

Report for Resolution

Report to Planning Applications Committee
Date 21 December 2010
Report of Head of Planning Services
Subject 10/01717/F: 75 - 81 Pottergate, Norwich, NR2 1ED

Item
5(1)

SUMMARY

Description:	Erection of 15 No. two bedroom apartments and 3 No. one bedroom apartments.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Mancroft
Contact Officer:	Mr Rob Parkinson Senior Planning Officer (Development) 01603 212765
Date of receipt:	20th September 2010
Date of validation:	29 th September 2010
Applicant:	Mr Andrew Gerrard
Agent:	Mr Ken Wallace

INTRODUCTION

The Site

Location and Content

1. The application site is that of the vacant premises of the former Thorndick and Dawson Printers on the north side of Pottergate. Three Kings Lane runs parallel with the western boundary of the site, and the rear of the site (on the northern boundary) backs onto a vacant and overgrown part of land within the curtilage of the Cash Converters shop (42-44 St Benedicts Street). The rear of Cash Converters contains a flat-roofed single-storey area used for the shop which extends to within 3m of the site's southern boundary to the north of the application site. The rear wall of the former printworks factory remains in place forming the boundary to the land at the north and along Three King's Lane.
2. Existing residential properties are situated in close proximity to the site including a row of three existing residential terrace properties at the south-east corner (71-67 Pottergate) and a two-storey detached house at the north-east corner (36b St Benedicts Street). There are also six flats on Three Kings Lane, at the north-west corner of the site, and 4 flats within the two-storey block above the Cash Converters shop unit along St Benedict's Street, with their southern aspects facing the application site. The building on Pottergate and Three Kings Lane to the west of this site (no. 83 Pottergate) is an office of three storeys. Across Pottergate, opposite the front elevation, are several blocks of flats.

Constraints

3. This is part of the City Centre Conservation Area and is within the Area of Archaeological Interest. The buildings either side of the site along the Pottergate frontage (no. 69-71 and 83-85 Pottergate) are Listed Buildings.

Topography

4. The site slopes downwards, south to north, from Pottergate towards St Benedict's Street, and results in the site being quite visible from the north looking up the hill toward City Hall. This is seen by the printworks site being approximately 5m higher than the floor level of the Cash Converters site behind, and the house to the east (36b St Benedict's Street). The difference in levels between the Three King's Lane dwellings is also notable, but somewhat less pronounced. There is also a difference in levels across the site with the old print works car park on the eastern half of the site is nearly 2m higher than the west half where the factory was sited.

Planning History

5. There is some history of previous permissions for redevelopment of the site following the print works' closure over 6 years ago.
 - In 2006, applications 06/00078/C and 06/00079/F for both Conservation Area Consent and Planning Permission were made for demolition of the print works buildings and redevelopment of site to provide 23 dwellings comprising 12 no. 1-bed flats and 11 no. 2-bed flats within a three-storey building with car parking. These were both **withdrawn** in March 2006.
 - Subsequently, revised proposals **06/00853/C and 06/00854/F** were **approved** in December 2006, following consideration by planning committee on 23rd November 2006. Application 06/00853/C was approved for demolition of the factory buildings, and application 06/00854/F was approved for consequent redevelopment with 15 no. 2-bed flats and 3 no. 1-bed flats within two blocks (both 3 storeys in height). The two blocks were laid out parallel to each another on an east-west orientation, with one block filling the gap along the Pottergate frontage and the other along the rear of the site, 3-4m from the boundary. A shared amenity area and six car park spaces separated the two blocks in the middle of the site. Access was gained via a drive to the east side, adjacent to no. 71 Pottergate. The layout of the site, and the rear block in particular, was largely dictated by the need to preserve archaeological remains in the north-west corner, discussed in paragraphs 11-12 and 58-19.
 - In February 2009, application **08/01333/VC** was **approved** for the removal of a condition of Conservation Area Consent 06/00853/C, which originally required a building contract to be in place for the redevelopment of the site prior to the building being demolished. Although it created a vacant site it was considered to safeguard the adjacent listed buildings and increase the residential amenity of neighbours by removing the possibility of the existing building being used by unauthorised persons.
6. Previous planning permission **06/00854/F lapsed** in December 2009 as the site's redevelopment was not implemented within the three year period for commencement.
7. Whilst considering the planning history of this site, it is also pertinent to consider recent planning history for redevelopment of the rear of the adjoining Cash Converters site at 42-

44 St Benedict's Street, as outlined below:

- a) Application **09/00335/F** proposed to infill some of the rear of the Cash Converters site and build three maisonettes immediately behind, and parallel to, the shop. The three-storey design effectively provided first and second floor level living quarters above commercial-height basements, to enable the entrances to these houses to be accessed via the Cash Converters flat roof. Some land raising at the rear would enable small rear gardens to be provided beneath the factory wall, of between 4m and 6m depth. This was considered an acceptable level of amenity space and the Pottergate site's rear block would have been at least 10m from the rear elevation here, with bedrooms and kitchens facing out, rather than active rooms which all faced south.
- b) Whilst residential development on the site was considered acceptable *in principle*, the application was considered inadequate for a number of reasons, including: (i) it failed to provide sufficient evidence to address concerns that future residential amenity might be compromised, given the extant permission for the adjoining Pottergate site to the south; (ii) it could not confirm that emergency access would be possible by fire crews; and, (iii) it did not provide secure and covered cycle storage for what was by necessity a car-free scheme. Therefore application **09/00335/F** was **refused** on 23rd June 2009, when it became apparent that the outstanding concerns could not be addressed prior to the expiry of the application's 8-week determination period.
- c) A subsequent revised application **09/01164/F** was **approved** in January 2010. This proposed an almost-identical design to the previous submission and provided the same number of units, again with the same layouts, and again accessed only from 1st floor level. Adequate cycle storage was proposed within the site and there was suitable emergency access for the fire service. The application had now provided sufficient contextual information which modelled this and the Pottergate site together.
- d) The relationship to the Pottergate site's permitted layout was considered in detail because Officers appreciated the difficulty of providing a developable scheme at 75-81 Pottergate which could accommodate the constraints imposed by the site, especially those of archaeological concern (see paragraphs 11-12 and 58-19); this issue was held as an important material consideration even despite the Pottergate permission having expired at the time of determination. Although not an ideal situation in terms of future residential amenity, the proposals were considered acceptable overall as providing the three houses would remove a derelict and known crime hot-spot with associated anti-social behaviour, and improve the setting of the Conservation Area. It is worth noting that no policy changes, nor new interpretation of conservation area guidance, had been introduced during the intervening period. This permission remains unimplemented.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

- 8. To provide a redevelopment of 15 No. 2-bed apartments and 3 No. 1-bed apartments with 6 car parking spaces and communal amenity space, refuse stores and individual cycle stores. The layout provides a 3-storey block across the entire southern side of the site, infilling the Pottergate street frontage, containing 9 no. apartments accessed directly from Pottergate. A small carriage-arch gives access to a parallel rear three-storey block containing 9 no. flats on the far side of a courtyard for 8 parking spaces and amenity area.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Letters of representation have been received from 3 members of the public. All the issues are summarised in the table below.

Issues Raised	Response
The residents of Three Kings Lane will experience more overlooking than when the factory was on the site.	See paragraphs 17-19. There will be some more overlooking but only from bedrooms and the impact is acceptable.
Properties on Three Kings Lane could be overshadowed by the building due to the level differences. The current proposed 12m high roofline is too excessive compared to the previously 6m high factory.	See paragraphs 20-30. The daylight study submitted with the application has found the scheme to cause only marginal difference to conditions overall.
Development will be prejudicial to the development of the planning permission for the 3 no. maisonettes at the rear of 42-44 St Benedict's Street (application 09/01164/F) by being too high and causing overlooking.	See paragraphs 17-35. The relationship between the two sites is a complicated one, and is not ideal but on balance is an acceptable situation for a city centre urban environment site.
The roof line of the rear block should be no higher than existing buildings in the conservation area, i.e. no higher than 36b St Benedict Street or the office to the west.	See paragraphs 36-48. The Conservation Area guidance does not state that all roof lines should be uniform in height.
There is an unnecessarily large 12m gap between the two blocks which could be lessened to allow the rear block to be moved forward.	See paragraph 36-38. The inner courtyard space is probably as small as it can go without compromising the quality of the landscaped amenity space on site, or reducing the car parking spaces.
No car parking should be provided on city centre sites, but this shows 8 spaces.	See paragraph 50-56. Local Plan standards only apply to maximum parking limits; car-free housing is not forced.
The rear building could interrupt the TV signal of properties on Three Kings Lane.	This is not a planning consideration.

Consultation Responses

10. Environmental Health, Pollution Control: There is potential contamination at the site due to the previous activity and the sensitive end use proposed. The submitted 'sitecheck' report does not provide evidence that the site is suitable for the proposed end use, only that there is likely to be contamination present. As with the previous planning permission, any new permission will have to be subject to conditions proposed for investigation of the site's contamination; this will involve an intrusive investigation and remediation thereafter.

11. Historic Environment Service (Norfolk Landscape Archaeology): Previous planning permissions at the site have provided initial archaeological evaluation, and the impact of the development proposed here, in terms of the significance on the heritage assets, can be dealt with through a programme of archaeological work, to be arranged by condition. This could include post-excavation assessment, analysis, archiving and publication of the results. Piling designs have been submitted and agreed, including agreement with the Coroner's Office at the Department for Constitutional Affairs.

12. The designs currently allow for a piling system that ensures complete preservation of the

burial ground and crypt lying underneath the proposed western area of the rear block. At present, the burials and crypt underlying the existing capping slab are in a stable, undisturbed condition. To lower the proposed ground levels any more, through removal of the existing slab, would be very undesirable as it would drastically alter the subterranean conditions and risk damage to the archaeological remains: the process of removal itself may severely damage the crypt, while the subsequent change in burial conditions would alter the mechanisms of preservation of the buried deposits. The current mitigation strategy includes building over the slab and has been agreed with the Coroner's Unit, who would also have to be consulted on any proposed change of strategy. This proposal has provided a lot more information than previous applications as is an appropriate strategy.

13. **The Norwich Society:** This is a good development for this empty site, preserving the old facade and providing careful scaling to fit in with the period Georgian buildings either side. The timber panel above the archway entrance is not in keeping, a fashion 'feature' which will soon date. The solar panels on the south-facing roof slope are ugly, but will likely not be visible to people at ground floor level.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies:

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

Relevant East of England Plan (May 2008) Policies:

SS1 - Achieving Sustainable Development
 SS6 – City and Town Centres
 T14 - Parking
 ENV6 - The Historic Environment
 ENV7 - Quality in the Built Environment
 WM6 - Waste Management in Development
 ENG1 – Carbon Dioxide Emissions and Energy Performance
 NR1 - Norwich Key Centre for Development and Change

Relevant City of Norwich Replacement Local Plan (November 2004) policy (RLP):

NE9 - Comprehensive landscaping scheme
 HBE3 - Archaeological assessment
 HBE5 - Agreement with developer for archaeological investigation
 HBE6 - Protection of medieval street network
 HBE8 - Development in Conservation Areas
 HBE12 - High quality of design
 HBE19 - Design for safety and security including minimising crime
 EP1 - Contaminated land
 EP18 - Energy efficiency in design
 EP20 - Sustainable use of materials
 EP22 - High standard of amenity for residential occupiers
 HOU13 - New housing development (other sites)
 HOU18 – Conversion of properties to houses of multiple occupation and building flats

TRA5 - Approach to design for vehicle movement and special needs
 TRA6 - Parking standards
 TRA7 - Cycle parking standards
 TRA8 - Servicing provision
 TRA9 - Car free housing
 TRA10 - Contribution by developers for access works
 TRA11 - Contribution to transport improvements in wider area
 TRA14 - Enhancement of the pedestrian environment and safe pedestrian routes
 TRA24 - City centre strategy
 SR7 - Children's equipped playspace to serve new developments

Supplementary Planning Documents and Guidance:

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

Principle of Development

Policy Considerations

14. A residential scheme in this part of the City Centre is considered acceptable and would complement the existing residential/low-key commercial character of the area, and complies with PPS3 and Local Plan policies HOU13 to provide a high density housing development within the city centre where accessibility is excellent. As some of the dwellings are proposed without car parking spaces, the scheme must also meet the Local Plan criteria for car-free dwellings set out in policy TRA9. Permission for at least 15 dwellings in a similar layout has already been considered acceptable by approval of application 06/00854/F in 2006 and there has been no contrary policy change since then.

Housing Proposals

Housing Numbers and Density

15. The scheme proposes 18 dwellings on a site of 0.11ha, equivalent to 163 dwellings per hectare. This is high density but still considered appropriate for the city centre site. Given the increase of three dwellings above the previous permission, the scheme must still ensure adequate quality and quantity of amenity space and facilities to avoid being overdevelopment.

16. This is an entirely-flatted development, and to some extent misses an opportunity to provide a range of housing types. Ordinarily a variety of house types would be preferable, but the principle of a flatted scheme has already been found acceptable, and if it were attempted the constraints of the site could dictate that a layout is needed that provides a scheme with an unacceptably-low density. Overall, the apartments' internal space standards are acceptable and the requirements of Local Plan policy HOU18 have by-and-large been satisfied.

Impact on Living Conditions

Overlooking and loss of privacy

17. The high density design must ensure that it does not impact detrimentally on the privacy, outlook and light levels of both existing and proposed adjacent occupiers, and future residents of the application site.

<p>18. The designs of the rear block have aimed to avoid overlooking and loss of privacy by not providing main living rooms above the ground floor level on the northern boundary, and hence ensures most activity of residents in the rear block is directed towards the south-facing inner courtyard. The rear gardens along the northern boundary are considered a desirable feature to provide landscaping variety and screening of the land behind, and by 'privatising' the space, it will reduce the number of users on that part of the site, so minimising disturbance to neighbouring amenity.</p>
<p>19. Future residents of both blocks are given adequate clearance across the courtyard to avoid direct overlooking, and most views are oblique. Ground floor flats with bedrooms facing the inner courtyard and car park are given some separation distance by landscaping areas.</p>
<p>Overshadowing and daylight gain</p>
<p>20. A daylight and sunlight study was submitted as part of the application, which considered the impact of the development on the sunlight and daylight received by windows and gardens at existing residential premises close to the site. This uses standards set out in national good practice issued by the Building Research Establishment (BRE); there is no planning policy requirement for the development to adhere to, and the BRE recognise their recommendations are guidelines only, to be interpreted flexibly as part of the overall planning considerations.</p>
<p>21. For the existing premises, the daylight study confirmed that whilst there would be no worsening of the situation then is currently experienced; neighbouring properties currently already receive a relatively small amount of daylight.</p>
<p>22. In some instances, the 'average daylight factor' received to some windows is already below the minimum recommended levels, but the difference post-development would be only a 0.1% worsening for some windows north of the site. There is actually a 0.5% worsening for one house to the south but this property will still receive above-average levels of daylight.</p>
<p>23. The 'sunlight-to-windows' assessment is only applied to living room and conservatory windows facing within 90 degrees of south. All windows where the tests can be applied to remain above the minimum standards post-development.</p>
<p>24. The 'light-to-gardens' assessment found that the development will not cause any existing garden to have more than 25% of its garden space in permanent shadow on the 21st March. This is much better than the BRE permitted minimum standard which is for a 40% maximum area to be in permanent shadow.</p>
<p>25. The daylight study was also updated to consider the impacts of the proposal against the permitted but as-yet-unimplemented application for three maisonettes at the rear of 42-44 St Benedict's Street. Given that the current application has retained almost the same footprint and maintained risen only 276mm higher than the previous permission, the study also compared the proposal against the previous planning permission under 06/00854/F, for reference. The results were found to be rather less favourable as neither the previous permission nor the new proposals are able to fully comply with the recommended daylight levels, but the areas of non-compliance are fairly marginal and their effects would have been relatively similar when compared.</p>
<p>26. The previous permission would have resulted in one window failing the 'daylight-to-windows' test (by 1.7%), and one failing the 'sunlight-to-windows' test (by 2% overall, but</p>

still receiving recommended minimum levels in winter). The new proposals would cause four windows to fail part of the 'daylight-to-windows' test, but this would only be by 2.6% in the worst case. Two windows would fail the 'sunlight-to-windows' test under the current application, by up to 5%. In particular, one window would fail to receive adequate daylight or sunlight under three criteria.

27. Even without development of any rear range along the north of this application site, all the maisonette gardens would receive inadequate light. The new proposal would mean up to 79% of one garden being in shadow on 21st March (nearly twice the recommended limit); whilst this is regrettable, it is on balance acceptable for the reasons explained below.
28. Further analysis of the daylight impacts can be described diagrammatically during the planning committee meeting. In summary the main roof slope will impinge more than would be preferable when having regard to the amount of sunlight being received by the maisonettes, and the amount of garden in shadow, but it is not considered significantly worse than that previously proposed at the site, which was still taken as an important consideration at the time of the adjoining permission being granted.
29. The potential loss of daylight to existing residents is considered acceptable on balance because their existing situation is not likely to be worsened. When considering the relationship to the proposed maisonettes at the rear, the difference in impact from this proposal to the previously permitted rear block is minimal. However, there are no established policy standards to apply in such situations, and judgement must be a qualitative one, so the situation and relationship between the two sites has been considered pragmatically.
30. It is considered on balance, that the maisonettes will be less appropriate for family house occupation given their lack of level access, absence of car parking, limited bedrooms and minimal internal space standards, and given the overall situation and site surroundings. As a result, the quality of rear garden outdoor amenity space is of less importance at that particular site, especially as the units have access to front gardens so can utilise communal amenity space on the shop roof as well. The constraints on development are also an influencing factor and the proposal is considered appropriate in an urban design context given the tight urban grain of the surroundings where 'standard' plot sizes are not always possible.

Overbearing Nature of Development

31. At a height of 9.9m from finished floor level on the raised Pottergate site, the ridge height of the rear block would be 4.7m above the ridge height of the permitted maisonettes. The rear building line is set back from the boundary by between 3.8m and 2.3m, and provides relief to that elevation's design, for the full height, including a glazed stairwell and windows. In relation to the previously-permitted scheme at the site, only the stairwell within the rear range extends further than the previously-permitted building line, and (other than the stairwell) is almost identical in terms of the angle and profile to the roof slope.
32. Various guidance suggests that a minimum separation distance should be between 12m and 15m where a multi-storey blank wall faces windows to habitable rooms in existing or proposed neighbouring dwellings. In this instance the proposed rear elevation wall is not blank, nor uniform, and at its closest point the two buildings will be 8m deep.
33. Whilst the scheme appears that it could create a marginally overbearing impact to any future neighbouring development, the effects are considered acceptable on balance given the brownfield site is in the heart of the City Centre where an unobstructed outlook would

not be the norm and separation distances might need to be compromised, and where high density housing is expected in such highly sustainable locations.

34. In relation to existing housing around the site, the scale, mass and design details of the rear range are not considered to cause any more of an unacceptable impact to existing residential amenity than the previous permission at the site would have done, and it would be unreasonable to suggest that a varied site layout is needed given the site's constraints.
35. The scale and mass of the proposed block along Pottergate is considered acceptable, despite now being aligned closer to no. 71 Pottergate than the previous permission, because the depth of the building has avoided extending further than the rear elevation of the neighbouring plot, likewise the neighbouring property to the east.

Design

Layout

36. The layout is proposed on the principles of the previous planning permission and at pre-application stage the proposals were generally warmly welcomed by the Norwich Design Quality Panel. The rear range and frontage range are parallel and the communal space occupies the space above the area of archaeological importance. The communal amenity space has been increased in area. The qualitative improvements introduced also ensure a high standard of shared amenity provision for future residents.
37. The allocation of the northern boundary landscape space as four private gardens further improves the site's setting and environment, and introduces a new facet to the scheme that will attract a range of future occupants, perhaps being more appropriate to young families. Where some of the other apartments along the front range may not have immediate access to the communal shared amenity space, the route through the arch to access the courtyard is not considered problematic. Other city centre public open space is also in close proximity, for example at Chapelfield Gardens.
38. Providing the access point towards the middle of the frontage range is considered a beneficial element, which makes the most efficient use of the inner courtyard behind, and provides easier access and manoeuvrability for car parking. Using the carriage-arch avoids any gap in the re-instated street frontage and allows room above it for a more efficient use of space and a better standard of dwelling above.

Form and Detailing

39. The proposed frontage block provides a complete re-instatement of the historic street front to Pottergate, which was previously lost to the printworks and its car park, by being positioned adjacent to the back edge of the footpath. It maintains a roofline, which despite being dual-pitched manages to create an appearance that complements the adjoining buildings and continues the line of the roof lines either side. The building addresses the street to the front and with suitable boundary treatments to the west, will enclose the amenity space and courtyard behind.
40. The use of solar photo-voltaic panels is encouraged on a scheme that is undeniably modern in its detailing, and is a laudable means of making use of the south-facing elevation to provide on-site renewable energy. The profile of the photovoltaic tiles and their relationship to the remainder of the roof materials will need to be carefully considered and agreed by condition to ensure a correct balance in their appearance. The narrow street width of Pottergate and the shallow roof pitches mean the panels will not be very visible. Hipped roof pitches are provided at the rear to allow more light to the courtyard

and neighbouring properties.

41. The remaining details of the frontage range are thought to be successful proposals and will create a high quality of modern design. The scheme picks up on rhythmic fenestration and vertical emphasis of the C18th properties without resorting to a pastiche. The sizes, alignment and positioning of windows will still achieve a pleasing sense of rhythm and consistency of detailing to complement the historic nature of the surroundings, and the rendered panel finishing will add interest. The approach taken to providing two sections to the frontage range elevation will ensure a welcome break in the elongated frontage, whilst accounting for the slight levels difference. A high standard of materials palette will be needed by condition, to ensure quality of the materials blending into the more traditional palette found on surrounding buildings. Bricks and pantiles, for example, should not necessarily be reclaimed.
42. Although the view from Pottergate into the courtyard will show the car parking in the first instance, oblique views to the landscaped space will ensure some visual interest whilst maintaining privacy for the space's users. The careful use of materials and landscape treatments around and through the arch will ensure most visual interest along the frontage. It is also considered appropriate to provide a small opening in keeping with the historic character of such a street frontage.
43. The rear range apartment block is less influenced by the historic form of the Pottergate frontage, and provides a stand-alone design that avoids being overly-dominant when compared to the front range by introducing lower eaves. Its mass has been broken-up by relief in the building line, by providing dormer windows, and by using render panel treatments, and is considered acceptable. The final details of all facing and roofing materials will be agreed by the recommended conditions.
44. The floor level of the building has been raised 300mm higher than the previous permission to better preserve the underlying archaeology and allow service runs beneath. This has been agreed as being necessary by the archaeological consultees, and identified as an improvement over the previous permission. As a result the new scheme is now 276mm higher than the previous permission, and remains in the same site / building line as the former proposal. The rear elevation of the rear block has been given quite a prominent stairwell as a point of interest to the elevation, which was missing previously.

Scale and Height

45. The mass and scale of both building ranges are appropriate to the setting of the nearby area and the conservation area will not be affected unduly. In views from the north, looking up from the river valley, the rear range could be quite apparent but the design complements the modern form of other taller buildings along the Pottergate ridge. Whilst this building is three storeys, the third is located in the roofspace, although dormer windows are proposed in the roofspace on both elevations.
46. When taken with its slightly reduced height compared with the front block, the lower topography at rear ensures this block appears reduced in scale in views from Pottergate.

Listed Buildings and Conservation Area – Impact on Setting

47. The three-storey scale is in keeping with the adjacent listed buildings and sensitive use of materials will avoid a jarring effect with the properties next-door.

48. Local Plan policies HBE8 and HBE12 emphasise the need for a high quality of design for

new developments which would enhance the Conservation Area and complement the existing character and townscape of the area, paying appropriate attention to height, scale, massing and form. It is considered that the proposals have achieved these aims suitably well, and will represent an enhancement to the Conservation Area, required by local and national policy (PPS5), by reinstating the building line from prior to the printworks.

49. There are no trees in or adjoining the site that would be affected significantly.

Transport and Access

Vehicular and Pedestrian Access and Servicing

50. The carriage arch will also be wide enough to allow a demarcated shared-surface for pedestrians and car movements alike. Detailed designs will be agreed by condition.

51. Adequate refuse and recycling storage is provided within the archway within the required 5m distance from the highway. Emergency access can be gained throughout the site.

Car Parking

52. There are 8 parking spaces proposed to serve the 18 dwellings. The 10 flats that are car-free will be able to access excellent bus links and has close proximity to the train station and a wide range of local services and facilities close-by. Adequate cycle storage is provided as required for car-free schemes. One of the car parking spaces will need to be designed to be able to accommodate disabled car parking use, in accordance with the Local Plan's parking standards, which will be determined through the agreement of conditions for details of landscaping and car parking layout, design and materials.

Cycle Routes and Pedestrian Links

53. Pottergate and St Benedict's Street both form part of the strategic cycle network defined by Local Plan policy TRA15, and both routes are well-lit and easily-accessed.

Cycling Parking

54. Archaeological conditions at the site mean it would be both unfeasible and possibly undesirable to insist on basement storage within either building. In the absence of defined storage areas within either building which would be preferred, the layout does provide for individual cycle stores for each dwelling to the east of the inner courtyard. These are preferable to communal facilities and are covered and secure, with details to be confirmed by condition. Although they appear to take up a fairly significant area of land, the parts of the site they occupy would otherwise have been communal landscaping space that offered no particular use. The scheme also provides hoops for visitor bike storage.

55. The transport and access details described above are considered acceptable and will be able to provide a high quality scheme with adequate car and cycle parking, appropriate means of access in a highly accessible and sustainable location, and will meet the requirements of national policy PPS3 and PPG13, and Local Plan policies HOU18, TRA5, TRA6, TRA7, TRA8 and TRA9.

Travel Plan

56. Although the scheme does not need to provide a Travel Plan, some dwellings are car-free and, in the first instance at least, commuting trips could be minimised by car-sharing. Residents could also use the car club which has a large presence in the city centre.

Environmental Issues

Site Contamination and Remediation

57. As part of the previous permissions at the site, an initial desktop site investigation has been undertaken and the results submitted to the Council. The findings recommend some further investigations, and possibly remedial works thereafter, particularly as the scheme proposes to include private gardens. These will be required by conditions. Imported materials will also need to be approved, when providing gardens for example.

Archaeology

58. The site contains some significant archaeological remains, as documented by an evaluation report submitted with the application as already unearthed by process of the previous planning permission. The site was formerly occupied by a Baptist Chapel and burial ground in the late 18th Century and it is proposed that below-ground findings relating to this part of the site history as well as other time periods will be retained in situ as much as possible. This approach has been welcomed by Norfolk Landscape Archaeology and the national Coroner's Unit who are satisfied that the proposed piling designs will preserve the crypt and its burial conditions. Any further alterations to the ground conditions would harm these ambitions for site preservation. A condition is proposed for further mitigation.

59. The west wall of the Baptist Chapel remains in part along Three Kings Lane and shall be retained and restored where possible to respect the early boundary line and restore the historic sense of enclosure to the pathway. Conditions will be used to finalise materials.

Energy Efficiency and Renewable Energy

60. The principle elevations of both blocks face south. Primary living space and bedrooms have all been located to the front of the buildings to take advantage of passive solar gain (and minimise any overlooking and loss of privacy across the courtyard and to the housing to the north).

61. The applicant has also provided a Renewable Energy Strategy which demonstrates that the scheme can provide at least 10% renewable energy on-site from solar thermal / photovoltaic panels, and ground source heat pumps, which is an achievement considering the site's archaeological constraints. These are acceptable in design and amenity terms, and final details will be required to be agreed by condition so as to allow flexibility to change as and when technology progresses and the development is ready to be commenced.

Plant

62. There is no plant proposed other than any required for the local heating system. The details of this will be required by conditions to ensure satisfactory noise levels for example.

Lighting and CCTV

63. Details of all external lighting to the courtyard, including security lighting, will be required to be agreed by condition.

Planning Obligations

Transport Improvements

64. The scheme provides more than 10 dwellings and therefore is required to pay a commuted sum of £5,078.70 for city-wide transportation improvements in line with RLP policy TRA11.

Open Space and Play Equipment

65. RLP policy SR7 also required that schemes providing more than 10 child bed-spaces

should pay a commuted sum towards providing off-site child playspace facilities where the scheme has not included it on-site. In this instance there are 15 child bedspaces proposed, and the financial contribution is required to be £17,175 which will be used towards improving or expanding existing facilities in the city centre or closest neighbouring sectors, as set out in the Open Space and Play Provision SPD.

66. The applicant has submitted a draft S106 Agreement, which is considered largely acceptable. It is recommended that any permission is granted subject to the details of the legal agreement being finalised satisfactorily.

Equality and Diversity Issues

67. There are no equality and diversity issues arising from this proposal. Level wheelchair entry is possible to ground floor apartments and the city centre location ensures accessibility to all groups.

68. Affordable Housing is not required in this development but the application is made by a local employer and the homes might at first be made available to local workers.

Conclusions

69. The proposed residential scheme will provide high density housing within an appropriate part of the City Centre which will enhance the visual amenity of this part of the City Centre Conservation Area by utilising a currently negative and derelict site. Despite the uncertainties around the relationship of this site with the undeveloped site at the rear, the scheme will provide a suitable form of development and a modern, high quality of design that restores the historic street frontage along Pottergate and proposes a modern approach to scale, massing and elevation treatment that still respects the adjoining listed buildings. The development will provide a considered layout that addresses the site constraints, including carefully preserving the significant archaeological remains.

70. Although there is a limited range of housing types proposed, the scheme will provide a suitable density of good-quality housing for the City Centre and will ensure that all requirements for car-free housing will be satisfied, and offers a form of accommodation suitable to the character of the surrounding area. The layout, scale and massing of the proposals is acceptable and will not cause undue detrimental impact to the residential amenity of existing adjacent occupiers or future residents of the application site. Subject to the conditions imposed, the scheme will provide appropriate and sensitive levels of site treatment, architectural detailing, a suitable degree of on-site renewable energy generation, and a high quality of landscaping and site layout that will enhance the setting of the two blocks of apartments. The proposals include adequate on-site secure and covered individual cycle storage, appropriate levels of car parking and suitable landscaped shared amenity space. Subject to the completion of a suitable legal agreement the scheme will provide for necessary local transportation and play provision contributions.

RECOMMENDATIONS

To approve Application No. 10/01717/F: 75 - 81 Pottergate, Norwich, NR2 1ED, and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement by 22nd December 2010, to include the provision of contributions to sustainable transportation improvements and children's play provision, and subject to the following conditions:

1. Standard time limit
2. Development to be in accordance with the approved plans.

Prior to commencement of development

3. Details of programme of archaeological work to be agreed;
4. Archaeological works to be implemented and results of investigation recorded and submitted and entered into the historic environment register.
5. Contamination investigation, appraisal, remediation and verification.
6. No further works to take place if unexpected contamination is found and treated.
7. Method of disposal for materials removed from the site.
8. Contamination checks on any imported materials.
9. Prior approval of surface water drainage scheme.
10. Prior approval water and energy efficiency measures.
11. Prior approval of details of on-site renewable energy system and their installation.
12. Prior approval of materials of all windows and doors and Juliette balconies.
13. Prior approval of details of following materials and design specification:
 - (a) external facing materials, including render finish, brick bond, roofing materials;
 - (b) details of roof eaves, barge boards, fascias and soffits, and rainwater goods;
 - (c) windows, roof lights, doors and door surrounds, dormers, and timber louvres;
 - (d) window lintels and cills, depth of window recesses;
 - (f) samples of reconstituted stone and shiplap;
 - (g) any gates proposed within the carriage-arch to be agreed;
 - (h) details of extract vents, flues and other fenestration to be agreed.

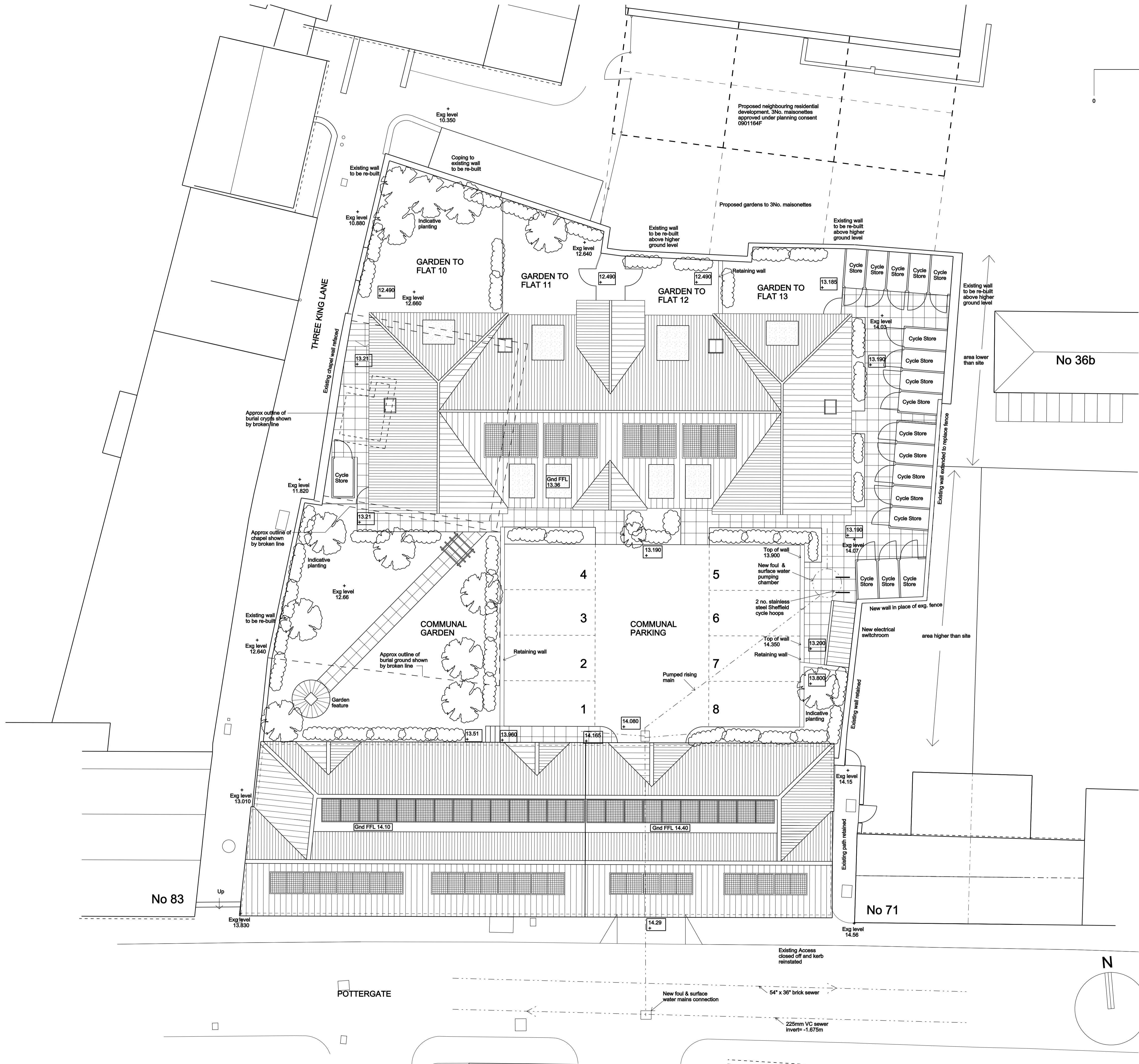
Prior to first occupation

14. Details of vehicle crossover to be agreed and to be provided prior to occupation.
15. Prior approval and provision of refuse stores and electrical plant room in courtyard;
16. Prior approval and provision of cycle stores;
17. Details of car parking area layout to be agreed and parking to be provided;
18. Car parking management scheme to be agreed;
19. Details of external lighting to be agreed, implemented and retained;
20. Details of landscaping scheme to be agreed, to include:
 - (a) all soft landscaping;
 - (b) hard landscaping materials;
 - (c) paving details;
 - (d) car parking materials;
 - (e) all boundary treatments.
21. Landscaping to be provided within 6 months of first occupation;
22. Landscaping maintenance scheme to be agreed and implemented;

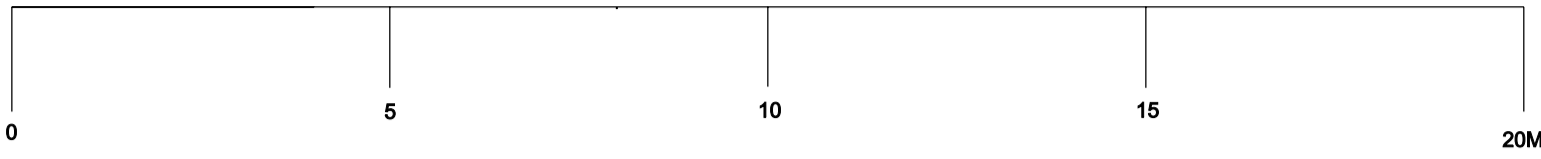
(Reasons for approval:

The proposed residential scheme will provide high density housing within an appropriate part of the City Centre which will enhance the visual amenity of this part of the City Centre Conservation Area by utilising a currently negative and derelict site. Despite the uncertainties around the relationship of this site with the undeveloped site at the rear, the scheme will provide a suitable form of development and a modern, high quality of design that restores the historic street frontage along Pottergate and proposes a modern approach to scale, massing and elevation treatment that still respects the adjoining listed buildings. The development will provide a considered layout that addresses the site constraints, including carefully preserving the significant archaeological remains.


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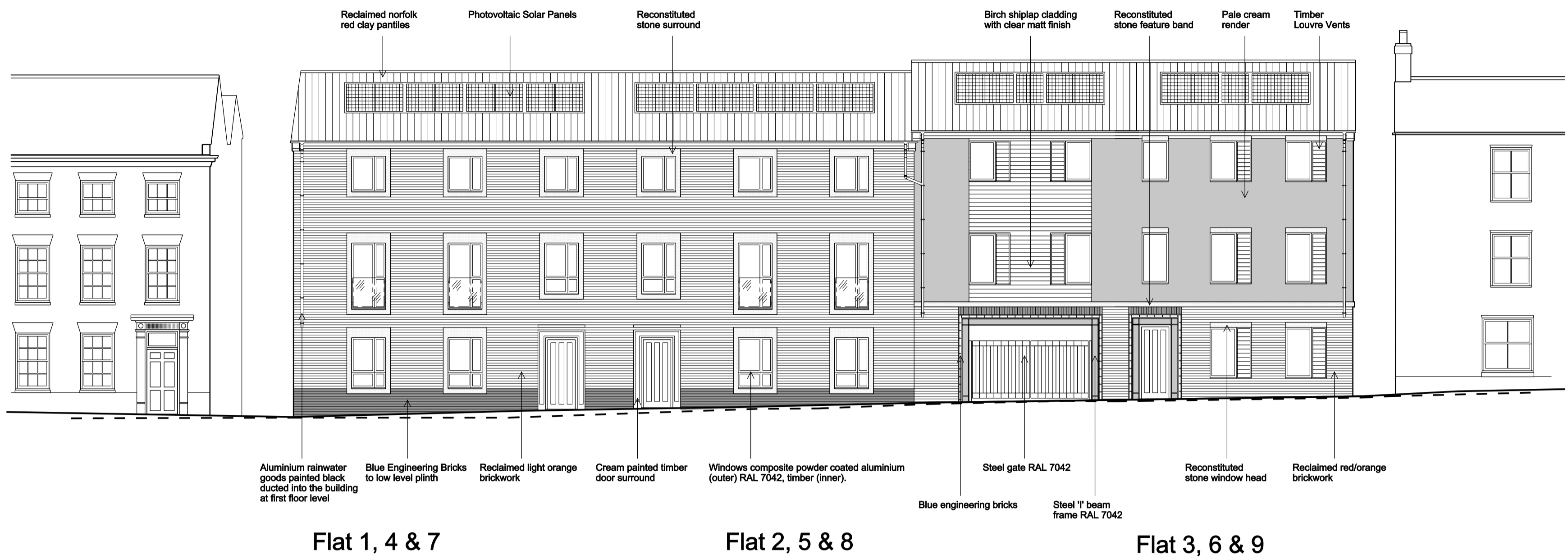
Note: Levels refer to Ordnance Survey datum



Rev H 08/11/2010 Amended in line with updated survey. IPB
Rev G 19/10/2010 Details of adjoining planning approval 0901164F added. IPB
Rev F 16/09/2010 External levels added;
Rev E 08/09/2010 Issued for client approval IPB
Rev D 2/08/2010 Sheffield cycle hoops added;
Rev C 12/07/2010 Omission of staircase to basement, electrical switchroom and additional cycle stores added. LS
Rev B 25/06/2010 Outline of Crypts plotted for reference. KW
Rev A 11/05/2010 Revised in accordance with planning dept comments. AG

 Whitsundoles Broughton Road Salford Milton Keynes MK17 8 BU t. 01908 325 230 f. 01908 325 231 mail@3darchitects.co.uk	project Proposed Apartments 75-81 Pottergate Norwich NR2 1ED	job number 4941
	drawing title Proposed Site Plan	drawing no. rev. 21 H
	client Gardline	date March 2010
	scale 1:100@A1	checked KW

DO NOT SCALE FROM THIS DRAWING - Figured dimensions only to be used for setting out.
Any dimensional discrepancies found on site are to be brought to the attention of the architect or contract administrator immediately. IF IN DOUBT ASK!

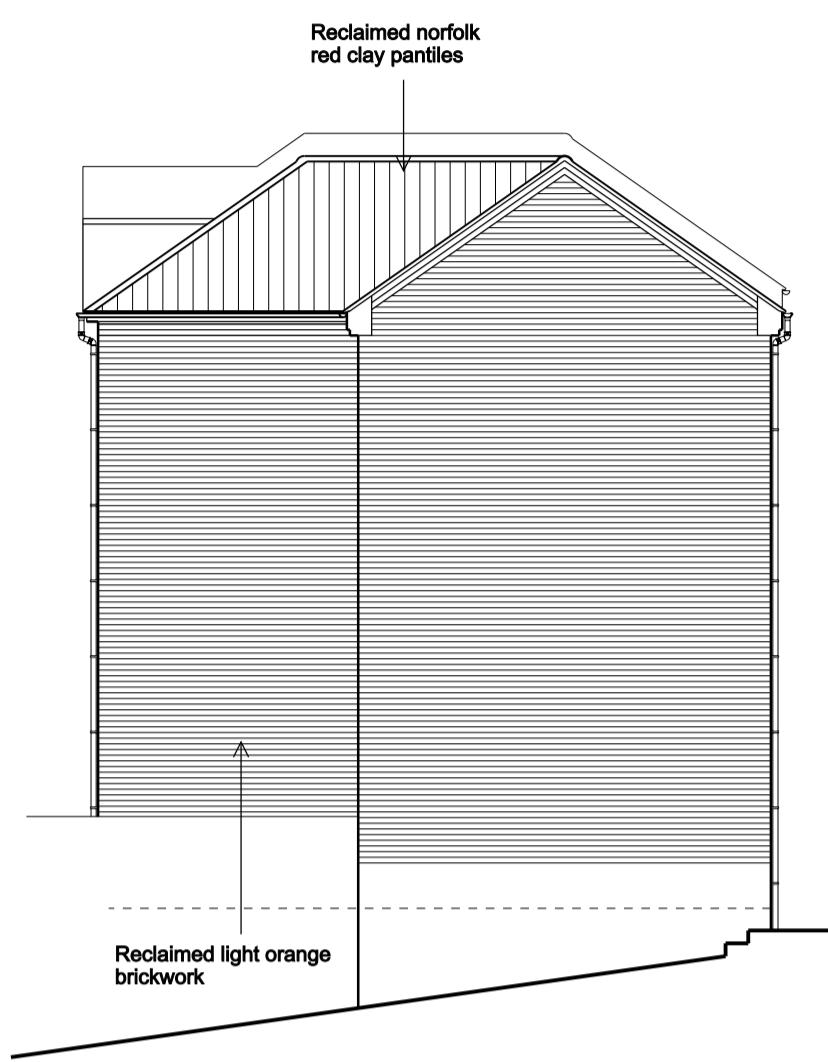


Flat 1, 4 & 7

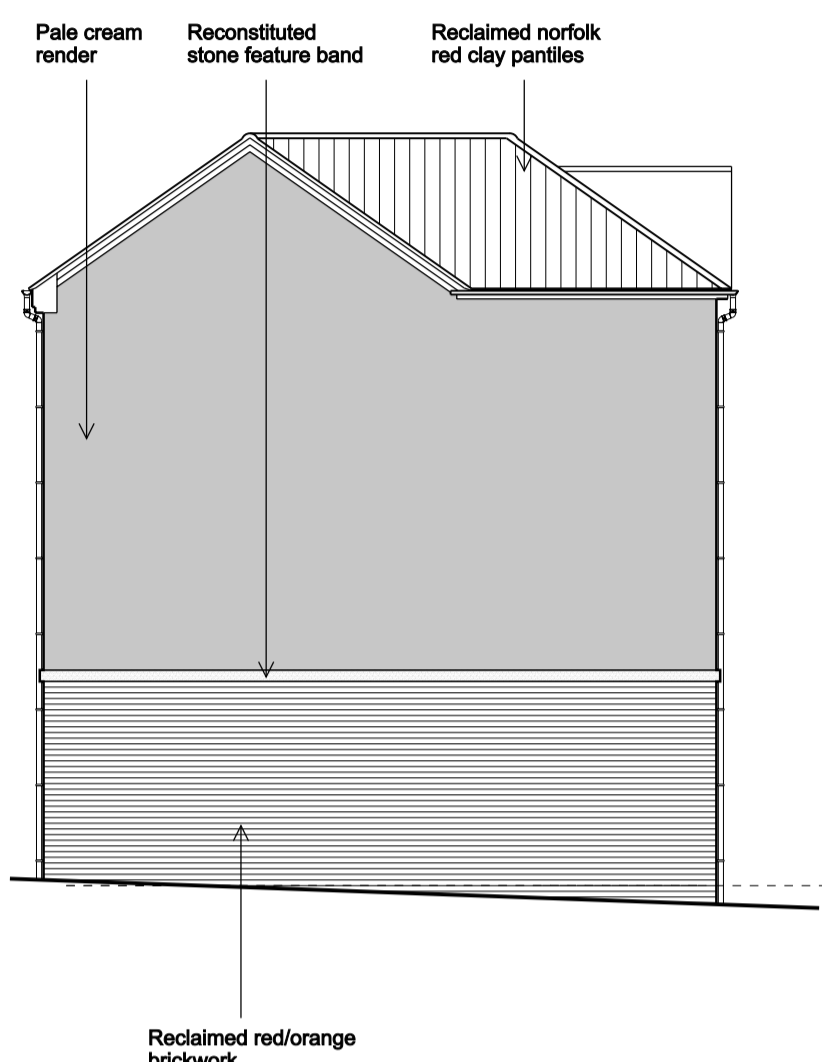
Flat 2, 5 & 8

Flat 3, 6 & 9

Front Block - South Elevation to Pottergate



Front Block - West Elevation



Front Block - East Elevation

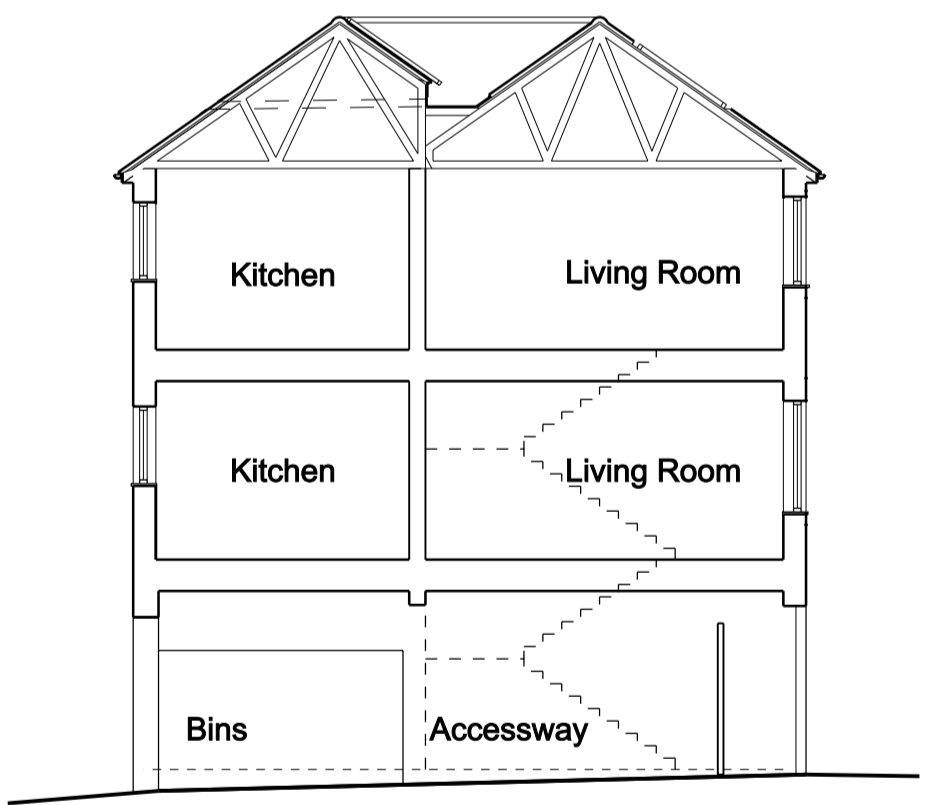


Flat 3, 6 & 9

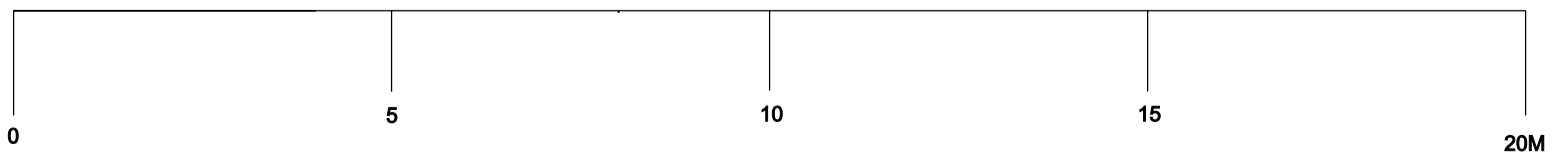
Flat 2, 5 & 8

Flat 1, 4 & 7

Front Block - North Elevation to Courtyard



Front Block -
Section AA Through Accessway

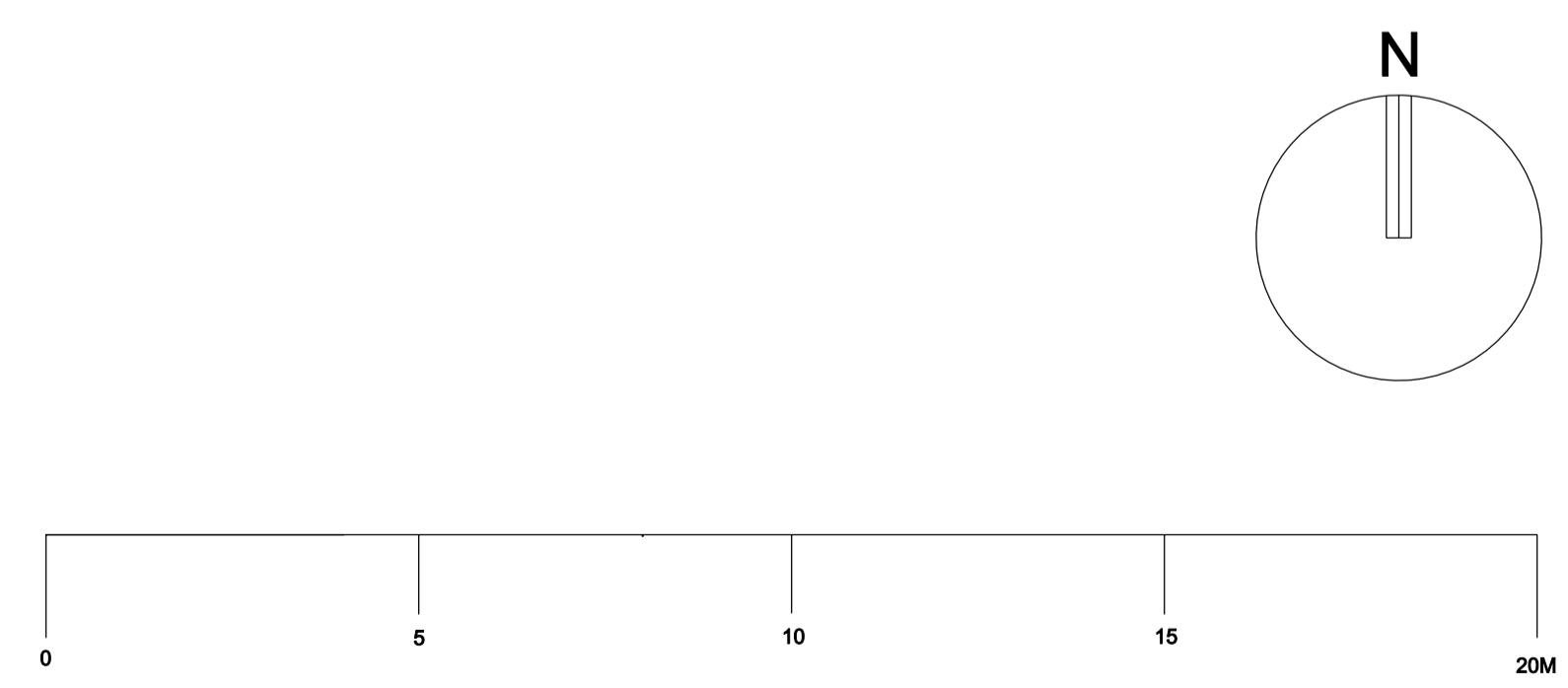
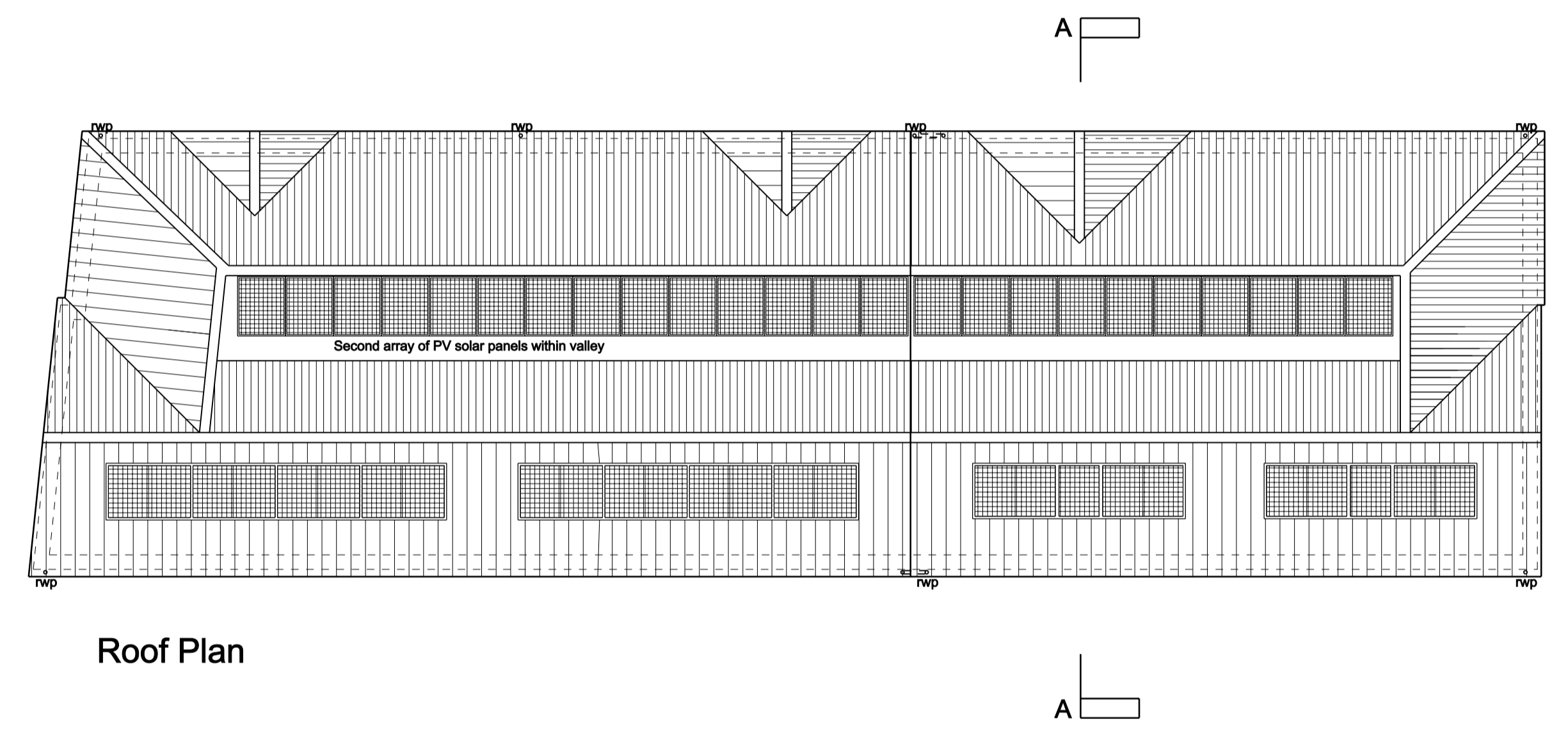
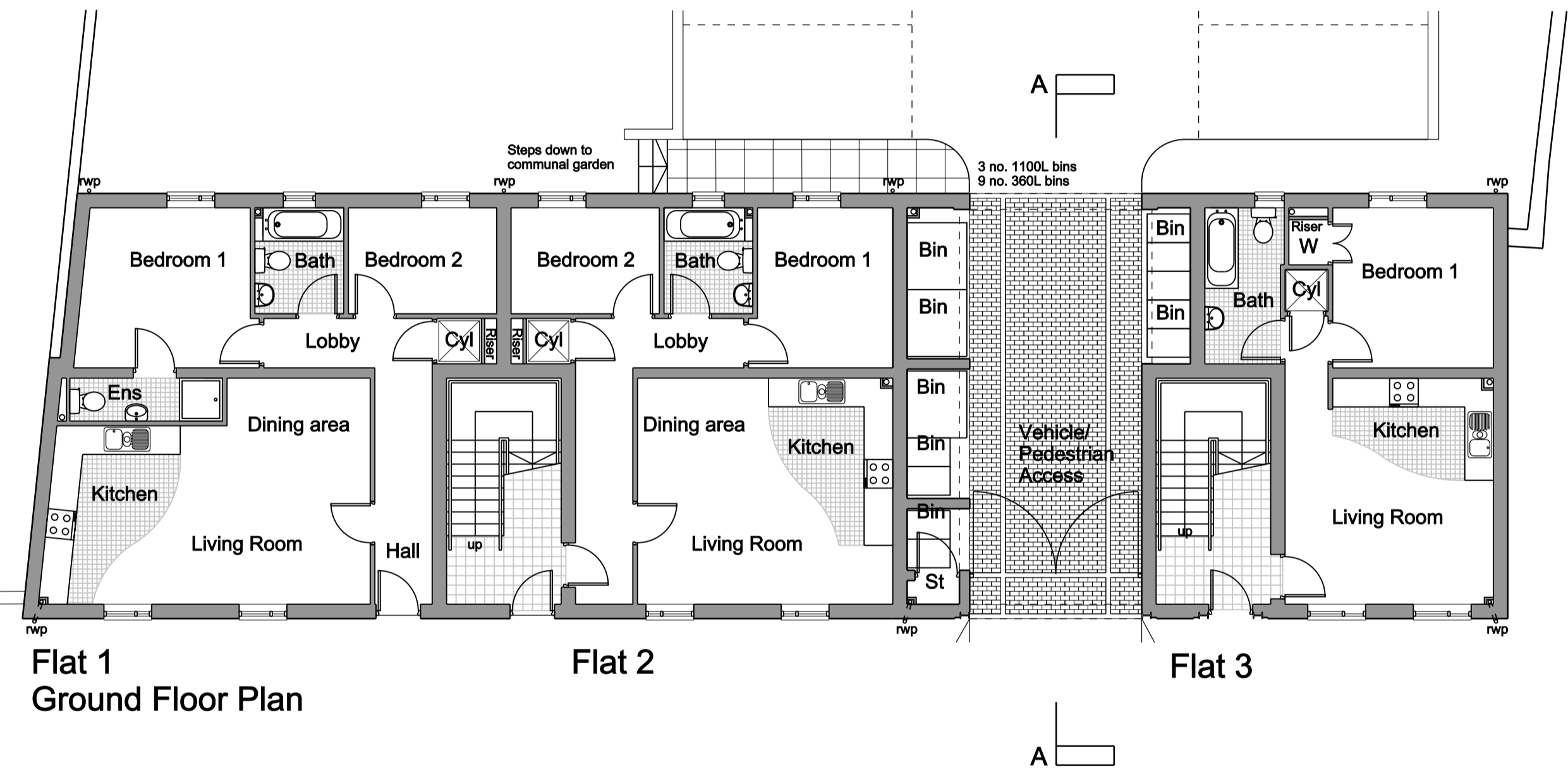
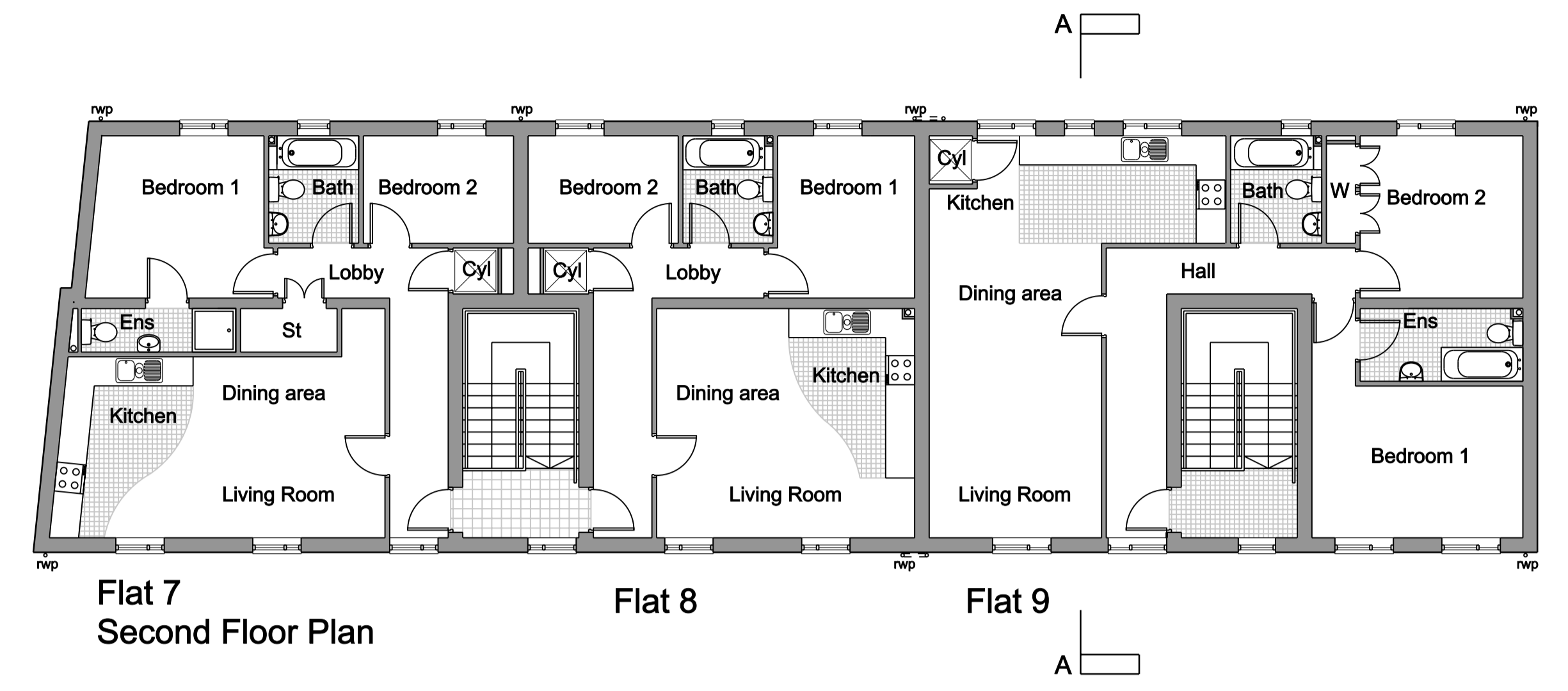
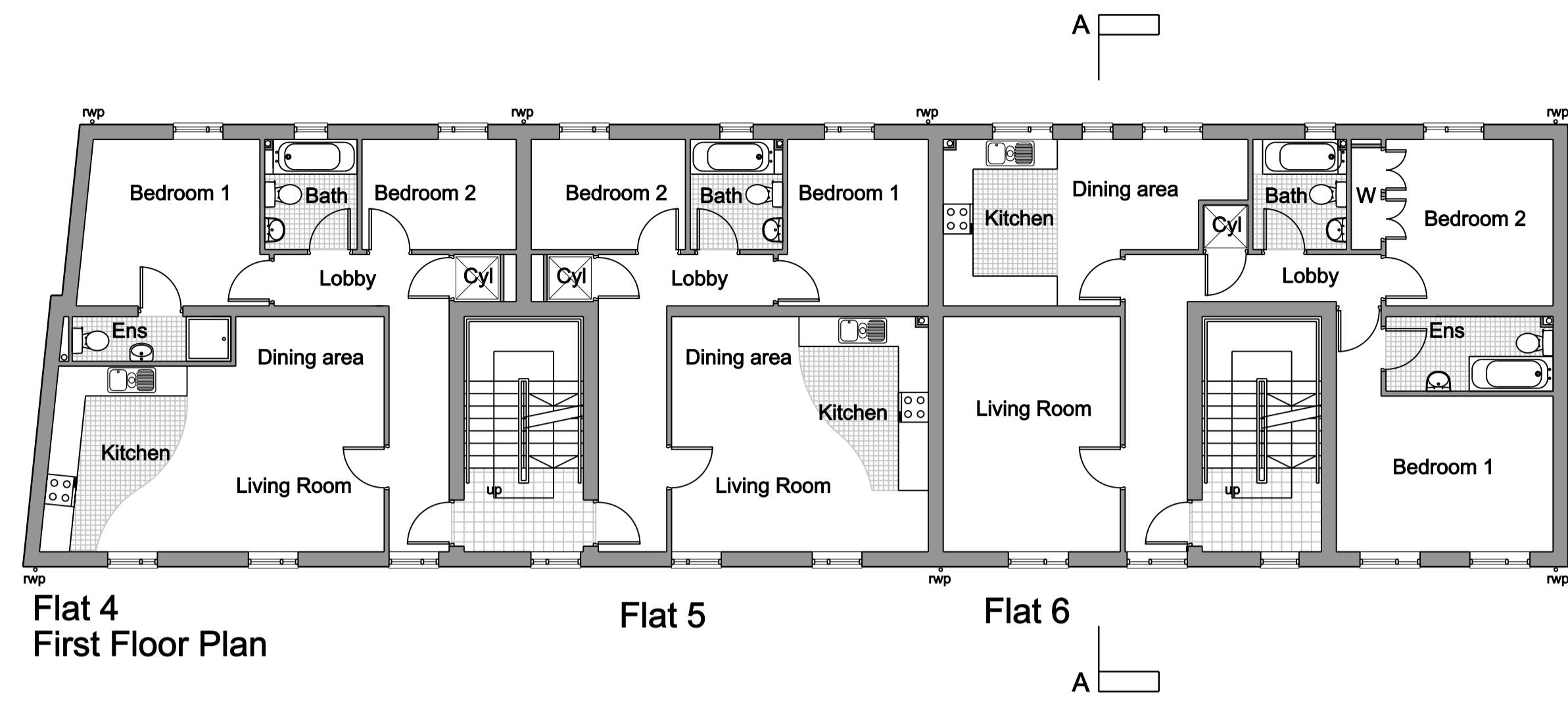


Rev F 08/09/10 Issued for client approval. IPB
Rev E 31/07/10 Valley roof formed to conceal solar panels on rear slope. Ridges lowered on front slope, span reduced on gables. RW
Rev D 14/07/10 Solar panels and screen added and omission of stairs to basement. LS
Rev C 24/06/10 Scheme Revised.
Rev B 03/06/10 Windows modified following Quality Panel comments.
Rev A 13/05/10 Drawings generally updated. West and East Elevations added




Whitsundoles
Broughton Road
Salford
Milton Keynes
MK17 8 BU
t. 01908 325 230
f. 01908 325 231
mail@3darchitects.co.uk

project Proposed Apartments 75-81Pottergate Norwich NR2 1ED		job number 4941	
drawing title Front Block Proposed Elevations and Section		drawing no. 24	rev. F
client Gardline		date March 2010	
drawn KW		checked —	scale 1:100 @A1

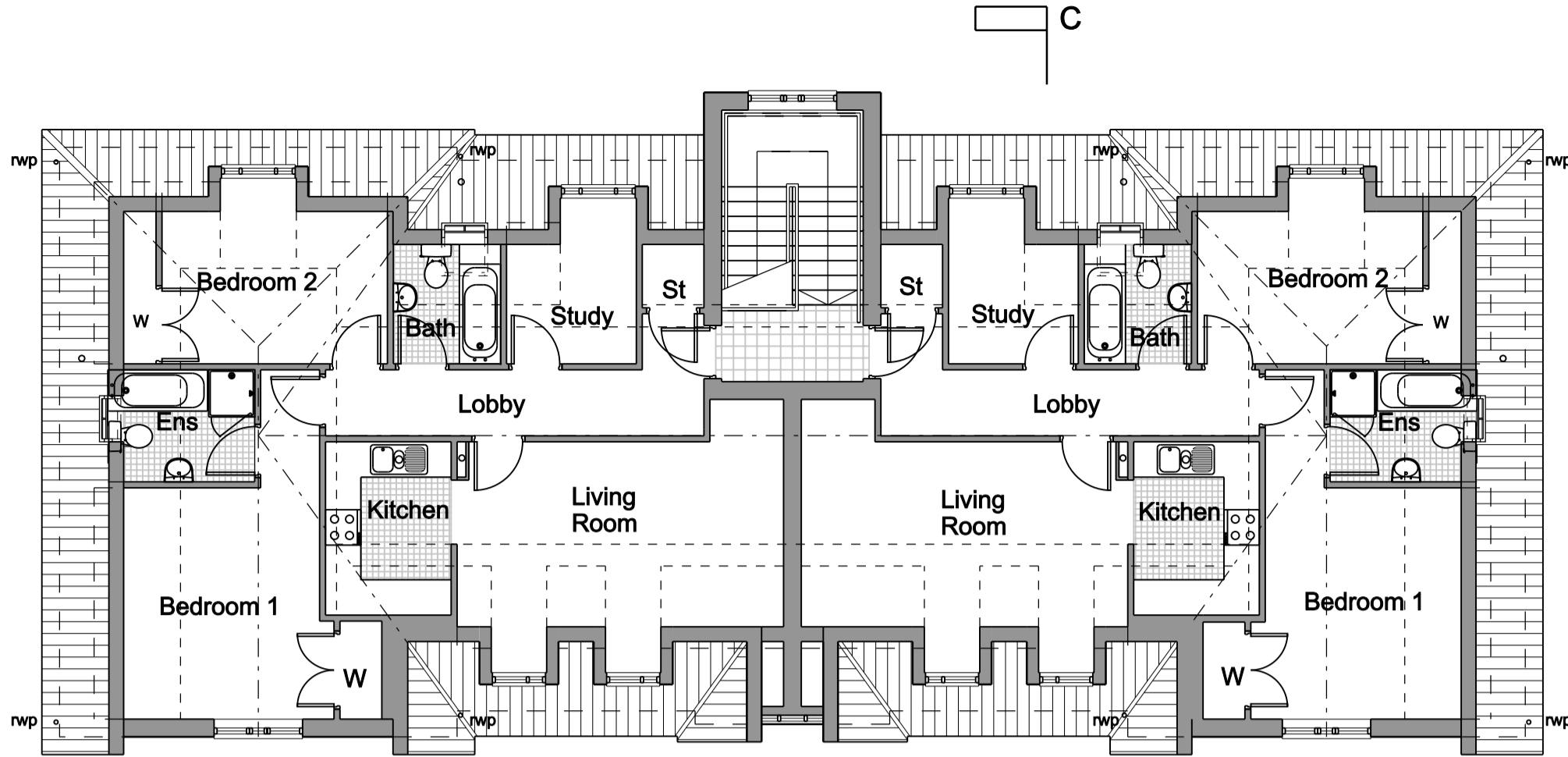


Preliminary

Rev F 08/09/2010 Issued for client approval. IPB
Rev E 31/07/2010 Valley roof formed, front slope ridge lowered and gable depth reduced. KW
Rev D 14/07/2010 Solar Panels added to roof and omission of basement level. LS
Rev C 24/06/2010 Scheme amended
Rev B 14/05/2010 Notes updated
Rev A 09/05/2010 Revised in accordance with Planning Department Comments

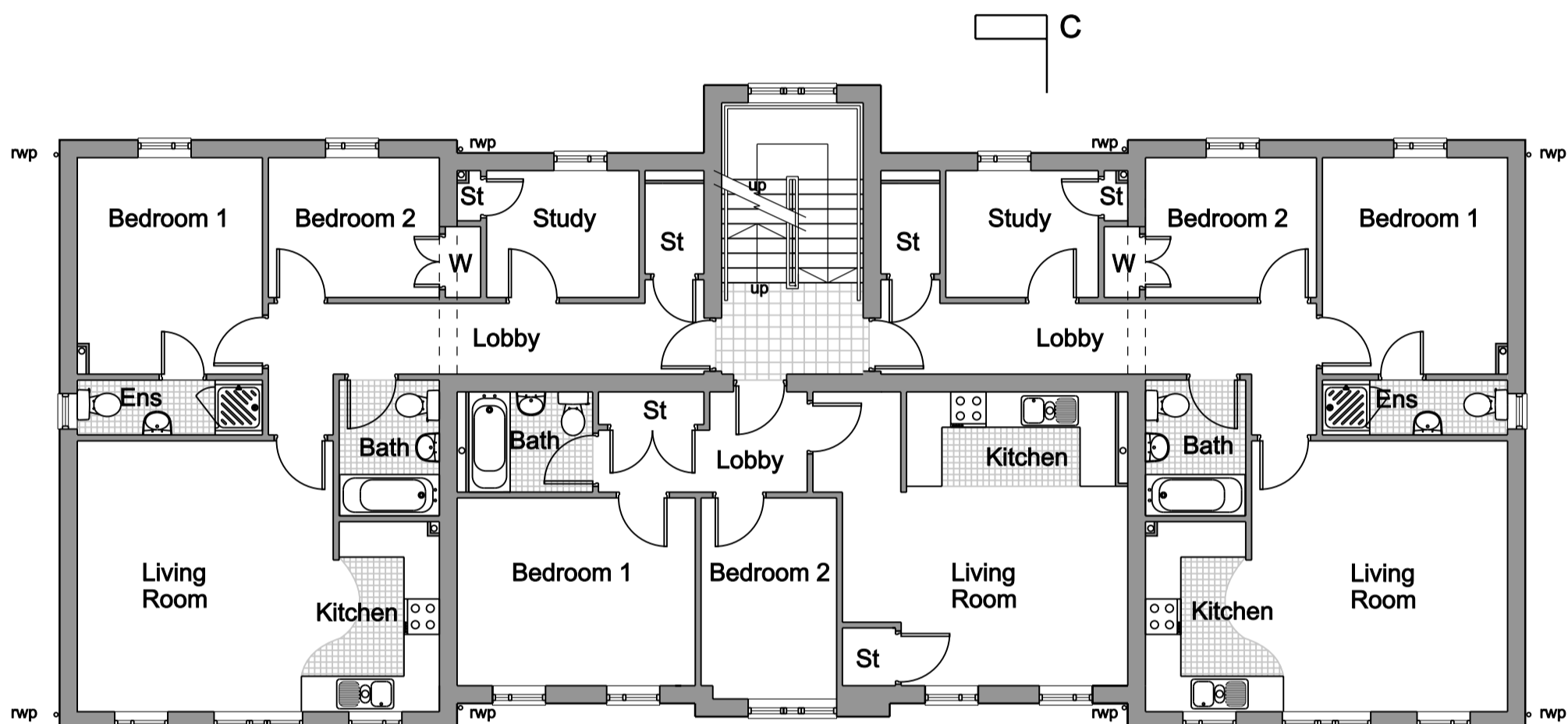
 Whitsundoles Broughton Road Salford Milton Keynes MK17 8 BU t. 01908 325 230 f. 01908 325 231 mail@3darchitects.co.uk	project Proposed Apartments 78-81 Pottergate Norwich NR2 1ED	job number 4941	
	drawing title Front Block Proposed Floor Plans	drawing no. 23	rev. F
	client Gardline	date Jan 2010	drawn AG
		checked KW	scale 1:100@A1

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Flat 17
Rear Block - Second Floor Plan

Flat 18

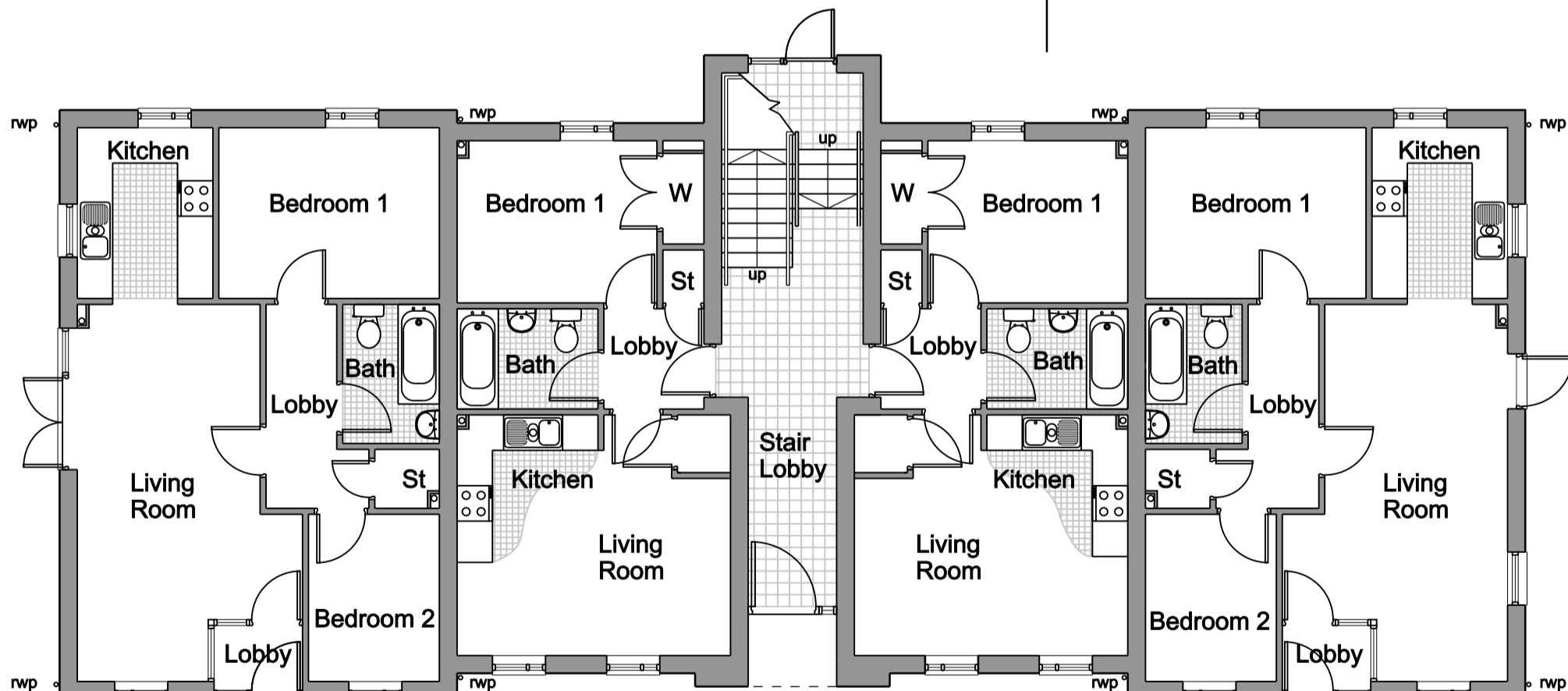


Flat 14

Flat 15

Flat 16

Rear Block - First Floor Plan



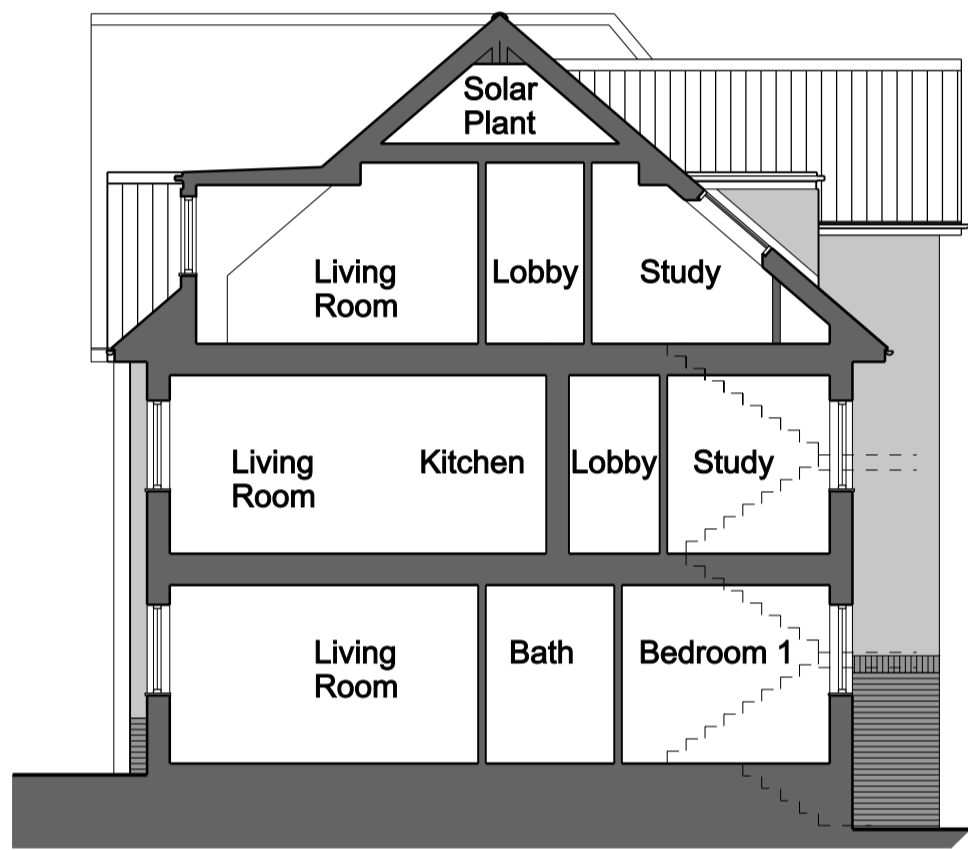
Flat 10

Flat 11

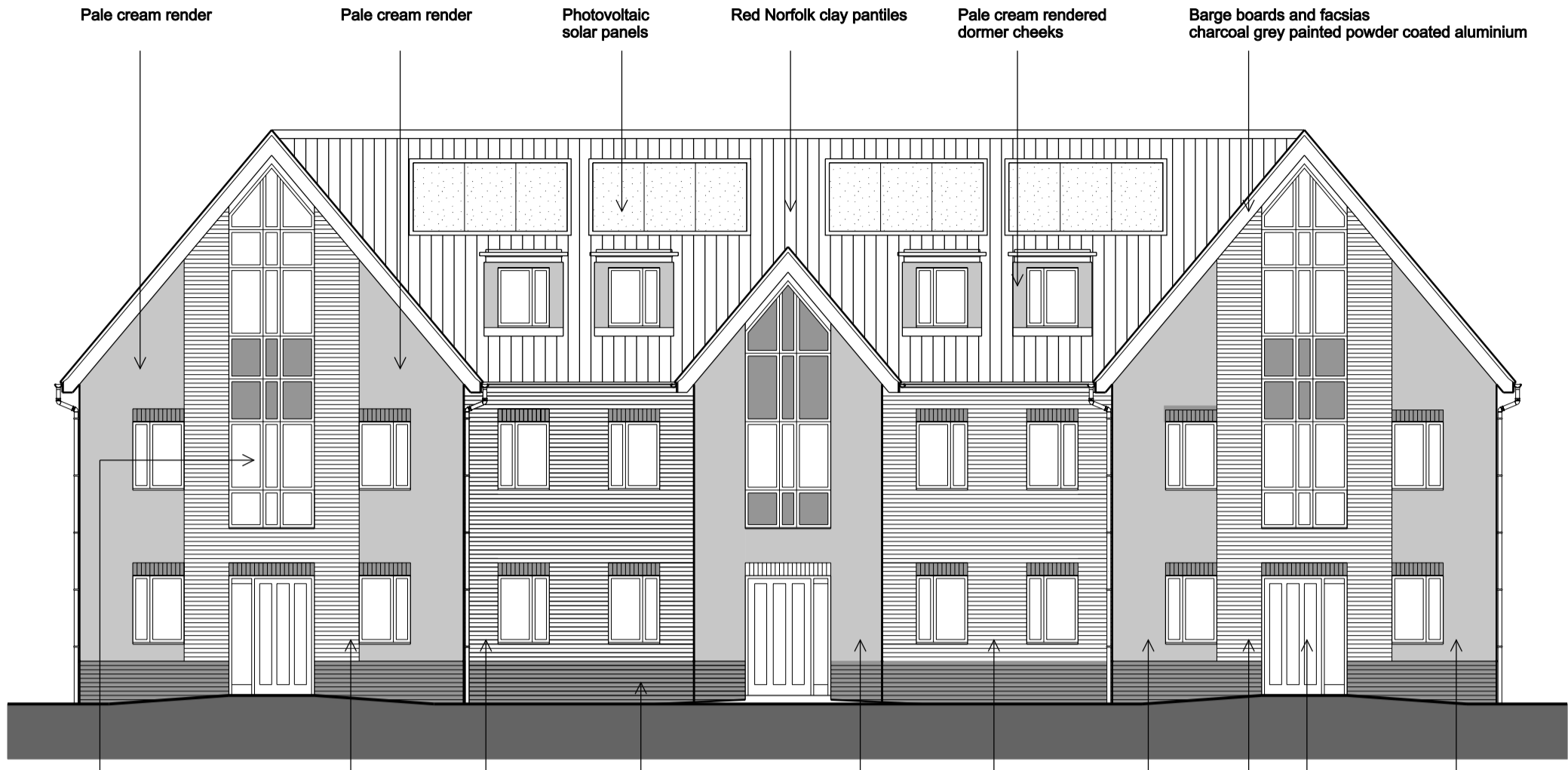
Flat 12

Flat 13

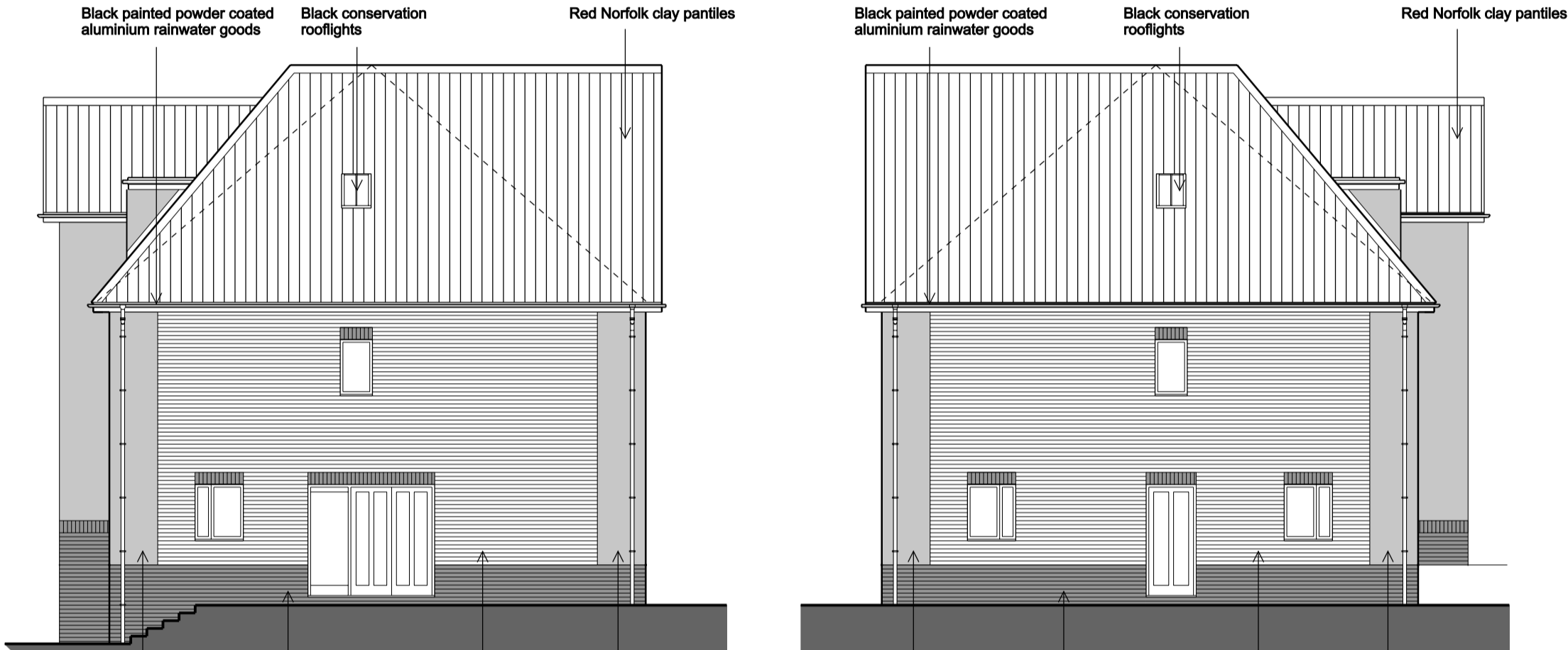
Rear Block - Ground Floor Plan



Rear Block - Section CC

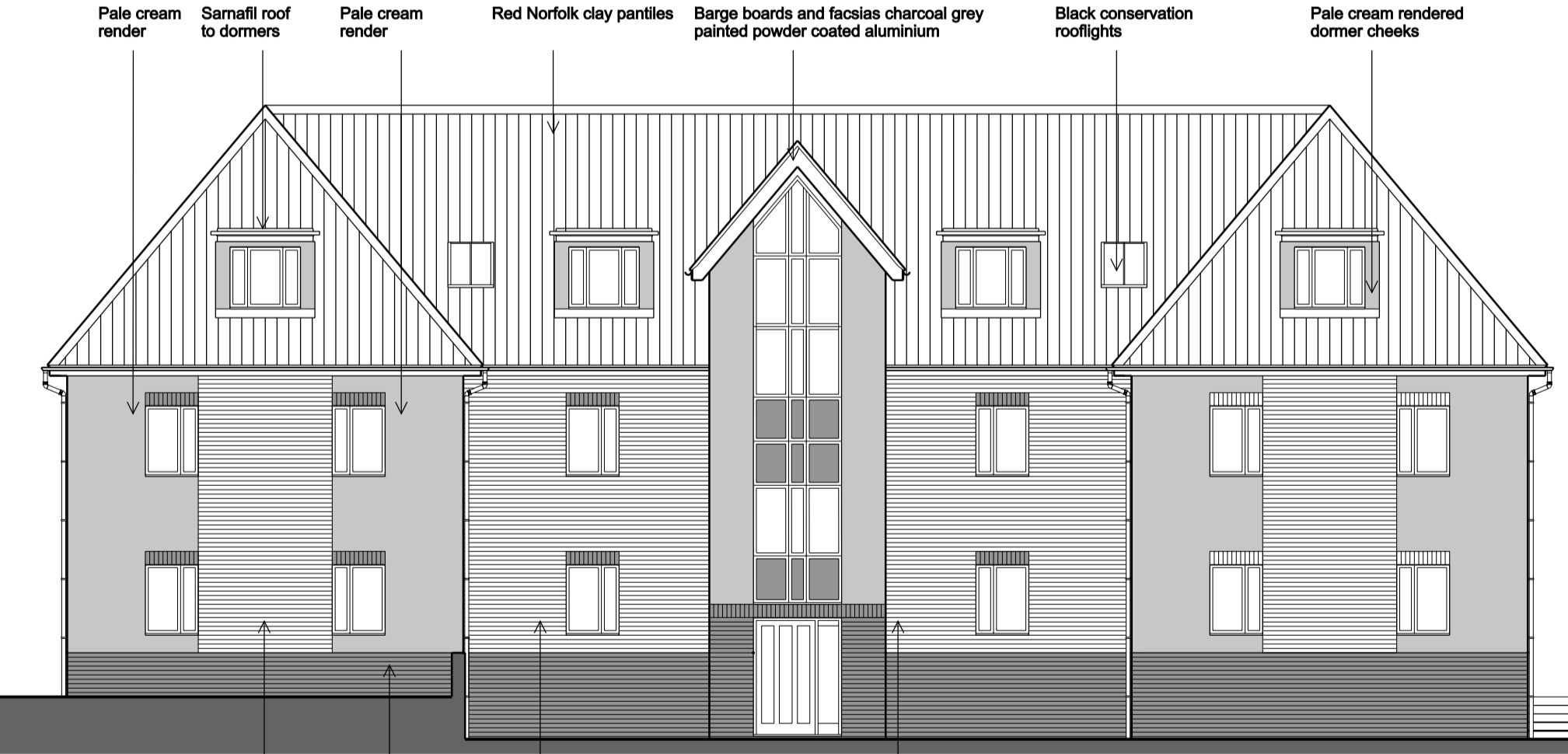


Rear Block - Courtyard Elevation (South)

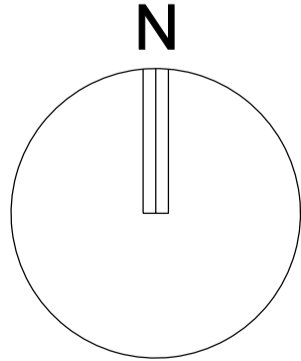
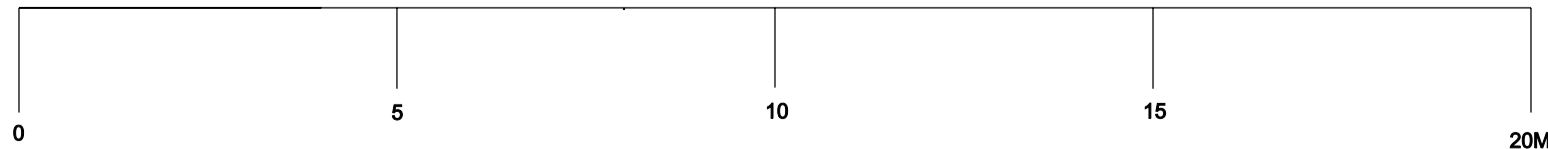


Rear Block - Side Elevation West

Rear Block - Side Elevation East




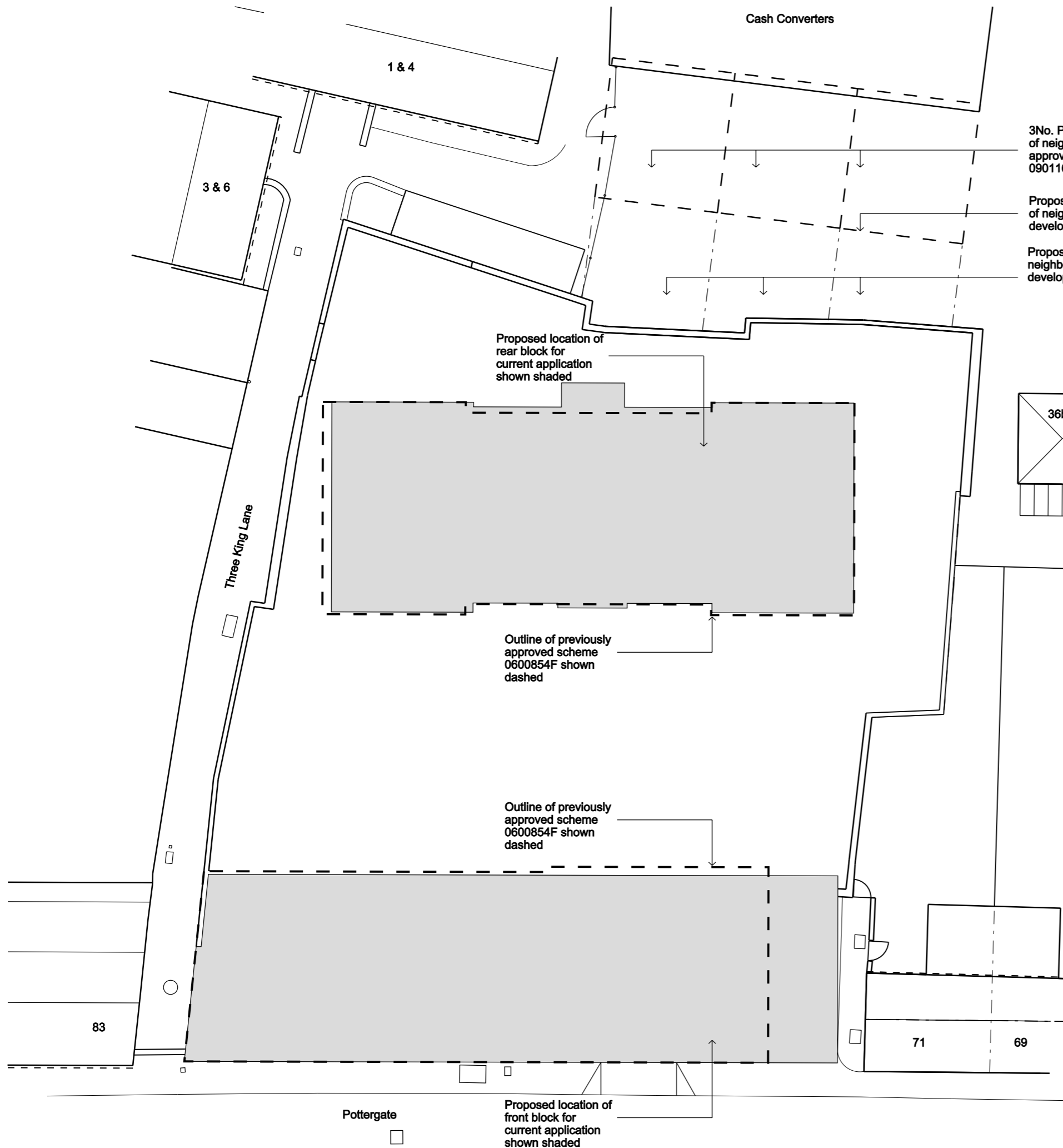
Rear Block - Rear Elevation (North)



PRELIMINARY

Rev C 08/09/2010 Issued for client approval. IPB
Rev B 26/06/2010 Floor to floor heights altered.KW
Rev A 09/05/2010 Revised in accordance with Planning Department Comments

 Whitsundoles Broughton Road Salford Milton Keynes MK17 8 BU t. 01908 325 230 f. 01908 325 231 mail@3darchitects.co.uk	project Proposed Apartments 75-81Pottergate Norwich NR2 1ED	job number 4941
	drawing title Rear Block Proposed Floor Plans and Elevations	drawing no. 25
	client Gardline	rev. C
		date March 2010
		drawn AG
		checked KW
		scale 1:100 @A1



3No. Proposed maisonettes
of neighbouring development
approved under planning consent
0901164F

Proposed eaves line
of neighbouring
development

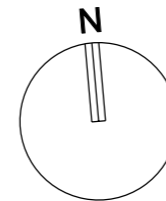
Proposed gardens to
neighbouring
development

Proposed location of
rear block for
current application
shown shaded

Outline of previously
approved scheme
0600854F shown
dashed

Outline of previously
approved scheme
0600854F shown
dashed

Proposed location of
front block for
current application
shown shaded

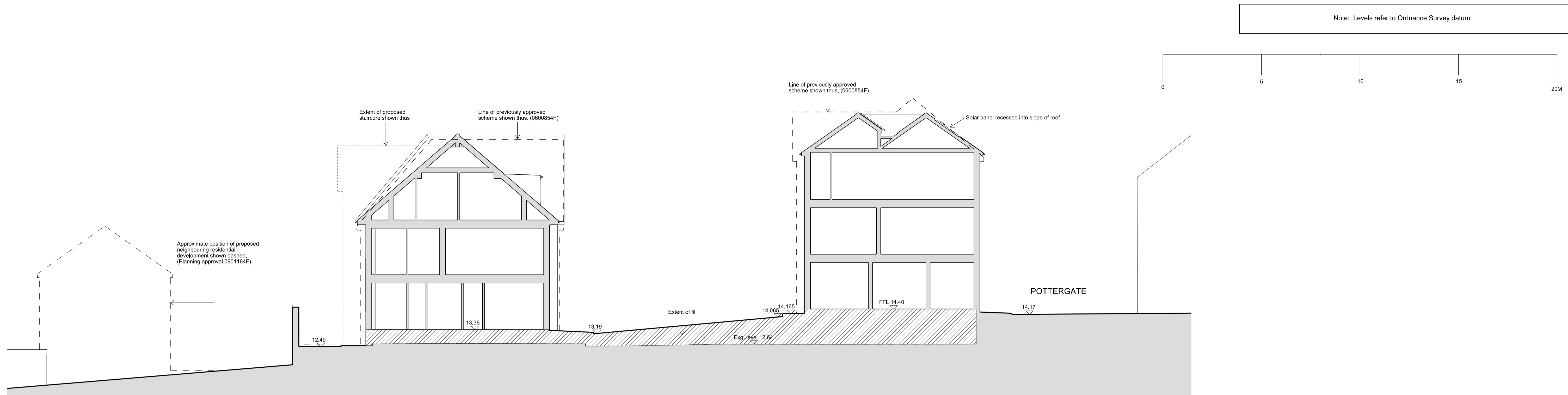


Rev.A 09/11/10 Amended in line with updated survey.

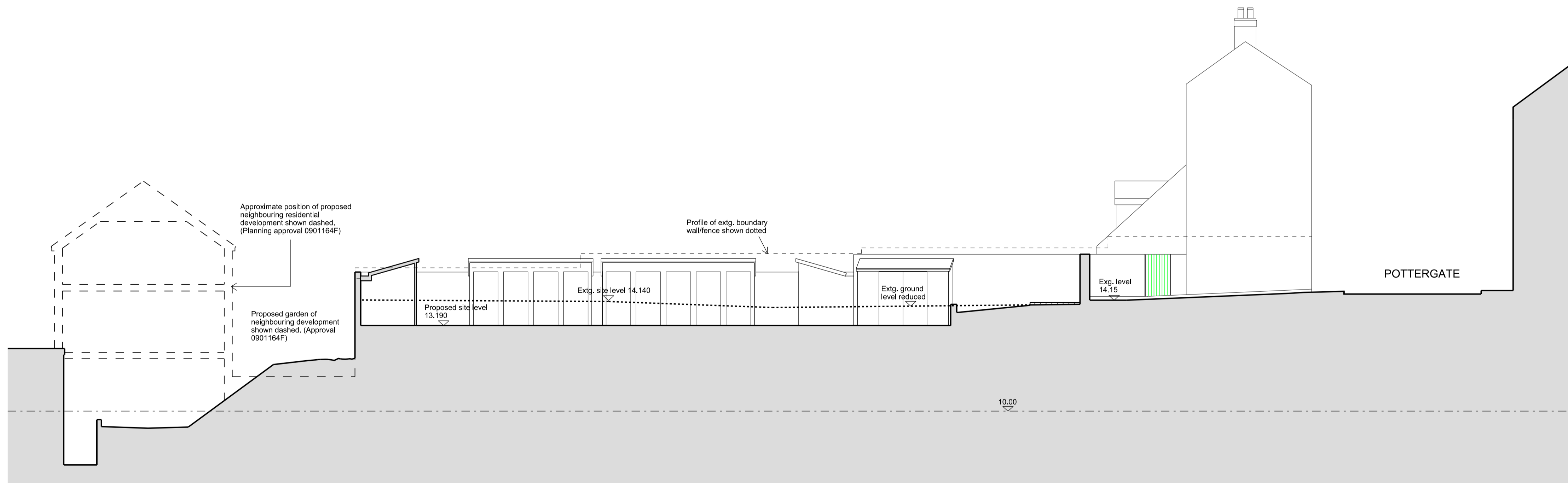


Whitsundoles
Broughton Road
Salford
Milton Keynes
MK17 8 BU
t. 01908 325 230
f. 01908 325 231
mail@3darchitects.co.uk

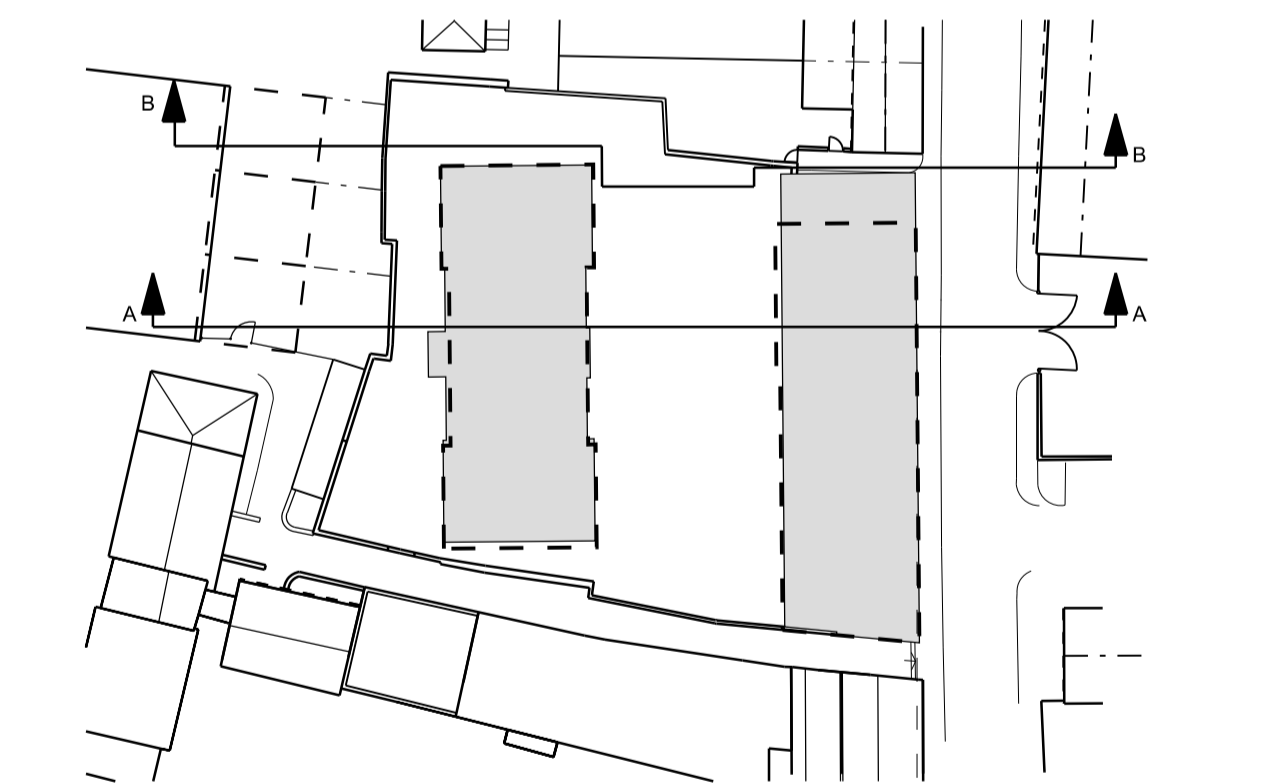
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drawing title Comparitive Site Plan		drawing no. 22	rev. A
		date Oct 2010	
client Gardline		drawn IPB	checked
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SITE SECTION A-A 1:100@A1

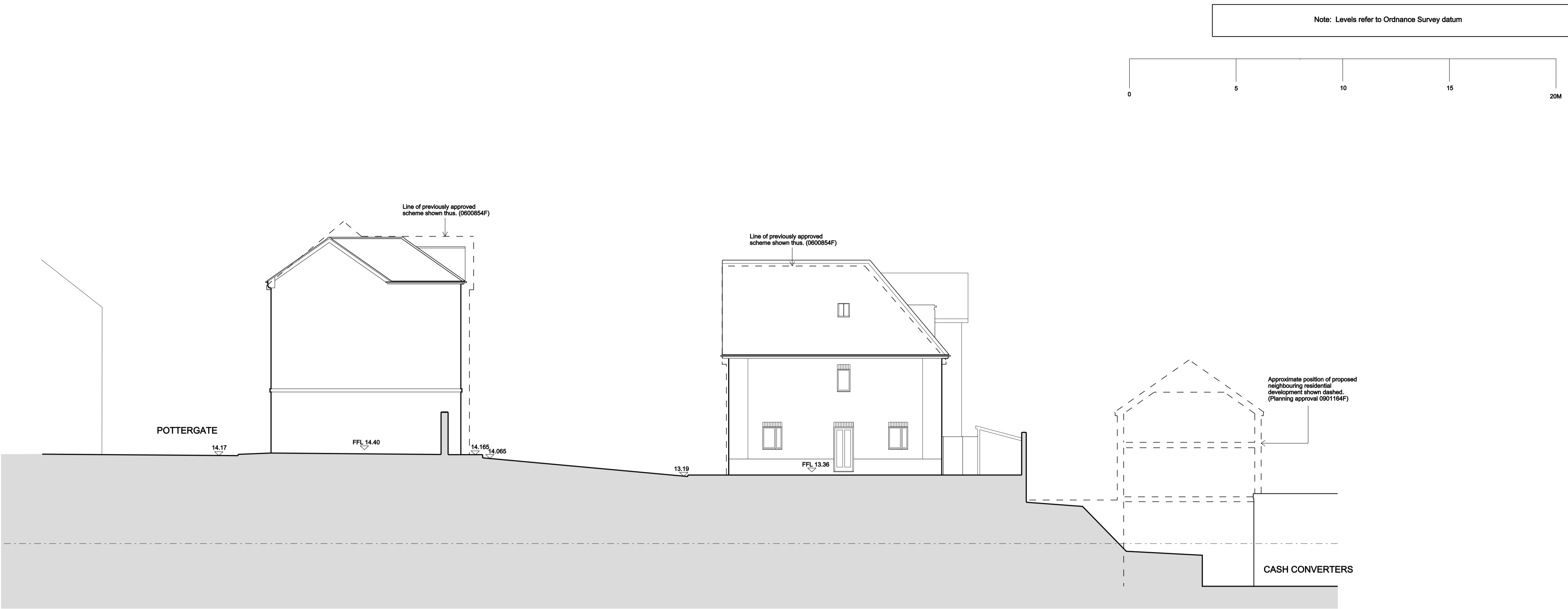


SITE SECTION B-B 1:100@A1

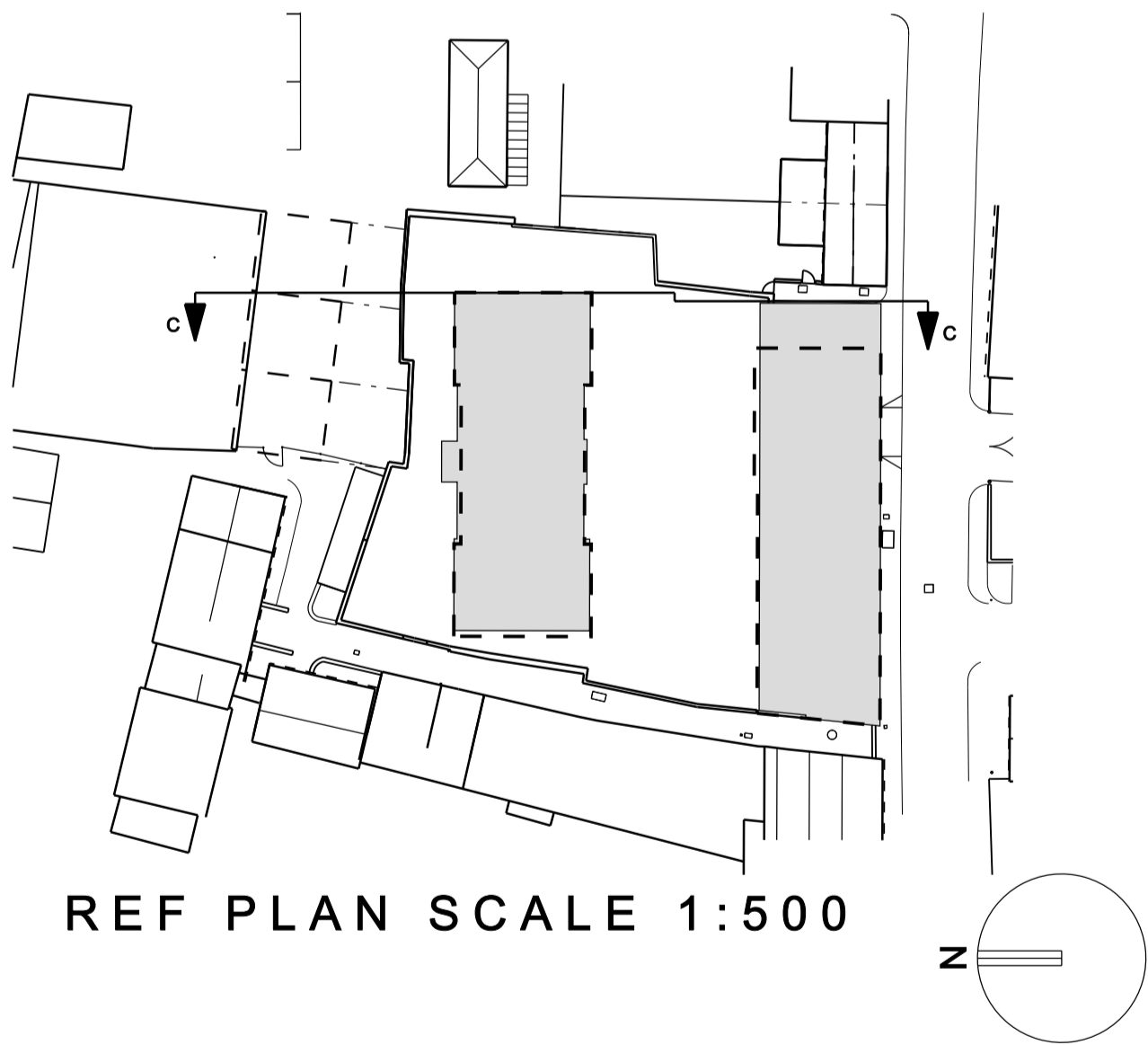



REFERENCE PLAN scale 1:500

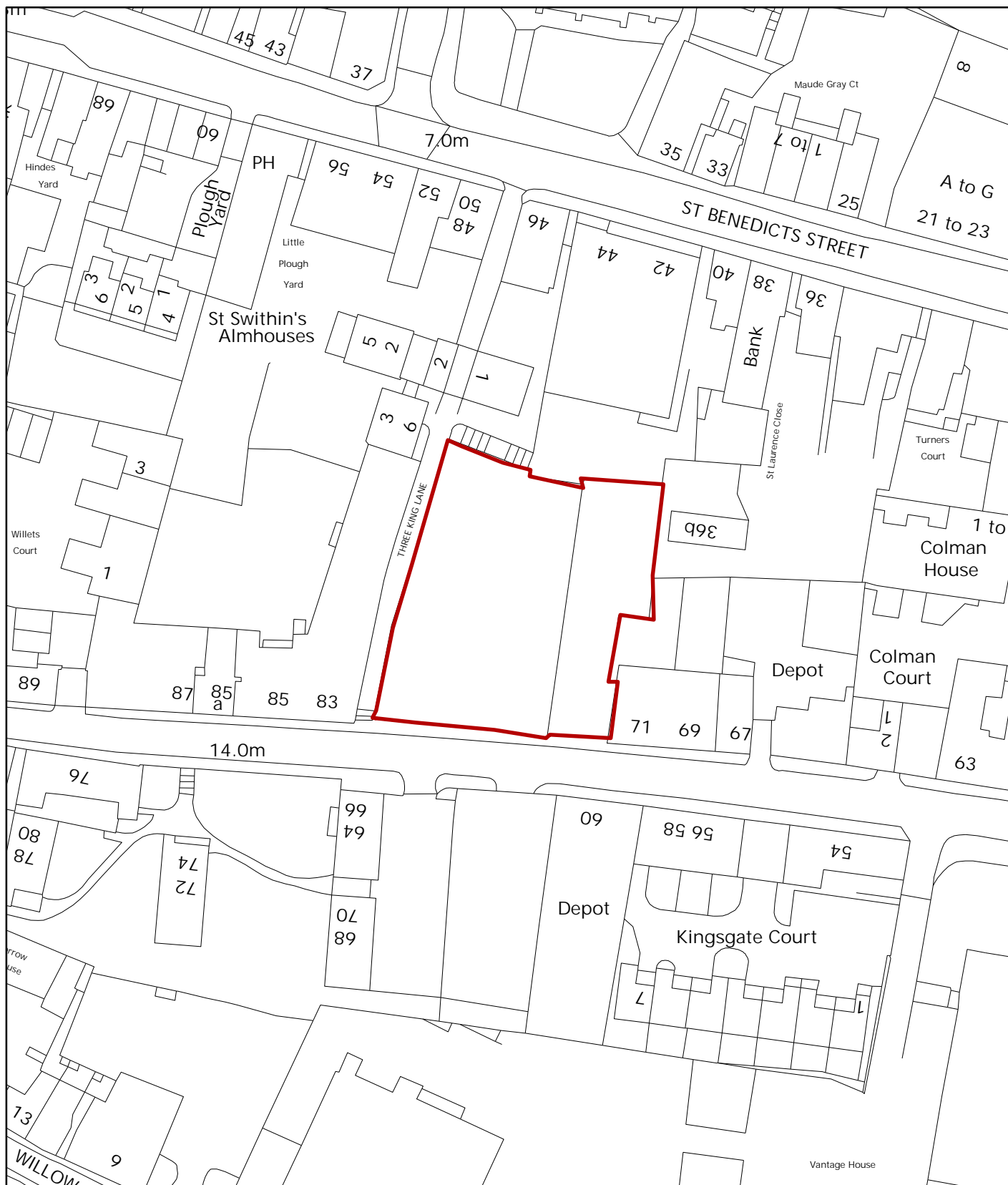
 Whitsundoles Broughton Road Salford Milton Keynes MK17 8 BU t. 01908 325 230 f. 01908 325 231 mail@3darchitects.co.uk	Rev. B 19/10/10 Details of previous planning application 0600854F added Details of adjoining planning approval 0901164F added. IPB	
	Rev. A 15/9/10 Levels corrected, RC	
	project Proposed Apartments 78-81Pottergate Norwich NR2 1ED	job number 4941
	drawing title Proposed Site Sections	drawing no. 31
	client Gardline	rev. B
date Jan 2010		drawn AG
scale 1:100@A1		checked KW



SITE SECTION C-C 1:100@A1



 3d ARCHITECTS	project	Proposed Apartments 78-81Pottergate Norwich NR2 1ED		job number 4941	
	drawing title	Proposed Site Section CC		drawing no. 32	rev. -
	client	Gardline		date Nov 2010	
	Whitsundoles Broughton Road Salford Milton Keynes MK17 8BU t. 01908 325 230 f. 01908 325 231 mail@3darchitects.co.uk	drawn KW	checked		scale 1:100@A1



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Planning Application No - 10/01717/F
 Site Address - 75 - 81 Pottergate
 Scale - 1:750



NORWICH
 City Council

PLANNING SERVICES

