

Report to Planning applications committee
Date 15 August 2013
Report of Head of planning services
Subject 13/00737/U EPIC Centre 112 - 116 Magdalen Street
Norwich NR3 1JD

Item
5(3)

SUMMARY

| | |
|---|---|
| Description: | Change of use of part of the ground floor of the EPIC Centre from a television production and enterprise hub with facilities for hire and educational use (Class Sui Generis) to a music college with performance venue (Class D1). |
| Reason for consideration at Committee: | Objections |
| Recommendation: | Approved |
| Ward: | Mancroft |
| Contact Officer: | Rob Parkinson Senior Planning Officer 01603 212765 |
| Valid Date: | 16th May 2013 |
| Applicant: | Access to Music Limited. |
| Agent: | Mr Richard Smith, NPS Consultants. |

INTRODUCTION

The Site

Location and Context

1. The EPIC Centre is the four-storey glass-fronted former Anglia TV studios situated on the west side of Magdalen Street to the north of the Escape (former Queens Arms) public house at the corner of Magdalen Street and Edward Street (102 Magdalen St). The Escape bar has a manager's flat above the pub, adjoining the EPIC studios.
2. This is a densely developed area of Magdalen Street and comprises many varied uses. Neighbours to the north are small retail units on Magdalen Street and the Cross Keys Yard residential area behind those shops, at 122 Magdalen Street, accessed through The Archway opposite Magdalen Close. Cross Keys Yard comprises 11 dwellings (8no. flats and 3no. houses), some of which directly abut the north elevation wall of the EPIC studios.
3. Neighbours to the west are the Anglian Bowls building and workshops within Beckham Place off Edward Street. Across Magdalen Street, opposite EPIC are various shops with flats above, and a pedestrian access to the Zipfels Court residential area behind, and the vacant Cat and Fiddle public house and Gurney Surgery on the corner of Cowgate. The vacant Barclays Bank and Anglia Square shopping centre are south of Edward Street.
4. Anglia Square, Magdalen Street and Edward Street all form part of the Anglia

Square Large District Centre defined by the Joint Core Strategy and Northern City Centre Area Action Plan. Magdalen Street (north) is part of a secondary shopping frontage zone for more non-retail uses, Beckham Place is allocated for residential-led mixed-use development, and the area falls within the City Centre Conservation Area.

Planning History

Prior to its use as television studios the building was used as a bowling alley (Brunswick Bowl), snooker hall, cabaret club and private members club. Television studio use was started following temporary planning permission in April 1978 (ref 4/1978/0075/U) and then on a permanent basis following approval in November 1980 (ref **4/1980/1242/U**). The lawful planning use was therefore as a television studio (with no restrictive use conditions) from that point until November 2006.

During that time, at the adjoining Cross Keys Yard to the north, 11 homes were built under planning permission **4/2003/0051/F** granted in May 2004: 'Demolition and redevelopment of site by the erection of one block of eleven residential units (4 x one bed flats; 4 x two bed flats; 3 x three bed houses) with four parking spaces and refuse storage.'

The authorised planning use at the EPIC centre varied slightly in 2006 when the County Council approved an application in November 2006 for "Change of use of premises from television studio to television production enterprise hub with facilities for hire and education use and insertion of windows to front elevation.". The County Council planning application number was **4/2006/4016** and can be viewed at www.norfolk.gov.uk or <http://eplanning.norfolk.gov.uk/>.

To the west, Beckham Place has an extant residential development scheme, approved in March 2011 (application **10/01156/F**): "Demolition of existing industrial units and the erection of 9 No. three bed houses and 5 No. four bed houses, together with 248sqm of office space (Class B1)." However, the Anglian Bowls building immediately adjacent to EPIC studios is not affected by this permission.

5. The above planning history shows there were no requirements on either the EPIC studio site or the residential development to the north to provide sound insulation to protect residents of the new houses from noise in the EPIC building, neither as part of the change of use to create the TV studios, nor as part of building the housing development.
6. The lack of noise insulation or acoustic defence measures required of the Cross Keys Yard housing development is understandable given the EPIC building was at the time used as a television production and broadcasting studio. The authorised planning use established under permission 4/2006/4016 as granted by the County Council remains of a similar television and broadcasting and education nature, which is also not a significant noise generator.
7. The subsequent expansion of activities at EPIC in recent months is however considered to be outside the character of the planning permission that exists at the site. The various activities, which still include television and video production but which also range from nightclub evenings to boxing matches and band performances, takes place in the main TV studio at first floor level and is currently subject to separate planning enforcement investigations. It is likely

that the enforcement investigations might lead to a specific planning application being lodged to regularise the use, a part of which might need to include acoustic assessment and noise insulation measures being installed (although this is of course speculative at present).

The Proposal

8. The application proposes to make extensive internal alterations to expand the existing 257 sq.m. ground floor floorspace used by Access to Music to 1028 sq.m. by converting existing office space, TV studios, galleries, stores, control rooms, workshops and editing suites into facilities for the music college. The new facilities comprise tutor rooms, technician suites, recording studios, 5no. rehearsal rooms and two larger performance spaces or live venue facilities.
9. There are no external changes proposed, the service and refuse storage entrance remains the same (from Edward Street) and the main entrance / reception is retained on Magdalen Street. The college has its own toilets / facilities and does not extend to the first floor.
10. Access To Music is a further education provider for both part-time and full-time music industry courses and currently has sites at King Street, St George Street and the EPIC centre; it is proposed to consolidate all branches into EPIC if permission is granted, increasing student and staff numbers at EPIC from 110 to 265 (240 students and 25 staff). The applicant states that existing businesses on the ground floor will be relocated elsewhere in EPIC, potentially at first floor where some rooms are under-occupied.

Representations Received

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.
- 12.

| Issues Raised | Response |
|--|---|
| There may be harm to neighbouring residential amenity. Events at EPIC already continue well beyond 11pm and music can be heard within the houses in Cross Keys Yard. EPIC was designed as a TV studio and can't contain the high volume noise of such activities, and the building needs much more specially-designed noise insulation. Noise appears to travel through structure-borne bass vibration and audible sound. | Such activities are generally found at first floor level but the issue is still pertinent to live performances at the future college, and has been considered. See paragraphs: 5-7, 13-15, 22-23 and 34-42. |
| Noise of current activities is also felt by non-abutting residents in the Cross Keys Yard housing development and has forced residents to move out of the area. | This should be resolvable by conditions. See paras 5-7, 13-15 and 34-42. |
| Disturbances in the street are causing a fear of | See paras 7, 22-23 and 42. |

Consultation Responses

13. **Environmental Health (Pollution Control)** – The acoustic assessment provided initially (received 5th June) was not considered satisfactory; unfortunately the written data and noise measurements provided would not have stood up to any technical scrutiny in acoustic terms (the noise data presented indicated that the measurements were not taken to any industry-recognised format) and therefore made it difficult to make a properly informed decision. In particular, if noisy activities were likely to take place after 18:30 then any element of 'self policing' would be less likely as the lessons would have finished, and therefore any impact on any adjoining residences will have a greater significance.
14. Since then the applicant undertook another acoustic assessment to address this and to give confidence in the use being acceptable outside normal working hours. The revised assessment duly considered noise generated from all noisy activities within the whole of the application premises, including those parts that are not initially proposed to be subject to any further insulation and by measurement and calculation could provide details of the impact on the neighbouring premises, taking into account the current insulation properties of the noise generating areas, any proposed additional insulation, and an assumption regarding the attenuation provided by any party/ exterior walls.
15. The resultant revised acoustic assessment (dated 28th June 2013) undertook extensive measurements and calculations to ascertain the effect of the proposed use on the adjoining residential premises in both Cross Keys Yard (flats 1-4 which adjoin the north façade of the EPIC building) and the flat above the adjoining Escape bar. As a result, noise mitigation measures are proposed within the acoustic report, and, providing they are installed, will be able to make the new use acceptable.
16. **Transportation Planner**– The site is highly accessible and the use appropriate, but additional cycle storage should be provided close to the entrance on Magdalen Street (see paras 25-32)
17. **Norfolk County Council Fire Officer** – Contributions should be sought for providing fire hydrants at the site. One hydrant will be required (condition 8 refers).
18. **Norfolk Constabulary** – No comments to make.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Paragraph 14 – Presumption in favour of sustainable development

Paragraphs 203-206 – Planning conditions and obligations

Section 1 – Building a strong, competitive economy

Section 2 – Ensuring the vitality of town centres

Section 4 – Promoting sustainable transport

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 5 – The economy

Policy 6 – Access and transportation

Policy 7 – Supporting communities

Policy 8 – Culture, leisure and entertainment

Policy 9 – Strategy for growth in the Norwich Policy Area

Policy 11 – Norwich City Centre

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

EP10 – Noise protection between different uses

EP22 - High standard of amenity for residential occupiers

EMP1 - Small scale business development

EMP2 - Expansion of existing businesses

EMP3 – Protection of business units and land reserved for their development

EMP19 – Development of education and training establishments

TRA3 – Modal shift measures in support of NATS

TRA5 - Approach to design for vehicle movement and special needs

TRA6 - Parking standards - maxima

TRA7 - Cycle parking standards

TRA8 - Servicing provision

TRA11 – Contributions for transport improvements in the wider area

TRA12 – Travel Plans for employers and organisations in the city

Northern City Centre Area Action Plan (March 2010)

LU1 – Mixed use development to promote regeneration and a distinctive identity

LU2 – Large District Centre

MV1 – Sustainable transport

BP1 – Beckham Place – mixed use redevelopment

Supplementary Planning Documents and Guidance

Transport Contributions (January 2006)

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Written Ministerial Statement: Planning for Schools Development, August 2011.

The Localism Act 2011 – s143 Local Finance Considerations

Emerging policies of the forthcoming new Local Plan: *Development Management Policies Development Plan Document – Pre-submission policies (April 2013)*

DM1 Achieving and delivering sustainable development

* **DM2** Ensuring satisfactory living and working conditions

* **DM3** Delivering high quality design

DM9 Safeguarding Norwich's heritage

* **DM16** Employment and business development

DM17 Supporting small business

* **DM28** Encouraging sustainable travel

* **DM30** Access and highway safety

- * **DM31** Car parking and servicing
- DM33** Planning obligations and development viability

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2011 JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application.

The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

* In the case of policies DM2, DM3, DM16, DM28, DM30 and DM31 there are objections lodged against their proposed use in the emerging Local Plan. Therefore, very little weight has been afforded to them, but their objectives and principles are largely consistent with saved Replacement Local Plan policies EP22, HBE8, HBE12, EMP3, TRA3, TRA5, TRA6, TRA7 and TRA8.

Principle of Development

Policy Considerations

19. The proposed use for expanded city centre education, and in particular one with links to the creative and engineering employment sectors, and doing so in a way that promotes regeneration in the Northern City Centre Area, is supported by Joint Core Strategy policies 5, 7 and 11 and the Northern City Centre Area Action Plan policy LU1.
20. The potential loss of existing small business units at ground floor would ordinarily be a concern (and is contrary to objectives in the Area Action Plan) but there is an intention and ability on site to relocate the businesses to vacant spaces on the first floor and ensure there remains access to the studio facilities, so being able to comply with saved policy EMP3 of the Local Plan.
21. The site is currently non-retail and the frontage will remain in non-retail use, and the Local Plan allows non-retail uses at street level in this area of Magdalen Street. There is very strong support for new and expanded educational facilities at the national policy level, as stated in the National Planning Policy Framework and the Ministerial Statement on Schools Development, so overall the principle of the use is supported, and the activity will not prejudice delivery of allocated sites in the vicinity.

Impact on surrounding area

22. Noise is considered in detail at paragraph 34. Although the increased use and occupancy of the premises may cause neighbouring residents and business to feel occasional concern regarding presence of young people in the evening in particular, the overall benefits of bring the facility into greater use and creating

greater vibrancy in the area will greatly outweigh any marginal fear of crime.

23. It is understood that any EPIC studio / Magdalen Street activities that have given rise to local concern about evening activity in the recent past are related to the first floor (subject to separate procedures) and the nightclub within Anglia Square. The new use will be beneficial and able to improve security through increasing activity in the area.

Design

24. There are no changes proposed to the exterior of the building.

Transport and Access

Transport Assessment

25. The application has been made on the basis of student and staff attendance increasing from 110 currently (100 students and 10 staff) to 265 when expanded (240 students and 25 staff). No accommodation would be necessary on site as the facility is so accessible from public transport. Existing city centre parking charges are considered a deterrent to most students who might own a car.
26. Consolidating all activities in the city in the one location will reduce private transport being required into the city centre and improve the effectiveness of the travel plan and reduce the need for staff and students to travel between three sites. It is proposed to use a condition to restrict the occupancy of the facility to the maximum 240 proposed, to ensure the impact is consistent with the proposed transport measures and travel plan; any increase would need a variation to the condition with consequent expectations for including improved cycle and travel plan measures.

Vehicular Access and Servicing

27. Deliveries and servicing and refuse collections will continue from the existing loading bay area off Edward Street behind the public house, comprising two parking spaces for loading. This does not affect existing residents.

Car Parking

28. No car parking is available on site, but public parking is accessible on Edward Street and at Anglia Square; any increase in car demand can be accommodated there. Pupil loading and drop-off areas are available on Edward Street and in loading bays along Magdalen Street. Public transport links are excellent in this location.

Cycle Routes and Pedestrian Links

29. Magdalen Street, Cowgate and Edward Street are all part of the Strategic Cycle Network and cycling connections will be further improved if Anglia Square is redeveloped. Both cycling and walking links to the main city centre are direct and fairly quick and the location is very sustainable and accessible.

Cycling Parking

30. Cycle parking is not available on-site; there is very limited room available within the music college's demise in the building, and cycle storage within the building's stores and delivery area could be a safety and security concern.

Instead, it is proposed that cycle stores are provided on the public highway close to the centre, funded by the applicant by way of section 106 planning obligation. Highways officers have suggested the most appropriate location would be the wider pavement on Magdalen St outside the entrance, using chevron parking stand arrangement next to the vehicle loading bay.

31. The increase in visitors to the building and the frequency of use will increase cycling demand. The highways officer has suggested that £5,000 will provide sufficient storage on the highway. This will fund in the region of 10 stands located outside the entrance to the site. A unilateral obligation to cover this sum has been submitted and is acceptable. In the event that the financial contribution is not forthcoming (e.g. if another operator was to take up the permission) then proposed condition 2 will ensure the use will not be allowed to commence until a scheme for appropriate storage is agreed and the cycle stands provided.

Travel Plan

32. The applicant has submitted a proposed Travel Information Plan to promote sustainable travel and public transport amongst students and staff, including distribution of travel information packs and a funding resource for its promotion. This is considered acceptable and will be conditioned to be promoted upon first use, regularly updated and continuously made available to all students thereafter.

Environmental Issues

Waste Management

33. There will be no notable increase in waste but it would be managed as it is currently.

Noise

34. The Environmental Health Officer was able to liaise with the applicant to advise on the parameters of the second acoustic assessment and considered the report an effective assessment which provides details of the proposed additional acoustic attenuation necessary. By way of background, it is generally accepted that noise from music becomes inaudible when the average (Leq) level from the music at a given frequency is at least 10 dB below the background (L09) noise level at that frequency.
35. There are three categories of room use proposed: 'red' areas with loud amplified music (including 2 large performance spaces, 5 rehearsal rooms, 2 recording studio live rooms); 'blue' areas where recorded music may be played at moderate levels (including demonstrations in lessons, monitoring in technical rooms and studio work); and 'white' rooms comprising offices, stores and staff rooms. The assessment assumed highest levels of music being played in both red and blue rooms and tested music noise transmission from the closest live space (performance studio room 3) as received in the living room of the closest residential flat (Cross Keys Yard flat 4).
36. The assessment has assumed the separating wall between the site and Cross Keys Yard is breeze-block construction and no additional sound insulation treatments have been applied on the residential side other than a plaster or plasterboard finish. The measured levels received in Flat 4 of Cross Keys Yard exceeded the ideal internal criterion level but were at or below the ambient

noise level at all other frequencies, although test levels were played at levels much below the assumed music levels of the new use operation so future noise levels would be much more discernable and potentially detrimental. Music from rooms other than Studio 3 are unlikely to be audible in practice at Cross Keys Yard. Studio 3 is of most concern because the primary path for noise transmission is via a single door and stairwell inside the flank wall abutting Flat 2 and Flat 4. This transmission route needs mitigation.

37. The calculated music noise received at the managers flat above the Escape pub would be dominated by music from Rehearsal Rooms 2 and 3 and exceeded the ideal internal level. These are currently store rooms of lightweight construction and need mitigation.
38. Overall, the proposals include a number of internal soundproofing works to reduce sound leakage from rehearsal rooms and studios into corridors (as described in the initial acoustic soundproofing report), but the second acoustic assessment report goes further and makes a number of recommendations to ensure any additional noise generated does not affect adjoining residents. The stairwell adjacent to Studio 3 should be fitted with an acoustic lobby to studio 3. The internal works are specified in Chapter 6 of the report so the measures may be installed and be checked later should there be any issues/complaints at a later stage.
39. Even with the works described the noise experienced in the managers flat from rehearsal rooms 2 and 3 may still be excessive, but the highest permitted noise levels can be restricted by conditions. Effectively, the report suggests the restrictions would be suitable for singers and unamplified acoustic instruments, but not for heavily-amplified rock or dance music, which is something for site management to facilitate.
40. To summarise:
 - a. The proposed use, without further noise mitigation, is likely to result in some noise intrusion to the adjoining residential properties on both sides of the application site.
 - b. Noise mitigation measures are proposed and these will be sufficient to remove the possibility of noise intrusion to the properties in Cross Keys Yard. These include extra insulation and upgrading the sound containment of lobbies/doors.
 - c. The proposed measures will not entirely remove the possibility of intrusion to the Escape managers flat in the 63Hz frequency band when high levels of music are played in the closest ground floor rehearsal rooms 2 and 3. However, the report recommends that these rooms use maximum noise levels (specifically of an overall 99dB LAeq(5 mins) and 97dB Leq(5 mins) in the 63Hz frequency band), which can be required by appropriate planning conditions.
41. It is important to note the acoustic assessment did not consider the impacts of the noise generated from activities at the wider EPIC venue and first floor in particular, such as live performances, events or recording in the larger, main studio. As mentioned at paragraph 7, this is subject to a separate planning enforcement process.

Hours of use

42. The planning application form initially requested opening hours of 0800-1830 hours when the college would be teaching. Given that some evening use would be anticipated, perhaps for private studio hire for example, it is considered appropriate to extend the hours later into the evening, but still account for protecting residential amenity. It is therefore proposed to use planning conditions to restrict hours of use to 0800 – 2130 Monday to Friday, and 0900 – 1700 on Saturdays, Sundays and Public Holidays (despite what was shown on the application form). Environmental Health Officers have confirmed this would be an acceptable situation.

Renewable Energy

43. Technically the development is large enough to ordinarily be required by policy to provide at least 10% renewable energy through on-site generation. However, the proposals concern only a change of use of part of the building and the applicant has no control of the property in their demise to be able to create on-site energy. In this exceptional circumstance it is considered practicable to meet the policy requirement.

Water Conservation

44. Water efficiency improvements are normally sought from all commercial changes of use but in this instance the scheme will not be increasing bathroom or WC facilities, so it is not considered necessary to require water efficiency improvements, particularly as there is no standard in policy to achieve set water reduction targets.

Plant and Fire Hydrants

45. A condition will be used to prevent internal plant and machinery installation without prior agreement of details to secure noise protection for adjoining residents.
46. A fire hydrant has been requested by the Fire Officer and can be installed within three months of the applicant's first use of the premises. The condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Local Finance Considerations

47. The development does not create any new / increases floor space so is not liable to make payments under the Community Infrastructure Levy. Some additional business rates may be received from EPIC but it may also cause a loss from creating the vacancies at the existing King Street and St Georges Street premises.

Planning Obligations

Transport Improvements

48. Once received, the Council will need to spend the £5,000 received for additional cycle storage in the public highway promptly in the area suggested by Highways officers.

Equality and Diversity Issues

49. Access is currently level and will benefit those with mobility problems by using a consolidated single college site rather than requiring travel over three existing sites.

Conclusions

50. The development will provide additional education facilities and make use of underused facilities to promote further education and provide links to the creative industry employment sector. The site is accessible and sustainable, and the proposals will include additional measures to further improved accessibility and confidence in public transport and cycling. In its interior design and installations the facility will provide a high quality of education and performance environment and subject to conditions will provide a range of suitable measures and hours of use sufficient to reduce the impacts on residents from the music and noise created by the development.

RECOMMENDATIONS

To approve Application No 13/00737/U at 112-116 Magdalen Street, Norwich, NR3 1JD and grant planning permission, subject to the terms of a satisfactory S106 obligation to include the provision of contributions towards off-site cycle storage, and subject to the following conditions:

1. Development to commence within 3 years;
2. Development to be in accordance with the approved plans, including the interior layout / uses of each room as per approved proposed ground floor plan 01-01-14-2-1059 04;
3. Development to be restricted to a maximum of 240 students at any time;
4. In the event of the applicant not fulfilling the planning obligation the use shall not commence until a scheme has been submitted to and agreed in writing by the LPA in consultation with the Highways Authority for the provision of appropriate levels of off-site cycle storage, and the cycle storage has been provided and made available for use in accordance with the approved scheme.
5. No amplified music to be played until the noise mitigation measures have been installed in accordance with the approved acoustic assessment recommendations within Chapter 6 of the Adrian James Acoustics Ltd report ref 10720/1, received 01st July 2013.
6. Maximum sound levels in the rooms marked 'Rehearsal Room 2' and 'Rehearsal Room 3' on Proposed Ground Floor Plan ref no. 01-01-14-2-1059 04, shall be limited to 99dB LAeq(5 mins) in total across all frequency bands and also 97dB Leq(5 mins) in the 63Hz octave band.
7. Upon commencement of the use, the Travel Information Plan is to be implemented and made available to all users of the development, and promoted in accordance with the provisions of the Travel Information Plan.

8. Within three months of commencement of the use, suitable fire hydrant provision equivalent to delivering a minimum of 20 litres of water a second shall be provided and made available for use in accordance with the requirements of the Norfolk Fire Service.
9. Hours of use to be restricted to 0800 – 2130 Monday to Friday, and 0900 – 1700 on Saturdays, Sundays and Public Holidays.
10. No external plant and machinery to be installed without prior approval of the LPA in respect of noise containment and protection of residential amenity.

3 PROPOSED USES AND MUSIC LEVELS

The proposed Access to Music accommodation will comprise teaching rooms, performance and rehearsal spaces, recording studios, music technology rooms and ancillary accommodation including offices, stores and small tutorial rooms. Figure 1 shows a ground floor plan of the complex with the proposed Access to Music accommodation outlined in yellow and the nearest residences shaded green.

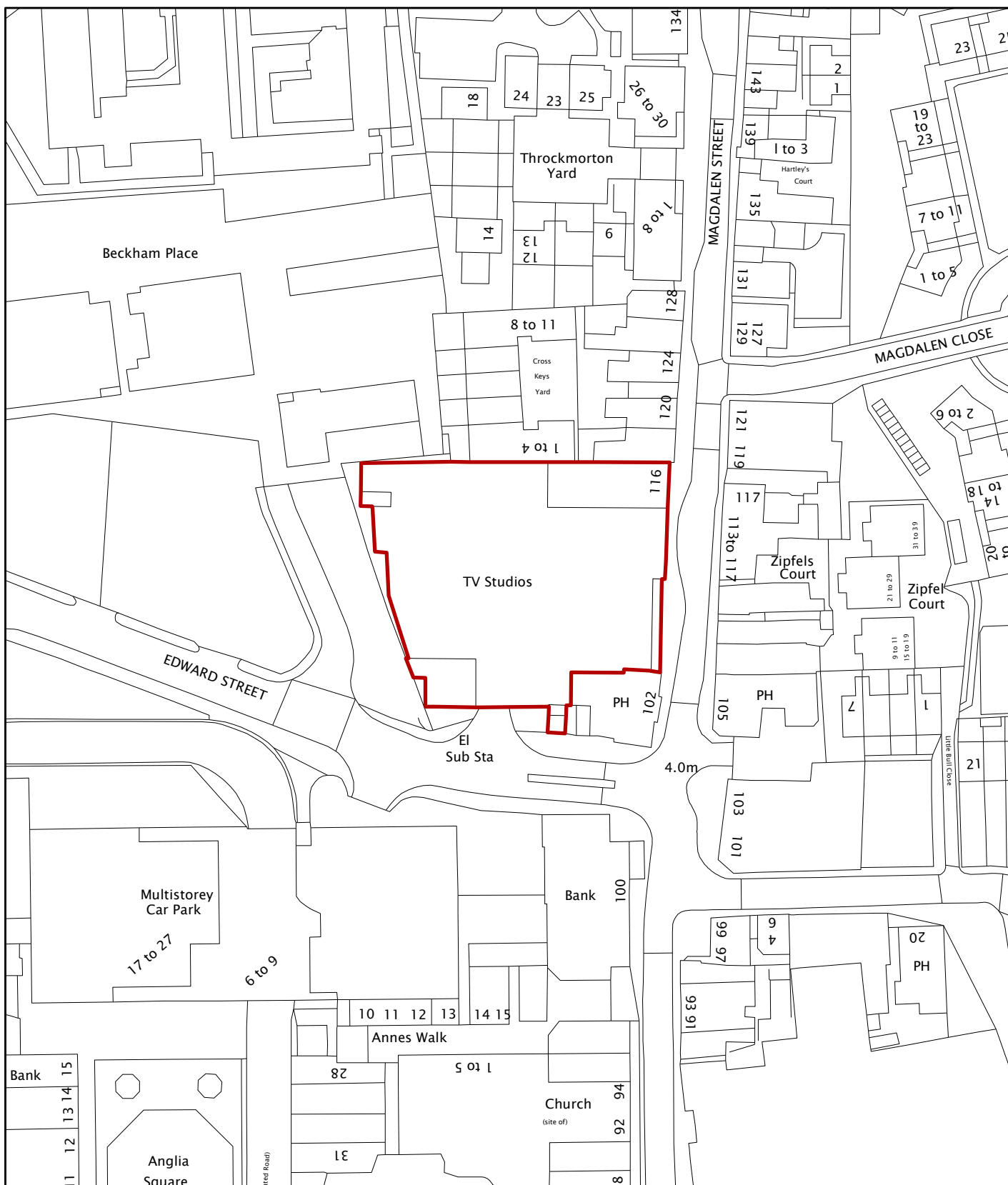


Figure 1 – Proposed ground floor plan

Rooms shaded red in Figure 1 indicate areas where loud amplified music may be played. These include two large performance spaces, five rehearsal rooms and two recording studio live rooms.

Rooms shaded blue in Figure 1 indicate areas where recorded music may be played at moderate levels. Activities in these rooms would include playback of recorded music for demonstration purposes during teaching sessions in Seminar Rooms and Tech Rooms and personal or near-field monitoring in Tech Suites and Studio Control Rooms.

We have assumed typical highest music levels for each of these types of spaces based on measurements taken in similar facilities. These are shown in Table 1.

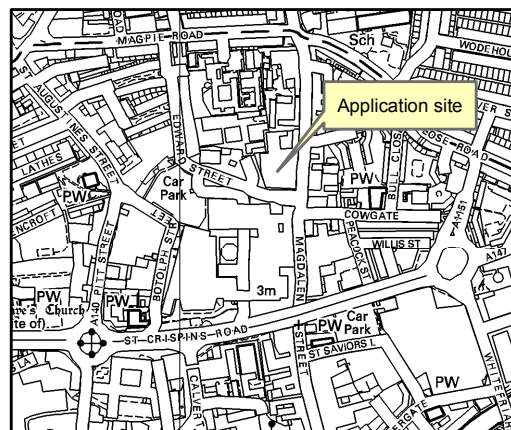


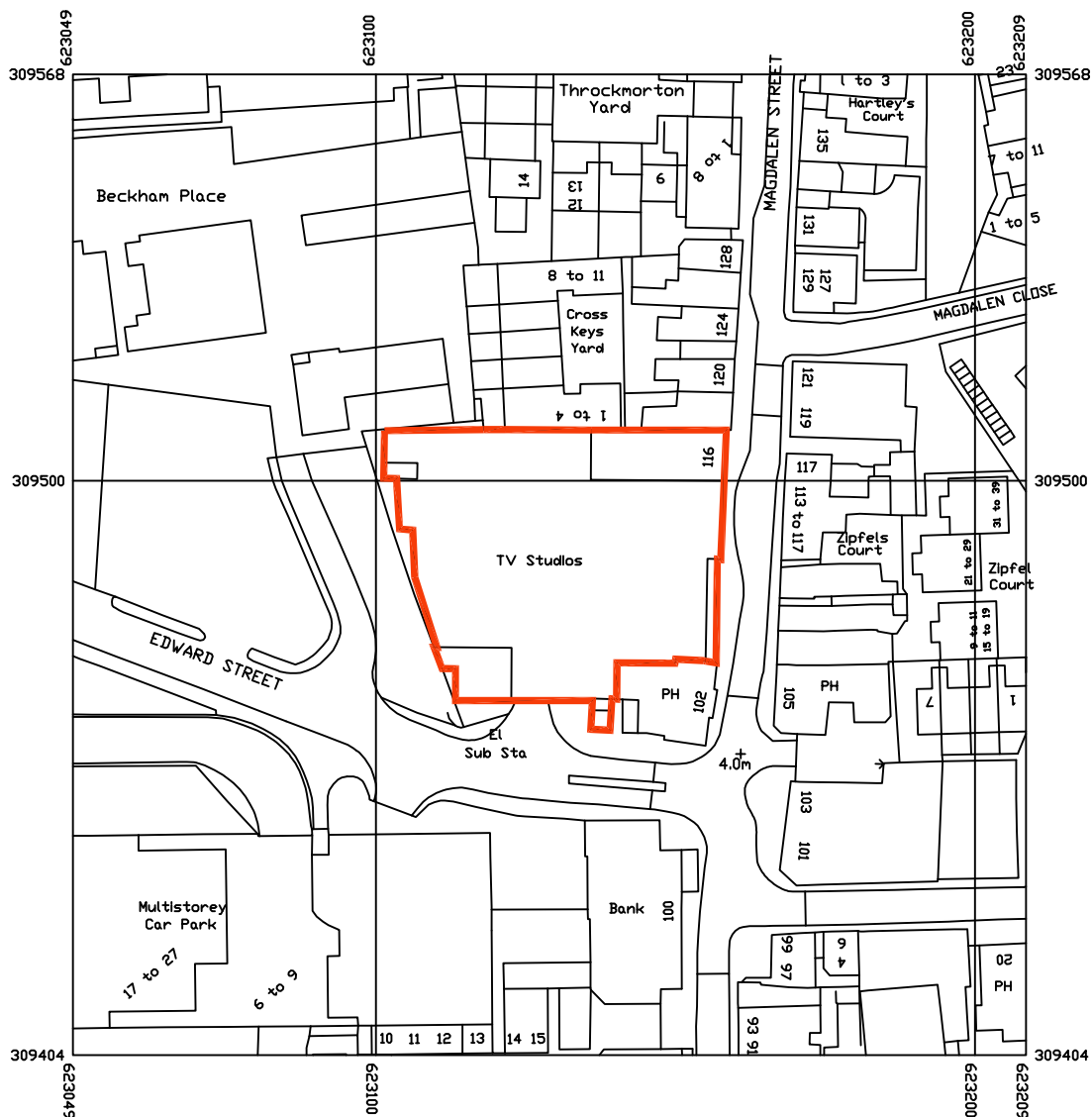
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Planning Application No 13/00737/U
 Site Address EPIC Centre,
 112-116 Magdalen Street,
 Norwich NR3 1JD
 Scale 1:1,000

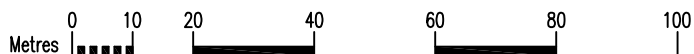


NORWICH
City Council
 PLANNING SERVICES





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| REV | DATE | DESCRIPTION |
|----------------------------------|------------|-------------|
| Address. 112-116 Magdalen Street | | |
| Title. Location Plan | | |
| Plan No. 01-01-14-2-1059 01 | | |
| Scale 1:1250 @ A4 | | |
| Date: March 2013 | DRAWN BY | MP/LW |
| | CHECKED BY | RS |

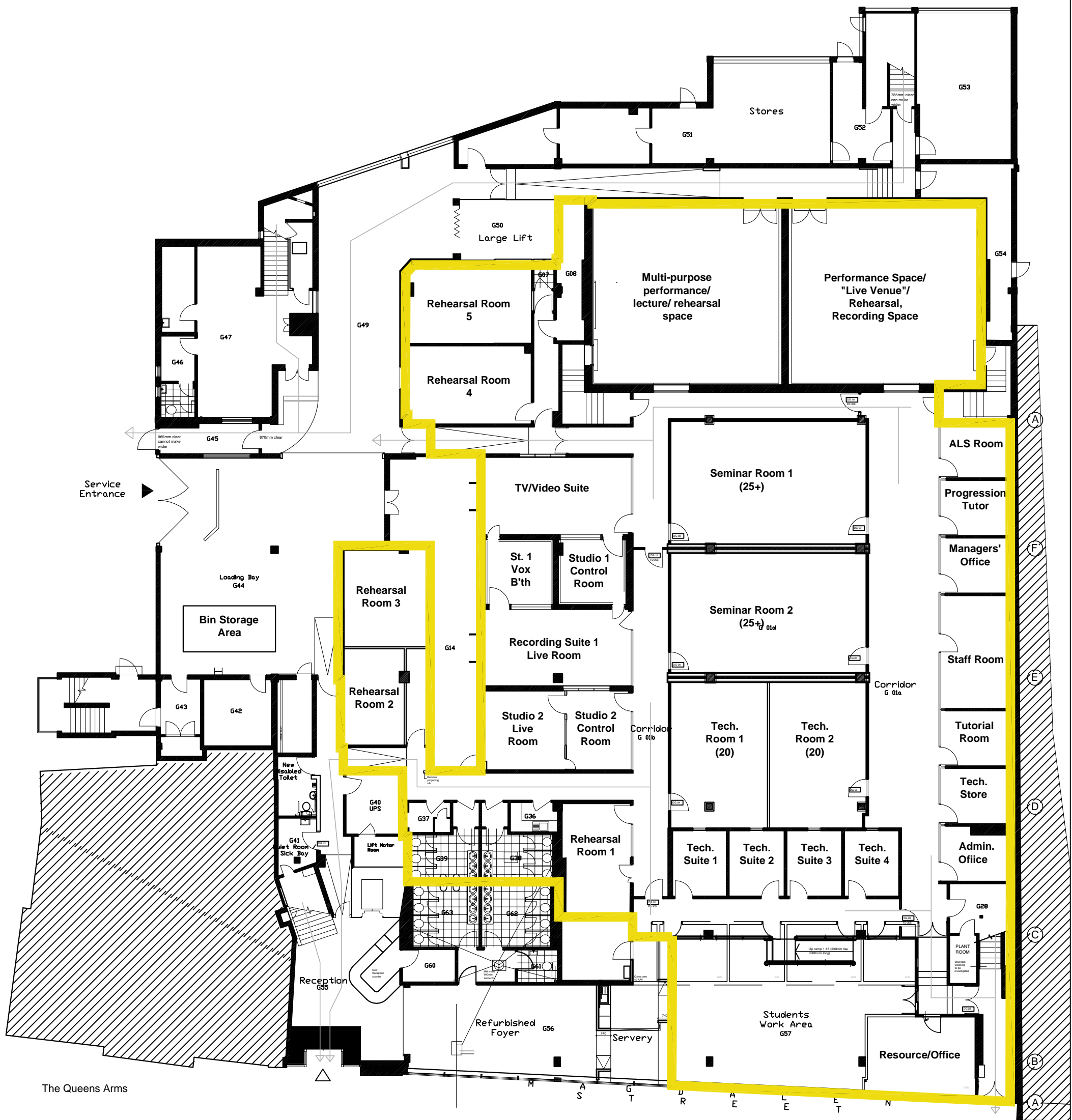
NPS Property Consultants LTD

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PROPOSED GF PLAN

| | | | |
|---|----------------------------------|------------|-------------|
|  | A15.05.13Revised WC boundary | | |
| | REV | DATE | DESCRIPTION |
| | Address.112-116 Magdalen Street | | |
| <p>This drawing must not be reissued, loaned or copied without the written consent of NPS Property Consultants Ltd. (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately.</p> | Title.Proposed Ground Floor Plan | | |
| | Plan No.01-01-14-2-1059 04 | | |
| | Scale1:200 @ A3 | | |
| | Date:March 2013 | DRAWN BY | MP/LW |
| | | CHECKED BY | DS |

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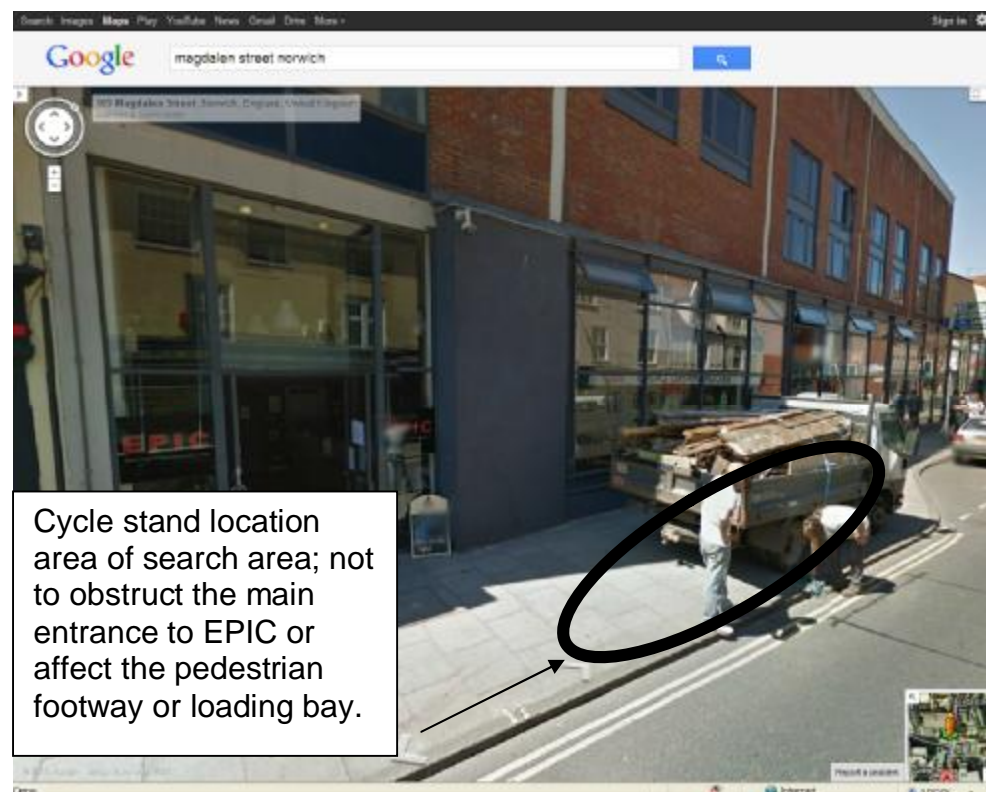
☐ LONG STRATTON TEL: 01508 536400 FAX: 01508 535110

☐ AYLSHAM TEL: 01263 738200 FAX: 01263 731732

☐ KING'S LYNN TEL: 01553 778240 FAX: 01553 778241



EPIC: Access to music



Suggest chevron parking is used to align with loading bay



Recommend use of Camden style cycle stands in black

<http://www.broxap.com/camden-m-stand-1>

Detailed layout subject to condition. Stands to be installed prior to completion of work inside EPIC Seek to have min of 5, max of 10 stands. Total cost estimated to be up to £5k based on costs of similar work completed recently. NB Number of stands depends on capacity of footway to accommodate these stands

Prefer that stands are installed by a streetworks accredited contractor rather than installed by City Council highways. Approval of road opening notice to be agreed with Network Management (Glen Cracknell)

K Yates

15th July 2013