



# Northern city centre

NEWSLETTER – EDITION 8: AUTUMN 2010

## INTRODUCTION

**WELCOME** to the autumn northern city centre newsletter, which charts the progress of the *Northern city centre area action plan*, as well as giving information about what is happening in this historic area to those who live, work in, and visit it.

## FINISH LINE APPROACHES FOR GYRATORY SCHEME

Construction work is nearly complete on the £3m traffic gyratory scheme for St Augustines Street, Edward Street and Magpie Road. This new one-way system will give the northern city centre improved traffic circulation, reduced congestion and pollution, wider pavements, an enhanced local environment and a better look for streets.

Work started in January, and is expected to be completed by mid December. This is only a couple of weeks later than the original target date of the end of November although there have been some delays to the construction programme, including a collapsed sewer.

Landscaping and paving works are currently progressing well, and kerbing and paving works are underway on St Augustine's Street. All businesses are open as usual and access for pedestrians and residents has remained in

place. For further details of the works please see **Norfolk County Council's website:** [www.norfolk.gov.uk/staugustinesgyratory](http://www.norfolk.gov.uk/staugustinesgyratory)

We would like to thank everyone living and working in the area for their patience, as the nature of this work has meant a lot of disruption and we know it has been hard for everyone. Once the work is finished the benefits of the improvements that have been made will begin to show.



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## FUTURE ROLE OF STAKEHOLDER FORUM

Some changes to the role of the stakeholder forum for the northern city centre have been agreed following a meeting on 6 September. These were made following discussion on how best the forum could help deliver the policies and proposals in the area action plan and a questionnaire survey of all the forum's members.

### The key changes are:

- future meetings will focus on themes or projects where stakeholders can have some input and influence

- membership should be extended to include representatives from different parts of the area and those with a specific interest or stake in the area
- membership will be more fluid, meaning additional guests can be invited to meetings depending on the particular topic being discussed.

Topics for future meetings will include specific stakeholder consultations on plans for Leonard Street open space and Mary Chapman Court redevelopment (with both schemes

likely to commence feasibility work in early 2011), and input into a survey of priorities for spending developer contributions, or Section 106 funds, on enhancing community facilities.

If you represent the interests of a particular part of the northern city centre or a particular interest group, such as a residents' group or the local business community, and would like to join the Stakeholder Forum we'd really like to hear from you. Please contact Judith Davison – see contact details at the end of the newsletter.

## DEVELOPMENT ACTIVITY: ANGLIA SQUARE REVISED APPLICATION

The redevelopment of Anglia Square is a key proposal in the area action plan. The site currently has planning consent for major mixed use development, granted in October 2009. However, the site's developer will shortly be submitting a new planning application, also for mixed use development, which takes account of changing economic circumstances and the depressed property market. The developer carried out pre-application consultations on the proposed scheme in September, including a public exhibition in Anglia Square and a public meeting in St Augustine's Church Hall.

Some elements of the proposals are the same or similar to the current consented scheme. Changes include a lower level of housing, and a greater phasing of development. Key aspects of the emerging proposals are:

- a new foodstore with underground parking for more than 500 cars, and approximately 12000 sq m retail space (same as the consented scheme)
- new landscaped public realm and open space (larger than the consented scheme)
- approximately 180 residential units, to be built in phases (reduced from 198 previously)
- demolition of multi-storey car park and replacement with 347 parking spaces on two levels (new proposal)
- refurbished offices (to be phased)
- opportunity for new leisure facility.

Once formally submitted, the application will be advertised and the public and stakeholders will be able to comment on it.



## Planning applications and recent permissions in the area

Current planning applications include:

- relocation of Gurney Surgery to site adjacent to flyover on Magdalen Street (10/01732/F)
- relocation of Surrey Chapel to Edward Street. (10/01733/F)
- site of former Hi-Tech House, St Saviour's Lane (10/00907/F): application for redevelopment for 37 dwelling units with offices and associated parking.

Two sites have recently received planning consent:

- Great Hall, Oak Street (10/01369/U) – change of use from office to 1 residential unit
- Spread Eagle Pub, 35 Sussex Street (10/01444/U) – change of use from public house to 1 residential unit.

## Pedestrian links – Whitefriars improvements

A new zebra crossing is planned on Whitefriars to promote safer pedestrian movement in the area and create a link with the new development on the Jarrold's site. It would replace the pedestrian refuge currently half-way between the river and Barrack Street.

This scheme is being funded through Section 106 contributions from the Jarrold's redevelopment. It is currently at design stage and construction is planned to begin in early 2011.

## Retail floorspace survey

The latest retail floorspace survey shows the amount of retail vacancy in the district centre of Magdalen Street, Anglia Square, and St Augustines Street has reduced slightly since the last survey in January 2010:

- The percentage of vacant available retail floorspace has fallen from 18.5 per cent in January to **17.6 per cent** in July.
- The number of vacant shop units has fallen from 28 (out of 135) in January to **24** (out of 134) in July. This represents a fall in percentage terms from 20.7 per cent in January to **17.9 per cent** in July.

This compares with current retail vacancy rates for the city centre as a whole which are 12.5 per cent of available floorspace, and 11.3 per cent of shop units at July 2010.



For any further information please contact Judith Davison on 01603 212529, email [LDF@norwich.gov.uk](mailto:LDF@norwich.gov.uk), or visit [www.norwich.gov.uk](http://www.norwich.gov.uk).

If you would like this information in another language or format such as large print, audio cassette or Braille please phone the number below:



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