

Report to Planning applications committee

Item

3 September 2015

Report of Head of planning services

Subject Application no 15/00635/F - 46 St Giles Street
Norwich NR2 1LP

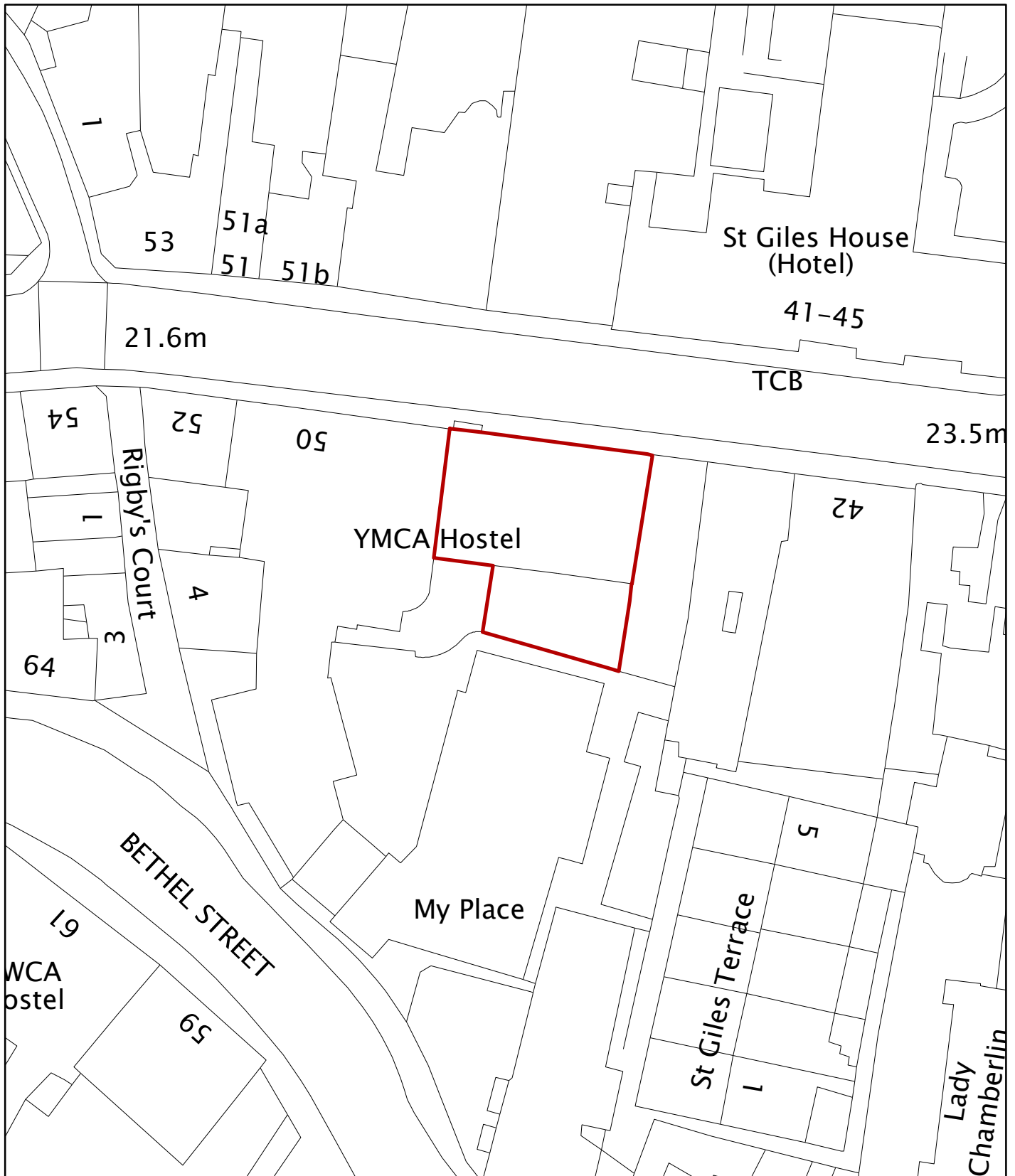
**Reason
for referral** Objection

4(B)

Ward:	Mancroft
Case officer	James Bonner - jamesbonner@norwich.gov.uk
Applicant	Mr Jason Pye

Development proposal		
Conversion to form 7 No. flats and associated alterations.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Principle of development	Principle of further subdivision
2 Design and heritage	Impact on historic character and fabric; external appearance; heritage impact of further subdivision
3 Amenity	Occupier amenity (natural light, space standards, external amenity space); overlooking between units.
4 Affordable housing viability	Lack of affordable housing contribution; viability of scheme.
5 Transportation	Cycle and refuse storage; car parking.
Expiry date	7 July 2015 [Extended to 8 September]
Recommendation	Approve



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Planning Application No 15/00635/F & 15/00636/L

Site Address 46 St Giles Street (exYMCA)

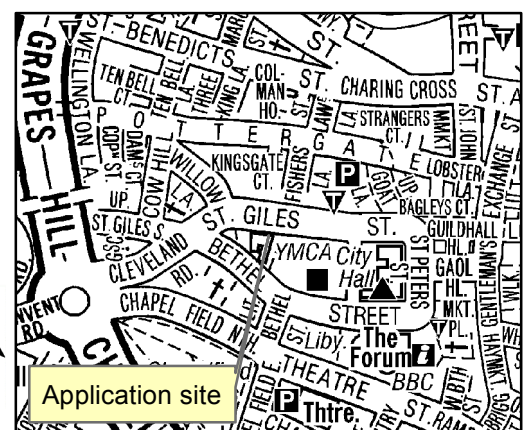
Scale

1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. This application affects No.46, a render-fronted Georgian townhouse on the south side of St Giles Street. YMCA owned both 48 and 46 and up until recently they have been unified since around 1938. Permission to divide the two and subdivide each townhouse into separate properties was approved in October 2014 and 46 and 48 are now under different ownership. A full history can be found in the report for 14/00438/F.
2. A separate planning application and associated listed building consent was recently approved for the subdivision of No.48 (see history).

Constraints

3. The grade II* listed building is within the St Giles Character Area of the City Centre conservation area, designated in the appraisal as of 'high significance'. Most of the neighbouring buildings are statutory listed and the site is within a main area of archaeological interest.
4. For both 46 and 48 the majority of the building's significance (and hence the II* listing) comes from its medieval vaulted ceiling, although site visits and the heritage report do raise questions over whether this vaulting actually extends underneath No.46. On this basis there is some strength to an argument for No.46 no longer being II* listed, although this is an decision for Historic England to make. Of more relevance to this particular proposal is the lack of historic detailing and plan form throughout the rest of the building which have been eroded over the years.
5. For a site description and list of constraints see 14/00438/F. The site is within a critical drainage catchment.

Relevant planning history

6. For a full history see 14/00438/F.

Ref	Proposal	Decision	Date
14/00438/F	External alterations and conversion works to facilitate change of use from hostel (Class Sui Generis) to residential (Class C3) to provide 1 No. two bed dwelling, 1 No. four bed dwelling, 1 No. five bed dwelling and 1 No. six bed dwelling, including demolition of existing rear extensions. [46 and 48]	Approved	03/10/2014
14/00439/L	External alterations and internal conversion works to facilitate conversion from Hostel (Class Sui Generis) to Residential (Class C3) to provide 1 No. two bed dwelling, 1 No. four bed dwelling, 1 No. five bed dwelling and 1 No. six bed dwelling, including demolition of existing	Approved	03/10/2014

	rear extensions. [46 and 48]		
14/01773/D	Details of Condition 3: spiral staircase and works to basement and Condition 4(a, b, c, d, e, f, g, h, j, k and l): materials and details of planning permission 14/00439/L. [46 and 48]	Approved	24/03/2015
14/01776/D	Details of Condition 4: archaeological written scheme of investigation; and Condition 7: cycle and refuse storage of planning permission 14/00438/F. [46 and 48]	Approved	20/03/2015
15/00443/F	Conversion into 1 town house and 6 flats. [No.48]	Approved	19/06/2015
15/00444/L	Conversion into 1 town house and 6 flats. [No.48]	Approved	19/06/2015

The proposal

- The conversion of No.46 from a hostel to seven flats: 2No. two bedroom and 5No. one bedroom (one of which is a studio flat). Also proposed are a number of external changes, principally to the rear, including the removal of the ground floor extension, the provision of a first floor balcony, changes to the windows and landscaping.
- The application has been amended to include an additional unit (previously six), a balcony and the significant reconfiguration of the internal layout to provide shared access to the rear garden. This has since been re-consulted on.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	7
No. of affordable dwellings	0. See main issue 4.
Total floorspace	554sqm including basement, 488 without
No. of storeys	3
Density	278dph
Transport matters	
Vehicular access	None

No of car parking spaces	0
No of cycle parking spaces	To be addressed via condition (1:1 provision expected)
Servicing arrangements	Black sack collection; bin store in rear garden

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received (one on the original scheme and no additional letters on the revised scheme), citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Issues raised about roof of No.46 currently causing damage to adjacent listed building through draining water.	This is a civil matter between the two parties relating to the existing situation.
Alongside additional units in No.48 and Aldwych House (Bethel Street) the number of units and therefore new residents is too great.	See main issue 1 (and 2).
Parking.	See main issue 5.
Rubbish collection on street causes issues.	See main issue 5.

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

11. *[Various comments received following various amendments – see Public Access for full comments]. On revised scheme:* the final scheme is acceptable. Where there is loss of fabric it is considered to be justified, e.g. with new doorway to unit 1 on ground floor it reinstates historic plan form. First floor changes are ok, balcony is acceptable subject to condition. Second floor involves very little loss of fabric and removal of later partitions is positive. Kitchen worktop height in relation to rear window to be confirmed via condition to avoid conflict.

Historic England

12. [*On original scheme*] 46 St Giles Street has been much altered in the 20th century and the proposals are not considered to cause harm to the significance of the heritage asset. A number of amendments are required though, including altering the layout to the entrance of unit 2 to retain more historic masonry. The entrance can be improved by the removal of the cycle store and reinstatement of entrance hall with staircase. Kitchen units in unit 1 should not cut across face of sliding sash.
13. Building services have not been detailed and consideration should be given to impact of additional extracts and flues – clarification should be sought that no services are proposed on front elevation wall or roof. Thermal upgrade, i.e. through secondary glazing, should be considered.
14. [*On revised scheme*] No objection. Some fabric is lost but less so than the original scheme; revisions have moved windows away from frontage and removed internal cycle storage. Alterations to basement through new stair and the changes to rear are acceptable.

Highways (local)

15. Suitable in transportation terms given its excellent accessibility.

Norwich Society

16. [*Objecting to original scheme*] We support comments made by Mark Wilson that the proposals would seriously harm this significant building. The proposals require the services of a conservation architect to take advantage of the historic building fabric to produce a more sensitive version. [*NB: No comments made on revised plans*]

Assessment of planning considerations

Relevant development plan policies

17. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS20 Implementation
18. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage

- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

Other material considerations

19. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

20. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

21. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
22. The principle of dividing No.46 and No.48 has already been accepted in the previous application and much of the justification for works is covered in the report for 14/00438/F. Although this previous scheme proposed No.46 as a single dwelling, in principle its further subdivision is acceptable as it provides a long-term viable use for the listed building without causing adverse harm to its character or fabric (see main issue 2) .
23. Further subdivision is subject to consideration against the criteria of DM13:
- (a) achieve a high standard of amenity and living conditions for existing and future residents and would not result in an unacceptable impact on the living and working conditions of neighbouring residential and non-residential occupiers, in accordance with the criteria as set out in policy DM2 of this plan;
 - b) satisfy criteria (a), (b) and (c) for residential development as set out in policy DM12 of this plan; and

c) demonstrate that a satisfactory standard of servicing, parking and amenity space for all residents can be achieved within any limitations imposed by the size and configuration of the site, including making provision for appropriately located bin storage, cycle storage and drying areas in accordance with policy DM31 of this plan and the standards set out in appendix 3.

24. The scheme is considered to comply with these requirements and criteria (a), (b) and (c) of DM12. Where this is marginal it is expanded in the relevant main issue, for instance on external amenity space – see main issue 3.

Main issue 2: Design and heritage

25. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
26. 46 St Giles Street has been substantially altered over the years and much of its significance internally has been lost. The majority of its remaining significance comes from the front elevation and arguably to a lesser degree the basement, both of which are largely unaffected by the proposed changes. Internally revisions to the scheme have removed much of the negative changes which were previously unacceptable, including visually disruptive internal cycle and refuse stores and pointless loss of historic fabric. The scheme introduces a number of positive changes, for instance the removal of several modern partitions and additions and the reinstatement of the historic plan form on the ground floor with a new entrance hall from St Giles Street. Where there is some removal of fabric it is very minor and does not harm the significance of the heritage asset.
27. Another seemingly apparent element of loss of fabric is the insertion of a new staircase into the basement, however in the past the ground floor has been replaced and raised with a concrete beam and block floor construction (as have the first and second floors). Therefore the new stair raises no concerns, nor does the loss of the existing basement stair, identified in the heritage report as circa 1960s. The position of the new stair does not conflict with any features of interest in the basement, just the loss of a later partition. Detail will be secured via condition.
28. The rear projection is a 1960s addition and causes a fair amount of harm to the significance of the rear elevation of No.46 and 48, as does the loss of the original windows on the rear elevation of No.46 itself. Internally the changes within this modern projection raise no concerns. Externally, as with the previous application, the windows are to be replaced on the projection and the rear elevation of the original building. Subject to their detailing through condition this should be a positive change. On the main building a balcony is proposed at first floor level and given the context of the other inappropriate changes and its setback from No.48 this raises no particular concerns. This would be subject to adequate detailing as recommended in the conditions.
29. An external refuse and cycle store is required to avoid an internal store considered inappropriate both for planning and heritage reasons. This does raise some issues for the setting of both 46 and 48 given the potential size required for seven units, however the level of harm is relatively low and justifiable as the alternatives are worse. To ensure an adequate design further detail will be required via condition.

Main issue 3: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. A building of this size can reasonably accommodate seven flats without causing any adverse impacts for the living conditions of any neighbouring occupiers. In terms of amenity for the future occupiers, the internal floor areas are acceptable, ranging from 36sqm to 111sqm. Two of the flats are 36sqm, which is just below the indicative minimum standards in DM2, one other is just over standard. However those flats which are on the borderline of these standards have decent layouts with large levels of natural light.
32. One notable exception is unit 2 on the ground floor, a studio flat with two rooms. Only the bedroom/lounge room at the front has windows, meaning the kitchen, bathroom and utility room do not. Although not ideal this is unlikely to provide an unacceptable standard of living for the occupiers given the size and layout. In the context of the listed building it is justified due to the difficulty in otherwise providing a communal route through to the garden which is needed to provide external bin and cycle stores.
33. This communal access arrangement also provides access to an external amenity space, which at ~50sqm is fairly small, particularly given around a quarter may be taken up by the bin and cycle store. Nevertheless the provision is better than nothing, especially as it means bins will not have to be stored communally inside. It also provides some space to dry clothes outdoors and a landscaping condition is recommended to ensure a low-maintenance but pleasant environment. As with the previous applications the lack of a normally expected external space is justified by the site's constraints and the nearby provision at Chapelfield Gardens.
34. As with the previous applications those habitable rooms fronting St Giles Street will require secondary glazing and mechanical ventilation as identified by the acoustic report. Details of both of these will be required by condition and indicative details previously seen in 14/01773/D show that service routes can easily be accommodated without causing adverse harm to the character or fabric of the listed building.
35. There is the potential for some overlooking from the balcony of unit 4 into the living room of unit 5 (and to a lesser degree those above and below). The architect has suggested the inclusion of adjustable timber louvers on the inside of the windows. The amenity impact would be fairly minor due to the orientation of the windows and the fact that it is a lesser-used balcony rather than two facing habitable rooms. The measures suggested will mitigate any relatively small concerns about loss of privacy. The materials condition will include the design of any louvers, which given they affect rooms in the modern projection at the rear, is of no particular concern.

Main issue 4: Affordable housing viability

36. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraph 50.
37. When this application was submitted, national guidance meant that no affordable housing contributions could be sought from developments of less than 10 dwellings (and less than 1000sqm total). In addition any vacant floorspace was also to be deducted from any calculation for affordable housing contribution. Both were

relevant to this scheme of seven (previously six) flats, which would have otherwise needed an affordable housing contribution as per Joint Core Strategy policy 4.

38. On July 31 the High Court quashed paragraphs 012 to 023 of the National Planning Policy Guidance which related to this vacant building credit and the exemption of small developments from affordable housing contributions. This means that JCS4 (affordable housing) once again fully applies and this scheme, having been undecided, needs to comply with this policy and provide affordable housing unless it is demonstrated that the proposals are unviable.
39. Given the late stage in the application at which this change has occurred, the pragmatic approach taken is to undertake an in-house viability appraisal on the scheme. This used build costs and prospective sales values from a recent viability assessment for a conversion in the city centre of similar size and nature. The figures emerging from the spreadsheet indicated that with one affordable dwelling (via commuted sum) the scheme would not be viable, even when adjusting the numbers to input an unrealistically optimistic 15% profit, lower build costs and higher sales values. Given the proposal is a flatted scheme with a small shared garden and no car parking this is unsurprising and it is almost certain that a full viability study would result in the same conclusions, bearing in mind the scheme will also be liable for ~£47,000 of CIL.
40. Accordingly, at this stage in the application it is not considered reasonable to request a full viability assessment from the applicant and officers consider that the scheme complies with JCS4 and no affordable housing contribution is required. A section 106 agreement will still be needed to include a review mechanism requiring a further review of scheme viability if not commenced with 12 months and occupied within a further 12 months. The review will ensure any uplift in the development value is captured and reflected in an affordable housing contribution if relevant.

Main issue 5: Transport

41. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
42. All dwellings will be car-free, which given the city centre location is acceptable. The properties will not be eligible for parking permits. Bin and cycle stores are to the rear with adequate space available to service the seven flats; detail of the provision and a visually acceptable store can be secured via condition. Refuse storage and collection is via black sacks on-street which is unavoidable given the lack of space and the constraints of the listed building. This is not atypical for St Giles Street and the approach has been agreed as acceptable by Citywide Services.

Compliance with other relevant development plan policies

43. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition

Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Not applicable – the only new structure will be the bin and bike store, which will be sat on existing hardstanding. This results in no increase in surface water runoff.

Other matters

44. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:

- Archaeology – providing compliance with the details and Written Scheme of Investigation approved via 14/01776/D there are no additional issues.

Equalities and diversity issues

45. There are no significant equality or diversity issues. Level access is not possible due to the constraints of the listed building – its stepped accesses are right on the street and any attempts to address this would cause significant heritage issues.

S106 Obligations

46. See main issue 4. A s106 agreement is required to allow for an affordable housing viability review mechanism if the scheme is not commenced within 12 months.

Local finance considerations

47. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

48. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

49. In this case local finance considerations are not considered to be material to the case.

Conclusion

50. The works required to subdivide the property into seven flats does cause some less than substantial harm to the listed building, although this is of a very minor scale and is certainly justified by the other positive changes to the building, including bringing the heritage asset into a long-term viable use. This and the provision of additional housing supply are clearly identifiable public benefits and any of the fairly limited shortcomings with regards amenity and transport are justified for the same reasons. Subject to conditions the proposals are considered to be acceptable.
51. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

1. To approve application no. **15/00635/F** - 46 St Giles Street Norwich NR2 1LP and grant planning permission subject to the completion of a satisfactory legal agreement to include an affordable housing viability review mechanism should the scheme not be commenced within 12 months and occupied within 24 months and subject to the following conditions:
 2. Standard time limit;
 3. In accordance with plans;
 4. Details of
 - a. The ventilation system and a scheme of maintenance;
 - b. Secondary glazing to all habitable rooms fronting St Giles Street.
 5. The development shall be carried out in accordance with the Written Scheme of Investigation and other archaeological details agreed through 14/01776/D unless otherwise agreed in writing with the local planning authority;
 6. Site investigation and post investigation assessment in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition 4. The approved Wilson Compton Associates heritage report shall also be submitted to the Historic Environment Service.
 7. Details of:
 - (a) bicycle storage and parking for residents and visitors to the site; and
 - (b) servicing, including waste and recycling bin storage.
 8. Water efficiency measures.

Informative Notes

- 1) Refuse and recycling;
- 2) Properties will not be eligible for on-street parking permits;
- 3) Street naming.

Article 35(2) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the application and pre-application stage, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

AND

To approve application no. **15/00636/L** - 46 St Giles Street Norwich NR2 1LP and grant listed building consent subject to the following conditions:

- 1) Standard time limit;
- 2) In accordance with plans;
- 3) Details of materials;
- 4) Making good any damage to listed building

Reason for Approval

The works required to subdivide the property into seven flats does cause some less than substantial harm to the listed building, although this is of a very minor scale and is certainly justified by the other positive changes to the building, including bringing the heritage asset into a long-term viable use. This and the provision of additional housing supply are clearly identifiable public benefits and any of the fairly limited shortcomings with regards amenity and transport are justified for the same reasons. Subject to conditions the proposals are considered to be acceptable. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Informative Note

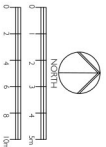
This consent relates only to the works specifically shown and described on the approved drawings. All other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and may require a further specific consent. Details of any other works, submitted as part of a further application for listed building consent if required, should be submitted to the local planning authority and approved before work continues.

DO NOT SCALE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE FOR
CHECKING AND REPORTING ANY DISCREPANCY
TO THE ARCHITECT.
A MEASURED SURVEY HAS NOT BEEN CARRIED OUT
INFORMATION ONLY. ALL DIMENSIONS ARE TO BE
CHECKED AND REPORTED TO THE CA

REV.	APPENDMENT.	DATE.
A.	Revision with historical make-up	24.03.14
B.	Minor revisions following assessment	08.08.14

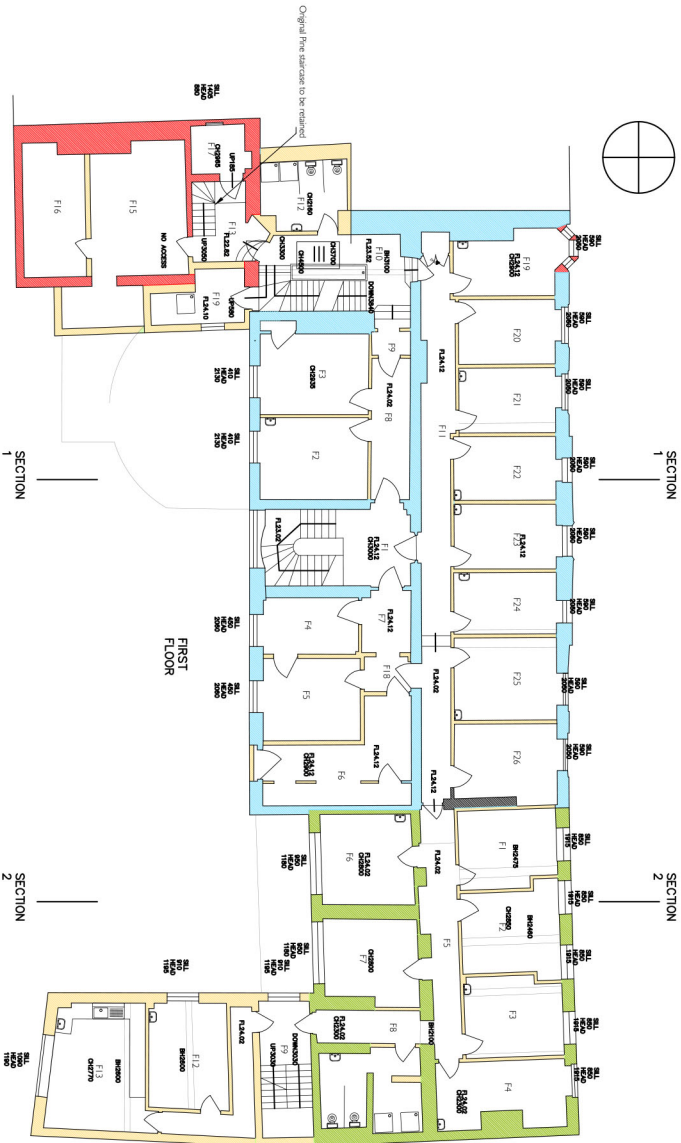
KEY

- No 46 St Giles. Presumed original structure circa 1800
- No 46 St Giles. Presumed original structure circa 1792
- Presumed 1888 remodelling and extension
- Presumed 1949/71 alterations and extensions



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PROJECT	46-48 ST GILES STREET, NORWICH CONVERSION TO RESIDENTIAL
TITLE	FIRST AND SECOND FLOORS AS EXISTING
DATE	Jan 14
DRAWN	pdm
SCALE	1:100 @ A1
PROJECT REF	ML/2985Giles
DWG. No.	AB102
REV	B



SECTION 1

SECTION 2



SECTION 1

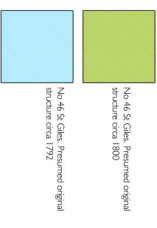
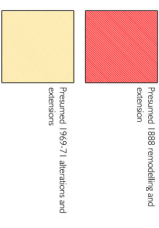
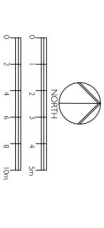
SECTION 2

SECTION 1

SECTION 2

REV.	AMENDMENT.	DATE.
A	Redrawn with historical makeup	24.03.14
B	Minor revisions following assessment	08.08.14

MORPHY LAWRENCE LIMITED
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KEY

No 46 St Giles. Presumed original structure circa 1792

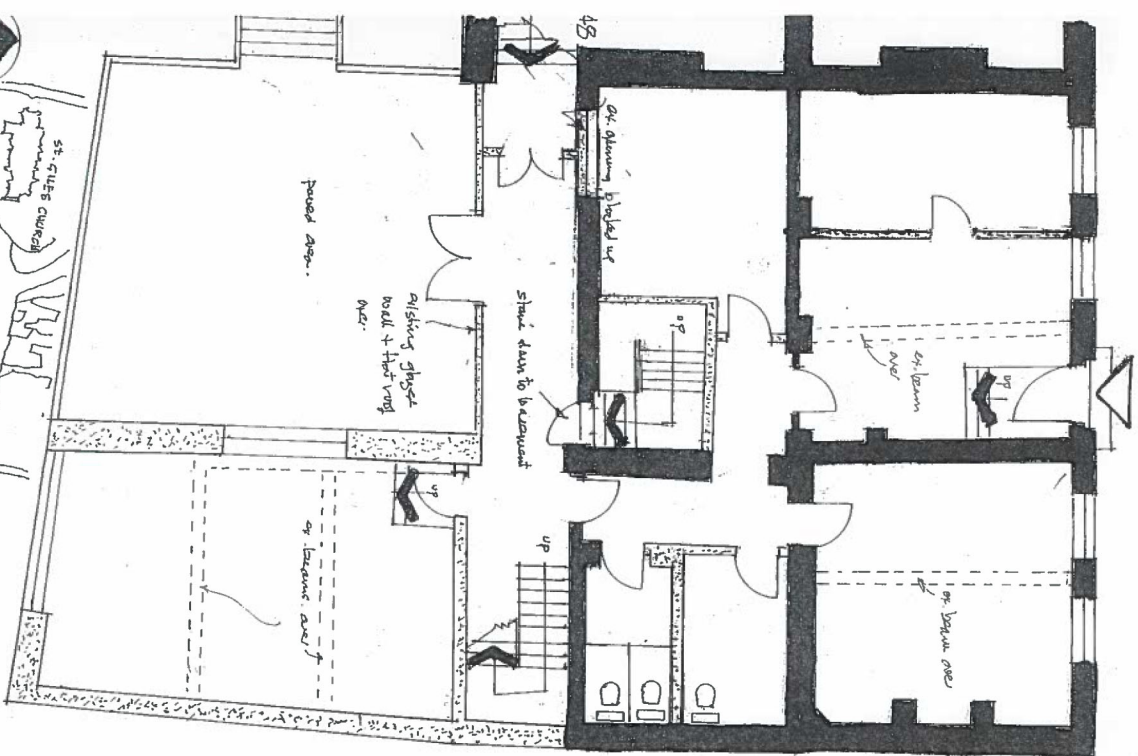
presumed 1888 remodeling and extension

returned 1969-71 alterations and extensions

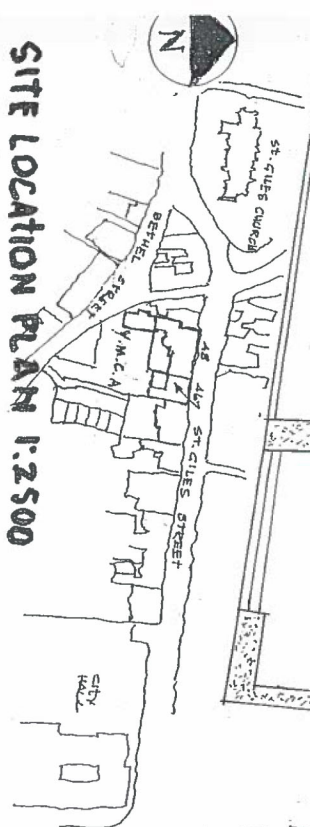
PROJECT	46-48 ST GILES STREET, NORWICH CONVERSION TO RESIDENTIAL
TITLE	GROUND AND BASEMENT FLOOR AS EXISTING

DATE	DRAWN	1:100 @ A1	SCALE
Jan 14	pdm	1:200 @ A3	
PROJECT REF.		DRG. No.	REV
MLL/2985Giles		AB101	B

GROUND FLOOR PLAN AS EXISTING 1:100

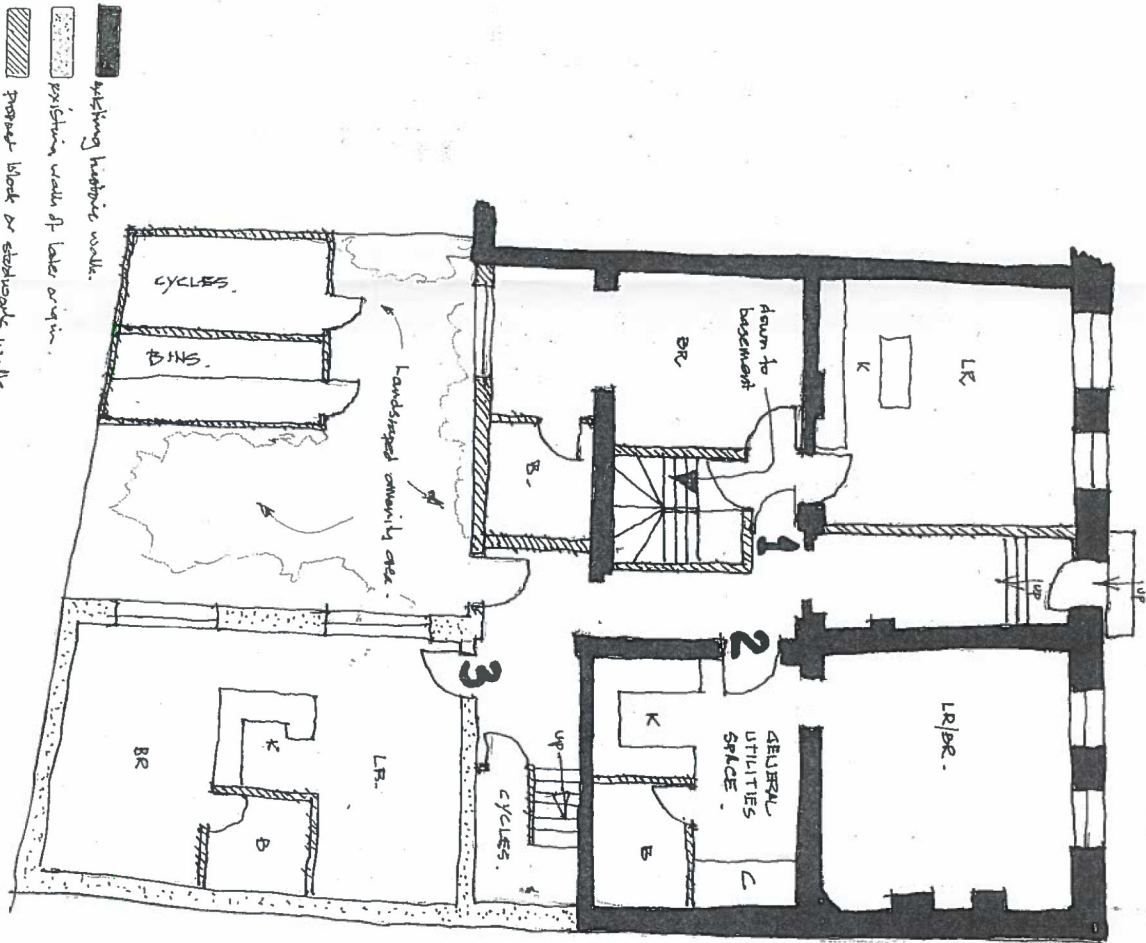


SITE LOCATION PLAN 1:2500



GROUND FLOOR PLAN AS PROPOSED 1:100

CONVERSION TO NO. 3 APARTMENTS



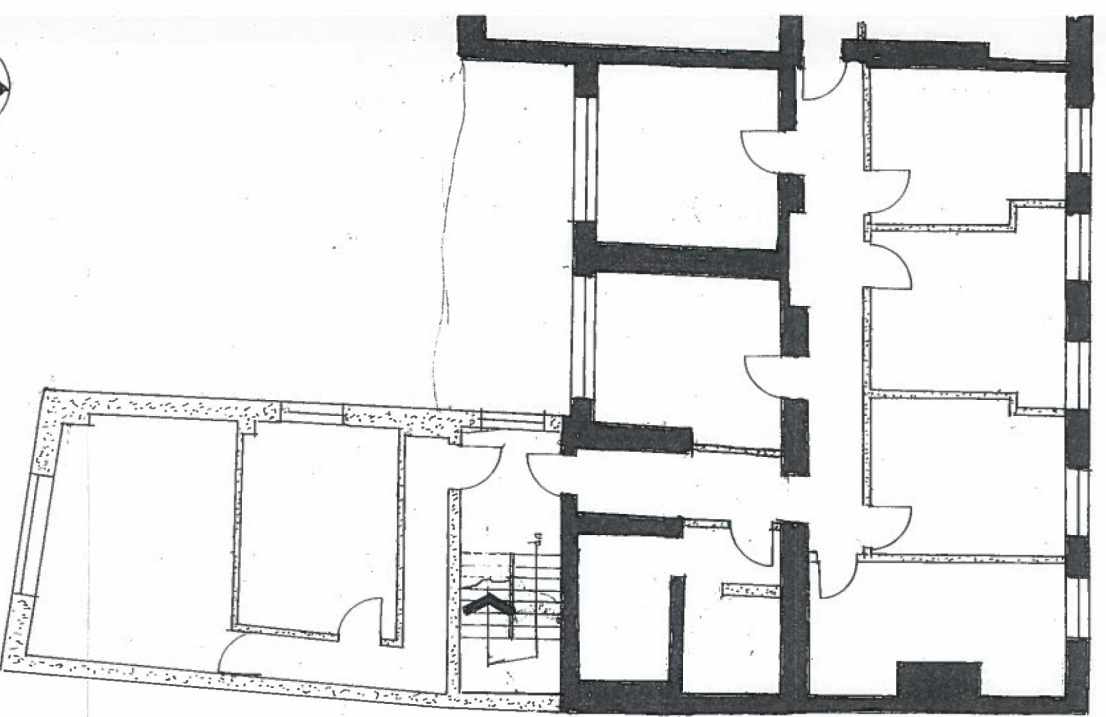
- existing historic walls.
- existing walls of later origin.
- proposed block or stone/brick walls.

1500635F
1500636L

28 JUL 2015
Planning Services

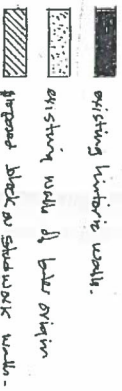
DRG No 1R2
46, ST CILES STREET NORWICH.
DR. RODNEY FURZE M.A. RIBA. ARCHT. & EST.
8, LITTLE BETHEL STREET, BETHEL ST. NORWICH NR2 1WAS

FIRST FLOOR PLAN AS EXISTING 1:100

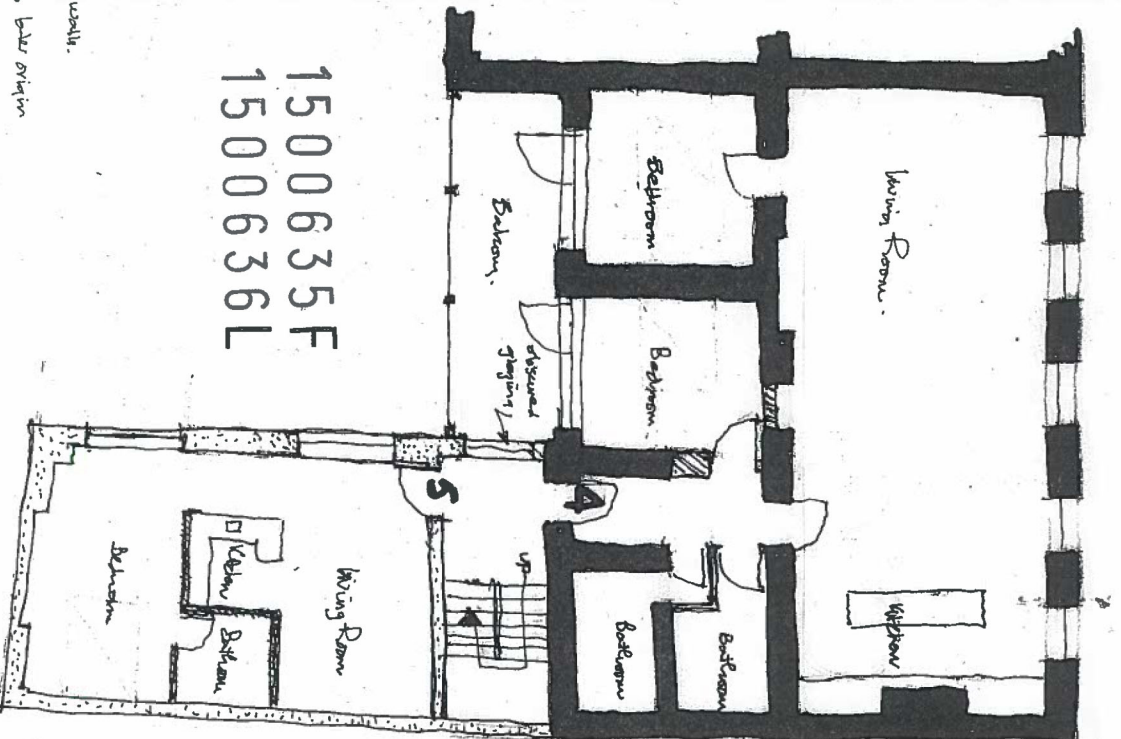


FIRST FLOOR PLAN AS PROPOSED 1:100

CONVERSION TO NO2 APARTMENTS



1500635F
1500636L



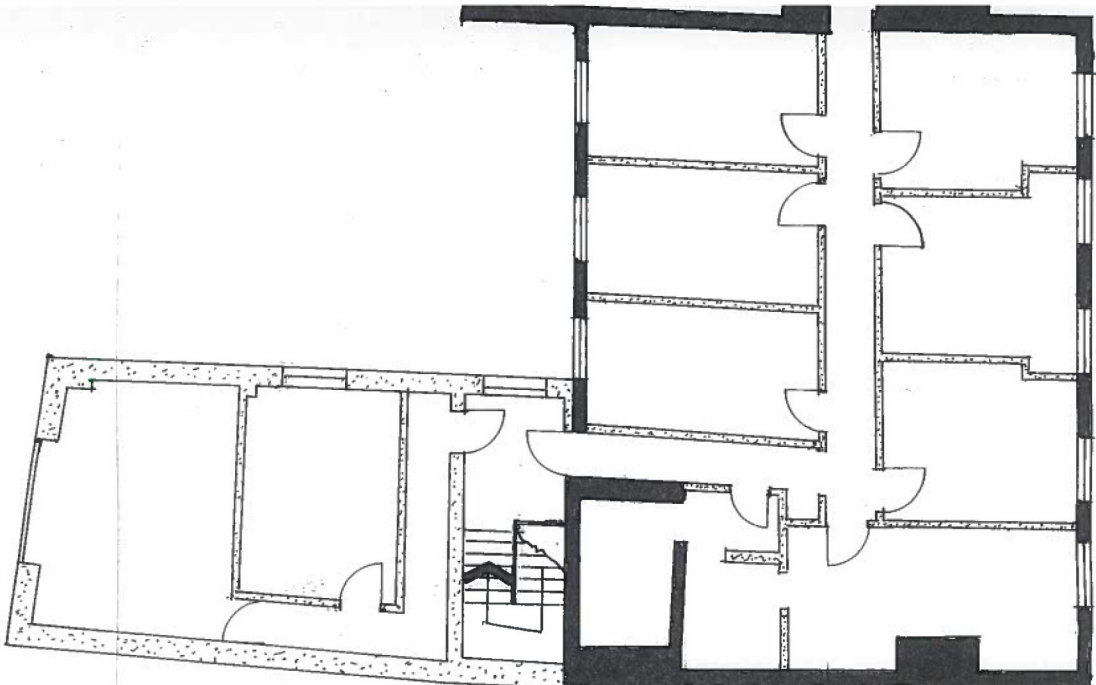
28 JUL 2015
Planning Services

DRG. No 2 R2

46, ST. GILES STREET NORWICH.

DR. RODNEY FURZE M.A. RIBA. ARCHITECT
8, LITTLE BETHEL COURT, BETHEL ST. NORWICH NR2 1NR.

SECOND FLOOR PLAN AS EXISTING 1:100



SECOND FLOOR PLAN AS PROPOSED 1:100 CONVERSION TO NO 2 APARTMENTS



1500635F
1500636L

28 JUL 2015
Planning Services

- existing historic walls.
- ▤ existing walls of later origin.
- ▨ proposed block or structural work.

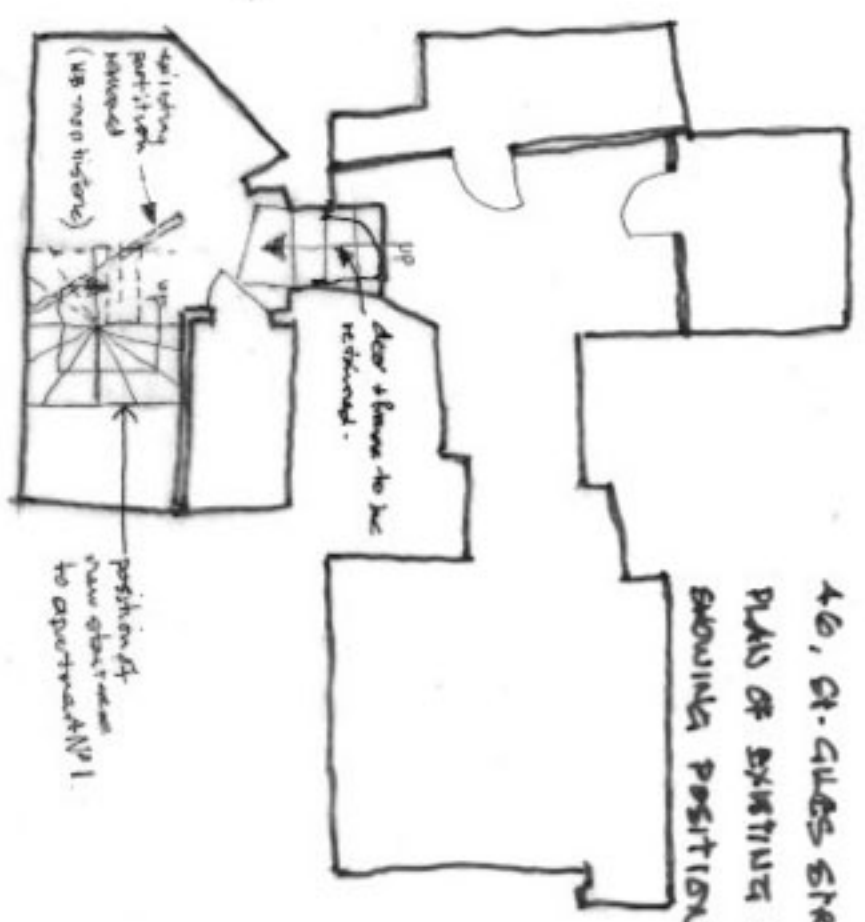
DRG. NO 3R2

46 ST GILES STREET NORWICH.

DR. RODNEY ROSE, MA RIBA ARCHITECT

8, LITTLE BETHEL COURT, BETHEL ST. NORWICH NR2 1NR

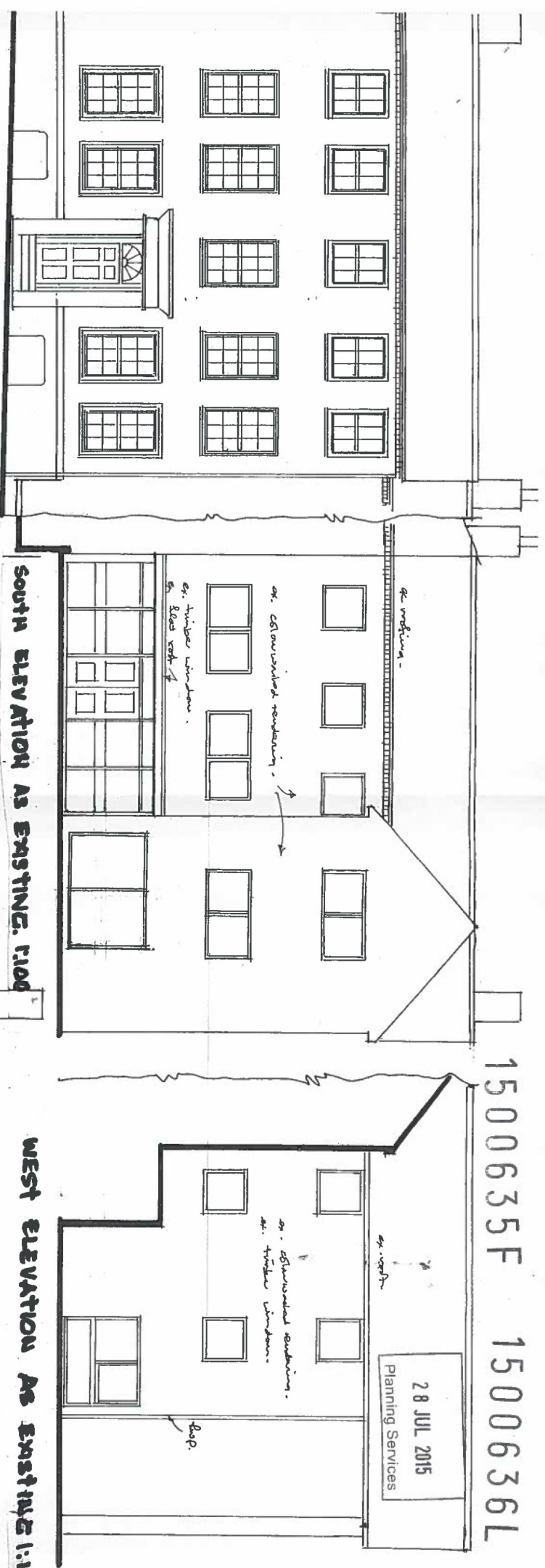
46, ST. GILES STREET NORWICH.
 PLAN OF EXISTING BASEMENT
 SHOWING POSITION OF NEW STAIRCASE.



BASEMENT PLAN 1:100

1500635F 1500636L

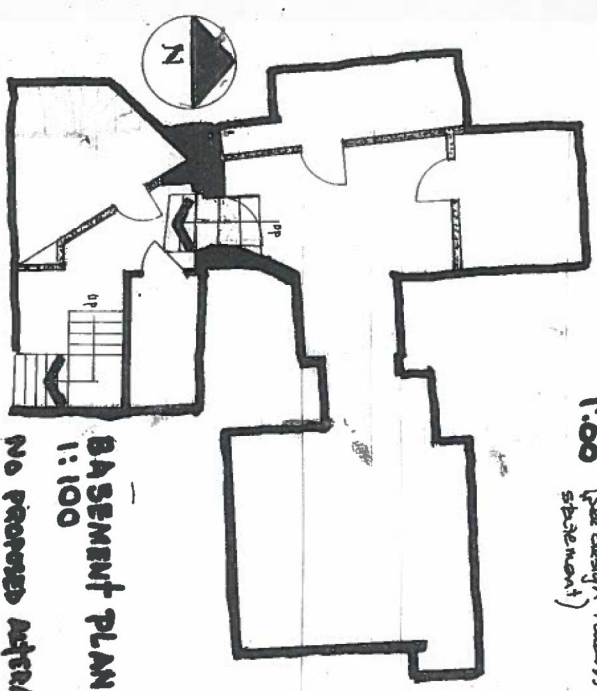
28 JUL 2015
Planning Services



NORTH ELEVATION TO ST CILES STREET AS EXISTING

NO ALTERATIONS TO THIS ELEVATION ARE PROPOSED

1:100 (See design & access statement)



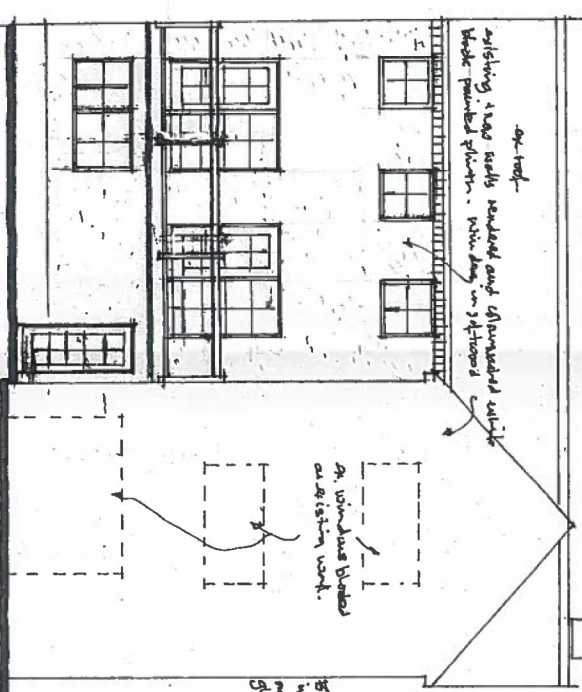
BASEMENT PLAN

1:100

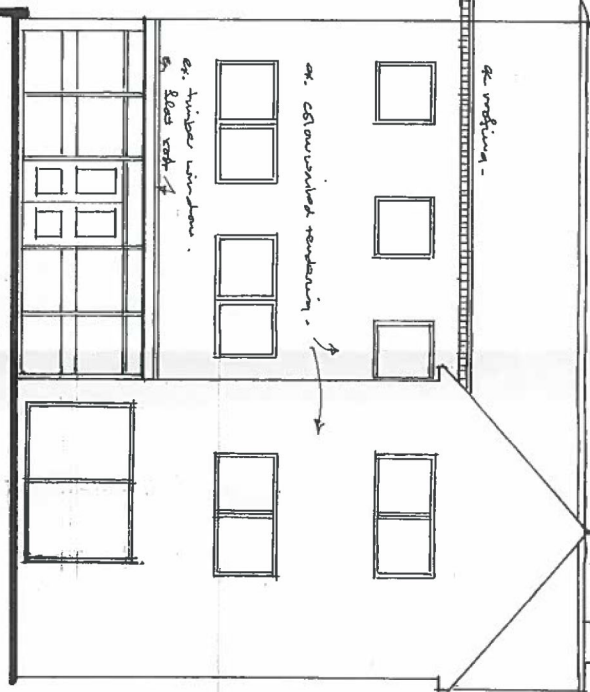
NO PROPOSED ALTERATION.

(See design and access statement)

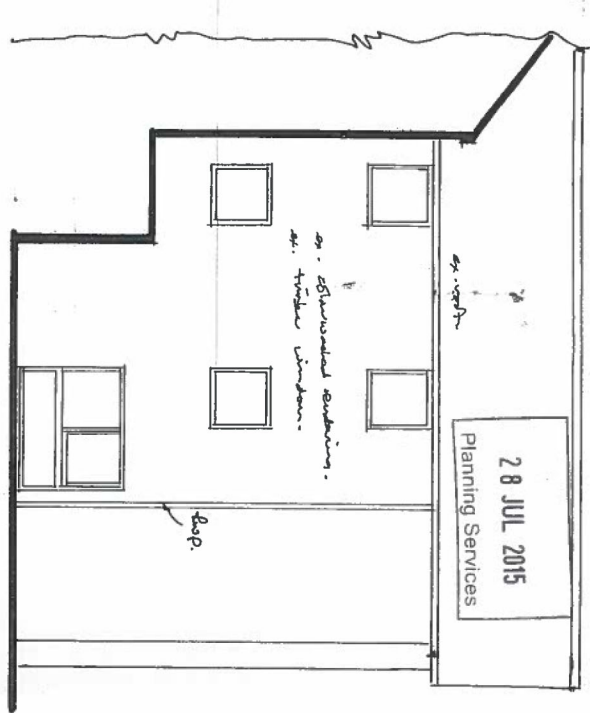
SOUTH ELEVATION AS PROPOSED. 1:100



SOUTH ELEVATION AS EXISTING. 1:100

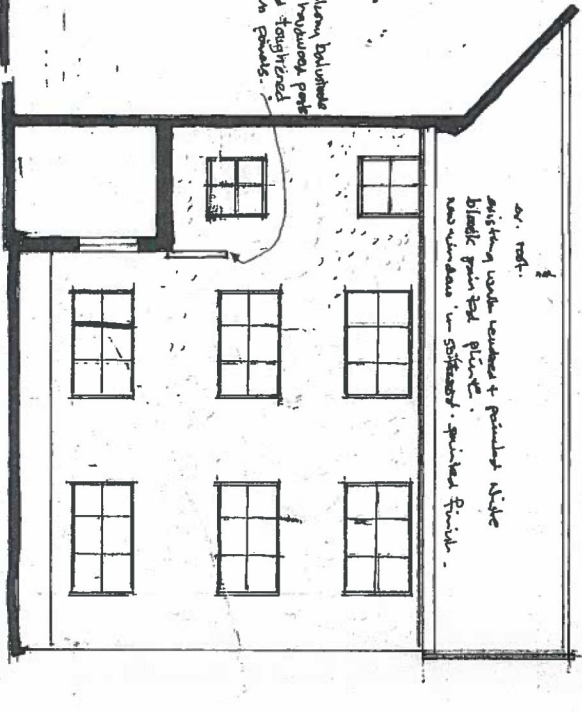


WEST ELEVATION AS EXISTING 1:100



SECTION TWO: BALCONY & WEST ELEVATION

1:100



DRG NO 4
1:100
DR. CODY FURZE M.A. RIBA ARCHITECT
8 LITTLE BETHEL COURT BETHEL ST. NORWICH NR2 1NR.