

Report for Resolution

Report to Planning Applications Committee
Date 26 August 2010
Report of Head of Planning Services
Subject 10/01036/F: Fire Station, Bethel Street, Norwich NR2 1NW
and 10/01037/L: Fire Station, Bethel Street, Norwich NR2 1NW

Item
5(4)

SUMMARY

Description: Conversion and alterations to the Fire Station to provide 14 no. residential units (5 no. three bedroom maisonettes, 5 no. three bedroom flats, 1 no. three bedroom house, 1 no. two bedroom flat, and 2 no. one bedroom flats), offices and either A1, A2, B1 or D1 use on the ground floor of the main building.

Reason for consideration at Committee: Major Development and Objections

Recommendation: Approve

Ward: Mancroft

Contact Officer: Mr Rob Parkinson
Senior Planning Officer
(Development)

Date of receipt: 28th May 2010

Applicant: Norfolk County Council

Agent: Norfolk Property Services

INTRODUCTION

The Site

Location and Content

1. The Norwich Fire Station is a Grade II Listed Building located on Bethel Street and is currently in operation until such time as the Fire Service relocates to new premises at Trowse in 2011. The replacement site already has planning permission and construction is apparently underway. The Fire Station was originally constructed as part of the 1930s Civic Quarter group of buildings, including the City Hall and Police Station.
2. This part of the city centre is a mix of uses with residential influence. Neighbours immediately east are the police station and its parking / holding compound, and the City Hall, both of which are Listed Buildings. Immediately north are the ten Old Barley Market three-storey town houses. Residential and office uses extend along Bethel Street to the west, although the immediate neighbour is the Country and Eastern retail premises at the former ice rink. Opposite the main Fire Station building on Bethel Street is the entrance to the Forum Car Park and pedestrian route to Theatre Street behind the Forum building.

3. The Fire Station is a complex of linked brick-built buildings creating a horseshoe courtyard. The main tender house engine building is the four-storey building on the south side fronting Bethel Street, set back from the road edge but accessed via the tall glass doors opening directly onto Bethel Street, hosting engines and plant in the atrium at ground level with recreation area, kitchens and dormitories in the two floors above. The western building is a four and five-storey garage and pump store with dormitory space above. The north range of buildings is a two-storey garage area dominated by its 5-storey brick-built tower designed in an Italianate campanile style, and similar in some respects, such as its historic brick detailing, to the City Hall tower. The historic Weights and Measures building also forms part of this northern range, being attached its east end and being accessed from the eastern driveway as a separate building.
4. The courtyard is currently used for staff car parking, accessed from the east and the private drive shared access used for the police service. A private but shared access drive lies to the west of the fire station leading to the Old Barley Market houses with access available to the adjoining retail premises; a part of this drive behind the western part of the building is also used for fire service staff parking.

Planning History

5. There have been some previous applications for minor installations and works to the building, but no applications for such extensive works or changes in use before now.

Constraints

6. The Fire Station was designated as a Grade II Listed Building in October 2008, and lies within the designated City Centre Conservation Area. The area is also part of the Area of Main Archaeological Interest (defined by Local Plan policy HBE3), Visitor Attraction Area (policy TVA4), City Centre Leisure Area (policy AEC1), and Cultural and Civic Area (policy CC3).

Topography

7. This is a level site although the buildings are somewhat taller than their neighbours to the north, south and west.

The Proposal

8. The application includes conversion of the fire station into a mixture of residential types (14 dwellings in total) distributed across the site, and changes of use to the main engine room building to provide general office use (390 sq.m. in total) at first floor and part of a new mezzanine floor of the southern block, and ground floor of the western block, and various options for city centre-orientated non-residential type uses at ground floor and the remainder of the mezzanine floor of the southern block. These various uses total 312 sq.m. and include retail (Use Class A1), financial services (A2), offices (B1) and non-residential institution uses (D1) which are defined as such as places of worship, clinics, health centres, consulting rooms, museums, galleries, exhibition halls and training centres.

9. Under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 1990, Part 3 Class E, developments that include such options for multiple alternative uses within their planning permission are entitled to swap between use types within the same permission within the first 10 years after the planning permission has been granted, without the need for prior express planning consent, providing that they do not result in a breach of planning condition attached to that permission. Conditions can be used to specify where the different types of use are permitted around the complex.
10. The northern range of the complex is made up of garage bays with the distinctive tall brick hose tower above, and the Weights and Measures Building attached to the east. The application originally proposed to extend this northern block by adding an additional glass-fronted storey along the full length of the top of this building, abutting the hose tower, in order to provide additional bedrooms to three of the dwellings within the northern range. Whilst officers considered that this part of the proposal would not have caused significant harm to the appearance or fabric of the Listed Building, the extension would still have caused unjustified harm to the architectural heritage of the building, a material consideration recently set out by national policy within PPS5 and which was the subject of initial concerns expressed by English Heritage (see paragraph 14).
11. Accordingly, the extension has since been removed from the proposal with the result that some of the flats now have fewer bedrooms than originally intended.

Representations Received

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

13.

Issues Raised	Response
A building of this size in the city centre should not be used for residential development and instead should be adapted for public use such as a concert hall or gallery, particularly so as it is close to the Forum and Theatre Royal and other attractions.	See paragraphs: 8-9 24-28
The East Anglian Art Fund object to the scheme for because the long term future of this landmark building should be subject to wide public consultation, and should if possible be preserved for continued public use rather than subdivision into offices and residential units. The premises are considered to be an ideal site for the arts and a gallery to make an impact on tourism.	See paragraphs: 8-9 25-26, 28
The neighbouring premises at 34-36 Bethel Street (Country and Eastern) and the Norfolk Police HQ have rights of way over some of the land in the application which should not be compromised by the scheme.	They are not compromised by any new buildings and rights of way are not planning issues.

Consultation Responses

14. **English Heritage** (received 22.07.10): The Fire Station is Grade II Listed in recognition of its architectural and historical significance. Whilst the preference would be to retain something close to the original use, the proposed mixture of office and residential use allows most of the main working areas of the building to be kept as single spaces and much of their characteristic detailing to be retained. Residential elements are largely restricted to secondary parts of the complex or existing dormitory space; in this way an acceptable level of impact on the building's interior has been achieved and external composition maintained.
15. It was felt that the extension originally proposed to the top of the north range of buildings would conflict with the policies set out in national PPS5 by being harmful to the architectural significance of the listed building. In summary, the concerns expressed were because the proposal would have:
- Detracted from the setting, impact and significance of the brick tower by raising the height of the northern range so disturbing the relationship to the main station.
 - Introduced incompatible materials to the brick-built complex and surroundings and being quite visual from certain locations it would become distracting.
 - The extension would also detract from the overall architectural composition of the complex as a whole, not least because the range contained the Norfolk Weights and Measures Office building which had some status in its own right.
16. The applicants presented an argument that the extension was necessary to make the project viable and to pay for the replacement fire station. However, English Heritage contend that the fire station is currently in decent condition and capable of re-use and, seemingly, residential conversion without the additional storey. Whilst there was clear benefit in providing a future use for the fire station, it is not considered appropriate to permit a scheme which causes such harm to the historic asset. In considering the arguments of project viability, the scheme included inadequate evidence of the need for the extension and did not satisfy the requirements of PPS5 concerning public benefit and harm to the Listed Building.
17. Whilst the extension remains a part of the proposal English Heritage would continue to object to the granting of both planning permission and Listed Building consent on the basis that the harm caused to the architectural significance of the building has not been adequately justified in accordance with government guidance.
18. **English Heritage** (update received 17.08.10): Subsequent to the receipt of revised plans that show the north range extension to have been removed, the objection has been removed. The proposed adaptation to provide mixed office and residential use is supported. The substantial internal alterations to create additional residential accommodation are accepted and conditions should be applied on any approval in line with the recommendations of the Council's Conservation and Design officer.
19. **Environment Agency** (received 06.07.10): The site is located within a groundwater source protection zone and further works are necessary, to be required by conditions, to ensure (1) the existing fuel tanks on site have not given rise to contamination, and to establish the necessary remediation measures, (2) ensure remediation and monitoring is undertaken, and (3) use of precautionary measures. Confirmation should be sought that sewerage infrastructure capacity exists. The

scheme should make maximum use of water efficiency measures (by condition). Adequate pollution control measures should be in place where necessary on site.

20. **Anglian Water** (received 05.07.10): There is adequate capacity in the infrastructure to allow water supply and surface water, waste water and foul sewerage disposals.
21. **Environmental Health Pollution Control** (received 19.07.10): Noise from roads should not be an issue but as there is mixed residential and commercial proposed there needs to be adequate insulation between floors/ceiling etc to protect loss of amenity from noise (by condition). Adequate bin storage/recycling areas are proposed. Should gardens be proposed, further site investigation and remediation would be required. Should the ground conditions in the area of the fuel storage tanks be disturbed, then the fuel tanks would need to be reviewed and probably removed. Conditions are recommended for (1) noise insulation, (2) plant and machinery, and (3) contaminated land treatment measures.
22. **Norfolk Landscape Archaeology** (received 30.06.10): The proposal affects land within the Area of Main Archaeological Interest. As ground disturbance would be fairly small for the development, but the underground fuel storage tank removal works would involve significant ground disturbance, although this is ground that has already been disturbed. Hence a scheme for archaeological investigation work is needed prior to development starting (to be required by condition).
23. **Norfolk Police Authority** (received 07.06.10): The east side access is subject to statutory user rights by the police authority to the rear of City Hall, and no building development should take place on this land. No comments from architectural liaison.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 - Delivering Sustainable Development
PPS1 Supplement – Planning for Climate Change
PPS3 – Housing
PPS4 – Planning for Sustainable Economic Growth
PPS5 - Planning for the Historic Environment
PPG13 – Parking
PPS23 - Planning and Pollution Control

Relevant Local Plan Policies

NE4 – Street trees
NE9 - Comprehensive landscaping scheme and tree planting
HBE3 – Archaeology assessment in Area of Main Archaeological Interest
HBE7 – Evaluation of standing archaeology
HBE8 - Development in Conservation Areas
HBE9 – Development affecting Listed Buildings
HBE12 - High quality of design in new developments
HBE19 - Design for safety and security including minimising crime
EP1 - Contaminated land
EP10 – Noise protection between different uses

EP16 - Water conservation and sustainable drainage systems
 EP17 – Protection of watercourses from pollution from stored material, roads & car park
 EP18 - High standard of energy efficiency in new developments
 EP22 - High standard of amenity for residential occupiers
 TVA1 – Proposals for new visitor attractions – access
 TVA4 – Proposals for visitor attractions with priority areas and sequential approach
 TVA8 - Heritage interpretation
 AEC1 – City Centre Leisure Area: Major art and entertainment facilities – location and sequential test
 AEC3 – Loss of buildings for community use
 EMP1 - Small scale business development
 EMP16 – Office development – sequential test and criteria
 SHO3 – Locational conditions for new retail development – sequential test
 SHO9 – Retail development contributions to enhancement of public facilities in the area
 HOU1 – Provision of new housing to meet identified needs
 HOU2 – Mix of uses including housing on sites within the City Centre
 HOU5 - Accessibility for wheelchair users
 HOU6 – Contributions to community needs and facilities by housing developers
 HOU13 – Proposals for new housing development on other sites
 HOU15 - Conversion of vacant or underused parts of buildings
 HOU18 – Conversion of properties to houses of multiple occupation and building flats
 TRA3 – Modal shift measures in support of Norwich Area Transport Strategy
 TRA5 - Approach to design for vehicle movement and special needs
 TRA6 - Parking standards - maxima
 TRA7 - Cycle parking standards
 TRA8 - Servicing provision
 TRA9 – Car free housing – criteria
 TRA10 – Contributions from developers for highways works at the site
 TRA11 – Contributions for transport improvements in the wider area
 TRA14 - Enhancement of the pedestrian environment and safe pedestrian routes
 TRA24 – City Centre Strategy
 TRA26 - Design and materials in the streetscape
 CC3 – Cultural and Civic Area – appropriate uses

Supplementary Planning Documents and Guidance

City Centre Conservation Area Appraisal (September 2007)
 Energy Efficiency and Renewable Energy (Adopted December 2006)
 Open Space and Play Provision (Adopted June 2006)
 Transport Contributions (January 2006)
 Heritage Interpretation (Adopted December 2006)

Principle of Development

Policy Considerations

24. The principle of the development proposed is acceptable when considered against national and Local Plan policy. Residential is a supported and appropriate use for such conversions, providing they make provision for adequate on-site facilities.
25. The additional range of mixed uses is appropriate for the city centre, and their being located at ground floor street level is encouraged to bring activity to the street frontage. Office uses should be provided as part of mixed-use developments, and in this proposal it is suggested that at least 390 sq.m. office space would be provided

at first floor level and part of the new mezzanine level in the south block and ground floor level also in the western block, with more possible at ground floor in the southern block. Restricting use of the southern block's first floor to only being office use is considered most compatible with the constraints of the Listed Building and the aims of ensuring the existing open plan layout internal space remains protected in the future whilst an end-user is not currently known at this stage. In the future, it may be possible to allow alternative uses within these spaces provided that details can show satisfactory proposed layouts, functions and any changes necessary to the Listed Building. All the proposed uses at ground floor level would likely be able to provide street frontage activity and added vitality to the area.

26. The possibility of providing certain leisure and public recreation uses, such as a D1 use class gallery, is actively encouraged in this location as part of the Cultural and Civic Area of the city centre, as set out by Local Plan policy CC3.
27. Retail in this location would not normally be encouraged as the site is outside the defined city centre retail area where there are currently other vacant units available. Nonetheless, the site is so close to the defined retail area, as well as other attractions as the Forum, and other small retail units along Bethel Street, that it is considered appropriate, complementary and beneficial if retailing were to take place at this location.
28. The loss of the community use from the building would normally be resisted within Local Plan policy (AEC3) unless it could be demonstrated that it is no longer suitable for the continued use, and that there is no alternative viable community use that could be accommodated there. In this instance the loss can be justified by the need for the fire service to relocate (with the benefit of an approved replacement facility) and by the potential for other community uses to come to the site within the D1 use.

Other Material Considerations

29. The alterations required to the Listed Building are necessary to provide the mix of uses proposed and the ongoing use of the premises, and can be accommodated without significant detrimental impact or harm to the building's fabric.
30. To ensure the non-residential elements are provided and can be seen to be viable, a condition is proposed to ensure that all non-residential units are fitted out, prepared and made available for first occupation before any residential unit is occupied.

Housing Proposals

Affordable and Accessible Housing

31. The scheme does not qualify for requiring affordable housing provision. There is a requirement to ensure homes are accessible, which should be achieved by using a new lift in the front block to make use of the existing dumb waiter shaft with minimal alterations.

Housing Numbers and Density

32. The number of dwellings proposed (14) is an acceptable density for a mixed-use scheme in the city centre.

Impact on Living Conditions

Noise, Disturbance and Amenity

33. Although the site lies within the City Centre Leisure Area (AEC1), where potentially food and drink uses might also be located, it is considered possible to include residential uses within the scheme because the complex is quite self contained and currently distanced from such uses. Further, although the Cultural and Civic Area encourages food and drink uses, at this site it is considered that any future proposals for restaurant or bar uses would not only be subject to requiring specific permission, but also be constrained in their possibilities because of the restrictions of accommodating such designs around ensuring protection of the Listed Building.
34. Some types of activity within the D1 Use Class may not be acceptable in this location due to its potential impacts on traffic and transport generation, or the potential for the use to detract from the vitality and viability or activity of the area, or being incompatible with the area's designation as a Cultural and Civic Area, or the impact on the or character of the Conservation Area, or due to their potential impacts on the amenity of neighbouring uses, or because the uses may be incompatible with the preservation of the Listed Building without knowing at this stage if any changes would be necessary to accommodate specific uses. Accordingly, it is proposed to use conditions to restrict the types of use that would be acceptable within the D1 use class.
35. The requirement to ensure all walls and floors are provided between residential and non-residential units prior to first residential occupation will minimise impacts on residential amenity of future occupants during any prolonged construction period.
36. A condition is proposed to require prior approval of the location, position, specification and appearance for any plant and machinery proposed at the site, to prevent loss of amenity for future residents in this relatively confined space.
37. The landscaping proposals for the courtyard will greatly enhance the potential for improved residential amenity, although this is shared communal space likely to be utilised by users of the non-residential units too. There is of course also public open space available within Chapelfield Gardens, a short walk away. Conditions will be used to ensure timely provision of landscaping and amenity space for residents.

Overlooking, Overshadowing and Loss of Privacy

38. The dwellings are for the most-part inward-looking into the courtyard and are an acceptable distance from one another to avoid detrimental impact to residential amenity of future occupants. The dormer windows added to the southern elevation roof pitch are an appropriate addition and will not compromise amenity. Subject to conditions for selective obscure glazing, future and existing neighbouring properties will not experience further overlooking, loss of privacy, nor overshadowing.

Design

Layout, Form and Alterations to the Listed Building

39. Internally the fire station retains many of its original features and most of these will be retained in the proposed development. In order to ensure that this is the case a

condition will be added to ensure that even minor architectural details, such as door handles and door signage, are preserved – as in this particular instance they are integral to the significance of the building.

40. The most significant internal areas of the building are the ground and first floors of the southern block and these areas will receive only minor alterations which should not affect the significance of the open-plan spaces. Significant features in these areas (such as the lockers, panelling and clock at first floor level) will be retained by condition. Conditions will also be used to agree details of any new glazed screen on the inside of the existing garage doors. The wrought iron staircase in the Weights and Measures Building will be retained and unaltered, which is beneficial.

The Southern Block

41. The southern block is currently the engine shed and staff rooms. The ground floor of the tender house engine room is proposed for some or all of the mix of use types within A1, A2, B1 or D1 Use Classes. A new mezzanine floor is proposed at the west end of the engine hall in the south block, part of which is confirmed to be used for office use and part of which is to be available for the variety of uses proposed. The details of the mezzanine floor materials, design and installation shall be agreed by condition.
42. The second floor level of the main southern building is currently used for dormitory accommodation. This area is significant in that its plan form clearly indicates its former use and many of the architectural features survive such as the decorative skirtings, ironmongery and small windows over the doors. However the current cellular layout in this part of the building restricts its future use, so fairly significant alterations to the plan form in this area are proposed which would alter the historic function of the plan form of each storey. There are five maisonettes proposed to use the second and third floors, and for example, whilst this allows conversion of the third floor roof space into useable living accommodation of a suitable standard, but it does require 'punching' holes into the ceilings. Within the roof, new dormer windows will be lined up with existing windows below and will be in keeping with the architectural style of the building so will not detract from its appearance. On balance, all these changes to the appearance, function and character of the Listed Building are considered acceptable, and in most cases necessary.
43. A new door is proposed in the east elevation of the southern block to provide access to a new bin store from the eastern access drive. Currently this is shown in a similar architectural style to the grand historic door of the Weights and Measures Building opposite, but to do so would be inappropriate so conditions are proposed to agree this detail. Within the courtyard, removal of the canopy attached to the southern block will be beneficial and improve both the appearance of the building and views out from it.
44. Details of the new balustrade required for the level access should be conditioned to ensure that its design does not detract from the appearance of the building.

The Western Block

45. The west building is currently used for stores and garaging at ground level, with residential use already at upper floors, which are divided into a series of flats for fire station staff shift accommodation. It is proposed to use the ground floors for B1 use class office, workshop and studio space, accessed from the courtyard. Many of the

internal walls at this level are recent additions and so few alterations will be made to the original fabric. The garage doors will be retained and replaced where necessary, with details agreed by condition.

46. The upper floors will remain in residential use, albeit the internal layout is reconfigured slightly by removing some internal walls to provide adequate space standards for the conversion to four flats. These changes are acceptable as most of the historic plan form and architectural detailing will be retained – such as tiled and timber fireplace surrounds and historic doors.
47. A single-storey cycle store is proposed to be attached to the northern end of the western block, in the recess currently used as fire service staff parking. This will provide cycle storage for both residents and commuters, and will avoid incurring onto land suggested to be owned by neighbouring properties, and will not inhibit access to any of the adjoining uses.

The Northern Block, including the Weights and Measures Building

48. The ground floor here is also used for garaging and stores, and the upper floor is used as fire service offices. Both the Weights and Measures building and the garage block incorporating the tower are significant buildings. This northern block is proposed to be converted entirely for residential use, providing three houses and two flats. Many existing internal walls are recent additions and the only remaining significant architectural feature in this block (other than the tower above) is the staircase within the Weights and Measures building. This staircase will be retained within the proposed scheme, so although there are many changes proposed few alterations will be made to the building's original fabric. The garage doors to the courtyard will be retained and replaced where necessary, with details to be agreed by condition.
49. The hose tower above the northern block is a particularly significant feature of the Listed Building, built in the form of a campanile and relating to the tower at City Hall. The proposals allow this to be brought into active residential use by providing a study area at second floor level and viewing platforms at third and fourth floor levels. Even if removal of the additional storey extension proposal restricted the extent of its active use (such as through Building Regulations standards), it would still be possible to ensure its upkeep and maintenance by using such means as leasehold management arrangements when the complex becomes occupied.

General

50. In all areas of the complex, particularly those being converted to residential accommodation, it will be important to use conditions to require that sound insulation and fire proofing measures are agreed and provided, on account of the mix of uses and the need to protect the fabric of the Listed Building. Equally, the position of boiler flues and services such as soil vent pipes will need to be agreed through condition so that any such additions do not cause detrimental effect on the appearance of the building.
51. Conditions are also proposed to ensure prior agreement on necessary details of:
- all new joinery (for example windows and doors);
 - the mild steel gates proposed at the entrance to the courtyard (which are proposed to replace existing timber gates);
 - position, content and fixing and provision of a plaque feature needed for

visitor information and heritage interpretation as a means to record the significance of the previous use;

- solar panel details and positioning, installation and maintenance (see also Paragraph 60);
- The materials proposed for use in the cycle store at the northern end of the western elevation to ensure they complement the adjoining fire station materials;
- The location, position and appearance of any plant and machinery;
- Opaque glazing or privacy screening to bathrooms.

52. Overall, the proposal will enhance the character of the Conservation Area by improving the landscape setting and appearance of the Listed Building, whilst ensuring that the designated asset remains in active viable use.

Transport and Access

Vehicular Access and Servicing

53. Residential refuse collection will take place from Bethel Street, with containers stored within a new store accessed from the courtyard but removed for collection through a proposed new door in the east elevation. This is considered acceptable.

Car Parking

54. The scheme is proposed as a car-free development, which is considered appropriate for this city centre site given its constraints and the excellent links to public transport and local facilities. Should car parking have been proposed within the courtyard as the space is currently used for staff parking, it would have been to the detriment of the setting of the buildings, landscaping and amenity of future residents. Visitor parking is available locally in both off-street and on-street locations. Conditions will be worded such that the landscaped courtyard does not become used for car parking, even on a temporary basis.

Improved Pedestrian Links

55. The landscaping proposals will need to include measures to reinstate the public footpath along Bethel Street where it is currently removed to allow access for fire engine crossover. This is a necessary measure required to improve the public highway as a consequence of the proposals, to bring the highway up to its otherwise-necessary standard to both prevent the area being used for parking and to ensure the necessary improved pedestrian and disabled access around the site, as required by Local Plan policy TRA10. A condition is proposed to require the details of these works to be agreed prior to commencement and the works themselves to be completed prior to first use or occupation of the premises; as a result the pedestrian links along Bethel Street will be much-improved.

Cycling Parking

56. The new cycle store proposed to be added to the north of the western elevation will provide storage for both residents and, in a separated but adjoining section, for staff of the office and workshop units. Although a little distant from main southern block or most easterly dwellings, they are accessible through the courtyard and will be both covered and secure. Final details of all cycle storage arrangements and their

designs will need agreement, for both permanent and visitor storage (which should include stands on Bethel Street, for visitors to the non-residential uses, and in the courtyard). In particular the nature of the car-free development proposal will require an increased level of cycle parking than that currently shown.

57. Conditions are proposed to ensure all refuse and cycle stores are provided and made available for first use prior to first residential occupation.

Environmental Issues

Site Contamination and Remediation

58. Due to the historic presence of fuel storage tanks and the sensitivity of ground waters, some further works are required to remediate the site safe and confirm the adequate treatment of contamination, which can be required by conditions as requested by the Environment Agency.

Archaeology

59. The need for archaeological evaluation during ground disturbance shall be required by condition in line with the recommendations of Norfolk Landscape Archaeology.

Energy Efficiency and Renewable Energy

60. The development proposes to include solar panels on the south and northern blocks in order to help the scheme achieve at least 10.1% of its energy demands through on-site renewable energy generation, including each flat having its own dedicated solar thermal system. This is to be welcomed, and is commendable given the constraints imposed by needing to avoid harm to the Listed Building. However, the final details may need to change as technologies evolve in the period before their installation, and so a condition is suggested to agree final details, installation, location, specifications and positioning prior to development, and to require installation and availability for use prior to first residential occupation.

Trees and Landscaping

61. A comprehensive landscaping scheme has been suggested and in the main will enhance the proposal and offer a high standard of amenity and environment for residents, workers and visitors to the complex. Whilst elements such as proposed bollards are effective, there are certain aspects which should be revisited through conditions, such as the proposed works for repaving Bethel Street and defining the pavement, final planting positions, providing a range of hard landscape material types, and providing heritage interpretation through landscape features.

Replacement Planting

62. Currently there are no trees on site, or the adjoining public footpath. Planting proposals will soften the internal courtyard area and provide a pleasant green setting for residents and workers alike. Instead of providing street trees, which might actually mask or minimise the impact of the retained glazed doors to Bethel Street, it is suggested to provide planters along the public footpath

Planning Obligations

Transport Improvements

63. Financial contributions towards sustainable transport improvements in the city centre are required for both the residential and non-residential elements. The contributions from the residential element are fixed, at £3,950 (based on the current standard formula).
64. However, the transportation contributions required for the non-residential element would differ depending on the nature of the use. A fixed sum can be required from the known office use at first floor and part of the new mezzanine floor of the southern block and use of the ground floor in the western block, which together total 389.7sq.m. and attract a contribution of £24,434 (based on the standard formula).
65. The variety of uses proposed for the remainder of the new mezzanine floor and ground floor of the southern block (totalling 311.7 sq.m.) would cause the financial contributions to change as a result of the type of Use Class activity introduced in those locations; accordingly, the legal agreement will allow variable amounts of contributions to be made dependent on the first use of this part of the premises, and in accordance with the current standard formula.

Open Space and Play Equipment

66. The development does not qualify for needing to make contributions to open space, but is required to provide £25,392 for off-site children's play equipment.

Conclusions

67. The proposed conversion and alterations will provide for a mixed use development of residential and appropriate city-centre non-residential uses in a sustainable location and which will complement the surrounding Cultural and Civic Area and nearby retail area, whilst enhancing the vitality and activity of this part of the city centre. The alterations are made as part of a high quality design that will enhance the character of the Conservation Area, improve the landscape setting and appearance of the Listed Building, and ensure the designated heritage asset remains in active viable use.
68. Subject to conditions and requirements of the legal agreement the scheme will provide an acceptable mix of uses and high standard of residential amenity, improvements to the public realm and lasting preservation of the Listed Building sufficient to outweigh the impact caused by the necessary alterations to its interior.

RECOMMENDATIONS

Committee is asked to determine both applications under recommendations A and B.

(A) To approve Application No 10/01036/F at Fire Station, Bethel Street, Norwich NR2 1NW, and either:

- (1) grant Planning Permission, subject to the completion of a satisfactory S106

agreement by 1st September 2010, to include the provision of contributions to sustainable transport improvements in the city centre, and off-site play equipment, and subject to the following matters being covered by conditions:

1. Standard time limit;
2. Development to be in accordance with approved plans;
3. Confirmation of B1 uses within specified areas;
4. Confirmation of A1, A2, B1 and D1 uses permitted within specified areas;
5. Restrictions on the nature of certain uses within the proposed D1 Use Class;

Pre-Commencement approval of:

6. Details of the design of the Bethel Street footpath reinstatement works;
7. Site investigation and any necessary contamination measures (Env. Agency #1);
8. Contamination remediation strategy verification report (Env Agency #2);
9. Contamination precautionary measures (Env Agency #3);
10. Scheme to show maximum use of water efficiency measures;
11. Archaeological investigation works to be agreed and undertaken;
12. A scheme to be agreed for all specified internal features to be retained;
13. Details of obscure glazing or privacy screening to bathrooms as appropriate;
14. Details of external features to be retained to be agreed;
15. Details of door to east elevation bin store access;
16. Details of all noise insulation and sound proofing measures (including those between non-residential and residential uses) and fire proofing measures;
17. Details and position of the soil vent pipes, services, flues and other forms of mains supply infrastructure;
18. Details of all garage doors, whether proposed for removal or replacement;
19. Details of joinery of all windows and doors;
20. Details of mild steel gates at entrance to courtyard;
21. Details of position, content and fixing and provision of a plaque feature for visitor information and heritage interpretation;
22. Solar panel details and positioning, installation and maintenance to be agreed, and to be installed prior to first occupation of the development;
23. Details of materials proposed for the cycle store at the northern end of the western elevation;
24. Details of location, position and appearance of any plant and machinery;

Prior to First Occupation / First Use

25. Footpath reinstatement works shall be undertaken and completed;
26. All external works and all internal walls and floors between all the non-residential and residential uses shall be completed prior to first residential occupation;
27. Details of all cycle storage to be agreed, including design, access points, quantity and arrangements for storage, and security measures, shall all be agreed, and all cycle stores shall be provided and available for first use;
28. Refuse stores shall be provided and available for first use;
29. Final details of landscaping scheme to be agreed;
30. All hard landscaping to be provided within 3 months of first residential occupation and maintained thereafter;
31. All soft landscaping to be provided within 6 months of first residential occupation and maintained thereafter;

General

32. No works to the building until Listed Building Consent has been granted (which would include all conditions having been discharged);
33. Prior approval of any plant and machinery proposed, to include details of location, positioning, installation, specification, noise, appearance and maintenance.

(Reasons for approval: The recommendation is made following consideration of national and local development plan policy and all material planning considerations. The proposed conversion and alterations will provide for a mixed use development of residential and appropriate city-centre non-residential uses in a sustainable location and which will complement the surrounding Cultural and Civic Area and nearby retail area, whilst enhancing the vitality and activity of this part of the city centre. The alterations are made as part of a high quality design that will enhance the character of the Conservation Area, improve the landscape setting and appearance of the Listed Building, and ensure the designated heritage asset remains in active viable use. Subject to conditions and requirements of the legal agreement the scheme will provide an acceptable mix of uses and high standard of residential amenity, improvements to the public realm and lasting preservation of the Listed Building sufficient to outweigh the impact caused by the necessary alterations to its interior. As such the development is considered to comply with national policy PPS1, PPS3, PPS4 PPS5 PPG13 and PPS23, and saved policies NE9, HBE3, HBE7, HBE8, HBE9, HBE12, HBE19, EP1, EP10, EP16, EP17, EP18, EP22, TVA1, TVA4, TVA8, AEC1, AEC3, EMP1, EMP16, SHO3, HOU1, HOU2, HOU5, HOU6, HOU13, HOU15, HOU18, TRA3, TRA5, TRA6, TRA7, TRA8, TRA9, TRA10, TRA11, TRA14, TRA24, TRA26 and CC3 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

Informative;

1. Construction hours and methods.

Or,

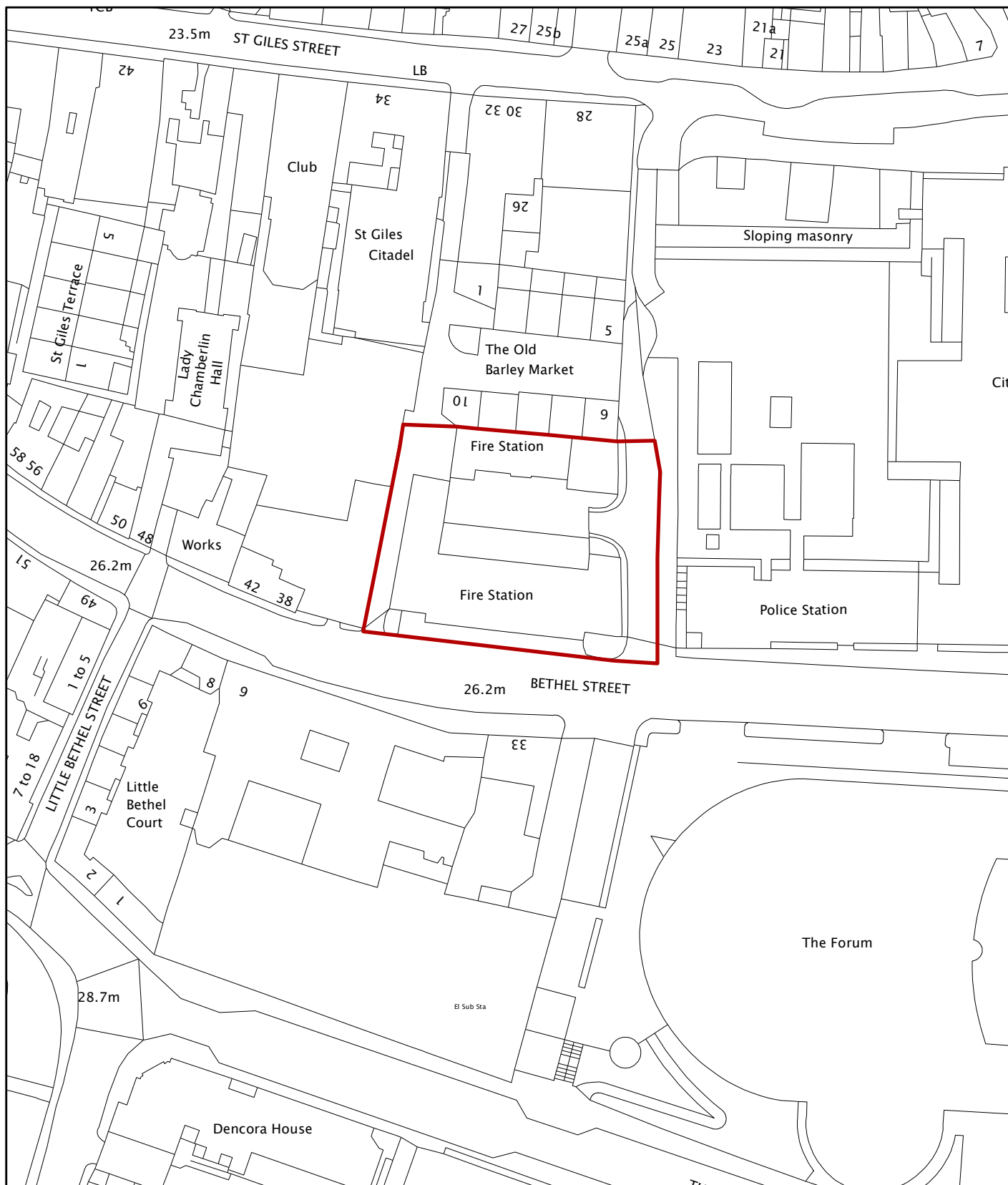
(2) where a satisfactory S106 agreement is not completed prior to 1st September 2010, that delegated authority be given to the Head of Planning and Regeneration Services to refuse planning permission for Application No 10/01036/F at Fire Station, Bethel Street, Norwich NR2 1NW, for the following reason:

In the absence of a legal agreement or undertaking relating to the provision of off-site children's play provision, and sustainable transport improvement contributions the proposal is contrary to saved policies SR7, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan (November 2004).

(B) To approve Application No 10/01037/L at Fire Station, Bethel Street, Norwich NR2 1NW, and grant Listed Building Consent, subject to the following conditions:

1. Standard time limit;
2. Development to be in accordance with approved plans;
3. Details of internal features to be retained to be agreed;
4. Details of any new glazed screen on the inside of the existing garage doors to be agreed;
5. Details of new mezzanine floor and its fixings at the west end of the engine hall.
6. Details of all noise insulation and sound proofing measures (including those between non-residential and residential uses) and fire proofing measures.

(Reasons for approval: The recommendation is made following consideration of national and local development plan policy and all material planning considerations. The alterations are made as part of a high quality design that will enhance the character of the Conservation Area, improve the landscape setting and appearance of the Listed Building, and ensure the designated heritage asset remains in active viable use, and subject to the conditions will provide a high standard of design and improvements to the public realm to allow lasting preservation and enhancement of the Listed Building sufficient to outweigh the impact caused by the necessary alterations to its interior, and as such is considered to comply with national policy PPS1 and PPS5 and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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Planning Application No - 10/01036/F and 10/01037/L
 Site Address - Fire Station, Bethel Street, Norwich
 Scale - 1:1,000



NORWICH
 City Council

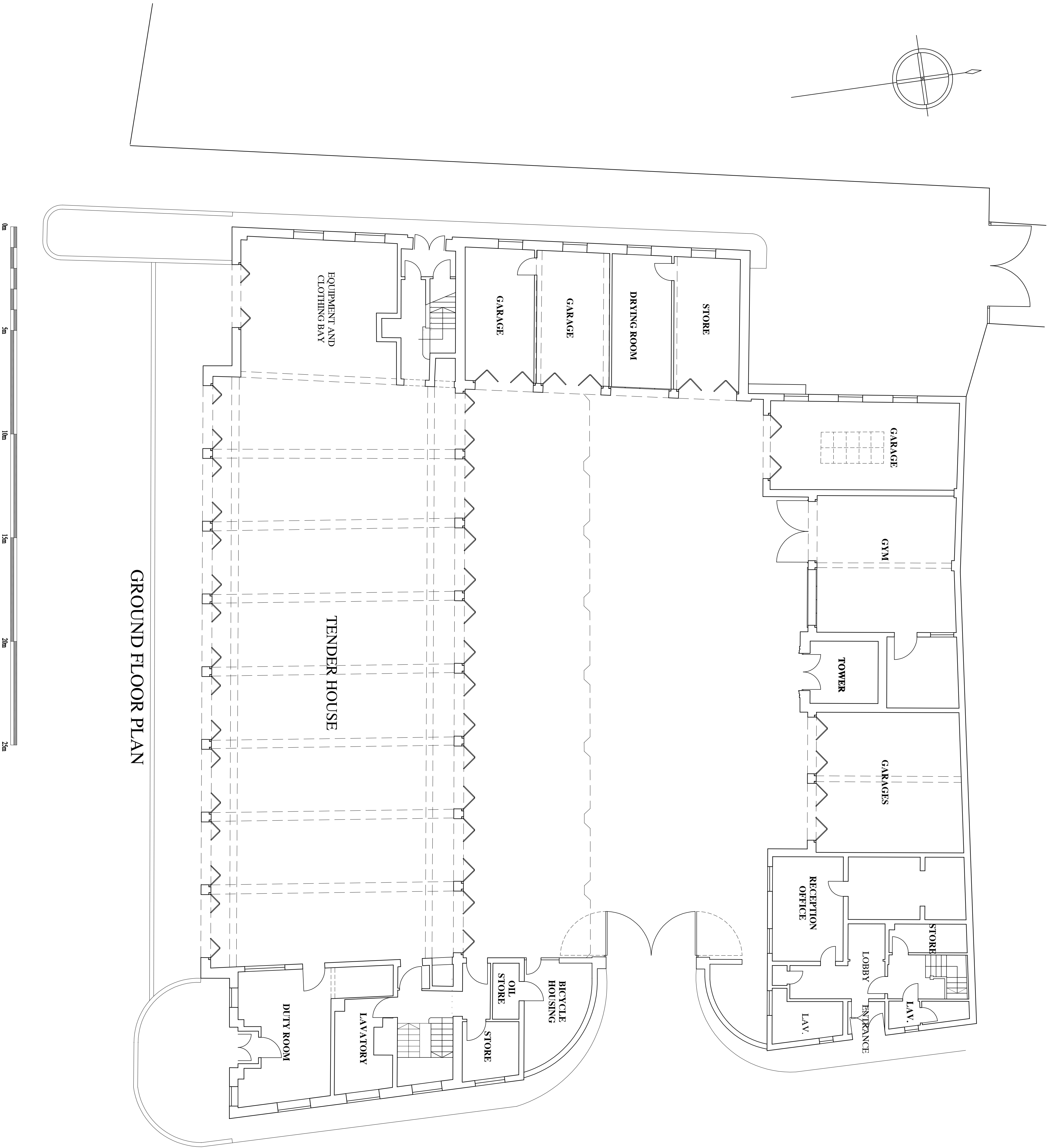
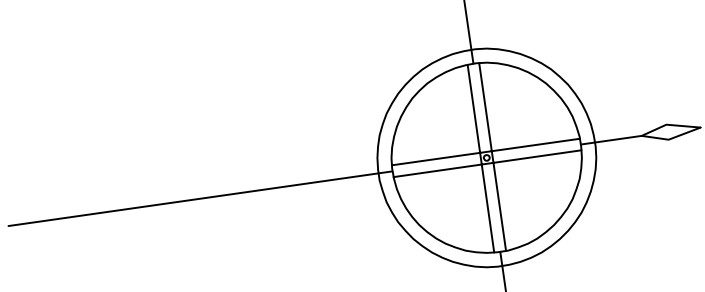
PLANNING SERVICES



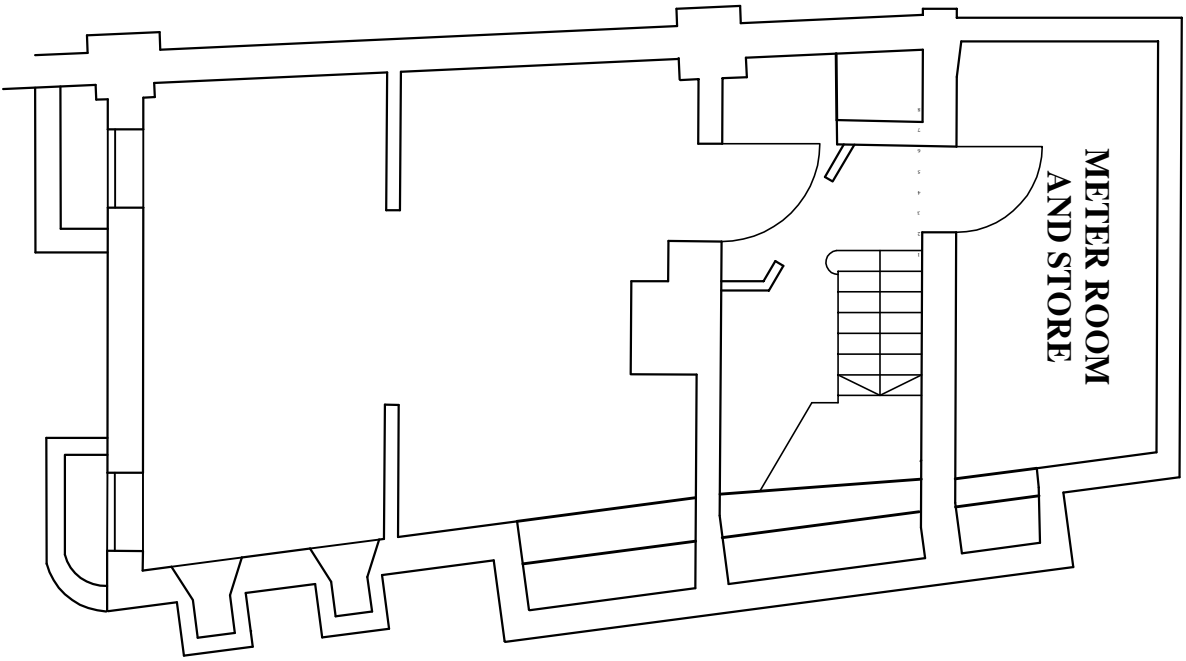
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Drawing issue status:
☐ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ AS-BUILT ☐ BUILDING REGS ☐ TENDER ☐ CONSTRUCTION



GROUND FLOOR PLAN



BASEMENT

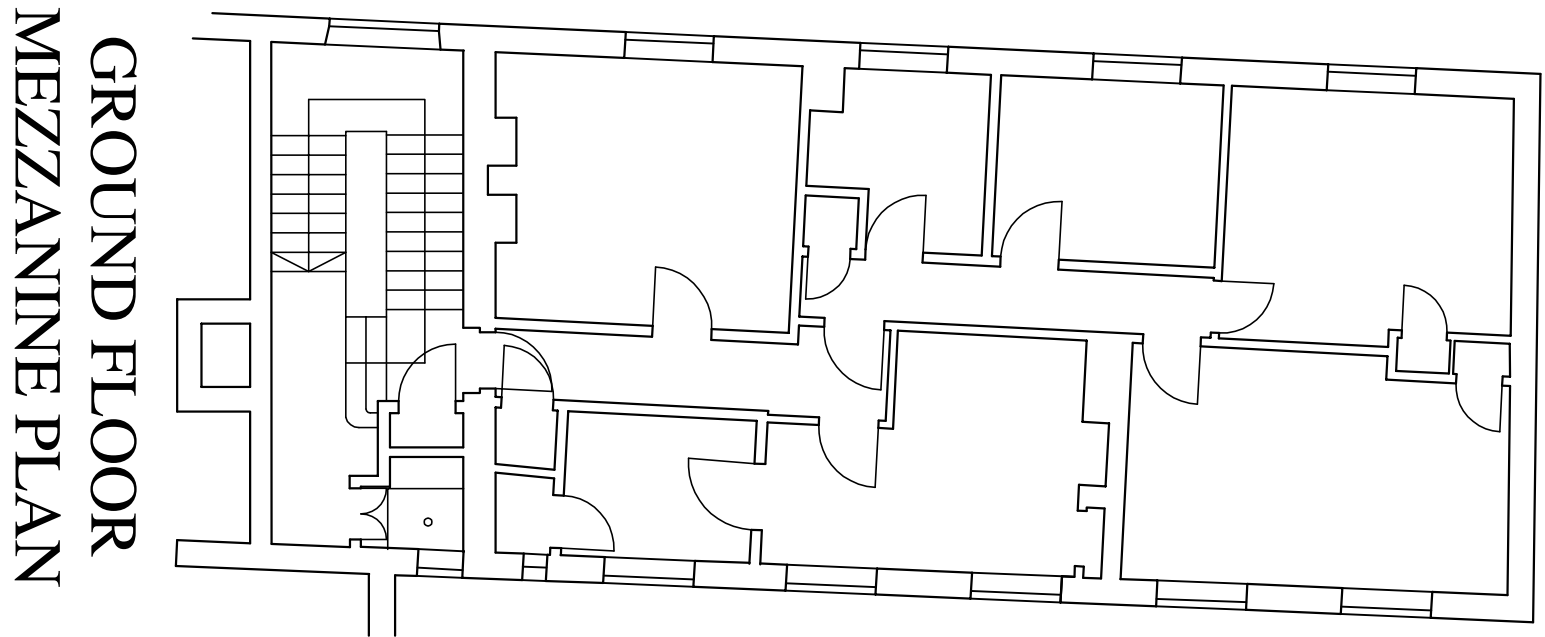
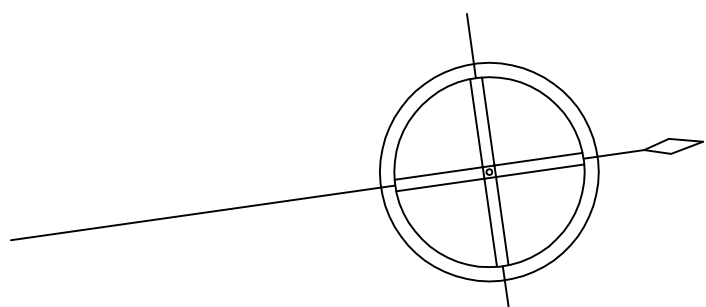
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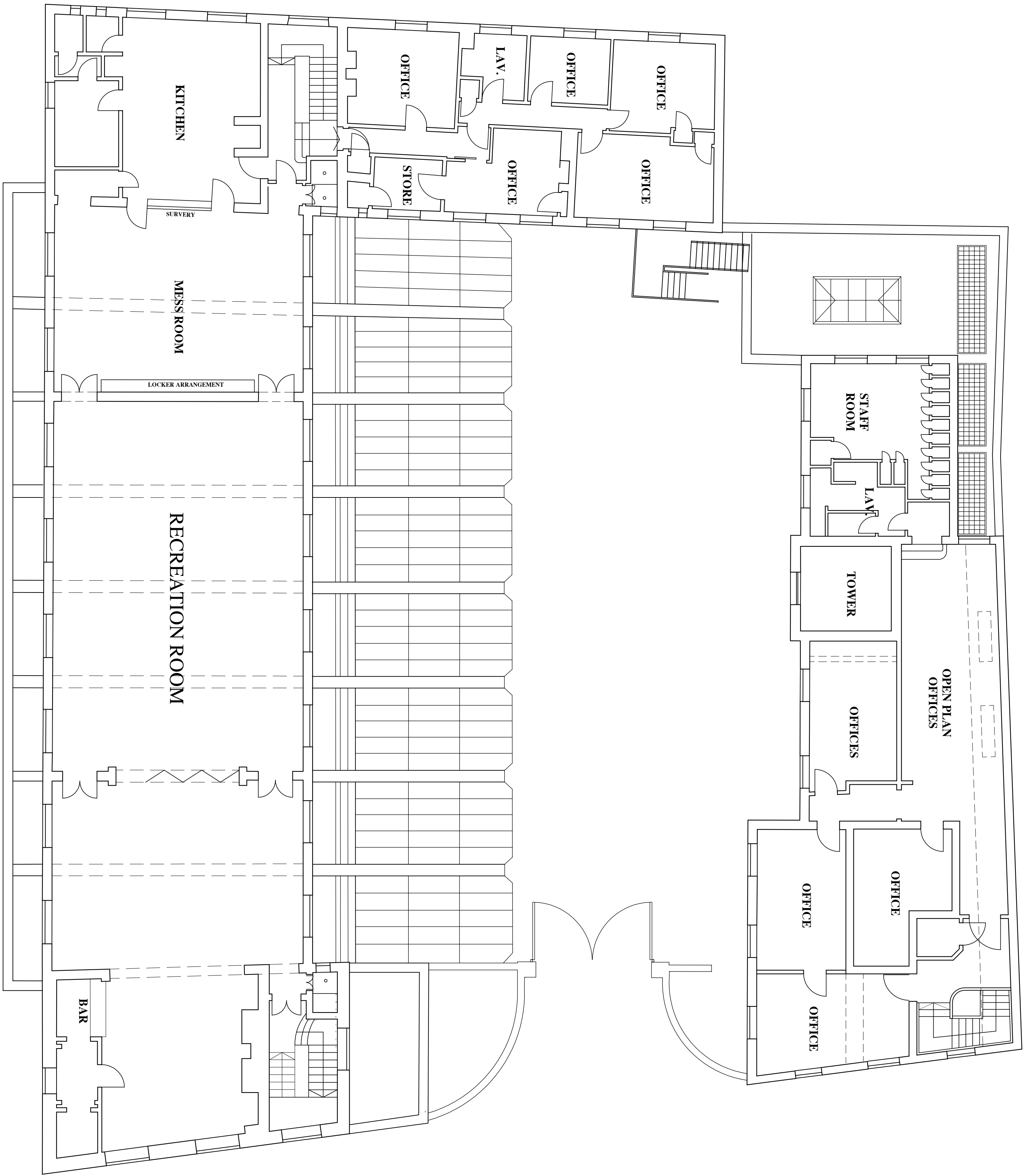
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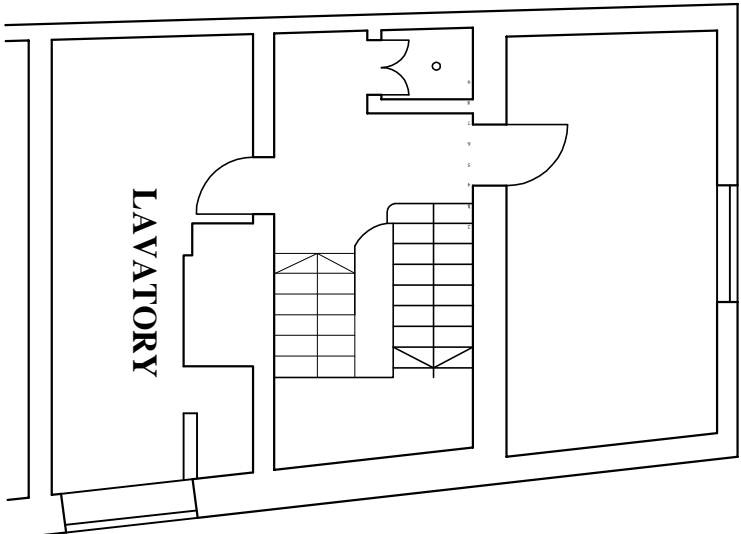
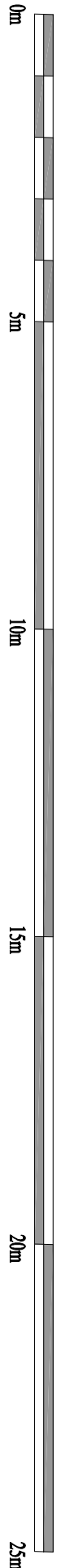
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GROUND FLOOR
MEZZANINE PLAN



FIRST FLOOR PLAN



GROUND FLOOR
MEZZANINE PLAN

REV	DATE	DESCRIPTION
A	23.07.2009	GENERAL REVISION

NPS SOUTH EAST LTD

■ NORWICH OFFICE HUNTLY HOUSE, 887 ORR, TEL: 01683 797878 FAX: 01683 797870

□ CHELSEA/SPR0 OFFICE, ONE DVA, TEL: 01246 656040 FAX: 01246 656041

□ NEEDHAM MARKET OFFICE, 193 B49, TEL: 01449 272070 FAX: 01449 272066

□ BRIMPTON OFFICE, 882 B47, TEL: 01223 381100 FAX: 01223 381101

□ HAMPTON COURT OFFICE, K19 B40, TEL: 020 8461 7300 FAX: 020 8461 7321

□ WINTHLE OFFICE, C15 B20, TEL: 01227 753480 FAX: 01227 753495

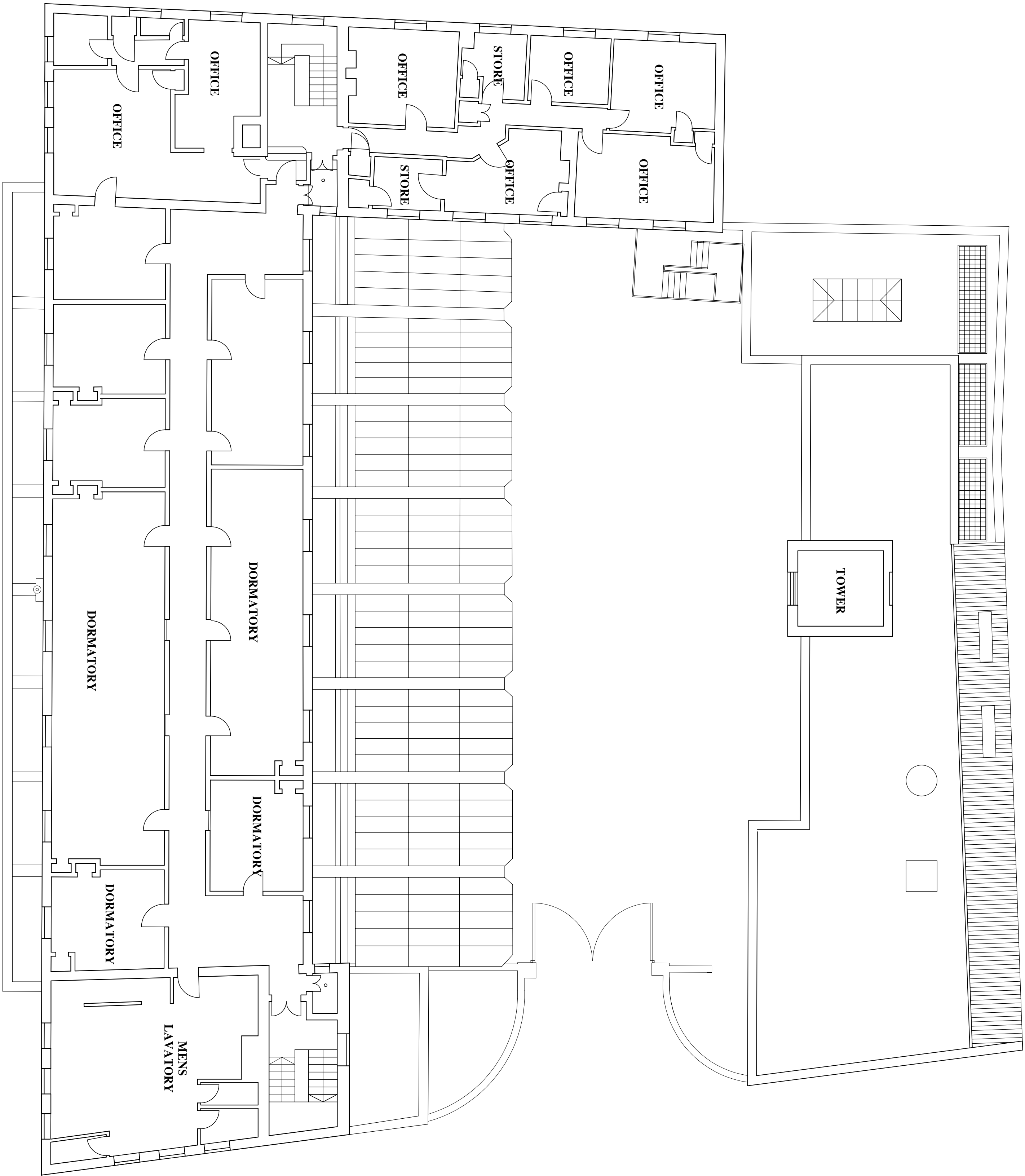
□ LUTON OFFICE, U11 1GZ, TEL: 01582 544710 FAX: 01582 728682

PROJECT	BETHHEL ST. FIRE STATION	CLIENT	NORFOLK COUNTY COUNCIL
FEASIBILITY			
SUBJECT	EXISTING FIRST FLOOR	DATE	SCALE
		APL 09	1:100
PROJECT NR	CD10066	REV	A
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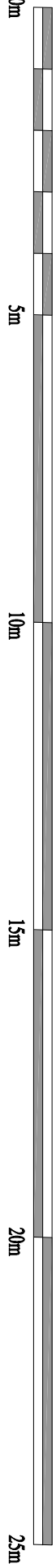
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SECOND FLOOR PLAN



REV	DATE	DESCRIPTION
A	23.07.2009	GENERAL REVISION

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- ☒ NORWICH OFFICE HUNTLY HOUSE, 887 ORR, TEL: 01683 797878 FAX: 01683 797870
- ☐ CHELSEA/SPRING OFFICE, ONE ONE, TEL: 01746 666040 FAX: 01746 666041
- ☐ NEEDHAM MARKET OFFICE, 193 B49, TEL: 01449 272070 FAX: 01449 272066
- ☐ BRIMPTON OFFICE, 88/2 BMT, TEL: 01273 381100 FAX: 01273 381101
- ☐ HAMPTON COURT OFFICE, K19 B40, TEL: 020 8461 7300 FAX: 020 8461 7321
- ☐ WINTERSHIRE OFFICE, C15 B20, TEL: 01227 753480 FAX: 01227 753495
- ☐ LUTON OFFICE, L11 1GZ, TEL: 01582 544710 FAX: 01582 728682

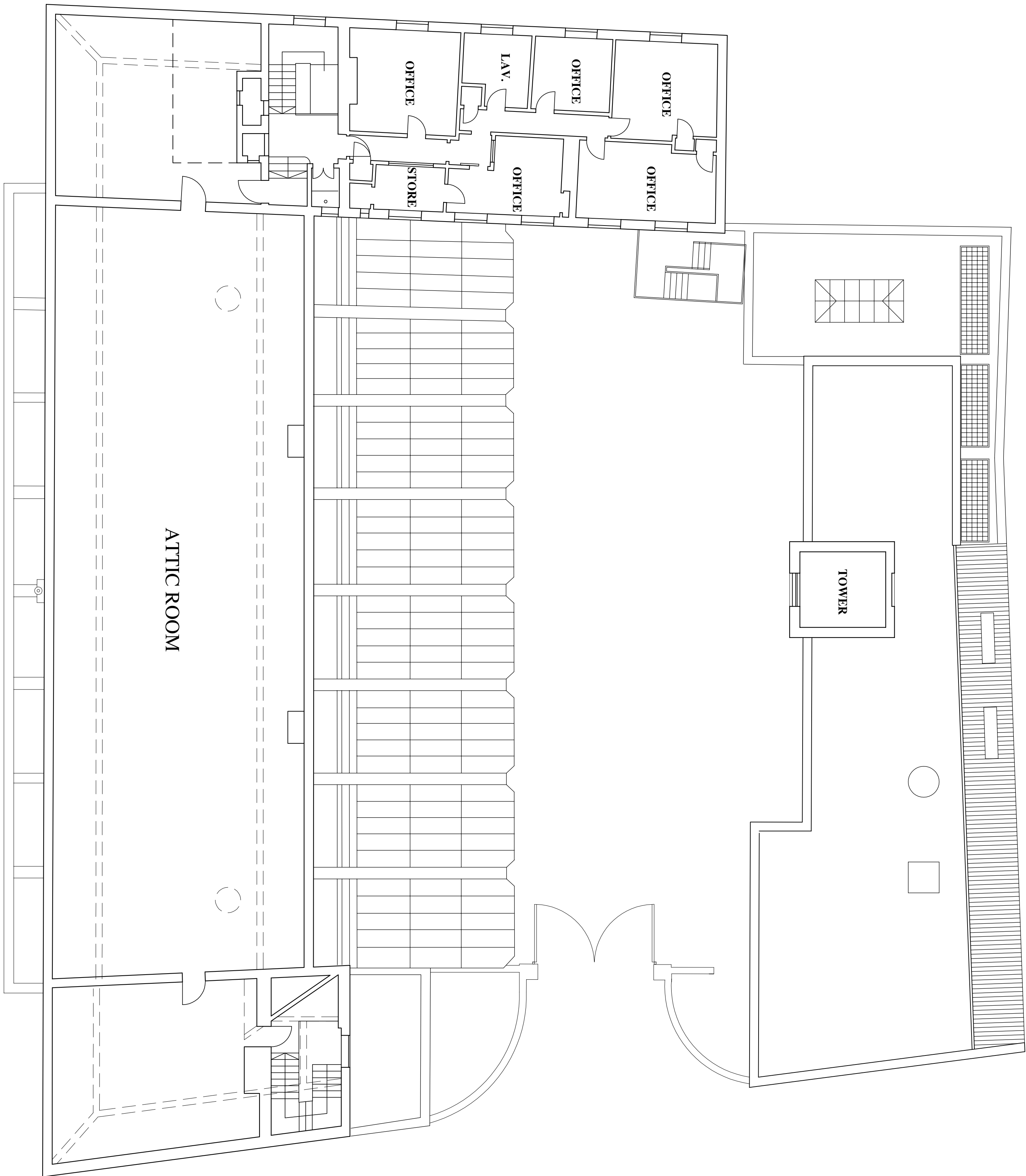
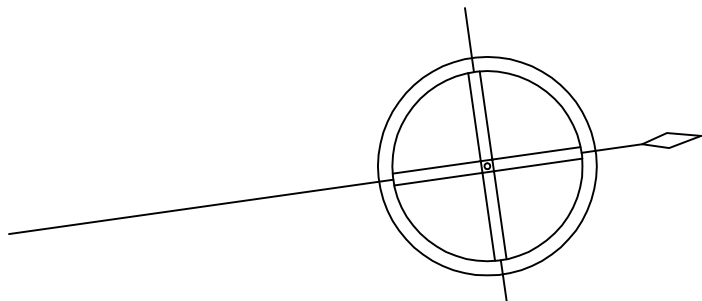


PROJECT	BETHHEL ST. FIRE STATION	CLIENT	NORFOLK COUNTY COUNCIL
SUBJECT	FEASIBILITY	DATE	APL 09
EXISTING SECOND FLOOR	SCALE	1:100	A1
PROJECT NR	CD10066	REV	003
DRAWING NR	003	REV	A
		DRAWN	A.B.
		CHECKED	T.B.

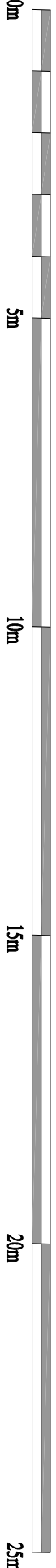
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Ref: 13

Drawing issue status:
☒ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☐ AS-BUILT ☐



THIRD FLOOR PLAN



A		GENERAL REVISION	
REV	DATE	DESCRIPTION	
NPS SOUTH EAST LTD			
<input checked="" type="checkbox"/> NORWICH OFFICE HUNTLY HOUSE, NR7 0NR TEL: 01683 797878 FAX: 01683 797870			
<input type="checkbox"/> CHELSEA OFFICE, CHELSEA, LONDON, W8 5LE TEL: 01464 666400 FAX: 01464 666401			
<input type="checkbox"/> NEEDHAM MARKET OFFICE, PO 849 TEL: 01464 272070 FAX: 01464 272066			
<input type="checkbox"/> BRIGHAM OFFICE, BRIG 847 TEL: 01223 381100 FAX: 01223 381101			
<input type="checkbox"/> HAMPTON COURT OFFICE, KT8 9AD TEL: 020 8461 7300 FAX: 020 8461 7321			
<input type="checkbox"/> WINTERTON OFFICE, CT5 2DU TEL: 01227 759480 FAX: 01227 759495			
<input type="checkbox"/> LUTON OFFICE, LU1 1GZ TEL: 01582 544710 FAX: 01582 728682			
PROJECT		CLIENT	
BETHHEL ST. FIRE STATION		NORFOLK COUNTY COUNCIL	
FEASIBILITY			
SUBJECT		DATE	SCALE
EXISTING THIRD FLOOR		APR 09	1:100
PROJECT NR		REV	DRAWN CHECKED
CD10066 004		A	A.B. T.B.



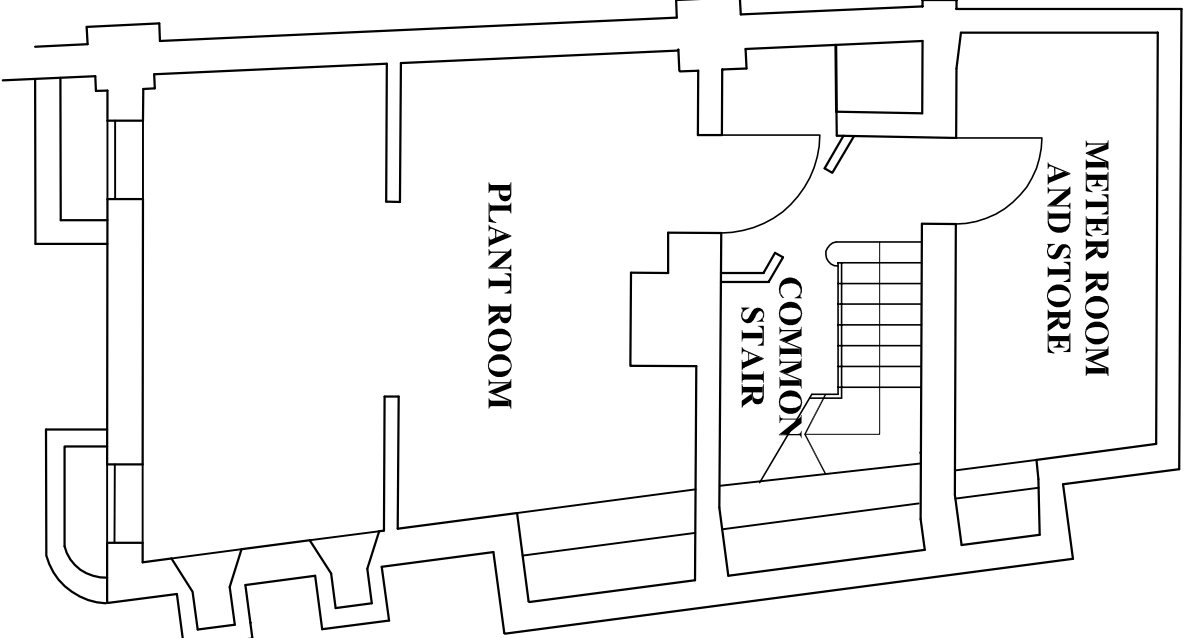
NOTE
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NPS South East Ltd. (the originator).
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inadequacies in this drawing, or for any consequences arising from the use of this
drawing, or for any damages, losses or expenses incurred by the contractor, his sub-
contractors or any third parties, in connection with the use of this drawing.
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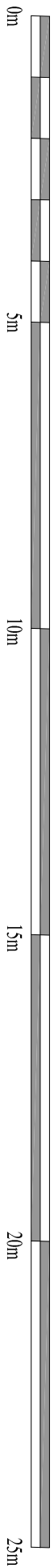
Drawing Issue status:
☐ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDERED ☐ CONSTRUCTION ☐ AS-BUILT ☐

KEY

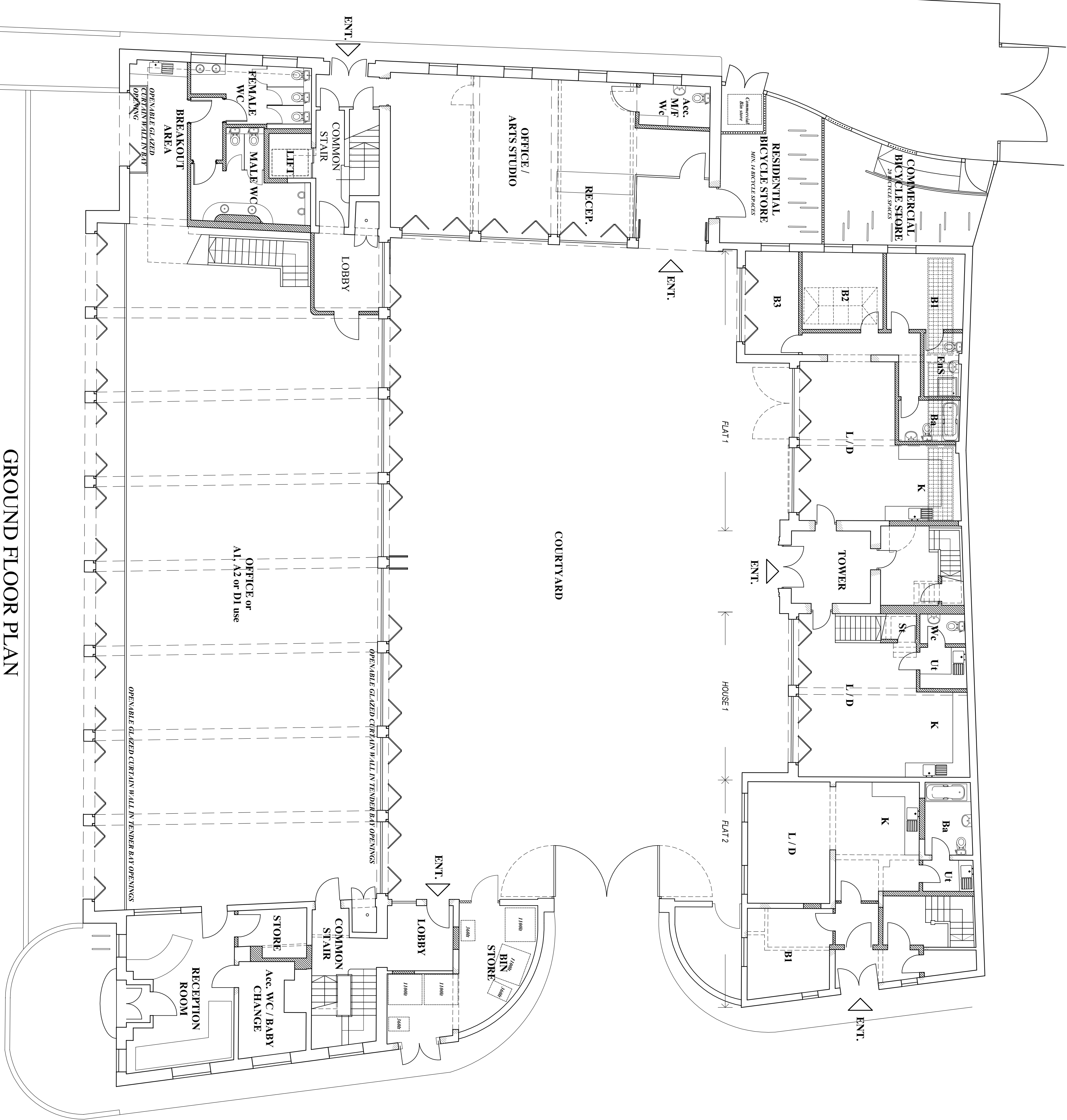
DENOTES
ALTERATIONS



BASEMENT



GROUND FLOOR PLAN



REV	DATE	DESCRIPTION
0	04.04.2010	INTERNAL RECEPTION WALL & DOORWORKING TO REMAIN AS EXISTING
1	04.04.2010	REVISION TO BASEMENT FLOOR PLAN
2	04.04.2010	REVISION TO GROUND FLOOR PLAN
3	04.04.2010	REVISION TO GROUND FLOOR PLAN
4	04.04.2010	REVISION TO GROUND FLOOR PLAN
5	04.04.2010	REVISION TO GROUND FLOOR PLAN
6	04.04.2010	REVISION TO GROUND FLOOR PLAN
7	04.04.2010	REVISION TO GROUND FLOOR PLAN
8	04.04.2010	REVISION TO GROUND FLOOR PLAN
9	04.04.2010	REVISION TO GROUND FLOOR PLAN
A	04.04.2010	OFFICE EXTENSION REMOVED FROM PROPOSAL AND NEW WALLS LCBM IN TOWER OFFICE

NPS SOUTH EAST LTD
NORWICH OFFICE MAINTENANCE HOUSE, NORWICH, TEL: 01603 787878 FAX: 01603 787870
CHICHESTER OFFICE, CHICHESTER, TEL: 01243 555500 FAX: 01243 555501
NEWMARKET OFFICE, NEW MARKET, TEL: 01449 272700 FAX: 01449 272706
BRIGHTON OFFICE, BRIGHTON, TEL: 01273 391100 FAX: 01273 391101
HAMPTON COURT OFFICE, KIRBYHAMPTON, TEL: 020 8481 7120 FAX: 020 8481 7121
WHITSTABLE OFFICE, CHICHESTER, TEL: 01227 789480 FAX: 01227 789485
LUTON OFFICE, LUTON, TEL: 01582 544710 FAX: 01582 728862



PROJECT	BETHTEL ST. FIRE STATION	CLIENT	NORFOLK COUNTY COUNCIL	
SUBJECT	FEASIBILITY	DATABASE	DATE	SCALE
PROPOSED GROUND FLOOR			APL. 09	1:100
			A1	
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
CD10066	010	D	A.B.	T.B.

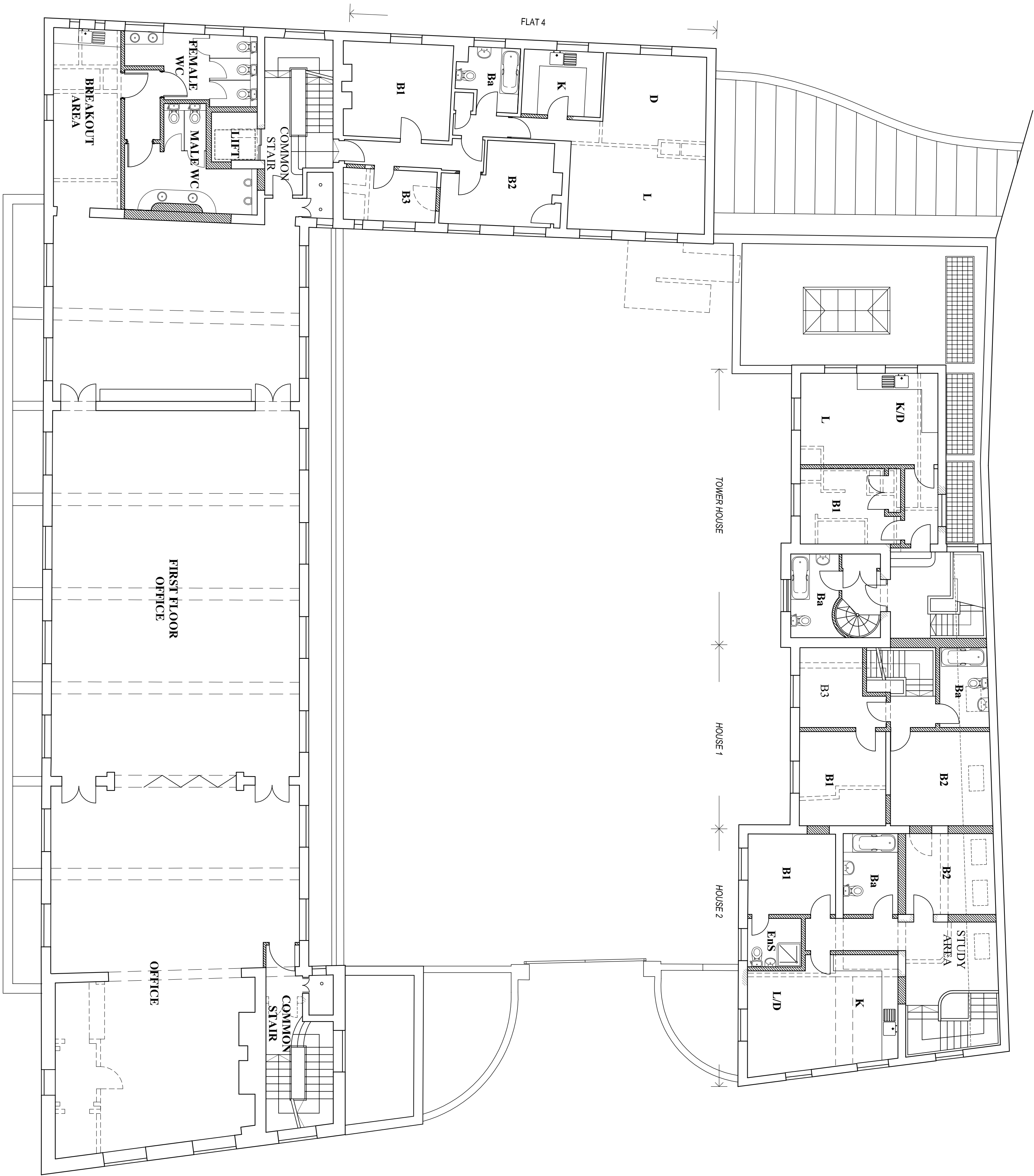
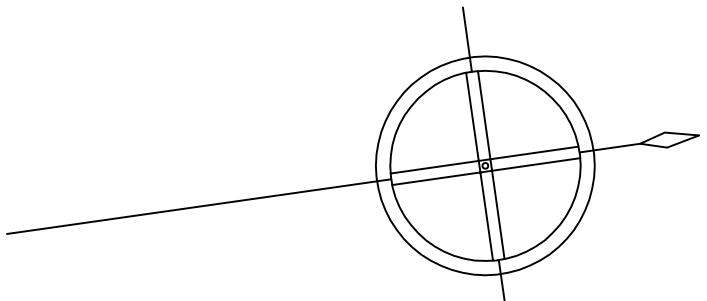
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All dimensions to be checked before site fabrication by the contractor. His sub-contractor shall be responsible for the accuracy of the dimensions.
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Ref: 19

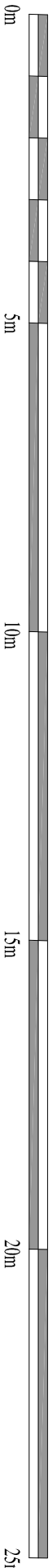
Drawing Issue status:
☒ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDERED ☐ CONSTRUCTION ☐ AS-BUILT ☐

KEY

DENOTES
ALTERATIONS



FIRST FLOOR PLAN



0	04.04.2010	WRIGHT'S A&W'S BUREAU BUILDING LAYOUT AGREED TO REBUILD PROPOSED SECOND FLOOR
1	06.04.2010	REVISION OF THE WRIGHT'S A&W'S BUREAU BUILDING STATION
2	07.07.2009	OFFICE EXTENSION REMOVED FROM PROPOSAL

NPS SOUTH EAST LTD

- ☐ NORWICH OFFICE: NUTLIS HOUSE, NPT 04R, TEL: 01603 707070, FAX: 01603 707000
- ☐ CHELSEA OFFICE: CHELSEA, TEL: 01246 505040, FAX: 01246 505041
- ☐ NEEDHAM MARKET OFFICE: P80 64S, TEL: 01449 272070, FAX: 01449 272066
- ☐ BRIGHTON OFFICE: BRIGHTON, TEL: 01273 391100, FAX: 01273 391101
- ☐ HAMPTON COURT OFFICE: K19 9HD, TEL: 020 8481 7100, FAX: 020 8481 7021
- ☐ WINTERTON OFFICE: C15 2DU, TEL: 01227 793480, FAX: 01227 793665
- ☐ LUTON OFFICE: LU1 1QZ, TEL: 01582 544710, FAX: 01582 728682

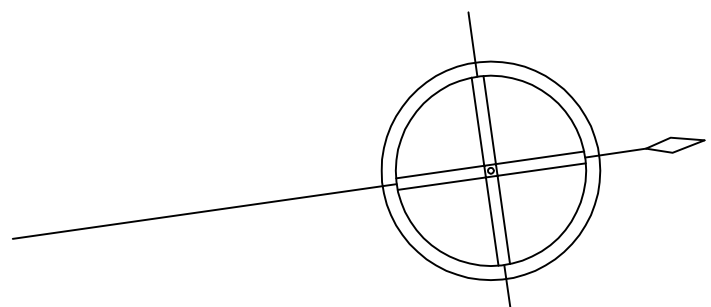


PROJECT	BETHEL ST. FIRE STATION	CLIENT	NORFOLK COUNTY COUNCIL		
SUBJECT	FEASIBILITY	DATABASE	DATE	SCALE	
PROPOSED FIRST FLOOR			APL 09	1:100	
				A1	
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED	
CD10066	012	D	A.B.	T.B.	

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Drawing Issue status:
☐ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDERED ☐ CONSTRUCTION ☐ AS-BUILT ☐



SECOND FLOOR PLAN

REV	DATE	DESCRIPTION
D	04.04.2010	WRIGHT'S & MANSUR'S BUILDING LAYOUT AMENDED TO REMOVE PROPOSED SECOND FLOOR
B	09.03.2009	NEW STAIR TO TOWER 3RD FLOOR IN TOWER HOUSE
A	10.07.2008	OFFICE EXTENSION REMOVED FROM PROPOSAL

NPS SOUTH EAST LTD
☐ NORWICH OFFICE MAULNIS HOUSE, NPT OAR, TEL: 01603 776795, FAX: 01603 776700
☐ CHELSEA/PODO OFFICE, ONE QUA, TEL: 01246 555407, FAX: 01246 555401
☐ NEEDHAM MARKET OFFICE, PRS BAS, TEL: 01449 272070, FAX: 01449 272066
☐ BRIGHTON OFFICE, BUK BANT, TEL: 01273 391100, FAX: 01273 391101
☐ HAMPTON COURT OFFICE, KTR PHD, TEL: 020 8481 7120, FAX: 020 8481 7821
☐ WINTERTABLE OFFICE, CTS 20J, TEL: 01227 793480, FAX: 01227 793655
☐ LUTON OFFICE, LUT 10Z, TEL: 01582 544710, FAX: 01582 728652



PROJECT	BETHEL ST. FIRE STATION	CLIENT	NORFOLK COUNTY COUNCIL
SUBJECT	PROPOSED SECOND FLOOR	DATE	SCALE
PROJECT NR	CD10066 013	REV	DRAWN
		AB.	T.B.

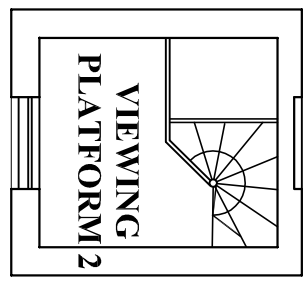
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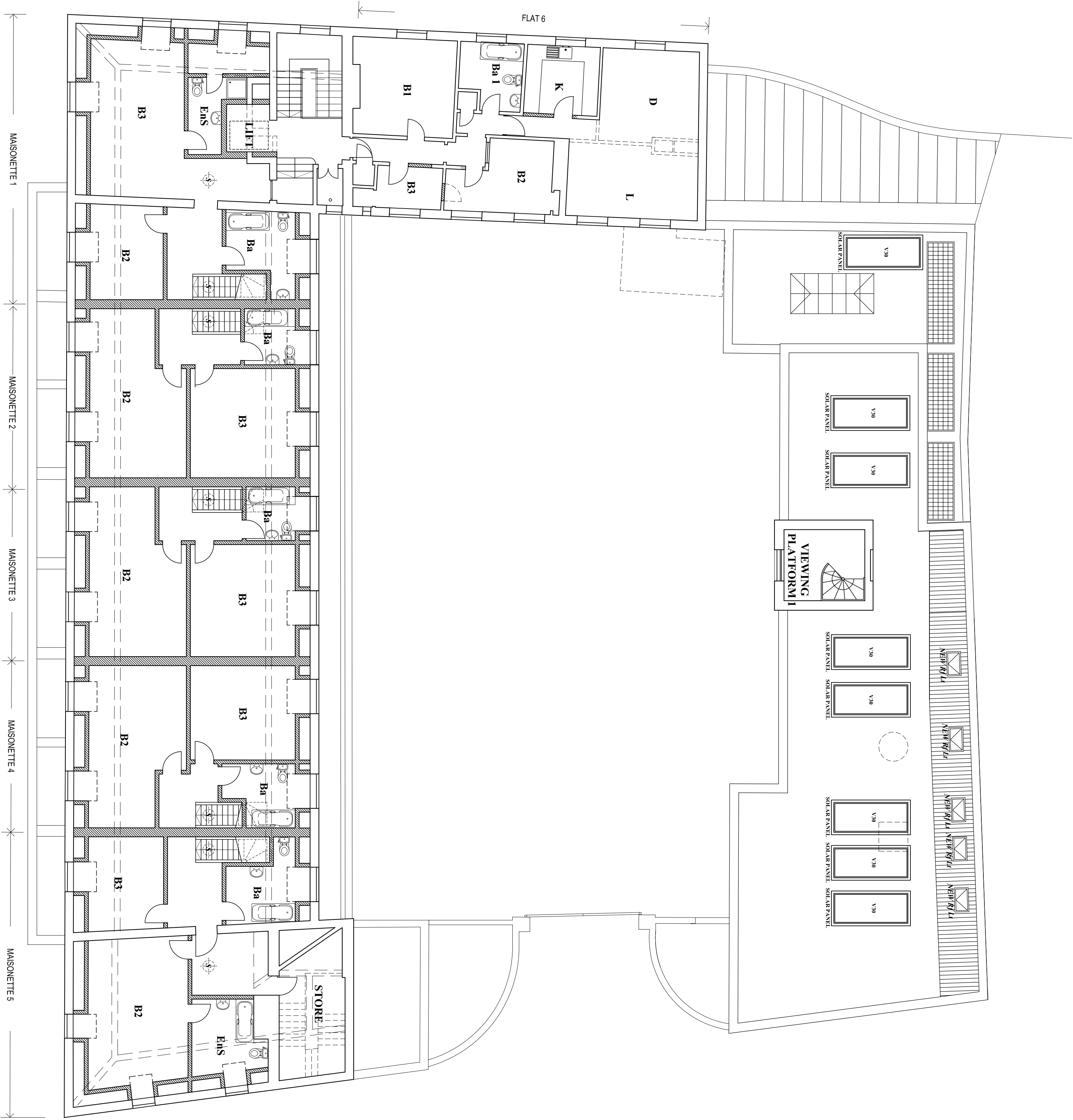
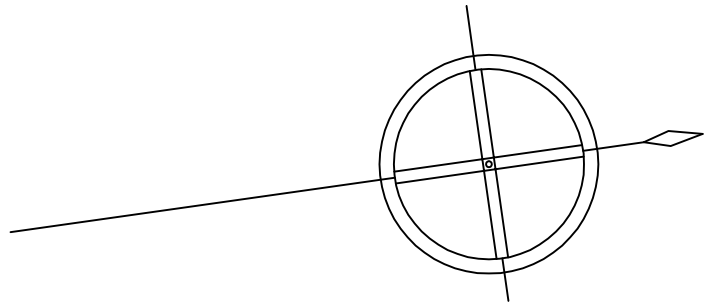
Drawing Issue status:
☒ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDERED ☐ CONSTRUCTION ☐ AS-BUILT ☐

KEY

DENOTES
ALTERATIONS



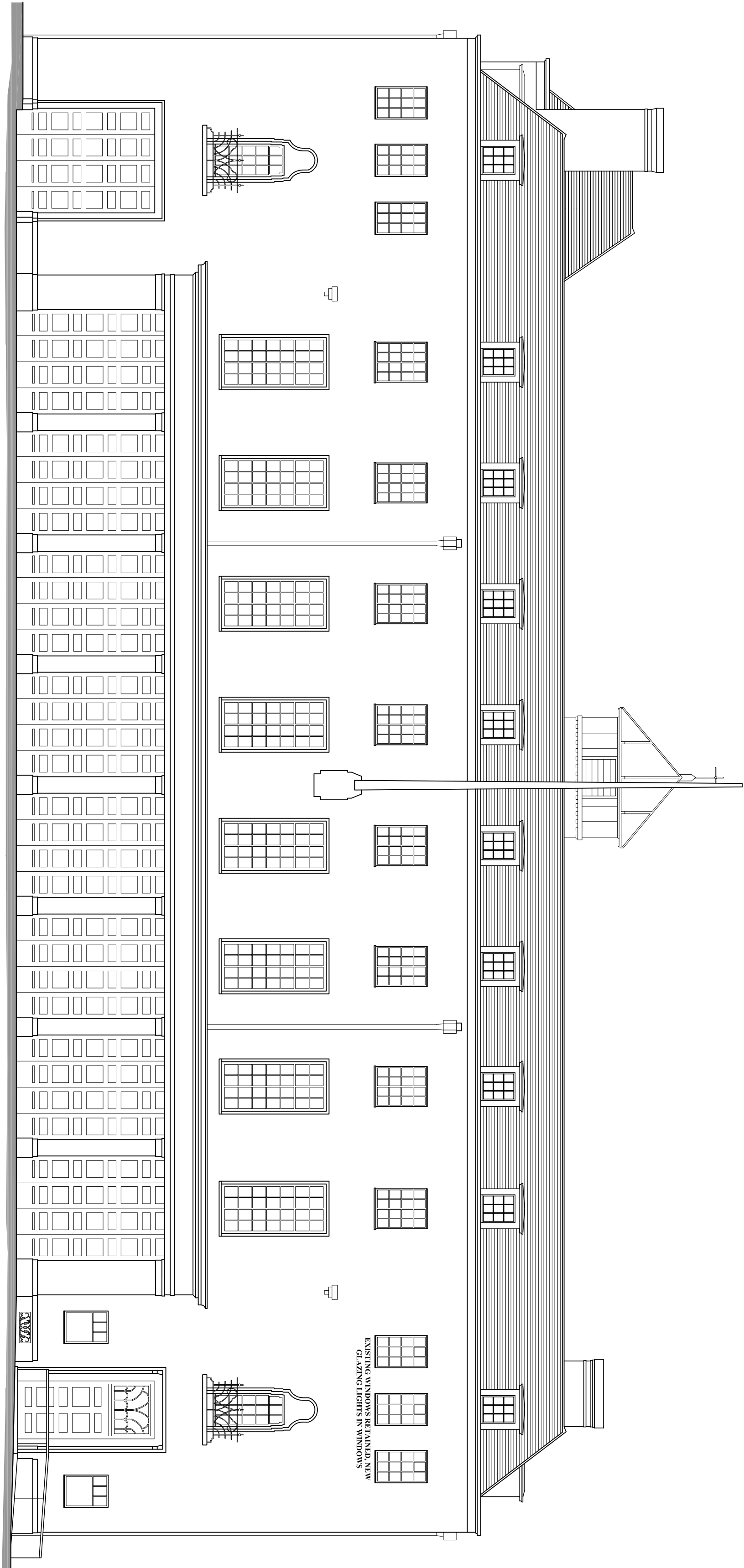
TOWER FOURTH FLOOR PLAN



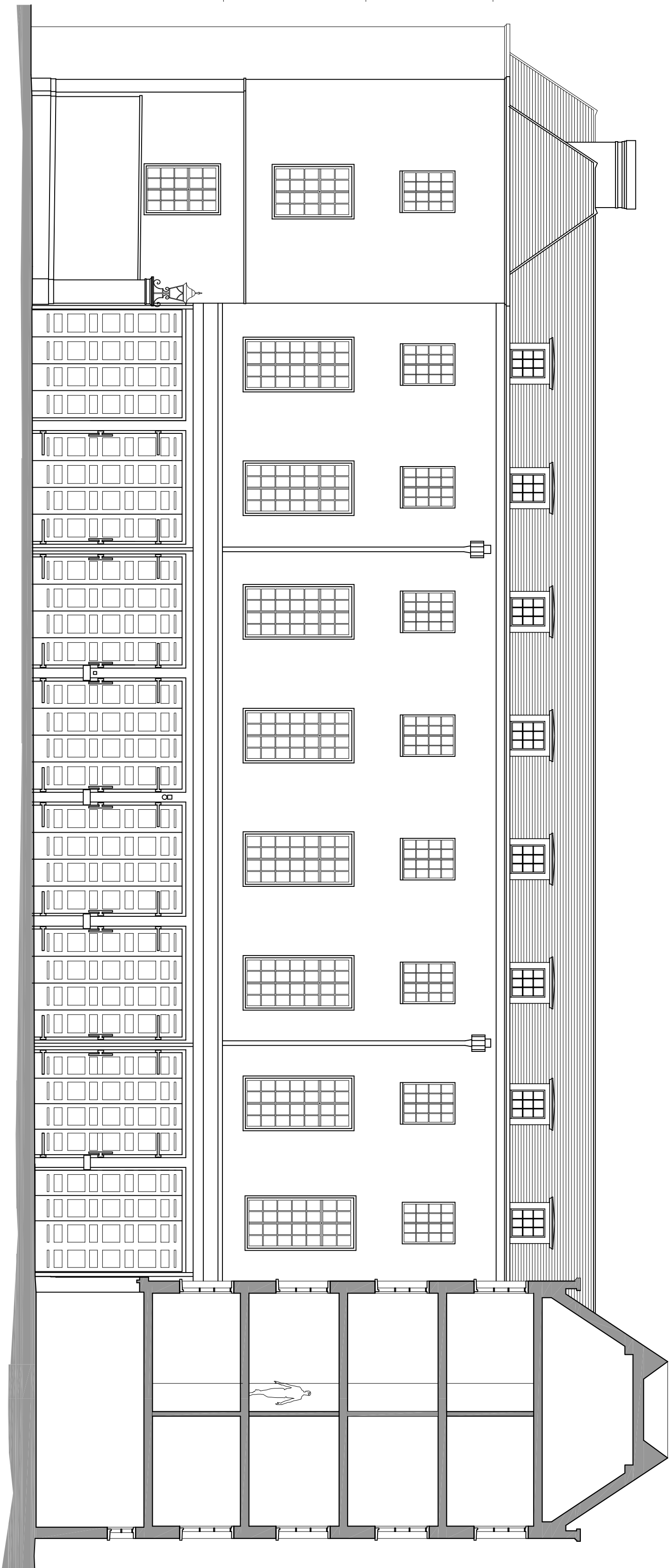
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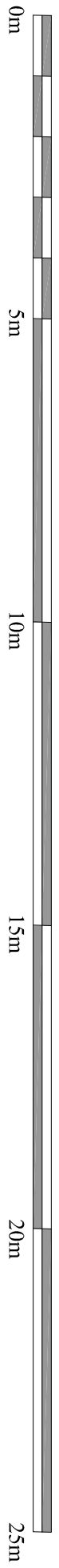
Drawing Issue status:
☐ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ BUILDING REGS ☐ TENDERED ☐ CONSTRUCTION ☐ AS-BUILT ☐



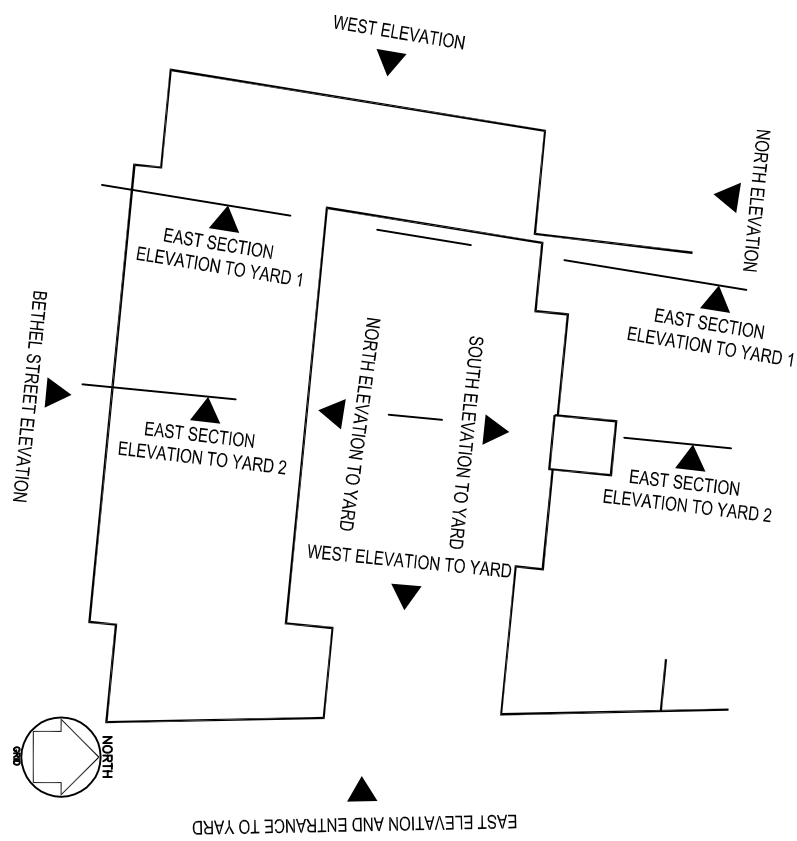
BETHEL STREET ELEVATION



NORTH ELEVATION TO YARD



Elevation Layout

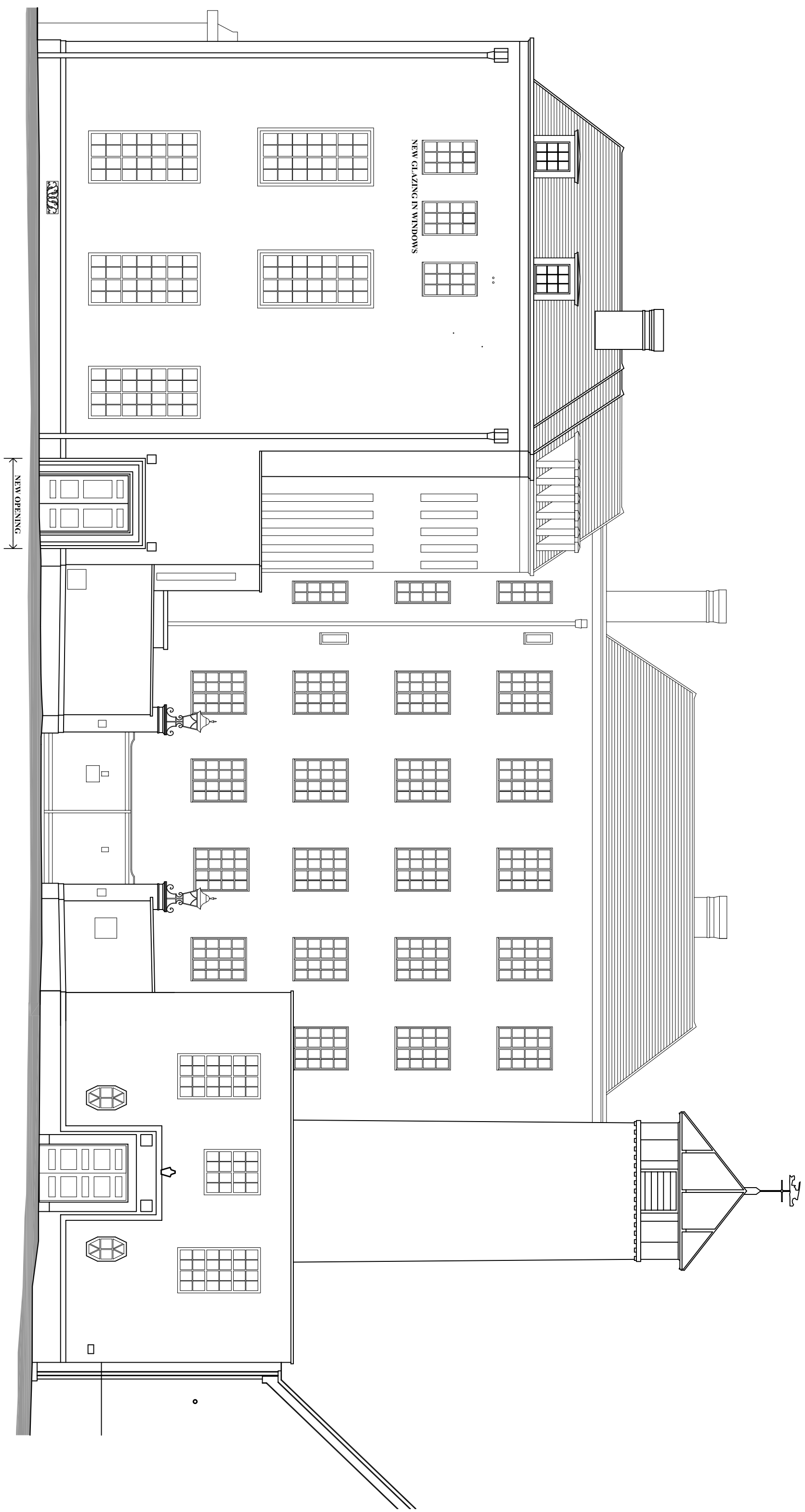


REV	DATE	DESCRIPTION
C	06.02.2010	ROOF LIGHT WINDOW ADDED TO NORTH LA. AS SHOWN IN WINDOW AND GLAZING PANEL ARRANGEMENT AGREED
B	01.02.2009	DOORER WINDOWS ADDED TO A DOORER WINDOW & ROOF LIGHT W/L
A	01.07.2008	OFFICE EXTENSION REMOVED FROM PROPOSAL
NPS SOUTH EAST LTD		
■ NORWICH OFFICE NUTLIS HOUSE, NOR OHR, TEL:01603 787878 FAX: 01603 787870		
□ OUELUS/OPO OFFICE, OUL OUA, TEL:01245 505040 FAX: 01245 505041		
□ NEEHAM MARKET OFFICE, PIR BAS, TEL:01449 272070 FAX: 01449 272066		
□ BRINGTON OFFICE, BRG BNT, TEL:01273 391100 FAX: 01273 391101		
□ HAMPTON COURT OFFICE, KTR HCD, TEL:020 8461 7000 FAX: 020 8461 7021		
□ WHITSTABLE OFFICE, CTS 20U, TEL:01227 783460 FAX: 01227 783605		
□ LUTON OFFICE, LU1 1QZ, TEL:01582 544710 FAX: 01582 726662		
PROJECT		CLIENT
BETHEL ST. FIRE STATION		NORFOLK COUNTY COUNCIL
FEASIBILITY		
SUBJECT	DATABASE	DATE
PROPOSED ELEVATIONS		MAY 09
		1:100
		A1
PROJECT NR	DRAWING NR	REV
CD10066	016	C
		AB.
		T.B.

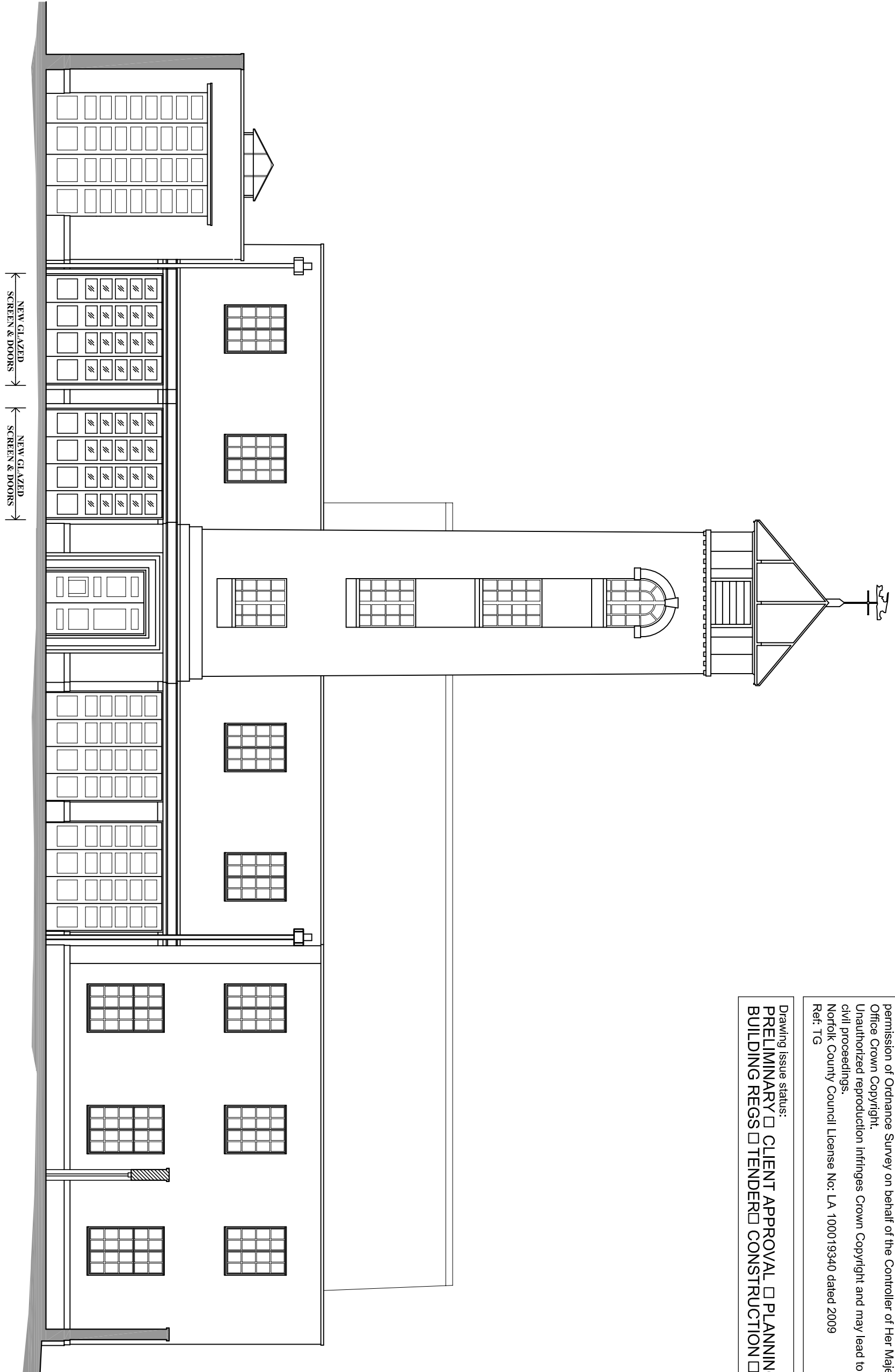
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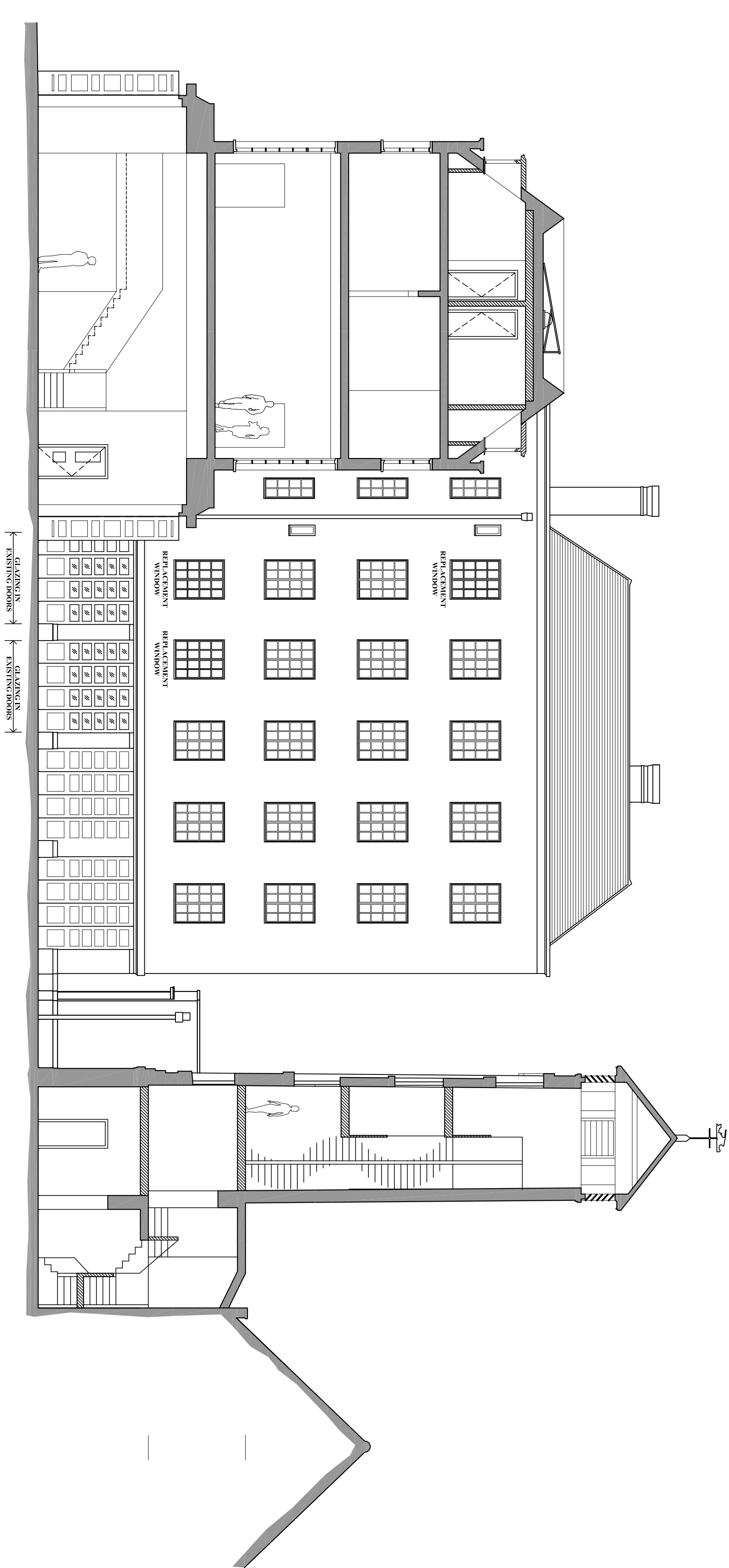
Drawing Issue status:
☐ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☒ AS-BUILT ☐ BUILDING REGS ☐ TENDERED CONSTRUCTION



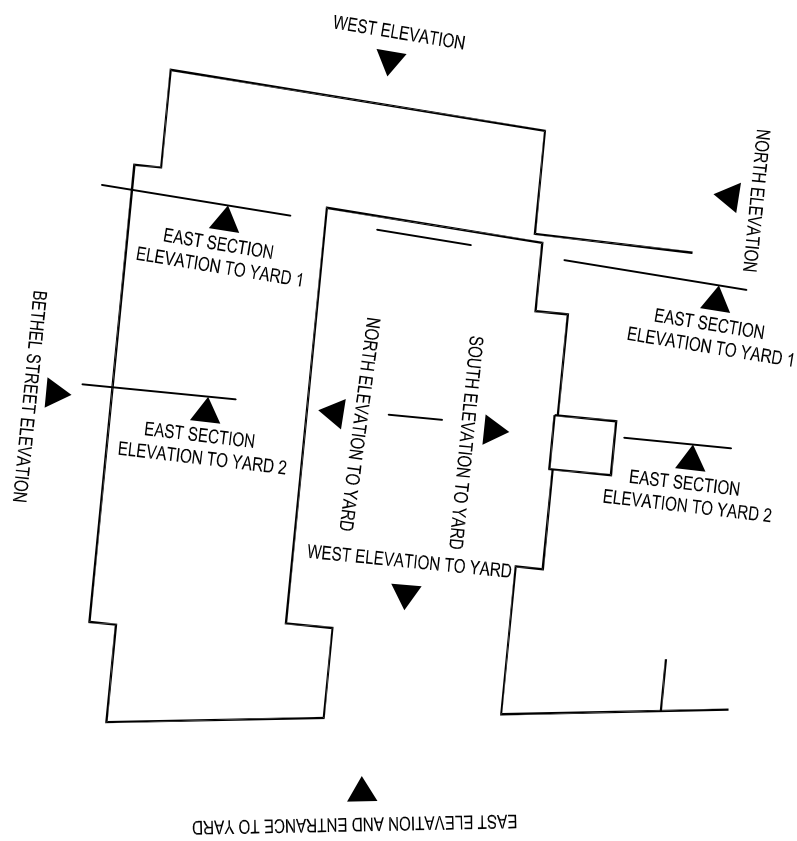
EAST ELEVATION AND ENTRANCE TO YARD



SOUTH ELEVATION TO YARD



EAST SECTION ELEVATION 2 TO YARD



Elevation Layout

REV	DATE	DESCRIPTION
D	10.02.2010	WRIGHT'S & MESSING BUILDING LAYOUT AGREED TO BEADORE PROPOSED SECOND FLOOR
C	09.05.2009	TO BEADORE PROPOSED SECOND FLOOR
B	09.05.2009	TO BEADORE PROPOSED SECOND FLOOR
A	10.07.2009	OFFICE EXTENSION REMOVED FROM PROPOSAL
NPS SOUTH EAST LTD		
NORWICH OFFICE NAUTILUS HOUSE, NORFOLK, TEL: 01693 787676 FAX: 01693 787670		
OUELUS/OPO OFFICE, ONE OUA, TEL: 01245 505400 FAX: 01245 505401		
NEEDHAM MARKET OFFICE, ONE OUA, TEL: 01449 272070 FAX: 01449 272066		
BRIGGTON OFFICE, ONE OUA, TEL: 01273 391100 FAX: 01273 391101		
HARTON COURT OFFICE, ONE OUA, TEL: 020 8481 7020 FAX: 020 8481 7021		
WINTHLE OFFICE, ONE OUA, TEL: 01227 789480 FAX: 01227 789485		
LUTON OFFICE, ONE OUA, TEL: 01582 544710 FAX: 01582 728662		
nps group		
PROJECT		CLIENT
BETHEL ST. FIRE STATION		NORFOLK COUNTY COUNCIL
FEASIBILITY		
SUBJECT		DATE
PROPOSED ELEVATIONS		MAY 09
PROJECT NR		SCALE
CD10066 018		A1
DRAWING NR		REV
D		AB.
		T.B.