

5.1 Spatial Character

A unique blend of character areas will be created at the ground floor. The pedestrian experience has been made the primary consideration and a new walkable neighbourhood will be created.

The key space is the Public Square of Anglia Square. This is proposed to be in a very similar place to where it is currently located. The masterplan proposals will make this space longer and remove the enclosures from the higher levels above, thus allowing the space to benefit from greater daylight and sunlight.

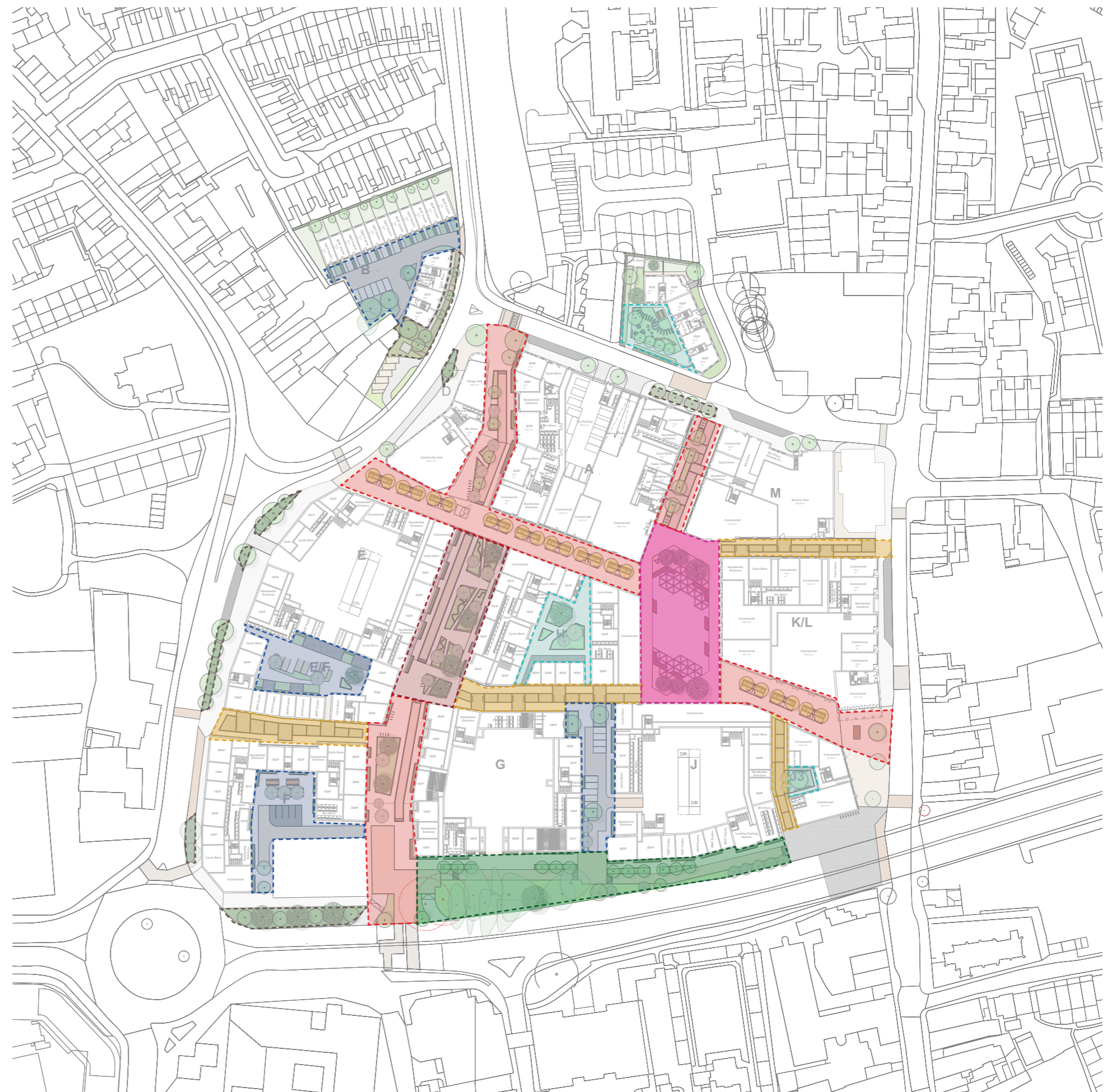
St Georges Gardens is a new green space created on the reinstated St Georges Street. This will be a calm and relaxing area that will allow for a cycle route connection through the space.

The Car Free Green Streets will reinstate the historic street pattern and allow pedestrians and cyclists to permeate what is currently a constrained site. The Green Street to the south will retain as many existing trees as possible whilst allowing vehicle access to Blocks G and J.

The Pedestrian Lanes allow for increased permeability in the east-west orientation, something that the site has lacked for a long time. This will be tight knit spaces akin to some of Norwich City Centre's historic streets.

Following from this, the Yards will also be representative of the character and grain of Norwich. Historically they were 'working' and functional spaces, so were predominately hard surfaced spaces. This functional aspect will be represented in an honest material palette.

The outward facing edges of the development allow opportunities for additional greening with planting and trees to improve air quality and bio-diversity.



KEY

- Public Square
- St. Georges Gardens
- Car Free Green Streets
- Pedestrian Lanes
- Green Street
- Yards
- Car Free Yards
- Edge Greening

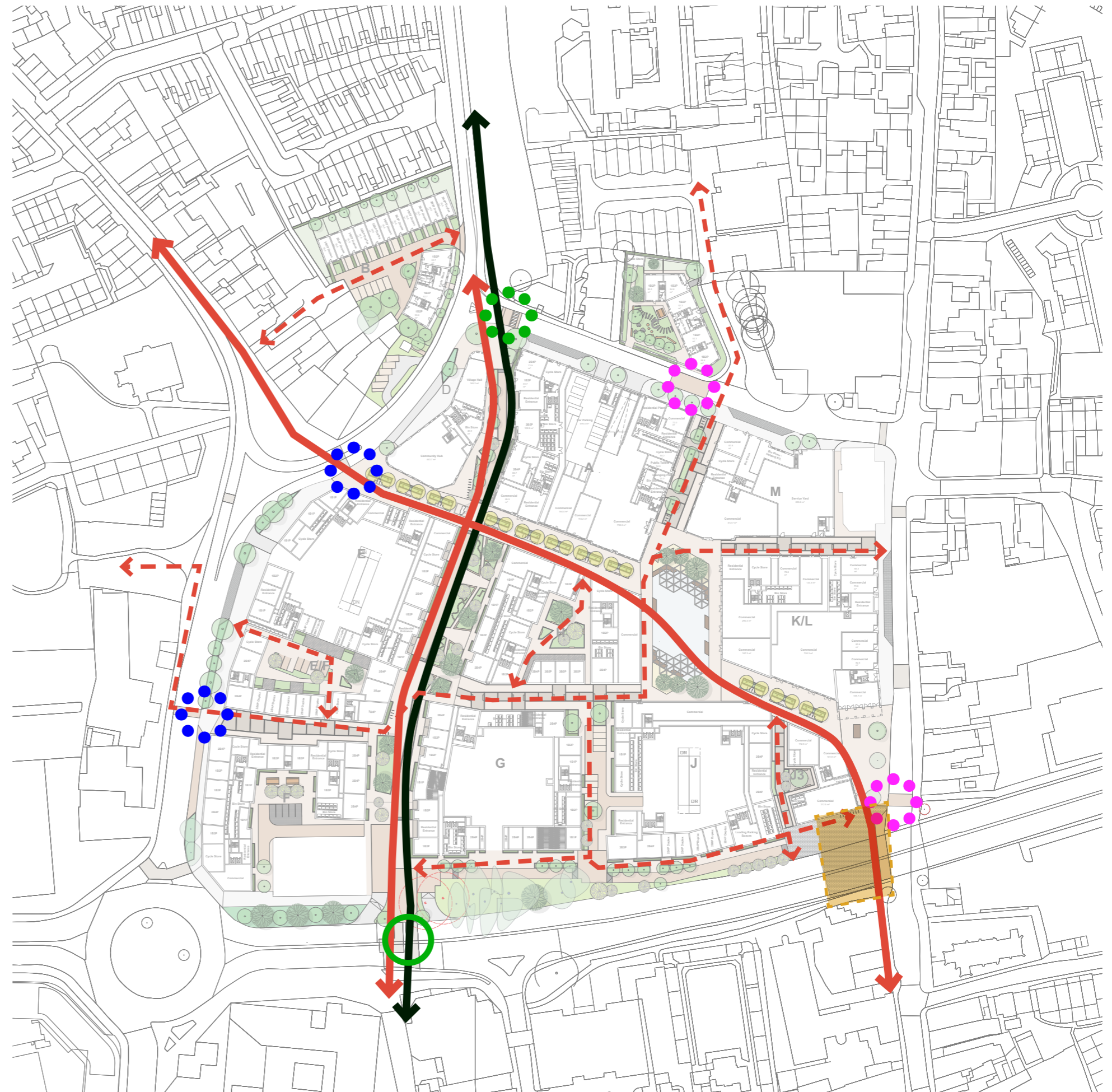
5.2 Sustainable Travel Infrastructure

As previously mentioned, the masterplan for Anglia Square has sustainable travel principles at its core.

By reinstating the historic street pattern of St Georges Street there is an opportunity to connect into the Norwich City Council Yellow Pedalway cycle route. This will connect directly into Norwich City Centre to the south and beyond to Lakenham. From the city centre all of the seven Pedalways converge at St Andrews Plain. The Yellow Pedalway will also connect all the way up to Norwich Airport in the north.

Botolph Street will be fully reinstated and made a much more enhanced route. It will connect from St Augustines Street in the north west down to Magdalen Street in the south east. There are future aspirations from the highways authority to locate a Mobility Hub in this south east area to facilitate onward travel.

Many new pedestrian routes are created at ground level to create a masterplan that integrates into the Norwich city grain.



- KEY**
- New Designated Cycle Route
 - Primary Pedestrian Route
 - Secondary Pedestrian Route
 - New Cycle and Pedestrian Crossing (Toucan)
 - New Controlled Pedestrian Crossing (Puffin)
 - New Pedestrian Crossing (Zebra)
 - Pedestrian Crossing (Toucan) Completed 2018
 - Area for future Mobility Hub

5.3 Visitor Cycle Parking

As well as the improved cycle connections mentioned on the previous pages, facilities for cycle parking will be furnished in the public realm.

There is a requirement for a cycle space for every 10 dwellings. This will create a requirement of 110 spaces.

These spaces will be provided by Sheffield type cycle stands, allowing for two bikes to share one stand.

The stands have been located in places where the requirement to stop and park is considered greatest. This is along Botolph Street and on the edges of Anglia Square, to allow cyclists quick access into the shops. There are also spaces along St Georges Street and near the Mobility Hub area.

Residents of the properties will have long stay cycle parking allocated internally.

For further detail on the cycle strategy please see the Travel Plan associated with the planning application.



'SHEFFIELD' TYPE CYCLE STANDS

KEY

- ↔ New Cycle Route
- 🚲 112 Visitor Cycle Parking Spaces



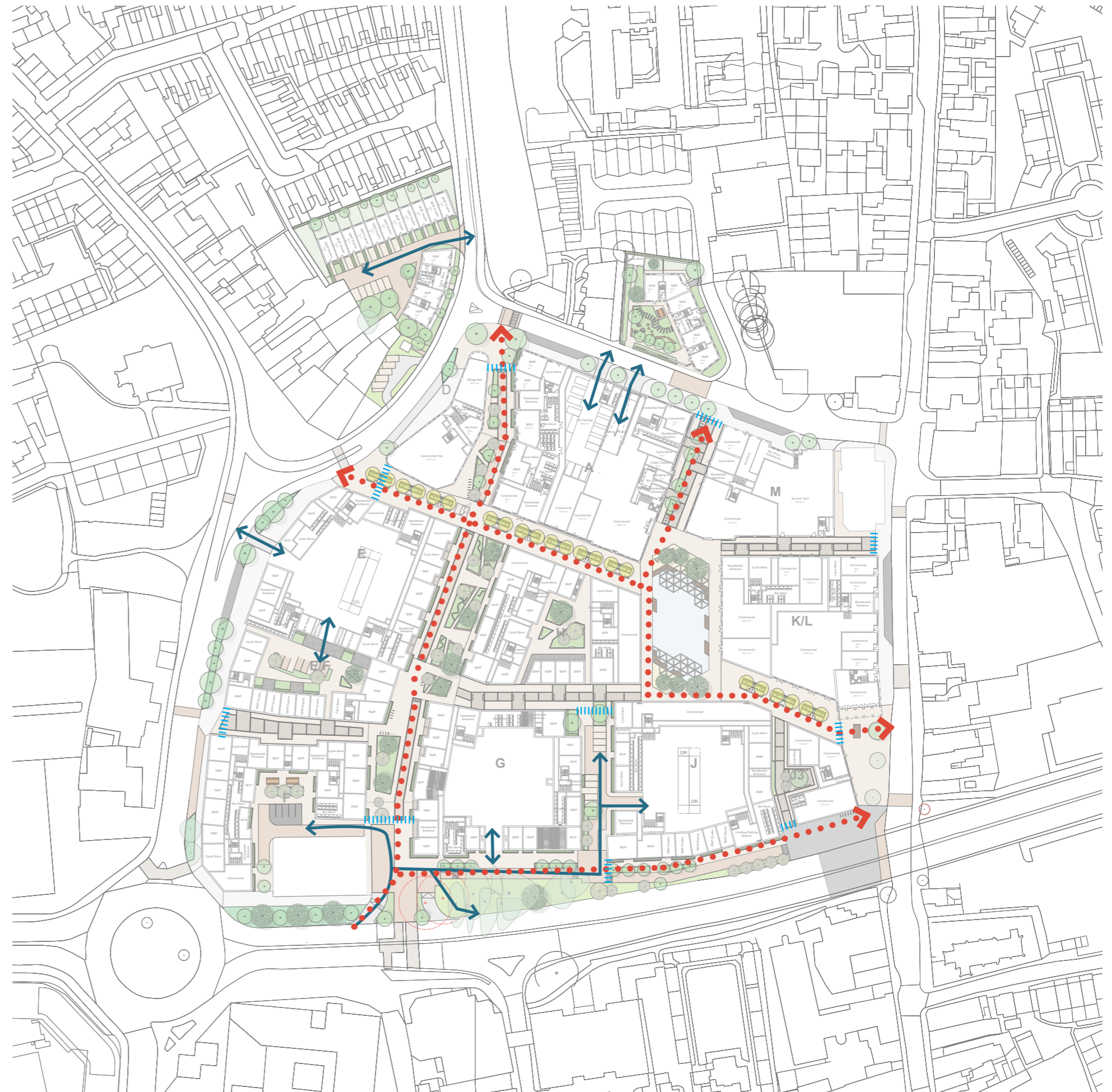
5.4 Vehicular Movements




There will be limited vehicular movements within the site. A pedestrian and cycle priority environment is one of the key principles of the masterplan.

The limited amount of car access will be to the periphery of the site to access the hidden parking areas. The main junction is located off St Crispins Road and this will allow for car users to access Blocks F, G and J. Cars will also access the concealed car park areas of Block E and Block A.

Although vehicles won't be able to access the internals of the site, there will be the capability for fire tender access. The requirements to access 15% of the facade for fire fighting purposes will be met.

There will be areas on the perimeter of the site which will be managed in a way to allow only certain vehicle users access at certain times. This is through features such as planting and trees, street furniture and where required, bollards.



- KEY**
-  Parking Access for Vehicles
 -  Fire Tender Access
 -  Vehicle Mitigation Line

5.5 Servicing Strategy





The majority of the servicing for Anglia Square will happen from the periphery.

There will be a number of additional loading bays created on the edges. This will allow for the main internal site to remain predominantly car free.

The new lay-bys to the north will allow for servicing to the residential units and also for taxi drop off and collection.

The intention is for the majority of the loading bays to be paved areas that can act as pathways when not occupied by vehicles.



- KEY**
-  Fire Tender Access
 -  Refuse Truck Access
 -  Loading Bay
 -  Refuse Pick Up Point

5.6 SUDS Strategy

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

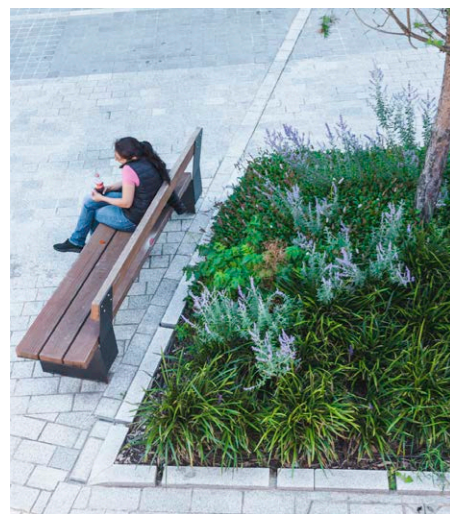
Planting beds along St Georges Street will allow for infiltration through spacings within the kerb upstands. Permeable paving will be used in residential areas for infiltration purposes.

New swales 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.

KEY

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



PLANTING BED WITH INFILTRATION KERB



ROADSIDE SWALE



5.7 Roof Landscape

The roof landscape will provide another dimension to the landscape proposals at Anglia Square.

Here the strategy to show the difference between the podiums and the terraces can be seen.

Podium Gardens will be shared spaces with an abundance of planting and trees as well as play space and furniture.

Roof Terraces will be more hard paved areas with lower level planting to allow for views over Norwich.



- KEY**
- Roof Terrace
 - Podium Garden

5.8 Yards Character

The Yard typology is key to the character of Norwich. Traditionally hard working spaces, they provide a unique level of intimacy.

The Yards will allow for pedestrians to pass through the spaces and dwell, adding another element of permeability.

Due to their functional typology, some will allow for cars to access into the space, and most are predominantly hard paved.

Almost all of the spaces are residential focused, and will propagate neighbourly interaction.

Cat and Fiddle Yard will be commercially lead, allowing for a spill out space for the associated unit.



KEY

- Residential Yards
- Car Free Residential Yards
- Car Free Commercial Yards
- Open Yards
- Semi Private Yards (gated with managed access)

6

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ANGLIA SQUARE DESIGN

6.1 Setting the Brief

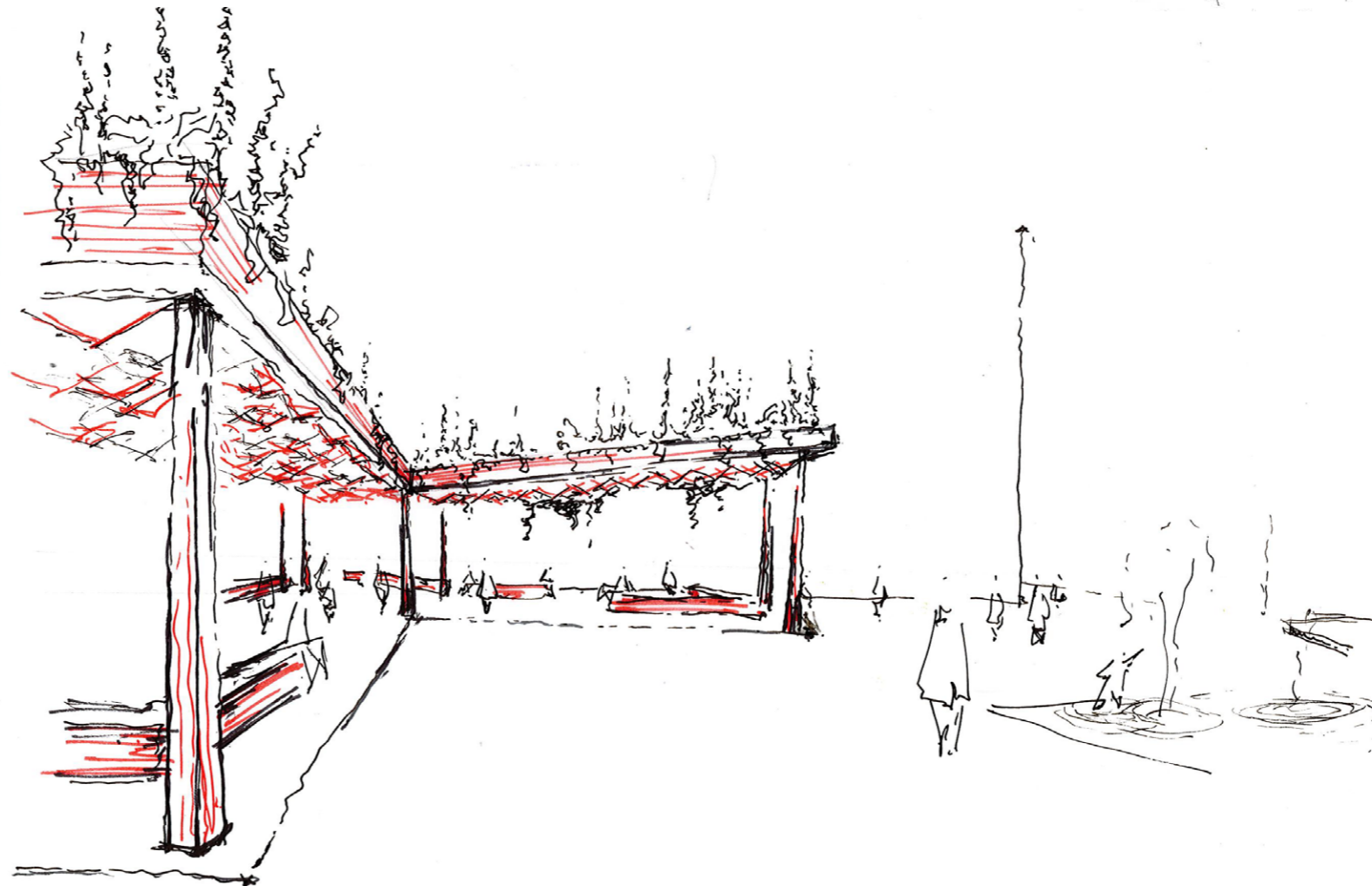
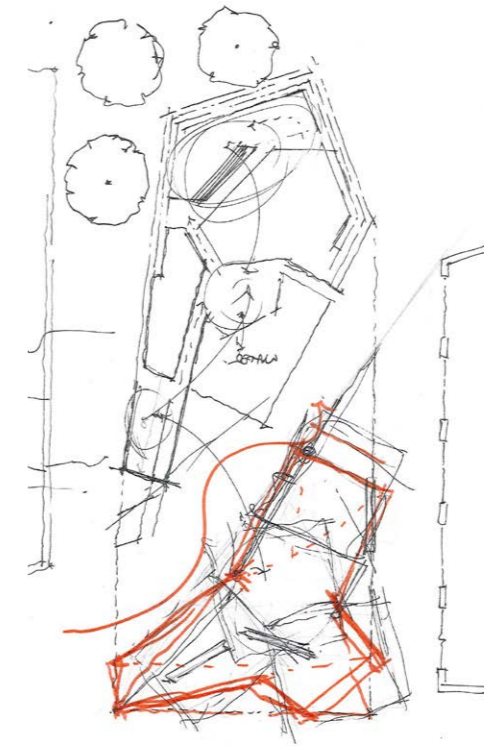
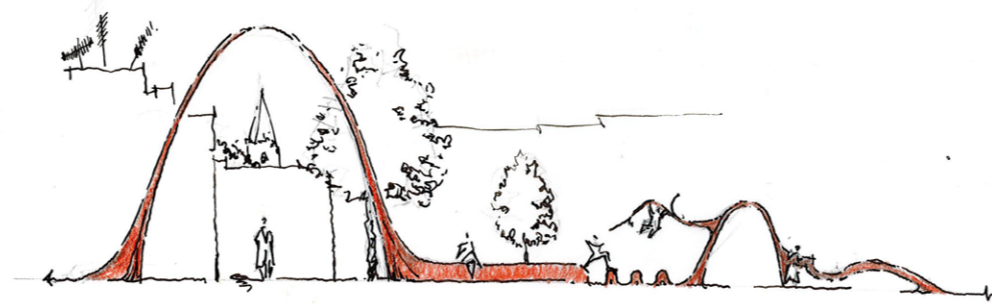
Anglia Square is the civic heart of the scheme.

It will act as an inclusive community space to dwell, gather, interact and shop, for new residents and the existing community alike.

The intention is to keep the honest character of the square whilst offering a contemporary approach, something unique for the area.

The existing canopy is well loved and the intention is to re-provide a canopy structure. This will allow for the square to be used in inclement weather whilst allowing people to dwell.

Trees of a significant size can help to soften the space and add seasonal interest whilst scaling the buildings



DESIGN DEVELOPMENT SKETCHES

6.2 Scale Studies | Introduction

In order to develop the design of the public spaces, it is prudent to review related civic spaces. The completed schemes on the following pages have been selected to compare to the two proposed major public spaces at Anglia Square for a number of reasons such as their context, their scale and their materiality.

When undertaking the Scale Study exercise it has become apparent that, whilst there are areas of strong character and history in Norwich, such as the Market Square, there is a limited amount of large civic space. Aside from Millennium Plain in Norwich, there is a restricted amount of space for flexible uses, for instance informal markets, events on large screens or external performances. This presents an opportunity for the development at Anglia Square.

A COMMON THREAD

The spaces that will be used as precedents for the new squares at Anglia Square are all required to provide a number uses. The spaces must feel comfortable for one person on a rainy evening, or two hundred people on a bank holiday afternoon. In order to achieve this flexibility, the positioning of landscape features and the materiality is important. The following scale studies all have some common threads:

- High quality natural materials.
- A sense of 'prospect refuge', with a lack of vulnerability.
- Dynamic spaces, that change and adapt to seasons.

HUMAN SCALE

For a public space to work, it has to feel comfortable and inviting at a number of scales. Most of the time users will enjoy the squares as individuals, perhaps couples, so a degree of intimacy is required.

Other times, small groups of friends or a family will need a larger space within the squares to play, entertain or celebrate. These spaces must be clearly defined but not dominate and exclude others from using the public spaces.

On rare occasions, the public spaces will be used for larger, organised events such as seasonal events or highlights in the sporting calendar. These uses require a larger, flexible space that works with a bigger group but is not left looking empty and foreboding the rest of the time.

The spaces will be many things to many people. For some people they will be home, for some they will be a shopping experience, and for some they will be a through route to another ultimate destination.

Finally, a great number of users will view the spaces from above, so some consideration should be made to creating an interesting and dynamic plan form. We have explored these complementary scaling requirements and they have also informed our design approach.

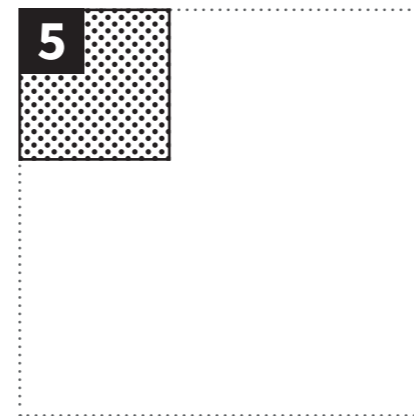
HUMAN SCALE | ADAPTABLE SPACES



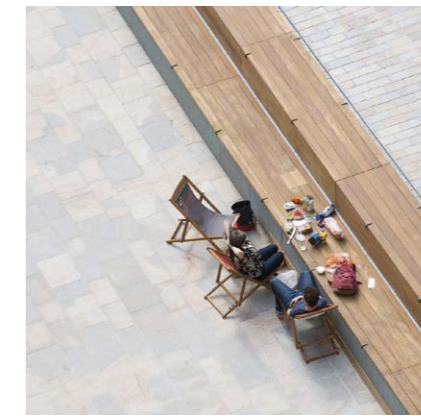
1 PERSON
2.5x2.5m



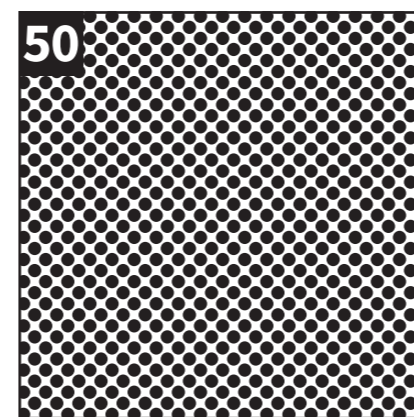
A WALK



5 PEOPLE
5x5m



A GATHERING



50 PEOPLE
15x15m



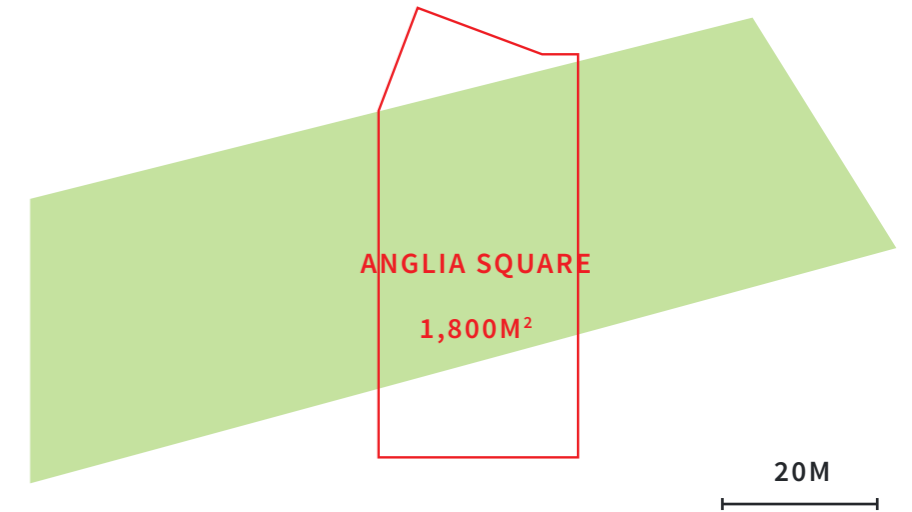
A FESTIVAL

6.3 Anglia Square Precedents



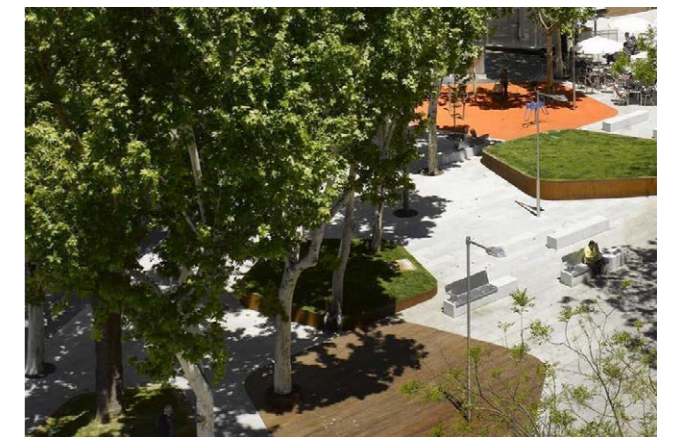
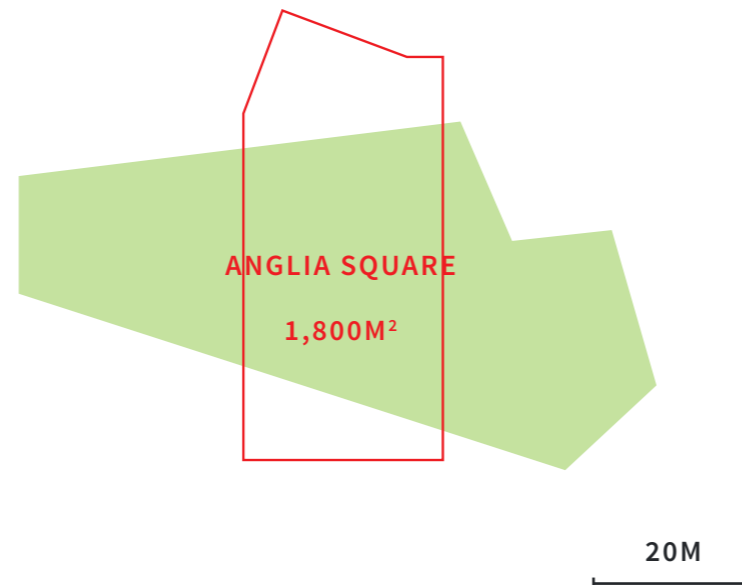
PLAZA DE SANTA BARBARA, SPAIN

- **Architect:** Nieto Sobejano
- **Photo Credits:** Nieto Sobejano
- **6,900 m²**



PLAZA MARTIRES DEL PUEBLO, SPAIN

- **Architect:** Costa Fierros Architects
- **Photo Credits:** Sara Tavares Costa
- **2,500 m²**



6.4 Anglia Square Precedents



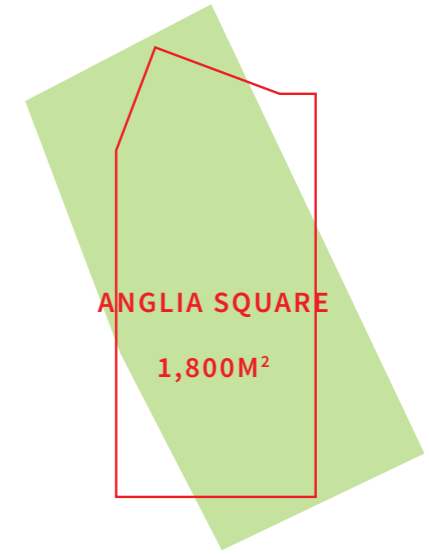
PLAZA DE SALVADOR BARCELONA, SPAIN

- **Instalation:** The Library of Lost Books (Temporary)
- **Architect:** Anupama Kundoo
- **Photo Credits:** © 2014 Javier Callejas Architecture Photography . All rights reserved.
- **1,200 m²**

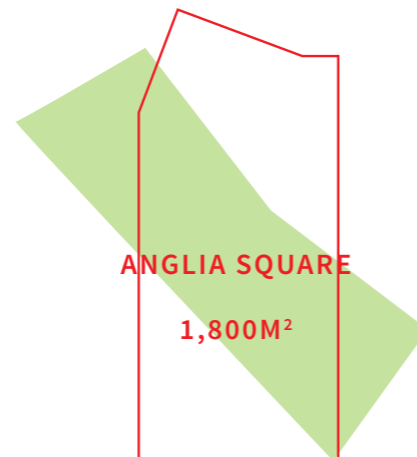


MARKET PLACE, RENENS VD, SWITZERLAND

- **Architect:** EPFL
- **Photo Credits:** © Matthieu Gafsou
- **2,500 m²**



20M

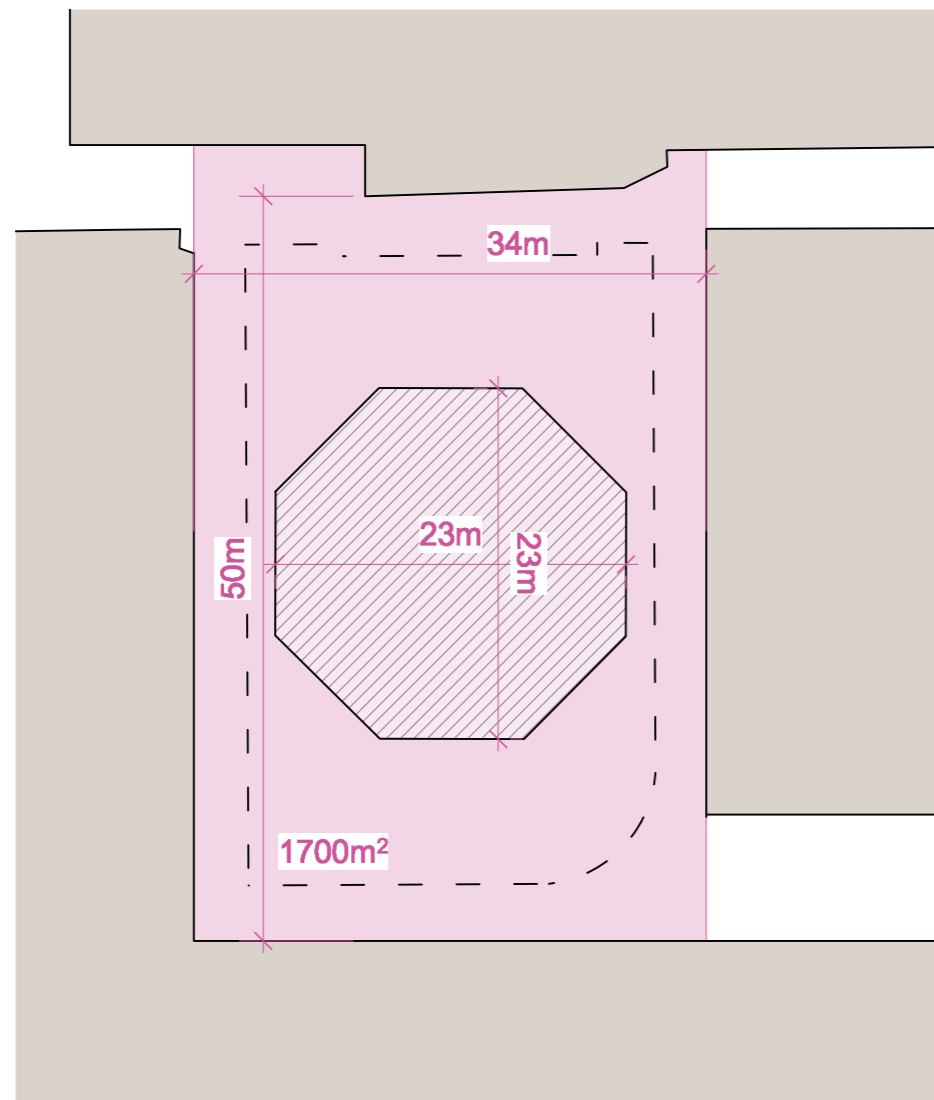


20M



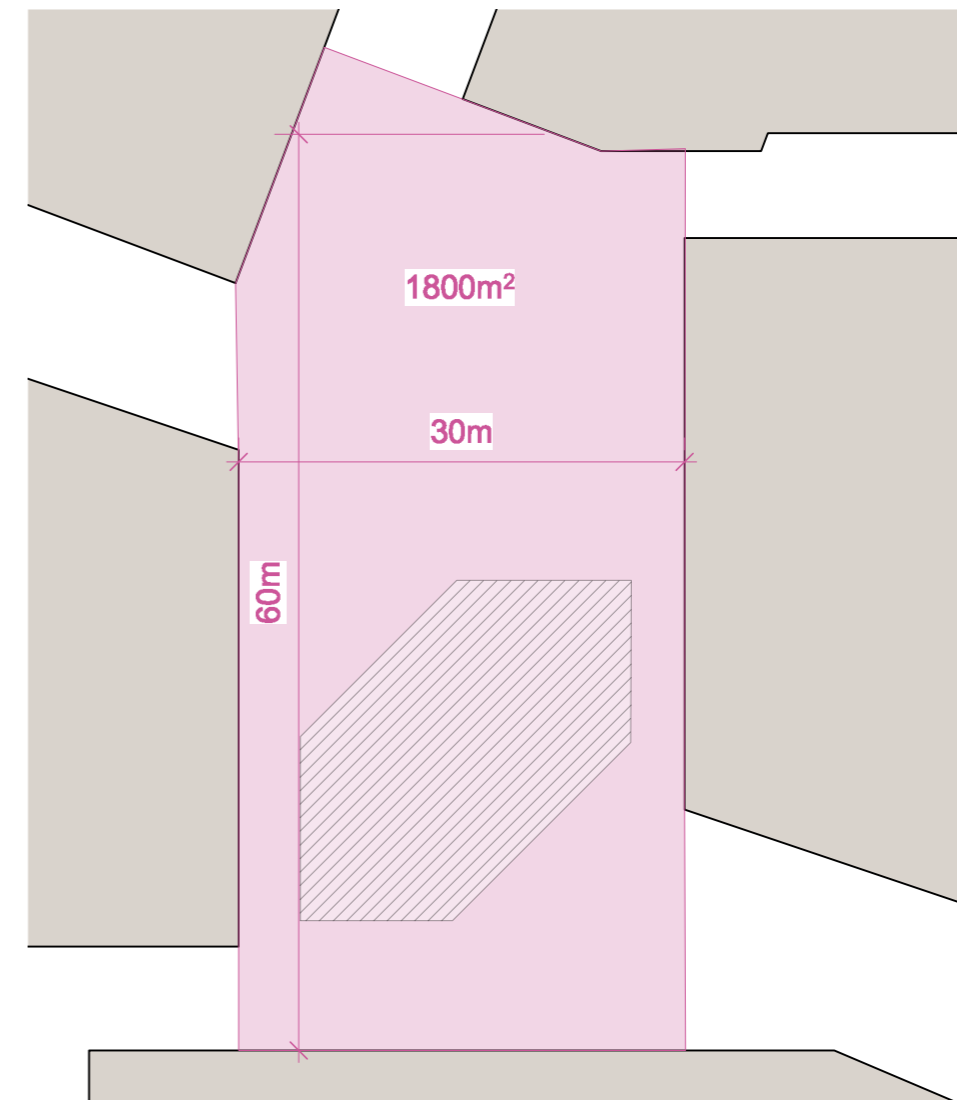
6.5 Anglia Scale Studies

EXISTING ANGLIA SQUARE



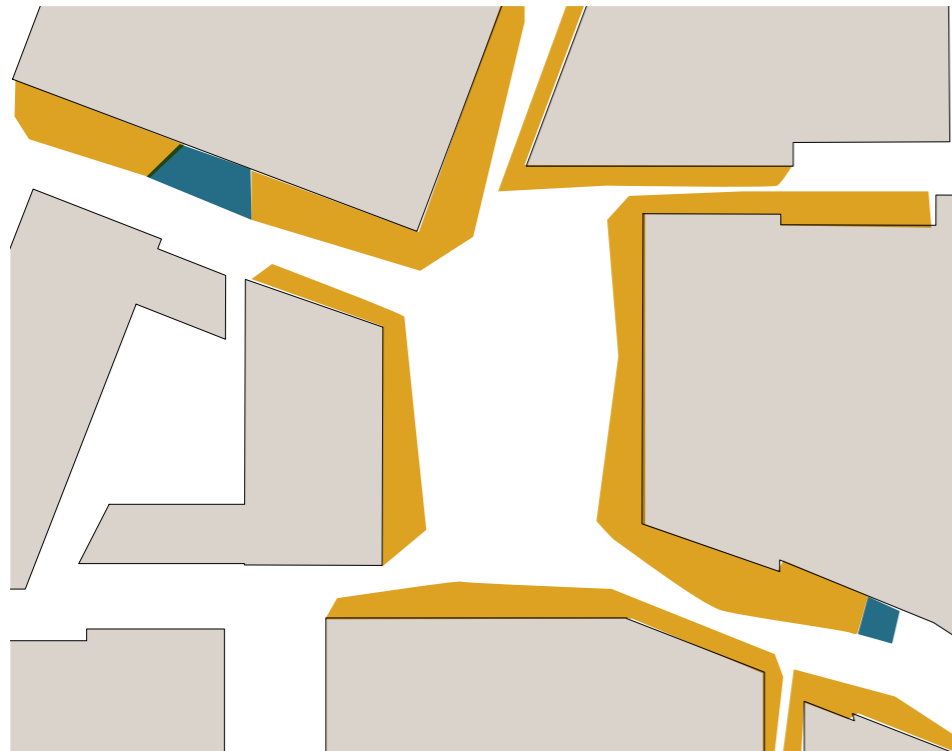
- The existing square is dominated by the canopy and the colonnade.
- The natural instinct is to gather at the edges of the space rather than in it.
- There is very limited sense of prospect refuge.

PROPOSED ANGLIA SQUARE

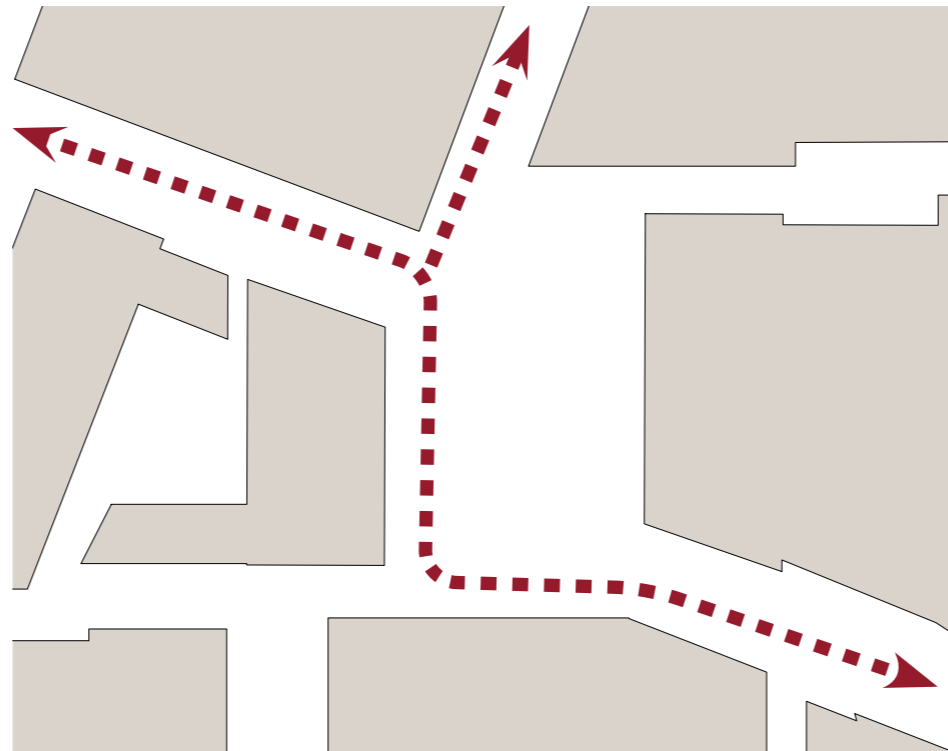


- The proposals keep the square at the same width whilst increasing the length.
- This allows for more sunlight to the northern aspect of the square.
- The same strong geometry of the existing square is kept.

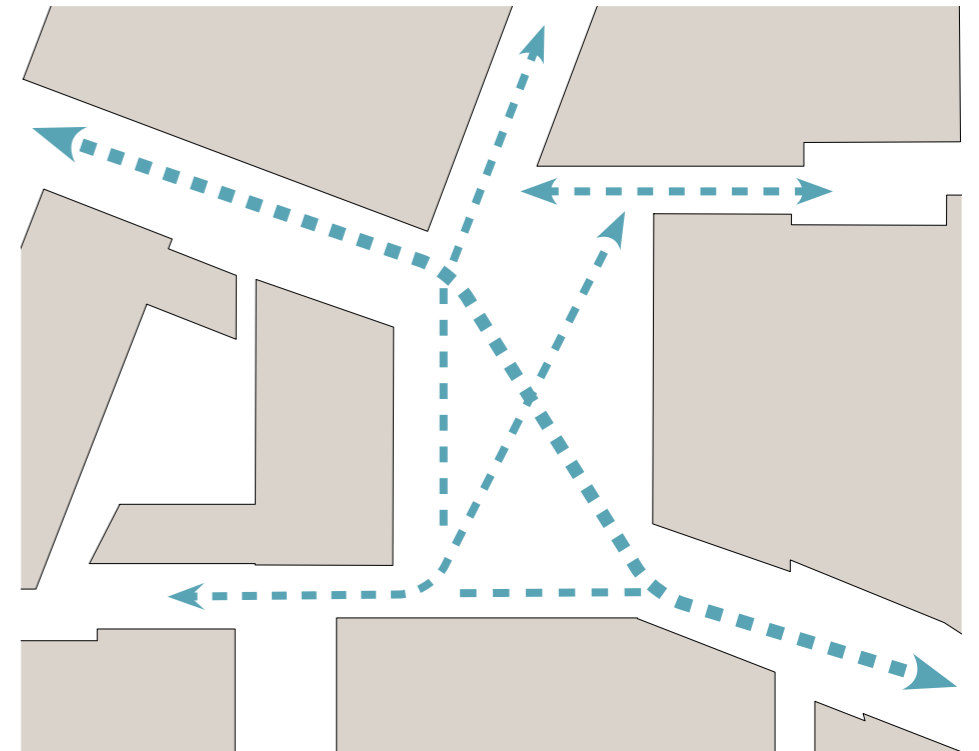
6.6 Anglia Square SWOT Analysis



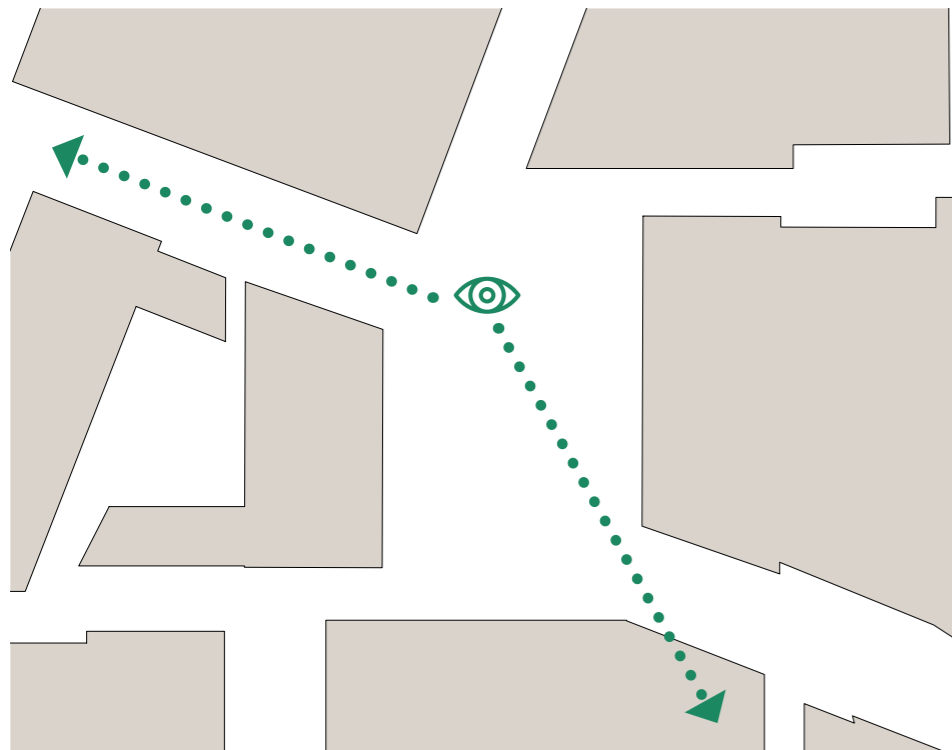
 ACTIVE FRONTAGES



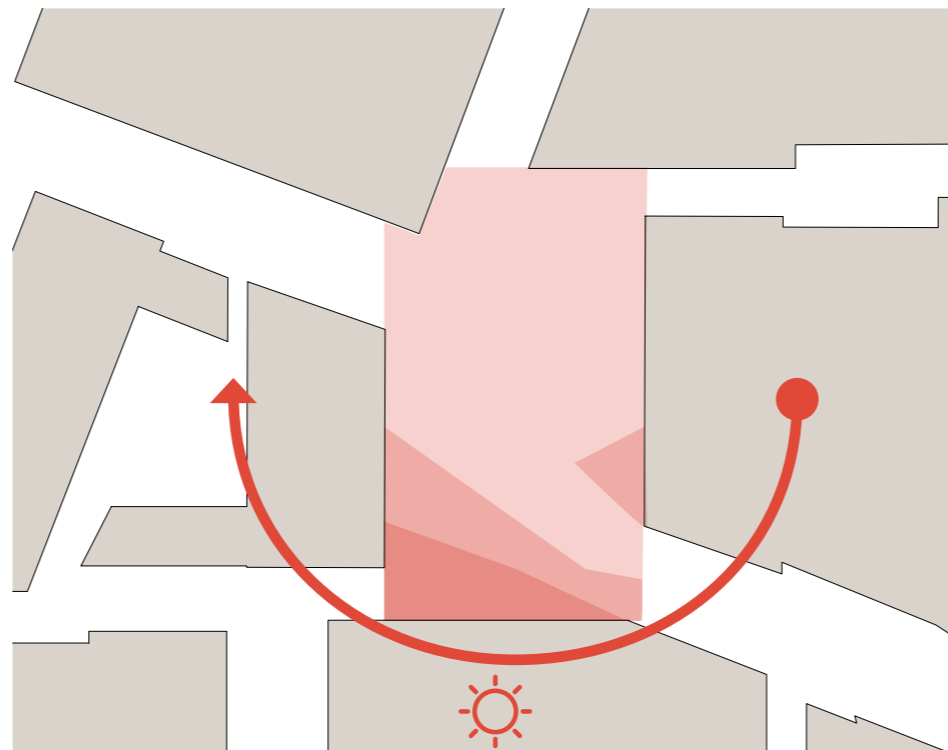
 EMERGENCY VEHICULAR MOVEMENT



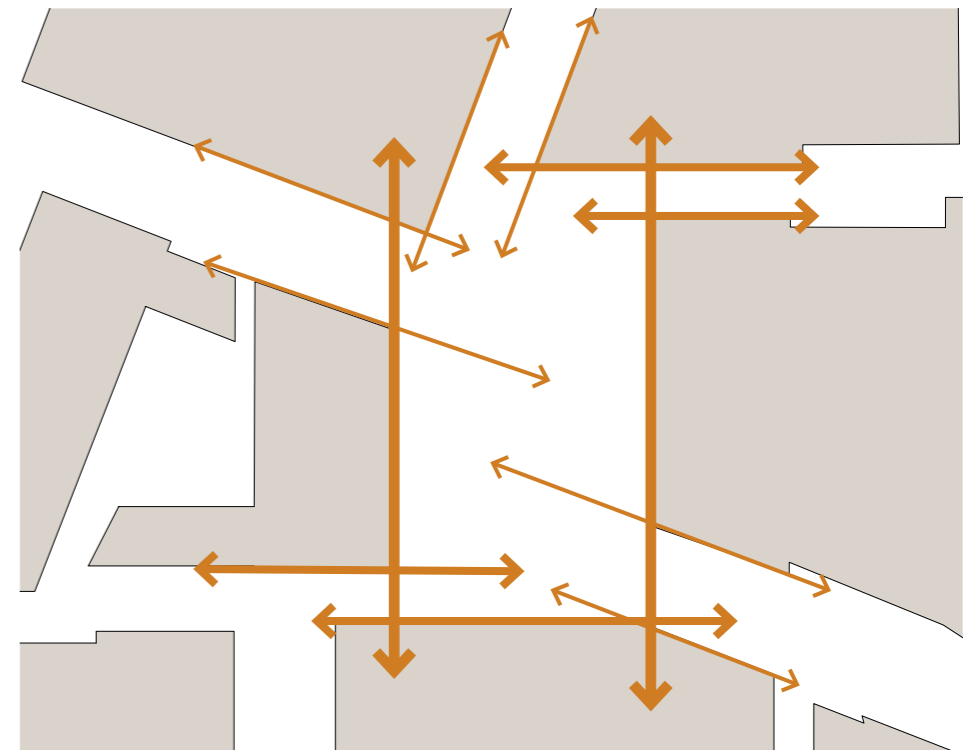
 PEDESTRIAN MOVEMENT



 STRATEGIC VIEWS



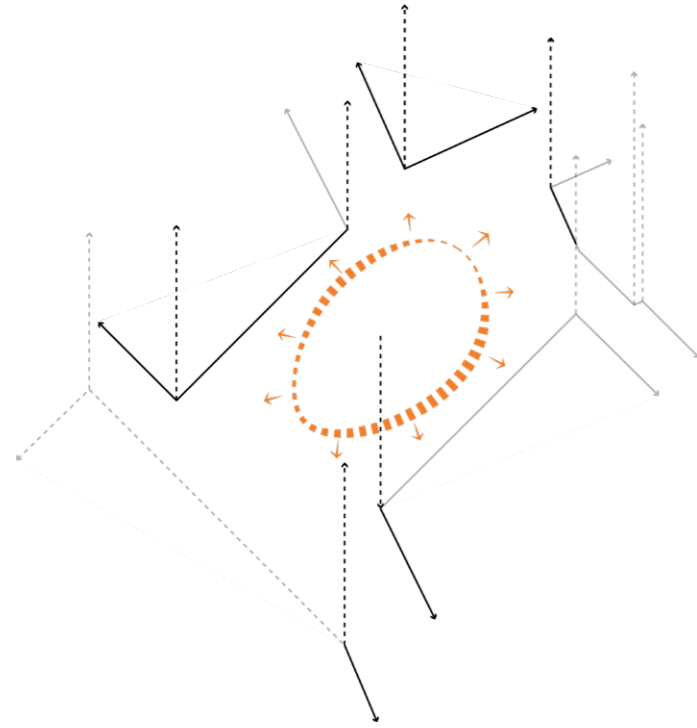
 ASPECT



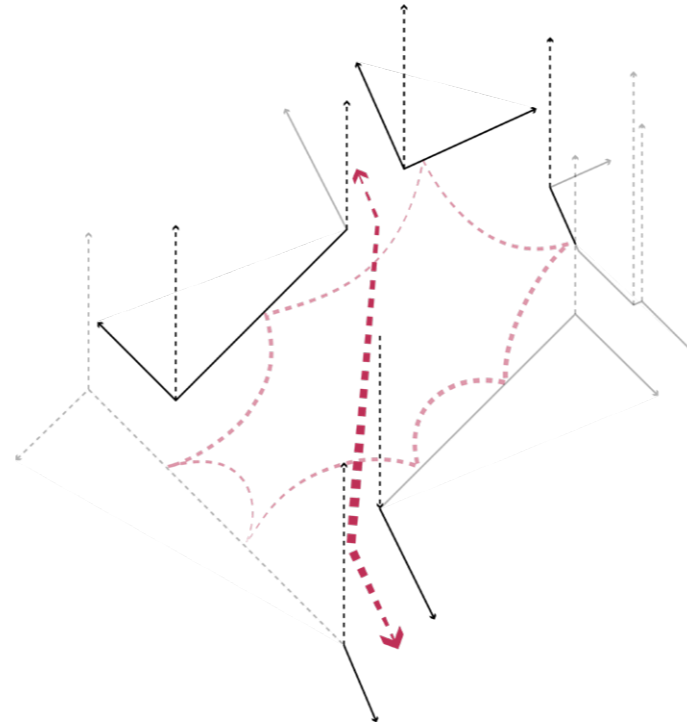
 BUILDING GEOMETRY

6.7 Anglia Square Landscape Layers

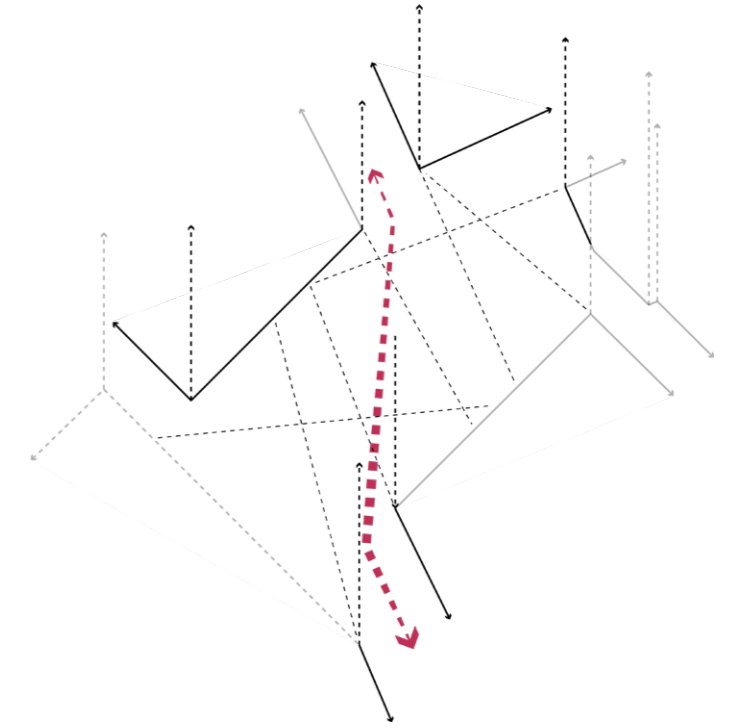
PROSPECT REFUGE



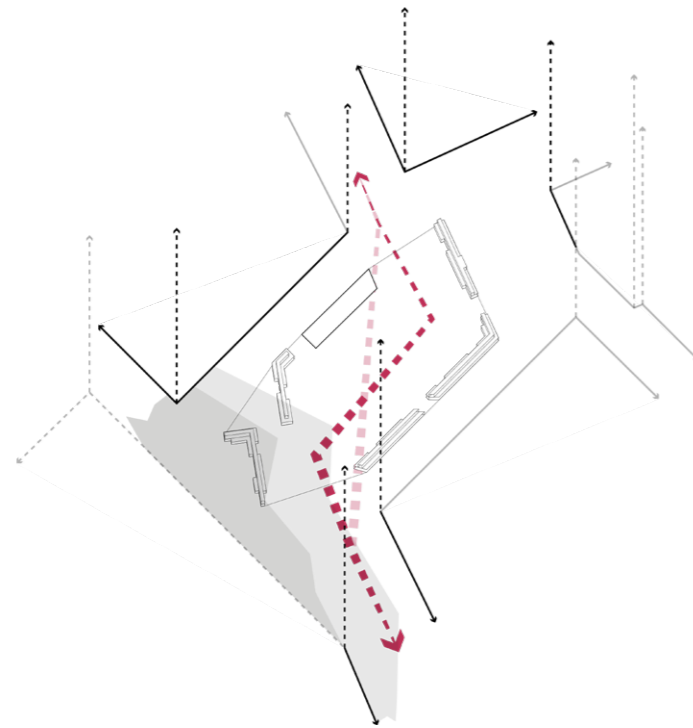
DESIRE LINES



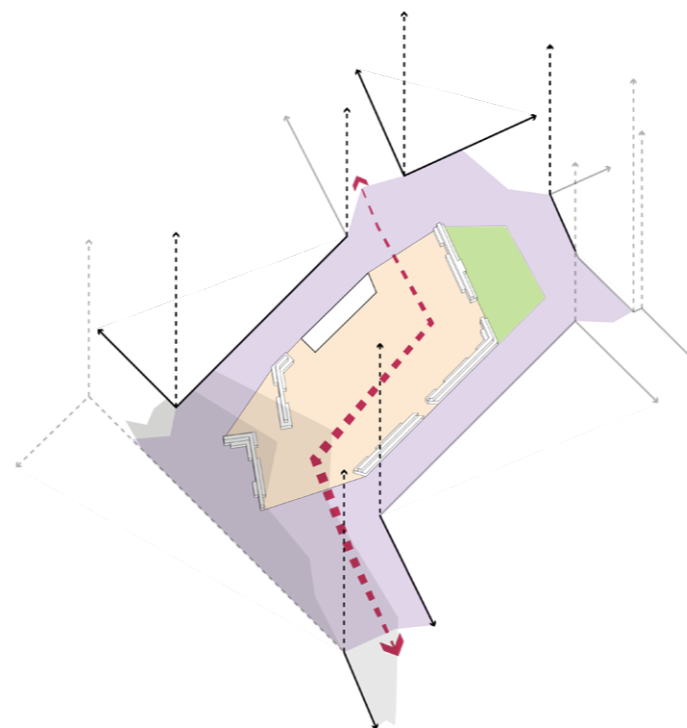
FINDING GEOMETRY FROM BUILT FORM



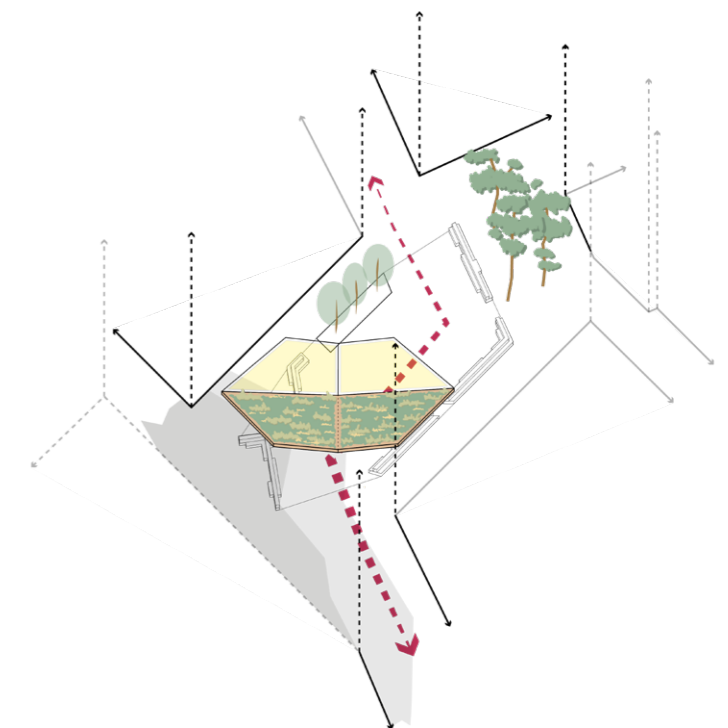
ALTERED MOVEMENT



ACTIVITY ZONES



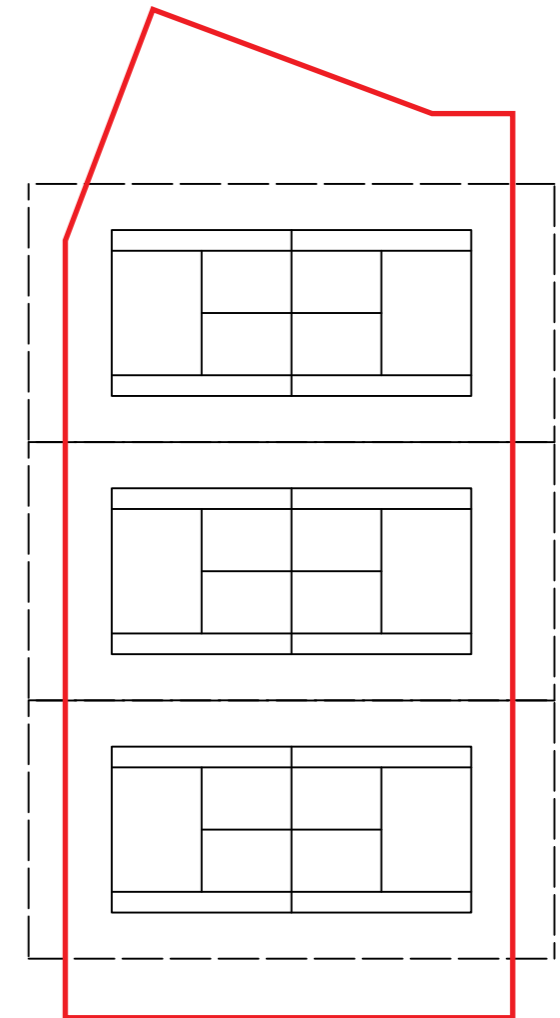
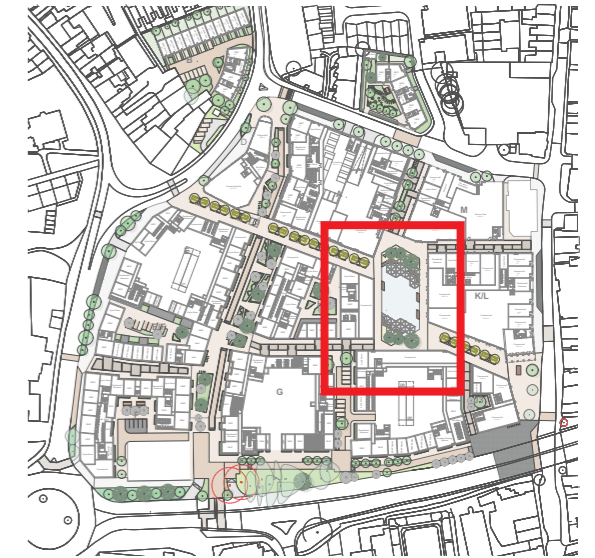
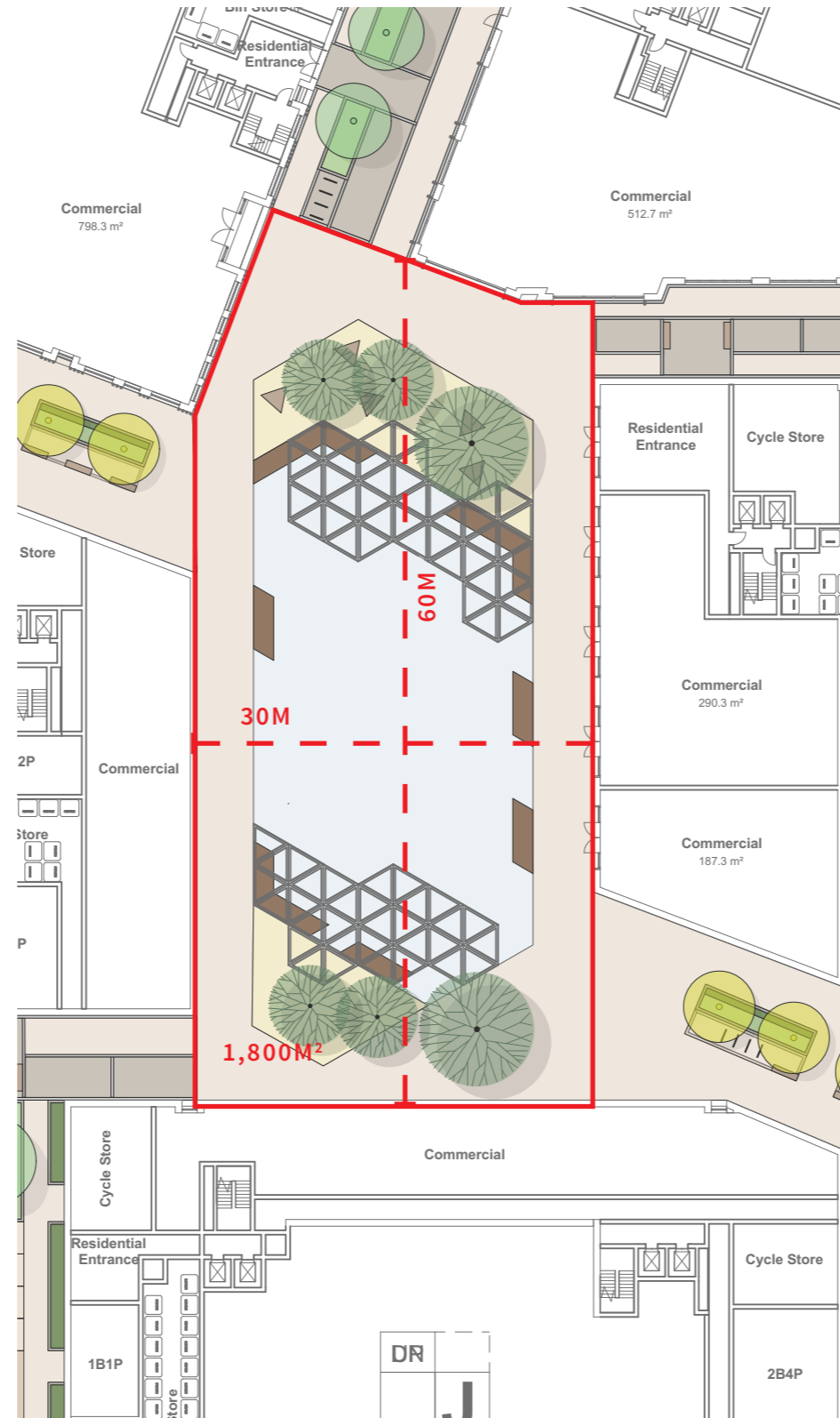
CANOPY LAYER



6.8 Anglia Square in Context

Here you can begin to see the scale of the space available. It is roughly similar in width, but much longer.

This will allow for an increased ratio of sunlight within the square. With the square being almost twice as long as it is wide, the 2:1 ratio lends itself to a well balanced form. As a result there is a level of symmetry proposed in the design of the square.

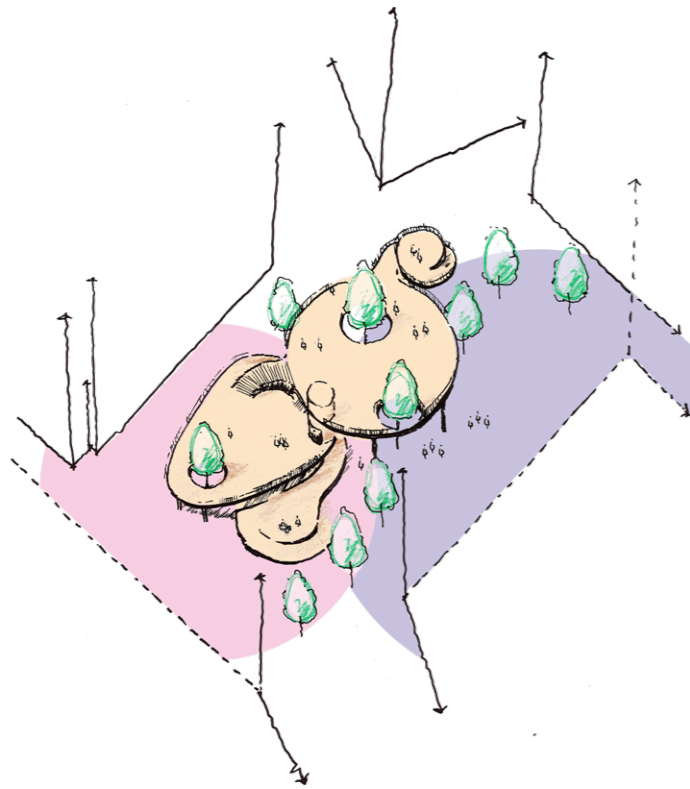


**SCALE COMPARISON AGAINST
3 TENNIS COURTS**

6.9 Anglia Square Sketch Development

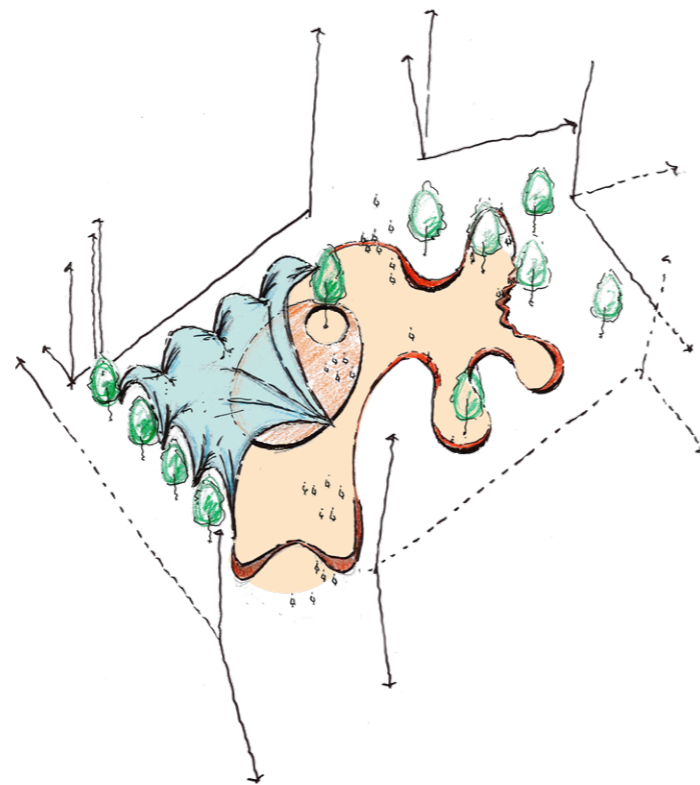
THIS PAGE SHOWS DIFFERENT SKETCH OPTIONS THAT WERE CONSIDERED FOR ANGLIA SQUARE.

01//PLATFORMS



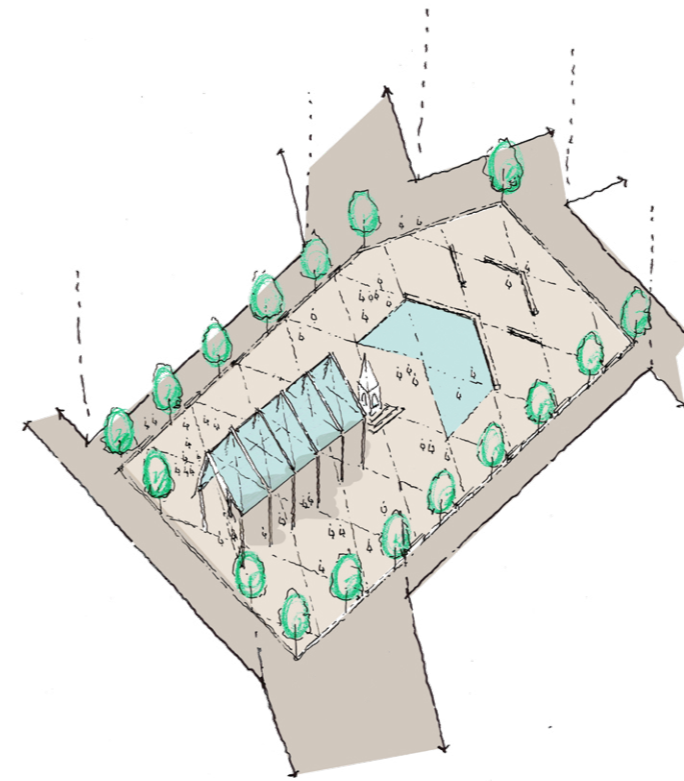
This option played on the idea of accessing the roof of the canopy to the square to allow for views to St. Augustine's Church and to Norwich Anglican Cathedral.

02//PLAY RIBBON



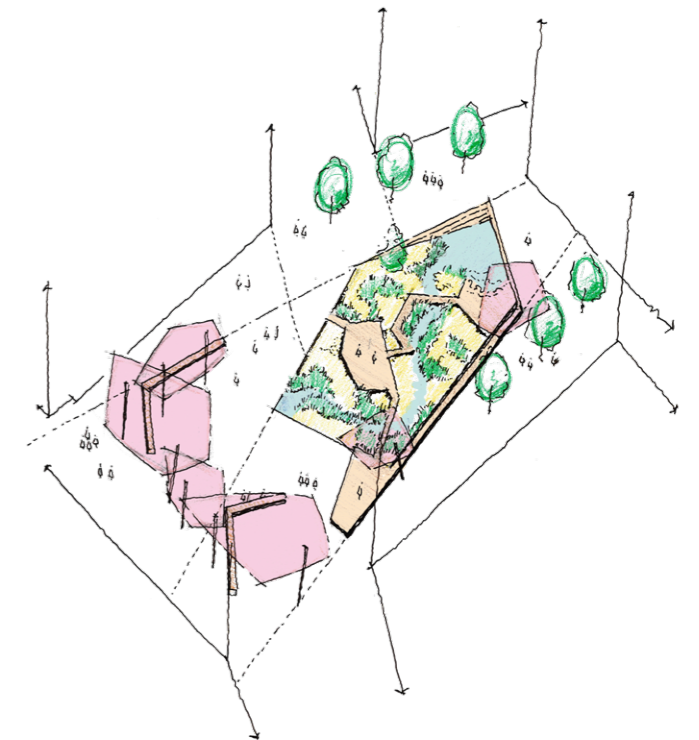
When investigating the suitability of play within the square we considered a play 'ribbon' approach. Children (and adults) could follow the ribbon with play elements on route. The canopy is a tensile structure giving a billowing effect.

03//FORMAL



This option followed a more formal approach to a square or plaza. Trees line the edges to help scale the buildings.

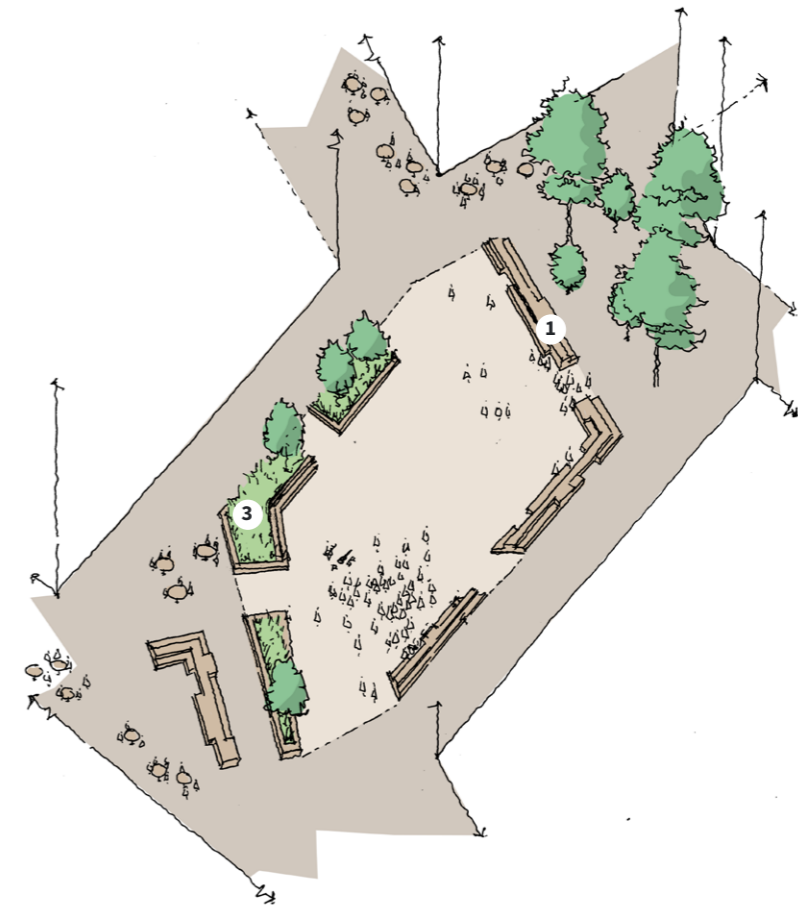
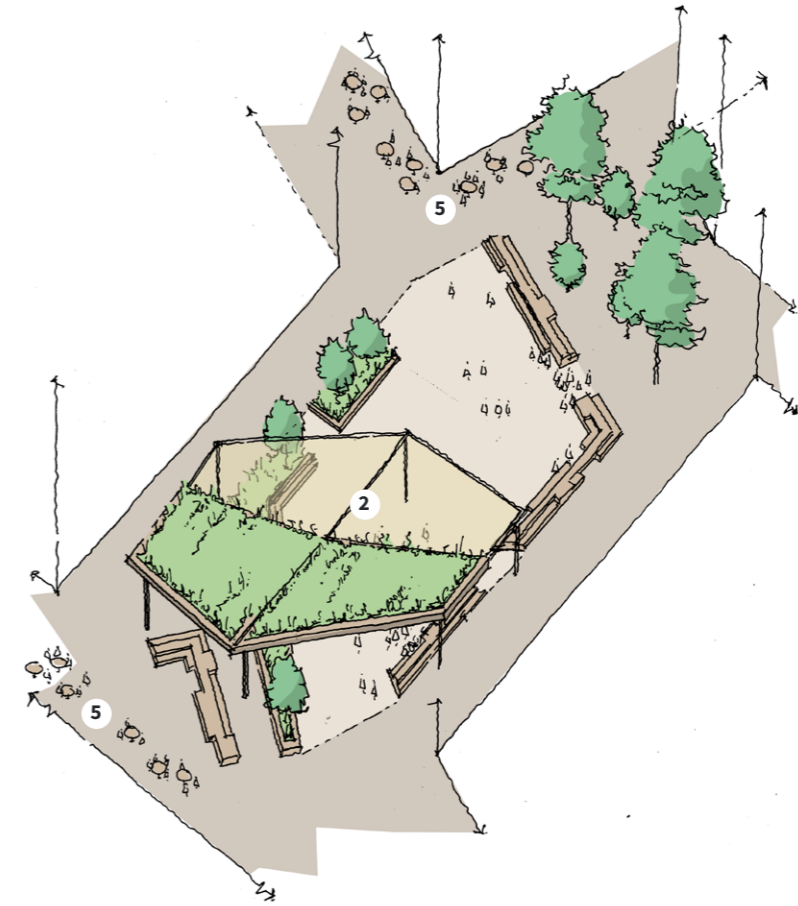
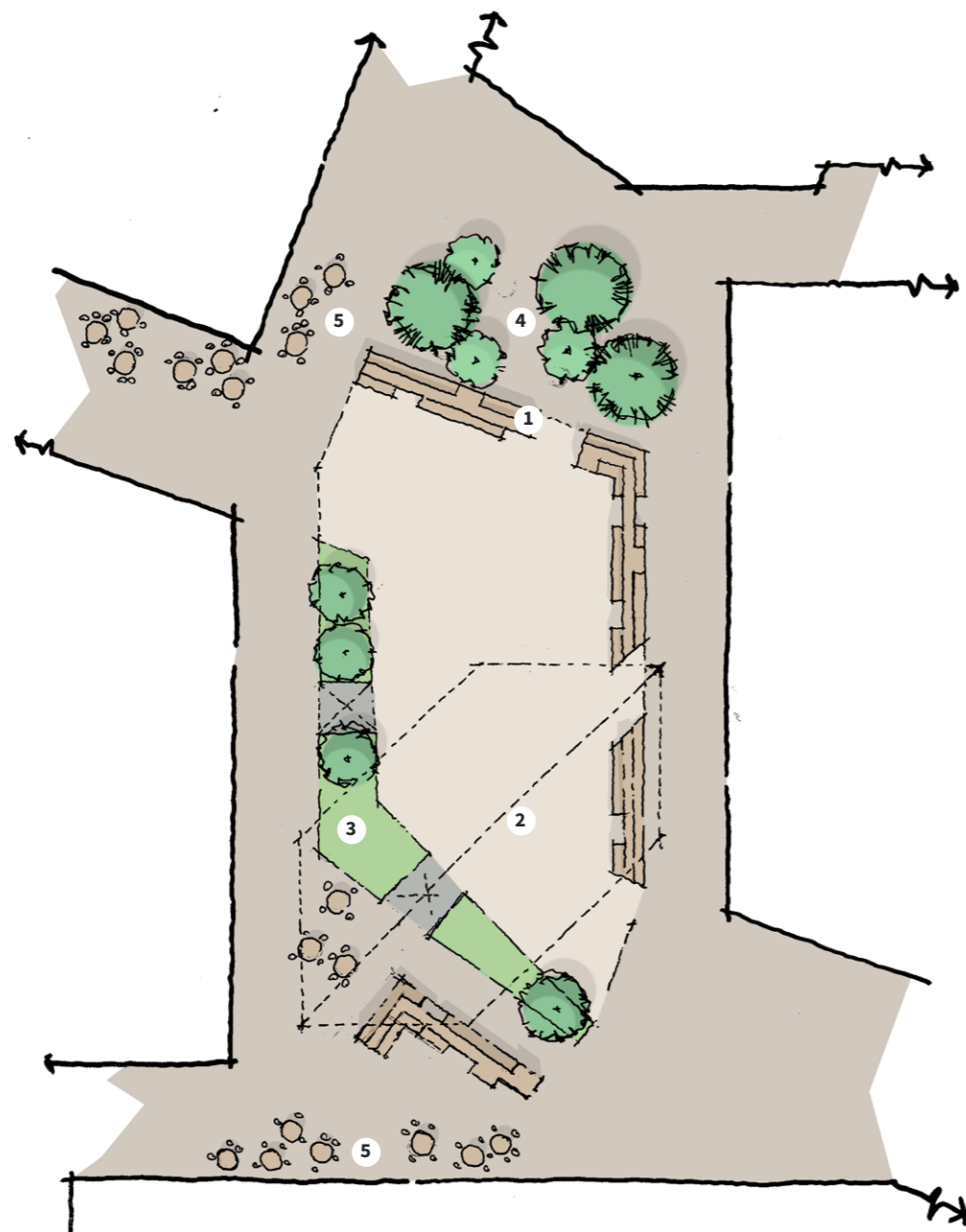
04//ANGULAR



Within this option the canopy has been compartmentalised and broken down into smaller structures. Stage structures within planting areas allow for performance within the square.

6.10 Anglia Square

SKETCH DESIGN DEVELOPMENT



KEY

- 1 Feature Bench
- 2 Canopy Area
- 3 Planting Bed
- 4 Feature Trees
- 5 Cafe Spill Out Area

6.11 Anglia Square Preferred Option

The concept of an 'inner' and an 'outer' square gives the user the impression that the square is of a grander scale.

Clear circulation routes on the perimeter allow shoppers and other users quick access and simple permeability.

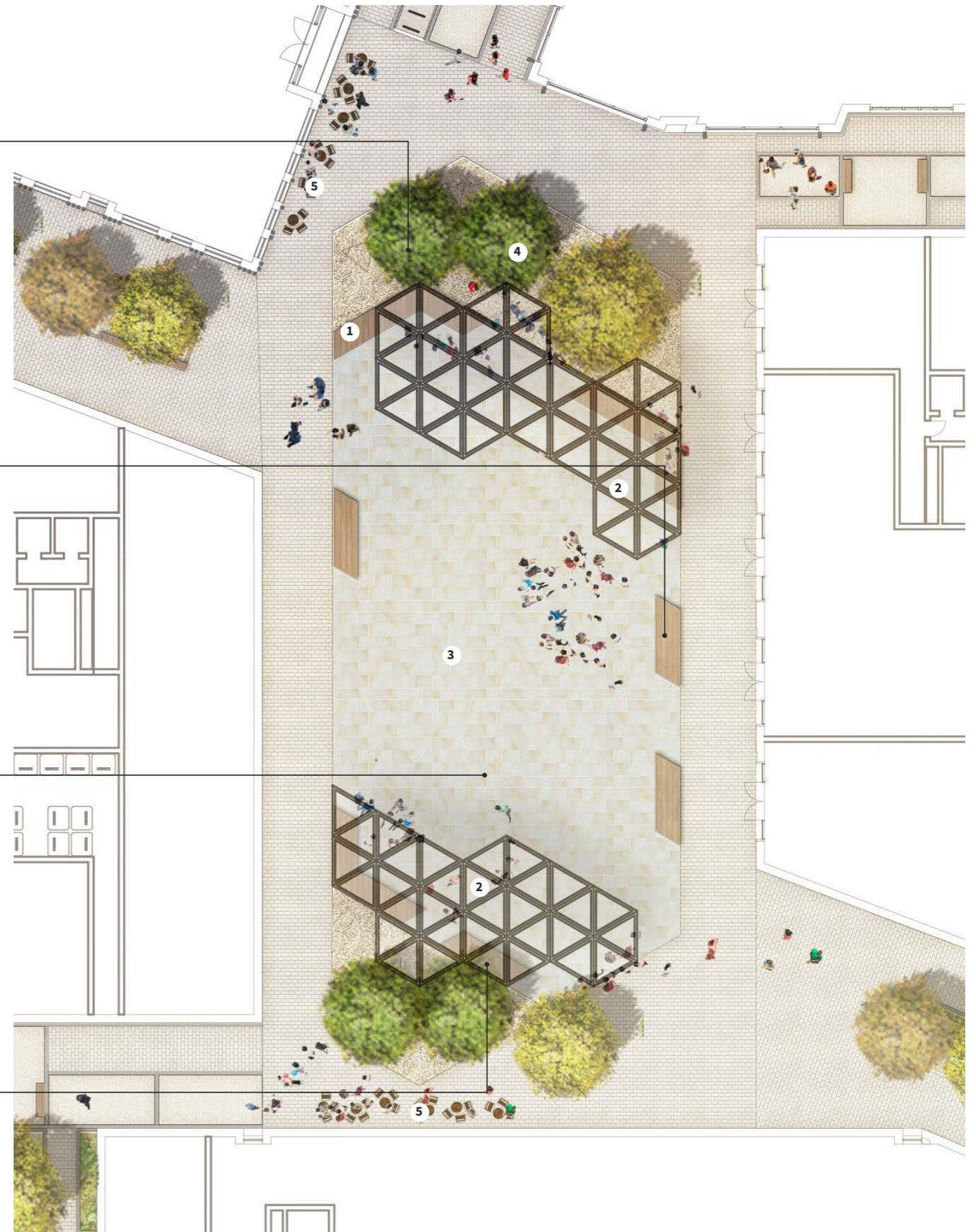
Trees will offer balance at either end of the square whilst allowing users to sit under the dappled shade.

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 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.

One of the greatest gains that the new layout achieves is direct views from the square to both St Augustines Church to the north west and the spire of the Cathedral to the south east. The location at which these views can be had will be identified within the hard landscaping proposals.

The existing square is well used and appreciated by the local community. Our design aims to enhance the square for users and retain what is good about it, including a flexible space to the centre that can be used for events, street entertainment and seasonal markets. We have also designed in some sheltered seating so that the square can be used all year round, as the current square is.



KEY

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

6.12 Anglia Square



LOCATION PLAN

Looking towards the north east the southern canopy can be seen with views over to Magdalen Street in the east.



6.13 Anglia Square



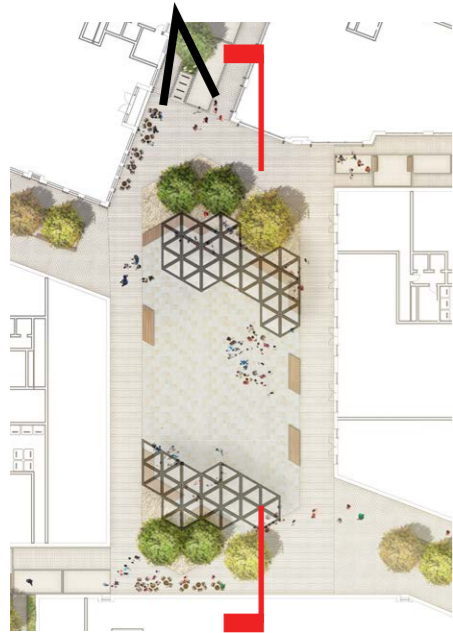
LOCATION PLAN

For the view looking to the north west the clear 'inner' square can be seen allowing for flexible uses.

The long feature bench can be used in a number of different ways and is open to interpretation. It has been sited in a way to frame the space without restricting movement.



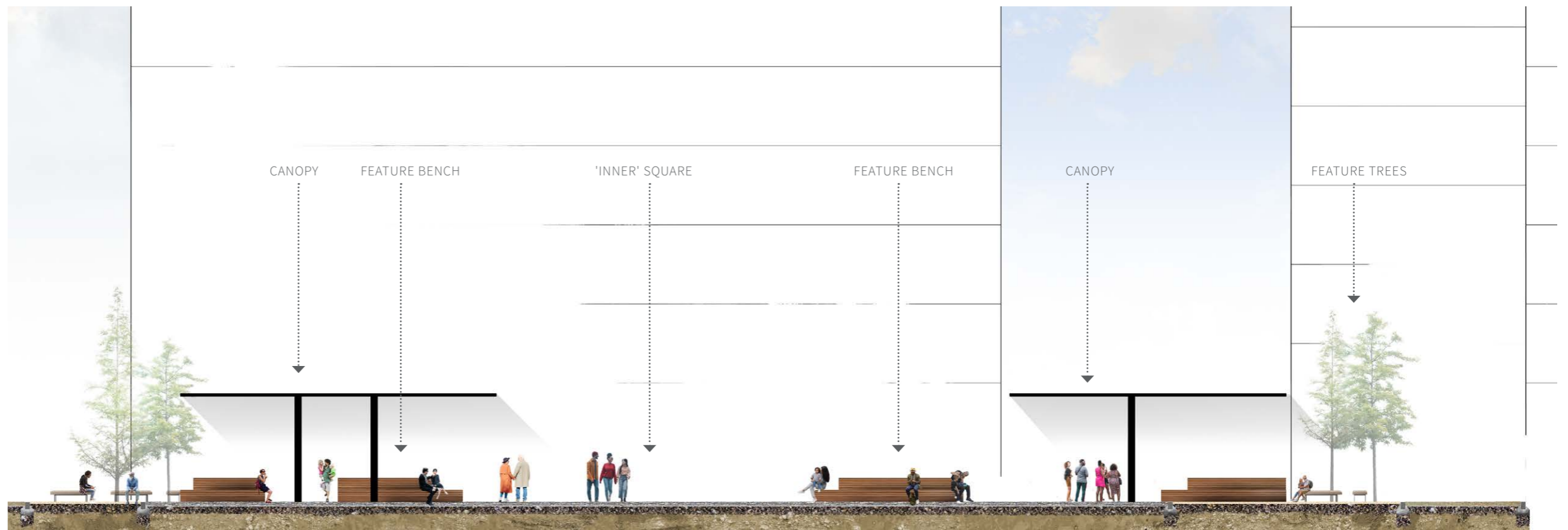
6.14 Anglia Square



LOCATION PLAN

In this view looking south from Beckham Place, the feature trees can be seen working alongside the northern canopy.

Spill out seating from the commercial unit can be seen to the right of the view.



SECTION A-A

