

Anglia Square, Norwich Commercial Strategy and Main Town Centre Uses Report

Addendum

Dated July 2022

Weston
Homes

c p w planning

Anglia Square, Norwich

Commercial Strategy &
Main Town Centre Uses Report

ADDENDUM

July 2022

prepared for and on behalf of

Weston Homes Plc

Contents

1. Purpose of this Addendum	3
2. Proposed non-residential floorspace amendments	5
3. Unit sizes and managing the displacement of tenants	7
4. Proposed planning conditions and S106 obligations	10
5. Affordability of the new retail units	12

Appendices:

Appendix A – Amended Application development description

Appendix B – Proposed Masterplan Drawings (as amended)

1. Purpose of this Addendum

- 1.1 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.
- 1.2 Following submission of the Application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders, so as to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes to the Application as originally submitted are now proposed, including the reduction in height by 1 storey of Blocks A and D; realignment of basement and ground level car park accesses to Block A; repositioning of houses and apartments forming Block B; amendments to the housing mix; raising of Block C ground level to above 100 year (+climate change) flood levels; distance between Block C and 4-10 Beckham Place increased; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane) removed; and landscape amendments. These changes comprise the Amended Application submitted in July 2022. Overall, the Amended Application continues to seek consent for up to 1,100 dwellings and up to 8,000 sqm (NIA) non-residential floorspace and associated development. However, since the amendments result in minor changes to the full development description, an updated version of the full Amended Application description is contained in Appendix A.
- 1.3 This Addendum sets out, where necessary, a response to the comments received on the Application as originally submitted relating to the non-residential uses proposed and the continued role of Anglia Square within the Large District Centre. It then describes how the design has been developed and adapted as a result of these and other comments, and finally considers the implications of the changes to the scheme now proposed. It should therefore be read in conjunction with the Commercial Strategy & Main Town Centre Uses Report (March 2022).
- 1.4 The changes in the Amended Application arising from the comments relevant to the commercial strategy for the non-residential uses proposed are summarised in Table A1 below.

Table A1 – Comments relevant to the commercial strategy (summarised)

Comment received	Response from the Applicant
Controlling the range of unit sizes, including the provision of smaller units, will be important to maintaining the independent retail offer. It would be helpful to understand the opportunities for smaller units in phase 3.	See section 3 and section 4 (paragraphs 4.3-4.4).
Need stricter controls around the maximum level of floorspace allowed for bookmakers.	See section 4 (Table A6).
It would be useful to understand more about the Community Hub's facilities and services, including who can access these.	See section 4 (paragraphs 4.6-4.7).
In terms of minimising the displacement of existing tenants, it would be helpful to understand how affordable the new units are likely to be to existing small independent retailers in Anglia Square and how assumed rents compare to existing levels.	See section 5.

Structure of report

1.5 The remainder of this Addendum is structured as follows:

- Section 2 – Proposed non-residential floorspace amendments
- Section 3 – Unit sizes and managing the displacement of tenants
- Section 4 – Proposed planning conditions and S106 obligations
- Section 5 – Affordability of the new retail units

2. Proposed non-residential floorspace amendments

2.1 In this section, we identify the implications of the changes to the scheme now proposed insofar as relevant to the scale and mix of non-residential floorspace.

Proposed non-residential floorspace (as amended)

2.2 Notwithstanding the design changes to the Application as originally submitted, the Amended Application maintains up to 8,000 sqm NIA (8,889 sqm GIA) of non-residential floorspace.

2.3 Table A2 below sets out the proposed non-residential floorspace by block (as amended).

2.4 Blocks A-M comprise the part of the scheme designed in full and will accommodate non-residential floorspace totalling 5,411 sqm NIA (6,012 sqm GIA). This is slightly lower than the 5,808 sqm NIA (6,453 sqm GIA) contained in the Application as originally submitted. Consequently, 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, has been increased to 2,589 sqm NIA (2,877 sqm GIA).

Table A2 – Proposed non-residential floorspace by block (as amended)

Blocks	Proposed floorspace (sqm NIA)	Proposed floorspace (sqm GIA)
Block A	1,134	1,260
Block D	696	773
Block J3	401	446
Block K/L	2,593	2,881
Block M	586	651
<i>Outline Application Blocks (E – J)</i>	2,589	2,877
TOTAL	8,000	8,889

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

2.5 It therefore 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 (as amended)

2.6 Table A3 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 A3 – Proposed non-residential floorspace by use (as amended)

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)	290	322
Class F2(b)	Community Hub (Block D)	548	609
Class F2(b)	Community Hall (Block D)	147	163
Sui Generis public conveniences	WC / Changing Places (Block A)	35	39
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)	2,366	2,629
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)	2,589	2,877
TOTAL		8,000	8,889

Notes: Proposed planning conditions (below) will control the quantum of Sui Generis floorspace.

- 2.7 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.
- 2.8 Proposed planning conditions to control the scale and nature of these non-residential uses, accounting for the consultation comments received, are set out in section 4 below.

3. Unit sizes and managing the displacement of tenants

3.1 This section identifies the scale of the retail units now proposed, recognising that a range of unit sizes, including smaller units, will be important to maintaining the independent retail offer and the role of Anglia Square within the Large District Centre.

3.2 Table 3 in the Commercial Strategy & Main Town Centre Uses Report provides a breakdown of existing unit sizes within the application site. The analysis demonstrates that, beyond the larger format stores, most (23 out of 36) of the units are smaller than 150 sqm GIA.

3.3 We have developed this analysis further in Table A4 below to provide an indication of the units 'lost' at each of the three demolition phases. This serves as a basis for understanding the degree to which the Amended Application will provide sufficient units, including a suitable range of unit sizes, to accommodate existing (and new) tenants as each delivery phase is brought forward.

Table A4 – Existing units to be demolished by phase

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

Source: Appendix B of the Commercial Strategy & Main Town Centre Uses Report.

Notes: Analysis may change subject to detailed phasing.

3.4 Table A4 indicates that only 6 units/ tenants¹ will be displaced during demolition phase 1. Except for Savers and the Bicycle Links workshop, these are currently accommodated in smaller units (measuring between 86 and 114 sqm GIA).

3.5 There may be opportunities to re-accommodate these tenants within other parts of the scheme, prior to the delivery of new retail units at Anglia Square, and/or within the wider Large District Centre. For instance, the latest Experian Goad survey identifies 8 vacant units along Magdalen Street measuring between 40 and 220 sqm gross, which are available and potentially suitable (temporary or permanent) options for those tenants displaced during demolition phase 1.

3.6 With regards to the 30 units 'lost' during demolition phases 2 and 3, the Amended Application provides significant opportunities for many of the existing tenants to be relocated/ retained within the scheme, and the phasing carefully responds to this.

3.7 To that end, Table A5 below identifies the unit sizes within delivery phases 1 and 2 comprising the part of the scheme designed in full. All units are at ground floor level unless otherwise indicated (i.e. the upper floor levels within the Stump Cross building).

¹ The analysis omits Anglia Square Cars (and other Sui Generis floorspace not atypical of the type of uses which support or complement the function of a Large District Centre).

Table A5 – Proposed new units within delivery phases 1 and 2

Delivery Phases	Blocks	Unit Sizes		Use Type: <i>Flexible [1] unless otherwise indicated</i>
		(sqm NIA)	(sqm GIA)	
Delivery Phase 1	Block A	754	838	Large format store
		112	124	
		86	96	
		78	87	
		72	80	
	Block M	503	559	New foodstore
Delivery Phase 2	Block K/L	83	92	New foodstore
		767	852	
		290	322	Large format store
		187	208	
		129	143	
		88	98	
		80	89	
		80	89	
		79	88	
		79	88	
		76	84	
	<i>Stump Cross building: Floor 1</i>	442	491	
		169	188	
		127	141	
	Block J3	191	212	
		124	138	
		87	97	

Notes: Analysis excludes the Community Hub, Community Hall, and WC / Changing Places.

[1] Flexible commercial and other non-residential uses within Class E(a-g) plus Sui Generis drinking establishments with expanded food provision/ bookmakers/ nail bars/ dry cleaners.

- 3.8 Delivery phases 1 and 2 will therefore provide 23 new units comprising a mix of unit sizes, including smaller units suitable for independent retailers (15 out of the 23 will be 150 sqm GIA or less²) as well as the larger format ‘anchor’ stores.
- 3.9 Delivery phases 3 and 4 (the detail for which will follow as a Reserved Matters application) will provide additional new retail units, ensuring opportunities for a range of tenants in the later phases of the Anglia Square redevelopment. A high degree of flexibility is sought for this outline part of the scheme (Blocks E – J) to ensure it can adapt to changing market and/or tenant requirements. For example, the ground floor unit shown illustratively to the south of the new public square (see masterplan drawing ‘ZZ-00-DR-A-01-0100’ included in Appendix B) could be sub-divided into several smaller units subject to tenant demand.
- 3.10 Based on the foregoing, the Amended Application will provide a sufficient number and range of units for accommodating many of the existing (and new) tenants and, subject to the detailed design of the outline part of the scheme, potentially not much less than the 36 existing, outdated units within the application site.

² Ten more than the 5 small units (‘between 75 and 150 sqm GIA’) agreed with the Council in respect of the Call in Scheme, albeit the Amended Application is focused on a larger site area.

3.11 Clearly the scope for relocating/ retaining existing tenants within the scheme will be dependent upon the agreement of commercial terms between Weston Homes and the tenant. We seek to address in section 5 the consultation comments received in respect of the affordability of the new retail units.

4. Proposed planning conditions and S106 obligations

4.1 The Commercial Strategy & Main Town Centre Uses Report put forward a series of planning conditions which the Applicant would be agreeable to; to control the scale and nature of the non-residential uses proposed and thereby give effect to the vision for Anglia Square within the Large District Centre (as described in the Commercial Strategy & Main Town Centre Uses Report).

4.2 In the light of the design changes to the Application as originally submitted, in addition to the consultation comments received, some amendments to the suggested conditions are proposed. These are identified in Table A6 below and seek to ensure the delivery of some key scheme 'benefits' within the early operational stages.

Table A6 – Proposed planning conditions

Suggested conditions (as amended)	Reason for amendment
Provision of the new foodstore (Block M) measuring 569 559 sqm GIA within delivery phase one	Minimum floor area amended to reflect the design changes within Block M.
Restricting the sale of non-food goods within the new foodstore to no more than 20% of the net sales area	-
Provision of the large format store (Block A), Community Hub, Community Hall, and the WC / Changing Places facility within delivery phase one	-
Provision of the large format stores (Block K/L) within delivery phase two	-
Limiting the provision of Sui Generis drinking establishments with expanded food provision, bookmakers and/or nail bars within the entire scheme to no more than 550 sqm NIA (611 sqm GIA), <i>of which no more than 250 sqm NIA (278 sqm GIA) shall be used as bookmakers</i>	Floorspace cap suggested in response to consultation comments seeking further controls on the amount of Sui Generis floorspace which could be used as bookmakers. Note the application site currently includes 278 sqm GIA dedicated to bookmakers or betting offices [1].
Limiting the provision of Sui Generis dry cleaners within the entire scheme to no more than 150 sqm NIA (167 sqm GIA)	-
Controls (to be agreed) to ensure the provision of a range of appropriately scaled units beyond the new foodstore and other large format stores	See paragraphs 4.3-4.4 below.

Notes: Proposed amendments indicated in red.

[1] Refer to Appendix B of the Commercial Strategy & Main Town Centre Uses Report.

4.3 With regards to ensuring the provision of a range of suitably scaled units, section 3 of this report has demonstrated that the part of the scheme designed in full (Blocks A-M) will deliver an appropriate mix of unit sizes considering existing unit sizes and the role of Anglia Square within the Large District Centre. Except for the new foodstore and other large format stores, it is not necessary to condition these unit sizes within Blocks A-M, given detailed planning permission is sought, although the Applicant would be willing to accept a condition restricting the amalgamation of such units unless agreed in writing by the Council.

4.4 Given the longer-term delivery timeframes for the outline part of the scheme, including delivery phase 3, which will see the completion of the main retail circuit between Magdalen Street and St Augustine's Street (specifically to the south and west of the new public square), it will be important to afford flexibility over the range of unit sizes. This will ensure the scheme is responsive to market demands and the changing needs of town centre users, and thus able to achieve a successful level of occupancy.

4.5 The Applicant remains keen to agree appropriate S106 obligations with the Council, to ensure relevant parts of the Anglia Square redevelopment are brought forward and managed so as to maximise the scheme benefits. It is proposed that the following Plans will be submitted to the Council for approval prior to the commencement and/or occupation of the development:

- i. Community Hub Management Plan – setting out how the Community Hub (and the Community Hall) will operate and be managed on a day-to-day basis;
- ii. Anglia Square Management Plan – outlining arrangements for engagement with the scheme's existing tenants during the construction period;
- iii. Public Realm Access Plan – setting out how the public realm will be managed and maintained for use by the public.

4.6 Notwithstanding the Community Hub Management Plan will be prepared and agreed with the Council prior to occupation, the Council has requested more information on the types of facilities and services the Community Hub will offer (and to whom).

4.7 At this stage, the Applicant is unable to provide more certainty beyond the information set out in the Commercial Strategy & Main Town Centre Uses Report (paragraphs 5.19-5.22). This confirms that the Community Hub will offer a managed collection service for parcel and food shop deliveries to on-site residents only; and also provide a facility for the wider community (e.g. meeting place, workspaces).

5. Affordability of the new retail units

- 5.1 Weston Homes will seek to retain existing tenants where possible. The scheme phasing and the strategy for delivering a suitable range of unit sizes (as described in section 3 above) directly responds to this. Preliminary discussions have been taking place with some existing tenants, but nothing has been agreed to date.
- 5.2 That said, not all of the retail businesses will be viable on standard commercial terms (i.e. without short-term concessionary rents whilst Anglia Square is being actively managed for redevelopment).
- 5.3 Notwithstanding the reality that current ‘sub market’ rental levels are not sustainable, it is entirely reasonable to expect that the new scheme would attract more footfall and consumer expenditure (due not least to the improved shopping environment, the enhanced range of facilities available and the +2,000 new on-site residents). Trading conditions for retail businesses would therefore be much stronger than the existing situation, and this should be reflected in the rental terms that tenants are prepared to agree to.
- 5.4 Indicating the rental terms sought by Weston Homes before negotiations are commenced or concluded, however, would be commercially sensitive.
- 5.5 It should also be remembered that Anglia Square lies within a secondary retail area serving a relatively localised catchment – commensurate with its role as part of the Large District Centre – and will continue to be secondary to Norwich City Centre following the delivery of the new scheme. National retailers are increasingly downsizing and vacating secondary retail areas and focusing on a smaller number of prime locations. This trend is accelerating (as outlined in section 2 of the Commercial Strategy & Main Town Centre Uses Report) and underlines the importance of smaller, independent retailers. It would therefore be in Weston Homes’ interest to accommodate as many existing tenants as possible on acceptable commercial terms.

Appendix A

Amended Application development description

Anglia Square: Hybrid Application Development 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 5,411sqm 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, 134 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);

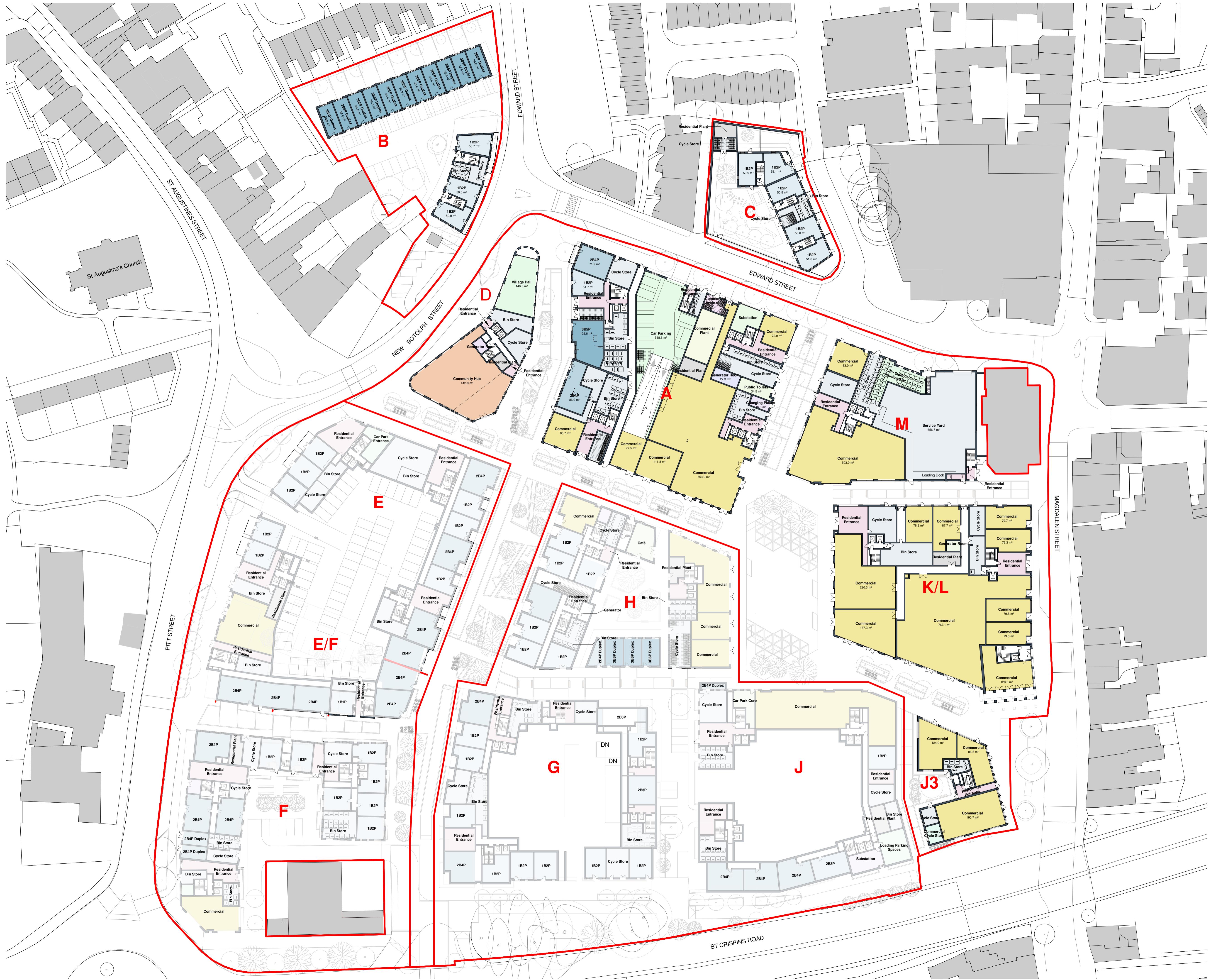
and

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 2,589 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 316 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)."

Appendix B

Proposed Masterplan Drawings (as amended)



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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

D0-2 24.06.22 Rev A Consultant Design Freeze

D0-1 31.03.22 Issued for Planning

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Client

Weston Homes

Project

Anglia Square

Norwich

Description

Masterplan

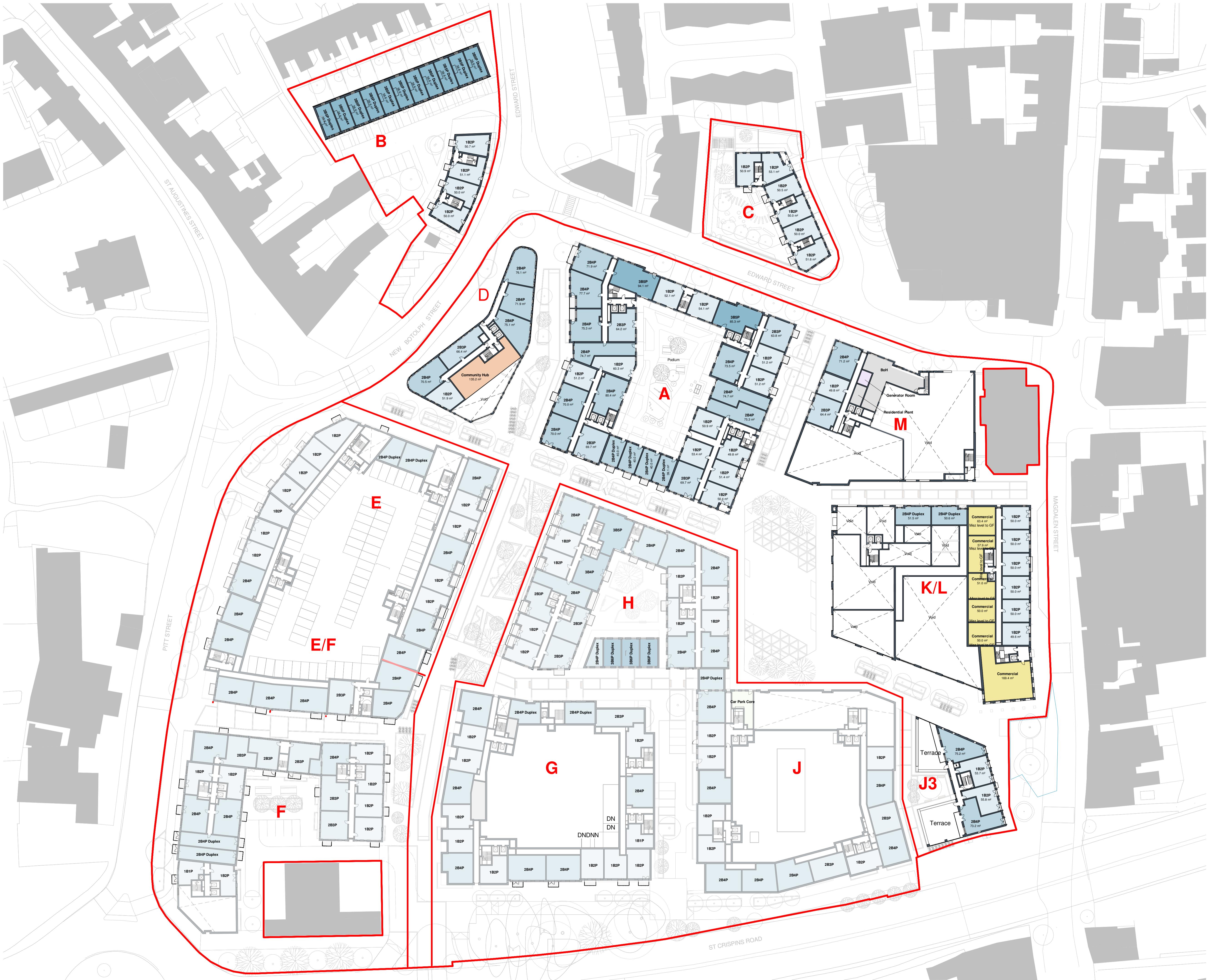
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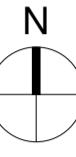
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— Hybrid Application Boundary
— Land Owned by CT
— Detail Application Boundary
 Note: Indicative Outline Buildings:
 E, F, E/F, G, H & J shown faded

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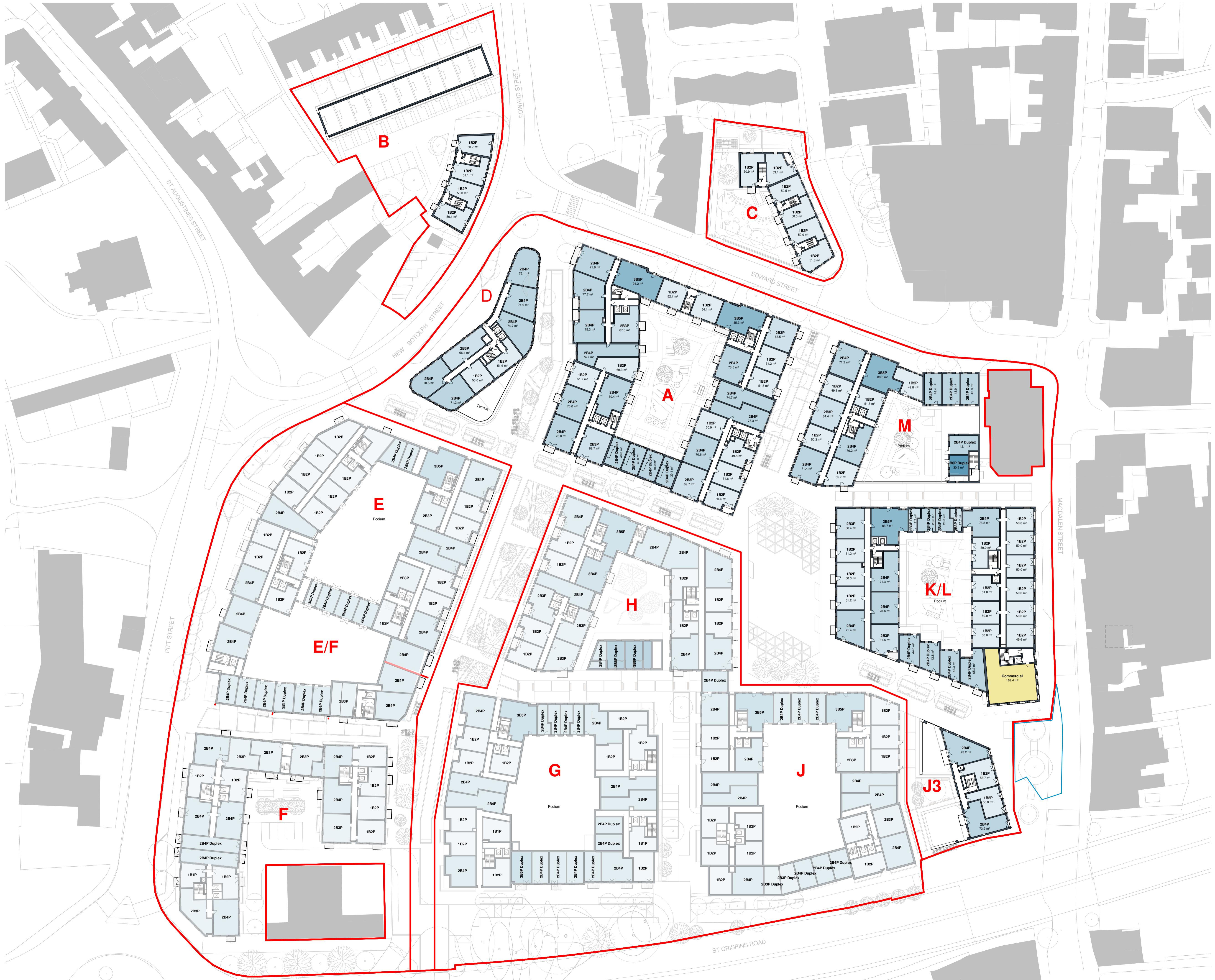
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Client
Weston Homes
Project
Anglia Square
Norwich
Description
Masterplan
Level 01

Status
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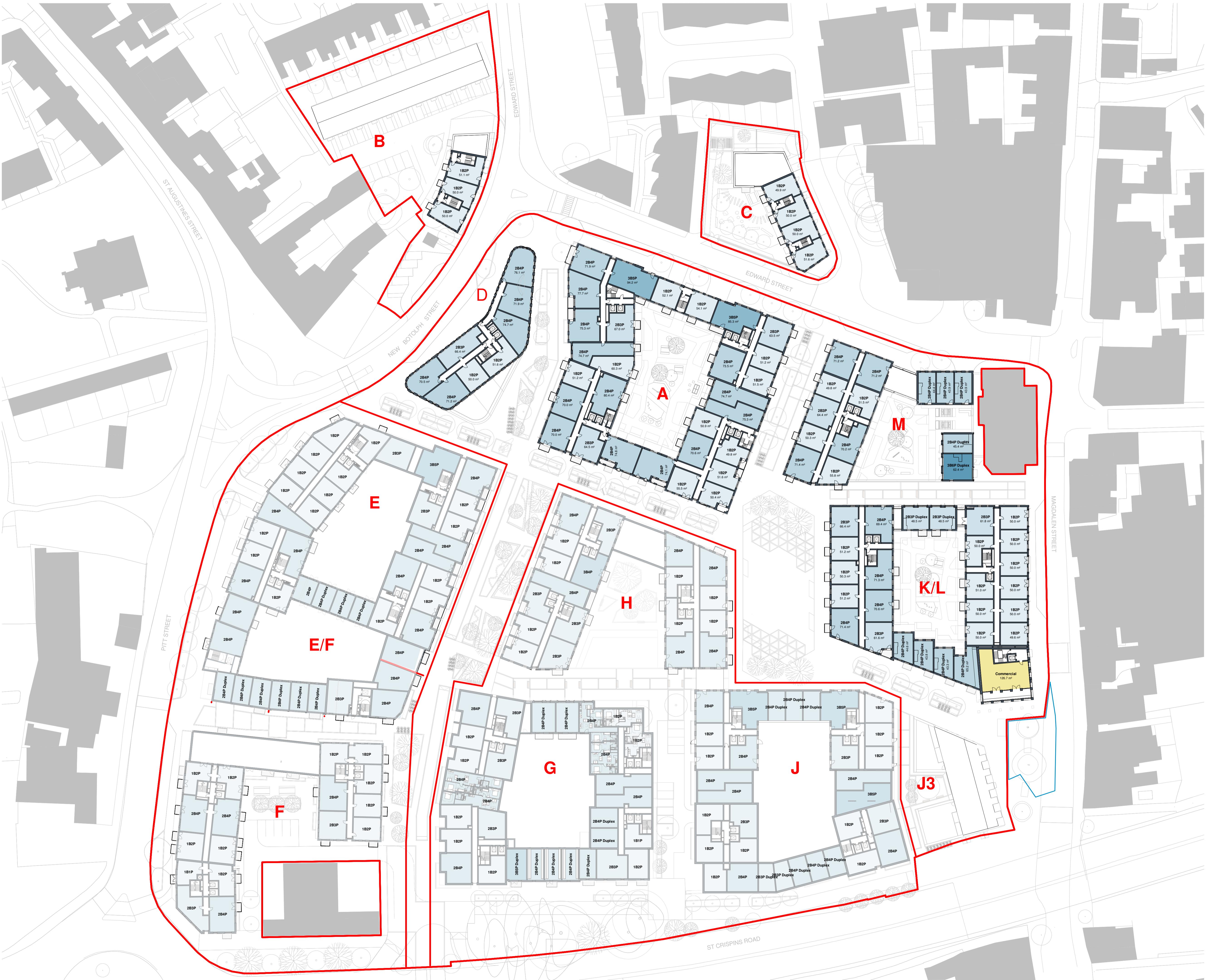
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Client
Weston Homes
Project
Anglia Square
Norwich
Description
Masterplan
Level 02

Status
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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 03

Status

For Planning

Scale Drawn By Date

1:500@A1 BM 19.01.22

Job Number Drawing Number Revision

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