

Report for Resolution

Report to Date	Planning Applications Committee 03 April 2014
Report of Subject	Head of Planning Services 13/01686/F & 13/01687/L 24 Cattle Market Street Norwich NR1 3DY

Item
4(2)

SUMMARY

Description:	<p>13/01686/F - Demolition of building to rear of Crystal House with the exception of the end east wall; change of use and extension to the first floor of Crystal House from retail (Class A1) to 1no. two bed flat (Class C3); rebuilding at rear to provide 4no. two bed dwellings and 3no. three bed dwellings.</p> <p>13/01687/L - Demolition of building to rear of Crystal House with the exception of the end east wall; Alterations to building to enable change of use and extension to the first floor of Crystal House from retail (Class A1) to 1no. two bed flat (Class C3); rebuilding at rear to provide 4no. two bed dwellings and 3no. three bed dwellings.</p>
Reason for consideration at Committee:	Objection
Recommendation:	<p>Approve application No 13/01686/F subject to the completion of a satisfactory S106 agreement by 22nd April 2014 and subject to conditions or where a satisfactory S106 agreement is not completed prior to 22nd April 2014 that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No 13/01686/F</p> <p>Approve application No 13/01687/L and grant listed building consent, subject to conditions</p>
Ward:	Thorpe Hamlet
Contact Officer:	Mrs Joy Brown Planner 01603 212543
Valid Date:	23rd November 2013
Applicant:	Mr Richard Pratt
Agent:	Mr Peter Snell

INTRODUCTION

The Site

Location and Context

1. The site is situated on the eastern side of Cattle Market Street opposite the Castle Mall. The site consists of two main elements – Crystal House which fronts onto Cattle Market Street and workshops, offices and storage to the rear, access to which is gained via an unadopted lane to the north of the site. Crystal House is a grade II listed two storey building which was originally constructed as a showroom, workshop and foundry for

Holmes and Sons, who manufactured and assembled agricultural machinery. The most significant part of the building is the front range, in particular the iron framed two storey glazed façade fronting onto Cattle Market Street. The building is currently used as a café at ground floor and as a furniture shop at first floor level.

2. Workshops occupy the entire site to the rear of Crystal House. These have undergone later alterations and are more utilitarian in nature. The workshops are still in use but the building is considered to be in poor state of repair.
3. The surrounding area is mixed in terms of its uses. Directly to the south of the site are offices and directly to the north is a public house. The site is opposite the Castle Mall which is in the primary retail area and to the rear of the site is St Peter Parmentergate Church and churchyard. To the north/east of the site are residential properties on St Martin at Bale Court.

Constraints

4. Crystal House is grade II listed. The site is situated within the City Centre Conservation Area and the Area of Main Archaeological Interest. St Peter Parmentergate Church, which is to the rear of the site, is grade I listed.
5. The churchyard which abuts the rear of the site is identified as being publicly accessible recreational open space. The unadopted lane to the north of the site which links Cattle Market Street to King Street via the churchyard forms part of the green links network.
6. The site is situated within the City Centre Leisure Area. The site is not within a retail area but is opposite the Castle Mall which is within primary retail area.

Topography

7. The site slopes down significantly from Cattle Market Street to St Peter Parmentergate Church.

Planning History

4/1989/0381 - Re-development of former storage building at rear by erection of four storey building to provide basement car park and service area, shops (648sq m) and offices (661sq m) with glazed link. Conversion of existing showrooms to three shops. (APCON - 03/08/1989)

4/1989/0382 - Demolition of rear storage building. (APCON - 03/08/1989)

4/1989/0383 - Removal of internal staircase, re-instatement of floor and formation of new opening to provide glazed link. (APCON - 03/08/1989)

11/01911/U - Retrospective application for change of use for part of ground floor from retail (Class A1) to café (Class A3). (APPR - 13/06/2012)

12/00611/L - Demolition of building to rear. Alterations and extensions to form 8 No. residential apartments including change of use of first floor to residential (Class C3). (CANCLD - 20/05/2013)

12/00612/F - Demolition of building to rear. Alterations and extensions to form 8 No. residential apartments including change of use of first floor to residential (Class C3). (CANCLD - 20/05/2013)

8.

Equality and Diversity Issues

There are no significant equality or diversity issues. All flats have been designed to comply with Lifetime Homes Standards and the apartments are served by a lift.

The Proposal

9. Planning permission and listed building consent is sought for the following:
- The demolition of the existing workshop building with the exception of part of the three storey back east facing wall which contains earlier flint fabric.
 - The change of use of the first floor of Crystal House from retail (Class A1) to 1 no. two bedroom flat (Class C1). Also included in the proposal is the refurbishment of Crystal House, the removal of the existing mezzanine floor and staircase, the installation of a new mezzanine floor and staircase, the subdivision of the existing first floor area into the principal rooms of flat 8 and the installation of an internal glazed wall (bifold doors) around 1.2m behind the existing front external windows. The ground floor is to be subdivided into two retail units. Centrally there will be an entrance area which will provide access to both retail units and towards the rear of the ground floor it is proposed to have revolving doors which will provide secure access to the flats.
 - Construction of seven apartments (4 no. two bedroom and 3 no. three bedroom apartments) to the rear of the site and the provision of eight car parking spaces (one for each of the flats), cycle storage, bin storage and ancillary storage for the ground floor retail units. The proposed building is five storeys, although only levels one and two will occupy the full available area of the site with levels three, four and five each being set back and staggered. Amenity space for the residents will be provided by a combination of roof terraces and balconies. The new building will be attached to Crystal House by a three storey link.

Representations Received

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five letters of representation have been received citing the issues as summarised in the table below. This includes a letter on behalf of the St Martin at Bale Court residents association.
11. During the process of assessing the application slight amendments were made to the balconies on the south elevation of the proposal. A letter was sent to the two properties to the south (The Old Drill Hall [23A Cattle Market Street] and St Peters House [23 Cattle Market Street]) notifying them of this change and providing them with the opportunity to comment further on the change. A letter has been received from The Old Drill Hall confirming that the revisions take no consideration of their comments made previously and their objection still stands.
- 12.

Issues Raised	Response
Design and impact upon listed building <ul style="list-style-type: none">• The proposal is an overdevelopment of the site, with the density being too high and the scale of the development will have a detrimental impact upon Crystal	See paragraphs 21-32

<p>House.</p> <ul style="list-style-type: none"> • The proposed building is over dominant and will dominant the skyline. • The new building is of insufficient architectural quality and the development appears somewhat piecemeal. • There should be a more industrial approach to the elevational treatment with the skillfull use of brick, metal and timber. 	
<p>Use of Crystal House</p> <ul style="list-style-type: none"> • Crystal House should be retained in its present use and should not be subdivided on the ground or first floor. • Residential use is inappropriate for this building. 	See paragraphs 20-23
<p>Overlooking, overshadowing, loss of light and noise</p> <ul style="list-style-type: none"> • The proposal will lead to overshadowing and loss of light to properties at St Martin at Bale Court due to the height and overbearing design of the proposal. This will affect the interior and the garden areas of the properties. There will also be overlooking which will result in a loss of privacy. The scale of the development should be sympathetic to neighbouring properties. • The property to the south is currently in use as offices/studios. Due to the height of the building and the distances involved the proposal will lead to loss of light and loss of privacy. • The proposed residential development and in particular the provision of balconies on the south elevation will result in noise which will impact upon the offices to the south. 	See paragraphs 33-39
<p>Living conditions for future residents</p> <ul style="list-style-type: none"> • On the south elevation the only windows look onto recessed balconies. • Future occupiers of the site could be affected by noise from the live music played at the public house opposite. 	See paragraphs 42-44
<p>Access and highway safety</p> <ul style="list-style-type: none"> • There is potential for there to be a conflict between pedestrians using the lane and traffic accessing the car parking area. • Access to the churchyard should be restricted during the hours of darkness 	See paragraphs 45-47

by gating it. <ul style="list-style-type: none"> • There will be an increase in traffic noise and pollution along the lane. • There is concern regarding the need for access across land to the south for ongoing maintenance and emergency access. 	
Drainage <ul style="list-style-type: none"> • This application should address the problem of rain water runoff which currently exists. The down pipes that take water from the roof do not align with the drains which results in water flowing down the lane and into the churchyard. 	See paragraph 50
Future development <ul style="list-style-type: none"> • The scale of the development will have a detrimental impact upon the property to the south (Old Drill Hall). The scale of the proposal and as the development will extend to the boundary will limit development opportunities at the Old Drill Hall. There has also been no correspondence relating to the Party Wall Act. 	See paragraph 39
Construction <ul style="list-style-type: none"> • Noise during construction will impact upon residents of St Martin at Bale Court. • The occupiers of the property to the south (Old Drill Hall) have concerns regarding construction in particular relating to foundations and the party wall line, safe construction and loss of parking and security. 	Informative to be added to any permission regarding hours of construction. Issues regarding foundations, party wall and safe construction are not a material planning issue.

Consultation Responses

13. English Heritage – We have no objection to the subdivision of the ground floor into two units but recommend historic fixtures and features are retained where possible. Full details should also be provided on the junction between the glass elevation and the new partition. With regards to the upper floor the use of a new glazed wall is preferable to double glazing but the proposal will impact on the volume of space. It is also likely to have a visual impact on the glazed façade from inside and outside the building so will have an impact on the appearance and significance of the building. Your authority should therefore be satisfied that the change of use which necessitates this is justified and ensure you have sufficient details of the structure. With regards to the new development to the rear, we would prefer the north and east walls to be retained however if the authority is satisfied that the walls are beyond repair we have no objection to their demolition subject to appropriate recording prior to demolition. The design has been revised in line with previous advice given. Should the authority be minded to grant consent, it should be conditional on the recording of the rear ranges and subject to conditions requiring approval of new materials and details and subject to the retention of historic fixtures.

14. Norfolk Landscape Archaeology – The report is satisfactory but a programme of archaeological works is needed for the works taking place at the rear of the site. There is a possibility that the burial ground associated with the church could encroach onto the site. Conditions should be attached to any approval.
15. Local Highway Authority – The principle of the development is acceptable. Bin and cycle storage is adequate and as well sited as is practicable. Car parking accords with policy. The Juliet balconies are unlikely to cause a problem in terms of access although there is a risk that a high sided van could strike the level two balconies so it is recommended that some sort of bollard is in place to minimise the risk.
16. Environmental Health Pollution Enforcement – There is potential for an impact from road traffic noise to affect flat 8 so a full noise impact assessment is required. With regards to the layout of the flats there is potential that people using the terrace could create noise to neighbouring flats and noise from the car park could impact upon flat 1. Due to a mix of uses there will be a need to control impact affecting the different uses.
17. Strategic Housing – There has been no interest from Registered Providers and as such an offsite commuted sum should be paid.
18. Norfolk Constabulary – The development should seek to achieve full Secured by Design Certification. The integral car parking area must be designed to prevent unauthorised access as should the internal door that gives access to the flats. External doors, windows, glazing and post boxes should be the relevant standards and external entry into the building should be restricted. The internal cycle store should be a purpose built room. External and internal lighting can have an impact on the wellbeing of residents.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 1 – Building a strong, competitive economy

Statement 2 – Ensuring the vitality of town centres

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

Statement 11 – Conserving and enhancing the natural environment

Statement 12 - Conserving and enhancing the historic environment

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

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 6 – Access and transportation

Policy 7 – Supporting communities

Policy 11 – Norwich City Centre

Policy 20 – Implementation

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

NE9: Comprehensive landscaping scheme and tree planting

HBE3: Archaeological assessment in Area of Main Archaeological Interest
HBE8: Development in Conservation Areas
HBE9: Listed buildings and development affecting them
HBE12: Design
EP22: High standard of amenity for residential occupiers
HOU13: Criteria for other housing site proposals
HOU15: Criteria for conversion of other uses to housing
TRA3: NATS strategy expressed in policy terms re modal shift from car to other modes
TRA5: Sustainable design to reduce car use to minimum
TRA6: Parking standards
TRA7: Cycle parking standards
TRA8: Servicing
TRA14: Design of pedestrian routes and areas

Supplementary Planning Documents and Guidance

City Centre Conservation Area Appraisal

Other Material Considerations including:

Written Ministerial Statement: Planning for Growth March 2011
The Localism Act 2011 – s143 Local Finance Considerations

Local Financial Considerations

The provision of eight units of residential accommodation will provide the Council with additional funding through the New Homes Bonus.

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has now submitted the emerging Local Plan policies for examination and considers most of these to be wholly consistent with the NPPF. Weight must be given to the emerging Local Plan and relevant policies are listed below for context although none change the thrust of the current Local Plan policies discussed in the main body of this report:

DM1 - Achieving and delivering sustainable development
DM2* - Ensuring satisfactory living and working conditions
DM3* - Delivering high quality design
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

* These policies are currently subject to objections or issues being raised at pre-submission stage and so only minimal weight can be applied in particular instances. However, the main thrust of ensuring adequate design and amenity is held in place through the relevant Local Plan policies listed above.

Principle of Development

Policy Considerations

19. The provision of eight residential units on this site will help to meet the housing needs within Norwich as identified within policy 4 of the adopted Joint Core Strategy. The site will provide 5 no. two bedroom apartments and 3 no. three bedroom apartments of which each of the units are relatively spacious and would be suitable for family living. Due to the proposed building being five storeys, the density will be relatively high but it is not considered that the density will be out of keeping with the character of the city centre and the proposal also provides outdoor amenity space for all but one of the units and one car parking space per flat. Policy 4 of the Joint Core Strategy and policies HOU13 and HOU15 of the City of Norwich Replacement Local Plan set out the criteria against which residential developments will be assessed. These issues along with other material considerations are discussed within the report.
20. The proposal retains retail at ground floor level but will result in the loss of retail at first floor level. Given that the site is not within a retail area, the principle of its loss is considered acceptable. The main issue with regards to both the subdivision of the ground into two retail units and the change of use of the first floor to residential is whether this can be achieved without harming the significance of the listed building. This is discussed below.

Design and impact upon listed building and conservation area

Impact on Listed Building

21. Crystal House is a two storey grade II listed building which was originally constructed as a showroom, workshop and foundry for Holmes and Sons, who manufactured and assembled agricultural machinery. The use of the building is related to the cattle market, which for many years was located on the bailey area of the Castle prior to the Castle Mall redevelopment. The west (front) elevation is the most significant part of the building with windows making up the majority of the elevation. It was designed in this way to catch the eye of passers by and to allow goods within to be displayed to maximum effect. The building has a five bay frontage with huge windows in each bay except the central bay of the ground floor which is the entrance. The design of the building was highly fashionable for its date (c1863) and the design of the frontage clearly draws upon the design and innovation of Paxton's Crystal Palace of 1851. The frontage utilises an iron frame and curtain glass wall with the ironwork displaying an elegant use of detail with a lily pattern copied from Crystal Palace. Internally the large open plan ground and first floors enabled the flexible display of agricultural machinery and a clear view in from the street. It remains an eye catching building within the townscape.
22. Due to the significance of the front façade, it is important that no changes are made to the glazing and that a sense of space is preserved. The ground floor is to continue to be used as retail and although it will be subdivided into two smaller units, the space remains relatively open and the front façade unaltered. Full details will be required on the junction between the glass elevation and the new partitions. The mezzanine and stairs are a later insertion and therefore their remove and the provision of a new mezzanine and staircase is acceptable.
23. With regards to the conversion of the upper floor to residential, it is considered that the proposal will still retain a sense of space as the levels have carefully been divided so that

the larger room are situated towards the front of the building and the corridor and smaller room towards the rear. It is also proposed to have a recessed glazed element which will consist of a screen of bi-folding doors set back around 1.2m from the front glazing which will in effect create an 'internal' conservatory and help retain a sense of unbroken space. This will provide the opportunity to have secondary glazing without altering any of the glazing on the front façade, which will be necessary to provide both thermal and noise insulation. Secondary glazing will be necessary on the existing side windows, details of which should be conditioned.

24. In addition to the front façade there are a number of other interesting and original fixtures and features such as the cast iron threshold, which is a footplate from a steam engine and a winch. It is important that these are retained and an inventory should be produced to ensure that these features are not lost in any demolition process for the workshops. The application does also say that all fixtures and fittings are to be removed at first floor level; however there is an historic fireplace that should be retained along with some remnants of previous activities in the wall. These should be preserved and a condition should be attached to any permission ensuring that all historic features are retained. Furthermore it is possible that the floor could be original and does have some historic pits, the form of which should be retained for historic referencing. Ideally, since this is a retail unit, it would be preferable to retain the existing timber floor, however there may be some advantages to relaying a sustainable floor underneath (e.g. limecrete) and then reinstalling the flooring.

Demolition of the workshops

25. The rear workshops have undergone later alterations and are more utilitarian in nature, although they are still considered to be of some historic interest as they are a remnant of a larger group of industrial buildings. The proposal includes the retention of the lower section of the east wall which faces onto St Peter Parmentergate church. This section of the wall contains earlier flint fabric and its retention will provide a historic transition to the churchyard setting of the church.
26. The retention of the north elevation was discussed at pre-application stage and English Heritage would have preferred to see the north and east walls retained, however the applicant has submitted details in the form of a surveyor's report which provides evidence of quite severe structural failure. The surveyor's report concludes that the north wall is not fit for retention and cannot be viably refurbished. Furthermore as the building is in a poor state of repair and the building has a thin brick skin, it would be difficult to achieve a conversion to meet modern building regulations without extensive internal work. English Heritage has commented that if the authority is satisfied with the structural report then they have no objection to its demolition subject to appropriate recording prior to demolition.

Layout, form, height, scale and materials

27. Although the site fronts onto Cattle Market Street, it is also publically viewable on the north and east elevations from the alleyway which links through to the churchyard of St Peter Parmentergate and is viewable from the Castle Gardens. On the opposite side of the alleyway is the 19th century public house, (currently called the Marque). This building has structural issues at the rear, but being locally listed there would be a presumption of retaining and repairing the existing building rather than demolition. To the south is a car park, behind which lies the very tall form of St Peter House, which to some extent dominates the backdrop in views. Crystal House is adjacent to the Old Drill Hall which is a three storey building currently in use as offices.
28. In considering the impact of the new build, it is important that it does not dominate over the

retained front range and does not have a detrimental impact upon the setting of Crystal House and St Peter Parmentegate church; however taking into consideration the size and footprint of the existing building, it is also important that the building is designed with its own strong and distinctive form that is clearly readable as a separate element from the historic front range. The buildings will be attached, but it is considered that the front range will retain its identifiable independent form both internally and externally.

29. The existing workshops currently occupy the entire footprint of the rear section of the site and the ridge height of the workshop ranges from 8m at the eastern most point to 6.3m where the building connects to Crystal House. The proposed building will occupy the same footprint but in terms of the overall height, it is proposed to increase this significantly. At its highest point, the new building will be 13m high and the link between the new apartments and Crystal House will be 9m high. However due to the topography of the site, the overall height will not go above the ridge line of the front range which is 12.2m so will not be visible from Cattle Market Street when looking straight on at Crystal House. Furthermore although the overall height of the rear building will be significantly higher than the existing building, levels three, four and five are recessed and set back so that they do not over dominate when looking down the lane and do not detract from the setting of the churchyard and the dominance of the church to the east. On balance although the new building is of some height, the broken and recessive massing should ensure that the overall building form is recessive and 'sits back' into the site rather than becoming overly dominant.
30. The north and east elevation are modelled with a fenestration that provides an active frontage onto the lane which will increase surveillance significantly, whereas the south elevation has been designed to minimise overlooking to the offices to the south with recessed balconies, screening and obscure glazing. The fenestration has also been designed to provide some vertical emphasis to counteract the horizontal emphasis of the overall form, replicating the traditional approach to elevation treatment.
31. The materials proposed include brickwork to match the east facing wall, timber boarding and terracotta tile or eternit panel rainscreen cladding with the roof being a lightweight steel frame, timber joist and single ply membrane flat roof or precast concrete. The principle of these materials are considered acceptable and details of these materials should be conditioned

Conservation Area – Impact on Setting

32. The site is situated within the Ber Street character area of the City Centre Conservation Area and as such saved policy HBE8 of the City of Norwich Replacement Local Plan, policy 1 of the Joint Core Strategy and section 12 of the NPPF are of particular importance. Saved policy HBE8 relates to both the demolition of buildings in conservation area and the design of new development. With regards to the demolition it is not considered that the loss of the workshop building will be of significant harm to the area's character and appearance, particularly given that the most important section (east wall) is to be partially retained and incorporated into the new development. Furthermore it is considered that the layout of the proposed building respects historic plots and that the design does not dominate over the retained front range and does not have a detrimental impact upon the setting of Crystal House and St Peter Parmentegate church. Furthermore by virtue of the upper floors being recessed on the north and east elevations, this allows views of the church to be retained. As such it is not considered that the proposal will have a harmful impact upon the character and appearance of the conservation area.

Impact on Living Conditions

Impact on neighbouring properties – overlooking, overshadowing and loss of light

33. With regards to the impact upon neighbouring residents and occupants the main issues for consideration are the impact upon the Old Drill Hall to the south which is currently in use as offices and the residential dwellings at St Martin At Bale Court to the north/east.
34. Concern has been raised by the occupants of the offices to the south that the proposal will result in a loss of privacy and loss of light due to the height and proximity of the building. With regards to overlooking, although it is proposed to have balconies on the south elevation, these have been well designed in order to minimise overlooking. The balconies are all recessed with the level 2 balconies being screened by a brick wall and the level 3, 4 and 5 balconies having louvers on two-thirds of the opening and either high level windows or obscure glazing internally. It is considered that this will minimise overlooking to the property to the south to an acceptable level.
35. With regards to loss of light and overshadowing, it is acknowledged that the proposal may have an impact due to the height of the proposed building being greater than the existing building. However due to the orientation, the level of overshadowing will be at a minimal level and although the distance between the two properties is only around 15m, it is considered that this is a sufficient distance to ensure that the loss of light is at an acceptable level.
36. In relation to the properties to the north/east, the main issue for consideration is the impact upon 12 St Martin at Bale Court as this property is situated only round 5m from the site. The other properties at St Martin at Bale Court are all situated at least 15m from the site with most of the windows facing onto the churchyard rather than onto the site so the loss of light and overshadowing should be minimal. 12 St Martin at Bale Court does however have a window within the rear elevation which faces directly onto the lane and the site. With regards to loss of light and overshadowing, it is acknowledged that there may be some impact; however where the proposed building is closest to the neighbouring property (the north east corner of the site) the height of the building is no greater than the existing building due to the building only being two storey at that point. As such it is considered that light levels are not likely to be significantly worse than they are currently and any loss of light will be at an acceptable level. The loss of privacy has also been raised by neighbouring residents and due to there being roof terraces on the north and east sections of the proposed building at levels 3, 4 and 5, it is considered that there is potential for some overlooking. This will however been at a minimal level and it is considered that the benefits of increased surveillance over the lane and churchyard outweigh the slight increase in overlooking to neighbouring properties.

Impact on neighbouring properties - noise and disturbance

37. The provision of balconies on the south elevation has been an area of concern for the offices to the south particularly due to the proximity to the boundary. The distance between the buildings is around 15m so it is acknowledged that if people are using their balconies during the day when people are working in the offices, there may be minimal levels of noise. However this is a city centre location where there is background noise already and a certain level of noise can be expected. Furthermore the balconies are more likely to be used at weekends and in the evenings when the offices are unlikely to be in use.
38. Neighbouring residents at St Martin at Bale Court have also raised concern that an increase in traffic using the lane to access the car park will result in an increase in noise and disturbance. It is proposed to fit an electronic operated roller shutter which will aid the entrance and exit of cars meaning that cars are not waiting on the lane for any length of

time with their engines running. There are also a number of Juliet balconies on the northern elevation and roof terraces which face onto the lane. Therefore there may be some additional noise to residents at St Martin at Bale Court; however this is not considered to be at a significant level particular bearing in mind the city centre location.

39. In summary it is considered that the impact upon the living and working conditions of the neighbouring properties is acceptable, particularly taking into consideration that this is a city centre location where an existing workshop building exists on the site. Furthermore it is not considered that the proposal will prejudice the future development of the neighbouring site. The proposed building is five storey and will be built on the boundary of the site however this does not rule out the extension of the building to the south. It should also be noted that new permitted development rights means that the offices to the south could be converted to residential without the need for planning permission but given that the balconies on the south elevation have been design to minimise overlooking, this will not cause any residential amenity problems.

External amenity space for future residents

40. Clause (v) of policy HOU15 and clause (iii) of policy EP22 of the City of Norwich Replacement Local set out that residential use should be permitted subject to the provision of satisfactory external amenity space (private or communal) adjoining the property with appropriately located bin storage, cycle storage and drying areas.
41. Due to the constraints of the site, it is not possible to provide a large amount of amenity space however all flats other than flat 2 has either a recessed balcony or terrace with some flats having more than one area of outdoor space. Although it is regrettable that one of the flats has no outdoor space, given that the site is adjacent to two areas of publicly accessible recreational open space (St Peter Parmentergate Churchyard and Castle Mall gardens) it is considered acceptable and meets the requirements of policy HOU15 and EP22.

Internal living conditions

42. The internal space for all eight of the apartments is considered sufficient to meet the needs of future residents. On the south elevation, concern was raised that there may not be sufficient light into some of the living areas in particular to flats 3 and 5. The application as submitted ensured that overlooking to the south was reduced to a minimal level however it was felt that this resulted in a proposal which could potential result in a lack of light for future residents of the site. As such the proposal has been revised slightly. Some of the high level windows have been removed and they have been replacing with full height glazing to the middle panel. This will however be obscure glazed to ensure that overlooking of the site to the south is still at an acceptable level.
43. One area of concern is the impact that road traffic will have upon the living conditions of flat 8. The main living areas and bedroom will face onto Cattle Market Street which is a relatively busy road through the city centre. A brief noise impact assessment has been submitted with the application but this does not make a full assessment of noise levels during early morning rush hour and late night prime time use. Without having this information it is difficult to ascertain what mitigation measures are required to ensure satisfactory living conditions; however the provision of a new glazed wall around 1.2m back from the front façade will offer opportunities to provide a good level of sound insulation. It is however likely that some form of mechanical ventilation will be necessary. This should be achievable on site both from a visual and residential amenity point of view and as such it is proposed to condition a full noise impact assessment and to ensure that all works that are required are carried out prior to occupation of flat 8. Although the

remainder of the flats are set back from the road, the noise impact assessment should also cover this aspect to ensure that the proposed glazing is satisfactory particularly taking consideration the position adjacent to a public house.

44. The other areas of concern raised by Norwich City Council's environmental protection officer is the use of the balconies and roof terraces and potential noise from the car park, With regards to the areas of amenity space, there are cases where the terrace of one flat is adjacent to the bedroom of a different flat. Although this raises potential issues, it is considered that well insulated walls and glazing will mitigate noise levels to an acceptable level which is also the case with noise associated with the car park. This issue should be addressed within the full noise impact assessment.

Transport and Access

Vehicular Access, Traffic Generation and Car Parking

45. The proposal includes parking for eight cars which is acceptable and accords with the requirements of policy TRA6 of the local plan. Advice from the local highway officer is that spaces 1 and 8 will require a lot of manoeuvring to access and egress, however, there is no reasonable alternative layout, so it is acceptable on balance. The spaces should be numbered. The car park is situated on level 1 of the new development so does not dominant the layout of the proposal at all.
46. Access to the car park will be via the existing unadopted lane to the north of the site. The entrance to the car park area is positioned as far as possible up the lane and the width of the entrance is satisfactory. It is proposed to fit an electronic operated roller shutter which will aid the entrance and exit of cars thereby minimising disruption on the lane to pedestrians and meaning that cars are not waiting on the lane for any length of time with their engines running.

Cycle Routes and Pedestrian Links

47. The lane to the north of the site is identified within the proposals map as forming part of the green links network. The lane is considered to form a key pedestrian link between Cattle Market Street, Castle Mall and the wider primary retail area with King Street and Riverside. It is considered that this proposal will help promote this link as both the lane and churchyard will have better surveillance due to the presence of a number of windows on the north and east elevations. It has been suggested by local residents that access to the churchyard should be restricted during the hours of darkness by gating it. Given that this is a key pedestrian link which the Council has been trying to promote, it is considered that restricting the use of it during the hours of darkness would be contrary to this approach.

Cycling Parking and bin storage

48. An area of covered and secure cycle parking is to be provided which will be of sufficient size to accommodate eight cycles, one for each flat. Cycle parking for the retail units will also be made available within one of the secure stores. This accords with the requirements of policy TRA7 of the City of Norwich Replacement Local Plan. Details have not been provided of the cycle store so this will need to be conditioned to ensure that a suitable method of tethering the cycles is provided and that it is suitably laid out to accommodate eight cycles.
49. It is proposed to have a bin store within the new part of the development, access to which is via double doors positioned alongside the side entrance door. The bin store is located as close to Cattle Market Street as feasibly possible. The store will serve both the

residential and retail units but it is considered to be a sufficient size to accommodate the required bins. A condition should be attached to any permission to ensure that the store is provided prior to occupation of the residential units or the retail units.

Environmental Issues

Drainage

50. There is an existing surface water management problem on the lane with water flowing down the lane and into the churchyard. This is due to the existing down pipes discharging onto the lane surface and not utilising the drains and sewer which also runs down the lane. As part of the proposal, the applicant has indicated that the foul and surface water will connect to the existing sewer (subject to approval by Anglian Water) and this should resolve the existing problem that exists. It is not normal practice within new developments for surface water to connect to the existing sewer but given the constraints of the site, there are limited opportunities for other means such as soakaways. This is an issue which will need to be resolved by the applicant and Anglian Water; however there is no policy basis to refuse an application on the basis of there being some uncertainty as to whether Anglian Water will give permission for a surface water connection. Furthermore it should be noted that both the existing and proposed buildings will occupy the same footprint so there is no change to the amount of impermeable surfacing of the site.

Archaeology

51. The site is situated within the Area of Main Archaeological Interest and there is a possibility that the burial ground associated with the church could encroach onto the site. A programme of archaeological works is needed for the works taking place at the rear of the site. Conditions should be attached to any approval to ensure that this is carried out.

Energy efficiency and water conservation

52. The proposal is for less than 10 dwellings and as such there is no policy requirement for the development to provide any of the expected energy requirement through renewable energy. In relation to water efficiency, policy 3 of the Joint Core Strategy sets out that new housing development must reach Code for Sustainable Homes level 4 for water. The calculations submitted with the application indicate that the total water consumption will be 104 litres per person per day which is within the requirement. A condition should be attached to any permission to ensure that the development is constructed in accordance with these details.

Landscaping

53. There is little scope for landscaping on the site due to the proposed new building occupying the entire site; however there are amenity areas for all but one of the flats and it is important that these are well landscaped to maximise their use. Therefore a condition should be attached to any permission requiring details of any hard and soft landscaping to these amenity areas. Furthermore the lane adjacent to the site is unadopted and works may be required to improve the surface. A condition should be attached to any permission to ensure that this retains the character of a yard.

Plant and machinery

54. Currently there are no proposals for any plant, machinery, ventilation or extraction to be installed on this site. As discussed in paragraph 43 should a noise impact assessment show that there is a need for mechanical ventilation, then some form of plant will be necessary. It is considered that this would be achievable on the site both in terms of residential and visual amenity; however full details of the specification and siting would be

required so this should be included as a condition of any consent. Furthermore it is proposed that this is a mixed use site and although currently there is no need for any form of extraction relating to the retail units, a condition should be attached to any permission requiring full details of any extraction should the nature of the business at ground floor level change which necessitates this in the future.

Lighting

55. No details of external lighting have been provided with the application. This should be conditioned to ensure that there is sufficient lighting and surveillance whilst making sure that it does not have a detrimental impact upon the living conditions of future and existing residents.

Planning Obligations and Community Infrastructure Levy Affordable Housing

56. Policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk requires the provision of 20% affordable housing on all sites of 5 or more dwellings. In this case this would equate to two units. The applicant and the Council have contacted Registered Providers within the area and none of the Registered Providers are interested in taken on the units. The Interim statement on the off-site provision of affordable housing December 2011 sets out that where it can be demonstrated that RPs are reluctant to take on the management of a small number of affordable units on relatively small sites proposed for flatted developments, the provision of a contribution to allow affordable housing to be provided off site may be acceptable.
57. Appendix 1 of the interim statement sets out a schedule of level of payments that will be acceptable in lieu of on site provision which is set at a level that will enable the city council to typically deliver a unit equivalent in type to those being provided for the development. In this case the contribution would equate to £215,426.22. The applicant has agreed to sign up to a policy compliant s106 which means that the full contribution towards affordable housing will be payable upon occupation of the first flat. The recommendation for approval of the application is subject to the signing of the s106 agreement.
58. The development is CIL liable. The current payment has been calculated at £76,100 and will be payable on commencement. The level of payment may change if rates change between the date of decision and date of commencement.

Local Finance Considerations

59. Under Section 143 of the Localism Act the council is required to consider the impact on local finances. It is a material consideration when assessing this application.

Financial Liability	Liable?	Amount
New Homes Bonus	Yes	Based on council tax band. Payment of one monthly council tax amount per year for six years.
Council Tax	Yes	Band not yet known
Community Infrastructure Levy	Yes	£76,100 (The level of payment may change if rates change between the date of the decision and

		date of commencement.)
Affordable housing offsite contribution	Yes	£215,426.22

60. The benefits from the finance contributions for the council must however be weighed against the above planning issues.

Conclusions

61. The principle of the conversion of the upper floors of Crystal House to a single residential unit and the erection of a new building to accommodate a further seven flats is considered acceptable and will help meet the housing needs in Norwich. The alterations to Crystal House will be achievable without harming the significance of the building as in particular no changes are being made to the front façade and a sense of space is preserved. The demolition of the workshop building to the rear is also considered acceptable as the applicant has demonstrated that the north facing wall is in such a poor state of repair that its retention is not viable. With regards to the new build, although the overall height is significantly higher than the existing building, due to the topography of the site, the overall height will not go above the ridge line of the front range of Crystal House. Furthermore due to levels three, four and five being recessed and set back, the building does not appear overly dominant and does not detract from the setting of the churchyard and St Peter Parmentergate church.
62. The proposal provides for satisfactory living conditions for future residents of the site with generous internal space and all but one of the flats having private external amenity space in the form of balconies or roof terraces. There is potential for the residents of flat 8 to be exposed to significant road traffic noise but this can satisfactorily be dealt with by condition. Each flat also has one car parking space and cycle storage space access to which is via the unadopted lane to the north. Bin storage for the flats and retail units is well located given the constraints of the site. Although the proposal may result in some loss of light to the offices directly to the south, it is considered that this will be minimal and at an acceptable level. The levels of overlooking to the south will also be minimal due to the provision of screening on the balconies. The proposal may also have a minimal impact upon the neighbours at St Martin at Bale Court given the number of windows and Juliet balconies on the north elevation but it is considered that the increased surveillance to the lane and churchyard will be significantly beneficial to the safe use of the lane and churchyard and this will outweigh the slight increase of overlooking to residential properties.
63. The proposal will also provide an off site contribution towards affordable housing (in accordance with policy 4 of the Joint Core Strategy) and CIL contribution.

RECOMMENDATIONS

To approve:-

(1) Application No 13/01686/F – Crystal House, 24 Cattle Market Street and grant planning permission, subject to:

- (i) the completion of a satisfactory S106 agreement to include the provision of contributions to affordable housing
- (ii) the following conditions:
 - 1) Standard time limit
 - 2) In accordance with plans
 - 3) No development shall take place until details (including manufacturer, product, colour finish and samples where required) of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing. The development shall be carried out in accordance with the materials as approved.
 - 4) No development shall take place until the following details have been submitted to and approved in writing:
 - (a) external doors and windows
 - (b) rainwater goods
 - (c) balconies
 - (d) Juliet balconies
 - (e) roof terraces
 - (f) roof and eaves
 - (g) coping
 - (h) the design and placement of the roller shutter to the car park
 and the development shall be carried out in accordance with the details as agreed and thereafter on completion retained as such.
 - 5) No occupation until details have been submitted of all external lighting
 - 6) No development shall take place until details on how the new build will be attached to the building known as Crystal House have been submitted and agreed in writing. The development shall be carried out in accordance with the approved details.
 - 7) The two central panels for the windows to the balcony serving flat 5 (level 3) as shown on plan CH/12/41R4 shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be retained as such.
 - 8) The development shall be designed and built to achieve a water consumption rate of no more than 105 litres per person per day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation until confirmation from code assessor and measures to be permanently retained.
 - 9) No development shall take place until a detailed landscaping scheme has been submitted to and agreed in writing. The landscaping scheme shall include the following information:
 - a) planting on the terraces
 - b) materials for the surface of the balconies/roof terraces
 - c) surfacing of the lane
 To be carried out in accordance with approved details and retained thereafter.
 - 10) No development shall take place until details of the following on site provisions have been submitted to and agreed in writing by the local planning authority:
 - (a) car parking;
 - (b) bicycle storage residents and staff; and
 - (c) servicing, including waste and recycling bin storage and collection facilities.
 No occupation of the development shall take place until these have been provided and they shall be retained as such thereafter.
 - 11) No demolition to take place until recording of the workshop building has taken place and a photographic record has been placed on the Norfolk Historic Environment Record.
 - 12) No demolition or development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority.
 - 13) No demolition or development shall take place unless in accordance with the

- archaeological Written Scheme of Investigation
- 14) No occupation until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation
 - 15) No demolition shall take place until a detailed schedule of the methods of works to the retained east wall has been submitted to an agreed in writing. The works shall be carried out in accordance with the approved details
 - 16) No development shall take place until a full noise impact assessment has been submitted to and agreed in writing. The noise assessment should identify the noise exposure, noise exposure category and where the noise exposure is high, identify mitigation measures to achieve acceptable levels of noise exposure. The proposed mitigation measures should include full details of the design of the inner glazed area. The assessment should cover early morning rush hour periods and late night prime time use.
 - 17) The building envelope of flat 8 shall be constructed so as to provide sound attenuation against external noise and ensure internal sound levels no greater than:
 - (a) 35dB LAeq(16 hour) in the main living rooms of the dwelling(s) (for daytime and evening use); and
 - (b) 30dB LAeq(8 hour)/45dB LMax(fast) in the bedrooms of the dwelling(s) (for nighttime use)in line with World Health Organisation guidance, with windows shut and other means of ventilation provided.
 - 18) No plant or machinery or extract ventilation or fume extraction system shall be installed or erected on the site unless in accordance with a detailed scheme that has been submitted to and approved in writing by the local planning authority.
 - 19) The retail premises which form the subject of this permission shall not be open to the public, trading, or have members of the public, as customers or guests, on the premises between the hours of 22:00 and 07:00 *on any day*.
 - 20) No trade deliveries or collections shall take place before 07:00 hours and after 19:00 hours Monday to Saturday. There shall be no trade deliveries or collections on Sundays or Bank or Public Holidays.
 - 21) No development shall take place until precise details of the slab levels of the new building hereby approved have been submitted to and agreed in writing. Such details shall also provide comparative levels with Crystal House and details of the levels of any ground levels proposed. To be carried out in accordance with the approve details.

Informatives:

1. Considerate construction and timing to prevent nuisance
2. Bins to be purchased by the applicant prior to occupation
3. Street naming and numbering enquiries
4. If any bats are discovered, all works should cease and advice be sought from Natural England before re-commencing

(Reasons for approval: Article 31(1)(cc) 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 pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.)

building consent, subject to the following conditions:

1. Standard time limit
2. In accordance with plans
3. No works shall take place until an inventory of historic fixtures and fittings has been undertaken and a detailed scheme outlined the proposed measures of protection and repair has been submitted to and approved in writing.
4. No works shall take place until the following details have submitted to and agreed in writing with the local planning authority:
 - a) main entrance doors
 - b) internal joinery including revolving doors to flats, doors to retail unit 1 and 2 and glazed screen at first floor level.
 - c) junction between the glass elevation and the new partition
 - d) secondary glazing to the existing side windows
 - e) schedule of internal finishes to walls and ceilings
 - f) schedule of construction and internal finishes to the floors including an indication of where the pit is to be retained
 - g) steel and glass circular staircaseThe development shall be carried out in accordance with the details as approved.
5. No works to repoint the external brickwork or stonework shall take place until:
 - (a) details of the extent of repointing have been submitted to and approved in writing; and
 - (b) a sample panel to show the proposed mortar composition and colour and the method of pointing has been prepared on site, inspected and approved in writing.All such works shall be carried out in accordance with the details as agreed.
6. No ventilation system shall be installed within the building known as Crystal House, unless in accordance with a detailed scheme that has been submitted to and approved in writing by the local planning authority
7. No sprinkler system shall be installed within the building know as Crystal House, unless in accordance with a detailed scheme that has been submitted to and approved in writing by the local planning authority.
8. Any damage caused to the building by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing.

(Reasons for approval: Article 31(1)(cc) 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 pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.)



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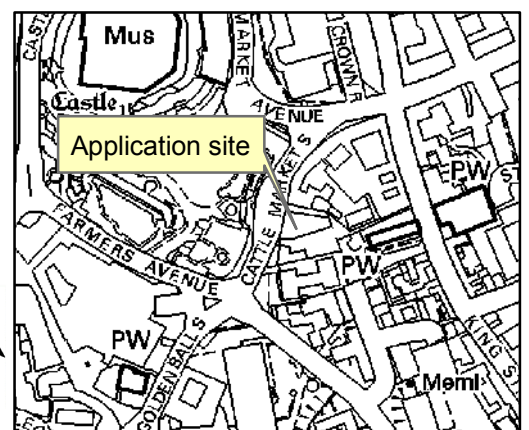
Planning Application No 13/01686/F & 13/01687/L
 Site Address 24 Cattle Market Street

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



EXISTING 'LANE [NORTH] ELEVATION
FOR PROPOSED ELEVATION SEE DRAWING CH / 12 / 46 R3]



the roof is also to be fully reinsulated without alteration, including retention of the two existing chimneys if so required. This may require stripping the existing slates (to be re-used where possible) as part of the upgrading necessary (Insulation etc.) for the proposed residential use of the first floor. Where reinwater goods etc. have to be replaced, these are to match exactly with the existing cast iron fittings.

31.4



B1.2

EXISTING CATTLE MARKET STREET [WEST] ELEVATION
[AND PROPOSED ALTERATIONS - FRONT ENTRANCE AND NOTES]

ALL CIRCLED NOTES REFER TO THE
DESIGN AND ACCESS STATEMENT.

B.1.1 - West, North and South walls.

Grade II listed Crystal House has long been recognized as an important building due to its decorative cast iron and large glass windows. For this reason it is to be given to all its decorative cast iron and large glass windows. At features of the west [looking Collier Market Street], north [looking Page Lane] and south walk on to be completely refurbished as necessary and remain as existing other than alterations to the doors to the existing front entrance (see description below under #12).

B1.2 - front entrance.

The proposed new doors to the existing front entrance are also the best means of egress from the new hot/cold lift core in the new building of the year, subject to Building Regulation approval.

The outside lobby [the Entrance Terrace], also serving the shops, is to be filled with 4 doors, equal width external folding / sliding security doors [in unadorned or powder coated aluminium sections], which are to be left open during shop hours, the doors are to incorporate an escape exit door. Doors [matching in finish etc.] to the shops are to be rolled and kept closed at all times.

24.1 – West facing windows and ground floor north facing window.

It is understood that no alterations to the existing windows can be made that will change the original appearance of the building or permanently alter the existing construction. However, the future use of the building, particularly the first floor (lot 8), is seriously compromised by the difficulties in meeting the requirements of Document 1 of the Building Regulations [Insulation of the Building Fabric], given the very large areas of thin masonry of the existing walls.

One solution is the minimal internal adaptation of the existing cast iron framework to allow this to resolve angled glazing units. It is thought that this can be achieved with the addition of precision engineered, removable, flat metal plates (approx. 18 x 4mm), clamped over the end of the frame stack, 1 web of the glazing section, or to replace the existing gully and allow sufficient depth (approx 25mm, within the existing glazing bar).

This re-playing would also allow for the introduction of fire resistant glazing in the upper section of the windows in the ground floor and the lower section to the first floor where the issue of external fire spread [under Document B4 of the Building Regulations] has to be addressed.

Another solution, although not favoured by the client and difficult to achieve in terms of a satisfactory layout, appearance and B.R. compliance, is to form a second glazed wall at the back of the auditorium, from the existing floor, from the existing wall. This is not clear how it can be achieved given the areas to be covered (in the case of the existing area alone, approx. 12m wide X 3.8m high).

job title	avg title
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*PROPOSED PART DEMOLITION, ALTERATIONS AND EXTENSIONS TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEM 12

11/11/2011, 11:01 AM

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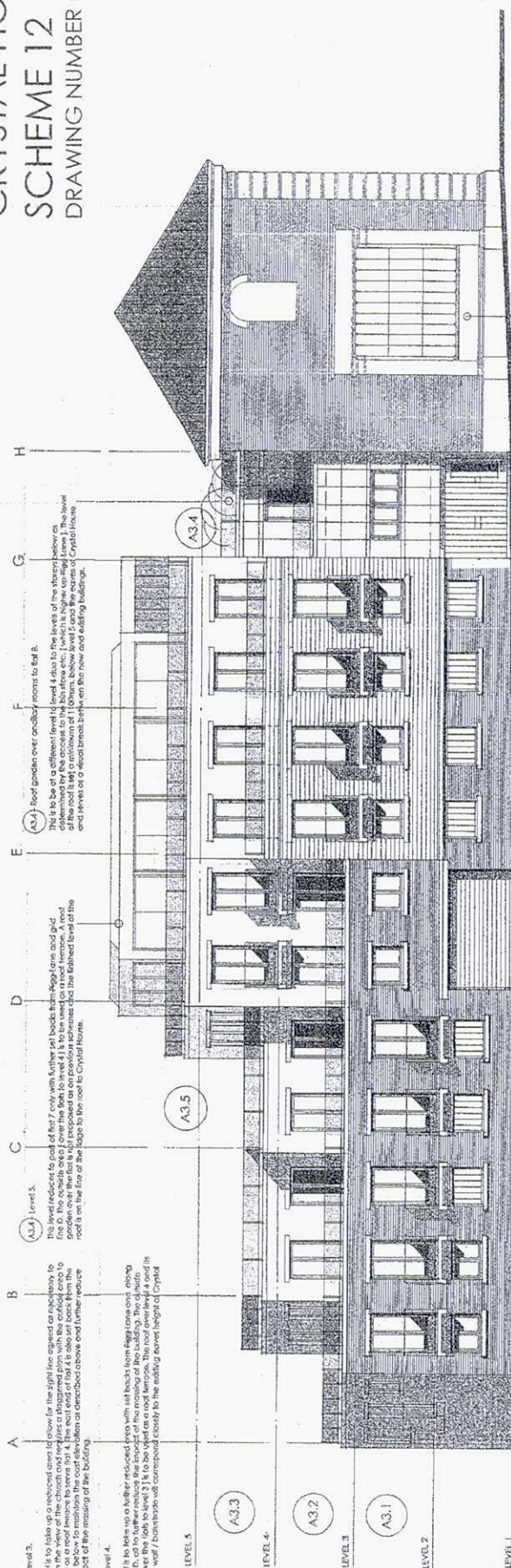
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DESIGN & ARCHITECTURE

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CRYSTAL HOUSE
SCHEME 12

8.1.1 West, North and South walls.

(A1) Steel frame etc.

A2-7 Walls.

The wall construction up to the top of the parapet wall at level 3, framing floor one and between grids A and E to be a cavity wall faced in brickwork to match or closely resemble the existing wall. The wall above grid one F to be finished (external to be agreed). The internal cavities between grid area F and G to be taken up to level 2 only with the bottom course being solid brickwork. The height of fully finished construction of timber window frames and doors to be as shown on drawings.

The above authors finders are to be set between the steel frame which is to be compressed with the option of a non-structural steel chemical fitted over the fire proofing to the main frame. All backbone is to be covered in precast concrete coping.

11. CIRCLED NOTES REFER TO THE DESIGN AND ACCESS STATEMENT

PROPOSED PART DEMOLITION ATIONS, AND EXTENSION TO EIGHT APARTMENTS AT FALHALL HOUSE, CATTLE MARKET T, NORWICH - SCHEME 12	PROPOSED 149 LANE NORTH ELE
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ARO PRATT
 OCT 2011
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 CH / 12

DESIGN & ARCHITECTURE

doi:10.1371/journal.pone.0142011.g001

The site and existing buildings have yet to be thoroughly surveyed and all dimensions / triangles / levels etc. to be checked. The approximate, total internal floor areas, including the stairs and all staircases, lift and common areas (based on information available and the scheme drawings) in square metres and in square feet in brackets, at each level are

Ground floor of Crystal House – Entrance and 2 nos. shops – 178 [1915].
 First Floor of Crystal House – part of flat 8 – repeat of above 178 [1915].

level 4 - flats 6, lower level of flat 7 and part flat 8 etc. - **2,448 [2,448]** not including roof terraces and balconies;
level 5 - upper level of flat 7 and spiral staircase from lower level of flat 8 to roof garden - **108 [116.2]** not including roof garden to flat 8, roof terrace and balcony;
total internal floor areas of new building - **1,472 [15,835]**.

ter 1	[on two levels] ~ 56 [603], level 1 and 107 [1151], level 2 ~ total 163 [1754] not including terrace.
ter 2	109 [1173].
ter 3	121 [1302] not including terraces.
ter 4	145 [1560] not including roof terrace.
ter 5	237 [2001] not including balconies.

total floor areas of flats – 948 [10,201].

PROPOSED LANE [NORTH] ELEVATION

3.1. The lower levels 1 and 2. These two levels use to take up most of the height of the original north side of the existing building and include in the new work the end facing south wall (see A.1.1). They are to occupy the full available area of the site, other than the marked elements below and the top of the bollards. Correspond with the existing as existing, so allowing for some view at the shading of the church, from local lanes.

The top level 5 (star 7) is to be more open and extensively glazed on its north and east sides with larger sliding full-height windows looking over a private rear terrace. Given that this part of the elevation will not be easily seen from most angles, its slightly different character is thought to be acceptable and also appropriate to the 'penthouse' status. Subordinate and peripheral wall details (see item A5.1) is to be repeated throughout the elevation including the full-height windows at below.

the "living" section of building 14 between grid lines G and H it is to be finished according to the rest of the upper level and described under item A4.2. The design will take account of the fact that the floor level of this part of the building will be at a different level to correspond with the floor level of the adjacent building. The design will also take account of the fact that the building will be at a different level to the adjacent building.

incorporates the double bin store doors and the glazed side entrance door leading into the back corridor.

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

(A.5.2) North elevation [see drawing number 12/46].

The middle girth openings formed windows (constraint lids opening or closing) to configure the vertical position and these are two windows to each bay where there were level 2, two of which are full height trench windows opening out onto small covered balconies in precast concrete with glass or metal railings.

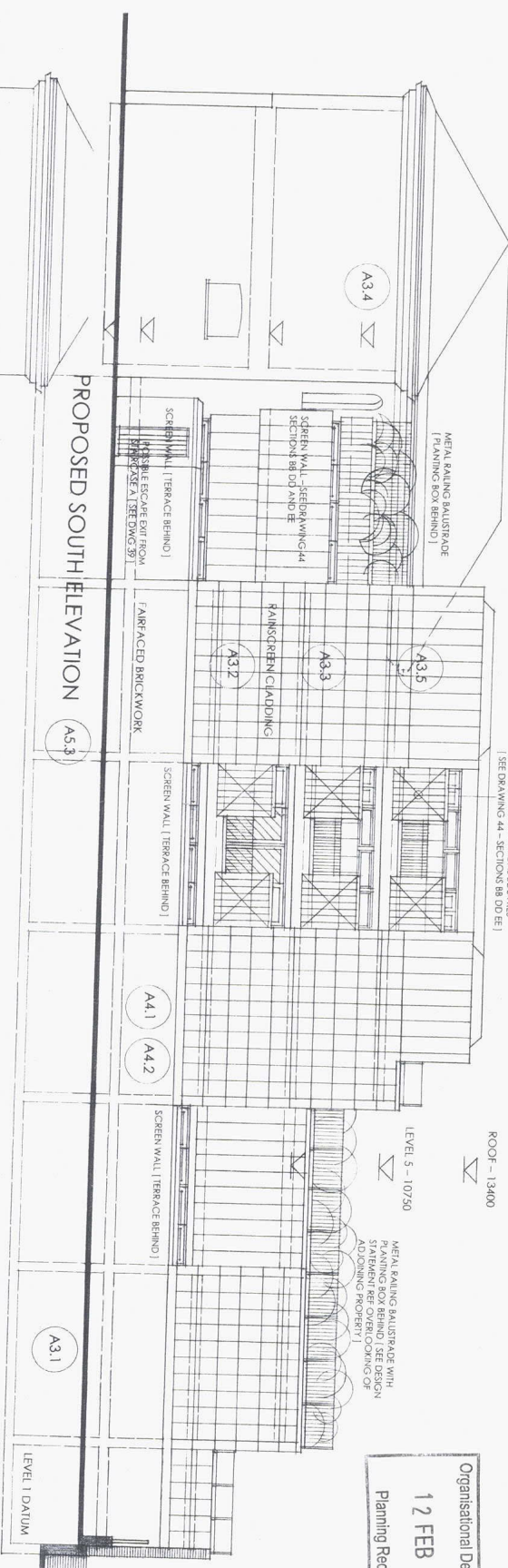
Further balconies are shown at level 3 in the boarded (painted or natural) section of the elevation and are again repeated at level 4 between grid lines D and E. Windows set in-baywork of levels 1, 2 and 3 are to have precast concrete cills and sills, open to reflect the original industrial building. Likewise, where windows are to be incorporated in a cladding system, these will not be workable / suitable and the cladding will be taken up to the eaves.

In addition to the openings described above there are to be repeat French windows opening on to the various roof terraces at levels 3 and 4.

In order to avoid any overlooking from the roof and parapet, permanent planting is indicated
back of level 4 (and 12/45) (plan of level 5). These areas are to be positioned behind the
level 5 roof and level 4 parapet to prevent any overlooking from the roof and level 4 parapet
one to be increased in height to match the level 5 roof and level 4 parapet. The ridgeline
Sections AA, BB, CC and EE on drawing number 12/44.
Similar planting etc. can be incorporated to provide the same screening on the north
and east sides of the building if so required.

CRYSTAL HOUSE SCHEME 12 DRAWING NUMBERCH/12/45

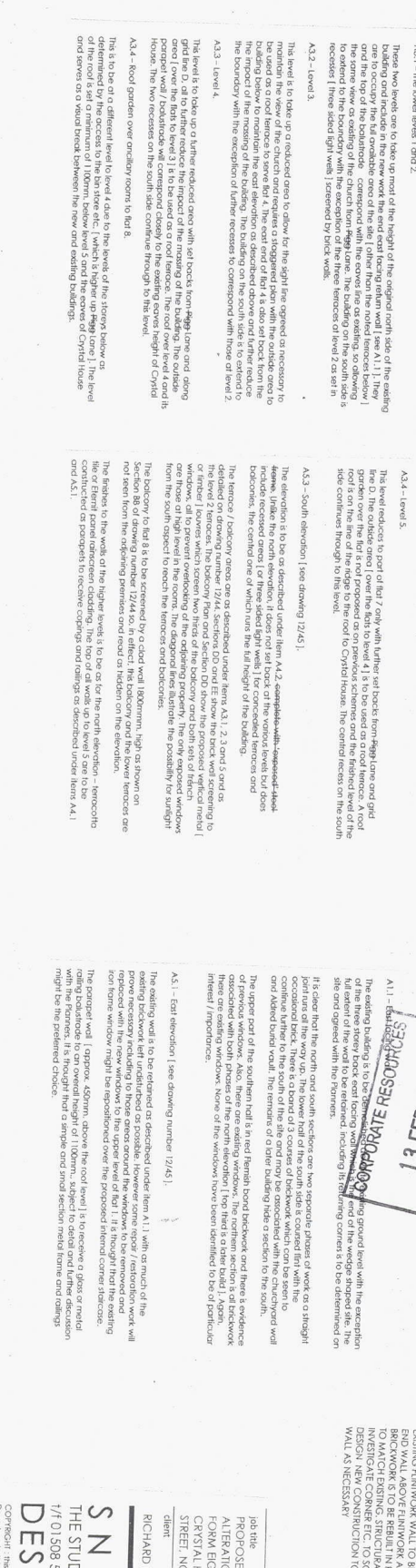
Organisational Development
12 FEB 2014
Planning Reception



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



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DESIGN & ARCHITECTURE

job title	dwg title
PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTE MARKET STREET, NORWICH - SCHEME 12	EXISTING BACK (EAST) AND SIDE (SOUTH) ELEVATIONS AND PROPOSED EAST / SOUTH ELEVATIONS
RICHARD PRATT	
client	date
	OCT 2011
scale	dwg no
1:100 (A2)	CH/12/45RS