

Report to Planning applications committee

Item

14 November 2019

Report of Area Development Manager

Subject Application no 19/00971/F - Land North Side of Windmill Road, Norwich

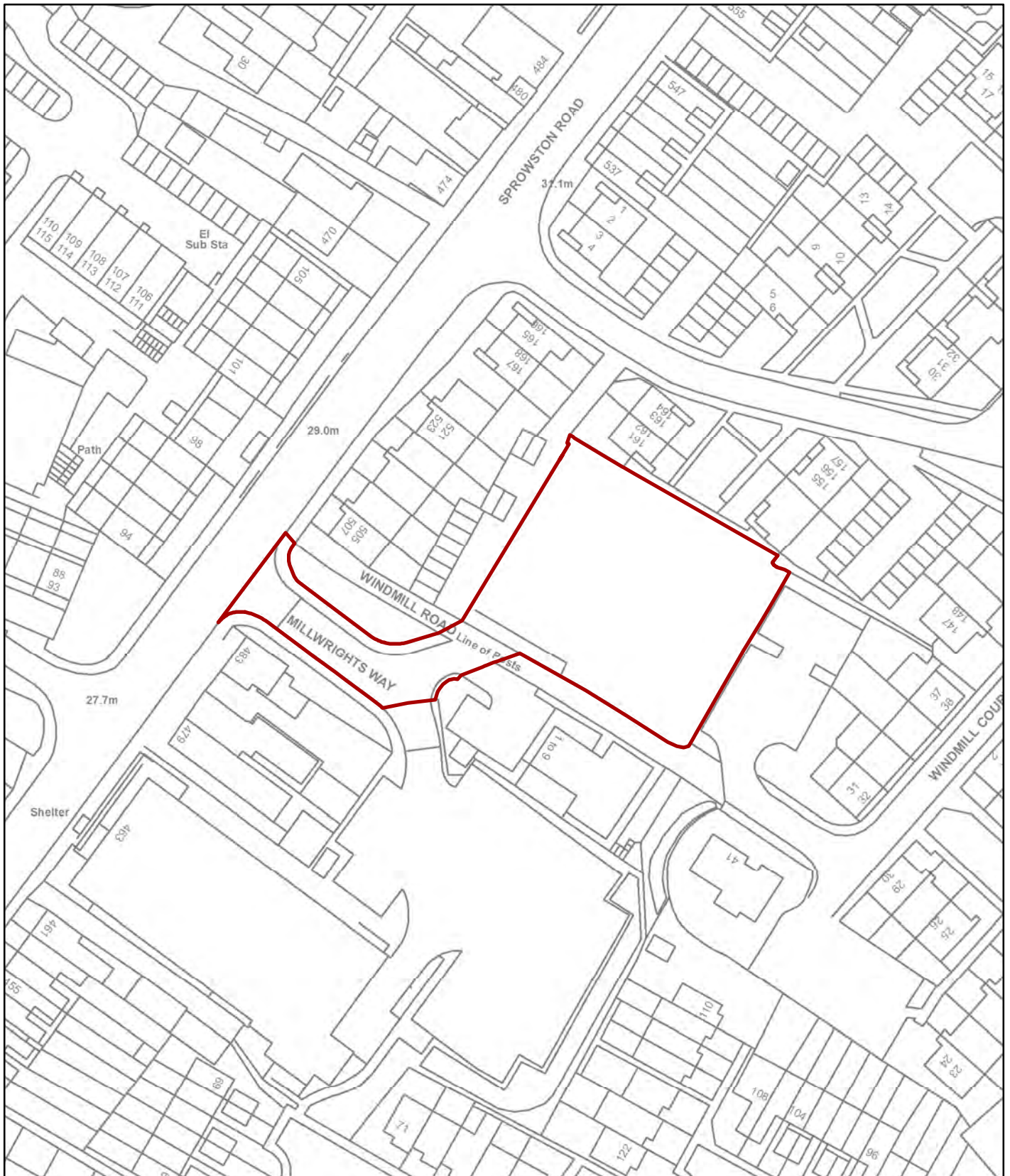
**Reason
for referral** Objections

4(b)

Ward:	Catton Grove
Case officer	Maria Hammond - mariahammond@norwich.gov.uk

Development proposal		
Erection of 17 dwellings.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Principle of residential development
2	Affordable housing
3	Design
4	Amenity
5	Transport
6	Trees
7	Flood risk and drainage
Expiry date	19 November 2019
Recommendation	Approve

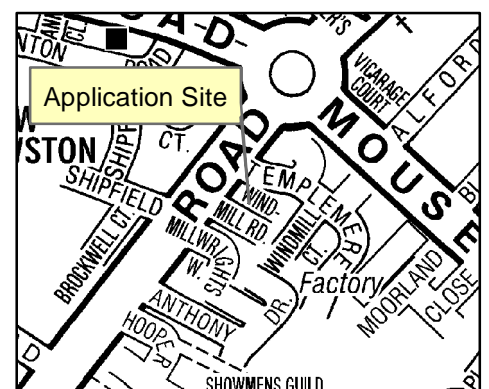


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Planning Application No 19/00971/F
 Site Address Land North of Windmill Road
 Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site of 0.19 hectares is located on the north side of Windmill Road, an unmade and unadopted track that runs southeast of Sprowston Road to Windmill Court. Millwrights Way runs parallel with Windmill Road off Sprowston Road to the south and gives access to a development of nine affordable flats and an Aldi foodstore. Residential development at Templemere and Windmill Court borders the site to the west, north and east, with garaging and car parking serving these dwellings immediately west and east of the site.
2. The site is brownfield land that has been vacant for a number of years. It sits at a lower level than the rising land to the north and east and there are retaining walls along these boundaries.
3. In 2015 planning permission was granted for 17 dwellings on the site (14/00847/F). This permission was subsequently subject to minor material amendments and conditions were discharged. However, no work commenced on site and the permission expired on 20th July this year. This and related permissions are considered further below.

Constraints

4. The site is subject to Policy R19 which allocates it for in the region of 10 dwellings.
5. It is adjacent to a district centre and also in a critical drainage catchment.

Relevant planning history

6.

Ref	Proposal	Decision	Date
4/2002/0742	Conversion of two former semi-detached cottages to form a single dwelling with access from Templemere. Nos 1 _ 3	REF	22/11/2002
13/00208/F	Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design).	APPR	11.06.2013
14/00847/F	Erection of 17 dwellings.	APPR	09/10/2015
16/00308/D	Details of Condition 6: Archaeological Written Scheme of Investigation of previous permission 14/00847/F.	APPR	01/04/2016
16/00404/MA	Minor-material amendments consisting of the reduction in height of rear wall, amendments to internal layouts and elevations, roofs cladding and angled box windows to be replaced with double	APPR	20/07/2016

Ref	Proposal	Decision	Date
	glazed windows of previous permission 14/00847/F.		
17/01172/D	Condition 3a): external materials; and Condition 3b): external joinery (for balconies and doors) of previous permission 16/00404/MA.	APPR	01/02/2018
17/01337/D	Details of Condition 11: surface water drainage strategy of previous permission 16/00404/MA.	APPR	14/12/2017

The proposal

7. It is proposed to erect 17 dwellings on the site as described below. Access would be via a new roadway crossing Windmill Road from Millwrights Way.
8. The scheme is the same as was previously approved in 2015, other than some minor amendments to the layout and elevations to improve the function and correct some inconsistencies.
9. Some of the conditions of the 2015 permission had been discharged and the approved details have been re-submitted. Updated flood risk, drainage, ecology and tree assessments have been submitted.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	17 dwellings, with a mix of 2 No. one bed coachhouses, 5 No. two bed flats, 2 No. two bed maisonettes and 8 No. four bed townhouses.
No. of affordable dwellings	0
No. of storeys	2 No. Two storey coach house blocks at entrance; 'L' shape block on north and east side of site with three storey townhouses and four storey corner flats/maisonettes.
Max. dimensions	Coach houses approximately 11.5m wide x 5m deep x 5.9m tall. Townhouses approximately 5.6m wide (each) x 9.7m deep x 8.8m tall. Corner flats/maisonettes approximately 8.4m deep x 17.7m wide x 9.6m x 11.4m tall.

Proposal	Key facts
Total floorspace	1756 square metres
Density	Approximately 89 dwellings per hectare
Appearance	
Materials	Red brick and areas of render and cladding for the walls and single ply dark grey roof membrane
Construction	Brickwork, cavity and timber frame.
Energy and resource efficiency measures	Photovoltaic panels
Transport matters	
Vehicular access	New vehicular access to be provided from end of Millwrights Way across Windmill Road.
No of car parking spaces	Eleven
No of cycle parking spaces	Two no. eight berth communal stores, plus other provision to be agreed
Servicing arrangements	From Sprowston Road via the new roadway. Service area/bin stores are located close to building entrances and communal standing area on south side of site.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received 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
Adjoining land owner has intention to change boundary to site so sight lines/view cone may be wrong.	See main issue 4. It is not considered that any change to this boundary treatment would significantly alter the assessment in relation to overlooking and privacy between properties.
Potential for overlooking of gardens and into front windows.	See main issue 4
Height of trees may affect view from this	The application is assessed on the basis

Issues raised	Response
development.	of an updated arboricultural assessment. See issues 4 and 6
Any development of this site would be welcomed as it still remains detrimental to the amenity of the area	Support in principle noted
Loss of light, blocking the sunset	See main issue 4
Piling of adjacent flats resulted in substantial vibration, fear this will cause structural damage	See main issue 4
Very concerned about dust and debris causing damage to vehicles in car park	See main issue 4

Consultation responses

11. 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.

Environmental protection

12. The proposed development is for a vulnerable end use. The Site Investigation Report produced by DTS Raeburn was dated 2012 and since then the toxicological and epidemiological data for the contaminants tested for has changed. Additionally the site investigations undertaken in the area proposed to be developed comprised two boreholes and one trial pit. This is not considered to be sufficient coverage of the site to provide suitable characterisation with regards to contaminated land. Therefore I recommend conditions.

Highways (local)

13. No objection on highway grounds in principle to residential use;
14. Please be aware that the site access road will not be adopted, but needs to be built to adoptable standards.
- 1) Comments provided on lighting, maintenance, access for larger vehicles e.g. refuse collection/supermarket deliveries, parking control, drainage, bollards, inaccessible parking spaces, boundaries to prevent flytipping, cycle storage provision, street naming and numbering and EV chargepoints.

Landscape and ecology

15. A Landscape Management Plan and a Site Plan Location Plan have been submitted. The landscape proposals are a little different on each drawing so consistency/clarification would be helpful. E.g. the drawing to show the extent of different

surfacing types as this is unclear. The Central space is shown as tarmac with gravel chippings. Please could the chippings be a natural/buff colour?

16. Boundary treatments: It is rather unclear what is proposed around the edges of the site. The retaining wall to east is shown with 4ft 6" timber fence above. It is unclear what the total height would be. If over 6ft this feature would be rather overbearing given the small size of the gardens.
17. A programme for landscaping and a specification for landscape works such as topsoiling, seeding and planting should be required. Planting areas are shown on the Landscape management plan but planting details are lacking. The planting should accord with the recommendations of the Ecology report 5.9.6 and 5.9.7. We also need locations, plant species, sizes and densities to be indicated on the plan.
18. 4.8.4. Ecology report considers that the site may have a very small potential for a remnant isolated population of reptiles (possibly relocated from the neighbouring Aldi site when it was redeveloped) and that therefore suitable management procedures to prevent the likelihood of harm to the species is an important and essential precaution. This is supported and should be required by a condition.
19. Fencing is shown with gravel boards - please could these have small mammal access holes as recommended by the Ecology report (4.7.9.2.2.). The Ecological enhancement recommendations of the report (5.9) are supported and should be required by condition.

Norfolk historic environment service

20. No comments.

Tree protection officer

21. I have no objections to this proposal. I would, however, recommend that any construction activity carried out within the RPA of T1 is done under arboricultural supervision. Condition TR4 would be appropriate. The developers should also be made aware of the potential liveability issues the trees in the northeast corner may cause to future occupiers of the dwellings. Leaf fall, shade, dropping debris may lead to pressure to prune and/or remove the trees.

Local Lead Flood Authority

22. No comments.

Anglian Water

23. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

24. The foul drainage from this development is in the catchment of Whitlingham Trowse Water Recycling Centre that will have available capacity for these flows.
25. Revised Flood Risk Assessment: The sewerage system at present has available capacity for these flows.

Assessment of planning considerations

Relevant development plan policies

26. **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
 - JCS20 Implementation
27. **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
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - 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
28. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
- R19 Land north of Windmill Road

Other material considerations

29. **Relevant sections of the National Planning Policy Framework February 2019 (NPPF):**
- NPPF2 Achieving sustainable development
 - NPPF9 Promoting sustainable transport
 - NPPF5 Delivering a sufficient supply of homes
 - NPPF12 Achieving well-designed places

- NPPF14 Meeting the challenge of climate change, flooding and coastal change
 - NPPF15 Conserving and enhancing the natural environment
 - NPPF16 Conserving and enhancing the historic environment
30. Supplementary Planning Documents (SPD)
- Affordable housing SPD adopted July 2019
 - Trees, development and landscape SPD adopted June 2016

Case Assessment

31. 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

32. Key policies and NPPF paragraphs – DM12, R19, NPPF section 5.
33. The proposal for residential development of the site is in accordance with Site Allocation R19. It is also consistent with the previous approval and there has been no change to the development plan since consideration of that application. The NPPF has been amended and any relevant changes are considered below.
34. Whilst the number of dwellings is higher than the allocation anticipated, the density is considered appropriate for this location adjacent to a district centre with good public transport links.

Main issue 2: Affordable housing

35. Key policies and NPPF paragraphs – JCS4, DM33, NPPF section 5.
36. Policy JCS4, consistent with paragraph 63 of the NPPF, requires developments of this scale to provide 33% affordable housing.
37. The 2015 permission did not make any provision for affordable housing on the basis of the wider context of the site. In 2013, the application site, along with the land to the south, formed part of a draft site allocation for retail development and 25 dwellings. The Aldi store and nine flats south of the application site were approved in accordance with this draft policy (13/00208/F) and have since been completed. The nine flats within that application were proposed to all be social rented to assist the delivery of affordable housing across the whole allocation and in light of the fact there was a ransom strip which could affect the viability of the land to the north which forms the application site. That proposal was considered acceptable on that basis and the permission was subject to a section 106 agreement securing provision of all nine flats as affordable units. Subsequently the proposal for 17 dwellings on the application site was made and did not propose any affordable units, relying instead on the provision of the nine adjacent units which Orwell

Housing Association had committed to. These nine units fulfilled the 33% policy requirement when looking at the original allocation area as a whole and the application was considered acceptable.

38. The current application continues that approach and does not make any provision for affordable housing on the basis that the affordable housing within the former wider allocation had already been delivered.
39. Given the timing of the 2015 permission, there was some synergy between the proposals and the development of the wider allocation. Four years have passed and the affordable units are now complete and occupied. As the 2015 permission has only recently lapsed, and giving some weight to the reasoning in the former decision it is considered reasonable to accept this approach again as the wider original allocation has been provided with the required proportion of affordable units.
40. However, it would not be appropriate to continue to accept this approach indefinitely should any new consent not be implemented..

Main issue 3: Design

41. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, section 12
42. The overall design remains as previously approved. Some adjustments have been made to ensure the elevations and floorplans are consistent, but this does not significantly affect the appearance.
43. The layout has been adjusted to remove some inaccessible parking spaces and provide communal bike stores and the transport implications of this are considered below.
44. Materials and design details were previously submitted in respect of condition 3 of 16/00404/MA, however not all the details were acceptable. Whilst those which were approved and have been submitted with this application can be incorporated in any new approval, it shall be necessary to condition the remaining outstanding details.
45. Some hard landscape details are also included in the application, however a comprehensive soft and hard landscaping scheme is required to ensure the central communal area which the dwellings are arranged around is a high quality, attractive space to complement the dwellings and appropriate boundaries are provided to manage access, enhance the relationship with adjacent spaces and offer an appropriate standard of amenity to gardens.
46. The only change to the site and its surroundings since the approval of the original permission has been the construction of the adjacent supermarket and flats. However the approved design of these was taken into account when the original scheme was considered and there have been no other changes to the circumstances of the site, policies or material considerations which affect the assessment that the design of the scheme is acceptable.
47. It is noted that the application refers to a small element of the scheme to be custom built homes. Whilst the Council has a duty to meet demand for self-build and custom housebuilding, the demand is currently low and the nature of the development does not lend itself to customisation. This aspect of the proposal is

therefore not considered to attract any weight. Should the application be approved and the developer wishes to offer options to customise the external appearance of any of the dwellings to future occupiers, this may require further applications for amendments to the submitted designs.

Main issue 4: Amenity

48. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 127
49. The relationship with neighbouring dwellings remains as it was when the scheme was previously considered, albeit the flats to the south have now been constructed.
50. The objections to this application reiterate concerns raised previously about overlooking and loss of light to dwellings to the north, west and east. It remains the case that the scheme creates good separation distances to existing dwellings and measures to mitigate overlooking from the townhouse in the northwest corner are retained in the design. Balconies to flats in the northwest corner are separated from the nearest dwellings by a car park to Windmill Court and screened by trees which have only increased in size since consideration of the original scheme.
51. Additional issues concerning impacts from piling, dust and debris have been raised and given the proximity to neighbouring dwellings a construction method statement should be agreed by condition.
52. The internal accommodation remains as previously approved and would offer an adequate standard of amenity. This relatively high density scheme provides each of the houses with a reasonable private garden and the two coach houses and five flats would each have a balcony and/or access to a communal garden providing adequate external amenity space.
53. It is noted where these gardens are bounded by retaining walls to the higher levels outside the site they would be enclosed by relatively high walls and fences. There is a balance to be struck between providing these gardens with privacy from the adjacent higher ground without making them feel enclosed and oppressive and the final details of the types and heights of boundaries can be agreed in a landscaping scheme. The communal garden in the northeast corner would suffer some overshadowing and leaf fall from the adjacent trees outside the site to the east but it is not considered this would significantly compromise the enjoyment of this south facing space. Permission from the adjacent land owner would be required should there be any future desire to reduce or fell the trees.
54. One representation has suggested the existing boundary treatment to neighbouring gardens will change in future which would alter the assessment of the proposal. The application can only be considered on the basis of the current situation. Measures have been included to mitigate overlooking and a boundary fence would be provided within the site, in addition to any existing or proposed treatment outside. In any case, it is not considered any change in the height or form of boundary treatment outside the site would result in any significant additional overlooking or loss of privacy from the proposed development.

Main issue 5: Transport

55. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9

56. Development of the adjacent supermarket and flats included provision of a roadway up to the edge of Windmill Road. This is proposed to extend across Windmill Road into the site and there is no objection to this, although the new road would not be adopted.
57. Since this new application was first submitted it has been amended to provide a more effective layout for car parking and cycle storage. This has resulted in the loss of four parking spaces which would have had insufficient space to manoeuvre in and out of. Therefore, rather than the previously approved fifteen spaces for seventeen dwellings, there would be eleven. The site is adjacent to a district centre and a bus stop located outside Aldi offers a frequent service to the city centre. Options are also being explored for the further enhancement of access to shared mobility services (bicycle hire, express buses and car club cars) on this section of Sprowston Road through the mobility hub element of the County Council's Transforming Cities Fund application. The previously approved scheme was considered acceptable in this accessible location with less than 1:1 parking provision and the additional reduction in parking spaces remains above the 0.5 space minimum standard and is not considered unacceptable.
58. Areas where the inaccessible parking spaces have been removed have been replaced with communal cycle stores, avoiding some of the previously approved cycle storage in rear gardens which was accessible only through dwellings. This is likely to increase the attractiveness of cycling as an alternative to car ownership here. Cycle storage for the coach houses and flats should be agreed by condition. Bin storage is as previously agreed and remains acceptable.
59. Tracking diagrams have been submitted to demonstrate the site would be accessible by large vehicles. Lighting can be agreed by condition and the proposed drainage strategy includes measures to stop surface water running off to the highway.

Main issue 6: Trees

60. Key policies and NPPF paragraphs – DM7, NPPF paragraph 170
61. There are no longer any trees within the site, but there are some to the north and east outside the site boundaries.
62. Protection measures are proposed for the construction period, including a specification for the construction of new/replacement retaining walls along the eastern boundary where there is also a hedge outside the site. Subject to compliance with the protection measures proposed and arboricultural supervision, the proposal is acceptable.
63. A landscaping scheme should include new trees and soft landscaping to replace those which have previously been removed and enhance the appearance of the development and biodiversity.

Main issue 7: Flood risk and drainage

64. Key policies and NPPF paragraphs – DM5, NPPF section 14

65. Since approval of the original scheme and subsequent approval of a drainage strategy for the site, the Strategic Flood Risk Assessment has identified a risk of surface water pooling in the north west corner of the site.
66. A flood risk assessment and new drainage strategy have been submitted which addresses this risk by raising ground and floor levels so they are no lower than the 1 in 100 year plus 40% climate change flood level. Surface water would drain to an attenuation tank with a discharge to the surface water sewer that has been agreed in principle with Anglian Water. This strategy has been updated since previously agreed to reflect the greater risk and is considered appropriate to manage this risk.

Compliance with other relevant development plan policies

67. 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
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	PV panels are proposed on the four storey area of roof to provide 10% of the development's energy requirements. A detailed design for this should be agreed by condition.
Water efficiency	JCS 1 & 3	Yes subject to condition
Heritage	DM9	In 2016 archaeological trial trenching took place on the site and there were no significant finds. No further investigation is necessary.
Contamination	DM11	A copy of a 2012 site investigation has been submitted. Since 2012, the thresholds for contaminant testing have changed and it shall be necessary to require further investigation by condition.
Biodiversity	DM6	An updated survey has been undertaken which found low potential for a remnant isolated population of reptiles. Suitable mitigation measures, biodiversity enhancements and gaps in fences for small mammals should be secured by condition.

Equalities and diversity issues

68. There are no significant equality or diversity issues.

Local finance considerations

69. 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.
70. 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.
71. In this case local finance considerations are not considered to be material to the case.

Conclusion

72. This is a new application for a residential scheme which has previously had permission and accords with a Site Allocation. There have been no changes to the development plan since it was previously permitted and no significant changes to the NPPF, circumstances of the site or details of the proposal to alter the assessment that this development is appropriate here.
73. It is not proposed to provide any affordable housing on the basis that the nine adjacent units met the need for the original allocation as a whole. Given that the previous permission was granted on this basis and that it has only recently expired, this is considered a reasonable approach in this instance.
74. 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

To approve application no. 19/00971/F - Land North Side of Windmill Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials
4. Landscape scheme, including details of crossing over Windmill Road
5. Cycle storage details to be agreed
6. Bins stores to be provided prior to occupation
7. Scheme to deal with risks associated with contamination of the site
8. Previously unidentified contamination
9. Imported material
10. Biodiversity mitigation and enhancement programme
11. Bird Nesting Season
12. Small mammal access

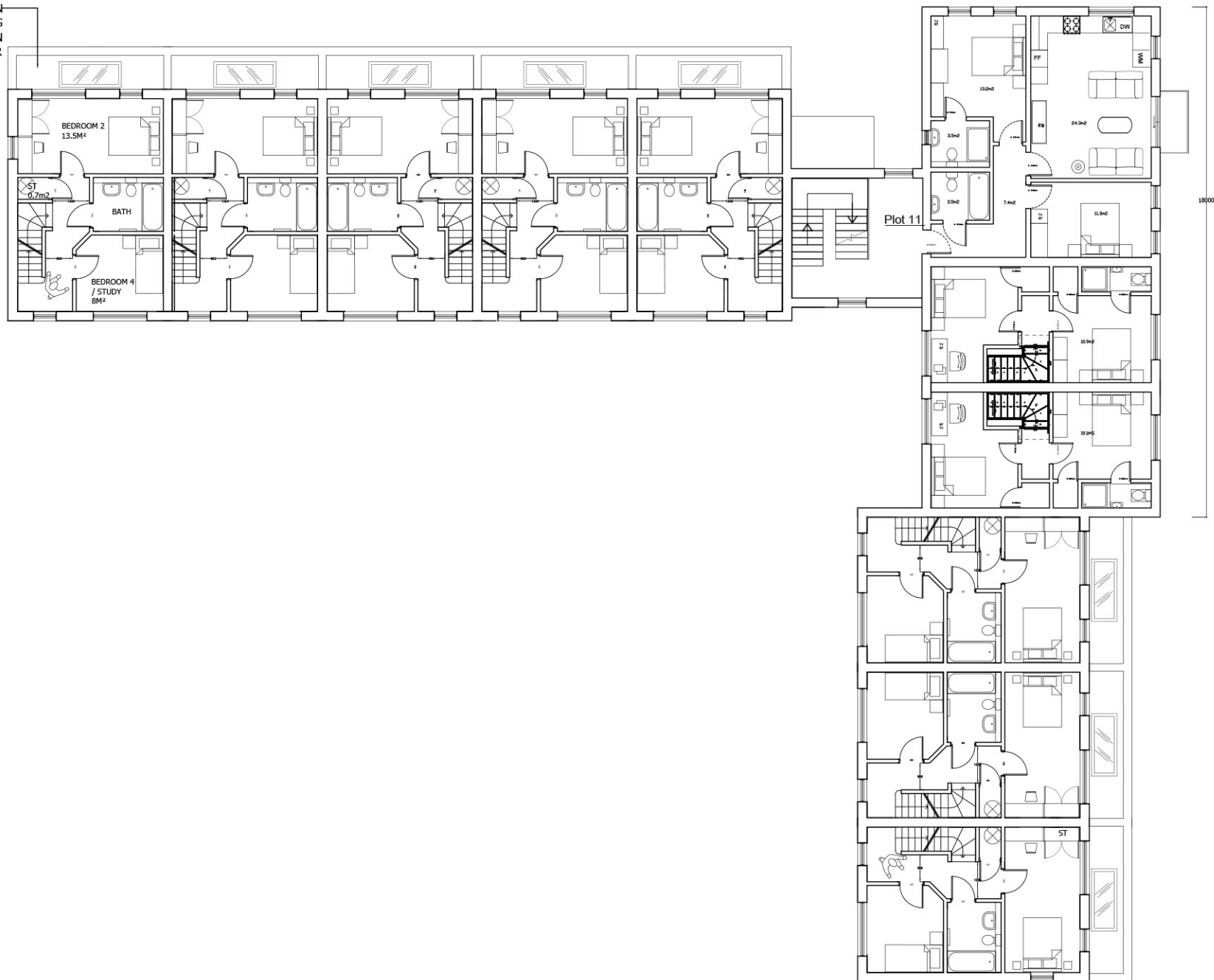
13. Construction method statement
14. Details of solar panels
15. Drainage strategy – implementation and management
16. Works to be carried out in accordance with submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement
17. Arboricultural Supervision

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 38 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 to the drainage strategy and layout the application has been recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED	DRG No.	REV.
DRAWN BY:	SCALE 1:100 1:500	REFERENCE TO:	2013WIN-005 M		

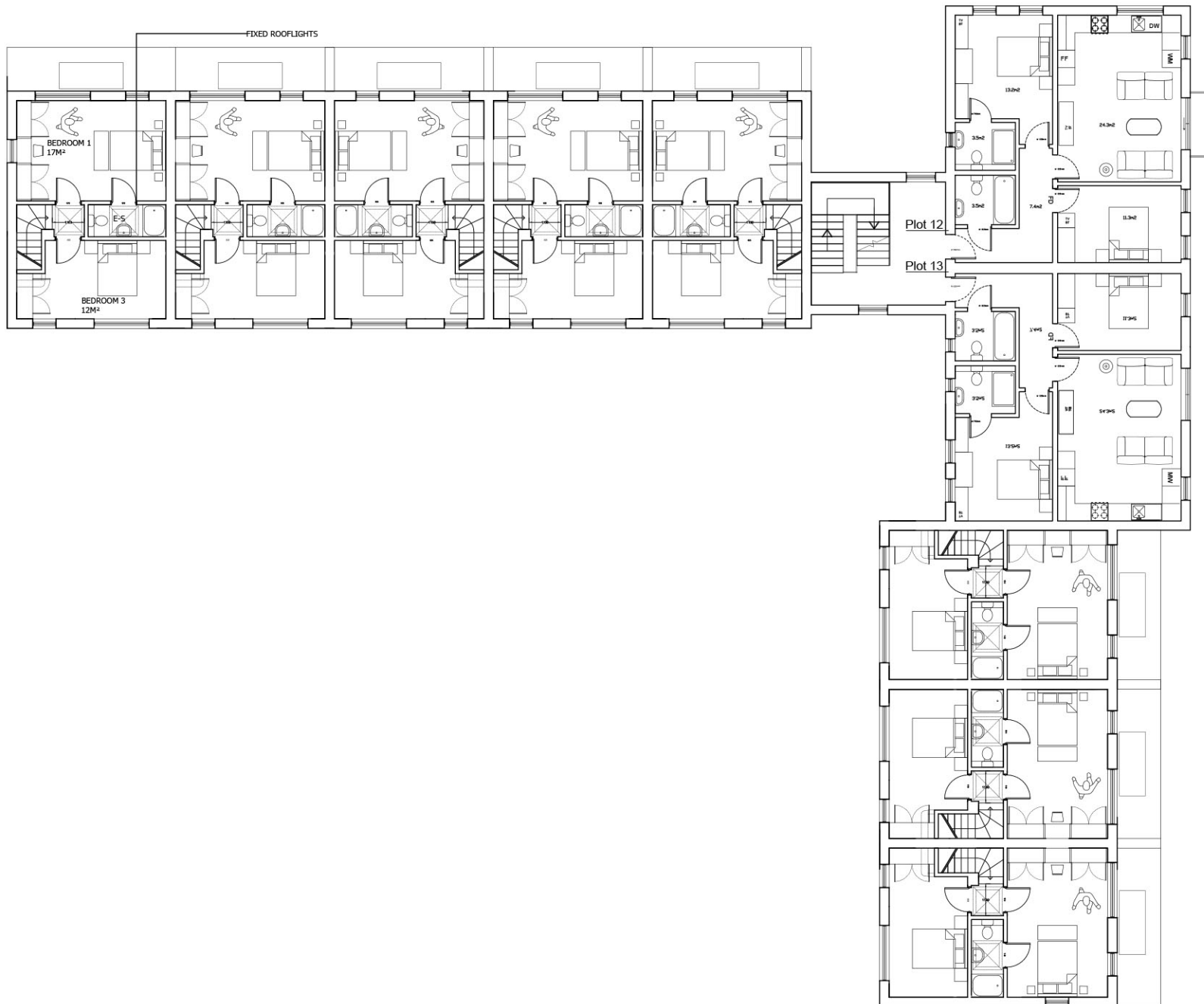
ROOF TO BE CLAD IN
SINGLE PLY ROOFING
SYSTEM, GREY IN
COLOUR



REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	CONCEPTUAL	RPM	07/12
B	CANOPY ETC	RPM	11/13
C	KITCHEN DOORS AND WINDOWS	RPM	04/14
D	AS-BUILT FOLLOWING DESIGN OFFICER COMMENTS	RPM	05/15
E	AS-BUILT FOLLOWING DESIGN OFFICER COMMENTS	RPM	05/15
F	GENERAL LAYOUT UPDATE	RPM	06/15
G	REVISIONS	RPM	06/15
H	REVISIONS	RPM	06/15
I	REVISIONS	RPM	06/15

PROJECT	WINDMILL ROAD SPROWSTON NORWICH	CLIENT
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PROJECT	PLOTS 3-17 FIRST FLOOR PLAN	REV.
DRAWN BY:	SCALE: 1:100	2013WIN-008

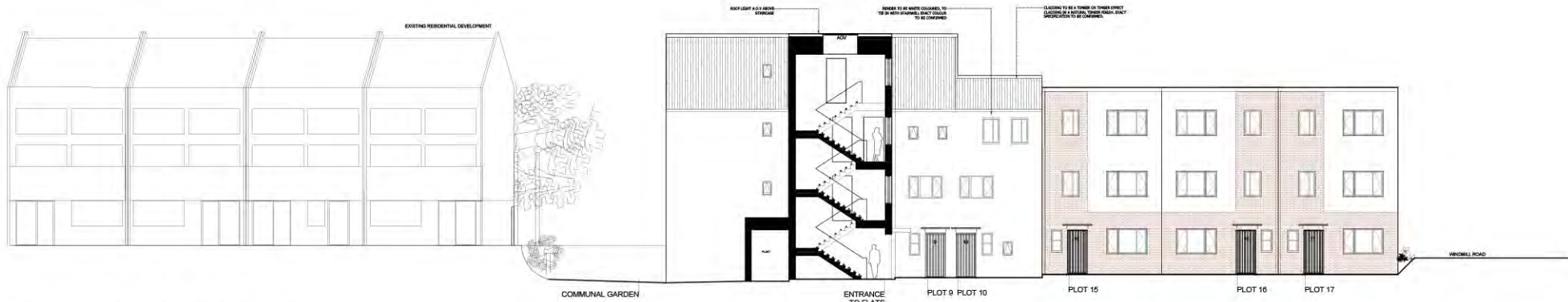


REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	CONCEPTUAL	RPM	07/23
B	CORRECT ETC.	RPM	23/23
C	KITCHEN, DOORS, AND WINDOWS	RPM	04/24
D	RE-USE EXISTING TERRACE LAYOUT COMMENTS	RPM	04/24
E	ALARM ROOM ADDED - SPINWHEEL REDESIGNED - GENERAL LAYOUT UPDATED - BALCONIES ADDED	RPM	06/25
F	NOTATION UPDATE	RPM	04/25
G	PLAT 2 LAMINATE BOX WINDOWS INCLUDED	RPM	06/25
H	ROOFLIGHTS INCLUDED, ORIGINALLY BLAZING PLAT 3	RPM	06/25
I	RE-USE OF THE TOP FIVE FLOORS OF THE TOWNHOUSE ADDED IN L1. ALL DOORS TO BE CLAD IN GLASS PLATING. WINDOWS CHANGED REFLECTED WITH WINDOWS ON THE DOWNSIDE FRONT FACADE. CORRECTED LAYOUT RESPONSE TO THE NEW ARRANGING OF PLAT 3 FLOOR 1 AND 2, AND TWEAKED INTERNAL LAYOUT ADJUSTMENTS.	RPM	09/25
J	REVISION	RPM	10/25

PROJECT	WINDMILL ROAD SPROWSTON NORWICH	CLIENT
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PROJECT PORTION	PLOTS 3-17 SECOND FLOOR PLAN
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DRAWN BY:	SCALE:	REFERENCE TO:	DATE:	REV.
	1:100			2013WIN-005



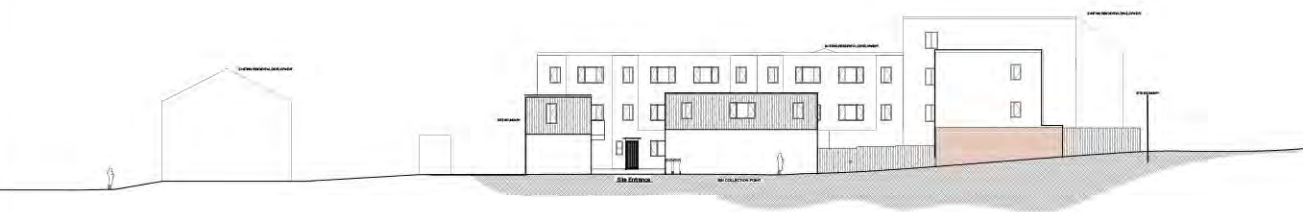
A-A Section A-A North West Elevation

Scale: 1:100



B-B Section B-B South West Elevation

Scale: 1:100



B-B Contextual B-B Section

Scale: 1:200

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	NEW LAYOUT AND UPDATED ELEVATIONS	URE	04/14
B	TITLE AMENDED	URE	04/14
C	REVISION FOLLOWING DESIGN OFFICERS COMMENTS: - GARAGE DOORS UPDATE - ENTRANCE CANOPY INCLUDED - STEP OUT BALCONY INCLUDED - CLADDING AND RENDER UPDATED - EXTERNAL LIGHTS SPECIFIED - WINDOWS ALTERED TO ALL FACEDS - GENERAL LAYOUT UPDATE	RM	05/15
D	GROUND LEVELS TO PLOTS 9-17 AMENDED FOLLOWING DRAINAGE CONSULTANTS COMMENTS	RM	06/15
E	EXISTING CONTEXT UPDATED	RM	08/15
F	REAR WALL OF THE TOP TWO FLOOR OF THE TOWNHOUSES MOVED IN LINE ALL ROOFS TO BE CLAD IN SINGLE PLY ROOFING MEMBRANE GARAGES REPLACED WITH WINDOWS ON THE TOWNHOUSE FRONT FACEDS AND WINDOWS ABOVE WIDENED TO LINE THROUGH OVERSICED GLASS WINDOWS TO THE REAR WINDOWS OF PLOT 3 FLOOR 1 AND 2, AND VARIOUS INTERNAL LAYOUT AMENDMENTS.	RM	01/16
G	REVISIONS	RM	09/19
H	REVISIONS TO LEVELS AS PER DRAINAGE DESIGN	RM	10/19

PROJECT	CLIENT
WINDMILL ROAD SPROWSTON NORWICH	
PROJECT PORTION	SECTION A-A, B-B AND CONTEXTUAL
CHECKED PROPOSAL	APPROVED PROPOSAL
CHECKED BY:	SCALE 1:100, 1:200
DRAWN BY:	REFERENCE TO:
	ENGINEER APPROVED
	DRG No.
	REV.
	2013WIN-014 H



TH Town House Facades



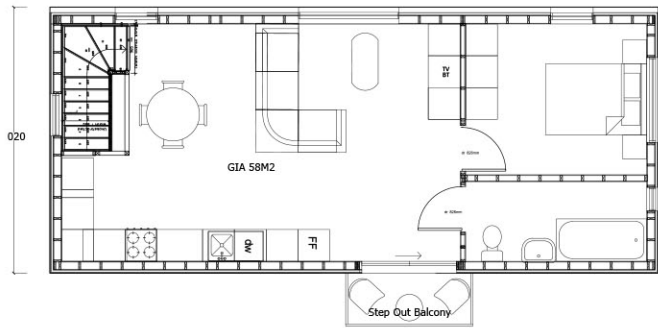
C ELEVATION C South East Elevation



D ELEVATION D North East

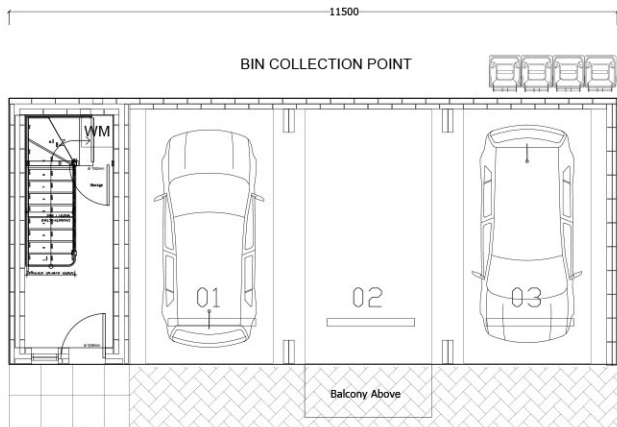
REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	NEW LAYOUT AND UPDATED ELEVATIONS	RM	04/14
B	ELEVATION D TITLE	RM	04/14
C	DRAWING ANNOTATION AMEND	RM	04/14
D	REVISION FOLLOWING DESIGN OFFICERS COMMENTS: - GARAGE DOORS UPDATE - ENTRANCE CANOPY INCLUDED - STEP OUT BALCONY INCLUDED - CLADDING AND RENDER UPDATED - EXTERNAL LIGHTS SPECIFIED - WINDOWS ALTERED TO ALL FACADES - TOWN HOUSE FACADES UPDATED AND WINDOW OPENINGS ADDED TO IMPROVE STREETSCAPE - PLANT ROOM INCLUDED - GENERAL LAYOUT UPDATE, SECTION INCLUDED	RM	05/15
E	GROUND LEVELS TO PLOTS 8-17 AMENDED FOLLOWING DRAINAGE CONSULTANTS COMMENTS	RM	06/15
F	PLOT 3 ANGLED BOX WINDOWS INCLUDED	RM	08/15
G	PLOT 3 OBSCURED WINDOWS, WITH RESTRICTED OPENING MECHANISM	RM	08/15
H	REAR WALL OF THE TOP TWO FLOOR OF THE TOWNHOUSES MOVED IN 1.5M ROOFING MATERIAL, CHANGED TO RUBBER MEMBRANE, GARAGES REPLACED WITH WINDOWS ON THE TOWNHOUSE FRONT FACADES, OBSCURED GLASS WINDOWS TO THE REAR WINDOWS OF PLOT 3 FLOOR 1 AND 2	RM	01/16
I	REVISIONS	RM	09/19
J	REVISIONS TO LEVELS AS PER DRAINAGE DESIGN	RM	10/19

PROJECT		CLIENT	
WINDMILL ROAD SPROWSTON NORWICH			
PROJECT PORTION			
ELEVATIONS C, D AND TOWNHOUSE			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY:	SCALE 1:100, 1:200	REFERENCE TO:	DRG No. 2013WIN-015 J



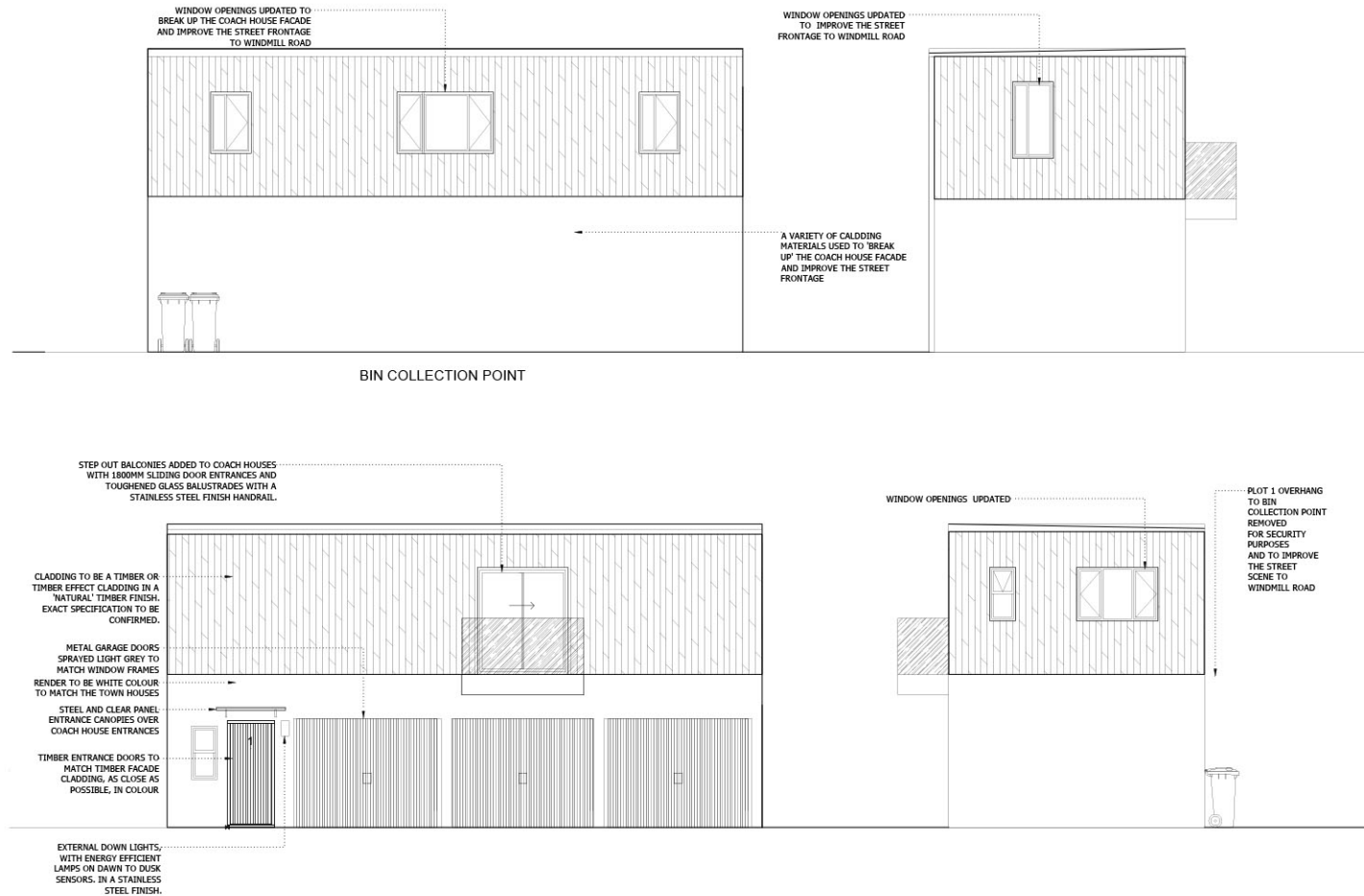
1 Coach House, Plot 1 First Floor Plan

Scale: 1:50



G Coach House, Plot 1 Ground Floor Plan

Scale: 1:50

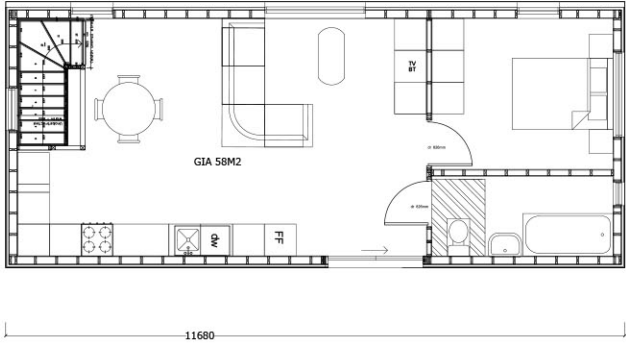


E Coach House, Plot 1 Elevation

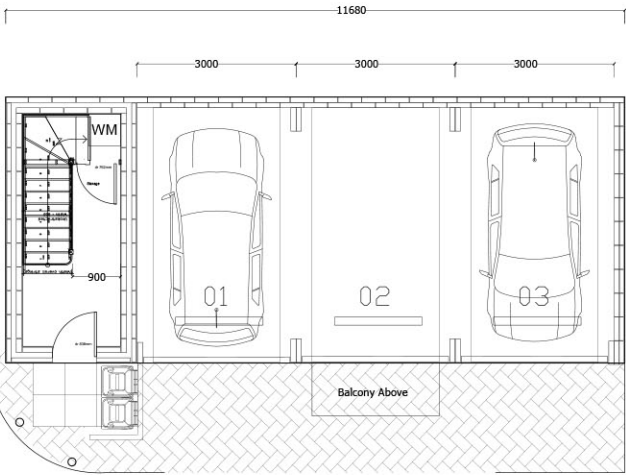
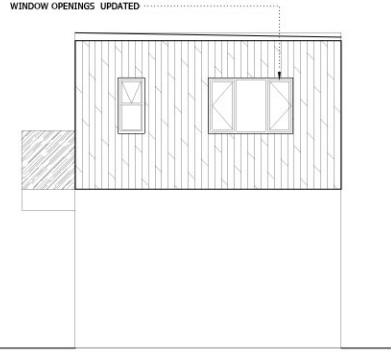
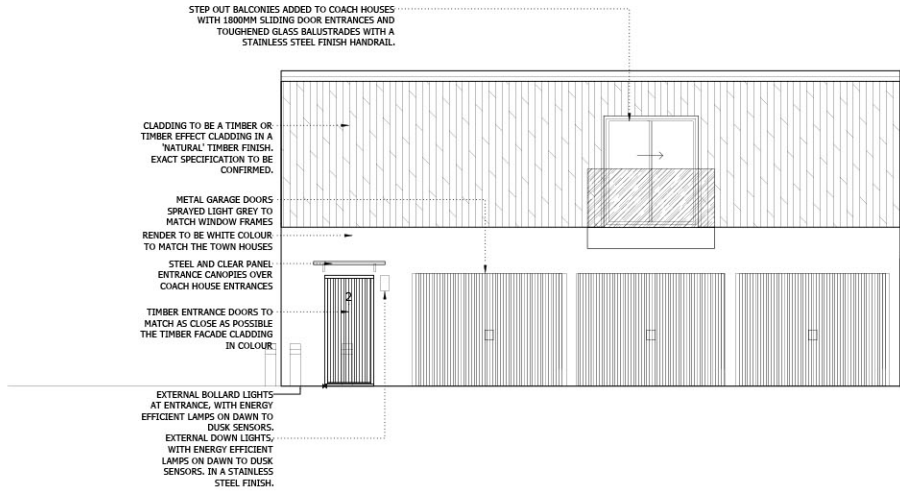
Scale: 1:50

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	PLOT 1 SEPARATE DRAWING		
B	REVISION FOLLOWING DESIGN OFFICERS COMMENTS: - GARAGE DOORS UPDATE; - ENTRANCE CANOPY INCLUDED; - STEP OUT BALCONY INCLUDED - CLADDING AND RENDER UPDATED; - OVERHANG REMOVED FOR SECURITY; - EXTERNAL LIGHTS SPECIFIED; - WINDOWS ALIGNED TO ALL PACKAGES; - GENERAL LAYOUT UPDATE	RM	04/14
C	NOTATIONS UPDATED	RM	05/15

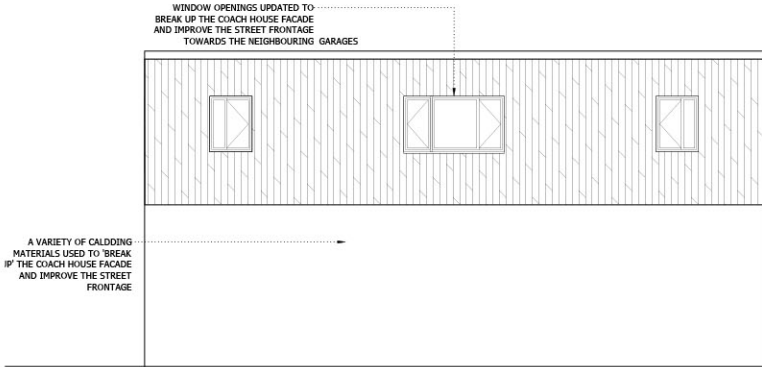
PROJECT		CLIENT	
WINDMILL ROAD SPROWSTON NORWICH			
PROJECT PORTION COACH HOUSE PLOT 1 FLOOR PLAN AND ELEVATION			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY: URE	SCALE 1:50	REFERENCE TO: @A1	DRG No. 2013WIN-013
			REV. C



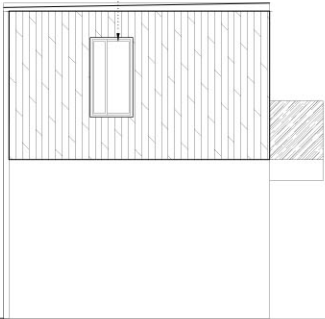
1 Coach House, Plot 2 First Floor Plan Scale: 1:50



G Coach House, Plot 2 Ground Floor Plan Scale: 1:50



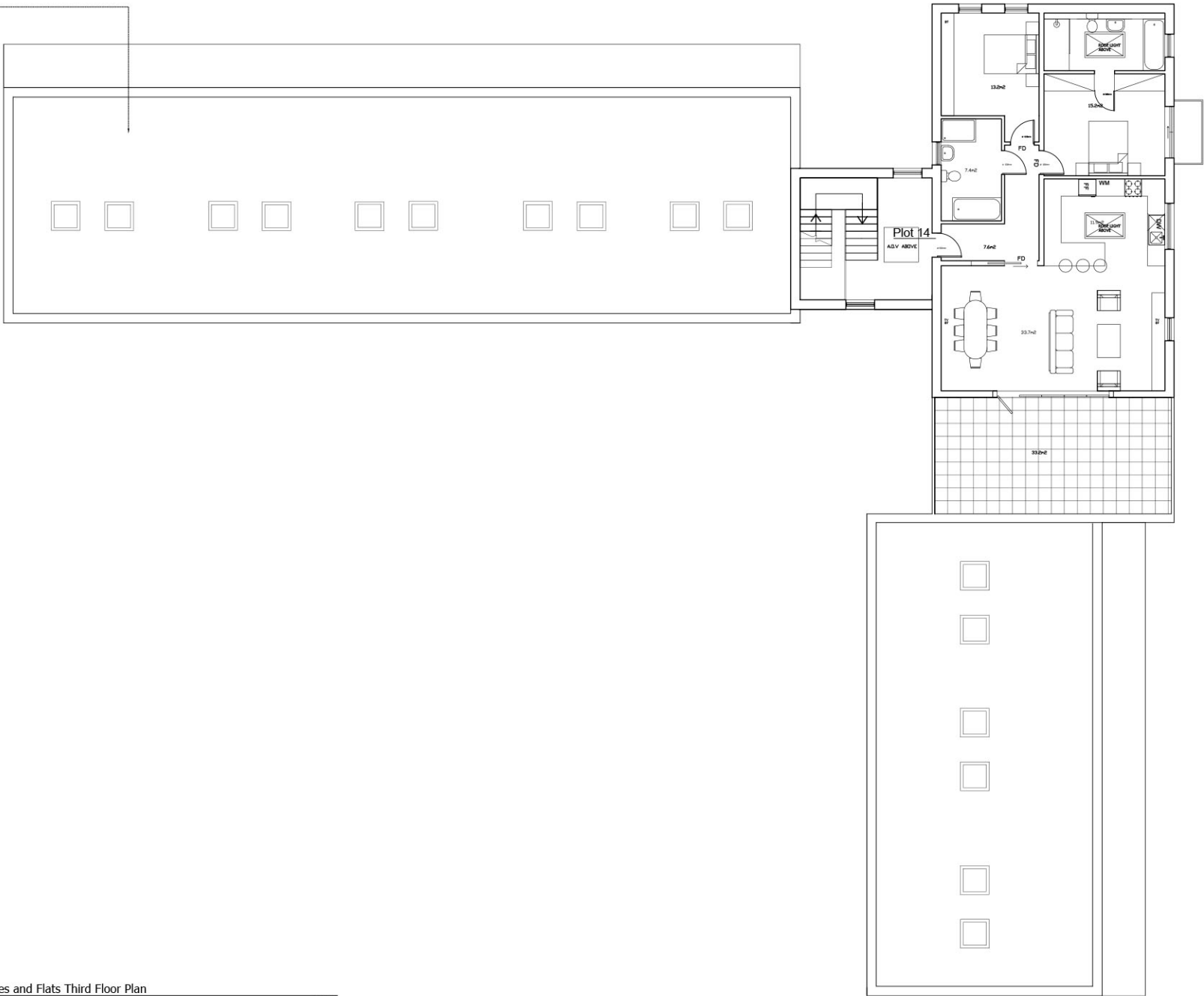
WINDOW OPENINGS UPDATED TO IMPROVE THE STREET FRONTAGE TO WINDMILL ROAD



E Coach House, Plot 2 Elevation

Scale: 1:50			
REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	PLOT 1 SEPERATE DRAWING	RM	04/14
B	ANNOTATION UPDATED	RM	04/14
C	REVISION FOLLOWING DESIGN OFFICERS COMMENTS: -GARAGE DOORS UPDATE: -ENTRANCE CANOPY INCLUDED; -STEP OUT BALCONY INCLUDED -CLADDING AND RENDER UPDATED; -OVERHANG REMOVED FOR SECURITY; - EXTERNAL LIGHTS SPECIFIED; -WINDOWS ALTERED TO ALL FACADES; -GENERAL LAYOUT UPDATE	RM	05/15
			
PROJECT		CLIENT	
WINDMILL ROAD SPROWSTON NORWICH			
PROJECT PORTION			
COACH HOUSE PLOT 2 FLOOR PLAN AND ELEVATION			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY: URE	SCALE 1:50	REFERENCE TO: @A1	DRG No. 2013WIN-012
			REV. D

ROOF TO BE CLAD IN
SINGLE PLY ROOFING
SYSTEM, GREY IN
COLOUR



REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	CONCEPTUAL	RM	07/13
B	CORRECTED ETC.	RM	11/13
C	KITCHEN, BATH, AND BEDROOMS	RM	06/14
D	RE-ISSUE FOLLOWING DESIGN OFFICER COMMENTS: FLYING ROOM ADDED - FURNITURE REARRANGED - INTERNAL LAYOUT UPDATED - BALCONIES ADDED - ROOF LIGHTS ADDED - ADJ. INCLUDED	RM	05/15
E	NOTATIONAL UPDATE	RM	06/15
F	PLANT LABELED WITH ROOMS INCLUDED	RM	06/15
G	ROOF LIGHTS INCLUDED	RM	06/15
H	RE-ISSUE OF THE 3RD FLOOR PLAN OF THE TOWNHOUSES ADDED BY 1/20. ALL ROOMS TO BE CLAD IN SINGLE PLY ROOFING SYSTEM. CHANGES RELATED TO THE ADDED ROOMS ON THE TOWNHOUSES FIRST FLOOR. SEE FIRST FLOOR PLAN TO THE NEW REVISED OF PLOT 1 FLOOR 1 AND 2 AND INSIDE INTERNAL LAYOUT ADJUSTMENTS.	RM	01/16

PROJECT	WINDMILL ROAD SPROWSTON NORWICH	1/16
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PROJECT	PLOTS 3-17 THIRD FLOOR PLAN	2013WIN-010	REV.
DESIGNER	ARCHITECT	DATE	REV.
SCALE	1:100	REFERENCE TO	

