

APPENDIX 3:

Summary of consultation responses and representations received

Issue	Consultee	Comments
Policies in Northern City Centre Action Area Plan	Smurfit Kappa	Smurfit Kappa are concerned that the proposal would not satisfy the objectives and principles of the NCCAAP. It is felt that this proposal will deliver a mixed use scheme and provide for some employment via the office element (203sq.m. of B1 offices + live work units) proposed. This will have the effect of regenerating the areas physical environment and meeting the objectives of policy WW1 in the NCCAAP.
Inappropriate Scale, Excessive height	Norwich Society, Cllr. Ramsay and two residents	Quality Panel considered that the scale of the proposal was acceptable in the area. Also the previously approved scheme on the site involved a two-four storey office building of a much more solid design (see comparison drawing P24 rev.D). Also the highest element is five storeys which is on Blackfriars Street which has a width of 7 metres plus 2.5 metre wide pavements to each side. Given this scenario it is not considered excessive. The revisions (25/03/2008) reduce the height of the end of block D (to four storeys) and block E (to two storeys) to give a more harmonious relationship adjacent to the social housing on Blackfriars Street.
Affect of block F on setting of Gurney House	Norwich Society	Block H (now removed by revisions 25/03/2008) was located closer to the boundary with Gurney Court and extended to a greater width. There is now a distance of at least 25 metres between the end of block F and the nearest point of Gurney House which is considered acceptable.
Loss of privacy/overlooking	Three residents in Gurney Court	The T shaped block G has been removed by revision (25/03/2008) and block F now offers a single three-storey gable to Gurney Court which is 25 metres from the nearest point of Gurney House. The number of windows on the elevation which faces Gurney Court has been reduced to six and they are all to be of obscured glazing which will need to be conditioned.

Loss of light	Norwich Society Two residents in Gurney Court	The garden of Gurney Court contains a number of large trees which do have the effect of reducing natural daylight into the windows of the east facing residential properties. This situation would not be affected by the proposal as the nearest block is some 25 metres away from Gurney House but it is true that some direct sunlight from the east will be lost.
Impact of access via Thompson's Yard	Three residents in Gurney Court.	The applicant has confirmed that there will be no vehicle or pedestrian access from the site onto Thompson's Yard.
Limited size of amenity area	Cllr Ramsay	The communal amenity space within the courtyards has been increased as a result of the revisions (25/03/2008) and is considered to be acceptable. A condition will require the submission and implementation of a suitable landscaping scheme. Also many of the flats have the benefit of either a balcony or a rooftop terrace.
Excessive on-site car parking	Cllr Ramsay	The proposal provides for 46 car parking spaces for 62 residential units which represents a 75% provision. The parking guidelines under policy TRA6 in the Local Plan allow up to 100% provision or 1:1. There needs to be a condition to ensure that the spaces are only used for the residential occupiers of the site.
Trees	One resident in Gurney Court	The applicants have submitted an arboricultural assessment which shows that as a result of the removal of block G in the revision (25/03/2008) the tree roots within the neighbouring property will not be harmed by the proposals.
Inappropriate character of design	Member of Public	Quality Panel and many other interested parties have applauded the design which seeks to interpret in a modern way the strong industrial character of former factories in Norwich. However it is true that the success of the scheme will depend on good detailing when it is built.
Loss of rear garden wall	One resident in Gurney Court	There is no intension to loose existing boundaries walls unless there is a need for repairs. There is a condition requiring details to be submitted and approved.
Concern about noise from Blackfriars/St Saviours Lane	Cllr Ramsay	The applicants have submitted a noise assessment report which identifies noise from the Smurfit Kappa factory and the Inner Ring Road as the principle producers of background noise. The flats which front Blackfriars Street and St Saviours Lane will in addition to double glazing also be fitted with sound insulating ventilators. Environmental Health considered this to be an acceptable mitigation strategy and this will need to be the subject of a condition.
Construction	Two residents in	The hours within which construction work is allowed

Duration and access for construction via Thompson's Yard	Gurney Court	on a site is controlled by Environmental Health and their legislation. I will liaise with them to try to reassure the residents on this point. There could be a clause in the Section 106 Agreement which stipulates no access to the site for construction purposes from Thompson's Yard.
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