

**Report to** Planning applications committee

**Item**

8 March 2018

**Report of** Head of planning services

**Subject** Application no 17/00201/L and 17/00205/F - 24 Cattle Market Street Norwich NR1 3DY

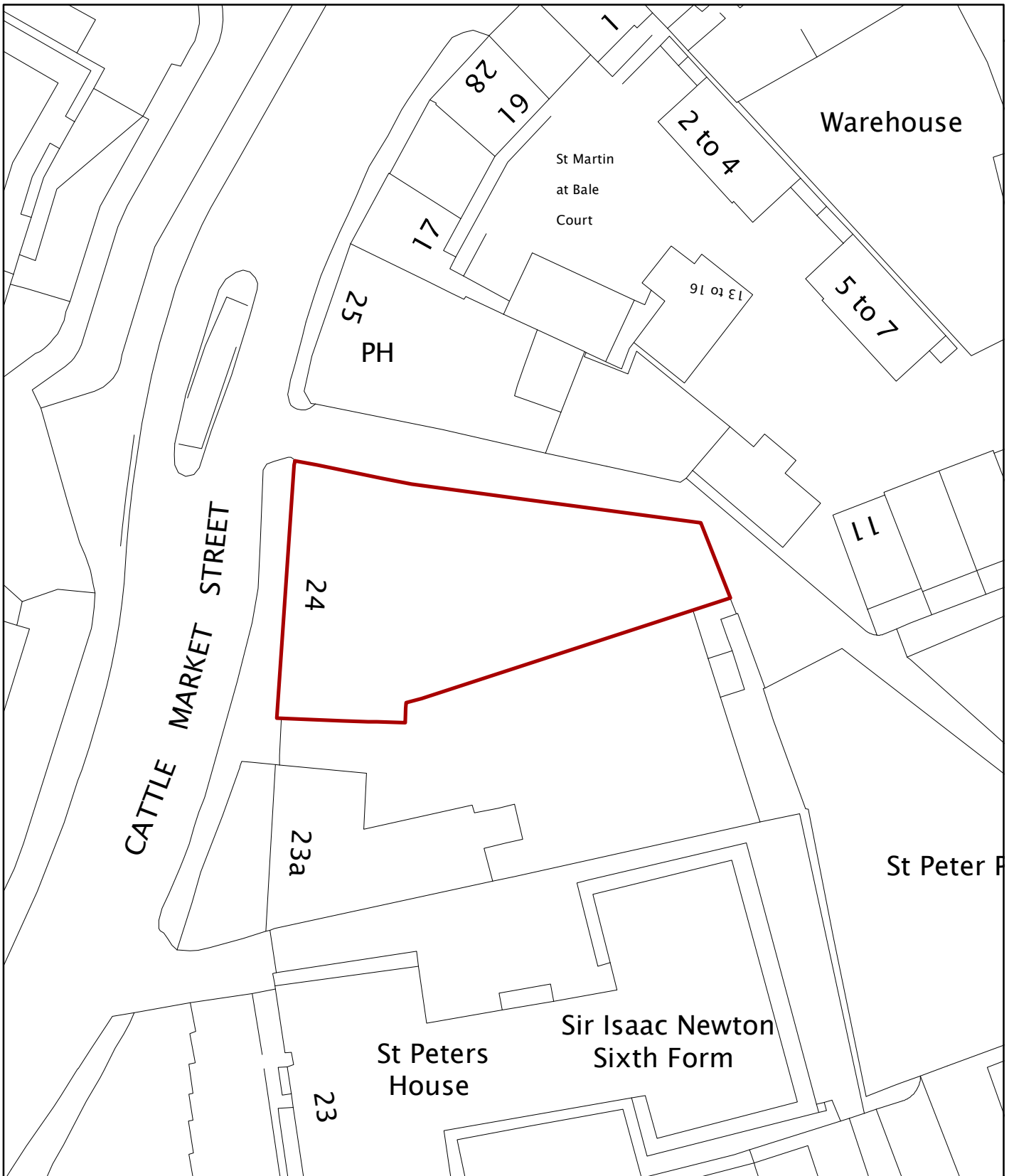
**4(c)**

**Reason for referral** Objection

<b>Ward:</b>	Thorpe Hamlet
<b>Case officer</b>	Joy Brown - <a href="mailto:joybrown@norwich.gov.uk">joybrown@norwich.gov.uk</a>

<b>Development proposal</b>		
17/00201/L - Demolition of building to rear of Crystal House; alterations to facilitate change of use and extension to the first floor of Crystal House from retail (Class A1) to 1 No. flat (Class C3); rebuilding at rear to provide 6 No. dwellings.		
17/00205/L - Demolition of building to rear of Crystal House; change of use and extension to the first floor of Crystal House from retail (Class A1) to 1 No. flat (Class C3); rebuilding at rear to provide 6 No. dwellings.		
<b>Representations on application</b>		
Object	Comment	Support
7	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle of development	The development will provide eight residential units and the principle of converting Crystal House at first floor level has already been established as part of the previous extant consent.
2 Design and heritage	The proposal development will impact upon the principle listed building; however the level of harm is considered to be less than substantial. This application proposes a more sympathetic conversion of the Crystal House than the previous application. The demolition of the workshops has already been established (and undertaken). Consideration has been given to the layout, form, height, scale and materials of the proposed extension all of which are considered acceptable. The proposed impact on the conservation area has also been considered.
3Transport	The ground floor car park will not dominate the site and levels of car parking, cycle



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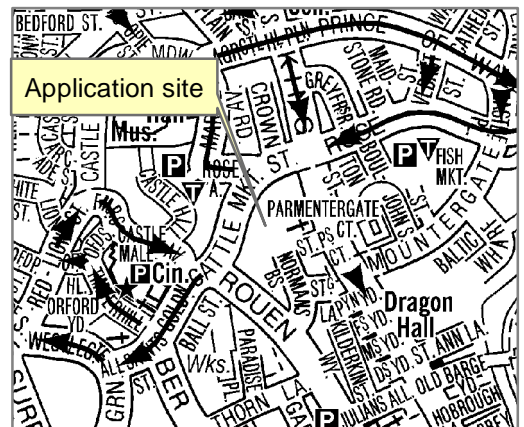
Planning Application No 17/00201/L & 17/00205/F  
 Site Address 24 Cattle Market Street

Scale 1:500



**NORWICH**  
 City Council

PLANNING SERVICES



	parking and bin storage are all considered acceptable.
4 Amenity	The proposal will provide good internal and external living conditions for future residents of the site, subject to noise attenuation measures. The proposal will result in some noise, overlooking and loss of light to neighbouring residents/occupants; however this is not considered to be significantly detrimental.
5 Biodiversity and landscaping	As the new building occupies the entire site, there is little scope for landscaping; however all but one of the flats will have amenity space. Details of this should be conditioned. There are some opportunities for ecological enhancements.
6 Affordable Housing	The applicant has agreed to an off site affordable housing contribution of £213,614.09 which is policy compliant.
<b>Expiry date</b>	27 June 2017 (extension of time agreed until 15 <sup>th</sup> March 2018)
<b>Recommendation</b>	Approve

## The site and surroundings

1. The site is situated on the eastern side of Cattle Market Street opposite the Castle Mall. The site consists of two main elements – Crystal House which fronts onto Cattle Market Street and workshops, offices and storage to the rear, access to which is gained via an unadopted lane to the north of the site. Some of the workshops have been demolished.
2. Crystal House is a grade II listed two storey building which was originally constructed as a showroom, workshop and foundry for Holmes and Sons, who manufactured and assembled agricultural machinery. The most significant part of the building is the front range, in particular the iron framed two storey glazed façade fronting onto Cattle Market Street. The building is currently vacant with its last use being a café at ground floor and as a furniture shop at first floor level.
3. The former workshops which occupied the entire site to the rear of Crystal House were more utilitarian in nature and were in a poor state of repair. Some of these workshops have now been demolished.
4. The surrounding area is mixed in terms of its uses. Directly to the south of the site are offices and directly to the north is a public house which is currently closed. The site is opposite the Castle Mall which is in the primary retail area and to the rear of the site is St Peter Parmentergate Church and churchyard. To the north/east of the site are residential properties on St Martin at Bale Court.

## Constraints

5. Crystal House is grade II listed. The site is situated within the City Centre Conservation Area and the Area of Main Archaeological Interest. St Peter Parmentergate Church, which is to the rear of the site, is grade II\* listed, the neighbouring castle mound is a scheduled ancient monument and the Castle is grade I listed. The neighbouring properties to the north and south of the site are locally listed heritage assets.
6. The churchyard which abuts the rear of the site is identified as being publicly accessible recreational open space. The unadopted lane to the north of the site which links Cattle Market Street to King Street via the churchyard forms part of the green links network.
7. The site is situated within the City Centre Leisure Area. The site is not within a retail area but is opposite the Castle Mall which is within primary retail area. The site slopes down significantly from Cattle Market Street to St Peter Parmentergate Church.

## Relevant planning history

Ref	Proposal	Decision	Date
4/1989/0381	Re-development of former storage building at rear by erection of four storey building to provide basement car park and service area, shops (648sq m) and	APCON	03/08/1989

Ref	Proposal	Decision	Date
	offices (661sq m) with glazed link. Conversion of existing showrooms to three shops.		
4/1989/0382	Demolition of rear storage building.	APCON	03/08/1989
4/1989/0383	Removal of internal staircase, re-instatement of floor and formation of new opening to provide glazed link.	APCON	03/08/1989
11/01911/U	Retrospective application for change of use for part of ground floor from retail (Class A1) to café (Class A3).	APPR	13/06/2012
13/01686/F	Demolition of building to rear of Crystal House with the exception of the end east wall; change of use and extension to the first floor of Crystal House from retail (Class A1) to 1 No. two bed flat (Class C3); rebuilding at rear to provide 4 No. two bed dwellings and 3 No. three bed dwellings.	APPR	08/07/2014
13/01687/L	Demolition of building to rear of Crystal House with the exception of the end east wall; Alterations to building to enable change of use and extension to the first floor of Crystal House from retail (Class A1) to 1no. two bed flat (Class C3); rebuilding at rear to provide 4no. two bed dwellings and 3no. three bed dwellings.	APPR	17/04/2014
16/00595/F	Demolition of building rear of Crystal House to develop 10 No. dwellings.	CANCLD	09/03/2017
16/00596/L	Demolition of building rear of Crystal House to develop 10 No. dwellings.	REF	14/07/2016
17/00288/D	Details of Condition 12: archaeological Written Scheme of Investigation and Condition 15: detailed schedule of the methods of works of previous permission 13/01686/F.	APPR	12/04/2017

## The proposal

8. The applications seek full planning permission and listed building consent for the following:

- The demolition of the workshop buildings (including the rear eastern wall)
  - Construction of a new building to the rear of Crystal House which will accommodate seven apartments (1 no. three bedroom, 5 no. two bedroom and 1 no. one bedroom apartments) and part of an eighth flat which will have a total of 4 no. bedrooms. Provision will also be made for seven car parking spaces, cycle storage for eight bikes, bin storage and ancillary storage for the ground floor retail units. The proposed building is five storeys, although only the ground floor will occupy the full available area of the site with the first, second, third and fourth floors each being set back and staggered. Amenity space for the residents will be provided by a combination of roof terraces and balconies. The new building will be attached to Crystal House by a three storey link;
  - The change of use of the first floor of Crystal House from retail (Class A1) to part of 1 no. flat (Class C3). Also included in the proposal is the refurbishment of Crystal House, the removal of the existing mezzanine floor and staircase, the subdivision of the existing first floor area into an open plan living/dining/kitchen area, master bedroom, ensuite and dressing room for flat 6 and the installation of a glass screen behind the existing front external windows. The ground floor is to remain retail.
9. During the process of determining the application, there have been a number of changes to the proposals which has resulted in two consultations. These changes have largely been made to address concerns raised by case officers and include the following changes.
- There has been a change in the total number of units . The application as submitted was for a total of nine units. This was then reduced to seven units. This meant that the basement was no longer required and also resulted in a proposal that was slightly less bulky. By setting each floor in this also meant that the views of the church would be slightly less restricted.
  - The applicant was then informed by the Council that despite the number of units being below 11, the development would still need to provide an off site affordable housing unit as the overall size of the development was greater than 1,000 sqm. The applicant subsequently increased the number of units back up to eight, in order to make it viable to provide this level of contribution. This was done without making any changes to the external appearance of the building.
  - As mentioned above, the application as submitted included a basement. Concern was raised by Norwich City Council regards to the excavation of a basement and the provision of a car lift so close to the listed building. This element of the proposal was subsequently omitted.
  - Changes were made to the materials and to the 'link' between the new building and Crystal House. This helped break up the mass.
  - The proposal as submitted included the retention of the east wall (as per the previous consent). Information submitted by the applicant shows that it would be extremely challenging to retain the wall due to its poor condition and

therefore the loss of the wall is now proposed; although material will be salvaged and incorporated into a new wall.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	8 (1 no. 4 bedrooms, 1 no. 3 bedroom, 5 no. 2 bedroom and 1 no, 1 bedroom)
No. of affordable dwellings	A contribution of £213,614.09 will be secured by s106 for off site affordable housing provision. (This is policy compliant).
Total floorspace	Retail unit – 175 sq m (net) Residential – 987 sq m (net)
No. of storeys	Five
Max. dimensions of rear addition	Height – 13.55m Depth – 34m Width – 20.5m
<b>Appearance</b>	
Materials	Red brick to match existing Western red cedar timber cladding (natural) and larch timber cladding (black) Rainscreen cladding (chalk, pebble, argent grey) Dark Grey aluminium windows and doors
<b>Operation</b>	
Opening hours	None detailed
Ancillary plant and equipment	None detailed
<b>Transport matters</b>	
Vehicular access	Access to ground floor car parking from Pigg Lane
No of car parking spaces	7
No of cycle parking spaces	8
Servicing arrangements	14 sq m bin store for residential units and 13 sq m bin store for retail unit

## Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two periods of re-consultation were also undertaken on proposed amendments.
11. Letters of representation have been received from seven people citing the issues as summarised in the table below. Several of the objectors including the Norwich Society and Lsi architects submitted letters of representation to all three consultations. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
<p>This is a well-considered scheme; however we are concerned that the 5<sup>th</sup> floor will make the building too overbearing for the frontages opposite Pigg Lane and it may appear too dominant in relation to the setting of Crystal House. The whole scheme should be lowered by 1 storey.</p>	<p>See main issue 2</p>
<p>This grade II listed building which is a unique and remarkable structure needs to be protected from unsuitable development. Crystal House is now the only remaining ironwork and glass façade on a building in Norwich which makes it very important. The proposal is unsympathetic to the history of the area. There are too many multiple – storey buildings in Norwich which spoil the appearance of the area. Norwich City Council should do its utmost to stop the damage to this building, at least its front range.</p>	<p>See main issue 2</p>
<p>The proposal will block views of the church.</p>	<p>See main issue 2</p>
<p>There was originally concern about the lack of details on materials but some of these concerns have been overcome by the submission of further information. There are still reservations regarding the rainscreen cladding on the south elevation as although Lsi architects are happy with the principle, they need to be satisfied that it does not step beyond the boundary and be happy with the panel jointing. The timber cladding needs to be non-combustible as within 1m of the boundary and should be able to be</p>	<p>See main issue 2</p>



Issues raised	Response
maintained from the applicant's site.	
The proposed structure is overbearing, will overshadow neighbouring properties and deprive neighbouring residents of St Martin at Bale Court of privacy and natural light. It will therefore affect the quality of lives.	See main issue 4
The proposal will result in loss of light and will overlook the Drill Hall to the south which is offices for Isi architects. The south elevation is significantly different to the previous approval as the screens to the balconies have been removed, planting has been removed and some balconies are not so set back. The timber fins will partially obscure lower level views but they will still not offer much privacy, security to the site to the south or protection from fumes. Planting has now been reintroduced in the form of living screens; however this should be maintained to a height of at least 1.8m.	See main issue 4
There are a number of concerns with regards to how the building will be built and maintained without having to gain access across the site to the south as the building will be built right up to the boundary. There have also been some concerns with regards to whether any parts of the building e.g. cladding, foundations will encroach over the boundary and also what will happen to the existing steel stanchions on the boundary between the application site and the site to the south. They are the last remaining feature of the original 'drill hall', are in the ownership of Isi architects and there is no intention to remove them.	Party wall issues are a civil matter.
It is noted that the east wall will now be demolished. This wall ties into the neighbouring wall (site to the south). How will the new wall tie in with the existing?	Condition 4 of application 17/00205/F will require details of the new wall and as part of this details should be submitted of how it will be attached to section of wall to the south.

## 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.

### Design and conservation

#### ***Comments on application as submitted:***

13. Insufficient information has been provided on the proposed alterations to the principle listed building. For example it remains unclear what works are proposed to the existing highly significant cast iron windows. Furthermore insufficient details have been provided on proposed thermal and noise insulation to the building and details are lacking on how the residential space would be heated, cooled or ventilated.
14. The historic building report fails to properly identify the significance and setting of the building or attempt to justify the impacts of the proposed development on the significance of the building. It is recommended that the applicant seeks advice from a heritage consultant.
15. There are serious reservations regarding the excavation of a basement and the provision of a car lift. The engineering report does not assess the potential level of harm or fully assess the impact upon the structural stability and appearance of the listed building.
16. With regards to the proposed rear additions the height and detailed design means that the new building will not be subservient to the principle listed building and the proposal has far more visual bulk and impact than the previous consent. A number of improvements are suggested.
17. In its current form the proposal would result in significant harm to the special interest of the listed building and fail to result in a development of high quality contextual design.

#### ***Comments on 1<sup>st</sup> revisions:***

18. There is still insufficient information on a number of proposed alterations including details of services, noise and thermal insulation, mechanical ventilation, internal partitions and alterations to the glazing on the front façade. There is also insufficient information to justify the loss of the eastern wall.
19. With regards to the new additions the use of materials helps to break down the visual bulk but there is still concern with regards to the uppermost 5<sup>th</sup> storey. It should be removed or reverted to the past form. There is also concern with regards to the use of red cedar cladding to the upper floor and white/cream render. The proposed grill fronting Pigg Lane are regrettable and would be better as decorative iron work grilles.
20. In its current form the proposal could result in harm to the principal listed building.

### ***Comments on final plans***

21. The proposed internal layout is far preferable to that permitted under the extant consent but great care is required to ensure that all new internal additions can be accommodated without undue harm to the surviving special interest of the building. Further details will be required but most can be secured by condition.
22. With regards to the rear addition, this is largely informed by the previous extant consent. The careful selection of high quality materials for all external surfaces will be imperative in ensuring a successful development and would continue to object to the use of red cedar cladding at the upper most level as this would be incongruous material at main roof level partially visible from the Castle.
23. No objection to the demolition of the eastern wall subject to the reuse of materials in its reconstruction.
24. A number of conditions have been proposed for any future planning permission/listed building consent.

### **Historic England**

25. No comments. Advice should be sought from Norwich City Council's conservation adviser.

### **Council for British Archaeology**

26. No comment

### **Ancient Monument Society**

27. Insufficient information has been submitted so we are not able to fully assess the impact that the proposal would have on the listed building. We are particularly concerned about suggested changes to the showroom's fenestration and the insertion of residential units in the main building. The impact of the proposed extension on the setting of Crystal House and surrounding heritage assets has not been analysed either. An up-to-date Historic Building Report needs to be produced. We therefore object to the application.

### **Norfolk historic environment service**

28. The proposed development site lies within the centre of the medieval city close to St Peter Parmentergate church and where previous investigations have recorded archaeological remains of medieval date. There is potential that heritage assets with archaeological interest will be present. If planning permission is granted this should be subject to a programme of archaeological mitigatory work.

### **Victorian Society**

29. We are concerned about the proposal to adapt the first floor of Crystal House to an apartment as the change of use would entail some material alterations. Some would remove harmful interventions made since the building was first built (e.g. the enlargement of the trapdoor and the insertion of the central stair) but others would result in some degree of harm (e.g. alterations to the floor, loss of east windows). Most harmful however is the alterations to the character of the space. Crystal

House has been a showroom over two storeys since it was first built and the whole point of the expansive glazing is the public display of goods on both floors. This continued single use underpins its significance and the horizontal division would harm this significance by destroying the coherence of the commercial character. Whatever goes on in the interior will impact on the perception of the exterior and attempts to obstruct views into the interior by for example installing curtains or blinds will change the entire aspect of the building from the street. The optimum viable use of the building is a showroom or retail space and there are no arguments within the application to demonstrate that the continued use as retail would not be viable.

30. We also have concerns regarding the demolition of the buildings to the rear of Crystal House. The buildings to the rear afford an important reminder of Norwich's industrial past and this development will simply obliterate this. A sensitive scheme could surely retain at least the walls along Pigg Street. The proposed buildings are too bulky and risk overwhelming Crystal House. The removal of a storey would help as would the careful choice of materials.

### **Environmental protection**

31. The Noise Impact Assessment does adequately identify noise impacts and proposes suitable solutions to these issues. I note however that the plan for flat 6 does not indicate that these measures have been undertaken as there is no acoustic attenuation shown on the large windows to the road frontage of the building. Without protection from noise the granting of planning permission should not be granted.

### **Highways (local)**

32. No objection. Residential use is acceptable. Refuse storage, cycle storage, car parking layout and vehicle access is all acceptable. The development should also help make Pigg Lane feel safer for pedestrians by providing overlooking and natural surveillance. For refuse collection, the refuse vehicles will have to dwell on Cattle Market Street. Doors should not open onto Pigg Lane. Clarification is required on the type of tether for cycle parking. A construction management plan will need to be secured by condition.

### **City Wide services**

33. The stores look OK but the issue will be whether they can block the pedestrian crossing for the collections. The alternative would be to reverse in, but I'm not sure there would be the clearance for it. Recommend replacing the 360 litre bins with another 1,100 litre bin meaning they have 2 x 1,100 litre bins for refuse and 1 x 1,100 litre bins for recycling.

### **Landscape and biodiversity**

34. The plans show roof terraces with small trees. These terraces represent the only opportunities for planting so would make a positive contribution. However it is not clear how these trees could be planted. The principle of the living privacy screens on the roof terraces are acceptable and present some potential for biodiversity. A specific condition may be needed as the practicalities involved in such planting on the roof can be challenging and need an irrigation system.

35. The bat and nesting bird survey is adequate. The demolition of the warehouse building (B) and conversion of the listed building (A) is unlikely to have an adverse impact on bat foraging opportunities or bat commuting routes although there will be a loss of some potential bat roost features within the warehouse (B). A condition should be attached to any future permission requiring a method statement for bats and nesting birds. No further ecological enhancements have been suggested. An ecological consultant should be engaged to see if other measures such as bird and bat boxes can be incorporated into the detailed design. A condition should also be attached requiring a detailed landscaping scheme including ecological enhancements
36. Pigg Lane is an important part of a pedestrian route linking Castle Mall with King Street. If construction activity for the development were to cause damage to surfacing, this should be adequately re-instated which should form a condition.

#### **Norfolk police (architectural liaison)**

37. A number of recommendations are made including that the development should achieve secured by design. Cyclists should be able to lock both wheels and crossbar and the integral car park should be designed to prevent unauthorised access.

#### **Norfolk Fire and Rescue Service**

38. There are a number of flats with bedrooms that would be considered to be inner rooms to the open plan lounge/kitchen areas. This is not acceptable under building regulations unless an alternative method of escape is provided.

#### **Private sector housing**

39. There are a number of flats with bedrooms that have no means of escape other than via a risk room. The windows to the bedrooms therefore need to be egress windows provided that the drop to ground level is not exceeding 4.5m. Alternatively a means of escape without passage via a risk room is required.

## **Assessment of planning considerations**

### **Relevant development plan policies**

40. **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
  - JCS5 The economy
  - JCS6 Access and transportation
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS11 Norwich city centre
  - JCS20 Implementation

**42. 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
- DM6 Protecting and enhancing the natural environment
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

**Other material considerations**

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

**44. Supplementary Planning Documents (SPD)**

- Affordable housing SPD adopted March 2015

**Case Assessment**

45. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

**Main issue 1: Principle of development**

46. Key policies and NPPF paragraphs – DM12, DM13, DM18, NPPF paragraphs 49 and 14.

47. The provision of eight residential units on this site will help to meet the housing needs within Norwich as identified within policy 4 of the adopted Joint Core Strategy and the principle of converting Crystal House to residential at the 1<sup>st</sup> floor level and buildings seven units to the rear has already been established under the extant

planning consent (13/01686F) which was granted in July 2014. The site will provide 1 no. four bedroom apartment, 1 no. three bedroom apartment, 5 no. two bedroom and 1 no. one bedroom apartments. All of the units are spacious and with the exception of the one bedroom apartment would be suitable for family living. Due to the proposed building being five storeys, the density will be relatively high but it is not considered that the density will be out of keeping with the character of the city centre and the proposal also provides outdoor amenity space for all units and a car parking space for all but one of the units. Policy 4 of the Joint Core Strategy and policies DM 12 and DM13 of the Local Plan set out the criteria against which residential developments will be assessed. These issues along with other material considerations are discussed within the report.

48. The proposal retains retail at ground floor level but will result in the loss of retail at first floor level. Given that the site is not within a retail area, the principle of this limited loss is considered acceptable. The main issue with regards to the change of use of the first floor to residential is whether this can be achieved without harming the significance of the listed building. This is discussed below.
49. The site also has the benefit of planning permission 13/01686/F, which has been implemented and can be completed. The presence of this permission is therefore a material consideration.

## **Main issue 2: Design and heritage**

50. Key policies and NPPF paragraphs – JCS, 1, JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

### ***Impact on Listed Building***

51. Crystal House is a two storey grade II listed building which was originally constructed as a showroom, workshop and foundry for Holmes and Sons, who manufactured and assembled agricultural machinery. The use of the building is related to the cattle market, which for many years was located on the bailey area of the castle prior to the Castle Mall redevelopment. The west (front) elevation is the most significant part of the building with windows making up the majority of the elevation. It was designed in this way to catch the eye of passers-by and to allow goods within to be displayed to maximum effect. The building has a five bay frontage with huge windows in each bay except the central one of the ground floor which is the entrance. The design of the building was highly fashionable for its date (c1863) and the design of the frontage clearly draws upon the design and innovation of Paxton's Crystal Palace of 1851. The frontage utilises an iron frame and curtain glass wall with the ironwork displaying an elegant use of detail with a lily pattern copied from Crystal Palace. Internally the large open plan ground and first floors enabled the flexible display of agricultural machinery and a clear view in from the street. It remains an eye catching building within the townscape and benefits from all four of the heritage values set out in the Conservation Principles 2008 (aesthetic, evidential, historic and social/communal) to varying degrees.
52. Due to the importance of the front façade, it is important that no significant changes are made to the glazing and that a sense of space is preserved. The ground floor is to continue to be used as retail. The previous consent allowed for the ground floor to be subdivided into two smaller units with an entrance lobby in the centre which would provide access to the residential units behind. It also allowed for toilets and

staircases to the rear of each retail unit and a new mezzanine which was to be used as ancillary office space. This application no longer seeks to subdivide this space or have a mezzanine which is considered to be a significant improvement to the previous consent as it will allow the space to remain relatively unaltered, open and subsequently there will be significantly less impact upon the front façade. The existing mezzanine and stairs are a later insertion and therefore their removal is not resisted.

53. It is acknowledged that the conversion of the upper floor will affect the character of the building as the horizontal division of Crystal House will remove the commercial coherence that the building was designed to have. However, the principle has already been established under the previous consent and this application largely retains the openness of both the ground and first floor levels in a way that the previous application did not. With the previous consent, the upper floor was to be quite significantly divided up with two bedrooms, two bathrooms, open plan kitchen, dining and living area, corridor and an 'internal conservatory'. With the current proposal the majority of the space will remain unaltered with a very large open plan kitchen, diner and lounge occupying the majority of the space with only the right hand bay being divided off to create a master bedroom towards the front and an ensuite and dressing room towards the rear.
54. The previous scheme also included a recessed glazed element which consisted of a screen of bi-folding doors set back around 1.2m from the front glazing which would in effect create an 'internal conservatory'. This has now been omitted and instead it is proposed to have secondary glazing. Details of this will need to be conditioned and subject to joins within the secondary glazing aligning with the bays and glazing bars of the front façade it is not considered that this will have a significantly detrimental impact upon the significance of the building and will provide thermal and noise insulation without further dividing up the internal space or altering the glazing on the front elevation. Secondary glazing will also be necessary on the existing side windows, details of which can be conditioned.
55. In addition to the front façade there are a number of other interesting and original fixtures and features such as a winch and fireplaces which are to be retained. A condition should be attached to any future permission requiring an inventory to be produced and for all important historic features to be retained

### ***Demolition of the workshops***

56. Some of the rear workshops have already been demolished in accordance with the previous consent. The demolition of these workshops was considered acceptable as although they were considered to be of some historic interest they were a remnant of a larger group of industrial buildings, they had undergone later alteration and were more utilitarian in nature. The retention of the north elevation was discussed back in 2014 and although Historic England said that they would have preferred to have seen the north and east walls retained and incorporated into the new build, the applicant submitted details in the form of a surveyor's report which provided evidence of quite severe structural failure. Furthermore the surveyor's report concluded that the north wall was not fit for retention and could not be viably refurbished. It was also considered at the time that the building was in such a poor state of repair and had a thin brick skin, it would have been very difficult to achieve a conversion to meet modern building regulations without extensive internal work. Historic England subsequently said that if the authority was satisfied with the



structural report then they had no objection to its demolition subject to appropriate recording prior to demolition.

57. The previous consent included the retention of the lower section of the east wall which faces onto St Peter Parmentergate church; however this application proposes its demolition. This section of the wall contains earlier flint fabric and although it is considered to provide a historic transition to the churchyard setting of the church, it is in poor state of repair and has significant structural problems. Canham Consulting (structural engineers) produced a report in January 2017 which looked at how this wall could be retained. They concluded the following: *“To the east of the site (rear), exists a panel of flint masonry, which we understand the Planning Authority would like to retain. We would challenge the practicality and possibility of this; the wall is in poor condition, is likely that further inherent defects are present and we consider that it would be a significant risk to attempt to retain the wall.”*
58. On this basis although its loss would be regrettable, subject to material from the wall being retained and incorporated into a new wall, it is not considered that there would be significant harm in its loss.

### ***Layout, form, height, scale and materials***

59. Although the site fronts onto Cattle Market Street, it is also publically viewable on the north and east elevations from the unadopted alleyway (known as Pigg Lane) which links through to the churchyard of St Peter Parmentergate and is viewable from the Castle Gardens. On the opposite side of Pigg Lane is the 19<sup>th</sup> century public house which is currently closed but was most recently known as the Owl Sanctuary. This building has structural issues at the rear, but being locally listed there would be a presumption of retaining and repairing the existing building rather than demolition. To the south of the site is a car park for Isi architects, behind which lies the very tall form of St Peter House (office block with prior approval consent to convert to residential), which to some extent dominates the backdrop in views. Crystal House is adjacent to the Old Drill Hall which is a three storey locally listed building currently in use as offices for Isi architects.
60. In considering the impact of the new build, it is important that it does not dominate over the retained front range and does not have a detrimental impact upon the setting of Crystal House and St Peter Parmentergate church; however taking into consideration the size and footprint of the existing building, it is also important that the building is designed with its own strong and distinctive form that is clearly readable as a separate element from the historic front range. The buildings will be attached, but it is considered that the front range will retain its identifiable independent form both internally and externally.
61. Prior to part demolition, the existing workshops occupied the entire footprint of the rear section of the site and the ridge height of the workshop ranged from 8m at the eastern most point to 6.3m where the building connected to Crystal House. The proposed building will occupy the same footprint but in terms of the overall height, it is proposed to increase this significantly. At its highest point, the new building will be 13.5m high and the link between the new apartments and Crystal House will be 9m high on the northern side stepping up to 11m on the southern side. However due to the topography of the site, the overall height will be 0.2m lower than the ridge line of the front range so will not be visible from Cattle Market Street when

looking straight on at Crystal House. Furthermore although the overall height of the rear building will be significantly higher than the existing building, only the ground floor will occupy the entire footprint with the first, second, third and fourth floors all being recessed and set back so that they do not over dominate when looking down the lane and do not detract from the setting of the churchyard and the dominance of the church to the east.

62. With regards to the height it has been suggested by Norwich City Council's design and conservation officer, the Norwich Society and the Victorian Society that removing a storey would help to reduce the overall height and bulk which would mean that the proposal would have less of an impact. However we do have to be mindful that a scheme of this height and form has previously been allowed and as the permission has been implemented can be built out. It is acknowledged that the upper floor of this proposal is different from the previous scheme due to it being slightly more blocky and due to the proposed western cedar cladding which at first may appear slightly bright and prominent; however overtime this will weather to a silver/grey. Therefore on balance it is considered that the difference in the form of the approved scheme and what is proposed will not be appreciated from street level immediately adjacent to the site or from more elevated points further afield and therefore, on balance, we feel that the form of the upper storey as proposed is acceptable.
63. With regards to other changes to the previous approval, it should be noted that the overall footprint of the new building is slightly less. Previously the first floor occupied the entire footprint of the site whereas it is now proposed for this to be set back and recessed which provides this unit with a terrace but also has the advantage of making the overall building slightly less bulky and means that views of the church are slightly less restricted than the previous consent. The link between the new building and Crystal House is also set in further which gives more of a visual break and some of the upper floors also occupy slightly less space than the previous consent which again helps break up the mass and helps open up the view of the church tower.
64. Therefore as with the previous scheme although the new building is of some height, the broken and recessive massing should ensure that the overall building form is recessive and 'sits back' into the site rather than becoming overly dominant and therefore it is considered that the overall form is acceptable.
65. The north and east elevation are modelled with a fenestration that provides an active frontage onto the lane which will increase surveillance significantly and the fenestration has also been designed to provide some vertical emphasis to counteract the horizontal emphasis of the overall form, replicating the traditional approach to elevation treatment.
66. The materials proposed include red brickwork to match the original building, black and natural timber cladding, chalk, pebble and grey rainscreen cladding and grey aluminium windows and doors. The principle of these materials are considered acceptable and but to ensure that the proposal is of high quality details of these materials should be conditioned. Details of the grilles/louvres fronting Pigg Lane should also be conditioned as there is an opportunity here to provide decorative iron work grilles which could celebrate the past use of the site as an iron foundry.

### ***Conservation Area – Impact on Setting***

67. The site is situated within the Ber Street character area of the City Centre Conservation Area and as such policy DM3 of the Local Plan, policy 1 of the Joint Core Strategy and section 12 of the NPPF are of particular importance. The demolition of the existing building and the principle of a new building of this scale has already been established as part of the previous consent. Other than the loss of the east wall, it is not considered that the changes will impact upon the conservation area. Overall it is considered that the layout of the proposed building respects historic plots and that the design does not dominate over the retained front range and does not have a detrimental impact upon the setting of Crystal House and St Peter Parmentegate church. Furthermore by virtue of the upper floors being recessed on the north and east elevations, this allows views of the church to be retained. As such it is not considered that the proposal will have a harmful impact upon the character and appearance of the conservation area. As set out in the sections above, the loss of the eastern wall is regrettable; however it is not considered that its loss will have a significantly harmful impact upon the conservation area.

### **Main issue 3: Transport**

68. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.

#### ***Vehicular Access, Traffic Generation and Car Parking***

69. The proposal includes parking for seven cars which is acceptable and accords the local plan. The car park is situated within the ground floor level of the building so does not dominant the layout of the proposal at all.
70. Access to the car park will be via the existing unadopted lane to the north of the site. The entrance to the car park area is positioned as far as possible up the lane and the width of the entrance is satisfactory. The previous proposal included an electronic operated roller shutter to aid the entrance and exit of cars thereby minimising disruption on the lane to pedestrians and meaning that cars are not waiting on the lane for any length of time with their engines running. A condition should be attached to any permission to ensure that this is provided as part of this application.

#### ***Cycle Routes and Pedestrian Links***

71. The lane to the north of the site is identified within the proposals map as forming part of the green links network. The lane is considered to form a key pedestrian link between Cattle Market Street, Castle Mall and the wider primary retail area with King Street and Riverside. It is considered that this proposal will help promote this link as both the lane and churchyard will have better surveillance due to the presence of a number of windows on the north and east elevations.

#### ***Cycling Parking and bin storage***

72. An area of covered and secure cycle parking is to be provided which will be of sufficient size to accommodate eight cycles, one for each flat. The local plan sets out that 1 bedroom units should have 1 space, 2 and 3 bedroom units should have 2 space and 4 + bedrooms should have 3 spaces. Although this does meet the

standards, given the central location, the constraints of the site and the new bike rental scheme in Norwich, this level of parking is considered acceptable. Ideally a separate secure bike store would be provided for the residential units rather than this being situated within the car park, but unfortunately the constraints of the site do not allow for this. Given that the car parking area will be secure, this is considered acceptable subject to a condition to ensure that a suitable method of tethering the cycles is provided and that it is suitably laid out to accommodate eight cycles. Cycle parking for the retail units can also be made available within one of the secure stores.

73. It is proposed to have a bin store for the residential units and a bin store for the retail. Both are of sufficient size and are located as close to Cattle Market Street as is feasibly possible. A condition should be attached to any permission to ensure that the stores are provided prior to occupation.

#### **Main issue 4: Amenity**

74. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

##### ***Impact upon neighbouring residents***

75. With regards to the impact upon neighbouring residents and occupants the main issues for consideration are the impact upon the Old Drill Hall to the south which is currently in use as offices, the residential dwellings at St Martin At Bale Court to the north/east and St Peter's House which has prior approval to be converted from office to residential accommodation.
76. Concern has been raised by the occupants of the offices to the south that the proposal will result in a loss of privacy and loss of light due to the height and proximity of the building. With regards to overlooking, the previous scheme was designed to minimise overlooking with balconies being screened by brick walls or louvers and high level windows or obscure glazing. This current proposal does not have the same extent of screening as previous proposed but it is still considered that the louvres will help minimise overlooking from the rooms itself and also when future residents are sat down on the balconies. It is acknowledged that residents could stand at the balconies and overlook the car park and rear elevation of Isi architects but given the distances it is considered that the level of overlooking will be acceptable. It is also worth noting that prior approval has been granted for the conversion of St Peter House to residential and planning permission has been granted for two additional floors towards the rear of the building which will also have external amenity space, but again due to the distances involved it is not considered that this will raise any particular concern.
77. With regards to loss of light and overshadowing, it is acknowledged that the proposal may have an impact due to the height of the proposed building being greater than the existing building. However due to the orientation, the level of overshadowing will be at a minimal level and although the distance between the two properties is only around 15m, it is considered that this is a sufficient distance to ensure that the loss of light is at an acceptable level.
78. In relation to the properties to the north/east, the main issue for consideration is the impact upon 12 St Martin at Bale Court as this property is situated only round 5m from the site. The other properties at St Martin at Bale Court are all situated at least

15m from the site with most of the windows facing onto the churchyard rather than onto the site so the loss of light and overshadowing should be minimal. 12 St Martin at Bale Court does however have a window within the rear elevation which faces directly onto the lane and the site. With regards to loss of light and overshadowing, it is acknowledged that there may be some impact; however where the proposed building is closest to the neighbouring property (the north east corner of the site) the height of the building is no greater than the existing building due to the building only being single storey at that point. As such it is considered that light levels are not likely to be significantly worse than they are currently and any loss of light will be at an acceptable level. The loss of privacy has also been raised by neighbouring residents and due to there being roof terraces on the north and east sections of the proposed building at first, second, third and fourth floor levels, it is considered that there is potential for some overlooking. This will however be at a minimal level and it is considered that the benefits of increased surveillance over the lane and churchyard outweigh the slight increase in overlooking to neighbouring properties.

### ***Impact on neighbouring properties - noise and disturbance***

79. The provision of balconies on the south elevation has been an area of concern for the offices to the south particularly due to the proximity to the boundary. The distance between the buildings is around 15m so it is acknowledged that if people are using their balconies during the day when people are working in the offices, there may be minimal levels of noise. However this is a city centre location where there is background noise already and a certain level of noise can be expected.
80. Neighbouring residents at St Martin at Bale Court have also raised concern that an increase in traffic using the lane to access the car park will result in an increase in noise and disturbance. Subject to an electronic operated roller shutter being installed this will aid the entrance and exit of cars meaning that cars are not waiting on the lane for any length of time with their engines running. There are also a number of Juliet balconies on the northern elevation and roof terraces which face onto the lane. Therefore there may be some additional noise to residents at St Martin at Bale Court; however this is not considered to be at a significant level particular bearing in mind the city centre location.
81. In summary it is considered that the impact upon the living and working conditions of the neighbouring properties is acceptable, particularly taking into consideration that this is a city centre location where a former workshop building existed on the site. Furthermore it is not considered that the proposal will prejudice the future development of the neighbouring site. The proposed building is five storey and will be built on the boundary of the site however this does not rule out the extension of the building to the south.

### ***External amenity space for future residents***

82. Policies DM2, DM12 and DM13 of the Local Plan set out that residential use should be permitted subject to the provision of satisfactory external amenity space (private or communal) adjoining the property with appropriately located bin storage, cycle storage and drying areas.
83. Due to the constraints of the site, it is not possible to provide a large amount of amenity space however all but one of the flats (a 2 bedroom flat) have either a recessed balcony or terrace with some flats having more than one area of outdoor

space. Particularly given that the site is adjacent to two areas of publicly accessible recreational open space (St Peter Parmentergate Churchyard and Castle Mall gardens) the level of amenity space is considered good and satisfies the requirements of the Local Plan.

84. With regards to the external amenity space on the south elevation there will be potential noise from the car park to the south at some points during the day; however the noise impact assessment concludes that noise levels when considered over the full 16 hour daytime period, would be below the WHO serious annoyance threshold.

### ***Internal living conditions***

85. The internal space for all eight of the apartments is considered sufficient to meet the needs of future residents. The flats range in size from 72 sq m to 278 sq m which means all units are generously sized and well exceed minimum space standards. All flats benefit from good levels of light.
86. One area of concern is the impact that road traffic will have upon the living conditions of future residents. A noise impact assessment has been submitted with the application which adequately identifies noise impacts and proposed suitable solutions to these issues. For the flats within the new build section to the rear the mitigation measures (doubled glazed windows) will be easy to achieve; however one of the main concern with regards to the conversion of the upper floor of Crystal House to residential is how this flat can have adequate sound insulation without affecting the fenestration on the front façade. The previous application included large glass bifolding doors set 1.2m behind the front façade; however this application now proposes secondary glazing. The noise impact assessment would suggest that the proposed secondary glazing is sufficient in terms of acoustic attenuation and subject to the details of the glazing being agreed by condition, this should also be acceptable from a heritage point of view.
87. Furthermore some form of mechanical ventilation will be necessary for this flat and again the challenge will be how this can be installed without harming the listed building. Again this should form a condition of any future consent.
88. The noise impact assessment also considered the potential noise from the retail unit below as under permitted development rights there would be potential to change this unit to a potentially more noisy use such as a restaurant on a temporary basis. As part of the application details have been provided of the proposed separating floor construction at Crystal House and subject to this being installed in accordance with the details then noise transmissions to the upper floor should be at an acceptable level. It is therefore not necessary to remove permitted development rights.

### **Main issue 5: Biodiversity and landscaping**

89. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118. Key policies and NPPF paragraphs – DM3, DM8, NPPF paragraphs 9, 17 and 56.
90. There is little scope for landscaping on the site due to the proposed new building occupying the entire site; however there are amenity areas for all but one of the flats and it is important that these are well landscaped to maximise their use. The

plan shows small trees and living privacy screens which represent the only opportunities for planting so would make a positive contribution. The practicalities however of both the living privacy screens and the planting of trees can be challenging and therefore a condition should be attached to any permission requiring details of any hard and soft landscaping to these amenity areas and including specific details about the tree planting and the living screens.

91. Furthermore the lane adjacent to the site is unadopted but forms part of a pedestrian route linking Castle Mall with King Street. If construction activity for the development were to cause damage to surfacing, this should be adequately re-instated which should form a condition
92. The bat and nesting bird survey is adequate. The demolition of the remaining warehouse building and conversion of the listed building is unlikely to have an adverse impact on bat foraging opportunities or bat commuting routes although there will be a loss of some potential bat roost features within the warehouse. A condition should be attached to any future permission requiring a method statement for bats and nesting birds. Furthermore there may be further opportunities for ecological enhancements on the site (i.e. bird and bat boxes) so as part of the landscaping condition consideration should be given to ecological enhancements.

### **Main issue 6: Affordable housing viability**

93. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraph 50.
94. Policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk required the provision of 20% affordable housing on all sites of 5 or more dwellings; however National Planning Practice Guidance published in March 2014 and amended in November 2014 now stipulates that ‘contributions should not be sought from developments of 10 units or less, and which have a maximum combined floorspace of no more than 1000 sqm’.
95. Initially the applicant was incorrectly advised by the Council that no affordable housing contribution would be required due to the number of units being below 11 and due to the floorspace of the residential being less than 1000 square; however the applicant was later advised that an affordable housing contribution would actually be required due to the combined gross floorspace exceeding the 1,000 square metres threshold. In order for an offsite contribution not to make the scheme unviable the applicant subsequently increased the number of units from seven to eight (which is still one less than the application as submitted).
96. With the previous application the applicant and the Council contacted Registered Providers within the area and none of the Registered Providers were interested in taking on the units. Registered Providers have not been contacted again but given the response previous and given that RPs are generally reluctant to take on the management of a small number of affordable units on relatively small sites proposed for flatted developments, the provision of a contribution to allow affordable housing to be provided off site is acceptable.
97. Appendix 1 of the interim statement sets out a schedule of level of payments that will be acceptable in lieu of on site provision which is set at a level that will enable the city council to typically deliver a unit equivalent in type to those being provided for the development. In this case the contribution would equate to £213,614.09. The

applicant has agreed to sign up to a policy compliant s106 which means that the full contribution towards affordable housing will be payable upon occupation of the first flat. The recommendation for approval of the application is subject to the signing of the s106 agreement.

98. The development is also CIL liable. The current payment has been calculated at £109,620.80. The first instalment of CIL for the previous scheme has already been paid so £20,413.41 can be discounted.

### Compliance with other relevant development plan policies

99. 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	No – see main issue 3
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	Not applicable

### Other matters

100. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.
101. **Archaeology** - The site is situated within the Area of Main Archaeological Interest and there is a possibility that the burial ground associated with the church could encroach onto the site. A programme of archaeological works is needed for the works taking place at the rear of the site. Conditions should be attached to any approval to ensure that this is carried out.
102. **Plant and machinery** - Currently there are no detailed proposals for any plant, machinery, ventilation or extraction to be installed on this site. Should this be required then full details of the specification and siting would be required so this should be included as a condition of any consent. Furthermore it is proposed that this is a mixed use site and although currently there is no need for any form of extraction relating to the retail unit, a condition should be attached to any



permission requiring full details of any extraction should the nature of the business at ground floor level change which necessitates this in the future.

103. **External lighting** - No details of external lighting have been provided with the application. This should be conditioned to ensure that there is sufficient lighting and surveillance whilst making sure that it does not have a detrimental impact upon the living conditions of future and existing residents or upon biodiversity.
104. **Energy and water** - The proposal is for less than 10 dwellings and as such there is no policy requirement for the development to provide any of the expected energy requirement through renewable energy. In relation to water efficiency, policy 3 of the Joint Core Strategy sets out that new housing development must reach Code for Sustainable Homes level 4 for water. A condition should be attached to any permission to ensure that the development is constructed in accordance with part G2 of the 2015 Building Regulations for water usage.
105. **Drainage** – As reported within the committee report for application 13/01686/F the applicant proposed to connect the foul and surface water to the existing sewer (subject to approval by Anglian Water) and the understanding is that this is proposed as part of this application too. Although it is not normal practice within new developments for surface water to connect to the existing sewer, given the constraints of the site, there are limited opportunities for other means such as soakaways. Furthermore it should be noted that the existing and proposed buildings will occupy the same footprint so there is no change to the amount of impermeable surfacing of the site.

### **Equalities and diversity issues**

106. There are no significant equality or diversity issues.

### **Local finance considerations**

107. 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.
108. 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.
109. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

110. The principle of the conversion of the upper floor of Crystal House to residential and the erection of a new five storey building to accommodate a further seven flats has already been established as part of the previous extant planning permission. The residential units will help meet the housing need in Norwich and will provide family housing in a central, sustainable location.

111. There are a number of differences between this application and the previous approval, the majority of which are considered to be improvements to the extant permission. In particular retaining a single unit at ground floor level rather than subdividing the space will help preserve a sense of space and will mean that the very important front façade remains largely unaltered. At first floor level, although it is acknowledged that the change of use will to some extent affect the character of the building as the horizontal division of Crystal House will remove the commercial coherence of the building; the current proposal is an improvement to the previous consent as it involves less subdivision of the upper floor.
112. With regards to the new build, although the height has remained the same as the previous consent, the total floorspace has been reduced slightly with the first floor now being set back and recessed. This helps make the building appear less bulky and makes it sit better within its setting. It is acknowledged that the building is still significantly larger than the workshops which it replaces; however it does not go above the ridge line of the front range of Crystal House and due to each floor being set back and recessed, it is considered that the building does not appear overly dominant and does not detract from the setting of the churchyard and St Peter Parmentergate church. This current proposal does include the loss of the lower section of the east wall which was previously to be retained, but subject to the flint, ashlar and brick being salvaged and re-used in the new flint wall construction, this is considered acceptable.
113. The proposal will provide good living conditions for future resident of the site with all flats having generous internal space and all but one having private external amenity space in the form of balconies or roof terraces. There is potential for noise disturbance to flat 6; however subject to secondary glazing being installed this can be satisfactory dealt with. Details of the glazing will be required by condition to ensure that it does not affect the significance of the building. Seven of the eight flats will have car parking and all flats will have one secure cycle parking space, access to which is via the unadopted lane to the north of the site. Bin storage for the residential units and the retail unit is well located given the constraints of the site.
114. Although the proposal may result in some loss of light and overlooking to the offices directly to the south, it is considered that this will be minimal and at an acceptable level. The proposal may also have a minimal impact upon the neighbouring residents at St Martin at Bale Court given the number of windows and Juliet balconies on the north elevation, but it is considered that the increased surveillance to the land and churchyard will be significantly beneficial to the safe use of the land and churchyard and this will outweigh the slight increase of overlooking to residential properties.
115. Overall therefore it is felt that this current application will result in a more sympathetic conversion of Crystal House than the extant consent and will also result in a development to the rear which is slightly less bulky and will have less impact upon the views of the church than the previous consent. As with the extant permission the proposal will also provide a policy compliant off site affordable housing contribution and CIL contribution. The development is therefore considered to be 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

(1) To **approve** application no. **17/00205/F** - 24 Cattle Market Street Norwich NR1 3DY and grant planning permission subject to the completion of a satisfactory legal agreement for a contribution of £213,614.09 toward off site affordable housing provision and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of:
  - a) all external windows and doors to include depth of reveal, details of heads, sills, lintels and glazing;
  - b) Juliet balconies, balconies and roof terraces
  - c) external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
  - d) proposed meter and alarm boxes;
  - e) eaves and verges at a scale not less than 1:20;
  - f) all new external materials including manufacturer, product name and colour;
  - g) brick work (sample to indicate brick, bond and mortar)
  - h) rainwater goods (to be cast iron or painted aluminium)
4. Demolition/reconstruction statement relating to the rear flint/stone/brick wall fronting St Peter Parmentergate Church to include re-use of salvaged materials from existing wall
5. Scheme for the provision of heritage interpretation
6. Construction method statement
7. Details of tether for bikes
8. Details of roller shutter to car park
9. External Lighting
10. Method statement for bats and nesting birds.
11. Bird nesting season
12. Landscaping including details of tree planting, living screens (to be maintained to height of 1.8m)
13. Details of ecological enhancement works
14. Any damage to Pigg Lane to be made good
15. No extraction/ventilation unless in accordance with scheme to be approved.
16. Water efficiency
17. Provision of car parking and bin store
18. Archaeological written scheme of investigation
19. Stop work if unidentified features revealed
20. Retail premises not to open before 07:00 or after 22:00 on any day.
21. No trade deliveries or collections before 07:00 or after 19:00 Monday to Saturday.  
No trade deliveries on Sunday or Bank Holidays
22. Slab levels of new building

### Informatives:

- 1) Businesses and residential properties not entitled to on-street parking permits
- 2) Street naming
- 3) To be aware of traffic management proposals for Cattle Market Street.

## **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.

(2) To **APPROVE** application no. **17/00201/L** - 24 Cattle Market Street Norwich NR1 3DY and grant listed building consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of
  - a) All new internal and external plant, services & service routes and risers to the principal listed building (drainage, ventilation, heating, cooling, hot and cold water, mechanical & electrical, fire protection, thermal and acoustic insulation, lighting scheme).
  - b) Schedule of internal finishes to walls, ceilings and floors;
  - c) All new secondary glazing system within the principal listed building
  - d) Position, material and appearance of all new partition work and doors
  - e) Any new fixed blinds to the window openings in the principal listed building
  - f) Any new rainwater goods to the principal listed building
  - g) Repairs and cleaning schedule for the external windows, brickwork and render of the principal listed building
  - h) Cleaning/decoration methodology to external details of external decoration to render, joinery and metalwork;
4. Listed building – making good
5. Preservation and protection of features including:
  - a) Existing windows to the front and flank elevations
  - b) Internal floorboards
  - c) Internal fireplace
  - d) Internal winch

### **Informatives:**

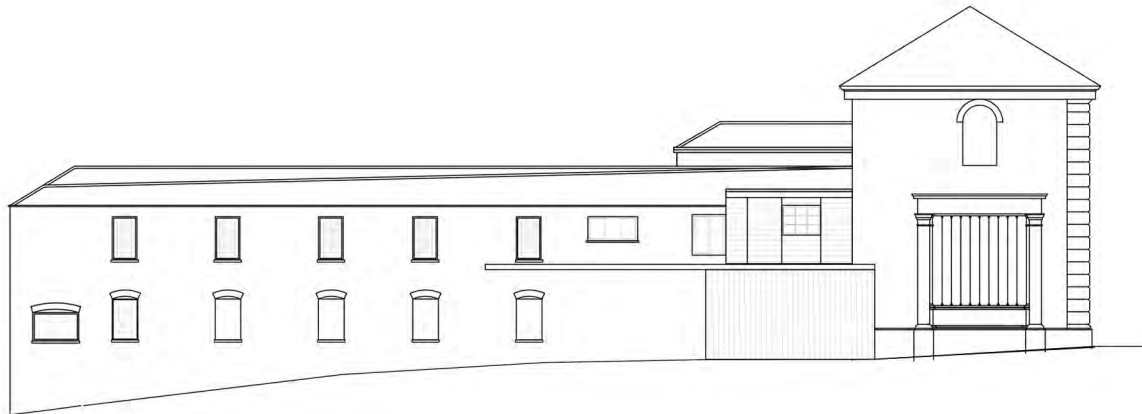
- 1) Listed Building reminder on enforcement
- 2) Retain original fabric of building

### **Reason for approval:**

The proposed conversion of the upper floor of Crystal House to residential and the construction of a new five storey building to the rear will result in some impact to the special architectural and historic interest of the building and the character and appearance of the conservation area. However the principle of this form of development has already been established under the previous planning permission and listed building consent. There are a number of differences between this proposal and the previous extant consents, but with the exception of the removal of the eastern wall, the changes are considered to be an improvement and will result in a more sympathetic conversion of the principle listed building and an extension to the building which will be slightly less bulky and have less of an impact upon the views of St Peter Parmentergate Church. With regards to the eastern wall, subject to the flint, ashlar and bricks being salvaged and

re-used in the new flint wall construction, this is considered acceptable. Overall therefore the level of harm to this heritage asset and its setting is considered to be less than substantial.

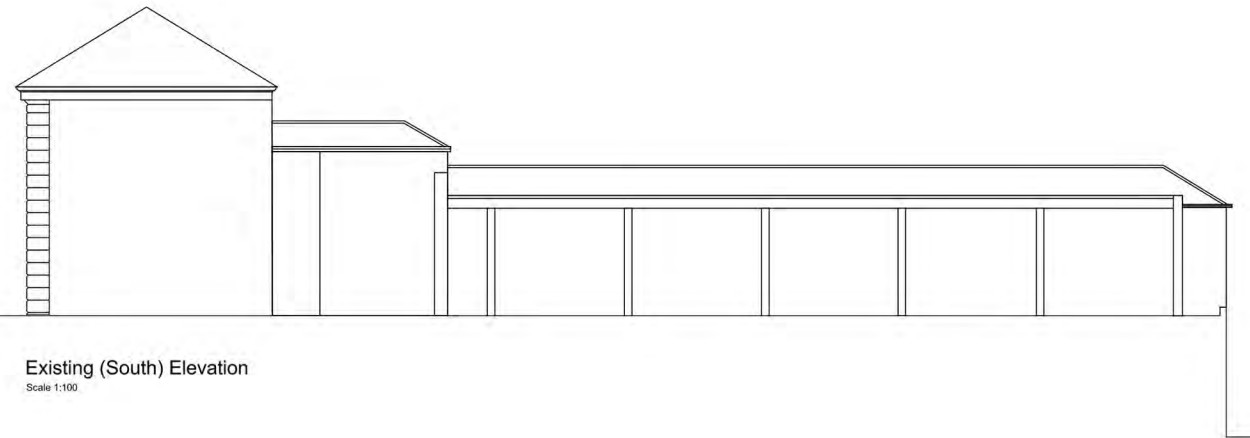
In accordance with paragraph 134 of the NPPF, this harm must be weighed against the potential 'public benefits' of the proposals. In this case it is considered that the provision of family housing within this central sustainable location will outweigh any harm. The proposed works are therefore considered to not lead to any significant harm to the heritage asset in accordance with the National Planning Policy Framework, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and policies DM1, DM3 and DM9 of the Norwich Development Management Policies Local Plan (December 2014).



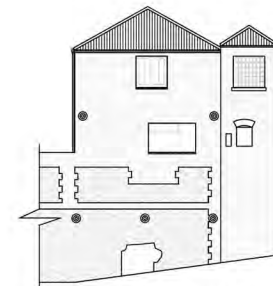
Existing Pigg Lane (North) Elevation  
 Scale 1:100



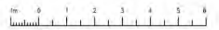
Existing Cattle Market St (West) Elevation  
 Scale 1:100



Existing (South) Elevation  
 Scale 1:100



Existing (East) Elevation  
 Scale 1:100



Rev	Date	Description	PS	GR
A	27.04.2017	Added Existing Network wall on the East elevation		

**Richard Pike Associates**  
 Building, Design and Planning Specialists  
 Jonathan Scott Hall Thorpe Road Norwich Norfolk NR1 1UH  
 t: 01603 611323  
 e: info@richardpike.co.uk  
 www.richardpike.co.uk

**Project Details**  
 Proposed Redevelopment of  
 Crystal House,  
 24 Cattle Market St, Norwich

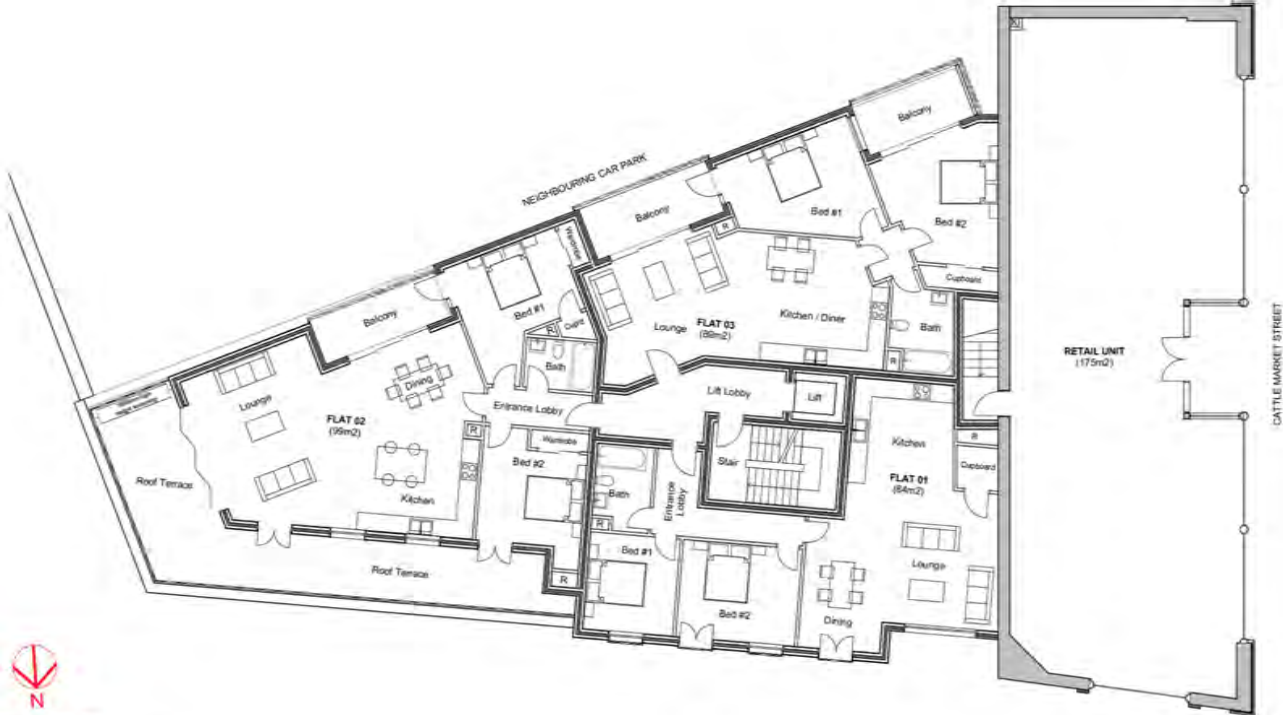
**Client**  
 Mr R Pratt

**Drawing**  
 Existing Elevations

**Date**  
 October 2016

<b>Scales</b> 1:100@A1	<b>Drawn FS</b> Checked LA
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<b>Drawing No.</b> 9440-05A	<b>Issue</b> FOR COMMENT ONLY
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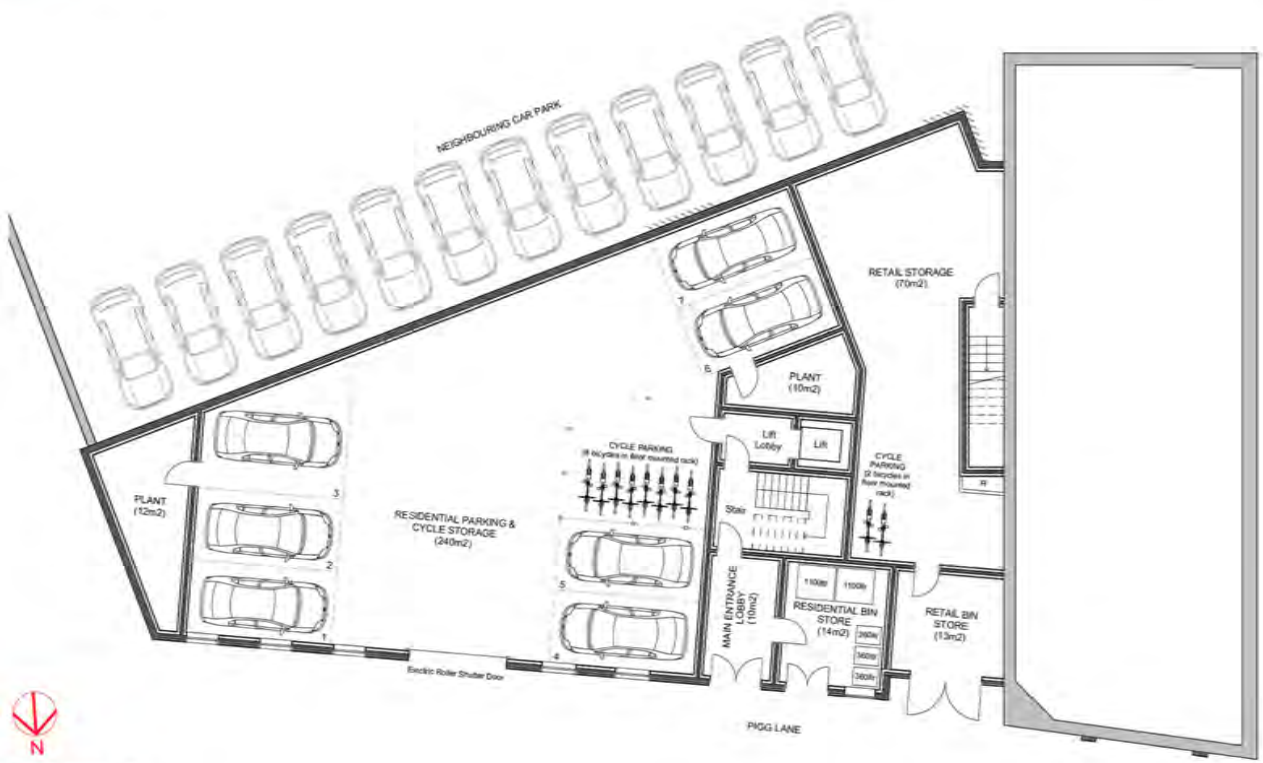


First Floor Plan



Accommodation Schedule (Areas = N/A)

Flat Number	Beds	Baths	Area m <sup>2</sup>
Flat 01	2	1	84
Flat 02	2	1	99
Flat 03	2	1	89
Flat 04	2	1	82
Flat 05	1	1	72
Flat 06	4	3	278
Flat 07	2	3	102
Flat 08	3	3	181
<b>Total</b>			<b>987</b>



Ground Floor Plan

Scale: 1:1000

Project Details:  
**Redevelopment of Crystal House**  
24 Cattle Market Street  
Norwich

Document Title:  
**General Arrangement  
Ground & First Floors**

Scale: A1  
1:100

Drawn By: GAB  
Checked By: GL

Purpose of Issue:  
**PLANNING**

Revision:  
Drawing Number: 18002 - C&T - ALL - ALL - PLN - 1000 A

**C&T** CONSULTANCY LTD  
DESIGN, LIAISON, CONSTRUCT

Mr Richard Pratt

Scale: A1  
1:100

Drawn By: GAB  
Checked By: GL

Purpose of Issue:  
**PLANNING**

Revision:  
Drawing Number: 18002 - C&T - ALL - ALL - PLN - 1000 A



Third Floor Plan



3 Location Key  
1:1000

Accommodation Schedule (Areas = N/A)

Flat Number	Beds	Baths	Area m <sup>2</sup>
Flat 01	2	1	84
Flat 02	2	1	99
Flat 03	2	1	89
Flat 04	2	1	82
Flat 05	1	1	72
Flat 06	4	3	278
Flat 07	2	3	102
Flat 08	3	3	181
<b>Total</b>			<b>987</b>



Second Floor Plan

1	01	Finalize Design/Drawings	GAB	01	23.09.23
2	02	Finalize Design/Drawings	GAB	01	23.09.23
3	03	Finalize Design/Drawings	GAB	01	23.09.23
4	04	Finalize Design/Drawings	GAB	01	23.09.23
5	05	Finalize Design/Drawings	GAB	01	23.09.23
6	06	Finalize Design/Drawings	GAB	01	23.09.23
7	07	Finalize Design/Drawings	GAB	01	23.09.23
8	08	Finalize Design/Drawings	GAB	01	23.09.23
9	09	Finalize Design/Drawings	GAB	01	23.09.23
10	10	Finalize Design/Drawings	GAB	01	23.09.23
11	11	Finalize Design/Drawings	GAB	01	23.09.23
12	12	Finalize Design/Drawings	GAB	01	23.09.23
13	13	Finalize Design/Drawings	GAB	01	23.09.23
14	14	Finalize Design/Drawings	GAB	01	23.09.23
15	15	Finalize Design/Drawings	GAB	01	23.09.23
16	16	Finalize Design/Drawings	GAB	01	23.09.23
17	17	Finalize Design/Drawings	GAB	01	23.09.23
18	18	Finalize Design/Drawings	GAB	01	23.09.23
19	19	Finalize Design/Drawings	GAB	01	23.09.23
20	20	Finalize Design/Drawings	GAB	01	23.09.23
21	21	Finalize Design/Drawings	GAB	01	23.09.23
22	22	Finalize Design/Drawings	GAB	01	23.09.23
23	23	Finalize Design/Drawings	GAB	01	23.09.23
24	24	Finalize Design/Drawings	GAB	01	23.09.23
25	25	Finalize Design/Drawings	GAB	01	23.09.23
26	26	Finalize Design/Drawings	GAB	01	23.09.23
27	27	Finalize Design/Drawings	GAB	01	23.09.23
28	28	Finalize Design/Drawings	GAB	01	23.09.23
29	29	Finalize Design/Drawings	GAB	01	23.09.23
30	30	Finalize Design/Drawings	GAB	01	23.09.23
31	31	Finalize Design/Drawings	GAB	01	23.09.23
32	32	Finalize Design/Drawings	GAB	01	23.09.23
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34	34	Finalize Design/Drawings	GAB	01	23.09.23
35	35	Finalize Design/Drawings	GAB	01	23.09.23
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37	37	Finalize Design/Drawings	GAB	01	23.09.23
38	38	Finalize Design/Drawings	GAB	01	23.09.23
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40	40	Finalize Design/Drawings	GAB	01	23.09.23
41	41	Finalize Design/Drawings	GAB	01	23.09.23
42	42	Finalize Design/Drawings	GAB	01	23.09.23
43	43	Finalize Design/Drawings	GAB	01	23.09.23
44	44	Finalize Design/Drawings	GAB	01	23.09.23
45	45	Finalize Design/Drawings	GAB	01	23.09.23
46	46	Finalize Design/Drawings	GAB	01	23.09.23
47	47	Finalize Design/Drawings	GAB	01	23.09.23
48	48	Finalize Design/Drawings	GAB	01	23.09.23
49	49	Finalize Design/Drawings	GAB	01	23.09.23
50	50	Finalize Design/Drawings	GAB	01	23.09.23

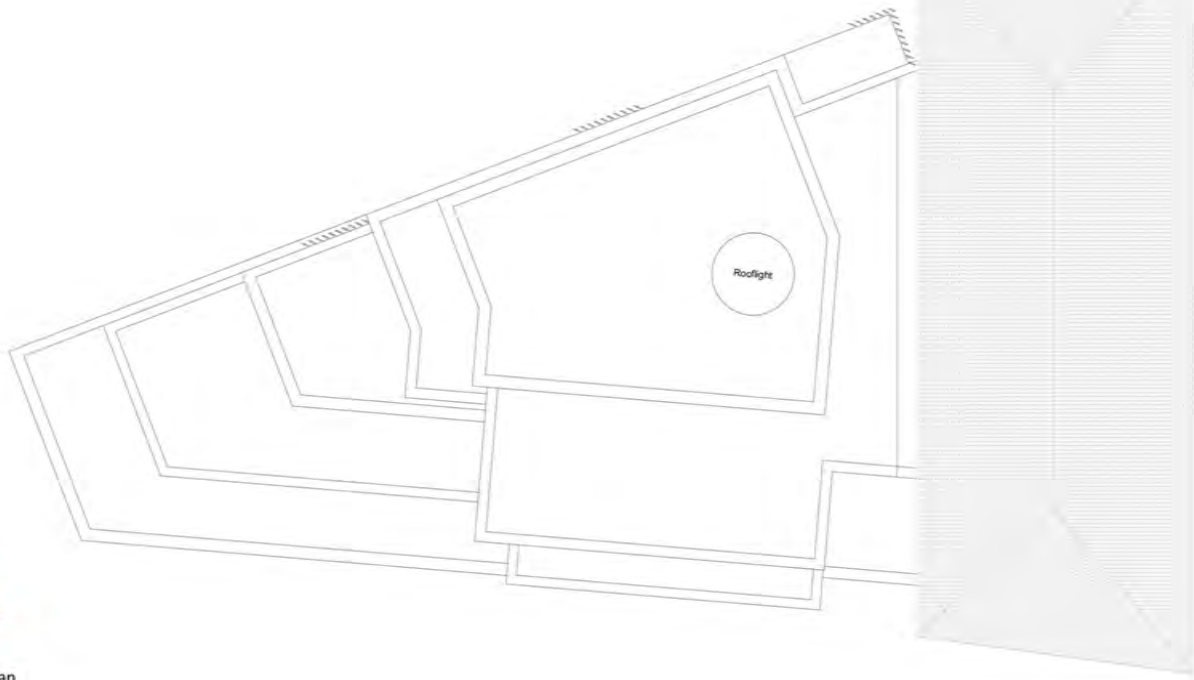
**C&T** CONSULTANCY LTD  
 DESIGN  
 MANAGE  
 CONSTRUCT

Client: Mr Richard Pratt  
 Project Details: Redevelopment of Crystal House  
 24 Cattle Market Street  
 Norwich  
 Document Title: General Arrangement  
 Second & Third Floors

Scale: 1:100  
 Drawn by: GAB  
 Checked by: GL  
 Purpose of Issue: PLANNING  
 P3

18002 - C&T - ALL - ALL - PLN - 1001 - 001





Roof Plan



Fourth Floor Plan



3 Location Key  
1:1000

Accommodation Schedule (Areas = N/A)

Flat Number	Beds	Baths	Area m2
Flat 01	2	1	84
Flat 02	2	1	99
Flat 03	2	1	89
Flat 04	2	1	82
Flat 05	1	1	72
Flat 06	4	3	278
Flat 07	2	3	102
Flat 08	3	3	181
<b>Total</b>			<b>987</b>

Rev	Description	Auth	Date
P1	Planning submission	GAB	01/10/18

**C&T** DESIGN  
CONSULTANCY LTD  
Suite 2, The Old Dairy, Elm Farm Business Park, Wymondham, Norfolk, NR30 2BN  
Tel: 01503 460777

DESIGN  
MANAGE  
CONSTRUCT

Client

Mr Richard Pratt

Project Details  
**Redevelopment of Crystal House**  
24 Cattle Market Street  
Norwich

Document Title  
**General Arrangement**  
**Fourth Floor & Roof Plan**

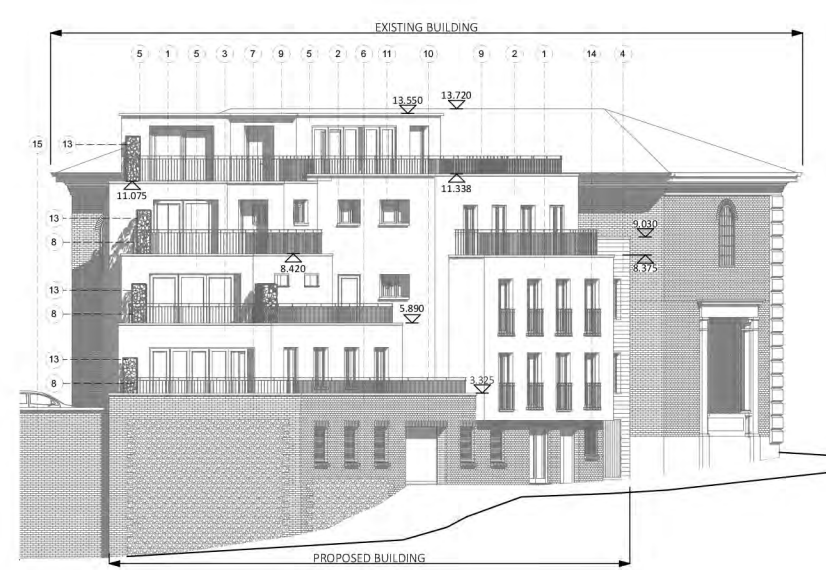
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Drawn by: GAB  
Checked by: GL

Purpose of Issue: **PLANNING** Status: **P1**

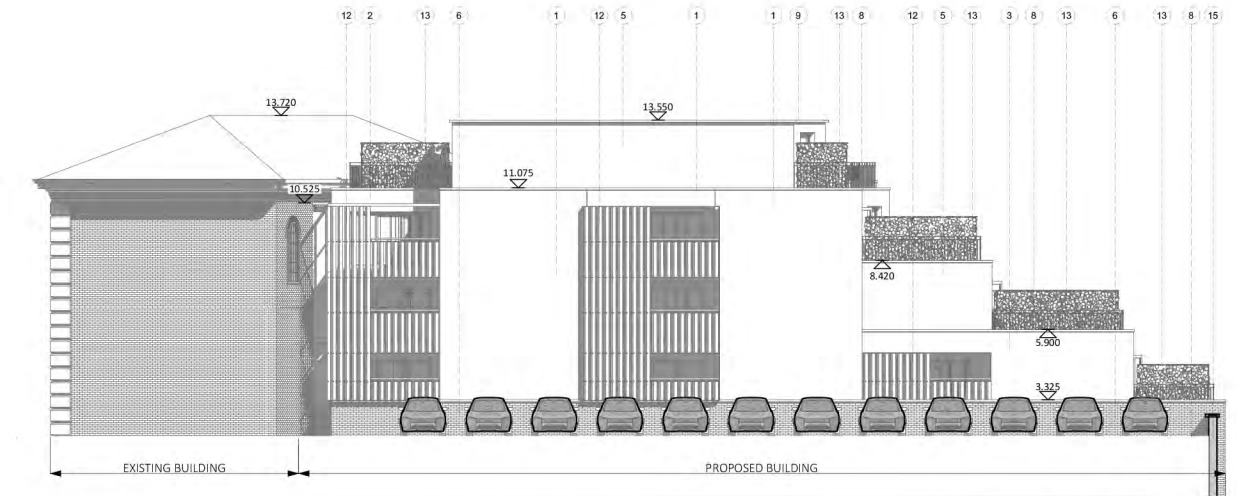
Drawing Number	Project	Issue	Date	Author	Check
18002 - C&T - ALL - ALL - PLN - 1002					



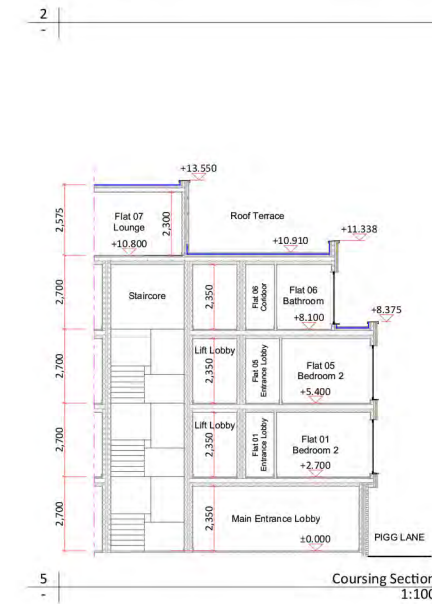
Elevation from Pigg Lane  
1:100



Elevation from Bottom of Pigg Lane  
1:100



Elevation from car park of adjacent property  
1:100



Coursing Section  
1:100

REV	DATE	DESCRIPTION	BY	CHKD
B	05	Revised cladding removed	GAB	GL
A	03	Revised floor levels to accommodate planners comments	GAB	GL
PL	03	Planning submission	GAB	GL
04-00	03	Drawn / Description	Andy	Chadly

**C&T** DESIGN  
CONSULTANCY LTD  
Suite 2, The Old Dairy, Elm Farm Business Park,  
Wymondham, Norfolk, NR9 0DW  
T: 01953 666777

DESIGN  
MANAGE  
CONSTRUCT

Client  
**Mr Richard Pratt**

Project Details  
**Redevelopment of Crystal House**  
24 Cattle Market Street  
Norwich

Document Title  
**Detailed Elevations & Coursing Section**

Scale @ A1  
**1:100**

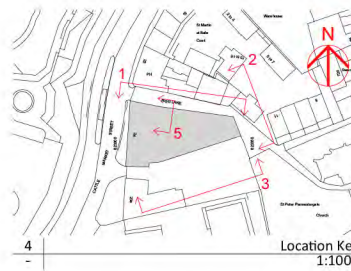
Drawn by  
**GAB**

Checked by  
**GL**

Purpose of Issue  
**PLANNING**

Status  
**P3**

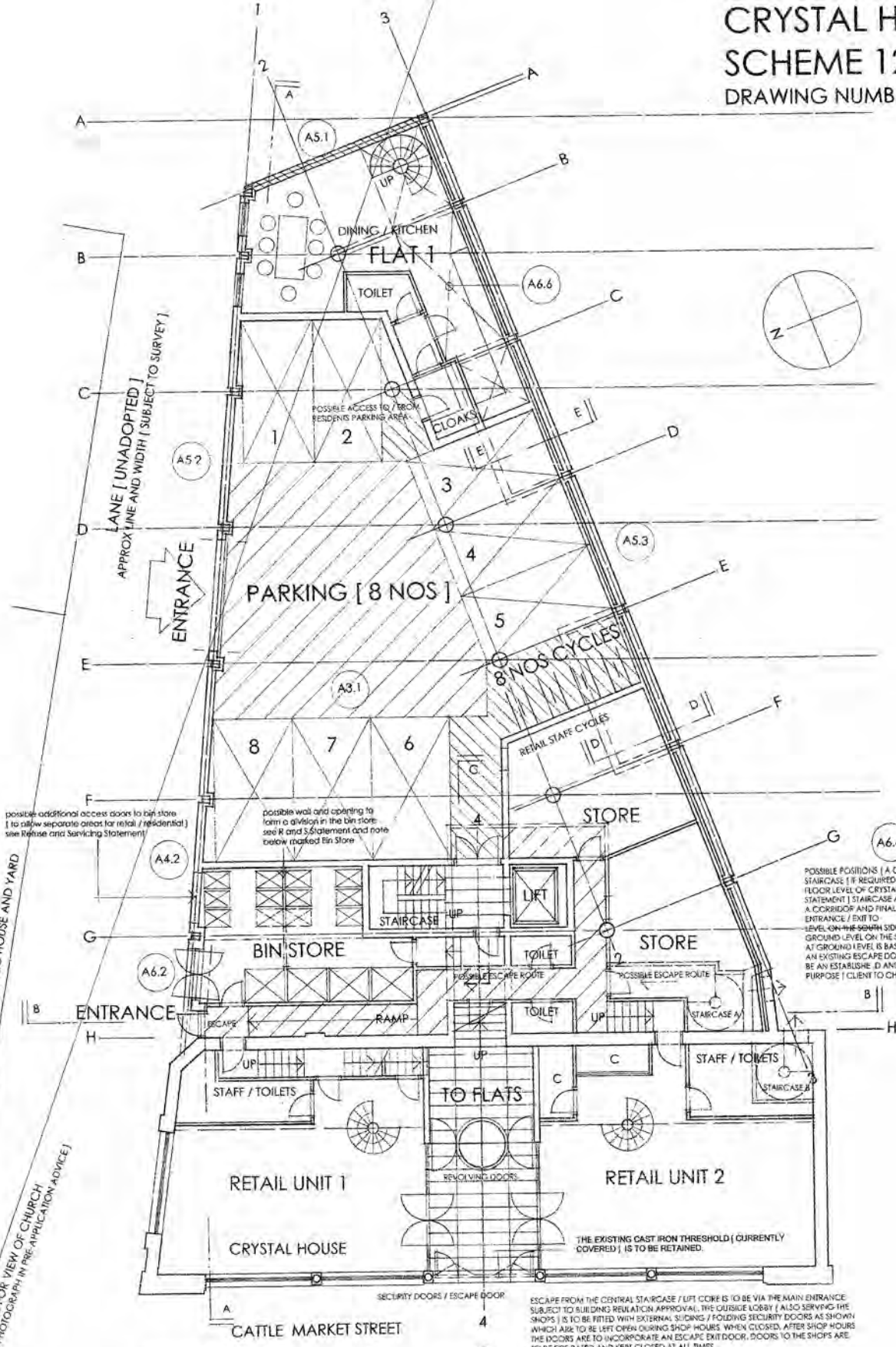
Drawing Number	Version	Date	Author	Checker
18002 - C&T - ALL - ALL - ELV - 2000				



ITEM	Facade Treatment / Element	Product / Material Description	Colour Reference
1	Through-coloured fibre cement rainscreen cladding	Mailey Eternit - Equitone (Tectiva) or similar	Chalk (TE90)
2	Through-coloured fibre cement rainscreen cladding	Mailey Eternit - Equitone (Tectiva) or similar	Pebble (TE20)
3	Through-coloured fibre cement rainscreen cladding	Mailey Eternit - Equitone (Tectiva) or similar	Argent Grey (TE15)
4	Horizontal Timber Cladding	Larch	Black
5	Vertical Timber Cladding	Western Red Cedar	Natural
6	Brick	To closely match original building	Red
7	Stone infill to replicate original building	Rubble wall	Flint
8	Belustrade / Railings	Wrought Iron Style Painted Metal	Dark Grey
9	Parapet Cladding	PPC aluminium	Dark Grey
10	Door / Louvre / Window (in brickwork)	PPC aluminium	Dark Grey, Brick Soldier Course & Cill
11	Door / Window (in cladding)	PPC aluminium	Dark Grey
12	Balcony privacy screening	Vertical timber fins (species to be decided)	Natural
13	Living privacy screening	1800mm h hedge in planter (species to be decided)	Natural
14	Original retained window	Metal	Red
15	Existing wall of neighbouring property	brick	Red

Materials Key  
1:100

# CRYSTAL HOUSE SCHEME 12 DRAWING NUMBER CH/12/39 R4



PROPOSED PLAN LEVEL 1

**BIN STORE**

BIN STORE HEIGHT VARIES AND IS DESIGNED FOR 360 LITRE BINS IN THE LOWER AREA INVERSE (HERE & RESTRICTED HEADROOM OF 2100). THE STORE IS TO BE SHARED WITH THE RETAIL UNITS AS NECESSARY. 12 NOS. 360 LITRE AND 4 NOS. 1100 LITRE WHEELED BINS ARE TO BE PROVIDED BASED ON THE REQUIREMENT FOR EIGHT FLATS (5 SOME SINGLE BEDROOM ONLY) AND TWO RETAIL UNITS (1 NO. 1100 BIN / 4 HOUSEHOLDS FOR NON-RECYCLABLE WASTE AND 1 NO. 1100 BIN / 4 HOUSEHOLDS FOR RECYCLABLE WASTE) PLUS ANY SURPLUS REQUIREMENT TAKEN UP WITH THE SMALLER BINS.

COLLECTION VEHICLE CAN REVERSE DOWN LANE OR COLLECT FROM TOP OF LANE IN CATTLE MARKET STREET.

ESCAPE FROM THE CENTRAL STAIRCASE / LEFT CORE IS TO BE VIA THE MAIN ENTRANCE SUBJECT TO BUILDING REGULATION APPROVAL. THE OUTSIDE LOBBY (ALSO SERVING THE SHOPS) IS TO BE FITTED WITH EXTERNAL SLIDING / FOLDING SECURITY DOORS AS SHOWN WHICH ARE TO BE LEFT OPEN DURING SHOP HOURS. WHEN CLOSED, AFTER SHOP HOURS THE DOORS ARE TO INCORPORATE AN ESCAPE EXIT DOOR. DOORS TO THE SHOPS ARE TO BE FIRE RATED AND KEPT CLOSED AT ALL TIMES.

POSSIBLE POSITIONS (A OR B) FOR AN ESCAPE STAIRCASE IF REQUIRED FROM FLAT 1 AT FIRST FLOOR LEVEL OF CRYSTAL HOUSE (SEE DESIGN STATEMENT). STAIRCASE A EXITS AT LEVEL 1 INTO A CORRIDOR AND FINALLY VIA THE SIDE ENTRANCE / EXIT TO LANE OR AT GROUND LEVEL ON THE NORTH SIDE. STAIRCASE B EXITS AT GROUND LEVEL ON THE SOUTH SIDE. DIRECT EXIT AT GROUND LEVEL IS BASED ON THE RE-USE OF AN EXISTING ESCAPE DOOR WHICH IS BELIEVED TO BE AN ESTABLISHED AND PROPER USE FOR THIS PURPOSE (CLIENT TO CHECK LEGAL POSITION).

job title PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	shop title PROPOSED PLAN LEVEL 1 (PARKING / LOWER LEVEL FLAT 1 / SHOP STORAGE ETC) AND GROUND FLOOR OF CRYSTAL HOUSE (TWO SHOPS AND MAIN ENTRANCE TO SHOPS AND FLATS 1-8)
client RICHARD PRATT	date OCT 2011
scale 1 : 100 (A2)	shop no CH / 12/39 R4*

Plann approved under application 13/01686/F

**SNELL ASSOCIATES**  
THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP  
t/ 01508 558554 mobile 07710 572772 email - ps@petersnell.plus.com  
**DESIGN & ARCHITECTURE**

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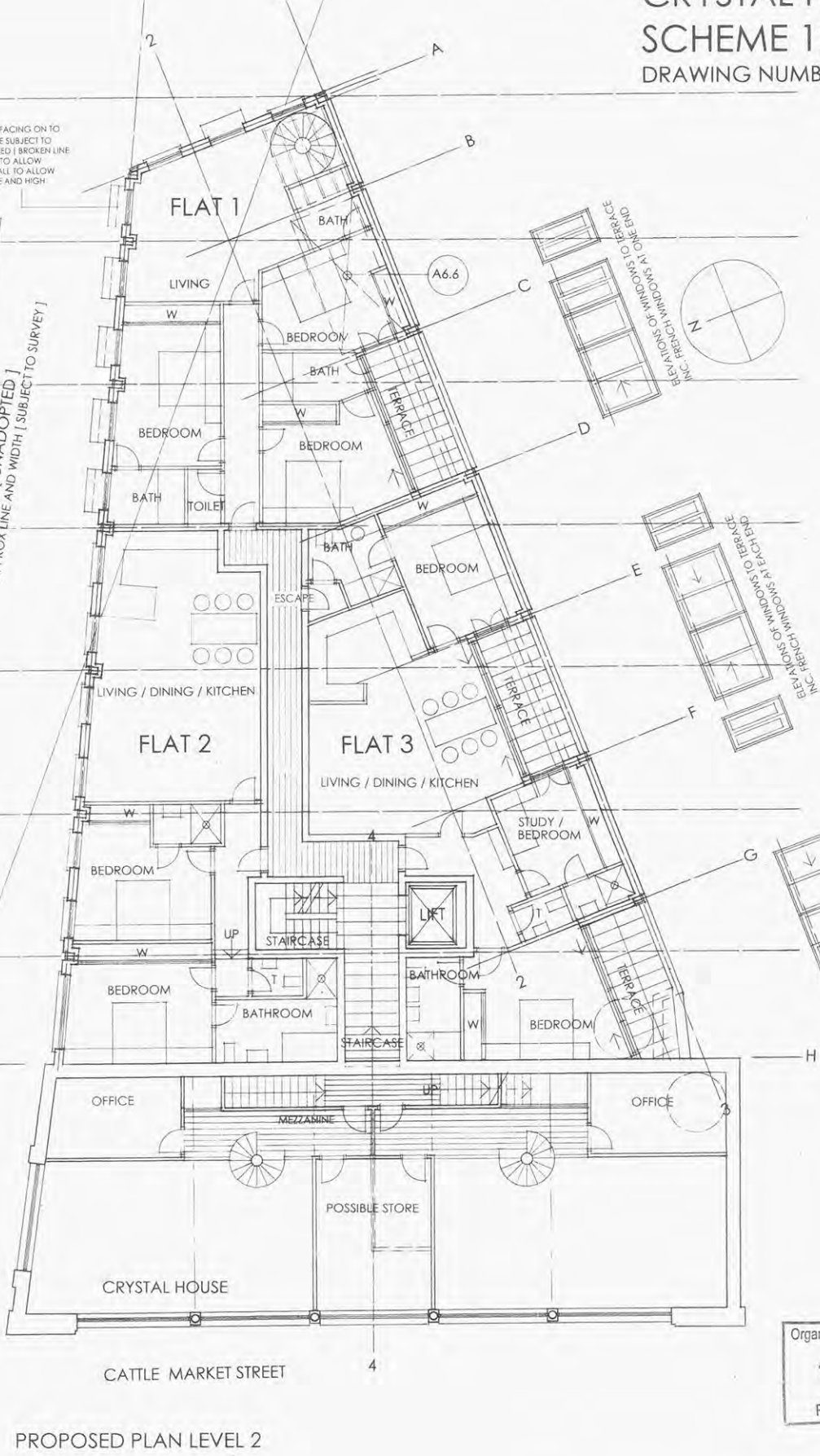
BALCONIES ARE SHOWN FACING ON TO LANE BUT THESE ARE SUBJECT TO DIMENSIONS TO BE AGREED (BROKEN LINE SHOWS MINIMUM DEPTH TO ALLOW DOORS TO OPEN OUT), ALL TO ALLOW PASSAGE OF FIRE ENGINE AND HIGH VEHICLES AS NECESSARY

LANE [UNADOPTED] APPROX LINE AND WIDTH [SUBJECT TO SURVEY]

LINE OF ADJOINING PUBLIC HOUSE AND YARD CORPORATE RESOURCES

13 FEB 2014  
 POSTROOM

SIGHT LINE FOR VIEW OF CHURCH (SEE PHOTOGRAPH IN PRE-APPLICATION ADVICE)



PROPOSED PLAN LEVEL 2

Organisational Development  
 12 FEB 2014  
 Planning Reception

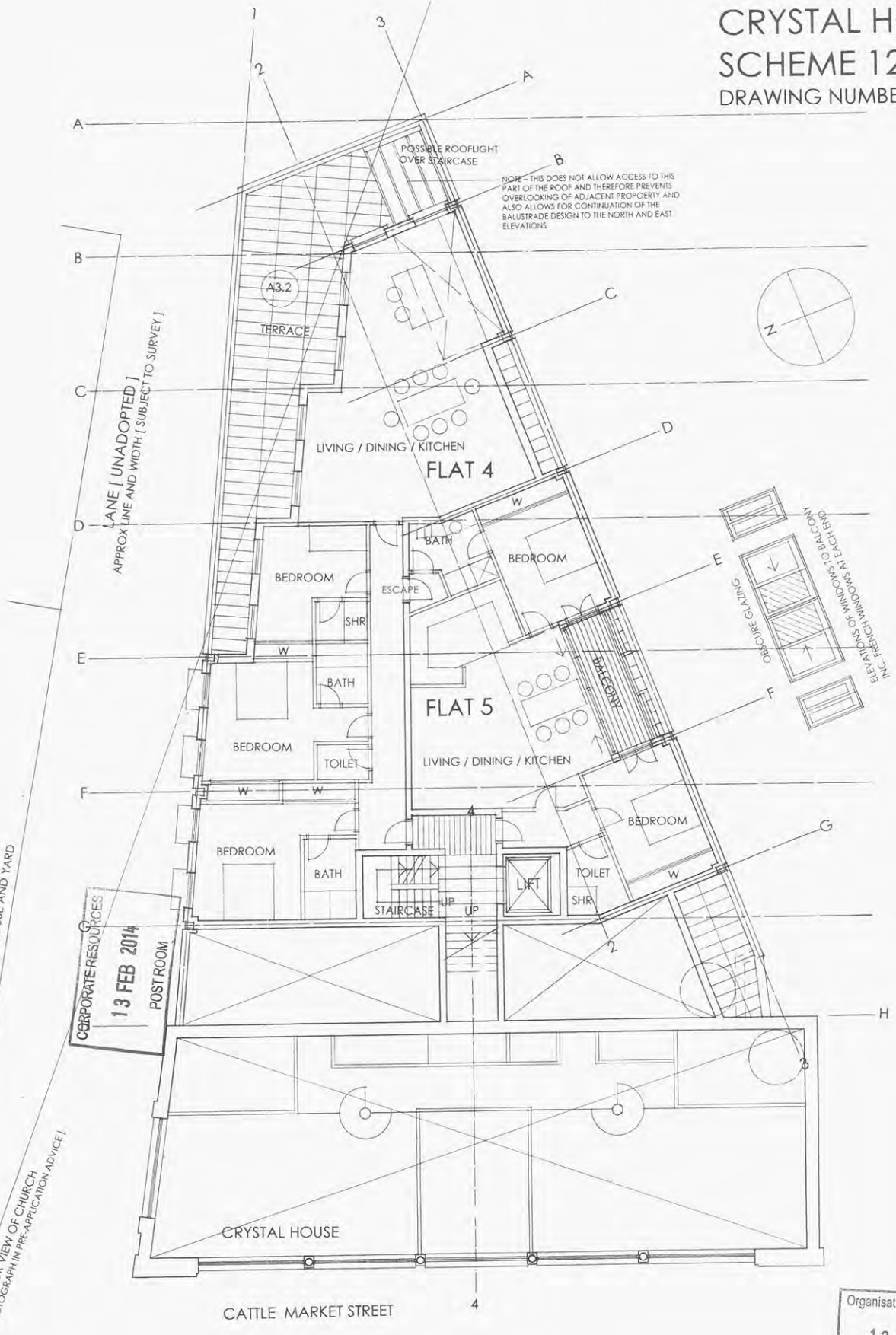
job title PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	dwg title PROPOSED PLAN LEVEL 2 [ UPPER LEVEL OF FLAT 1 / FLATS 2 AND 3 / ] AND MEZZANINE LEVEL IN CRYSTAL HOUSE [ WITH ACCESS TO OFFICES / STAFF ROOMS / TOILETS ETC ]
client RICHARD PRATT	date OCT 2011
	scale 1 : 100 [ A2 ]
	dwg no CH/12/40R4

**SNELL ASSOCIATES**  
 THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP  
 t/01508 558554 mobile 07710 572772 email - ps@petersnell.plus.com  
**DESIGN & ARCHITECTURE**

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Plan approved under application 13/01686/F

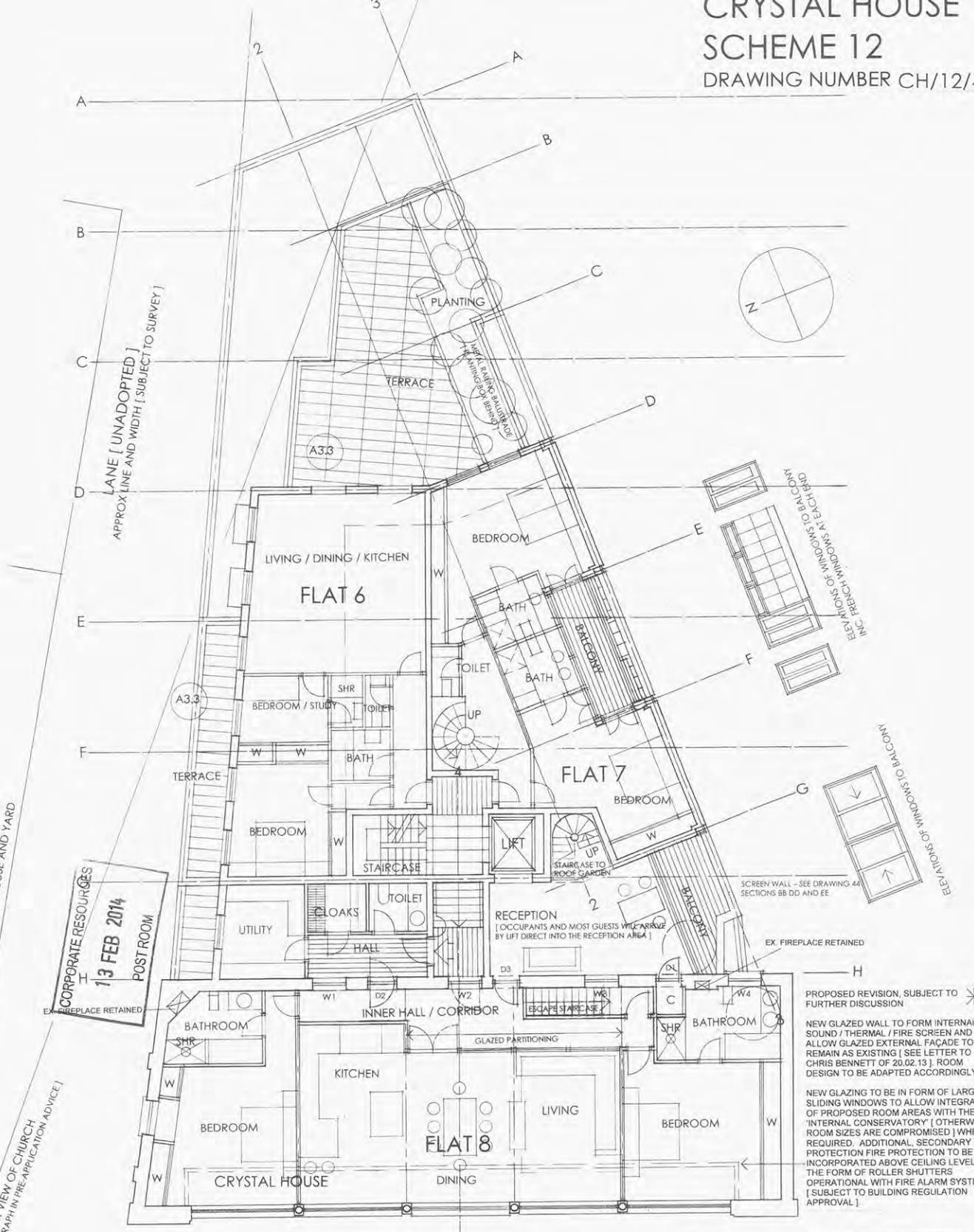
# CRYSTAL HOUSE SCHEME 12 DRAWING NUMBER CH/12/41R4



Plan approved under application 13/01686/F

job title PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	dwg title PROPOSED PLAN LEVEL 3 (FLATS 4 AND 5)
client RICHARD PRATT	date OCT 2011
	scale 1:100   A2
	dwg no. CH/12/41R4

**SNELL ASSOCIATES**  
THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP  
t/ 01508 558554 mobile 07710 572772 email - ps@petersnell.plus.com  
**DESIGN & ARCHITECTURE**  
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CATTLE MARKET STREET  
 PROPOSED PLAN LEVEL 4

PROPOSED REVISION, SUBJECT TO FURTHER DISCUSSION

NEW GLAZED WALL TO FORM INTERNAL SOUND / THERMAL / FIRE SCREEN AND SO ALLOW GLAZED EXTERNAL FACADE TO REMAIN AS EXISTING [ SEE LETTER TO CHRIS BENNETT OF 20.02.13 ]. ROOM DESIGN TO BE ADAPTED ACCORDINGLY.

NEW GLAZING TO BE IN FORM OF LARGE SLIDING WINDOWS TO ALLOW INTEGRATION OF PROPOSED ROOM AREAS WITH THE 'INTERNAL CONSERVATORY' [ OTHERWISE ROOM SIZES ARE COMPROMISED ] WHEN REQUIRED. ADDITIONAL SECONDARY FIRE PROTECTION FIRE PROTECTION TO BE INCORPORATED ABOVE CEILING LEVEL IN THE FORM OF ROLLER SHUTTERS OPERATIONAL WITH FIRE ALARM SYSTEM [ SUBJECT TO BUILDING REGULATION APPROVAL ]

THE LAYOUT OF THE ROOMS IS SUCH THAT THE MAIN GLAZED WEST WALL IS TO REMAIN UNINTERRUPTED BY ANY PARTITIONING ETC. OTHER THAN INTO TWO OF THE DIVIDING COLUMNS. THIS WILL ALSO PRESENT THE MINIMUM OF CHANGE TO THE APPEARANCE OF THE GLAZING AS VIEWED FROM OUTSIDE.

Organisational Development  
 12 FEB 2014  
 Planning Reception

FIRST FLOOR OF CRYSTAL HOUSE TO BE CONVERTED TO FORM FLAT 8 INCLUDING EXTENSION INTO NEW BUILDING WITH ROOF GARDEN OVER

FURTHER DETAILS OF ALL INTERNAL ALTERATIONS TO CRYSTAL HOUSE TO BE BASED ON THE LAYOUT AS SHOWN ON THIS DRAWING AND DESCRIBED IN THE DESIGN AND ACCESS STATEMENT. GIVEN THAT A FULL SURVEY AND APPRAISAL OF THE EXISTING STRUCTURE IS TO TAKE PLACE ONCE THE BUILDING HAS BEEN VACATED, IT IS HOPED THAT ALL WORKING DETAILS CAN BE SUBMITTED FOR APPROVAL VIA CONDITION.

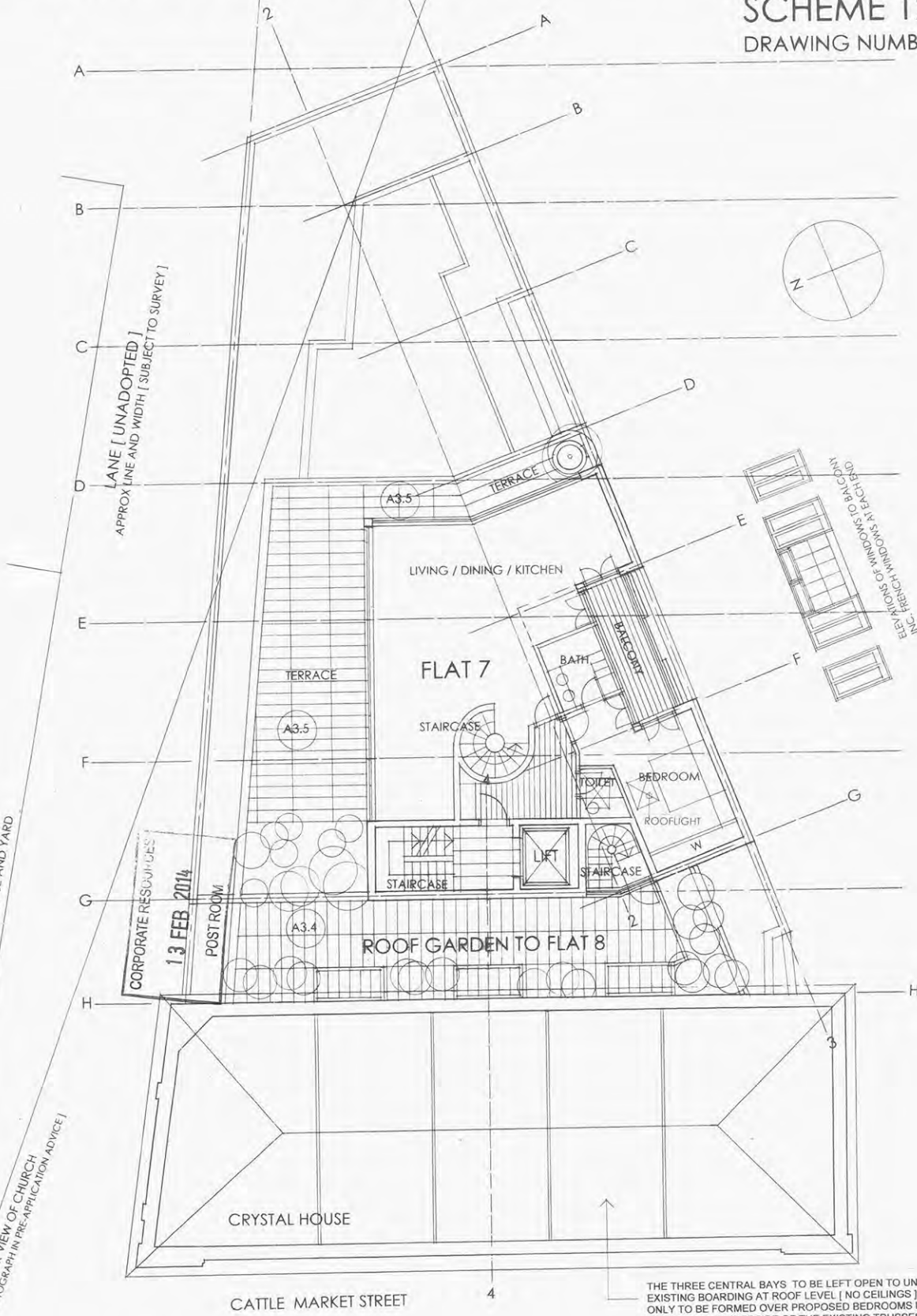
THE 4 NOS. EXISTING WINDOWS [ W1 - W4 ] AND 1 NO. DOOR OPENING [ D1 ], ALL IN THE BACK [ EAST ] ELEVATION, ARE TO REMAIN AND 2 NOS. NEW DOOR OPENINGS [ D2 AND D3 ] ARE TO BE FORMED TO PROVIDE THE CONNECTIONS FROM THE NEW BUILDING THROUGH TO THE FIRE PROTECTED BACK AREA OF THE FLAT 8 LAYOUT [ THE INNER HALL / CORRIDOR ]. D2 IS TO CONNECT WITH THE HALL AND D3 WITH RECEPTION.

CONSIDERATION TO BE GIVEN TO AN ALTERNATIVE TO THE ABOVE WHEREBY THE ORIGINAL IRON FRAME WINDOW W1 IS TO BE REMOVED AND RE-INSTATED IN THE POSITION OF W4 [ WHERE THE EXISTING WINDOW IN TIMBER IS THOUGHT TO BE LATER ]. THIS WOULD MAKE THE OPENING W1 AVAILABLE FOR FITTING WITH A DOOR ETC. AND DISPENSE WITH THE NEED FOR D2.

job title PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	dwg title PROPOSED PLAN LEVEL 4 [ FLAT 6 AND LOWER LEVEL OF FLAT 7 ] AND FIRST FLOOR OF CRYSTAL HOUSE [ TO BE CONVERTED TO FLAT 8 ]
client RICHARD PRATT	date OCT 2011
	scale 1 : 100 [ A2 ]
	dwg no CH/12/42R5

**SNELL ASSOCIATES**  
 THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP  
 t/ 01508 558554 mobile 07710 572772 email - ps@petersnell.plus.com  
**DESIGN & ARCHITECTURE**

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PROPOSED PLAN LEVEL 5

THE THREE CENTRAL BAYS TO BE LEFT OPEN TO UNDERSIDE OF THE EXISTING BOARDING AT ROOF LEVEL [ NO CEILINGS ]. NEW CEILINGS ONLY TO BE FORMED OVER PROPOSED BEDROOMS IN THE TWO END BAYS TO THE UNDERSIDE OF THE EXISTING TRUSSES.

THE ADDITIONAL INSULATION TO THE ROOF IS TO BE INSTALLED ABOVE THE EXISTING BOARDING [ WITH SLIGHT INCREASE TO THE EXISTING RIDGE HEIGHT ].

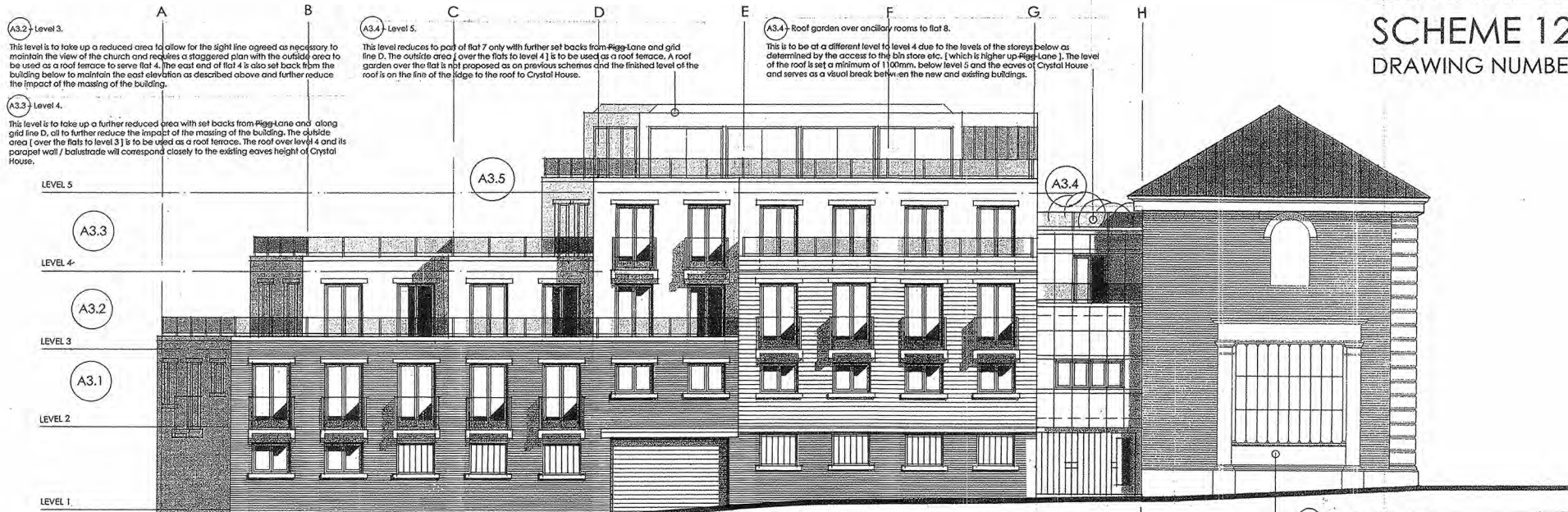
job title PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	dwg title PROPOSED PLAN LEVEL 5 [ UPPER LEVEL FLAT 7 AND ROOF GARDEN TO FLAT 8 ]
client RICHARD PRATT	date OCT 2011
	scale 1 : 100 [ A2 ]
	dwg no CH/12/43R5

Organisational Development  
 12 FEB 2014  
 Planning Reception

**SNELL ASSOCIATES**  
 THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP  
 t/01508 558554 mobile 07710 572772 email - ps@petersnell.plus.com  
**DESIGN & ARCHITECTURE**

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# CRYSTAL HOUSE SCHEME 12 DRAWING NUMBER CH/12/46R



## PROPOSED LANE [ NORTH ] ELEVATION

**A3.2 - North elevation** [ see drawing number 12 / 46 ].  
The frontage directly on Pigg Lane is to be as described under item A4.2 and the steel frame will be a strong element of the design. It is intended to reflect the structure of the original workshop building and its industry. The dark grey painted frame is to be evident throughout all of the elevations through to the upper storey and give a vertical emphasis to the various areas of external walls.  
The middle grey aluminium framed windows [ casement side opening or sliding ] continue the vertical pattern and there are two windows to each bay where these serve level 2, some of which are full height french windows opening out onto small cantilevered balconies in precast concrete with glass or metal railings.  
However, these may prove to be within the minimum width required for fire engine access and are subject to further discussion. If all or some of the balconies at the bottom end of Pigg Lane can not be constructed, they will be replaced by windows as shown at this level between grid lines D - G.  
Further balconies are shown at level 3 in the boarded [ painted or natural ] section of the elevation and are again repeated at level 4 between grid lines D and E. Windows set in brickwork at levels 1, 2 and 3 are to have precast concrete cills and sills, again to reflect the original industrial building. Elsewhere, where windows are to be incorporated in a cladding system, these will not be workable / suitable and the cladding will be taken up to the openings.  
In addition to the openings described above there are to be repeat French windows opening on to the various roof terraces at levels 3 and 4.

**A3.1 - The lower levels 1 and 2.**  
These two levels are to take up most of the height of the original north side of the existing building and include in the new work the end east facing return wall [ see A1.1 ]. They are to occupy the full available area of the site [ other than the noted terraces below ] and the top of the balustrade correspond with the eaves line as existing, so allowing the same view as existing of the church from Pigg Lane.  
The top level 5 [ flat 7 ] is to be more open and extensively glazed on its north and east sides with larger sliding full height windows looking over a private roof terrace. Given that this part of the elevation will not be easily seen from most angles, its slightly different character is thought to be acceptable and also appropriate to the 'penhouse' status.  
The balustrade and parapet wall detail [ see item A5.1 ] is to be repeated throughout this elevation including the link section as below.  
The entrance to the car park area [ level 1 ] is positioned as far as possible up Pigg Lane and also is as wide as possible, all to facilitate entry / exit. It is to be fitted with an electrically operated roller shutter, finish to be agreed.  
The 'link' section of building set between grid lines G and H is to be finished in cladding as for the rest of the upper elevation and described under item A4.2. The windows are set at different levels to correspond with the floor levels of this part of the building which serve the side entrance, bin store, ground floor of Crystal House and flat 8 in the first floor of Crystal House. The vertically boarded door unit at entrance level incorporates the double bin store doors and the glazed side entrance door leading into the back courtyard.  
All colours of boarding and other cladding are to be agreed subject to presentation of samples etc. It is thought that the boarding could be left in its natural colour [ as for the original boarding over the original entrance ] and the cladding to the link could be in a darker, perhaps contrasting colour to the cladding to the main body of the north elevation.

### A2.2 - Areas.

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

- Ground floor of Crystal House - Entrance and 2 nos. shops - **178 [ 1915 ]**.
- First floor of Crystal House - part of flat 8 - repeat of above **178 [ 1915 ]**.
- Level 1 - car parking etc. as above - **433 [ 4659 ]**.
- Level 2 - flats 1, 2 and 3 etc. - **406 [ 4369 ]** not including 3 nos. external south terraces.
- Level 3 - flats 4 and 5 etc. - **277 [ 2981 ]** not including roof terrace, balcony and high levels over bedrooms to flats 2 and 3 at level 2.
- Level 4 - flats 6, lower level of flat 7 and part flat 8 etc. - **248 [ 2668 ]** not including roof terraces and balconies.
- Level 5 - upper level of flat 7 and spiral staircase from lower level of flat 8 to roof garden - **108 [ 1162 ]** not including roof garden to flat 8, roof terrace and balcony.

Total internal floor areas of new building - **1,472 [ 15,839 ]**.

Approximate floor areas of each flat are as follows -

- Flat 1 [ on two levels ] - 56 [ 603 ], level 1 and 107 [ 1151 ], level 2 - total **163 [ 1754 ]** not including terrace.
- Flat 2 **109 [ 1173 ]**.
- Flat 3 **121 [ 1302 ]** not including terraces.
- Flat 4 **145 [ 1560 ]** not including roof terrace.
- Flat 5 **93 [ 1001 ]** not including balcony.
- Flat 6 **80 [ 861 ]** not including roof terrace.
- Flat 7 [ on two levels ] - 77 [ 829 ], level 4 and 87 [ 936 ], level 5 - total **164 [ 1765 ]** not including roof terraces and balconies.
- Flat 8 Within new build - 58 [ 624 ], levels 4 and 5 and first floor of Crystal House - 178 [ 1915 ] - total **236 [ 2539 ]**.

Total floor areas of flats - **948 [ 10,201 ]**.

**B1.1 - West, North and South walls.**  
Grade II Listed Crystal House has long been recognised as an important building due to its decorative cast iron and large glass windows. Particular care is to be given to all restoration / refurbishment works. All features of the west [ facing Cattle Market Street ], north [ facing Pigg Lane ] and south walls are to be completely refurbished as necessary and remain as existing other than alterations to the doors to the existing front entrance [ see description below under B1.2 ].

**A4.1 - Steel frame etc.**  
Subject to Structural Engineer's advice in due course, the proposal is for works above ground level to be a steel framed construction throughout, complete with precast concrete floors and some of the roof areas. The building will be a hybrid in the sense that the external wall constructions and finishes, though integrated with the steel frame, change at the higher levels.

**A4.2 - Walls.**  
The wall construction up to the top of the parapet wall at level 3, fronting Pigg Lane and between grid lines A and E is to be a cavity wall faced in brickwork to match as closely as possible with the end wall facing east which is to be retained [ extent to be agreed ]. This same construction between grid lines E and G is to be taken up to level 2 only with the two storeys above this height a fully insulated construction of timber framework, finished externally in timber boarding.

The above external finishes are to be set between the steel frame which is to be expressed with the addition of a non-structural steel channel fitted over the fire proofing to the main frame. All brickwork is to be capped in precast concrete coping.

All other external walls above the brickwork are to be in fully insulated timber / metal framework to receive a rainscreen cladding system finished in Aliphaton terracotta tiling by Jones & Taylor or Brierly panels or similar. In some more limited areas rendering may be agreed as a suitable option [ see items under A5 below ].

ALL CIRCLED NOTES REFER TO THE DESIGN AND ACCESS STATEMENT

job title	PROPOSED PART DEMOLITION ALTERATIONS AND EXTENSION TO FORM EIGHT APARTMENTS AT CRYSTAL HOUSE, CATTLE MARKET STREET, NORWICH - SCHEME 12	dwg title	PROPOSED PIGG LANE [ NORTH ] ELEVATION
client	RICHARD PRATT	date	OCT 2011.
		scale	1 : 100 [ A2 ]
		dwg no	CH / 12/46 R4 *

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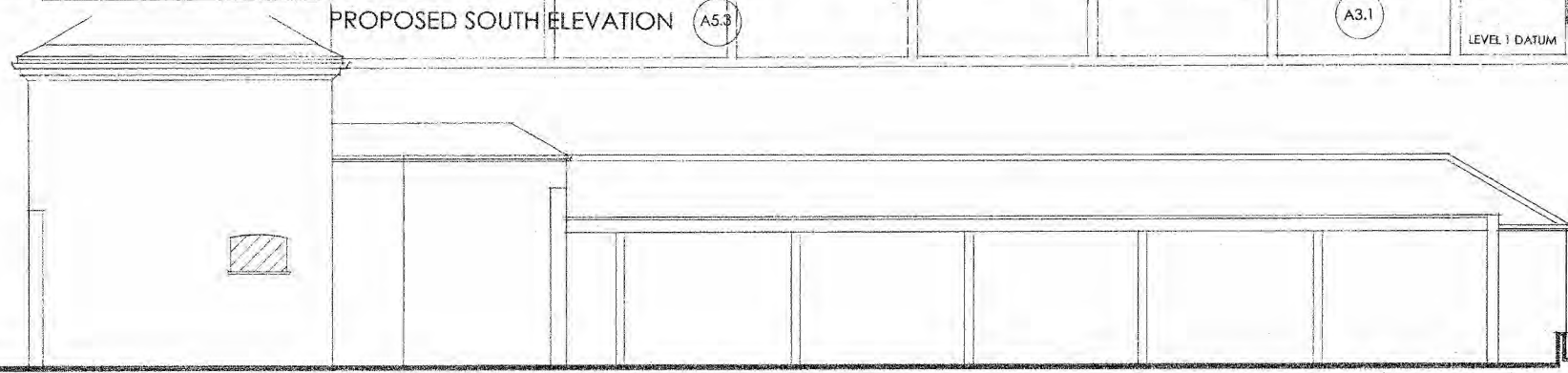
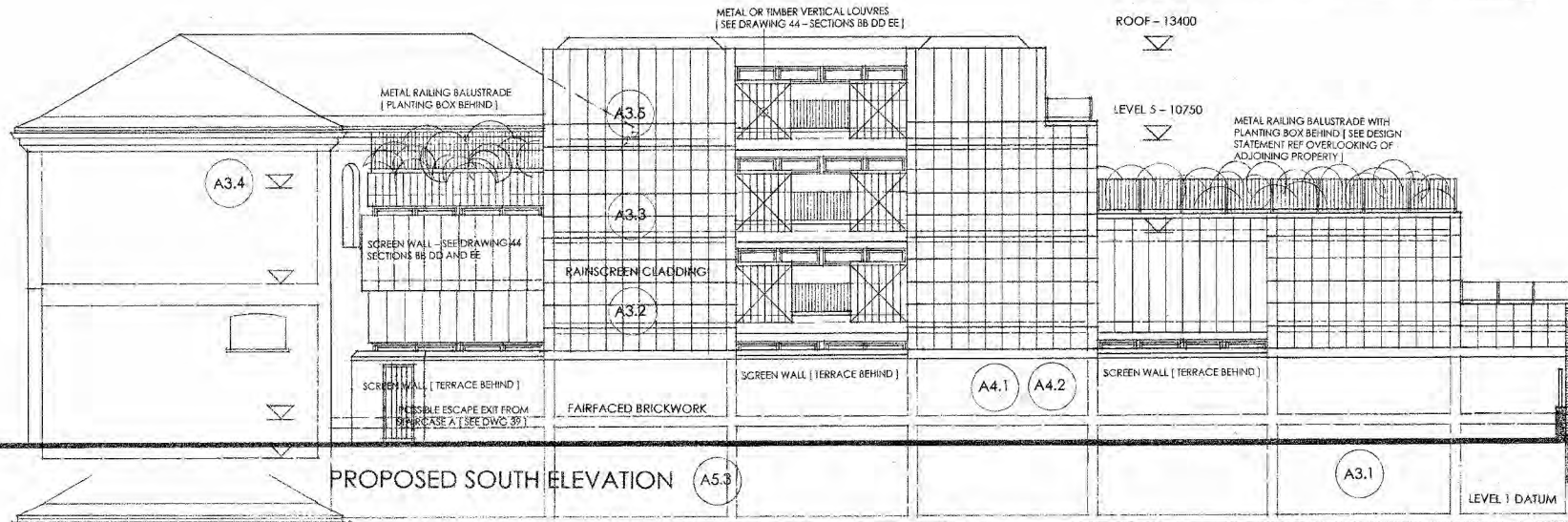


ALL CIRCLED NOTES REFER TO THE DESIGN AND ACCESS STATEMENT

# CRYSTAL HOUSE SCHEME 12 DRAWING NUMBER CH/12/45

In order to avoid any overlooking from the roof terraces, permanent planting in raised beds (or in one instance a ridge not on grid line D) is shown on drawings numbers 12/42 [plan of level 4] and 12/43 [plan of level 5]. These areas are to be positioned behind the railings and of sufficient width to prevent any access to the outside edge. The railings are to be increased in height to maintain the 1100mm safety requirement. See also sections AA, BB, CC and EE on drawing number 12/44.

Similar planting etc. can be incorporated to provide the same screening on the north and east sides of the building if so required.



**A3.1 – The lower levels 1 and 2.**

These two levels are to take up most of the height of the original north side of the existing building and include in the new work the end east facing return wall [see A1.1]. They are to occupy the full available area of the site (other than the roofed terraces below) and the top of the balustrade correspond with the eaves line as existing, so allowing the same view as existing of the church from Pegg Lane. The building on the south side is to extend to the boundary with the exception of the three terraces at level 2 as set in recesses. [Three sided light wells] screened by brick wall.

**A3.2 – Level 3.**

This level is to take up a reduced area to allow for the sight line agreed as necessary to maintain the view of the church and requires a staggered plan with the outside area to be used as a roof terrace to serve flat 4. The east end of flat 4 is also set back from the building below to maintain the east elevation as described above and further reduce the impact of the massing of the building. The building on the south side is to extend to the boundary with the exception of further recesses to correspond with those at level 2.

**A3.3 – Level 4.**

This level is to take up a further reduced area with set backs from Pegg Lane and along grid line D, all to further reduce the impact of the massing of the building. The outside area [over the flats to level 3] is to be used as a roof terrace. The roof over level 4 and its parapet wall / balustrade will correspond closely to the existing eaves height of Crystal House. The two recesses on the south side continue through to this level.

**A3.4 – Roof garden over ancillary rooms to flat 8.**

This is to be at a different level to level 4 due to the levels of the stores below as determined by the access to the bin store etc. [which is higher up Pegg Lane]. The level of the roof is set a minimum of 1100mm, below level 5 and the eaves of Crystal House and serves as a visual break between the new and existing buildings.

**A3.4 – Level 5.**

This level reduces to part of flat 7 only with further set backs from Pegg Lane and grid line D. The outside area [over the flats to level 4] is to be used as a roof terrace. A roof garden over the flat is not proposed as on previous schemes and the finished level of the roof is on the line of the ridge to the roof to Crystal House. The central recess on the south side continues through to this level.

**A5.3 – South elevation [see drawing 12/45].**

The elevation is to be as described under item A4.2. ~~It is to be constructed of steel frames like the north elevation. It does not set back at the various levels but does include recessed areas [or three sided light wells] for concealed terraces and balconies, the central one of which runs the full height of the building.~~

The terrace / balcony areas are as described under items A3.1, 2, 3 and 5 and as detailed on drawing number 12/44. Sections DD and EE show the brick wall screening to the level 2 terraces. The balcony Plan and Section DD show the proposed vertical metal [or timber] louvers which screen two thirds of the balcony and both sets of french windows, all to prevent overlooking of the adjoining property, the only exposed windows are those of high level in the rooms. The diagonal lines illustrate the possibility for sunlight from the south aspect to reach the terraces and balconies.

The balcony to flat 8 is to be screened by a clad wall 1800mm high as shown on Section 88 of drawing number 12/44 so, in effect, this balcony and the lower terraces are not seen from the adjoining premises and road as hidden on the elevation.

The finishes to the walls at the higher levels is to be as for the north elevation – terracotta tile or timber panel rainscreen cladding. The top of all walls up to level 5 are to be constructed as parapets to receive copings and railings as described under items A4.1 and A5.1.

**A1.1 – East facing wall.**

The existing building is to be demolished down to existing ground level with the exception of the three storey back east facing wall which is the end of the wedge shaped site. The full extent of the wall to be retained, including its returning corners is to be determined on site and agreed with the Planners.

It is clear that the north and south sections are two separate phases of work as a straight joint runs all the way up. The lower half of the south side is coarse flint with the occasional brick. There is a band of 3 courses of brickwork which can be seen to continue further to the south of the site and may be associated with the churchyard wall and Aldred burial vault. The remains of a later building hide a section to the south.

The upper part of the southern half is in red Flemish bond brickwork and there is evidence of previous windows. Also, there are existing windows. The northern section is all brickwork associated with both phases of the north elevation [top third is a later build]. Again, there are existing windows. None of the windows have been identified to be of particular interest / importance.

**A5.1 – East elevation [see drawing number 12/45].**

The existing wall is to be retained as described under item A1.1 with as much of the existing brickwork left undisturbed as possible. However some repair / restoration work will prove necessary including to those areas around the windows to be removed and replaced with the new windows to the upper level of flat 1. It is thought that the existing iron frame window might be repositioned over the proposed internal corner staircase.

The parapet wall [approx. 450mm above the roof level] is to receive a glass or metal railing balustrade to an overall height of 1100mm, subject to detail and further discussion with the Planners. It is thought that a simple and small section metal frame and railings might be the preferred choice.

EXISTING FLINTWORK WALL TO BE RETAINED  
END WALL ABOVE FLINTWORK AND ANY SAVEABLE  
BRICKWORK IS TO BE REBUILT IN RECLAIMED BRICKS  
TO MATCH EXISTING. STRUCTURAL ENGINEER TO  
INVESTIGATE CORNER ETC. TO SOUTH SIDE AND  
DESIGN. NEW CONSTRUCTION TO BE IN EXISTING  
WALL AS NECESSARY.

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

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