

An architectural rendering of a modern residential building named Angel Yard. The building features light-colored brickwork and balconies with corrugated metal railings. Some balconies have lush greenery and flowers. In the foreground, a grassy courtyard contains a young tree, a wooden picnic table, and several people sitting and walking. The sky is a clear, light blue.

ANGEL YARD

Design and Access Statement Addendum

August 2023



Angel
Yard



TOWN.



Archio

Introduction

This addendum relates to the amended proposals submitted as a resubmission to the submitted application (22/00762/F) for re-consultation.

Development Description:

“Demolition of existing structures and construction of 34 low energy cohousing dwellings and ancillary shared facilities, with associated landscaping and car and cycle parking.”

Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street Norwich NR3 3DE

This addendum reviews the amendments in relation to the Design and Access Statement (submitted June 2020).

TOWN and Archio have prepared this Design and Access Statement Addendum to support the Full Planning Application (22/00762/F) for a new cohousing scheme on an allocated site in Norwich.

Following submission and continued engagement with officers at Norwich City Council, it was advised and accepted that TOWN, Angel Yard Cohousing and the Design Team re-consult with both Historic England and the Norwich Society in regards to the developed design, and revised designs will be fully consulted upon.

Project Team

Planning and Development Management
TOWN

Architect
Archio

Quantity Surveyor
Crowle Consultancy

M&E and Sustainability Consultant
Joel Gustafsson Consulting

Structures and Civils
Simple Works

Heritage Consultant
Iceni

Transport Consultant
Civic Engineers

Landscape Architect
Farrer Huxley

Fire Consultant
Design Fire Consultants

Air Quality and Noise Consultants
Logika

Daylight Sunlight Consultant
Waterslade

Client Brief

The client brief from Angel Yard Cohousing remains unchanged. The vision for the scheme from the group remains:

“We want to live in a beautiful, diverse, intergenerational, sustainable cohousing community in Norwich and to promote the well-being of the community through the establishment and nurturing of a culture of cooperation, mutual support and kindness.”

Further detail on the design of cohousing, and the social value that community-led initiatives is contained in the submitted Angel Yard Cohousing and Social Value paper, however in summary for the purposes of this Design and Access Statement Addendum, design revisions have been submitted with regard to:

Co-design with residents

Homes have been co-designed with future residents. This is not a speculative scheme, and TOWN and the Design Team have continually met with Angel Yard Cohousing who have explored all options in great detail.

Angel Yard Cohousing are also actively involved in the consultation with Historic England, the Norwich Society and Norwich City Council.

A blend of private and shared amenity spaces

The scheme is designed so that everyone has a self-contained space and benefit from shared facilities. Further detail on the balance of private and shared amenity space is provided in the submitted Landscape Design Statement Addendum.

Inclusive and part of the wider community

The scheme has been designed with future residents, 60% of which are living in Norwich. Angel Yard will be anchor project for Norwich over the Water, and will set a precedent of high-quality, sustainable and sociable housing as future sites come forward.

Collectively managed by its residents

Angel Yard Cohousing are the future residents and the developers of this project. Management and maintenance of the homes has been a key consideration throughout the design of the project. This has also presented opportunities, for example a commitment to the street-facing landscaping, activation of the Oak Street corner with community use and provision of an Angel Yard car club.

Working with the cohousing group has presented a fantastic opportunity to design a sustainable, sociable scheme for Norwich that is bold in its' ambitious, rigorous in its approach to in-use and will not be built speculatively.



Site photos

Recent site photos show the industrial setting of the site, and pollarding of the non-native Willow Tree

Site Context

The site context is described in the submitted Design and Access Statement. Since submission, the following changes to the site context have taken place.

Willow Tree

Following submission, there has been continued engagement with the council's Arboricultural Officer in regards to the non-native willow tree on the application site, which is included in the newly submitted Arboricultural Advice Notes. In summary, the tree was pollarded in March 2023 to a specification provided by Norwich City Council. To survive, the tree would in future need continuous management and pollarding, thus significantly reducing the amenity of the tree. Due to this, and the health and life expectancy of the tree, it is still proposed that this is removed and re-provided with native trees in the communal garden, and a contribution made to the council's 'Trees for Norwich' scheme.

Landscaping to help mitigate in the loss of the tree has been further detailed as part of the Landscape Design Statement Addendum and revised drawings including the specification of planting.

161 Oak Street

The approved scheme at 161 Oak Street (18/00004/F) has started on site, and makes for an important comparison to the design of the Angel Yard scheme in regards to the height, massing, provision of amenity and elevation design of the scheme. Though every scheme is judged on its own merits, the construction of 161 Oak Street does inform the context for the application scheme.



Design Evolution

The design evolution of the original scheme is described in detail in the submitted Design and Access Statement.

In consultation, concerns were raised by the Council, Historic England and Norwich Society about the submitted design, concerning the scale and massing of the scheme, its perceived 'horizontality' of appearance, and its effect on the setting of the Grade II* listed Great Hall.

Initial discussions between the applicant and Council officers about addressing these concerns focused on the possibility of reducing the perceived height and bulk of the scheme, either by reducing height across some or all of the apartment buildings or by introducing setbacks to the upper storeys.

However, the applicant and design team had several concerns about this approach:

- reducing height and therefore capacity would have a detrimental effect on scheme viability and likely render the development unimplementable;
- concerns about impact on the setting to the Great Hall on grounds of height, scale and proximity appeared to neglect or at least apply different standards to the similarly scaled consented scheme at 161 Oak Street, now under construction;
- a lack of clarity about whether and how additional height and prominence on the corner of Oak Street and Sussex Street is appropriate and how it should be achieved;
- the potential negative effects of introducing setbacks to the habitability of some dwellings including increased overheating risk; and

- a view that introducing a setback to a scheme designed without one would undermine the architectural coherence the scheme and exacerbate concerns about a lack of vertical articulation.

Following extensive discussions between Council officers and the applicant, it was agreed in January 2023 that the applicant and its team would:

- meet the Norwich Society, Historic England and the Council's design and conservation officer to discuss their comments and wider views on the scheme and potential options for resolving design concerns, including the option of setbacks;
- in light of those discussions, consider revisions taking account of further feedback, and seek further informal feedback on draft revisions from those stakeholders prior to submission of amendments; and
- submit amendments to the Council which would then formally reconsult on those changes to inform the planning balance.

Meetings were held with Norwich Society, Historic England and Council officers in the Spring as detailed in the accompanying Planning Statement Addendum. These were informed by prior distribution of draft plans and drawings showing options for top-floor setbacks to the Oak Street and Sussex Street buildings.

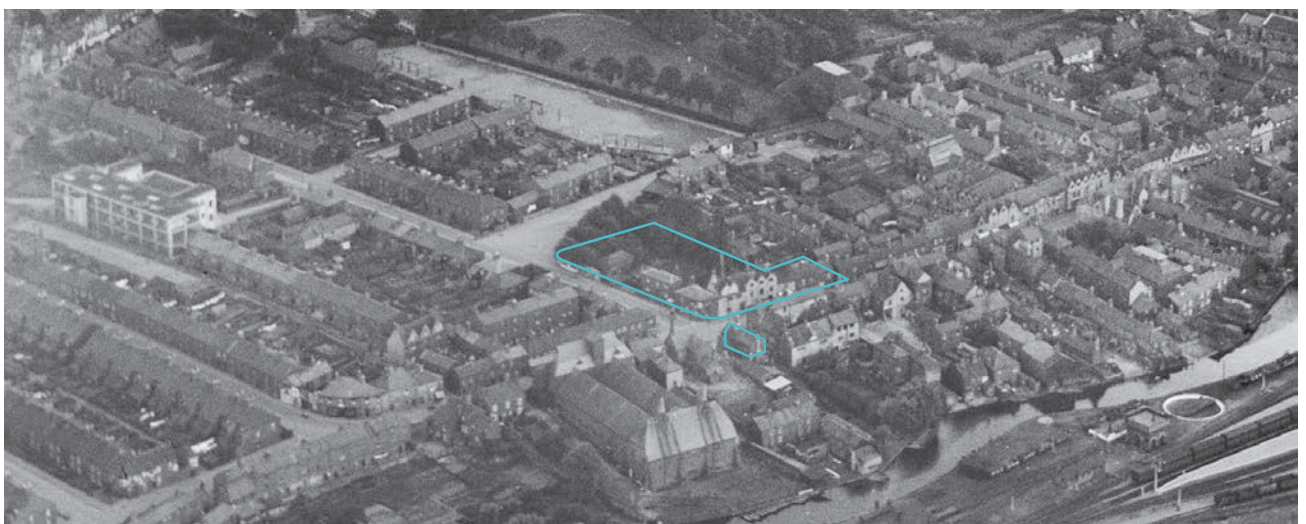
The table on page 10 describes the detail of each stakeholder's key points and the way that the design has been amended to address it. Key overarching points are:

- We were advised that the scheme is of high quality and that detailed design changes could address the overriding concern of the horizontality of the scheme in street views. We were encouraged by Historic England to respond to the more immediate context by introducing verticality to the elevation and parapet design, in reference of the steps in height and chimneys break up the terrace along Sussex Street. Alongside this, the Norwich Society shared a more appropriate reference of Bargate Court, a 1930s residential block under a mile from Angel

Yard, which has vertical window and opening proportions as well as simple, flat brickwork.

- There is an opportunity to improve the setting of the Great Hall, which is currently compromised by the piecemeal industrial sites along Oak Street and the vacant site itself. Historically, the Great Hall sat alongside three-storey buildings with eaves on the opposite side of Oak Street and amongst industrial uses (such as the malt house to the north). The setting has therefore historically had buildings of a scale greater than the Great Hall, and so the design challenge is less about the height of the buildings, and more about the contribution the proposal gives to the views of the Great Hall.
- It is agreed that the junction of Sussex Street and Oak Street is appropriate for greater height, establishing a node for the wider area but detailed design of this corner needs refinement to take both historic reference and of the junction with St. Augustine's, will further create a sense of place.

Below: Aerial photo from 1926 showing the site at 70-72 Sussex Street alongside the Great Hall, and Malt House further north.



Following consultation, and whilst retaining essentially the same layout and mix in plan, the direction of the scheme design has fundamentally changed, from one that referenced the industrial character of the Northern Riverside, to one that is more domestic with simple, robust detailing.

In review of the elevation design, we sought ways to introduce vertical elements through the proportion of openings, recessed brickwork between bays and changing the internal layout of flat so that front doors that are equidistant, as they are on Sussex Street. In the brick detailing, the top floor has become more recessive and openings are the same as the floors below.

The parapet has also been reduced to 300mm (less 800mm than previous) which considerably reduces the height of the elevation and is closer to the previously consented scheme. However this would reveal the ASHPs that the parapet is concealing.

On review, there was an opportunity to break the horizontal line of the building form and add interest the elevation by stepping up to conceal the air source heat pump (ASHP) units. ASHPs are still concealed with 'future chimneys', a brick enclosure that allows sufficient airflow through the units, whilst adding articulation to the building roof line. These are effective on the long views of the scheme in breaking the horizontal line with intermittent gaps, providing views to sky and shows the enclosure reveals with an aspect that is adjacent to the main elevation.

Finally, Angel Yard will be the second scheme to come forward along Oak Street and the first to come forward along the 200m stretch on the east side of Oak Street. The design of Angel Yard is in anticipation of the site south of the application site coming forward for development in the

future. Any temporary visual impact will be mitigated by the planting of a green wall, which is detailed further in the submitted Landscape Design Statement Addendum.

The sustainable design of the block remains a priority for the group and the design team. In the review of all considerations and emerging proposals the provision of renewable energy, alongside the assessment of overheating and daylight, has been tested. The scheme continues to propose a flat roof which will provide ease of access to maintain the PV array and air source heat pumps. As the parapet has been reduced to below 1100mm, a secondary barrier will be installed at roof level alongside a fall-arrest system.

Consultation

The below tracker details comment we have received from both consultees, alongside council officers:

Consultee	Feedback Summary	Response
<p>Norwich City Council (Planning and Design & Conservation)</p>	<p>Angel Yard Cohousing, TOWN and Archio have met with Norwich City Council continuously since the planning submission in June 2022. The below is a summary of feedback and an exhaustive list of meetings and correspondence can be found in teh Planning Statement Addendum.</p> <p>Supportive of the curved corner, however the texture stops around the curve. Detailing that continued around the corner would be preferred;</p> <p>Introducing more fenestration would reduce bulk on this corner, for example increasing window sizes and introducing blind windows;</p> <p>Differentiating the corner as a separate building would help to break up the massing, which could be achieved through brickwork detailing;</p> <p>Re-enforcing the historic shopfront reference at ground floor level would help to add detail and definition to the corner. For example, re-instating signage.</p>	<p>Large panel of textured brickwork on corner replaced with large opening to stair behind;</p> <p>Curved brickwork on corner recessed as per the brickwork above existing shop fronts on the corner of Sussex Street and St Augustine’s Street and the historic shopfront that was previously on the opposite corner of Sussex Street and Oak Street;</p> <p>The brickwork is now smooth all the way around the curved corner. This differentiates the corner from the adjacent Sussex Street and Oak Street buildings;</p> <p>The ‘Angel Yard’ sign has been re-instated on the corner (proposed to be conditioned as detail design is resolved);</p> <p>The window looking into the ‘Library of Things’ has been increased as much as possible without impacting on the kitchen or Library of Things layout;</p> <p>Brick corbelling added to top of shop front to reflect historic shop front detail and to provide a backdrop for the reinstated ‘Angel Yard’ sign;</p> <p>Contrasting darker brickwork introduced to highlight shop front and to create plinth at base of external walls.</p>

Historic England

[On] Oak Street there is a change in character and height is acceptable. On Sussex Street, the design principle should follow the rhythm of the street;

The overall impression of the proposed elevation design is that the detail is vertical but the impression is horizontal. Along Sussex Street steps in height, window proportions and chimneys help to break the terrace up. Introducing greater articulation to break up the horizontal emphasis would provide a better transition;

Making the top floor more recessive would help to reduce/lower the visual height of the Oak Street and Sussex Street elevations;

A resolution can be found through the detailed design of the scheme, as opposed to a set back at the top floor or a drastic solution such as loss of a storey;

Fundamentally support the sustainable development of the scheme. It is a high-quality design that needs tweaking, rather than making significant changes that could impact its quality;

Though there is harm it remains less than substantial harm, and there is an improvement from the submission of June 2022.

Horizontal openings have been changed to vertical openings, which change the proportions of the elevation. Larger openings also allow views into and out of the street facing balconies and gallery access;

By concealing the ASHPs, the elevation continues the rhythm created on the Sussex Street elevations with chimneys;

Door openings are now equi-distant, with flats having identical layouts;

Vertical recesses between these openings break down the elevation further.

Norwich Society

The Norwich Society's original consultation response read: *"This is a bold and imaginative scheme and we support the proposals. A lot of thought and co-planning have gone into this scheme, and its ethos is excellent."* However, there were some concerns in regards to the height of the building.

Angel Yard Cohousing, TOWN and Archio met with the Norwich Society on Thursday 16th February in person, in which the scheme as submitted was presented alongside some further design considerations. The Norwich Society were supportive of the scheme, and plauded its high architectural quality alongside the social and sustainable ambitions of the scheme.

Following this meeting, the Norwich Society visited the site at Sussex Street and subsequently submitted the below response on Tuesday 25th April:

"We would like to update our comments about this application, having received a useful and interesting presentation from the Angel Yard Co-housing group and Town on 16th. February, and have subsequently undertaken a site visit. We have also received minutes of the meeting with Historic England on 1st. March, and are in agreement with the officer's comments about the high quality of the scheme, and that a creative approach could address the challenges without requiring total removal of the upper floor. We fully support the scheme as designed and consider that the high quality of design has resolved any concerns about the height of the proposals."

We have taken the suggestion of Bargate Court as a reference for the design of elevations on Sussex Street and Oak Street, which supersedes the Technical Institute reference and reflects the residential use of the building;

Bargate Court is close to the site (under 1 mile) and shares key features with the Georgian terrace on Sussex Street;

Vertical proportions and simple brickwork have been incorporated into the revised designs.



Above: Aerial view highlighting proximity of Bargate Court (right) to Angel Yard (left)

Submitted Design



- Third floor defined as attic storey - referencing Norwich Technical Institute
- Projecting brick columns - referencing Norwich Technical Institute
- Air-source heat pumps concealed by 1100mm parapet



Revised Design



Key changes from the submitted design are:

- Horizontal openings changed to vertical openings on top floor to add vertical articulation
- Projecting columns omitted - Flatter facade referencing Georgian terraces rather than Norwich Technical Institute
- Reduction to column widths to reduce bulk and to add vertical articulation
- Parapet reduced to 300mm
- 'Future chimneys' added to conceal air-source heat pumps and to add vertical articulation
- Texture band reduced to reduce bulk of top floor
- Texture band broken up to add vertical articulation
- Top floor canopy omitted to emphasise the gap between the Sussex Street and Oak Street blocks
- Large panel of textured brickwork on corner replaced with large opening to stair behind to reduce bulk

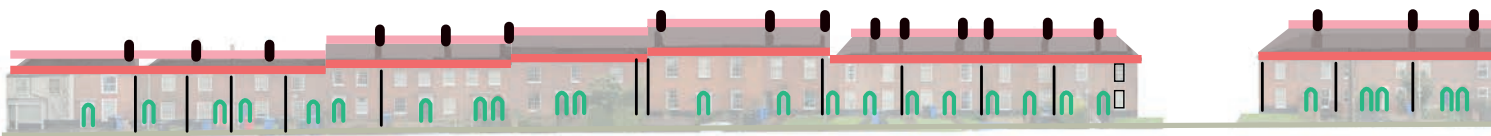


- Double brick arch surround added to Sussex Street entrance doors referencing existing Georgian terraces
- General window sizes increased to reduce bulk of brickwork and to improve internal daylight levels
- Brickwork on corner recessed to reinforce historic shop front reference and to reduce bulk
- Corner sign added (font and other details to be conditioned)
- Contrasting darker brickwork introduced to highlight shop front and to create plinth at base of walls
- Fascia and cornice added to corner to emphasis shop front reference and to locate 'Angel Yard' sign
- Vehicle entrance surround picked out in contrasting darker brick to match shop front
- Vertical recesses added to provide vertical articulation and to conceal movement joints in brickwork

Vertical articulation on Sussex Street

The revised planning design responds to comments from Historic England and the Conversation Officer that the design changes should add vertical articulation. The black lines on this page highlight the features that add vertical articulation to the existing elevations on Sussex Street. These features are the windows, chimneys and rainwater pipes.

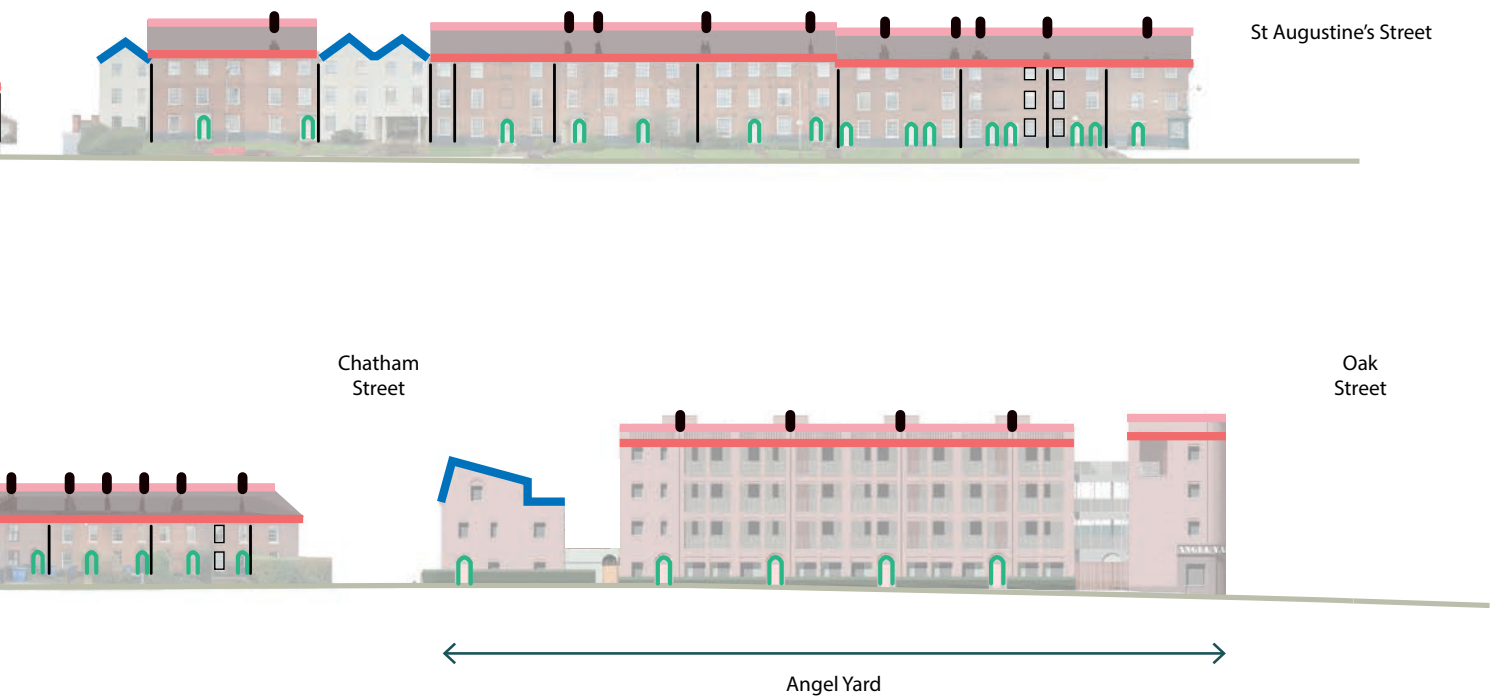
Oak Street



Above: Study by Archio showing the terraces on Sussex Street, and the vertical elements that bring rhythm and verticality to the street elevations. The chimneys on the two storey Georgian terraced houses add a lot of height and are particularly prominent when viewed from a distance.



Above: The chimneys on the two storey Georgian terraced houses add a lot of height and are particularly prominent when viewed from a distance.



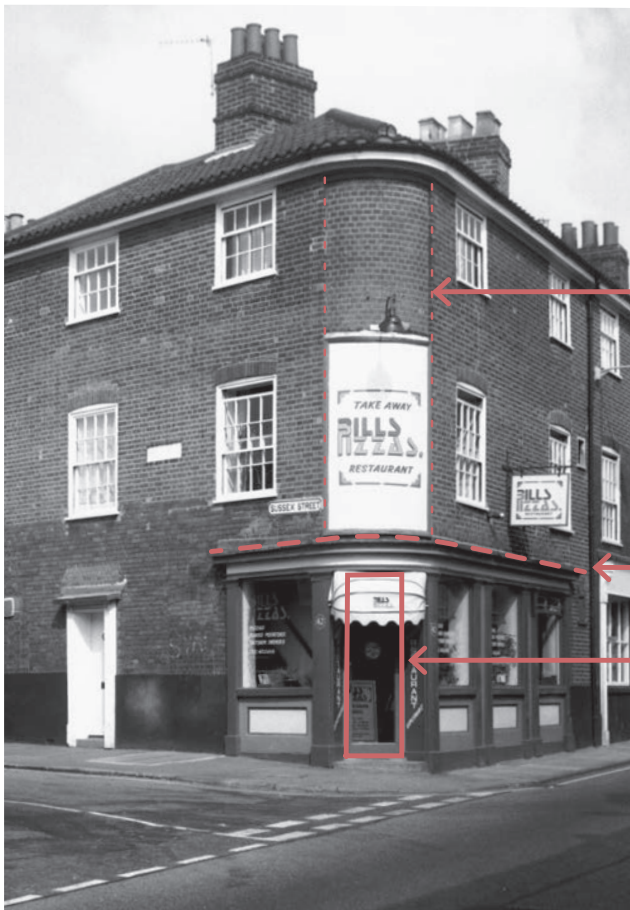
Design evolution of Oak Street corner



Left: Historic shop fronts on the corner of Sussex Street and Oak Street - George Plunkett, 1936

Cornice above fascia

Recessed door on the corner



Left: Historic shop front on the corner of Sussex Street and St Augustine's St - 1986

Shallow recess on curved corner

Cornice above fascia

Recessed door on the corner



Left: View of proposed 'shop front'

Shallow recess on curved corner

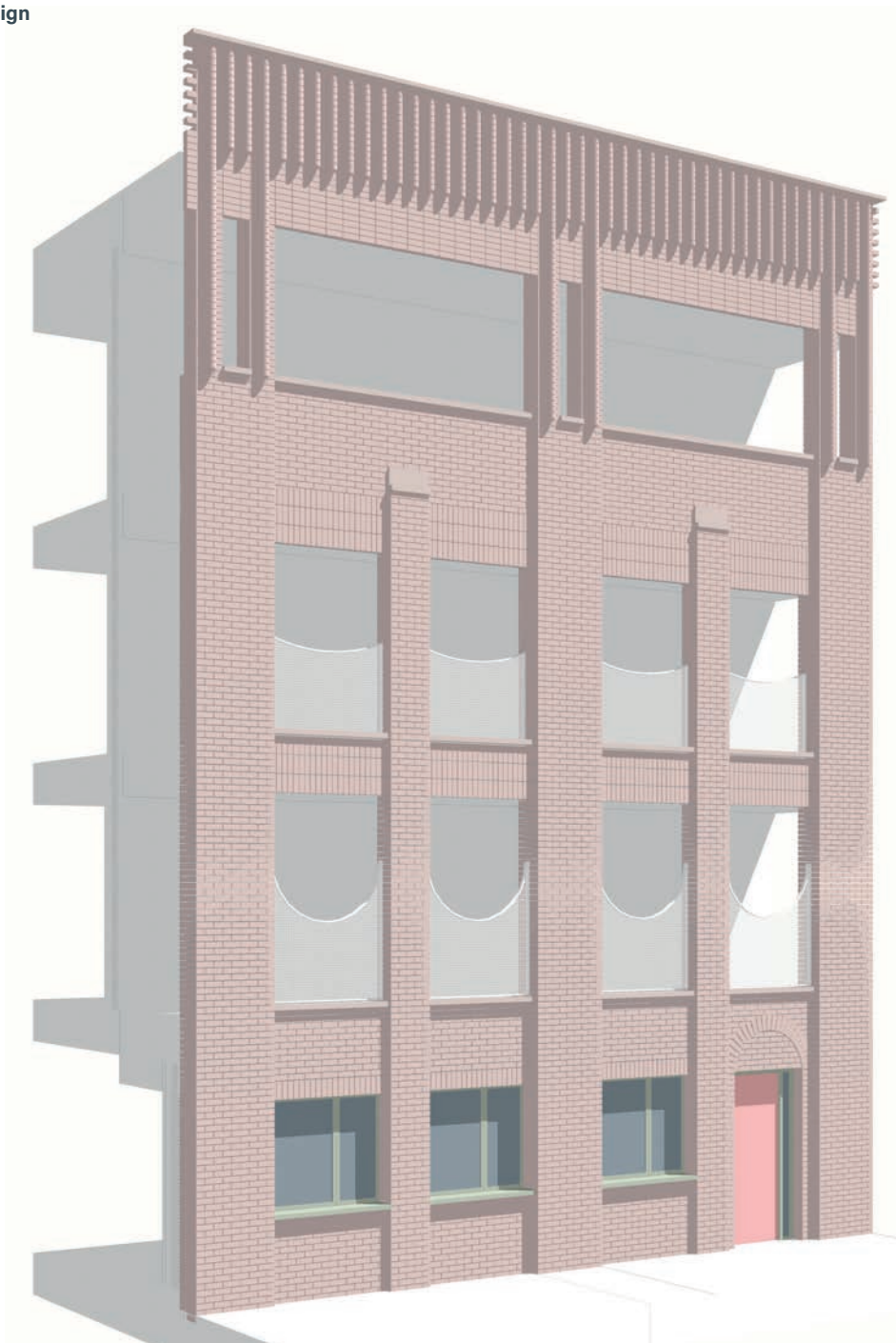
Cornice above fascia

Details of signage to be conditioned

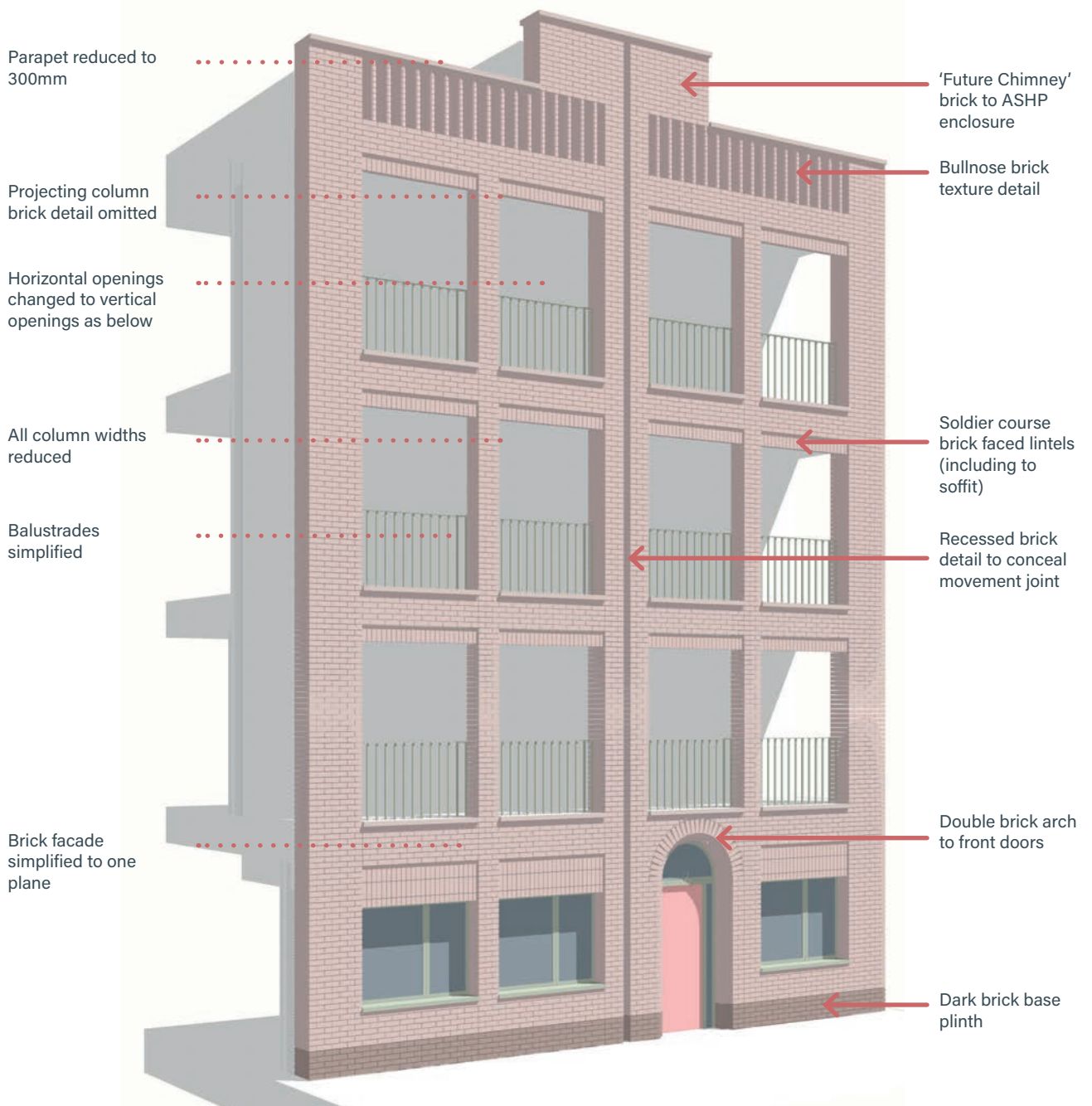
Recessed panel on the corner

Elevation Design - Bay Details

Submitted Design



Revised Planning Design



Revised Design Elevations

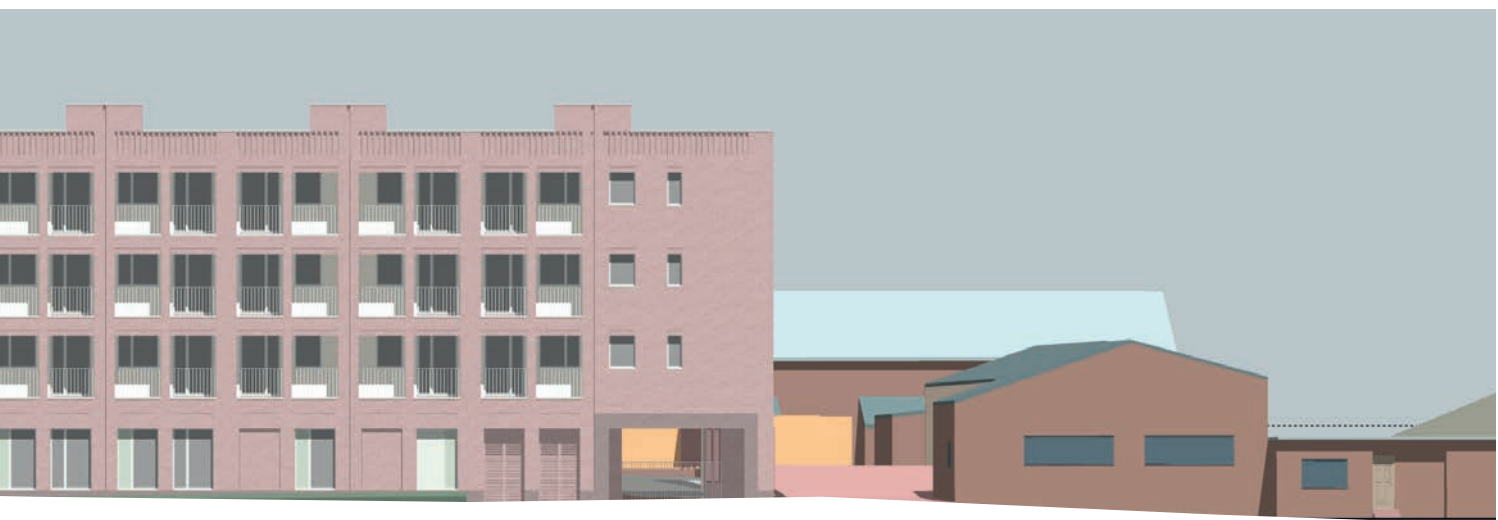


Revised Sussex Street illustrative elevation



Revised Oak Street illustrative elevation

Note: These are illustrative views that Archio have used for design decision making.
Refer to the hard line planning drawings for accurate sizes of windows etc.



Revised Views



Long view on Sussex Street



Long view on Oak Street looking South



Closer up view on Sussex Street looking south-west.



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