

9. Public Spaces

9.1. Streets

Street Hierarchy

The Deal Ground and May Gurney site is served by a series of secondary, local and tertiary streets. There are no through routes and vehicular traffic in the entire neighbourhood is restricted to 20 mph with design speeds on tertiary roads of 10-15mph. The hierarchy of streets is shown opposite.

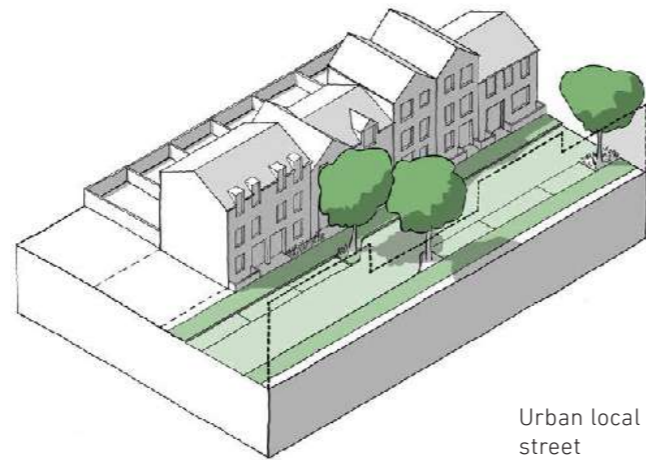
The development is accessed from a semi-rural Primary Street, so defined on the basis that it connects two settlements, Norwich and Trowse.

The arterial (spine) road is the main road. It is considered a Secondary Street. This connects with Local Streets and on occasion with Tertiary Streets.

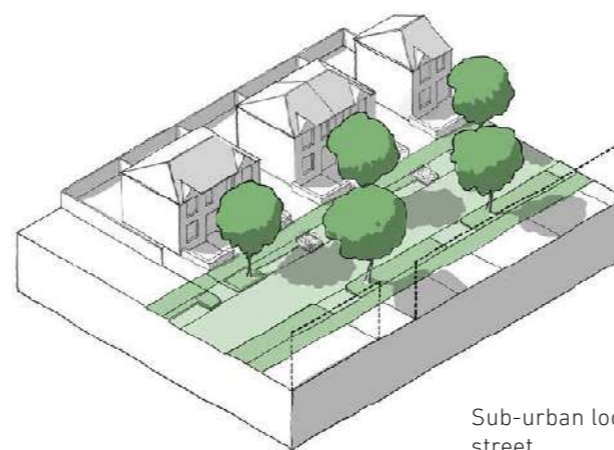
Wensum Edge is an urban neighbourhood served by Secondary and Local Streets.



Secondary Streets



Urban local street

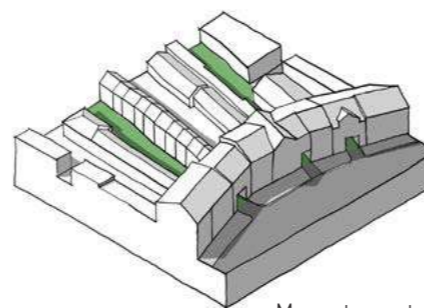


Sub-urban local street

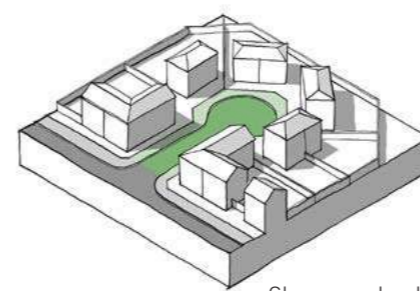
Local Streets



Village lanes



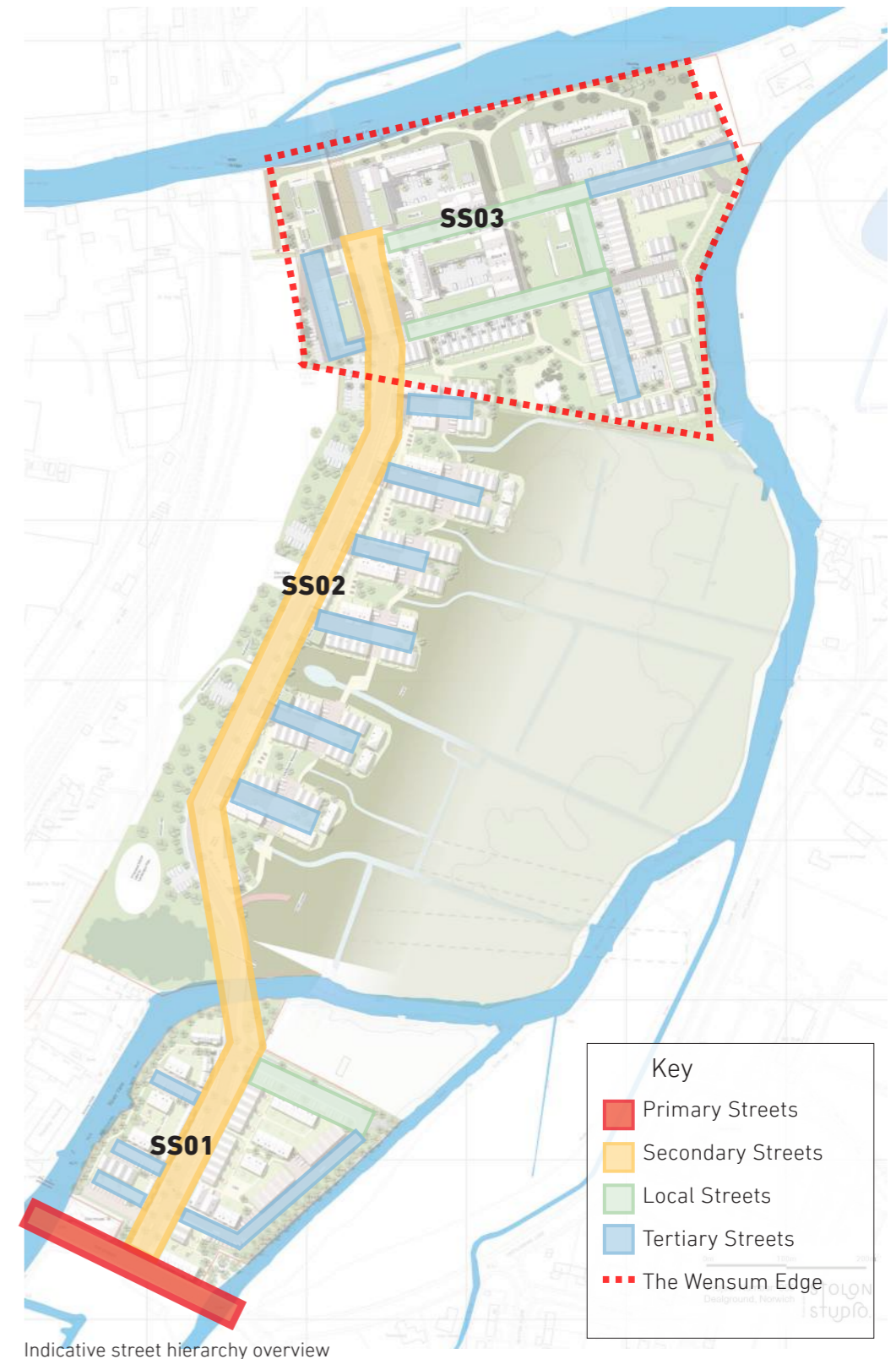
Mews type streets



Closes and cul-de-sacs

Tertiary Streets

DRAWINGS FROM NATIONAL DESIGN CODE GUIDE



9.2. Public Spaces, Strategy

The strategy for the public spaces is to provide the best provision in the areas of highest density, where the need is greatest. Therefore the Wensum Edge provides the most public spaces, which are described later. The main public spaces are indicated in the plan opposite, along with access points. This also shows the Secondary Streets, Local Streets and the arterial cycleway.

Yare Edge

Within the Yare Edge the river front provides publicly accessible areas through riverside paths. Along the immediate edge of the River Yare it is intended that there will be a buffer habitat area for ecology. Further details are provided in the ecology report.

The Views

The NEAP and the cycle/footway contribute to the public space in the Views.

The arterial cycle / footway provides is an important part of the public space strategy. It creates the link between areas, helping to make the public space accessible. It will

be, in its own right, one of the most enjoyable public spaces within the development offering views out over the marsh.

The NEAP is designed to incorporate space for children of all ages. The NEAP incorporates many landscape features and sits within areas of landscaping. Therefore it will be an attractive space for passer by and dog walkers.

Wensum Edge

Described overleaf



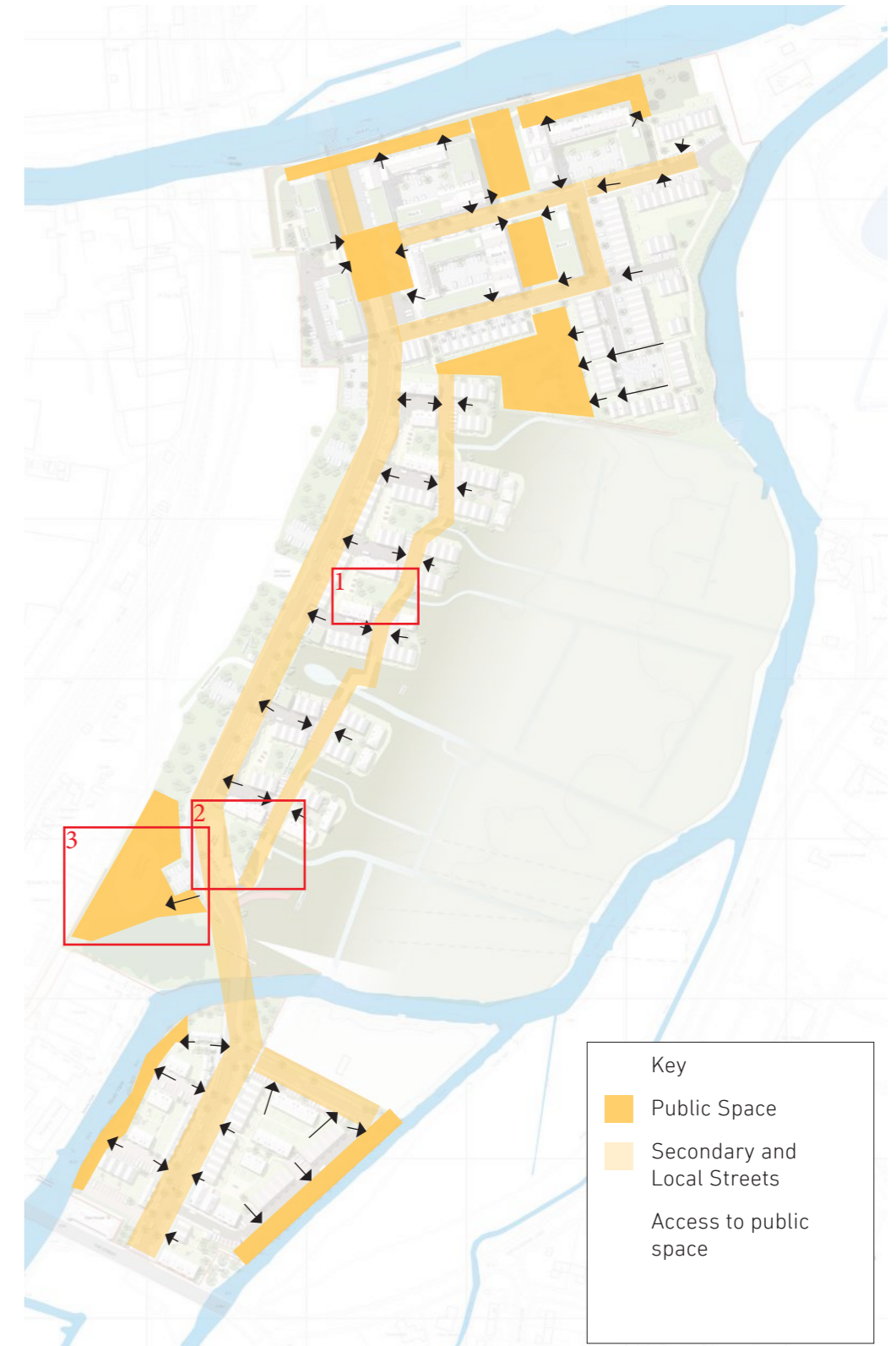
1. Decking areas over the bio swales provide additional public space along the cycleway



2. Decking areas over the bio swales provide additional public space along the cycleway



3. Views NEAP



Key Public Areas

9.3. Public Spaces, Wensum Edge

The Wensum Edge incorporates the main public spaces within the development. These offer many possible places for meeting and social interaction each with a different characteristic. These are indicated on the plan opposite and described below.

A/ A public square located along the main access road, at the junction between the main road, foot and cycle ways, bridge springing point, and link to Colman's Underpass. This area is characterised by hard standing with roads on two sides, street trees and planted edges.

The square is set higher than the prevailing ground level to facilitate a ramped access to the bridge over the River Wensum.

The public square is modest in scale, similar to that of a small village square/green. It incorporates some parking and servicing to ensure that businesses are easily accessible and supporting a range of activities.

B/ A promenade along the river edge, public footpath lined with trees overlooking the River Wensum and riverside planting. This encompasses areas with access along the river front to moorings and the de-masting facility. Further details are provided in the 'Use' section.

C/ A public blue/green corridor. This is set lower than the adjacent ground level and will have banked areas along road edges. This incorporates footpaths within grassed areas, SuDS storage and play areas. See 'Nature' section.

D/ Bottle Kiln Park is a public wooded nature park, accessed from the road edge and shared paths. This incorporates areas of overlap with the marsh and is bordered on the south side by a ditch providing a natural barrier between the CWS and residence. This space incorporates the protected Bottle Kiln and a characterful LEAP. See 'Nature' section.



9.4. Wensum Edge, Public Square

The development has a predicted population of 1500 people, too small to support a large civic public square. Therefore, the quadrangle area enclosed by the buildings (equivalent to in front of the Forum) is seen as a multi-functional space. Landscaping, public space, pathways, parking, SuDS and cycle parking.

Scale

The quadrangle will include a public square to the north of 850 sqm. This is equivalent to many market village squares, and a good size to support outdoor eating, or farmers markets. It overlaps with the level road surface on the basis that it would be closed for use during weekend events.

Restaurants /cafe

There is c.1000sqm of cafe/ restaurant space and a similar amount of shops/ commercial. The cafe area could accommodate 300+ covers. Therefore the dining quarter will be reliant on drawing customers from the surrounding area, particularly

during the week and winter months, if it is to succeed.

Access and Parking

The square is accessible by foot, cycle (including Beryl bike spaces) and public transport. It is located on the confluence of the bridge and underpass. However, convenient parking can be a deciding factor for a customer, particularly for those with a disability.

NoCC parking need ranges from 4 to 100 spaces. 26 spaces are provided in the square for customers, visitors and staff. These would all be unallocated.

Roads

It is envisaged that the square will be used by all travel modes. The access to all blocks and parking areas has been set on the south side such that the southern arm of the loop road provides the more expedient access to most properties in the Wensum Edge. This will reduce traffic day to day but preserve activity and eyes on the street.



1. Restaurant(s) with dining deck overlooking bridge and river



3. Park with spill out space for alfresco dining between trees



5. Bollards and 20mm kerb demarcate edge of road.



7. Parking areas set within planting / hedges and designed to absorb run-off



2. Bridge set within riverside landscape planting area



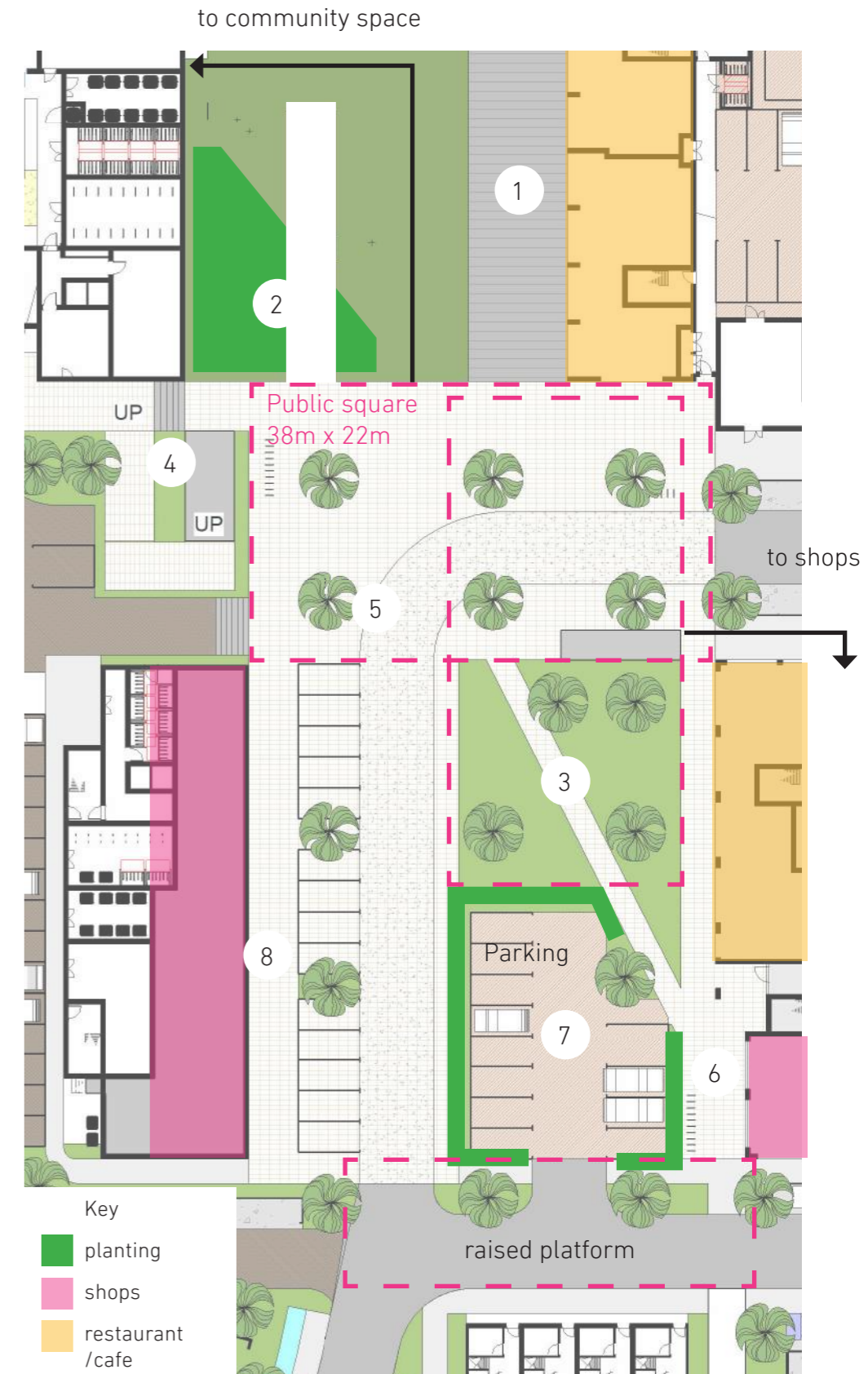
4. Ramps and stairs arranged with planting strips between



6. Paving surfaces and street furniture define routes



8. Paths along shop fronts with space for planting and bikes.



9.5. Wensum Edge, Bottle Kiln Park

Bottle Kiln Park is envisaged as the accessible nature heart of the Wensum Edge. It comprises a range of spaces, including accessible woodland, non-accessible woodland/marsh habitat, play areas and the kiln. Meandering paths provide attractive routes through the park and between housing areas. A number of benches are provided along the edge, along with cycle parking spaces, as indicated opposite.

A LEAP is to be created at the centre of Bottle Kiln Park, set within amenity landscaping and wrapping around one side of the listed Bottle Kiln. The Kiln is separated from the play area on a raised (existing) earth mound and surrounded by a swale which provides a wet fence and extends the ditch system.

One of the most fun features is the bridge over the swale to the climbing area.

Existing trees are retained. These provide separation and screening around the kiln and shade.

The layout and planting has been designed to maintain separation and screening from surrounding residents, yet convenient access.

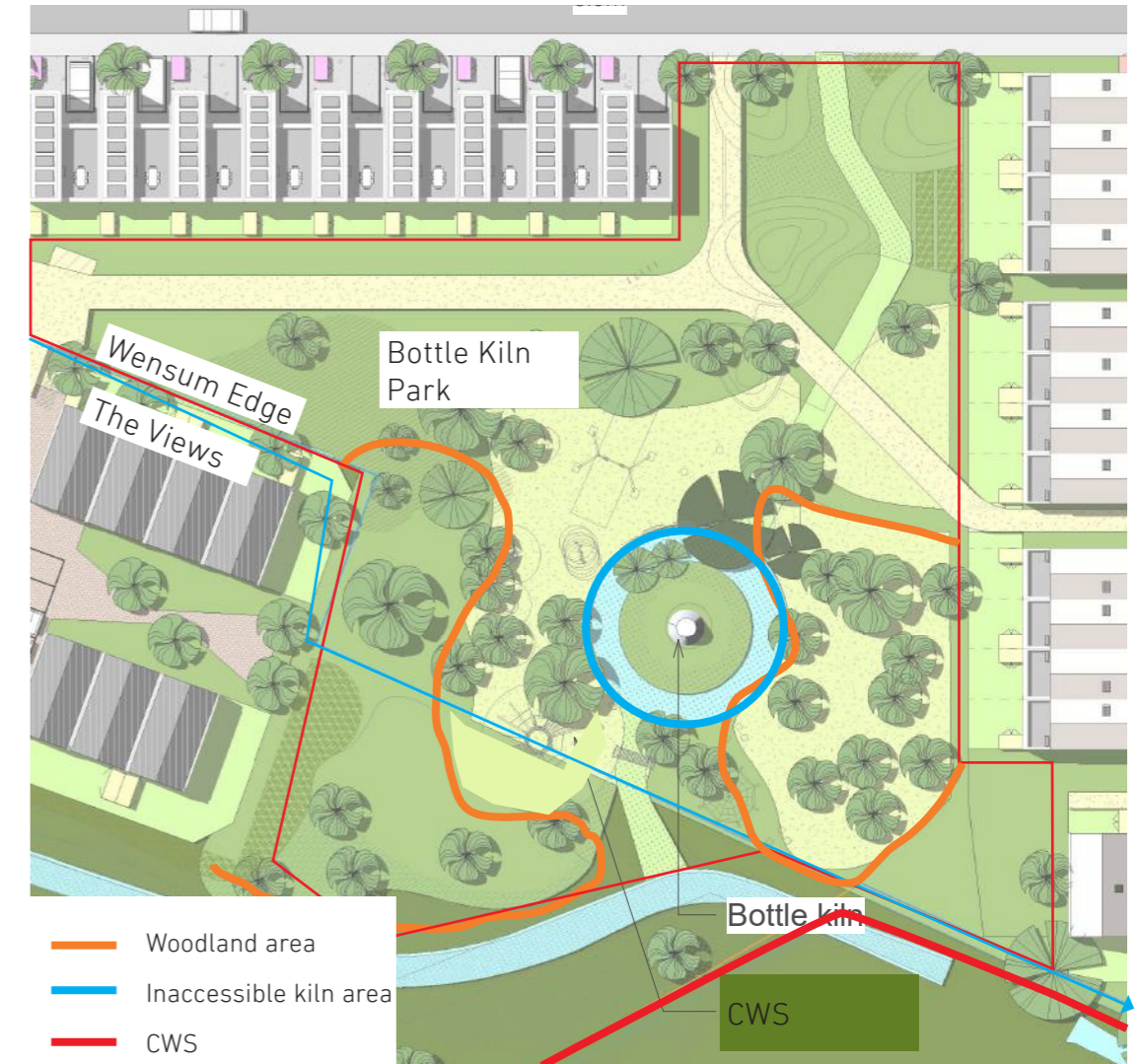
See 'Nature' section and landscape drawings.



Plan of the play ground showing the play area, kiln and through paths.



Precedent view



Plan of whole park area

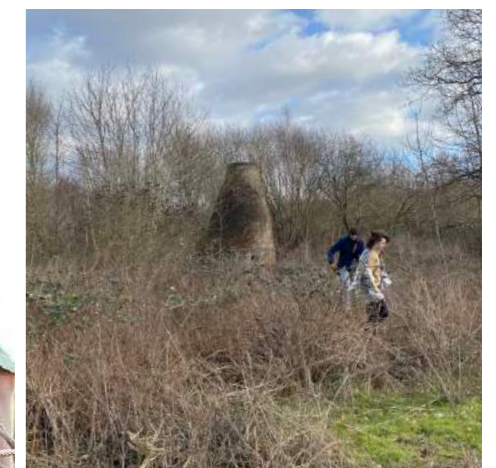


Photo of Bottle Kiln from Jan 2023

9.6. Public / Private Spaces

The development comprises a number of shared spaces. These are a balance between public and private space.

These have been carefully considered throughout the development to create opportunities for sociable interaction.

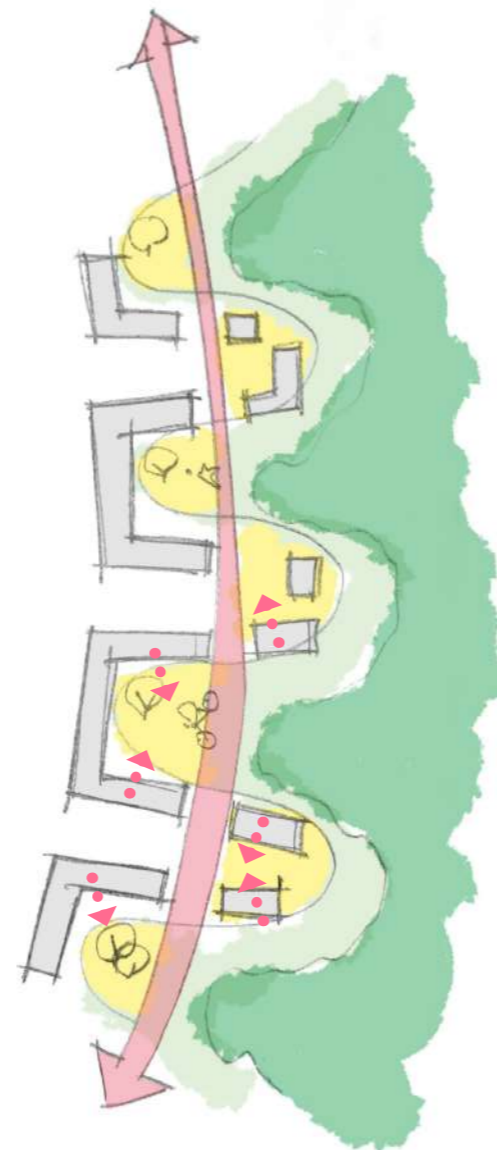
Sociable Architecture

Sociable Architecture creates opportunity for social interaction between residents to enhance a sense of community and belonging and contribute to well-being.

Sociable housing offers collective rather than communal living, creating a set of spaces that naturally facilitate choice for families and individuals who can choose how and when they would like to interact.

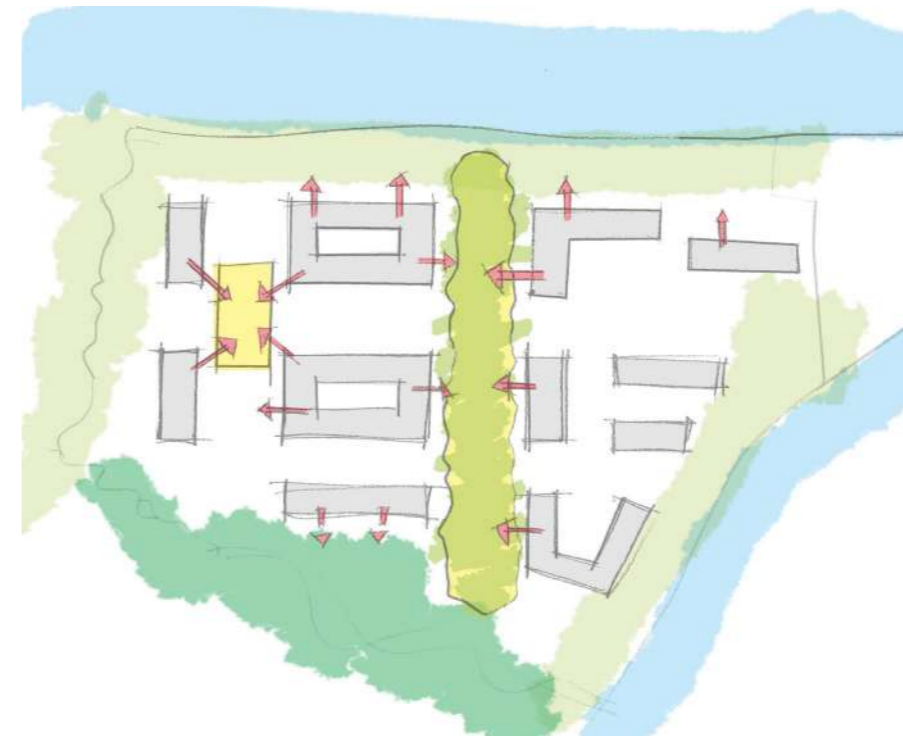
Stolon studio have developed a number of sociable architecture schemes which have gone on to win numerous awards, most relevant of which are: 'Developer/Pineapple: Place of the Year', 'RICS: Residential Development of the Year', 'BDA: Architects Choice', and 'RIBA Award Shortlistings'.

The sketches opposite illustrate how the concept for social interaction is introduced into the scheme in each area. These are described further in this section.



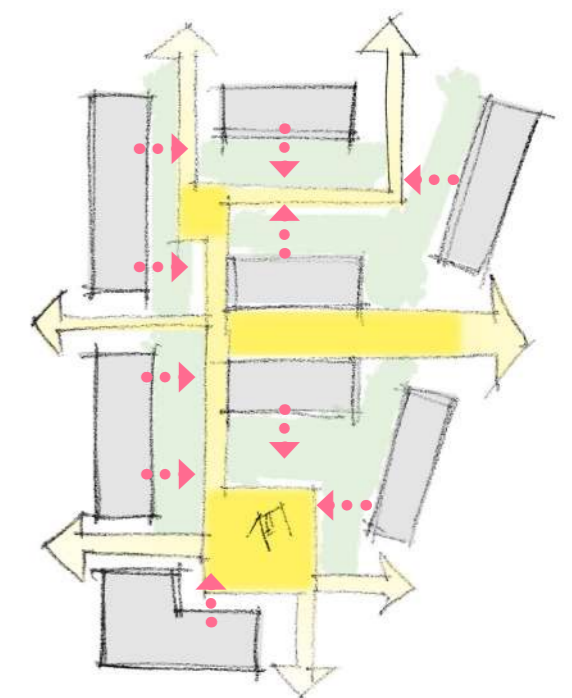
The Views

- Shared gardens
- Doorstep play



Wensum Edge

- Public square
- Public park
- Riverside gardens



Yare Edge

- Back yard play areas
- Shared streets

9.7. The Views, Mews Streets

Parking can easily dominate the street scene. Level surfaces, less demarcation and significant speed reductions help to demote the car and encourage other activity.

Quiet mews streets can provide a shared area that supports multiple functions, such as:

- Parking
- Landscaping
- Door step play
- Surface water attenuation
- Biodiversity

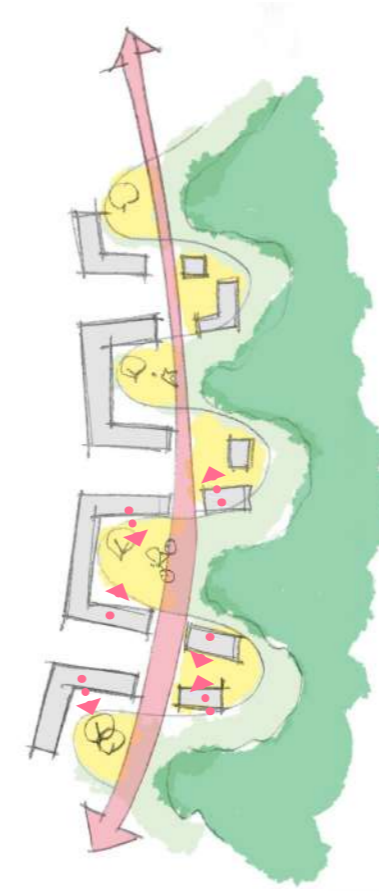
The Views Mews are envisaged as Quiet Lanes / Home Zones: safe streets designed for pedestrians, cyclists, children and residents and where car speeds are very low. Within these zones there are two semi-public / shared areas for play either side of the cycle way, shown opposite.

These support door step play, which may be appropriate space for young children. The GLA define Doorstep as ‘..playable space: a place, close to home’, and suitable for younger children.’ It is envisaged that both the shared access and shared garden would provide this opportunity.

The image opposite shows the unbounded front gardens defined by surface level treatment. This use would be maintained through covenants.



1. Shared spaces within The Views. Showing (A) a Home Zone and (B) the Shared Garden



Shared spaces concept - either side of the cycleway



Shared Access space



9.8. The Views, Shared Gardens

The shared garden provides a range of features. This is described below and overleaf.

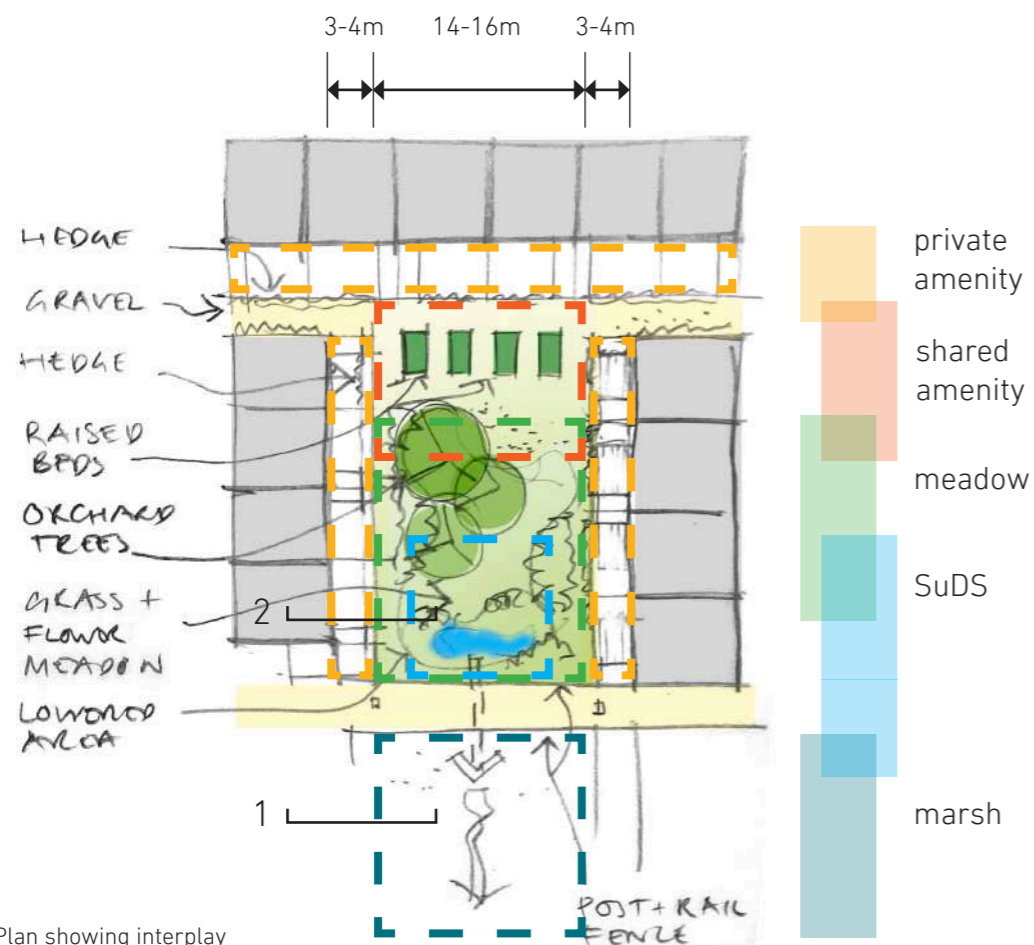
Continuity in form and materials blurs the visual separation between these and the spaces beyond. This creates a sense of openness and generosity while low fences define enclosure.

Typically each house has a 4m private gardens backing onto semi-public amenity, with:

- apx 100 sqm food/shared amenity (14x7m)
- apx 200-300 sqm meadow
- apx 100-200 sqm SuDS (note all area provides some infiltration), discharging into
- transitional marsh corridor/land



Isometric sketch illustrating the shared garden concept and relation with marsh



Sketch Plan showing interplay of spaces

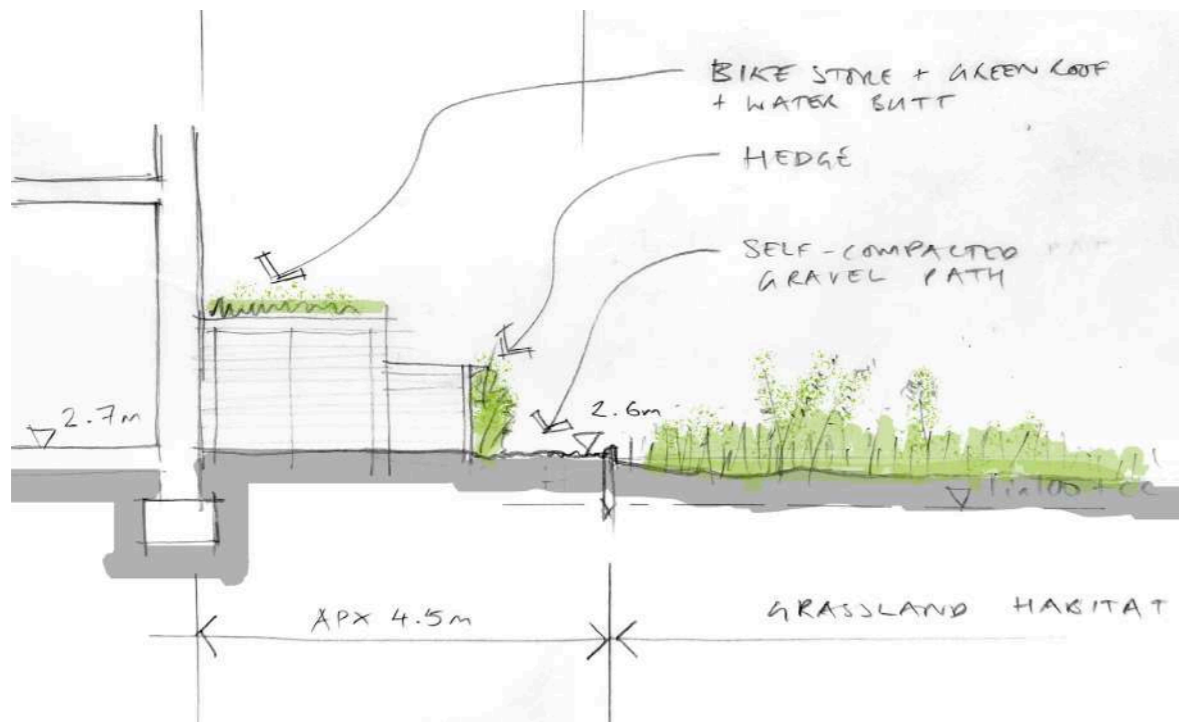


Home zone planting (Stolon rural development)

Doorstep seating in mews street



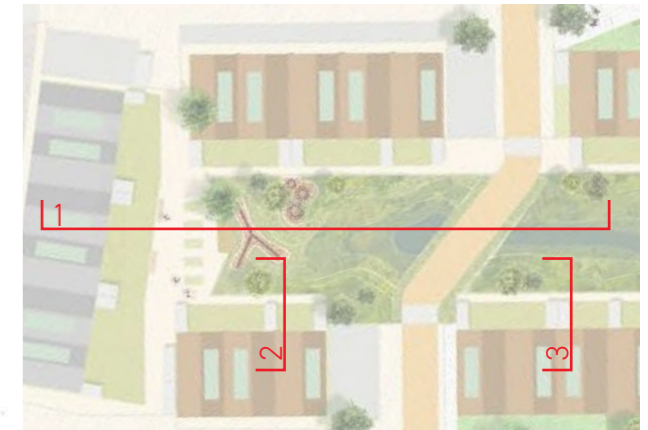
1. Long Section through shared garden into the marsh



2. Cross Section through the shared garden



3. Cross Section through the marsh extension



9.9. Landscape Materials

Landscape Materials

Across the site a palette of earthy toned landscape materials is to be used to complement the natural setting.

Adopted Streets

The adopted streets, footways and cycle ways, are required to be bitmac finished. The dark tone permeable block paving provides a good complement.

Public Square

The public square has a higher quality finish to articulate the significance as a public space. It is intended that this would be finished in a combination of block paving, resin bound gravel and selective use of stone detailing.

The public square is to incorporate a shared surface, demarcated by change in materials and tactile paving to identify the potential risk to people with impaired vision.

Street furniture can create sitting areas and act as a barrier to cars. Therefore in the public square oak bollards are provided.

Home Zones / Tertiary Streets

Streets that are intended to act as home zones should have continuity in shared surface materials. Block paving, gravel chip bitmac and resin bound gravel are all effective. Areas for parking, footways may be articulated through a change in colour or material. Over definition of areas may result in prescriptive landscapes and reduce the opportunity for spontaneous or adhoc play.

Refer also to Landscaping Drawings



Bitmac



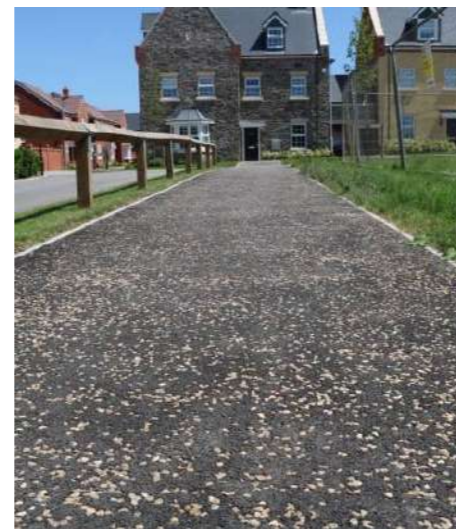
Example of surfaces defining different zones



Swale/verge



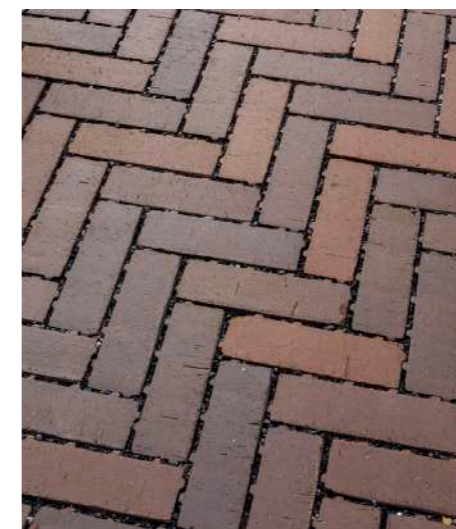
Post and Rail



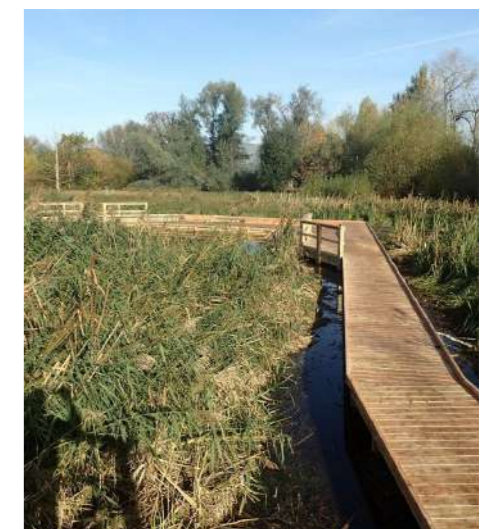
ChipTex, NatraTex



Decking



Permeable Block Paving



Decking/Boardwalk



NatraTex



Paving Tiles for Public Squares



Example of surfaces defining different zones



Self-binding gravel