

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 15/01837/F - 20 Cambridge Street,
Norwich, NR2 2BB

Applicant Mr Peter Southgate, U2 Homes Ltd

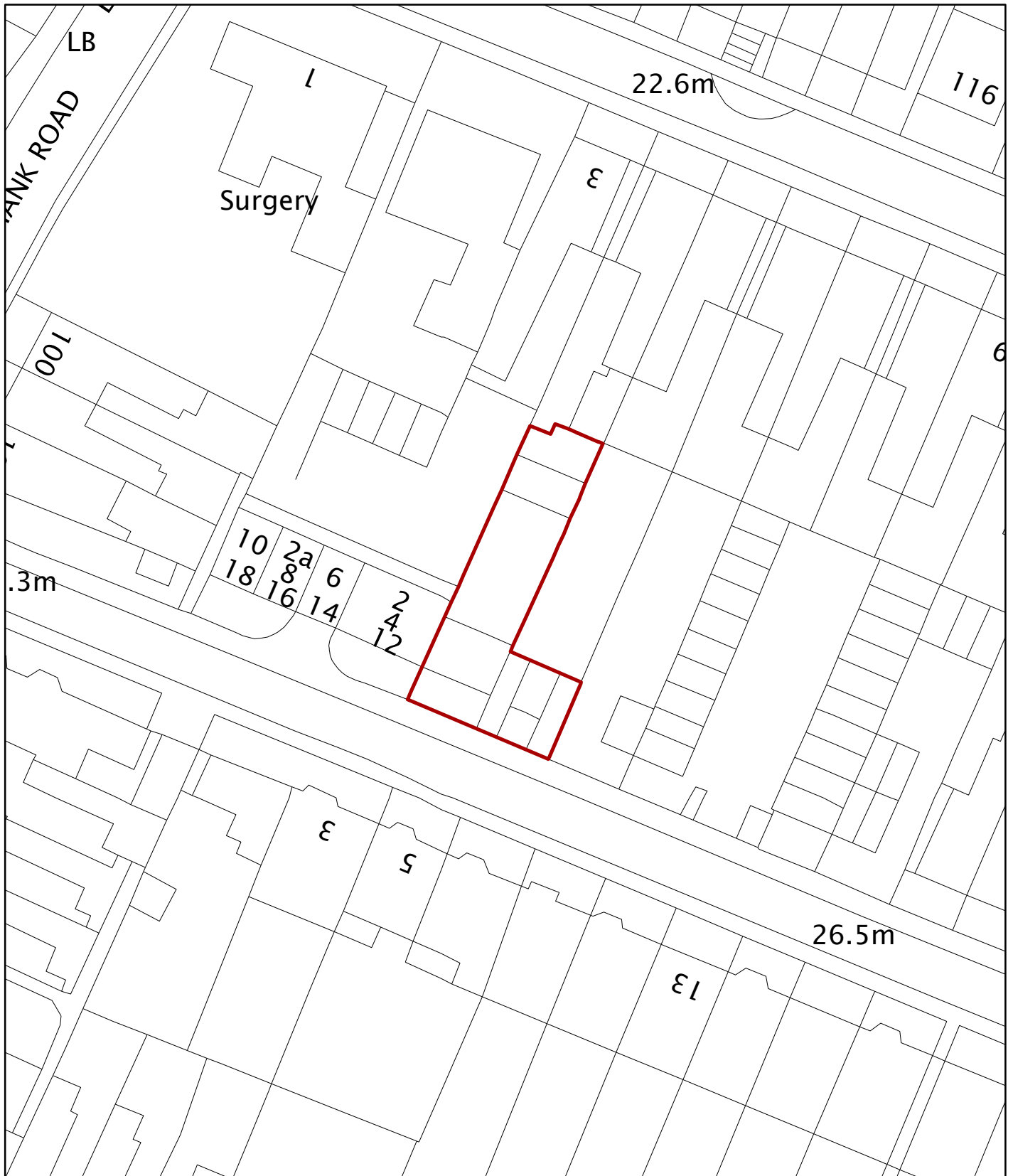
**Reason for
referral** Objections

4(f)

Ward:	Town Close
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Erection of 1 No. two storey dwellinghouse [revised proposal].		
Representations		
Object	Comment	Support
Original scheme: 10	0	0
Revised scheme: 6		

Main issues	Key considerations
1 Design and heritage	Impact upon street scene, conservation area and locally listed buildings
2 Amenity	Impact on garden; overshadowing; loss of daylight; loss of outlook; noise
3 Transportation	Under-provision of car parking/impact on highways
4 Flooding	Surface water flooding
5 Contamination	Impact on groundwater
Expiry date	10 February 2016 <i>[extended to 18 May]</i>
Recommendation	Approve



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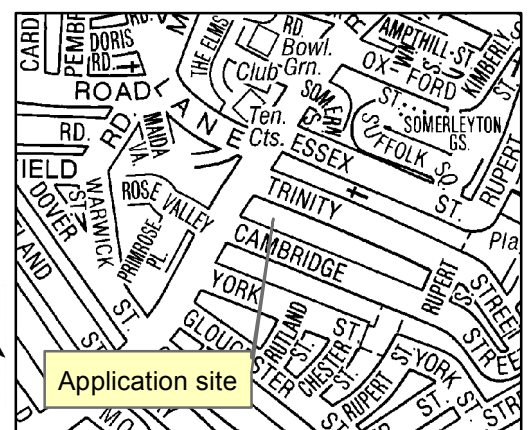
Planning Application No 15/01837/F
 Site Address 20 Cambridge Street

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The L-shaped site is located on the north side of Cambridge Street near to the junction with Unthank Road. Cambridge Street rises steeply from Unthank Road towards the east.
2. Number 20 Cambridge Street, now clear, was formerly home to a garage/car workshop site since the mid-20th century, which has since been demolished (15/00761/DEM). It is located on a residential street of mainly mid to late 19th century properties, many with decorative features as typical of the character in Essex and Trinity Street. Much of the significance of these locally listed buildings and their contribution to the character of the conservation area is derived from their group value.
3. On the same side of the road as the application site the terrace starts ~35m to the east. Adjacent to the terrace there is a large garage site in an elevated position. Between this and No.20 there are two gardens belonging to 5 and 6 Trinity Street. Both are also at an elevated position in relation to the ground level of the site, with the garden to No.5 running alongside the side of the site – the first floor of the application site is approximately the same height at the natural ground level within the garden. The very rear of this garden overlooks the southern side of the application site where the dwelling's garage is proposed. To the west of the site is a three storey block of flats (Cambridge Court) which are, alongside the gap in the street scene identified above and the flat roof building opposite (1A Cambridge Street), identified as detrimental in the conservation area appraisal.

Constraints

4. The site is straddled over the perimeter of the Heigham Grove conservation area. It runs along the boundary of the site and the garden of 5 Trinity Street, including the south eastern corner where the garage is proposed. Practically all of the terraces on both sides of the street are locally listed.
5. The previous use as a car workshop garage indicates a history of contamination. This is reflected in the submitted contamination report. It is underlain by principal aquifers (crag and chalk), a source protection zone 2 and EU Water Framework Directive (WFD) groundwater body and EU WFD Drinking Water Protected Area. The environmental sensitivity of the site is therefore considered to be high.
6. It is within a critical drainage catchment.

Relevant planning history

7.

Ref	Proposal	Decision	Date
12/00298/TCA	Removal of 1 no. Lime Tree or alternatively removal of 3 no. stems and top prune.	No TPO served	16/03/2012

Ref	Proposal	Decision	Date
14/00458/O	Outline Planning Permission for a four storey block of 4 No.two bed apartments with associated car parking	Cancelled	13/05/2014
14/00808/O	Application for outline planning permission for a four storey block of 4 No. two bed apartments with associated car parking.	Refused	17/09/2014
14/01563/O	Outline application including matters of access and layout for the erection of a single dwelling.	Approved	11/12/2014
15/00761/DE M	Demolition of walls and flat roof to garage.	Prior approval granted	03/07/2015

The proposal

8. The erection of a three bedroom, two storey dwelling with garage. An air source heat pump is also proposed on the projecting flat roof section at the rear.
9. Originally the applicant proposed a scheme for four flats, which was inappropriate for a number of reasons. Negotiations have led to the current scheme which has been re-advertised.
10. Following public comments some additional minor changes were made: on the front elevation the ground floor bedroom window is enlarged to match the one above; the first floor stair windows has been reduced in width. On the side elevation the timber cladding has been replaced with brick.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	173sqm
No. of storeys	2
Max. dimensions	12.4m wide along ground floor; two storey section 5.4m wide; 6m to highest point

Proposal	Key facts
Appearance	
Materials	Brick walls with red cedar cladding; aluminium windows, fascia, coping and rainwater goods
Energy and resource efficiency measures	Air source heat pump
Transport matters	
Vehicular access	Cambridge Street
No of car parking spaces	One in garage, one potentially in front area
No of cycle parking spaces	Number not specified – to be conditioned
Servicing arrangements	Not indicated – see main issue 3

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 10 letters of representations were received on the original scheme; six letters of representations from four occupiers have been received for the revised scheme, citing the issues as summarised in the table below *[NB: the second consultation period expires on May 4, any additional representations will be included in the Updates Report]*. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
On original scheme:	
Design is totally out of keeping, impacting character of conservation area. Materials are also discordant.	See main issue 1.
Does not take account of solar gain or natural daylight.	See main issue 2.
Density is excessive: overdevelopment of the site; no space around the site. One single dwelling would be preferable.	See main issues 1 and 2.
Lack of external amenity space and poor outlook for occupiers.	See main issue 2.

Issues raised	Response
Overlooking to neighbouring gardens and windows.	See main issue 2.
Overshadowing and loss of light to garden where plants for St John's Cathedral Narthex garden are grown. Will reduce airflow to garden and also impact biodiversity there.	See main issue 2 and paragraph 50.
Overshadowing, loss of outlook and daylight to neighbouring buildings.	See main issue 2.
Windows in side elevation overlook and prejudice future development to west.	See main issue 2.
Lack of adequate parking. Will create issues for on-street parking and parking at front given lack of landscaping.	See main issue 3.
Bin stores at rear are impractical and will lead to bins being left on the kerbside.	See main issue 3.
Lack of landscaping impacts biodiversity.	See main issue 1 and paragraph 50.
<p>Following re-consultation on current scheme:</p> <p>There has always been parking problems on Cambridge Street and Cambridge Court and the proposal will exacerbate this.</p>	See main issue 3.
The poor design is over-dominant and has poor external amenity space.	See main issues 1 and 2.
<p>Pleased to see a single dwelling but design still has shortcomings: flat roof and timber boarding raise concerns.</p> <p>Site is awkward but would benefit from building over proposed garage.</p> <p><i>Following further revisions:</i> although the best scheme to date, still a missed opportunity. Conditions needed on materials.</p>	See main issue 1.
Development will continue to overshadow and impact garden during afternoon; unclear what logic of stair is – possible subdivision at a later date?	See main issue 2. It is assumed that the position of the staircase allows for greater internal floorspace and a more usable layout. Any application for subdivision would require a separate application and would be assessed on its own merits.

Issues raised	Response
Concerns raised about noise from air source heat pump.	See main issue 2.
Loss of privacy, overbearing on neighbouring amenity space. Since 1998 clear sightline towards Cambridge Street now interrupted. Overshadowing and loss of daylight. Still overdevelopment – poor amenity space.	Amenity – see main issue 2. Design – see main issue 1.

Consultation responses

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

Citywide services

13. Wheelie bins are fine but will need to be presented to front on collection day.

Design and conservation

14. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Environmental protection

15. Standard conditions on contamination required. No other comments.

Environment Agency

16. The site is underlain by principal aquifers (crag and chalk), a source protection zone 2 and EU Water Framework Directive (WFD) groundwater body and EU WFD Drinking Water Protected Area. The environmental sensitivity of the site is therefore considered to be high. No objections subject to a condition being attached for contamination.

Highways (local)

17. *On original scheme*: Proposed development suitable in transportation terms; properties would not have parking permit entitlement. Bin and bike stores may be acceptable, details needed.
18. *On revised scheme*: As before: acceptable. Garage and internal cycle store are acceptable. Access via extant dropped kerb is acceptable. As there will be a slope it is essential that no surface water runs over onto the highway – an aquadrain is likely to be required, which can be conditioned.

Norwich Society

19. *On original scheme:* proposal is completely out of keeping with surrounding Victorian terrace architecture in spite of the ugly 1960s eyesore next door. We are not against contemporary design but this is not it.
20. *On revised scheme:* This is an improvement on the previous application. Adjacent to a very poor quality 1960s development, this is a reasonable response in this awkward context. The house sits on a slightly raised area to account for the road gradient. We feel that the window to the staircase could be smaller and would improve the street elevation. The two windows to the bedroom on the front elevation could be of matching height which we feel would also improve the elevation.

Tree protection officer

21. There are no trees on site or adjacent that will be affected.

Assessment of planning considerations

Relevant development plan policies

22. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
23. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

25. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.
26. The principle of a two storey dwellinghouse has been accepted previously (14/01563/O) and the scheme continues to comply with DM12.

Main issue 1: Design and heritage

27. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
28. The site is currently clear but the necessary concrete retaining walls and high level fences above them lead to a poor visual gap in the street scene. Alongside the poor quality flats to the west, the elevated garden to the west and the garage site further west of this, this space is distinctly different in character to the rest of the street and currently detracts from the wider conservation area. This however is not to suggest that any development would be acceptable here, as demonstrated by the rebuff of the originally proposed flatted scheme. After several different designs, the current scheme for one dwelling is of an appropriate scale and form and overcomes the previously justified concerns of overdevelopment of the site.
29. Despite a flat roof, its contemporary design will appear as relatively subservient in the street scene next to its neighbour. The entrance and first floor stair are setback from the main building line and are also stepped down, which together will reduce the development's mass. Alongside the garage this should help to screen an otherwise unsightly backdrop of concrete retaining wall, fence and shed. There is sufficient detail to provide visual interest and break up the elevation, and while there are some minor shortcomings with some of the details, much of these have been addressed and the extent of their harm does not undermine the scheme. The entrance for instance could be perceived to be too heavily glazed, however it is

setback from the main building line and will be partially blocked in views approaching from the west and almost totally from the east by the garage.

30. The form of the building to the rear is not great when viewed in an elevational perspective but it will never be viewed in this context given the presence of the adjacent block of flats. Against the backdrop of the retaining wall along the boundary with 5 Trinity Street, the design has a coherent approach and is acceptable. The position of the air source heat pump will have minimal visual impact from public views; its amenity impact is addressed in main issue 2.
31. The key to visual success of this development will be in the quality of the materials and it is reassuring to see the use of brick and metal windows instead of the previous render, timber cladding and plastic windows. The applicant has sought to retain some timber cladding in the scheme, which could be argued to have less regard for the prevailing materials in the area. Its extent is relatively small and being set against the backdrop of an existing timber fence, should help to break up the mass of the building. The section on the east side was less visible from the street but presented maintenance issues and so has been replaced with brick. This raises no issues and samples will be required via condition to ensure a high quality finish.
32. A front boundary will be reinstated at the front, as will some soft landscaping, the details of which will be conditioned. Alongside the infilling of the gap by the house itself, this brings about a positive change to the street scene. For the reasons above, this leads to the conclusion that the development will not cause harm to the significance of the neighbouring locally listed buildings or to the character of the wider conservation area.

Main issue 2: Amenity

33. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
34. Being overdevelopment of the site, the flattened scheme previously applied for had substantial issues for occupier and neighbouring amenity. This has largely been addressed now and the issues can be summarised as follows:

Neighbouring amenity

35. The two storey section only extends around 1.5m beyond the brick wall to the external stairs of the adjacent flats. Accordingly there are no adverse implications for direct overshadowing or loss of daylight to these flats. The same can be said for the impact on the rear windows and conservatories of the Trinity Street houses to the north given the distance (between 18 and 22m). Overlooking from the first floor bedroom towards the nearest windows or to the gardens does not present unacceptable issues in this urban context. Rights to views such as through to Cambridge Street are not protected via the planning system and despite the presence of a single storey development on here for decades, the site's redevelopment for a two storey property of some form is to be expected (see 14/00808/O). As noted above the proposed scale and form is not considered to cause adverse impacts. The loss of view may coincide with other amenity concerns, such as the perception of the development being overbearing, however given the distances involved this cannot reasonably be considered to be a severe impact.

36. The biggest concern from the adjacent neighbour relates to the impact on their garden, which is used to produce plants for the St John's R.C Cathedral Narthex garden. After visiting the garden of 5 Trinity Street it is clear that it is a very well established garden which has been the subject of significant work over many years. Their concern comes primarily from the two storey section on the south western part of the site which houses the stairs. The area of the garden affected has greenhouses, a shed and compost heaps which, alongside the main bulk of the building, are perceived to suffer from direct overshadowing and loss of airflow and daylight. While it is accepted that there will be an inevitable impact on direct overshadowing from around midday onwards, particularly in months where the sun is in a lower position in the sky, it is not clear that the extent of the harm caused by this or the daylight/airflow issue would adversely undermine the enjoyment of the garden. While there is some harm to amenity it is not clear that this should outweigh other considerations.
37. The alternative would be to propose no development at first floor level in this position, which would result in the retention of an undesirable visual gap in the street scene. The public benefits of delivering an adequately designed new dwelling need to be weighed against the interests of the neighbouring occupier. This is highlighted by the representation from a different neighbour who felt the design would be improved if the development made better use of the first floor above the garage. This first floor section extends 1.35m above the garden's southern fence and the revisions allow for this gap to the east, which retains some openness due south. Aside from the tree and the hipped roof of the garages, the eastern and south eastern sides of the garden are relatively open and it should be remembered that the neighbouring occupier could build a 2.5m high shed right up against the boundary. In this context, the development is considered acceptable.
38. Given the elevated position of the garden of 5 Trinity Street the relationship between the proposed development and the garden is always going to be awkward. The finished first floor level will effectively be at the same height as the natural ground level within the garden and so at least part of the building being visually apparent from within the garden is somewhat unavoidable if a viable dwelling is to be delivered on this site. 2.7m of the house will be visible above the current coping stone and much of its length will be screened by the existing vegetation. This is not considered to have an adverse impact upon the enjoyment of what is otherwise a relatively large garden.
39. Some windows are proposed in the side elevations and a condition is required to ensure they are all obscure glazed and fixed shut to prevent overlooking to the east and to avoid prejudicing any potential future development to the west.
40. The air source heat pump requires permission given it is within 1m of a boundary. Positioned on the roof of the single storey rear projection it will be at the same level as the garden. Its noise impact is minimal – a preferred specification has been provided which shows a sound power level of 57dB. This is beneficial to properly gauge how loud it will be from certain distances. At 0.5m away the noise would be 57dB, at 2m away 40dB, at 14m (the distance the ASHP will be from the conservatory of 5 Trinity Street) it would be 23dB. Any impacts to the west are further mitigated by the brick wall of the stair tower. For reference the ambient background noise level is probably somewhere between 40 and 50dB and as a result Environmental Protection raise no issues with the specified noise. Screening could reduce its visual and noise impact further and a condition is recommended to

formalise the ASHP specification and position. Despite a lack of policy requirement, in principle the provision of an ASHP is welcomed as it will help to reduce electricity costs and contribute to reducing the impact of climate change.

Occupier amenity

41. As with many of the issues, reducing the scheme from four to one unit also addresses the occupier amenity issues. Those windows that look out onto the brick wall or garden are either secondary windows or serve non-habitable rooms. There are adequate windows and roof lanterns to provide all habitable rooms with decent outlook and daylight and the internal space standards (173sqm) exceed national targets (a storey 3 bed 6 person dwelling should be 102 plus 2.5sqm storage). At ~45sqm the garden is not overly generous and will be slightly undermined by the imposing retaining wall to the east, however in the context of the site's narrow nature and other constraints, it is acceptable for a family dwelling, particularly given the public open space to the east at Rupert Street. Notwithstanding this a condition is advised to remove permitted development rights for extensions and porches to ensure the amenity and parking spaces are not compromised.

Main issue 3: Transport

42. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
43. The garage and vehicular access onto Cambridge Street raises no issues. The current layout suggests an additional car parking space could be provided on a driveway to the west of this. This would raise no particular issues but it is recommended that the new front boundary continues further east than currently shown. It would prevent a third car being parked in a smaller space which could potentially lead to a vehicle overhanging the footpath. While the parking provision would be slightly over the 1.33 per dwelling set out in policy, this raises no particular issues. It also satisfies any neighbouring concerns over exacerbating on-street parking issues, especially given the site is within a controlled parking zone where car-free housing would be acceptable.
44. Cycle parking is indicated as being within the garage, which is both secure and covered. The rear garden will also be secure and can be utilised if necessary. Refuse storage is currently shown as being within the rear garden, but given the distance from the highway this should be discouraged by requiring a dedicated bin store in the south west area of the front garden, where it can be screened by the boundary and landscaping. Both stores can be secured via condition.

Main issue 4: Flood risk

45. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
46. Prior to demolition the building took up practically the entire site. Now clear, it is all essentially hardstanding and so the proposals will not exacerbate surface water runoff. The provision of a garden will allow for some betterment, but given the contamination concerns below, details of the drainage strategy will be required. This will also need to include details on how runoff to the public highway will be prevented, e.g. with an aquadrain.

Main issue 5: Contamination

47. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 120-122.
48. As identified in paragraph 5, this is a sensitive site with regards groundwater. The contamination report identifies no elevated levels of contaminants on-site and given the depth of groundwater below the surface (~20m), the risk of contaminants percolating into this is low. Subject to conditions there are no concerns for this or for the health of future occupiers using the garden (e.g. through consuming home-grown produce).

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

50. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
- **Trees** – the development will result in no adverse harm to any trees.
 - **Biodiversity** – while there may be a perceived impact on biodiversity within a neighbouring garden, this is considered acceptable for the reasons above, providing that a comprehensive landscaping scheme is delivered. This can be ensured via condition.

Equalities and diversity issues

51. There are no significant equality or diversity issues.

Local finance considerations

52. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
53. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
54. In this case local finance considerations are not considered to be material to the case.

Conclusion

55. The scheme has been entirely revised to provide a single family home as opposed to the previous four flats, which clearly represented overdevelopment of the site. Although the design may not be optimal, in the context of the state of the current site and its constraints, it is acceptable. Additionally while there are some implications for the enjoyment of the neighbouring garden, the extent of the harm is not deemed severe. In balancing up the competing needs of harm to neighbouring amenity and the street scene, more weight is given to the identifiable public benefits of delivering an additional dwelling which addresses the street more appropriately. Where there are shortcomings with the design's details, any adverse harm can be mitigated through the careful use of conditions to ensure that it is of a sufficiently high standard.
56. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/01837/F - 20 Cambridge Street, Norwich, NR2 2BB and grant planning permission subject to the following conditions:

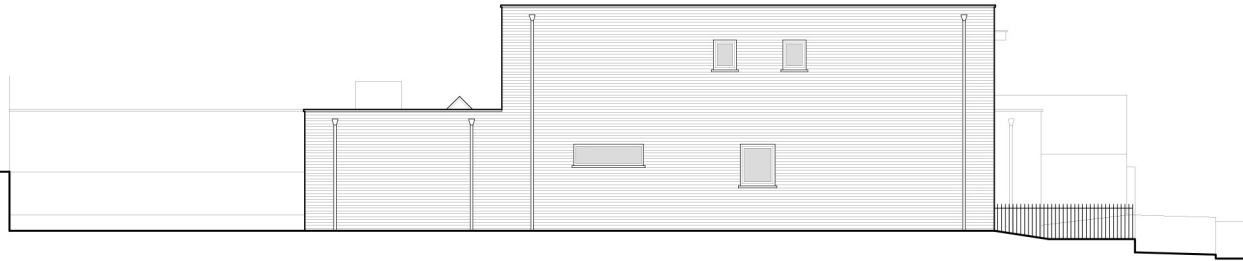
1. Standard time limit
2. In accordance with plans
3. Materials
4. Landscaping
5. Parking; cycle and refuse stores
6. Drainage (including measures to prevent surface water discharging to public highway)
7. Details of air source heat pump and any other plant/machinery/flues/extracts
8. Side windows at first floor on both elevations to be obscure glazed
9. Contamination – imported topsoil
10. Contamination – any further contamination found
11. In accordance with the approved contamination report
12. Water efficiency condition
13. Removal of PD rights

Article 35(2) statement

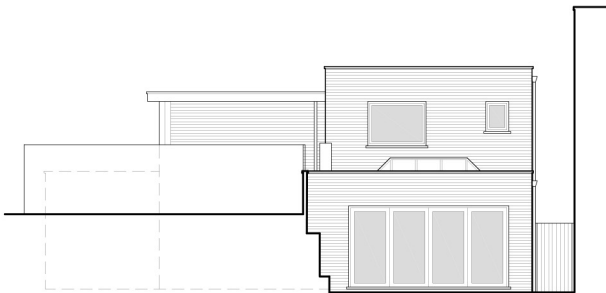
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



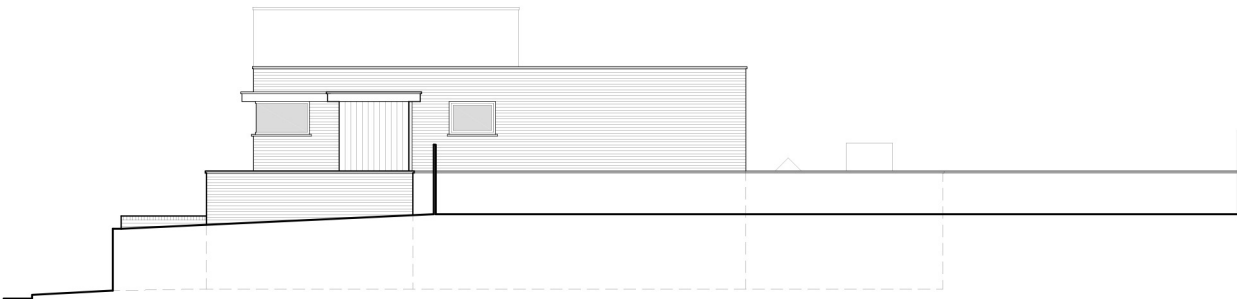
South West Elevation



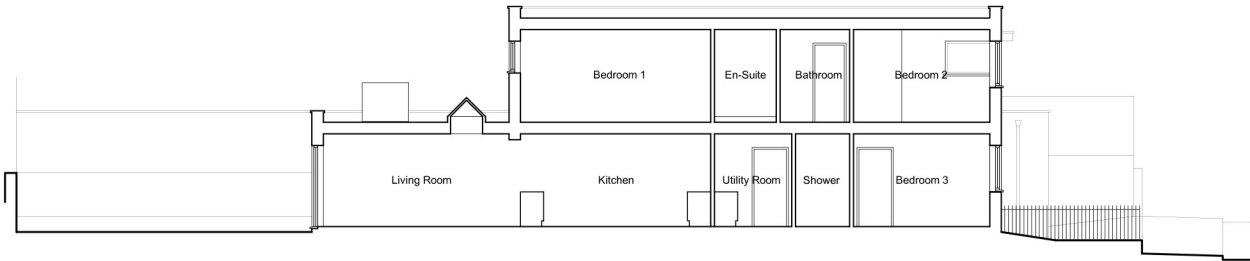
North West Elevation



North East Elevation



South East Elevation



Longitudinal Section

DATE APRIL 2016

SCALE 1:100

PROJECT NEW DWELLING AT:
20 CAMBRIDGE STREET,
NORWICH. NORFOLK. NR2 2BA.
SUBJECT PROPOSED ELEVATION
AND SECTION.

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REVISIONS
'A' AIR SOURCE HEAT PUMP ADDED
'B' PLANNER'S COMMENTS INCORPORATED

DATE
12.04.16
29.04.16

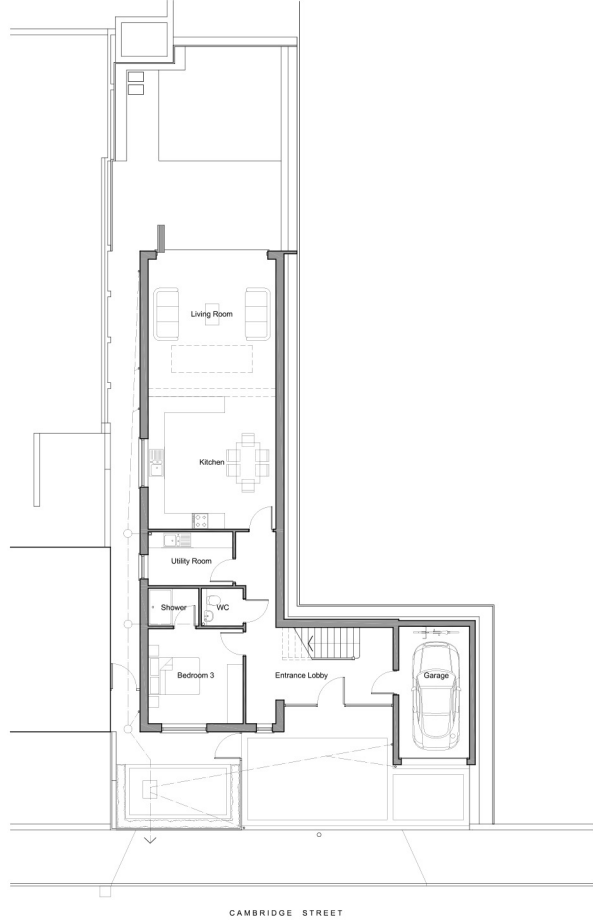
harman design services

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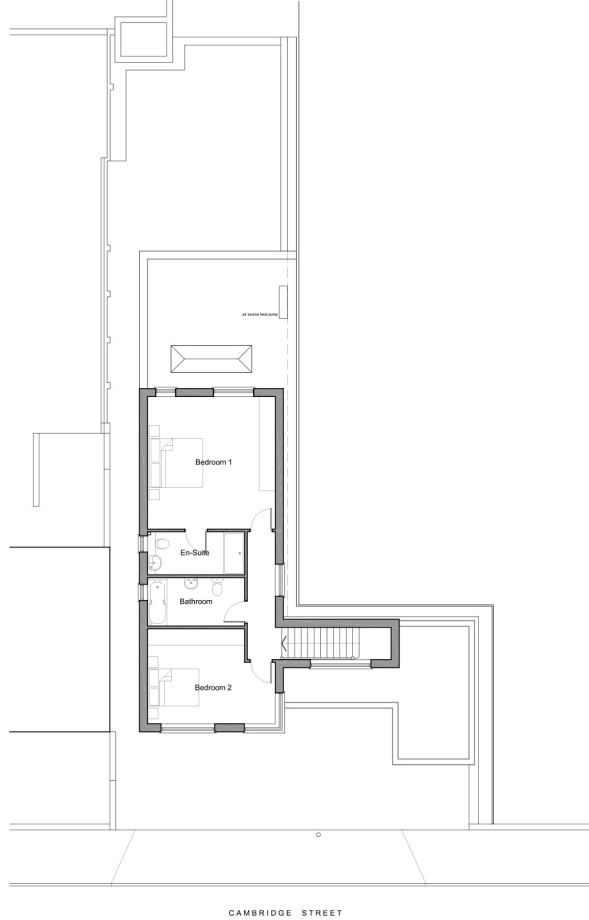
PROJECT
20 CAMBRIDGE STREET. NORWICH. NR2 2BA.

NUMBER
709 / 03

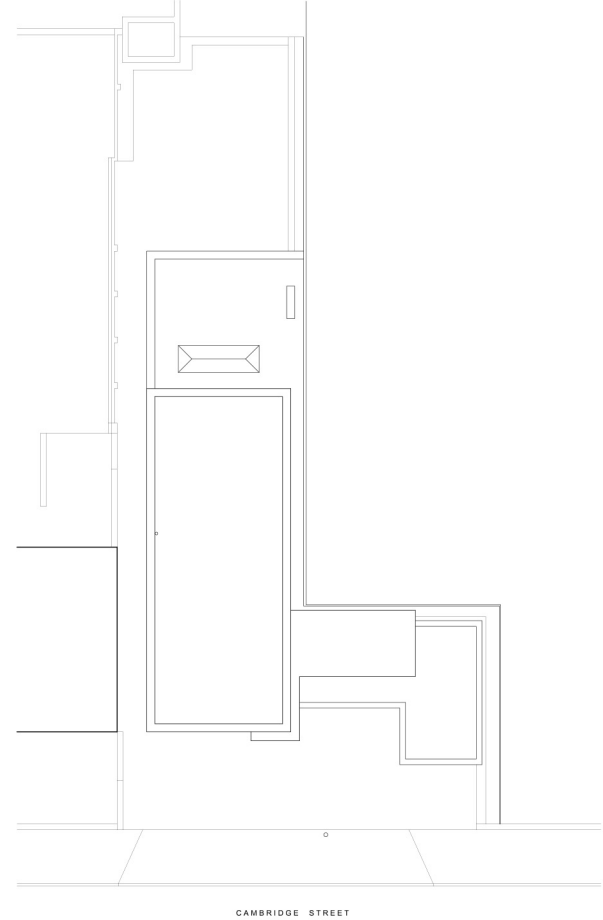
REV
B



Ground Floor / Site Plan



First Floor Plan



Roof Plan

DATE APRIL 2016

SCALE 1:100

PROJECT

SUBJECT

NEW DWELLING AT:
20 CAMBRIDGE STREET,
NORWICH, NORFOLK, NR2 2BA.
PROPOSED PLANS.

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REVISIONS
'A' REVISED TO SINGLE STOREY DWELLING
'B' AIR SOURCE HEAT PUMP ADDED
'C' PLANNER'S COMMENTS INCORPORATED

DATE
06.04.16
12.04.16
29.04.16



harman design services

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PROJECT
20 CAMBRIDGE STREET, NORWICH, NR2 2BA.

NUMBER
709 / 02

REV
C