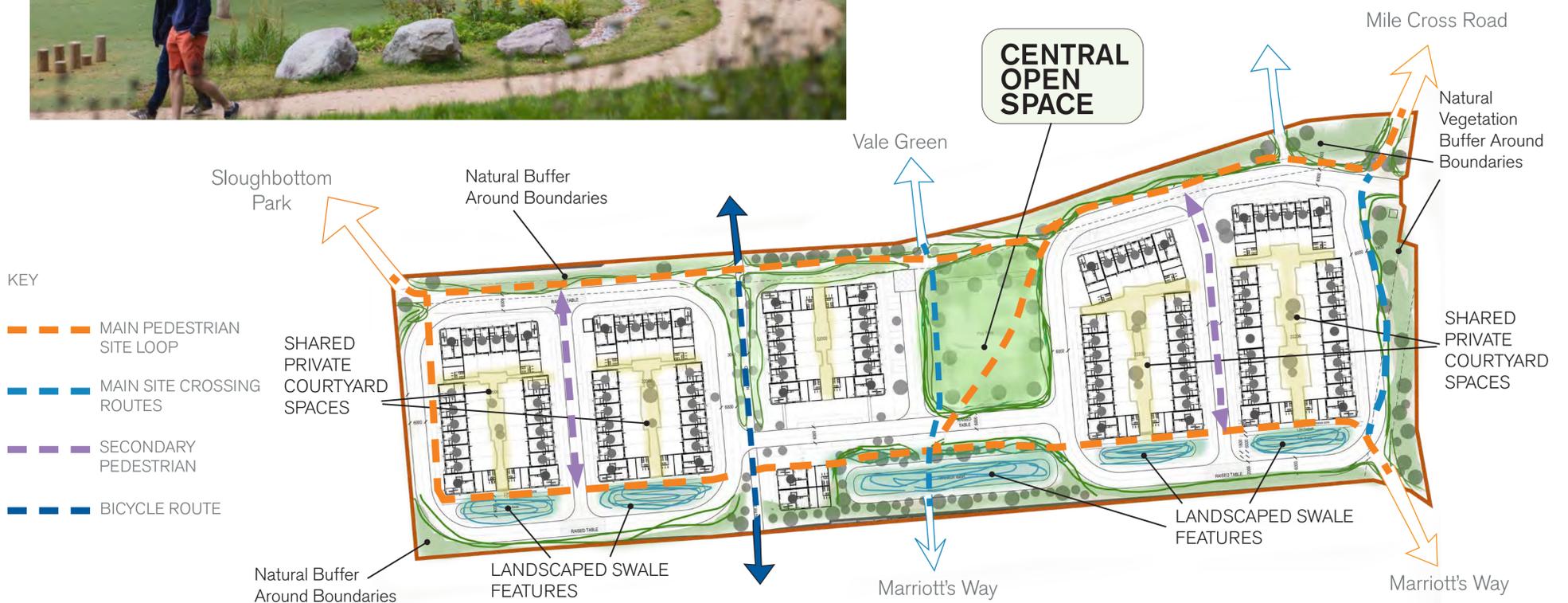


Reference: Greater Norwich Local Cycling and Walking Infrastructure Plan Main Report

Regeneration at Mile Cross - Landscape

The focal central public open space

The central open space at the heart of the new development will be designed to provide opportunities for play, relaxation and informal recreation. Tree planting, earth mounding, the selection of natural materials and planting will anchor the space within the development, and link the new community to the wider natural areas beyond. The green space is designed as a gathering and meeting area with generous seating provision and meeting areas encouraging residents and visitors to meet and spend time in the heart of the new development.



Sustainable landscapes

Biodiversity and sustainable water management are significant in the design approach to the whole site. The lower (southern) area of the site incorporates swales, a basin to hold rain water and rain garden features. These features manage and treat the surface water on site and when combined with playful elements including boulders and climbing logs, they encourage incidental play. Around the site boundaries native trees and shrubs combined with wildflower and bulb planting promote biodiversity and provide a natural buffer to the development.



Local connections and courtyard spaces

To the rear of the proposed housing blocks, generous rear gardens lead into communal courtyard areas. These areas encourage neighbours to mix and socialise whilst providing opportunities for growing areas, informal play and ease of access to rear garden storage. Tree and shrub planting provide shade and promote healthy, relaxed social areas at the heart of the new communities.



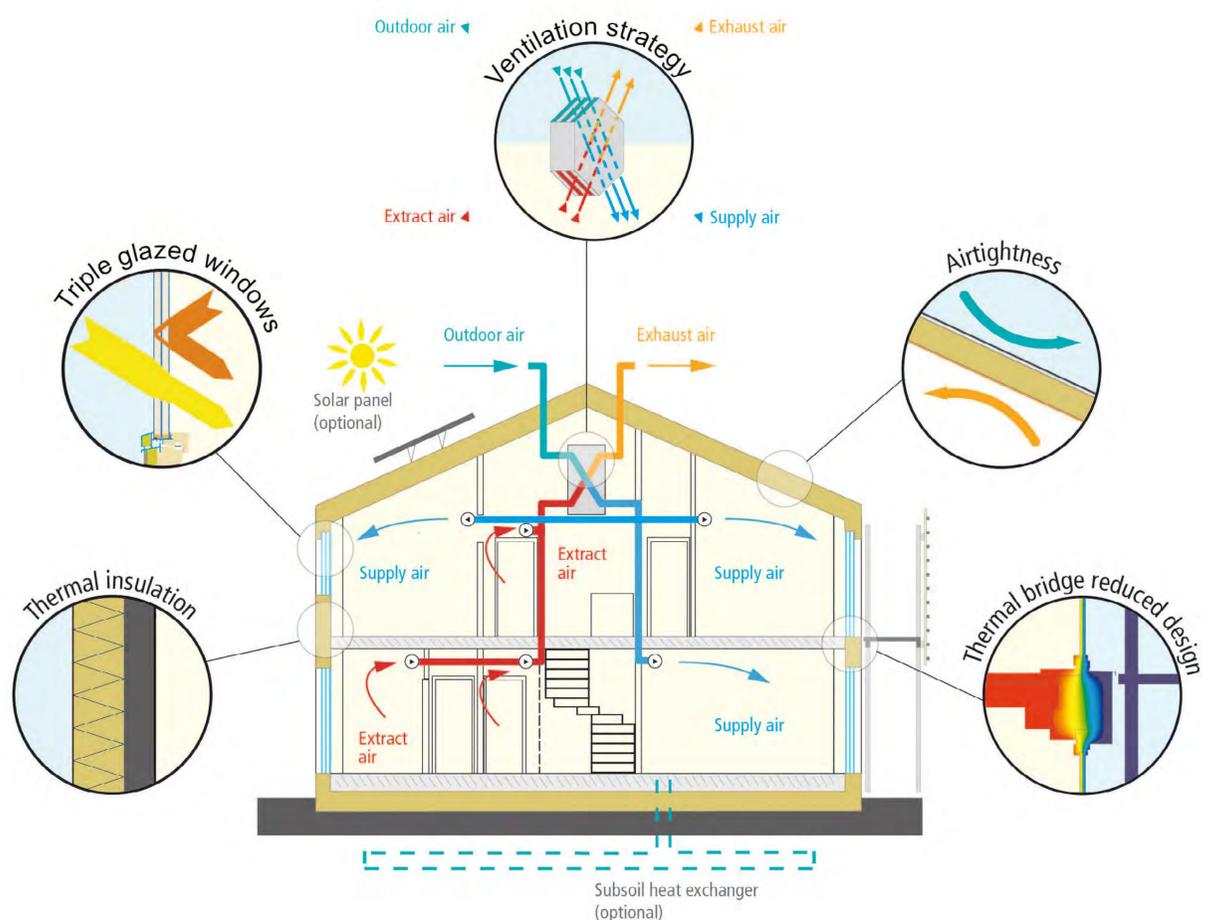
Regeneration at Mile Cross



The New Homes

- Mix of good quality 1, 2, 4 and 5 bedroom homes provided within Phase 1
- All homes designed to comply with the Nationally Described Space Standards plus 10% additional floor area
- Designs target Future Homes Standards and adopt Passive House principles
- Fabric first led approach to provide well insulated, warm homes adopting sustainable technologies to minimise energy demand and use

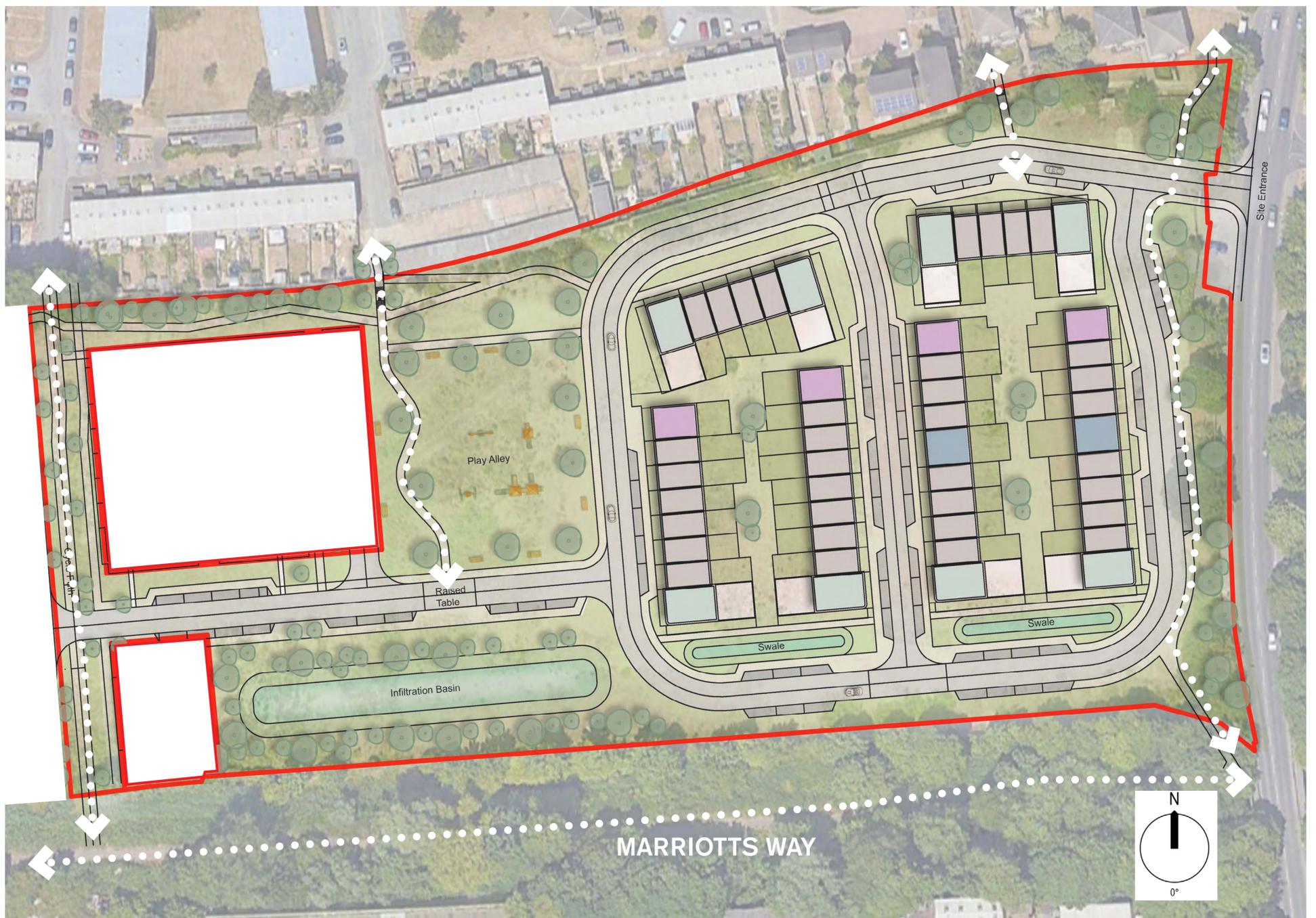
ZERO EMISSION
CO₂
2050



Regeneration at Mile Cross

Design

- Existing access to be utilised
- North - south orientation to maximize sun light to gardens and shared play spaces
- Surface water drainage swales, water retention basins and below ground water storage tanks will treat water and slowly release it back to the existing water course parallel to Marriotts Way to prevent flooding
- Improved access for residents of Mile Cross to Marriotts Way
- Generous provision of good quality landscaped spaces across the site



Regeneration at Mile Cross



Next Steps

- Take on board comments raised during this public consultation and consultation with Planning Officers, NCC Highways the Lead Local Flood Authority and Anglian Water and update designs accordingly.
- Complete ecology surveys and establish suitable biodiversity habitat throughout the soft landscaping to ensure a nett gain in biodiversity is achieved.
- Prepare a detailed planning application for Phase 1 of the development for submission at the end of March 2023.
- Plan to commence works on site in the Autumn of 2023.

