

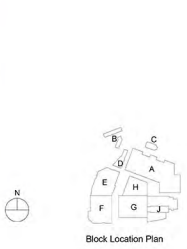
Application no 18/00330/F - Anglia Square including land  
and buildings to the North and West Norwich

Plans and elevations



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 Drawing Number: AD1-P2-001  
 Date: 01.03.18

Note:  
 The footprint and layout of each building in the outline application, (outside the red line on drawing AD2-P2-101) is illustrative only.



Block Location Plan

Scale Bar (1:500):

No.	Description	Date
A	Tower footprint amended, Public WC's & Changing Places facility added to Block A Block E ground floor amended along Pitt Street.	16.07.18

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Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 01-Masterplans  
 Illustrative Masterplan  
 Ground Floor

ISSUED FOR PLANNING			
Scale	@AO	Drawn	Check
1:500		BM	01.03.18
Job number	Drawing number	Revision	
31467	AD1-P2-001	A	

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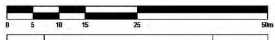


Block Location Plan

KEY

- Hybrid Application Boundary
- Other land in the ownership of Columbia Threadneedle

Scale Bar (1:500)



No.	Description	Date

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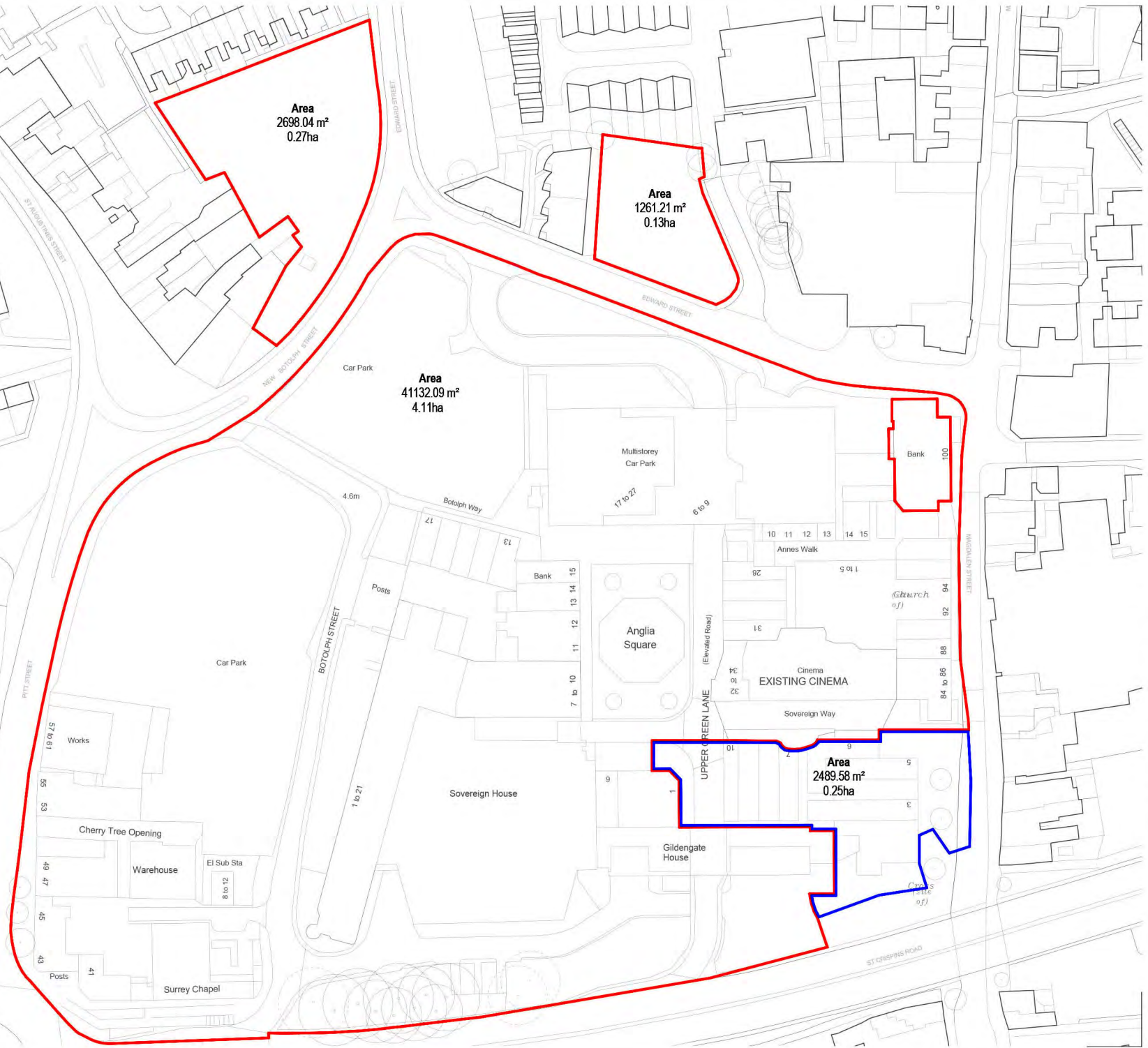
Client  
**Weston Homes**

Project  
**Anglia Square**

Description  
**02-Site Layouts  
 Hybrid Application Boundary**

Status  
**ISSUED FOR PLANNING**

Scale	@A1	Drawn	Date
1 : 500		JP	01.03.18
Job number	Drawing number	Revision	
31467	A02-P2-100		



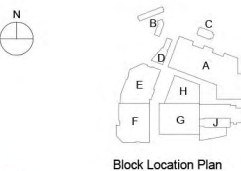
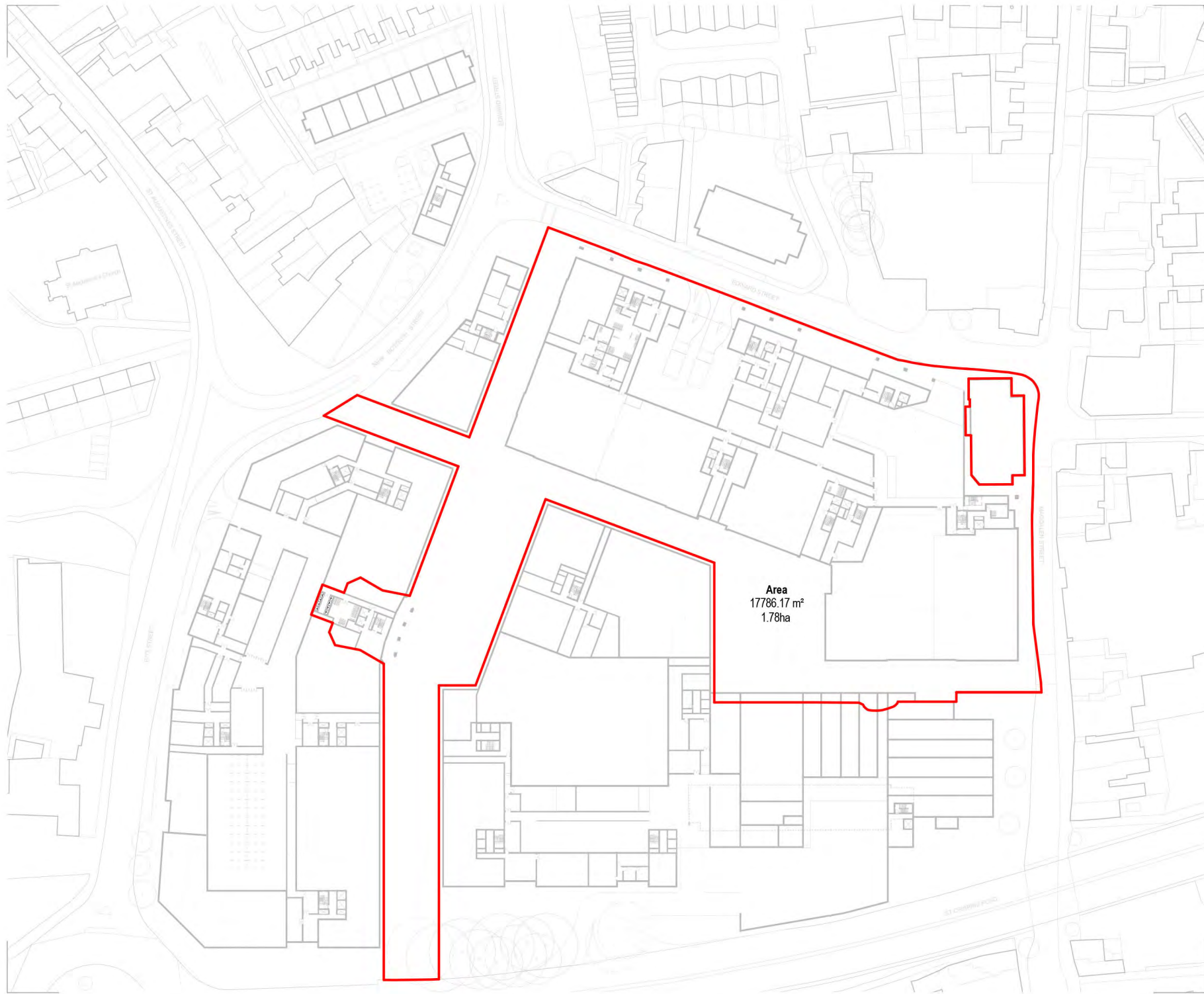
Area  
 2698.04 m<sup>2</sup>  
 0.27ha

Area  
 1261.21 m<sup>2</sup>  
 0.13ha

Area  
 41132.09 m<sup>2</sup>  
 4.11ha

Area  
 2489.58 m<sup>2</sup>  
 0.25ha

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Block Location Plan

KEY  
 — Detailed Application Boundary



No.	Description	Date
A	Det.App.Boundary revised as per tower footprint & GF layout	16.07.18

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Client  
**Weston Homes**  
 Project  
**Anglia Square**  
 Description  
**02-Site Layouts  
 Detailed Application Boundary  
 On Proposed Layout Base**

Status  
**ISSUED FOR PLANNING**  
 Scale  
 1 : 500 @A1  
 Job number  
 31467  
 Drawing number  
 A02-P2-101  
 Drawn  
 JP  
 Date  
 01.03.18  
 Revision  
 A

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- KEY**
- Existing cinema & upper level retail to be demolished
  - Existing structures to be demolished
  - Hybrid Application Boundary
  - Other land in the ownership of Columbia Threadneedle



No.	Description	Date

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Client  
**Weston Homes**

Project  
**Anglia Square**

Description  
**02-Site Layouts**  
**Existing Buildings Demolition Plan**

Status  
**ISSUED FOR PLANNING**

Scale  
 1: 500 @A1

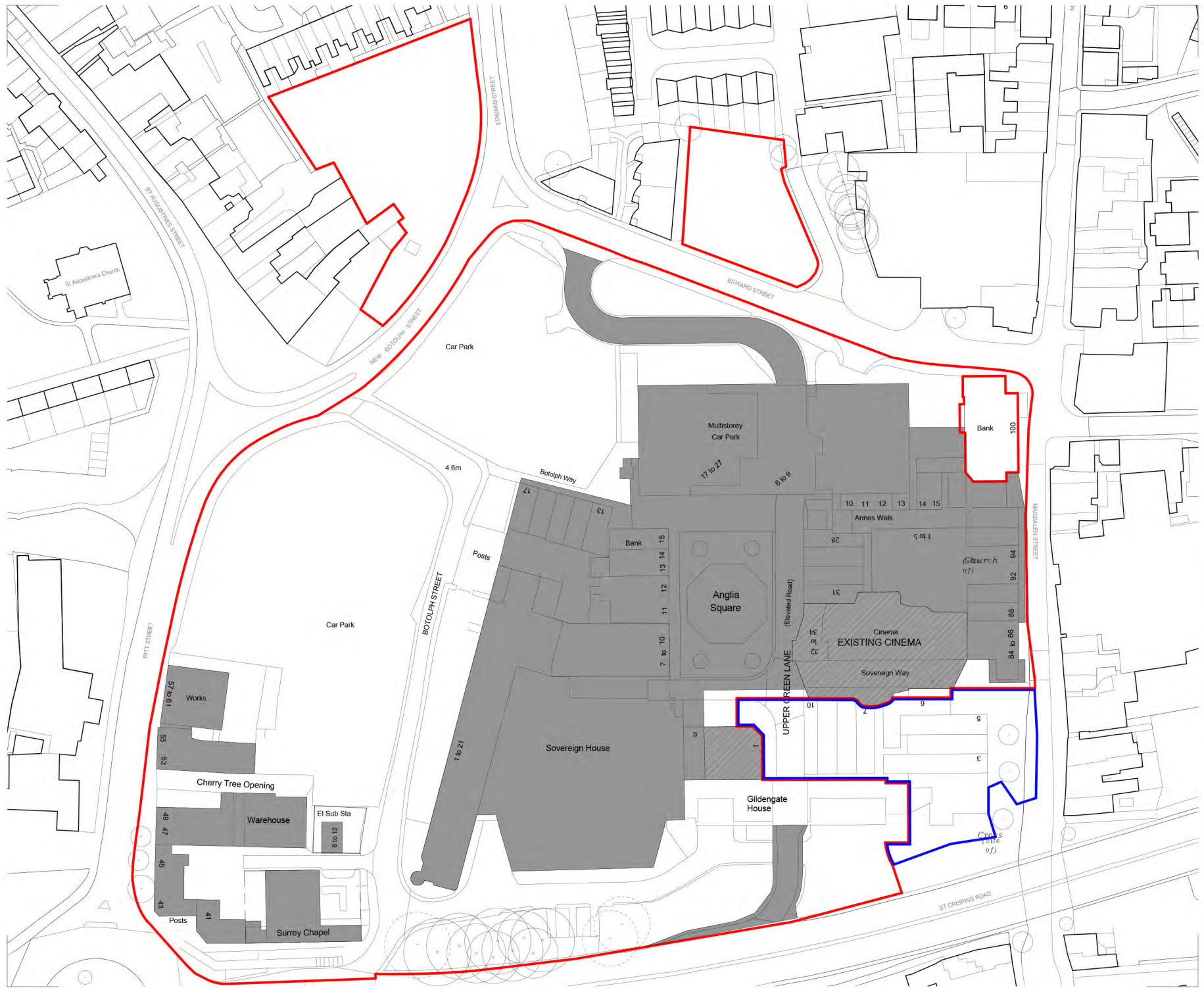
Job number  
 31467

Drawing number  
 A02-P2-201

Drawn  
 JP

Date  
 01.03.18

Revision



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**KEY**

1 Storey	9 Storey	1 Storey Amenity
3 Storeys	10 Storeys	3 Storey Podium Amenity
4 Storeys	11 Storeys	4 Storey Podium Amenity
5 Storeys	12 Storeys	4 Storey Roof Level Amenity
6 Storeys	20 Storeys	7 Storey Podium Amenity
7 Storeys	To match Existing 7 Storey	

- All building heights are maximum storeys from top of pavement
- All building storey numbers include the ground floor
- Except Block A, any roof top projections should be limited to no more than 2m above roof level. This may include mechanical equipment, lift overruns, ventilation shafts/flues
- Block A mechanical ventilation plant, serving the carpark, will be 2.5m high above roof level



No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**  
 Project  
**Anglia Square  
 Norwich**  
 Description  
**01-Parameter Plans  
 Architecture  
 Proposed Building Heights**

Status  
**ISSUED FOR PLANNING**

Scale	Drawn	Date
1: 500	AZ	01.03.18
Job number	Drawing number	Revision
31467	AD1-PP-100	A

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- KEY**
- Footprint of Development zones
  - Development zones (excludes balcony and canopy zones)  
Footprints shown are based on +/- 1.0m
  - Site B - Area 0.27 ha
  - Site C - Area 0.13 ha
  - Detailed element (Block A, Marker building within Block E, and public realm - Area 1.78ha)
  - Outline element (Blocks D-J excluding public realm in detailed element - Area 2.33ha)
  - Site J: retained Gildengale building to be extended, re-clad and converted for Residential Use



No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**

Project  
**Anglia Square  
 Norwich**

Description  
**01-Parameter Plans  
 Architecture  
 Development Parcel**

Status  
**ISSUED FOR PLANNING**

Scale  
 1: 500 @A1

Job number  
 31467

Drawing number  
 AD1-PP-400

Drawn  
 AZ

Date  
 01.03.18

Revision  
 A

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- KEY**
- Residential
  - Residential Entrances to be integrated within commercial frontage zones
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / D1 / bookmaker / nail bar (Sui Generis). Areas defined in the Retail Strategy Report Revision 1
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / B1 / D1 / Sui Generis. Areas defined in the Retail Strategy Report Revision 1
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / B1 / D1. Areas defined in the Retail Strategy Report Revision 1
  - Place of Worship.
  - Associated Ancillary support spaces
  - Car Park
  - Use Class D2 - Cinema
  - Hotel (C1)
  - Service Yard
  - Existing Building (J) - Gildengate House - to be converted to residential
  - Double colour bands represent alternative potential uses. Color coded as per legend above



15% of ground floor frontage use can deviate from assigned use class, and be replaced with any other permitted use in the masterplan, subject to the approval of the local authority.

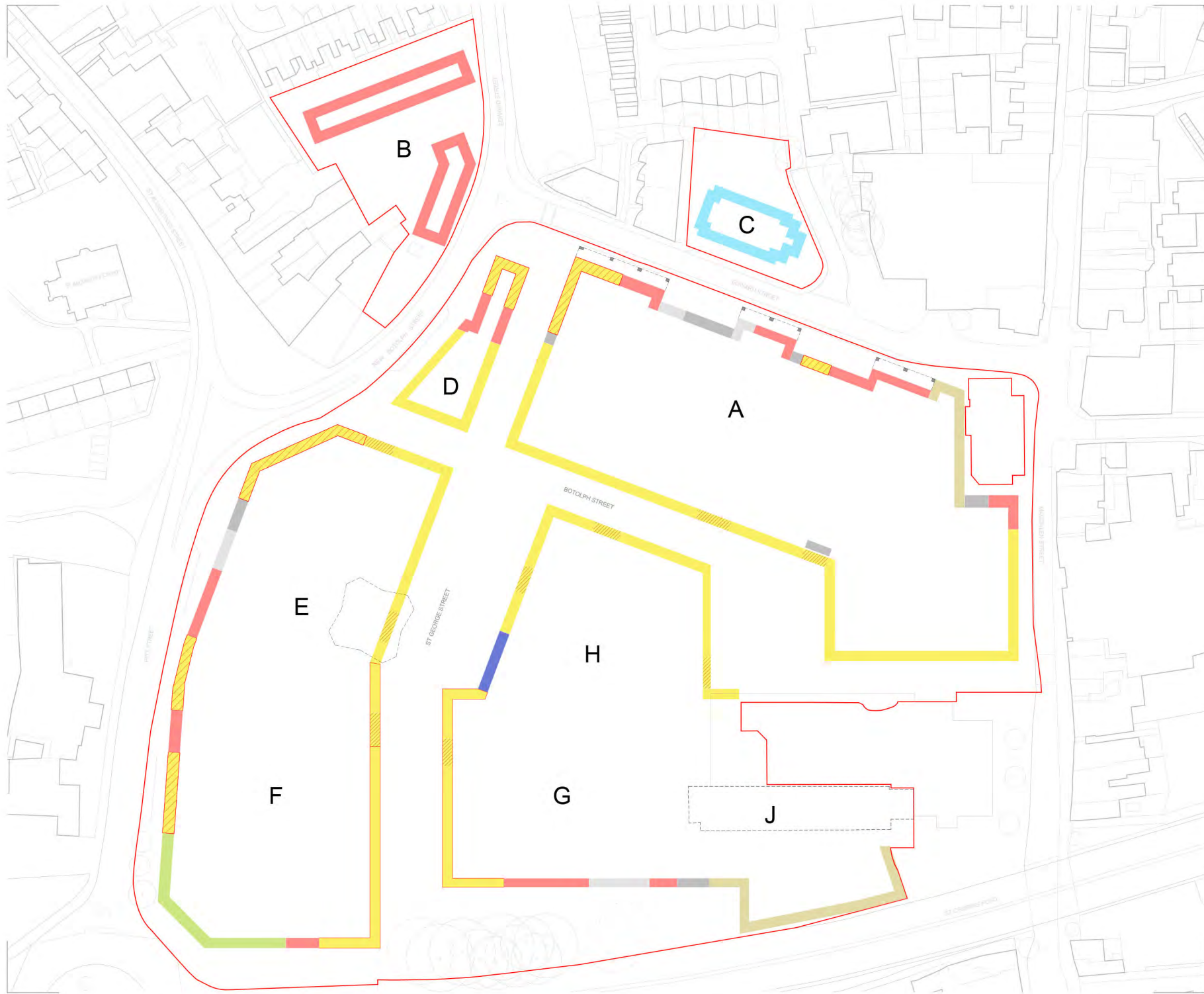


No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**  
 Project  
**Anglia Square  
 Norwich**  
 Description  
**01-Parameter Plans  
 Architecture  
 Land Use - Ground Floor**

Status  
**ISSUED FOR PLANNING**  
 Scale  
 1 : 500 @A1  
 Job number  
 31467  
 Drawing number  
 AD1-PP-200  
 Drawn  
 AZ  
 Date  
 01.03.18  
 Revision  
 A





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- KEY**
- Residential
  - Residential Entrances to be integrated within commercial frontage zones
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / D1 / bookmaker / nail bar (Su Geners). Areas defined in the Retail Strategy Report Revision 1
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / B1 / D1 / Su Geners. Areas defined in the Retail Strategy Report Revision 1
  - Commercial and Non Residential Institution Floor Space. Use Class A1 - A4 / B1 / D1. Areas defined in the Retail Strategy Report Revision 1
  - Place of Worship.
  - Associated Ancillary support spaces
  - Car Park
  - Use Class D2 - Cinema
  - Hotel (C1)
  - Service Yard
  - Existing Building (J) - Gldengate House - to be converted to residential
  - Double colour bands represent alternative potential uses. Color coded as per legend above



No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**  
 Project  
**Anglia Square  
 Norwich**  
 Description  
**01-Parameter Plans  
 Architecture  
 Land Use - First Floor**

Status  
**ISSUED FOR PLANNING**

Scale	Drawn	Date
1 : 500	AZ	01.03.18
Job number	Drawing number	Revision
31467	A01-PP-201	A

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- KEY**
- Pedestrian and Cycle access
  - Site Entrance/Exit Pedestrian and Vehicular
  - Pedestrian, Cycle and Vehicular access for service and emergency
  - Car Park Entrance/Exit - Vehicular
  - Car Park & Public Conveniences Entrance/Exit - Pedestrian
  - Service Yard Entrance
  - New Vehicular Access to existing service yard



No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**  
 Project  
**Anglia Square  
 Norwich**  
 Description  
**01-Parameter Plans  
 Architecture  
 Access**

Status  
**ISSUED FOR PLANNING**  
 Scale  
 1 : 500 @A1  
 Job number  
 31467  
 Drawing number  
 AD1-PP-300  
 Drawn  
 AZ  
 Date  
 01.03.18  
 Revision  
 A

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- KEY**
- Development zones, exclude balconies and canopies zones  
Footprints shown based on +/- 1m
  - 1) 10-11 metres wide
  - 2) 16-18 metres wide
  - 3) 10 metres wide
  - 4) Up to 29m x 73m
  - 5) Up to 33m x 46m
  - 6) 26 metres wide
  - 7) 4.1m - 4.8m wide
  - Proposed vehicular access
- Dimensions stated are between building frontages



No.	Description	Date
A	Tower footprint revised	16.07.18

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Client  
**Weston Homes**

Project  
**Anglia Square  
 Norwich**

Description  
**01-Parameter Plans  
 Architecture  
 Public Realm**

Status  
**ISSUED FOR PLANNING**

Scale  
 1 : 500

Job number  
 31467

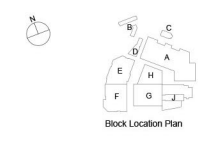
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Drawn  
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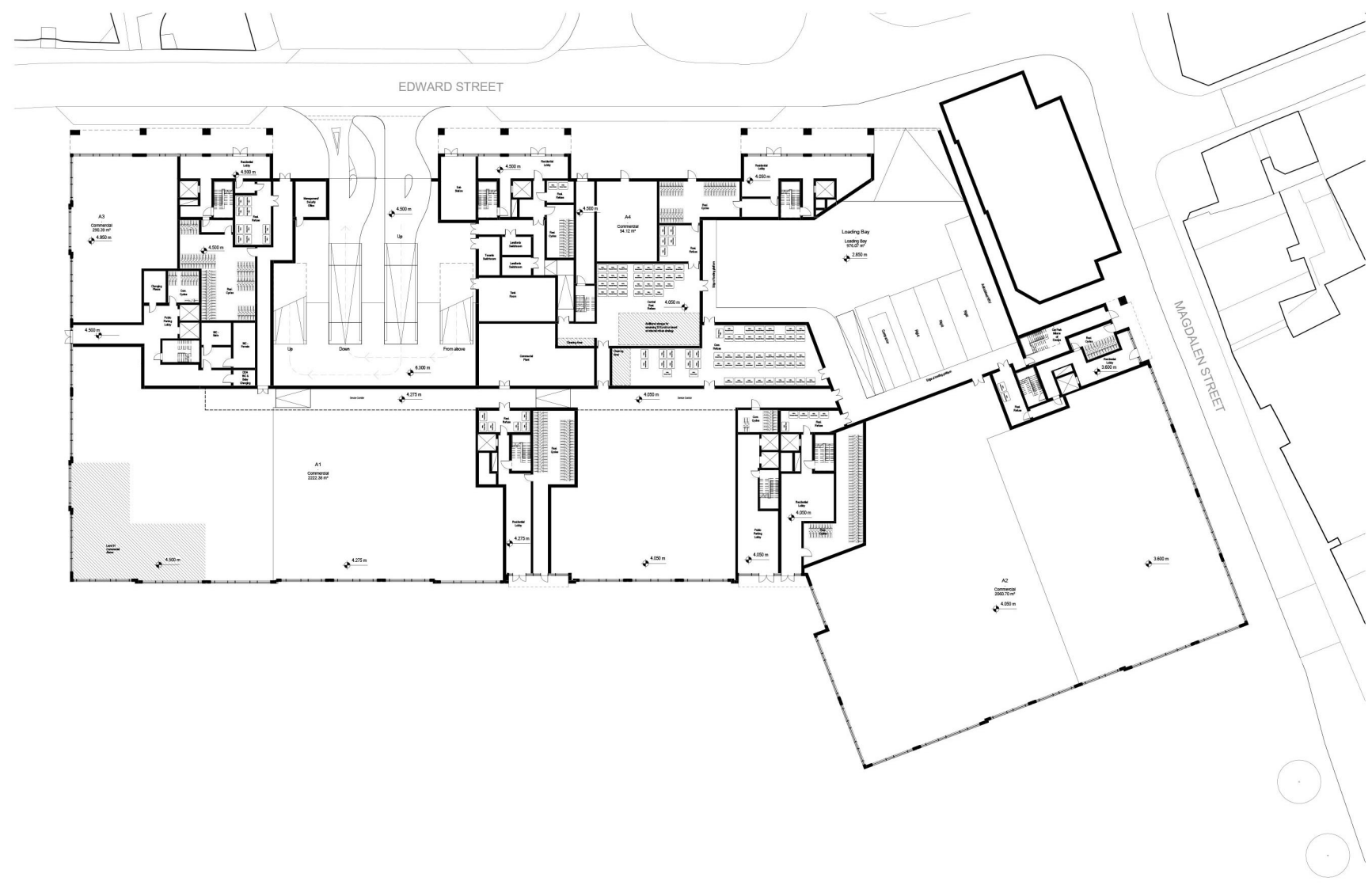
Date  
 01.03.18

Revision  
 A

Original size 100mm@A1 Copyright Broadway Malyan Limited



Note:  
 Floor levels between car parking and residential do not align. Refer to  
 building section A03-P2-A-001. The typical plans provide residential  
 levels only.  
 For car parking floor levels refer to section heights.



Scale Bar (1:200)

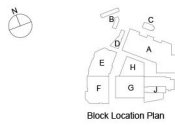
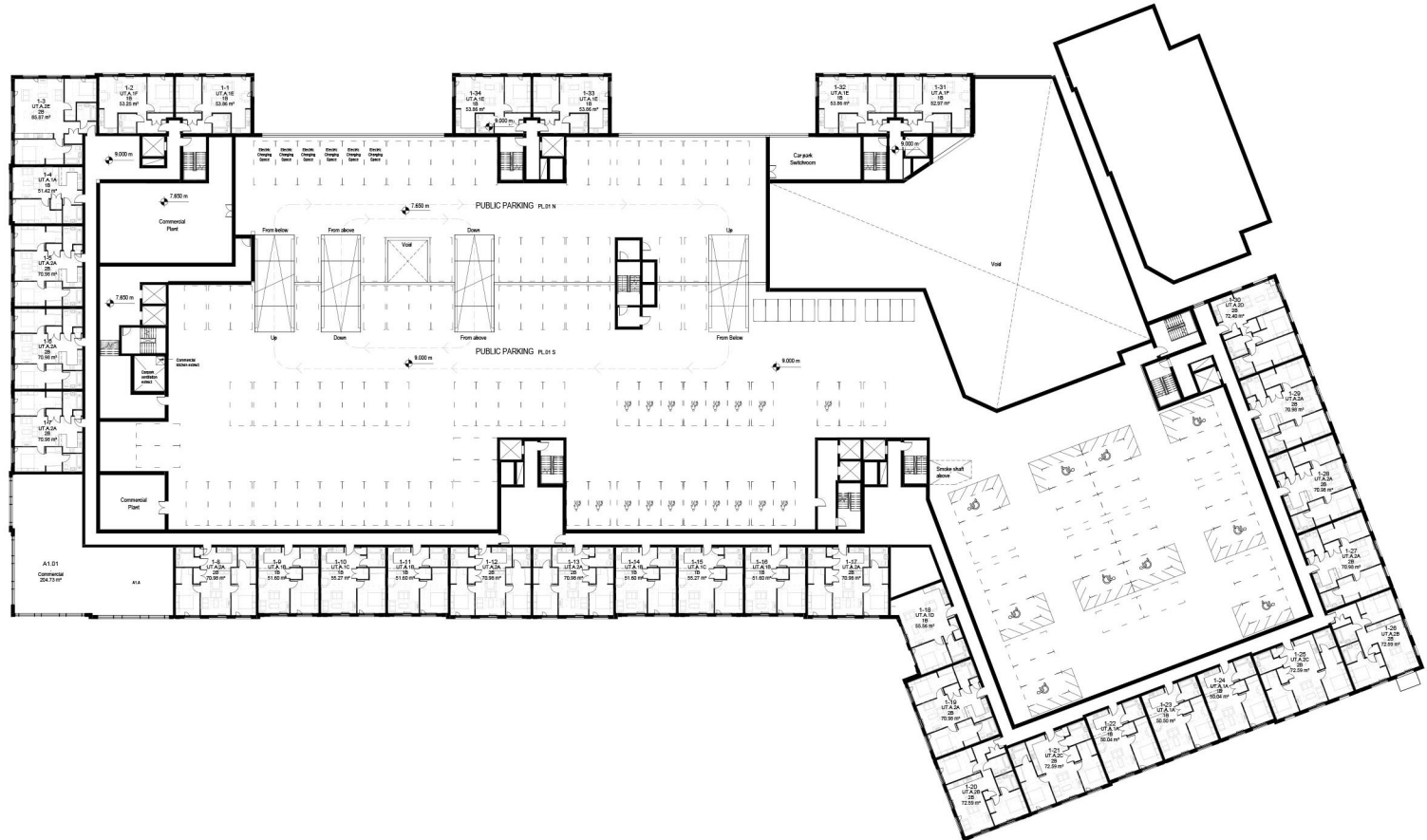
No.	Description	Date
A	Public WC's & changing places facility added; articulation to west facade, com. cycle stores jammed, single lane vehicular entrance, Magdalen Street entrance amended	16.07.18

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Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 GA Plans  
 Block A  
 Ground Floor

Status  
 WORK IN PROGRESS  
 Scale  
 As Indicated @ A0  
 Job Number  
 31467  
 Drawing Number  
 A03-P2-A-000  
 Date  
 01.03.18  
 Author  
 JP  
 Checker  
 A  
 Original size 110mmx90mm  
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1 Ground Floor Plan  
 1:200



Note:  
 Floor levels between car parking and residential do not align. Refer to building section A03-P2-A-001. The typical plans provide residential levels only.  
 For car parking floor levels refer to spot heights.



No.	Description	Date
A	Articulation to west facade, reduced window sizes along Magdalen Street & corner with Sovereign Way	16.07.18

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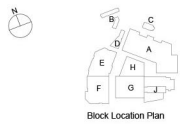
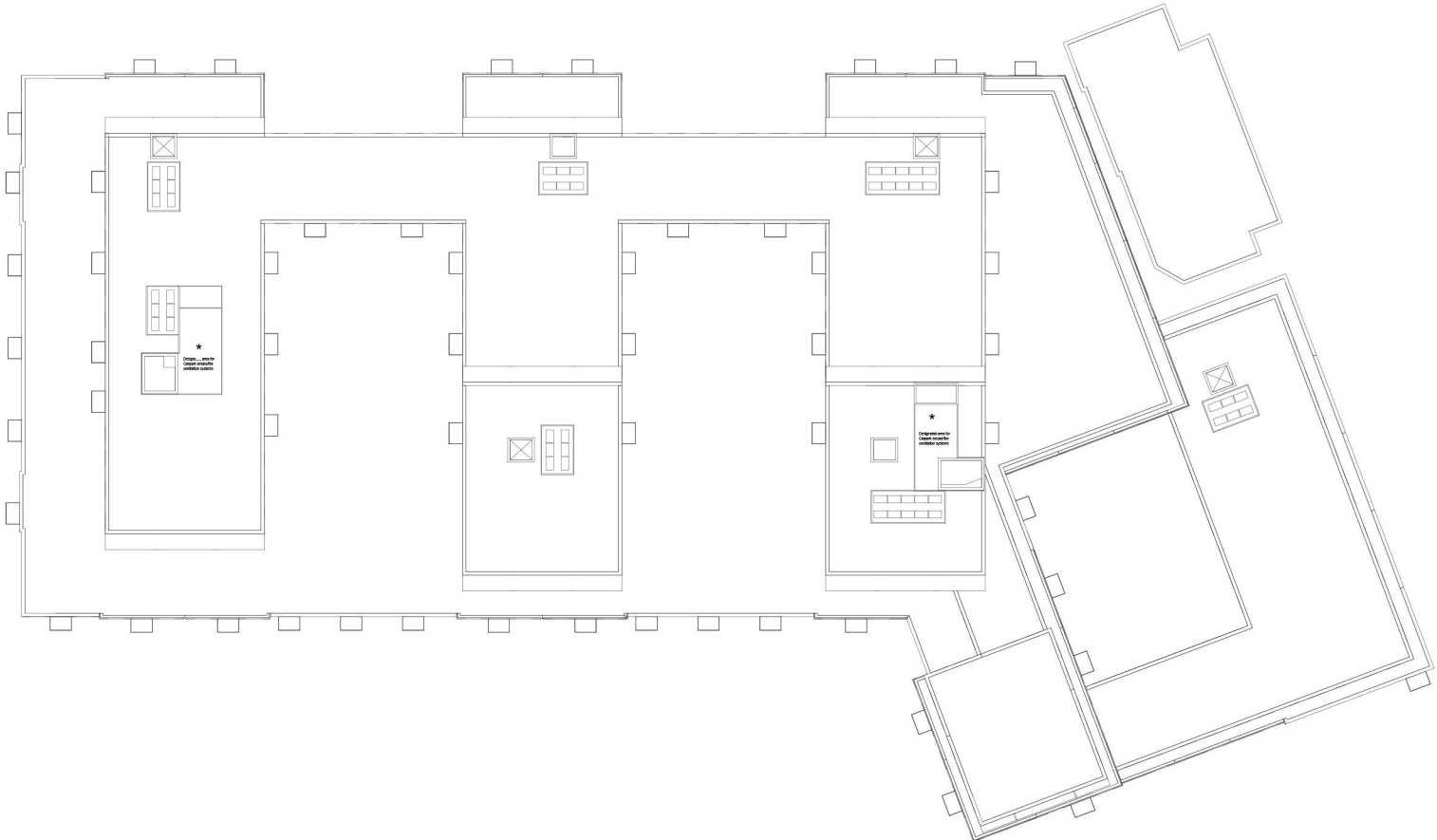
Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 GA Plans  
 Block A  
 First Floor

Issue  
 ISSUED FOR PLANNING  
 Drawn  
 AS Indicated@AD  
 Job number  
 31467  
 Original size  
 100mm@0

Checked  
 JP  
 Revision  
 A  
 Date  
 01.03.18

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1 First Floor  
 1:200



Note:  
 Floor levels between car parking and residential do not align. Refer to  
 building section A03-P2-A-011. The layout plans show the residential  
 levels only.  
 For car parking floor levels refer to spot heights.

1 Roof Level  
 1:200

LEGEND - ROOF PLANT

Small Condenser Compound  
 Large Condenser Compound

Maximum height of enclosure + plant  
 will not exceed 2.0m above roof  
 level

\* Car Park Smoke Ventilation:  
 maximum height of plant enclosure  
 will not exceed 2.5m above roof  
 level

Scale Bar (1:200):

No.	Description	Date
A	Plant & lift overruns added	16.07.18

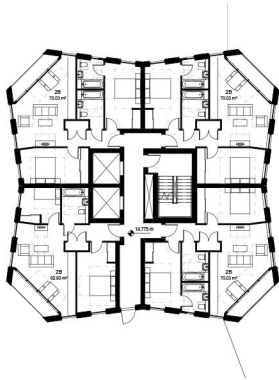
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Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 GA Plans  
 Block A  
 Roof Level

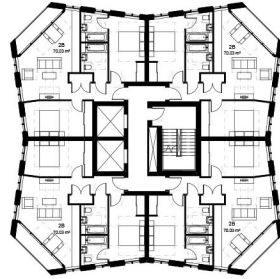
Issue  
 ISSUED FOR PLANNING

Scale	Drawn	Date
As Indicated/AD	JP	01.03.18

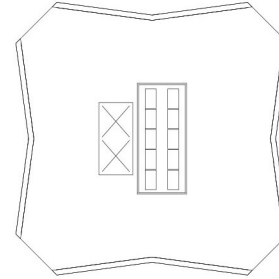
Job number: 31467  
 Drawing number: A03-P2-A-011  
 Revision: A



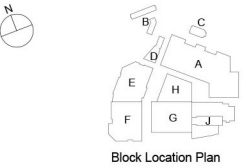
**4 Third Floor**  
1 : 200



**5 Typical Floor**  
1 : 200



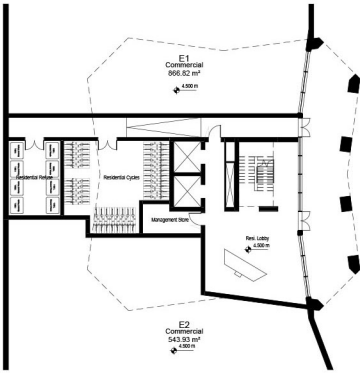
**6 Roof Level**  
1 : 200



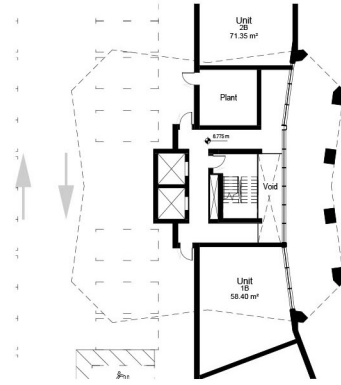
**LEGEND - ROOF PLANT**

- Small Condenser Compound
- Large Condenser Compound

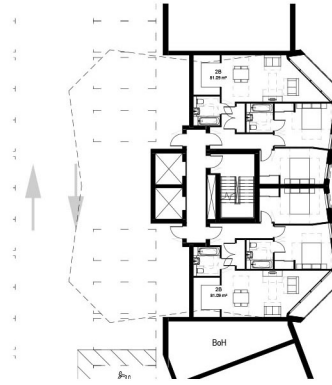
Maximum height of enclosure + plant will not exceed 2.0m above roof level



**1 Ground Floor**  
1 : 200



**2 First Floor**  
1 : 200



**3 Second Floor**  
1 : 200



No.	Description	Date
A	Tower footprint amended & height reduced from 25 to 20 storeys, plant & lift overruns added, material colours & balcony typologies amended	16.07.18

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Client  
**Weston Homes**

Project  
**Anglia Square**

Description  
**GA Plans  
 Block E  
 Tower**

Status  
**ISSUED FOR PLANNING**

Scale  
 As indicated @A1

Drawn  
 BM

Date  
 01.03.18

Job number  
 31467

Drawing number  
 AD3-P2-E-000

Revision  
 A



1 Elevation 01  
1:200

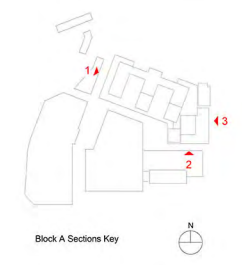


2 Elevation 02  
1:200



3 Elevation 03  
1:200

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Block A Sections Key

Elevation Material key

1. Brick cladding - Dark red, dark & pale colour and type to complement existing context
2. Brick feature banding expresses grouping and parapet edges
3. Dark grey or gold coloured framed window system
4. Shop fronts are 'illustrative information only', but with fascia panel on Magdalen Street Return. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area
6. Light weight cladding
7. Textured Brick
8. Perforated Panel

Scale Bar (1:200)

No.	Description	Date
A	Plant & lift covers add; material colours & balcony typologies amended	16.07.18

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Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 05-Elevation  
 Architecture  
 Block A - Elevations 01, 02 & 03

Scale  
 ISSUED FOR PLANNING

Drawn	Drawn	Date
As indicated@AD	BM	01.03.18
Job number	Drawing number	Revision
31467	A05-P2-A-001	A

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1 Elevation 04  
1:200



2 Elevation 05  
1:200



3 Elevation 06  
1:200

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Block A Sections Key

- Elevation Material key
1. Brick cladding. Dark red, dark & pale colour and type to complement existing context
  2. Brick feature banding expresses grouping and parapet edges
  3. Dark grey or gold coloured framed window system
  4. Shop fronts are illustrative information only, but with fascia panel on Magdalen Street Return. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
  5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area
  6. Light weight cladding
  7. Textured Brick
  8. Perforated Panel

Scale Bar (1:200)

No.	Description	Date
A	Plant & lift covers added, material colours & balcony typologies amended (Elevation 04, Articulation to car park shading. Square elements added above projecting residential elements at Level 01-10)	16.07.18

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Client  
 Weston Homes  
 Project  
 Anglia Square  
 Description  
 05-Elevation  
 Architecture  
 Block A - Elevations 04, 05 & 06

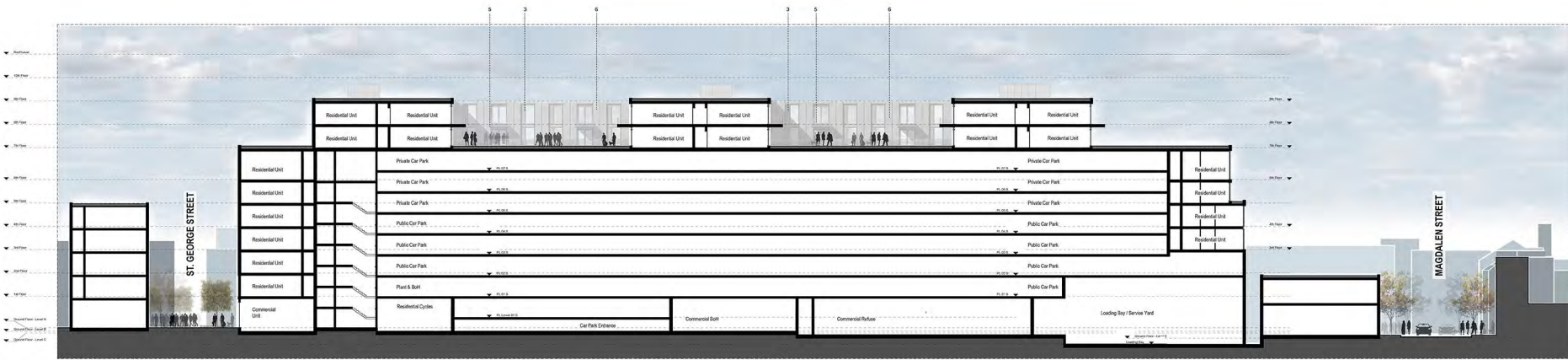
Scale  
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Scale	Drawn	Date
As Indicated@AO	BM	01.03.18

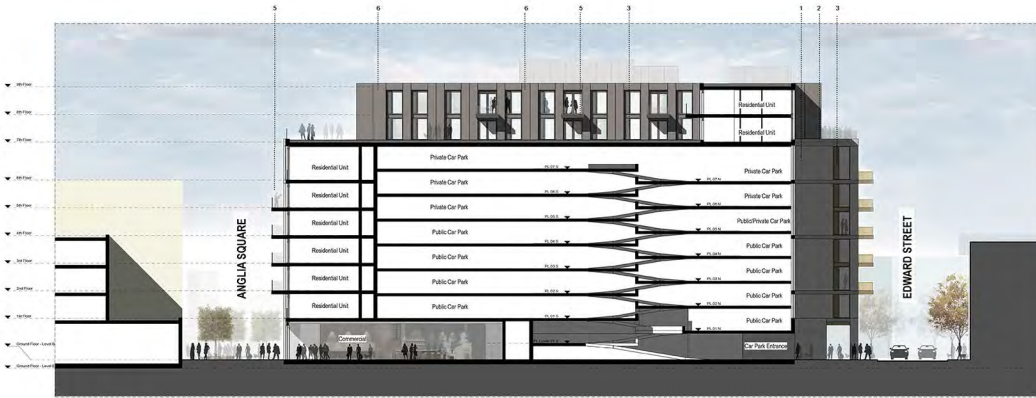
Job number  
 31467

Drawing number	Revision
A05-P2-A-002	A

Original size 100mm@AO Copyright Broadway Malyan Limited



1 Section 01  
1:200



2 Section 02  
1:200



3 Section 03  
1:200

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Block A Sections Key

Elevation Material key

1. Brick cladding. Dark red, dark & pale colour and type to complement existing context.
2. Brick feature banding expresses grouping and parapet edges.
3. Dark grey or gold coloured framed window system.
4. Shop fronts are 'illustrative information only', but with fascia panel on Magdalen Street Return. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area.
6. Light weight cladding.
7. Textured Brick.
8. Perforated Panel.

Scale Bar (1:200):

No.	Description	Date
A	Plant & lift overruns added, material colours & balcony typologies amended	16.07.16

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Client:  
 Weston Homes

Project:  
 Anglia Square

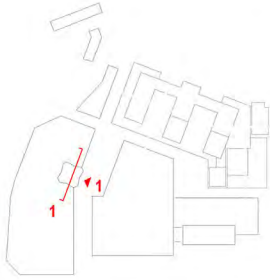
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 04-Sections  
 Architecture  
 Block A - Section 01, 02 & 03

Issue:  
 ISSUED FOR PLANNING

Scale	Drawn	Date
As Indicated@AD	JP	01.03.16

Job number: 31467  
 Drawing number: A04-P2-A-001  
 Revision: A

Original size: 100mm@A0  
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**Block E Sections Key**

- Elevation Material key
1. Brick cladding - Dark red, dark & pale colour and type to complement existing context
  2. Brick feature banding expresses grouping and parapet edges
  3. Dark grey or gold coloured framed window system
  4. Shop fronts are 'illustrative information only'. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
  5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area
  6. Light weight cladding



No.	Description	Date
A	Tower footprint amended & height reduced from 25 to 20 storeys, plant & lift overruns added, material colours & balcony typologies amended	16.07.18

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Client  
**Weston Homes**

Project  
**Anglia Square**

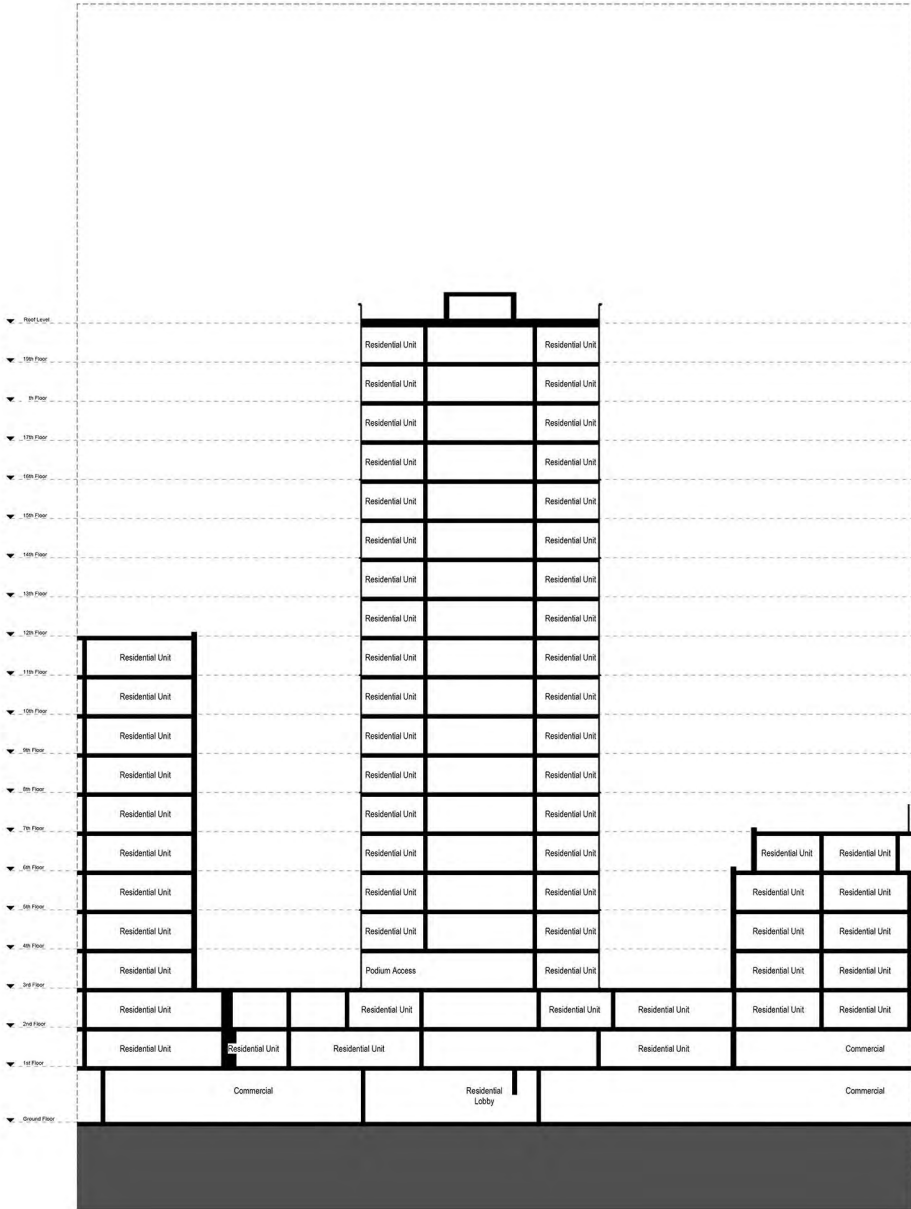
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**05-Elevation  
 Architecture  
 Tower - Elevation 01 & Section 01**

Status  
**ISSUED FOR PLANNING**

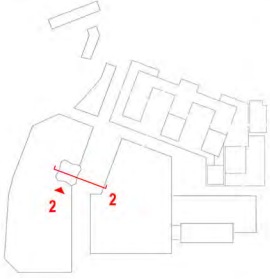
Scale	Drawn	Date
1 : 200	@A1	BM
Job number	Drawing number	Revision
31467	A05-P2-E-001	A




**1 Elevation 01**  
 1 : 200



**2 Section 01**  
 1 : 200



Block E Sections Key 

- Elevation Material key
1. Brick cladding - Dark red, dark & pale colour and type to complement existing context
  2. Brick feature banding expresses grouping and parapet edges
  3. Dark grey or gold coloured framed window system
  4. Shop fronts are 'illustrative information only'. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
  5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area
  6. Light weight cladding



No.	Description	Date
A	Tower footprint amended & height reduced from 25 to 20 storeys, plant & lift overruns added, material colours & balcony typologies amended	16.07.18

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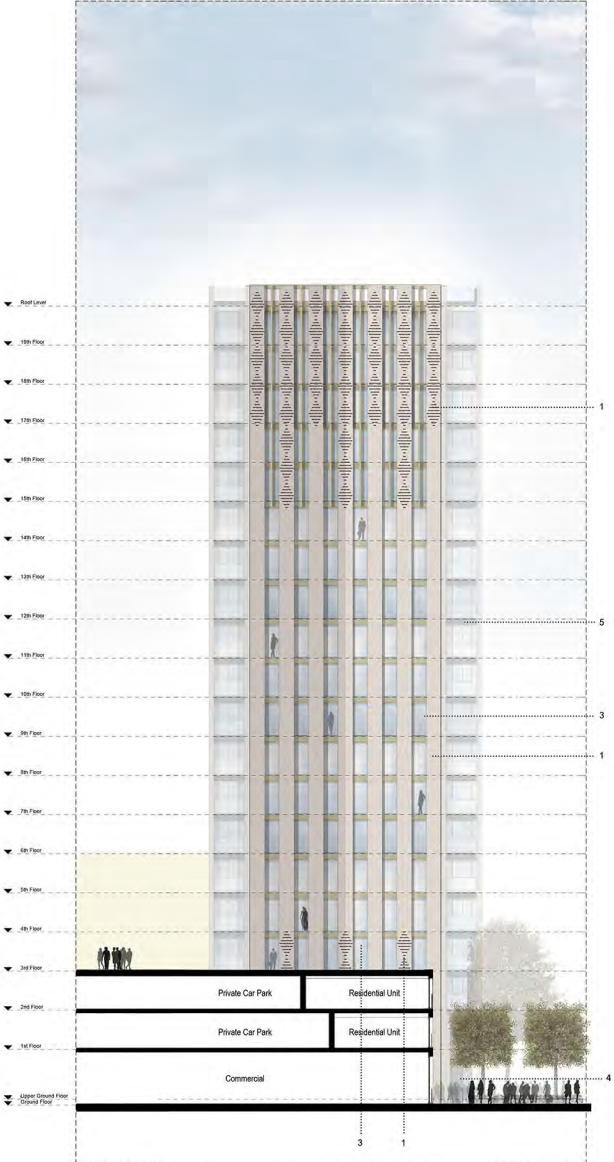
Client  
**Weston Homes**

Project  
**Anglia Square**

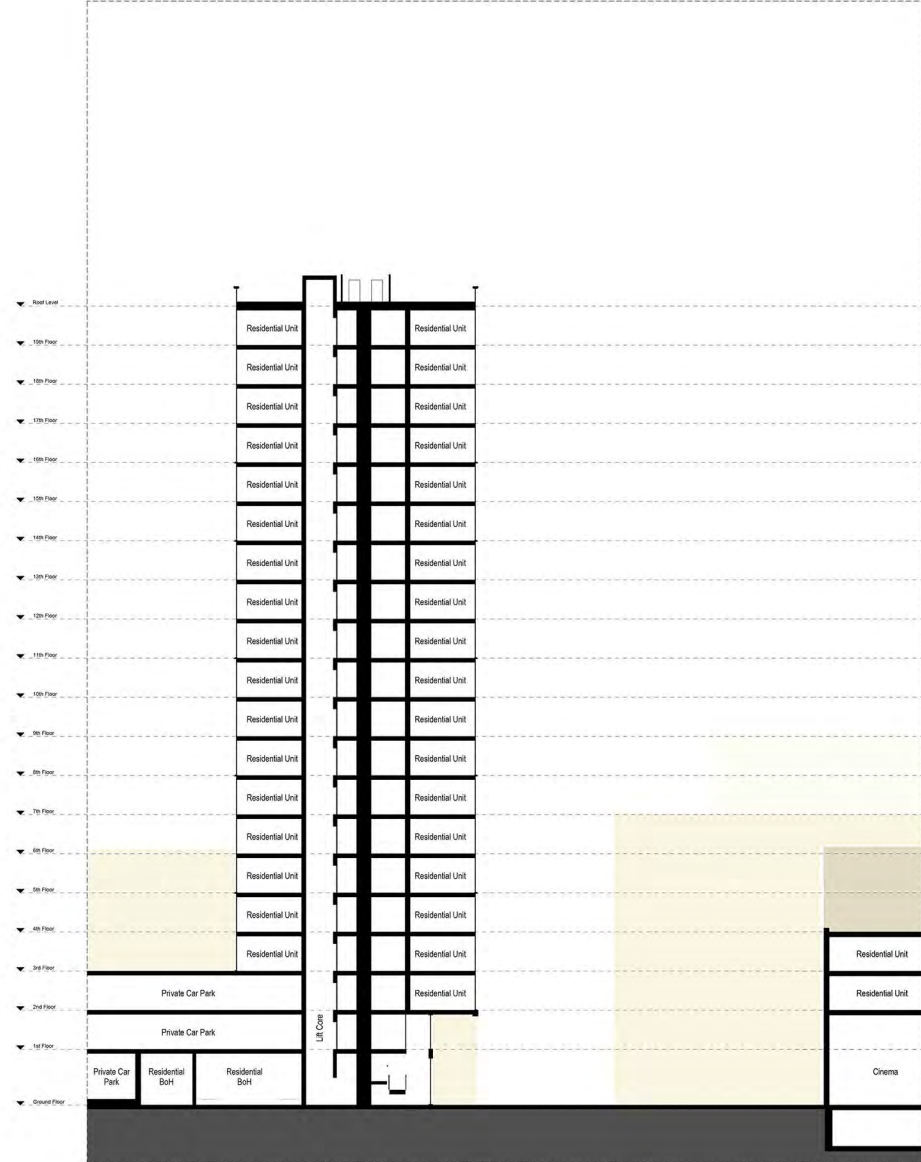
Description  
**05-Elevation  
 Architecture  
 Tower - Elevation 02 & Section 02**

Status  
**ISSUED FOR PLANNING**

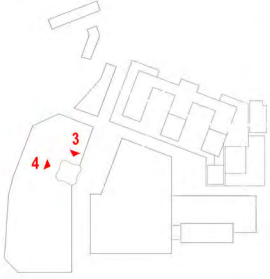
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1 : 200	@A1	BM 01.03.18
Job number	Drawing number	Revision
31467	A05-P2-E-002	A



1 Elevation 02  
 1 : 200



2 Section 02  
 1 : 200



Block E Sections Key

- Elevation Material key
1. Brick cladding - Dark red, dark & pale colour and type to complement existing context
  2. Brick feature banding expresses grouping and parapet edges
  3. Dark grey or gold coloured framed window system
  4. Shop fronts are 'illustrative information only'. Shopfronts will be provided by retail operators and their design guided by a 'Shopfront Design Guide' included as part of the application documents.
  5. Balconies - balustrade designs comprising perforated metal, glass or railings subject to location and character area
  6. Light weight cladding



A	Tower footprint amended & height reduced from 25 to 20 storeys, plant & lift overruns added, material colours & balcony typologies amended	16.07.18
No.	Description	Date

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Client  
**Weston Homes**

Project  
**Anglia Square**

Description  
**05-Elevation  
 Architecture  
 Tower - Elevation 03 & 04**

Status  
**ISSUED FOR PLANNING**

Scale  
 1 : 200

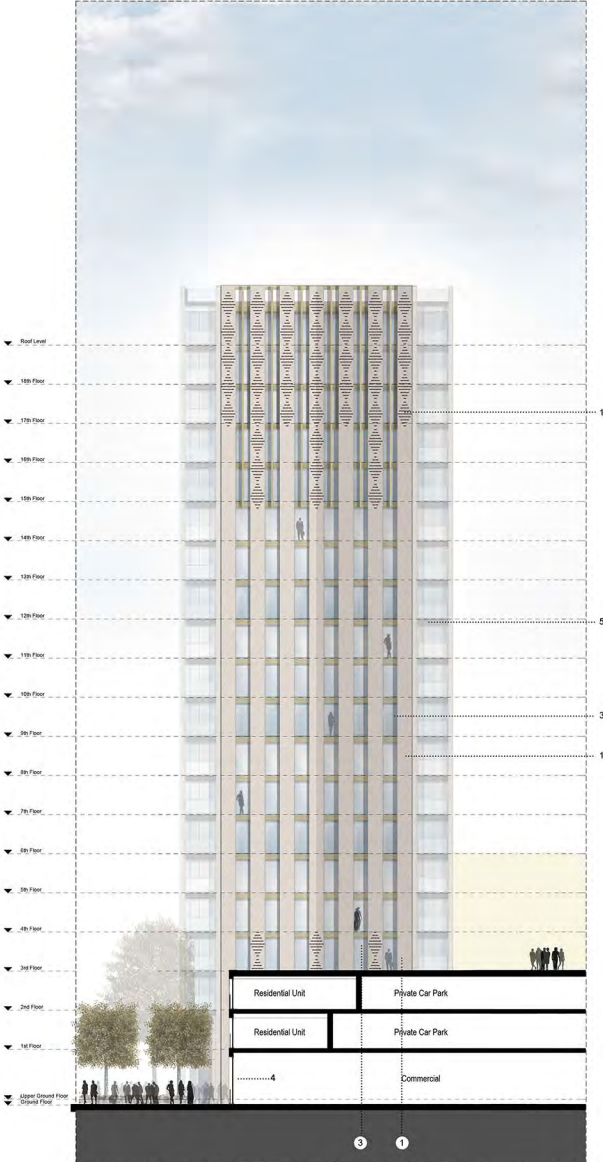
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Date  
 BM 01.03.18

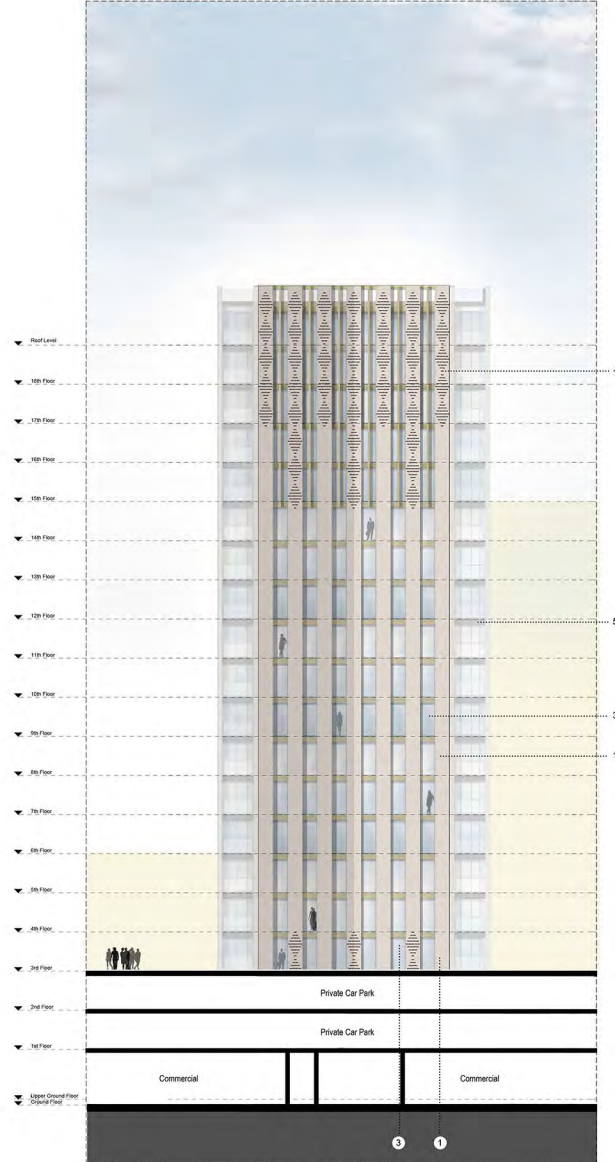
Job number  
 31467

Drawing number  
 A05-P2-E-003

Revision  
 A



**1** Elevation 03  
 1 : 200



**2** Elevation 04  
 1 : 200



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  4. The position of all materials must be checked on site before being fixed.
  5. This drawing must be read with the relevant specification drawings and detail drawings.
  6. Date of consultation and any sign-off to be legible on site.

03.10.2018	Approved Scheme	SH	RF
02.07.2018	Updated Layout	HS	DF
01.08.2018	Updated Layout	SH	DF
Issue	Date	Status	Drawn/Approved

**PIE** Plant Intelligent Environments LLP  
 80 Fitzroy Square, London, W1T 4EX  
 020 7638 0000  
 www.pie-landscapes.com

Client: Weston Homes Plc.  
 Project: Anglia Square, Norwich

Job Title: Landscape General Arrangement

Created on: 08.11.16  
 Created by: SJB  
 Approved by: JKH

Scale: 1:500  
 Site: AD  
 Status: PLANNING  
 Sheet: PL1581-GA-001  
 of: 03



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  5. This drawing must be read with the relevant specification drawings and detail drawings.
  6. Date of construction and with it to be signed on site.

1

Date	By	Status	Drawn	Approved
04.27.2018	Amended Scheme	SH	DF	
03.22.2018	Updated Layout	SH	DF	
02.28.2018	Updated Layout	SH	DF	
01.23.2018	Updated Layout	SH	DF	

**PIE** Plant Intelligent Environments LLP  
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 MANCHESTER LONDON  
 100, 100, 100, 100  
 100, 100, 100, 100

Client: Weston Homes Plc.

Project: Anglia Square, Norwich

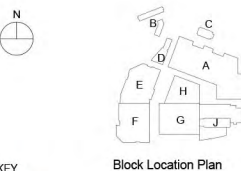
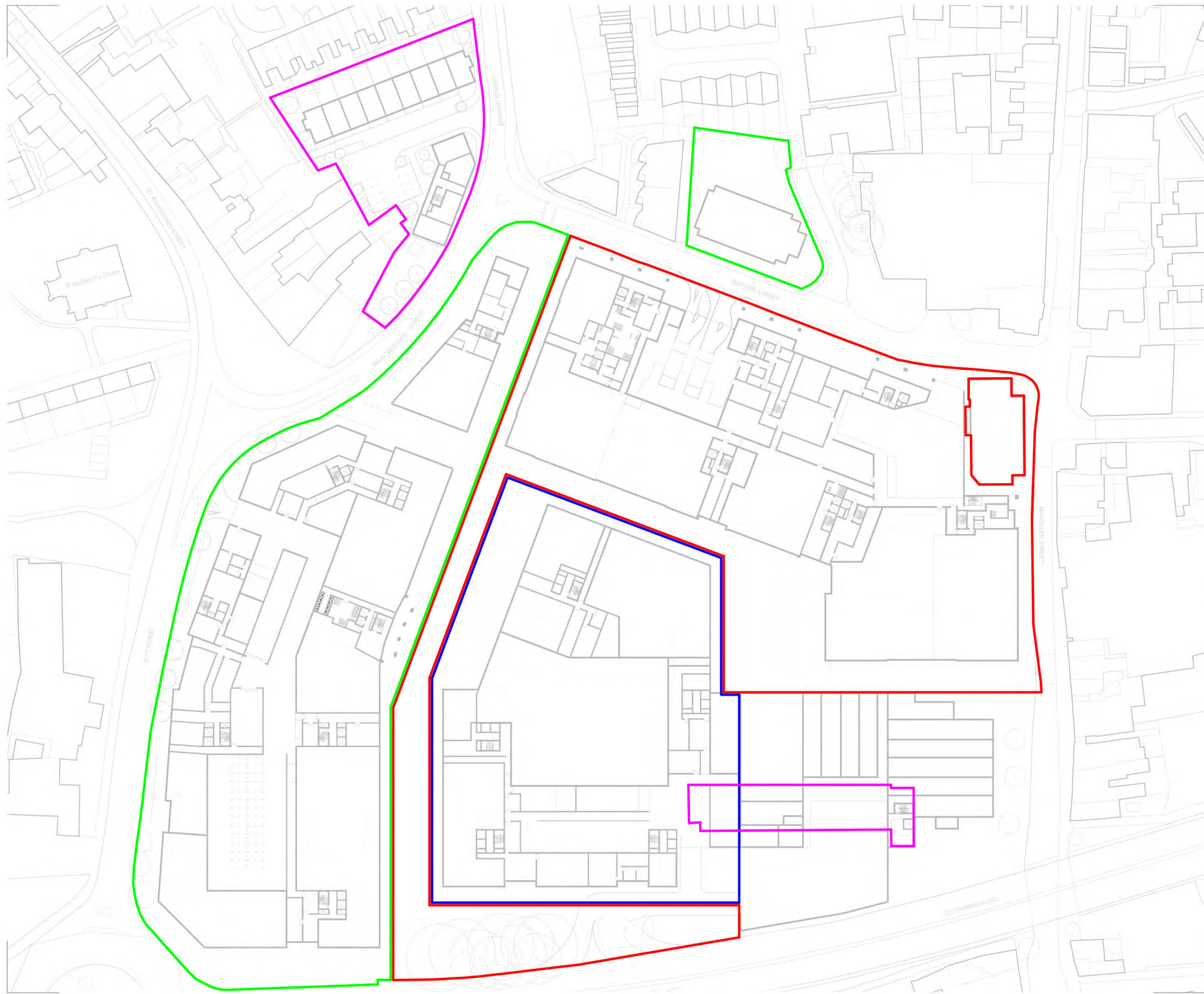
Fig Title: Roof Plan General Arrangement

Created on	Created by	Approved by
23.03.17	SB	JK

Scale: 1:500 AD PLANNING

File No: PL1581-GA-002 Sheet: 04

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- KEY**
- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4



No.	Description	Date
A	Tower footprint and ground floor layout revised	16.07.18

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Client  
**Weston Homes**

Project  
**Anglia Square**

Description  
**02-Site Layouts  
 Illustrative Phasing Strategy Plan**

Status  
**ISSUED FOR PLANNING**

Scale  
 1 : 500 @A1

Job number  
 31467

Drawing number  
 A02-P2-400

Drawn  
 JP

Date  
 01.03.18

Revision  
 A