

A guide to navigating the Anglia Square application documents

For many people, especially those who don't get involved in planning frequently, the prospect of looking at all the documents associated with the recently submitted application for Anglia Square may be daunting. There are hundreds of documents, and they all seem to have bizarre names and descriptions. How is anyone supposed to know which ones they should look at to be able to understand the application?

So I'm writing this short guide to help you.

Unlike other applications, the council has decided to create a dedicated page on their website to organise all the documents associated with this application at <https://www.norwich.gov.uk/AngliaSquare>. You then will still have to go to the planning website (<https://planning.norwich.gov.uk/>) and lookup the application number (22/00434/F) to submit your comment, or look at comments submitted by others.

Rather than have one long list of documents, they've divided the documents into categories. Not all of these are going to be relevant to you, so before you start clicking on things, I'll give you a few hints which might help you.

All the categories within the [Document Directory](#), except the one labelled 'Forms, Documents and Reports', contain architectural drawings, so if you're looking for text or data information like housing numbers, effects on traffic, analysis of heritage impacts or anything like that, you might want to skip straight to that page (and see Forms, Documents and Reports heading below).

Drawings

If you want to look at the drawings, it may be useful for you to know that there are broadly three types of architectural drawings: plans, elevations and sections:

Plans

Plans are top down views, but unlike a map, they are a cut through at a particular level, like ground floor, first floor, roof level etc., and are often annotated with notes or colour-coded to indicate something in particular. You can probably ignore the '[site location plan](#)' category – this is just to tell you where the boundaries of the site are.

However, the '[site plans](#)' may be of most interest to many of you, and is **probably a good place to start**. In this category, as well as floorplans at each level of the development, there are plans of the whole site labelled with things like proposed building heights, land uses, method of access and others.

You will also find more detailed plans of each particular building under the 'Detail plans and elevations' heading. I would suggest ignoring these unless there's a building that is particularly significant to you (like if you live in the building across the road!).

The '[landscape plans](#)' category may be of interest to many of you. This shows things like which areas will be paved, and where the trees will be planted. Note, however, that the development proposal has several rooftop gardens, so just because you see green on these plans, doesn't mean that that will be publicly accessible, or will be any greener at street level!

Elevations

Elevations are views as though you're looking straight at a building from a particular direction. They're often hard to read if you're not familiar with them, since they don't use perspective, and therefore don't look three-dimensional. However, they can be useful to look at if you want to compare the heights of buildings, or want a straight on view rather than one carefully chosen view by the developer to show what they want.

The '[Street elevations and sections](#)' category gives you these elevations along whole streets, such as Magdalen Street.

There are further elevations of particular buildings under the 'Detailed plans and elevations' heading, but again I would only look at this if there's a particular building that you're really interested in.

Sections

Sections are views drawn as though cut straight through the building like a dolls house. Again, they tend not to be very useful to look at unless you're looking for something in particular, like the floor to ceiling height of internal rooms, or how the height of buildings within the site compare to the ones next to them.

Some of the drawings are part elevation and part section, which is why they've been put into one category in the document directory.

Forms, Documents and Reports

There are a lot of items within the 'Forms, Documents and Reports' category, but you don't need to look at them all!

Artists' impressions/what will it look like/design and heritage?

If you just want to get the artists impression of a few views from key public locations, look at the '[Marketing Views](#)', but beware that these are chosen specifically to look good! If you want something which is more comprehensive in showing you all the impacts on views from neighbouring streets and suchlike, as well as the impact on local heritage, look at the '[Heritage, Townscape and Visual Impact Assessment](#)'.

If you want to dig deeper into the appearance of the proposed buildings, and how they decided to design them like that, look at the 'Design and Access Statement'. This is divided into separate documents for each chapter, partly because they're really big files, so I won't link to them all here.

Chapters 1 and 2 are analysis of the site and design context, and then chapters 3 and 4 are about how they came up with the design and overall masterplan.

If you're mainly interested in the architectural design and what it looks like, you're going to be most interested in Chapter 5 (divided into two files).

If you're mainly interested in the layout of the site and access, you might be more interested in Chapter 6 (also divided into two files).

Housing/density

If you're particularly interested in housing numbers, or how many bedrooms each property has, you'll want to have a look at the '[Accommodation Schedule](#)'. There are also two other types of Schedule – GIA stands for Gross Internal Area, so this one tells you the floor area of each flat/building internally, while GEA stands for Gross External Area, so this one tells you the overall 'footprint' of the development at each level (generally not very useful).

If you're particularly interested in affordable housing, you might want to look at the 'Affordable Housing Statement' – it's only a short document! However, if you're particularly keen, there's also a lot to dig into on this subject in various other documents, including the 'Viability Report', where they seek to justify how much affordable housing they can 'afford' to provide, as well as within several other documents.

Other things

The names of the other reports are largely self-explanatory, and I would suggest only looking at them if you have a particular interest or concern in relation to that topic. But to help you know what's what, here's a quick glossary of terms used in the titles:

- Arboricultural Impact Assessment: Impact on trees
- Archeological Impact Assessment: Impact on archeological evidence/historic features
- CIL: Community Infrastructure Levy (developer's contributions to public infrastructure)
- Planning Obligations: Contributions the developer has to make towards public goods (like affordable housing).
- Viability: Essentially an analysis of whether the costs stack up.

Simeon Jackson 22.4.2022