

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application no 16/01584/F - Land Rear of 67 St Augustines Street, Norwich

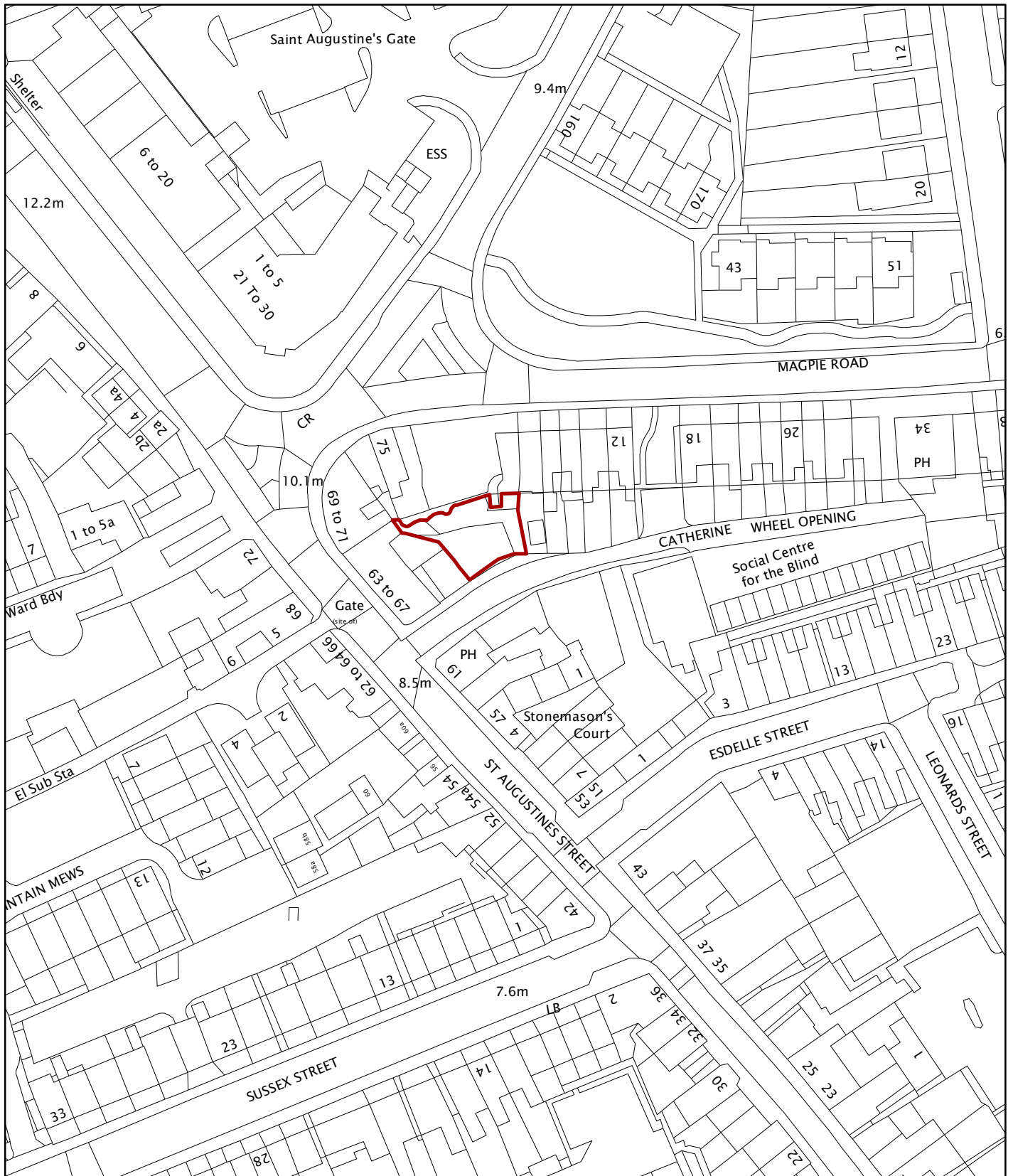
Reason for referral Objections

4(a)

Ward:	Mancroft
Case officer	Samuel Walker - Samuelwalker@norwich.gov.uk

Development proposal		
Construction of single dwelling. (Revised scheme)		
Representations		
Object	Comment	Support
3		

Main issues	Key considerations
1 Principle of development	Suitability of site for residential development and precedent
2 Design and heritage	Scale, form, massing, appearance, impact on street scene and character of area. Impact on locally listed and listed buildings and schedules ancient monument. Area of main archaeological interest.
3 Transport	Access, parking, cycle and refuse storage.
4 Amenity	Overlooking/loss of privacy, overshadowing, overbearing.
5 Energy and Water	To meet current standards
6 Flood Risk	Critical drainage catchment area – surface water disposal.
Expiry date	17 April 2017
Recommendation	Approve



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Planning Application No 16/01584/F

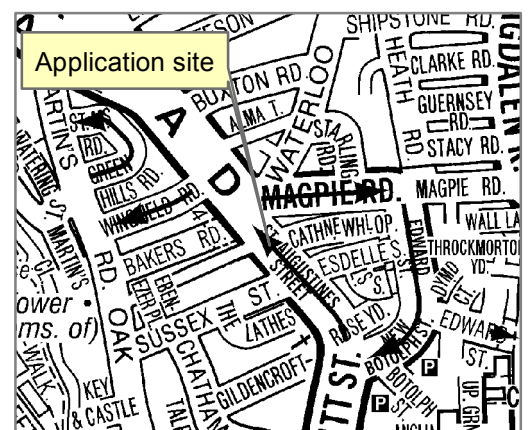
Site Address Land rear of 67 St Augustines Street

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. This application relates to a piece of land to the rear of 67 St Augustine's street situated on the northern elevation of Catherine Wheel Opening junction. The proposal is for a single two storey dwelling. The adjacent building at 67 St. Augustine's street (Locally Listed) is currently undergoing alterations and extensions to provide one, one bedroom flat and one, two bedroom maisonette as approved under application reference 05/00745/F.
2. The proposal site is currently vacant – bordered to the north by a maintained section of the Historic City Wall, the site has recently been used for storage of building materials for the adjacent development.
3. The building to the south of the site is the Grade II Listed Catherine Wheel public House.

Constraints

4. City Centre Conservation Area.
5. Site is bordered by Part of the City Wall remains to the North (Scheduled Ancient Monument). There are Locally Listed buildings directly to the west, north and east of the site. To the South of the site is Grade II Listed Public House.
6. Critical Drainage catchment area.

Relevant planning history

Ref	Proposal	Decision	Date
15/01361/U	Change of use to parking area.	WITHDN	02/02/2016

The proposal

7. The proposed development is for one number three bedroom dwelling over two storeys, with one number off street parking space. The property is designed as a subservient continuation of the adjacent development, as approved under application reference 05/00745/F (utilising same design style and material specification); this is to be attached at first floor level only. The proposed design has been developed to minimise impact on the adjacent Historic City Wall.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One

Proposal	Key facts
No. of affordable dwellings	None
Total floorspace	88m²
No. of storeys	Two
Max. dimensions	Approximately 8.0m x 7.5m on Plan x 7.5m to ridge
Appearance	
Materials	<i>'All About Bricks'</i> Sandstone Weathered Buff laid in Flemish bond With the mortar being a 1:1:6 mix with white cement and lime Spanish slate as (per adjacent approved development reference 14/01000/D) Serene stone 'Bath' reconstituted stone cill and string course Black 'UPVC' Ogee Deepflow gutter White painted timber fascia
Energy and resource efficiency measures	None specified
Transport matters	
Vehicular access	Single parking space accessed from Catherine Wheel Opening
No of car parking spaces	One
No of cycle parking spaces	Two – to rear of property
Servicing arrangements	Bin store rear of property

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Issues with existing approved development on adjacent site.	Not a material consideration relating to the acceptability of the current planning application under consideration.

Issues raised	Response
Loss of view of city wall, scale of development adjacent to city wall ruins.	11-13 & 28-36
Drainage.	48-50
Amenity (Loss of light, overlooking) Proximity to late night venue – noise implications	40-45
Parking	37-39

Consultation responses

9. 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

10. It is considered that the proposal will cause 'less than substantial harm' to the special architectural and historic interest/significance of the Scheduled Ancient Monument. The proposal will not cause harm to the character and appearance of the wider setting, which is a conservation area and considered to be 'significant'

Suggested conditions:

- In line with Chapter 12 of the NPPF and NCC LPP DM1, 3 & 9 this proposal is considered acceptable for the reasons as outlined (in full consultation response)

Access for recording;

The developer shall afford reasonable access to allow for a full photographic survey of the scheduled Ancient Monument to be carried out before and during the course of works hereby approved. No works shall take place until details of the type and manner of access to be provided have been agreed in writing with the local planning authority.

- Making good;

Any damage caused to the Scheduled Ancient Monument by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing by the local planning authority and the making good in accordance with the scheme as agreed shall take place within 3 months of the approval of the scheme.

- Stop work if unidentified features revealed
- Preservation and Protection of Features;

No works shall take place on the site in pursuance of this consent until a detailed scheme of work outlining the proposed measures of protection for the following features, which shall enable them to remain undisturbed in their existing position and fully protected during the course of the work on the site, has been submitted to and approved in writing by the local planning authority:

a) Historic City Walls (Scheduled Ancient Monument)

Historic England

11. (Relevant to revised submission following negotiation) The application site lies adjacent to an upstanding section of the medieval city wall, which forms part of the northern boundary of the development area. This section of city wall is designated as a scheduled monument (List Entry No.1004023). The initial proposal for the erection of two flats has been reduced to a proposal for a single dwelling. We had raised concerns that the development would restrict views of the scheduled monument, and would erode its setting. The amended scheme is for a single dwelling that would abut the existing development on St. Augustine's Street. The scale of the proposal is much reduced in scale and is in our view much more in keeping with the surroundings, The impact upon the significance of the scheduled monument would also be reduced and the smaller dwelling will allow more of the wall to be visible.

Recommendation :Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 132 and 134. Your authority should take these representations into account in determining the application and if there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Norwich Society

12. We assume proper consultation will be held to ensure that the city wall is protected during construction and that there will be sufficient drainage. Also that the view of the wall through the alley is maintained. (Section 106.)

Norfolk historic environment service

13. No comments received at time of writing

Assessment of planning considerations

Relevant development plan policies

14. **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
 - JCS7 Supporting communities
 - JCS8 Culture, leisure and entertainment
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre

- JCS20 Implementation

15. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM15 Safeguarding the city's housing stock
- DM18 Promoting and supporting centres
- DM21 Protecting and supporting district and local centres
- DM23 Supporting and managing the evening and late night economy
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

Other material considerations

16. 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
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

17. 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

18. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
19. The application site is brownfield land, two terraced houses previously stood on this site until they were demolished in 1950s/60s. A maximum of one space per dwelling is allowable if considered appropriate (under policies DM31 and DM32).

20. Suggestion has been made in objections received that the land should be used as car parking associated with the adjacent properties. Application 05/00745/F on the neighbouring site was considered and approved on the basis of a smaller site; the land which is the subject of the current application was not included in this application at that time. The application was approved as car free housing, which is promoted for a city centre site such as this. This would be considered to represent an inefficient use of land given the location of the site and the scope for the site to provide for further much needed residential development.
21. Development management Policies DM3 & DM12 and policy 11 of the Joint Core Strategy promote the regeneration of Brownfield sites in the City Centre particularly for housing development. The former consent on the site (04/00183/F now expired) did allow for residential redevelopment of this area. The site is on the edge of the City Centre in the City Centre Regeneration Area, it is considered that use of this site for residential development provides a good opportunity to enhance the area.
22. The site is not designated for other purposes;
23. The site is not in a hazardous installation notification zone;
24. The site is not in the late night activity zone;
25. It does not involve the conversion of high quality office space; and
26. It is not in the primary or secondary retail area or in a district or local centre

Main issue 2: Design & Heritage

27. Key policies and NPPF paragraphs – JCS2, DM3, and DM9; NPPF paragraphs 9, 17, 56 & 60-66; and 128-141.
28. The proposed design, as revised following discussion and negotiation with Conservation Officers and Historic England, is considered to be of an appropriate scale and proportion for this location. The materials and design style are a continuation of those applied to the adjacent development, currently under construction as approved under application reference 05/00745/F. This is considered to be the most appropriate solution for the proposed development in this location and it is considered that the properties shall sit well together. Details of materials have been submitted as part of this application – a condition should be added to require compliance with the use of such.
29. The scale of the proposal is considered to have given suitable consideration to the setting of the historic city wall and adjacent existing buildings. There is historic precedent of development on this site and approval of residential scheme of a larger proportion on this site (04/00183/F - now expired). There is not a precedent of an established, un-interrupted view of this elevation of the city wall in this location. The protection of this secondary view is not considered to outweigh the public benefit of the provision of a well-designed residential property on a vacant site, in the absence of a five year land supply.
30. A condition requiring a programme of archaeological evaluation, as applied to previous approvals, for this site should be applied to any approval.

31. The applicant has submitted details of a scheme for the protection of the city wall ruins during the construction process; a condition should be applied requiring strict compliance with this scheme to be overseen by local authority Conservation Officer.
32. The proposed design is considered to be appropriate and in keeping with the local distinctiveness and character of the area, and the wider setting of the conservation area. An informative should be added advising the applicant of their responsibility to ensure whether any other permissions in relation to proximity to scheduled ancient monument are required.
33. The scale of the proposal has been reduced from two flats to a single dwelling, which is clearly subservient to the primary building and subsequent extension. The properties cascade down in proportion as they progress along Catherine Wheel opening, this is reflective of the scale employed in the Catherine Wheel public House on the southern elevation of Catherine Wheel opening.
34. The development has been positioned on the site to allow suitable private external curtilage, whilst maintaining an acceptable separation distance from the Scheduled Ancient Monument of the city wall ruins. The siting of the development also maximises views from the east to the city wall whilst maintain good internal living space and provision within the development.
35. As per previous approval for this site, a condition requiring screened storage of materials on site should be applied to an approval.
36. In response to the concern raised by the Norwich society, the view of the city wall through the alley is to be maintained. The boundary treatment proposed is a wrought iron side gate and wrought iron fencing (1050mm tall), which will enable a view along the alley through to the wall to be retained. A condition requiring this to be implemented prior to first occupation, and retained as such; should be applied to an approval.

Main issue 3: Transport

37. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
38. The level of car parking and access raises no concerns for highway safety. The scheme will not be eligible for any parking permits and cannot be reasonably considered to cause an adverse impact on on-street parking provision. Bin and cycle storage are adequate and appropriately located for access use, security and with regards to the setting adjacent to the City Wall ruins.
39. A condition requiring these to be provided prior to first occupation and permanently retained should be applied to an approval.

Main issue 4: Amenity

40. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
41. The application site is situated to the North of the nearest neighbouring property with an outlook towards the site, as such shall not cause over shadowing to this property. There is a single window at ground floor level in this façade which has partially obscured glazing. It is considered that the proximity of the proposed

dwelling is consistent with densities in this area of the city and will not have a significant impact on perceived natural light levels to this window. The windows at first floor level which appear to be a residential element of the Catherine Wheel Public House will not be impacted by loss of natural light and shall retain ample view of skyline.

42. The building to the west of the proposed site will be attached to the proposed dwelling and as such shall not be impacted by the proposed development.
43. The existing property to the north east of the proposed site is of sufficient separation distance and is not considered to be impacted by loss of light or outlook.
44. Concerns raised regarding overlooking – development at this density is characteristic of this area of the city and is considered to be appropriate. The proposed property looks out to a blank façade at ground floor level as such there is not considered to be any issues relating to overlooking in this location; at first floor level there is a single dormer window associated with an habitable room (bedroom) facing towards the residential first floor of the extension to the Catherine Wheel public house, this is not considered to be sufficient to require re-location of the window from this façade.
45. Proximity to late night venue – the established use of the pub exists in this location; this is a city centre use in a city centre location and this would be a consideration of future occupiers of the proposed property. There is a well-established residential population in this location in close proximity, the proposed site is towards the rear curtilage of the public house, set away from the traffic noise of St Augustine's Street, and is considered to be subject to a lower level of impact than adjacent, existing residential uses.

Main issue 5: Energy and water

46. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
47. The proposed development will be required to meet current energy and water efficiency levels as set out by current building regulations standards.

Main issue 6: Flood risk

48. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
49. Surface water drainage from the roof is proposed to be dealt with via a soak away positioned in the north-eastern most corner of the site adjacent to the proposed parking space, away from the historic city wall. The suitability of this should be subject to archaeological evaluation and impact assessment. This should be reserved by condition. Given the site's constraints, if the archaeological impacts of a soak away in this location are not feasible, using the surface water sewer as a fall-back position is deemed appropriate in line with DM5.
50. The curtilage landscaping is specified as a mixture of permeable paving, shingle and soft landscaping. This is considered to be a suitable approach is deemed appropriate in line with DM5. A condition requiring this to be retained as such should be applied.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes
Energy efficiency	JCS 1 & 3 DM3	No
Water efficiency	JCS 1 & 3	Yes – subject to condition
Sustainable urban drainage	DM3/5	No

Equalities and diversity issues

52. There are no significant equality or diversity issues.

Local finance considerations

53. 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.
54. 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.
55. In this case local finance considerations are not considered to be material to the case.

Conclusion

56. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no 16/01584/F - Land Rear of 67 St Augustines Street, Norwich, and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water efficiency
4. Archaeology
5. Storage of materials
6. Boundary treatment
7. Permeable paving retained
8. Soakaway – archaeological implications
9. Provision of cycle & vehicle parking and refuse storage prior to first occupation
10. Maintenance of landscaping Access for recording;
The developer shall afford reasonable access to allow for a full photographic survey of the scheduled Ancient Monument to be carried out before and during the course of works hereby approved. No works shall take place until details of the type and manner of access to be provided have been agreed in writing with the local planning authority.
11. Making good;
Any damage caused to the Scheduled Ancient Monument by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing by the local planning authority and the making good in accordance with the scheme as agreed shall take place within 3 months of the approval of the scheme.
12. Stop work if unidentified features revealed
13. Preservation and Protection of Features;
No works shall take place on the site in pursuance of this consent until a detailed scheme of work outlining the proposed measures of protection for the following features, which shall enable them to remain undisturbed in their existing position and fully protected during the course of the work on the site, has been submitted to and approved in writing by the local planning authority:
Historic City Walls (Scheduled Ancient Monument)

Informatives:

It may be necessary to apply for Scheduled ancient monument consent; it is the responsibility to establish the requirement for this with Historic England.

Other works;

This consent relates only to the works specifically shown and described on the approved drawings. All other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and may require a further specific consent. Details of any other works, submitted as part of a further application if required, should be submitted to the local planning authority and approved before work continues.

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.

Soft Landscaping

In August, an inspection of all the landscaping works will take place. All plants that are missing, have died or which have failed to make satisfactory growth shall be replaced in the first two months of the following planting season.

Watering: To take place as necessary depending on weather conditions. Hedge to be watered adequately until it is established. When watering, the 'Manager' shall apply sufficient water to return the soil to field capacity.

Removal of litter: To take place bimonthly.
All litter shall be removed from the areas covered within this plan.

Hedge Pruning: To take place quarterly. Hedge to be maintained at a height of 900mm.

Straggling stems, over-vigorous shoots and dead, or broken stems shall be removed by pruning back with a clean smooth cut to the main stem or a sound and living, outward growing lateral.

Maintenance of paving slabs to take place quarterly.
Slabs to be pressure washed to remove dirt and algae that may cause a slip hazard. Weeds to be removed and any pointing that breaks away to be replaced.

Gravel to parking comprising 20-40mm natural stone finish laid on 150mm of well compacted hardcore compacted in layers not exceeding 75mm, 30mm sand blinding, heavy duty geotextile membrane.

Hedging to be *Ligustrum ovalifolium* (Privet)
hedging bare root 40-60cm planted in two,
staggered rows at a density of not less than 5 per
meter, with approximately 450mm between plants
in the same row, and 300-400mm between rows.
Hedge to be maintained at a height of not more
than 90cm so as not to obstruct views of wall.

—See drawing 016 - PL06 for fencing detail.

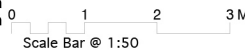
Herringbone hatch denotes Bradstone Woburn
Rumbled Infiltra permeable setts in Autumn laid on
150mm of well compacted hardcore compacted in
layers not exceeding 75mm with lean paving mix
beneath.

___ External Lantern fitting with incorporated PIR sensor.

—Emergency Lighting.

External bulkhead lighting with separate PIR sensor.

Gravel adjacent to City Wall comprising 20-40mm natural stone finish laid on compacted soil with heavy duty geotextile membrane beneath stone.



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C	20/03/17: Paving changed to permeable paving.
B	03/02/17: Planning issue.
A	19/01/17: Revised scheme reducing scale of proposal down to a 2 storey single dwelling.

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

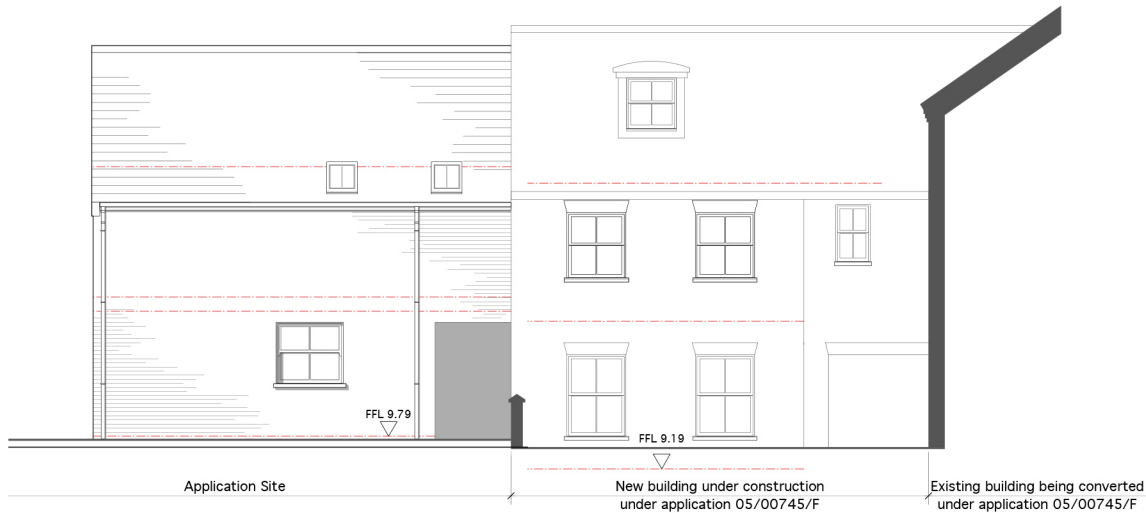
Drawing Title
Planning

Site Layout / Landscaping

Date 03/02/17	Scale 1:50 @ A1	Drawing Ref. RKL
Job No. 016	Drawing Number PL09	Revision C



FRONT ELEVATION AS PROPOSED
AT 1:50



REAR ELEVATION AS PROPOSED
AT 1:50



SIDE ELEVATION AS PROPOSED
AT 1:50

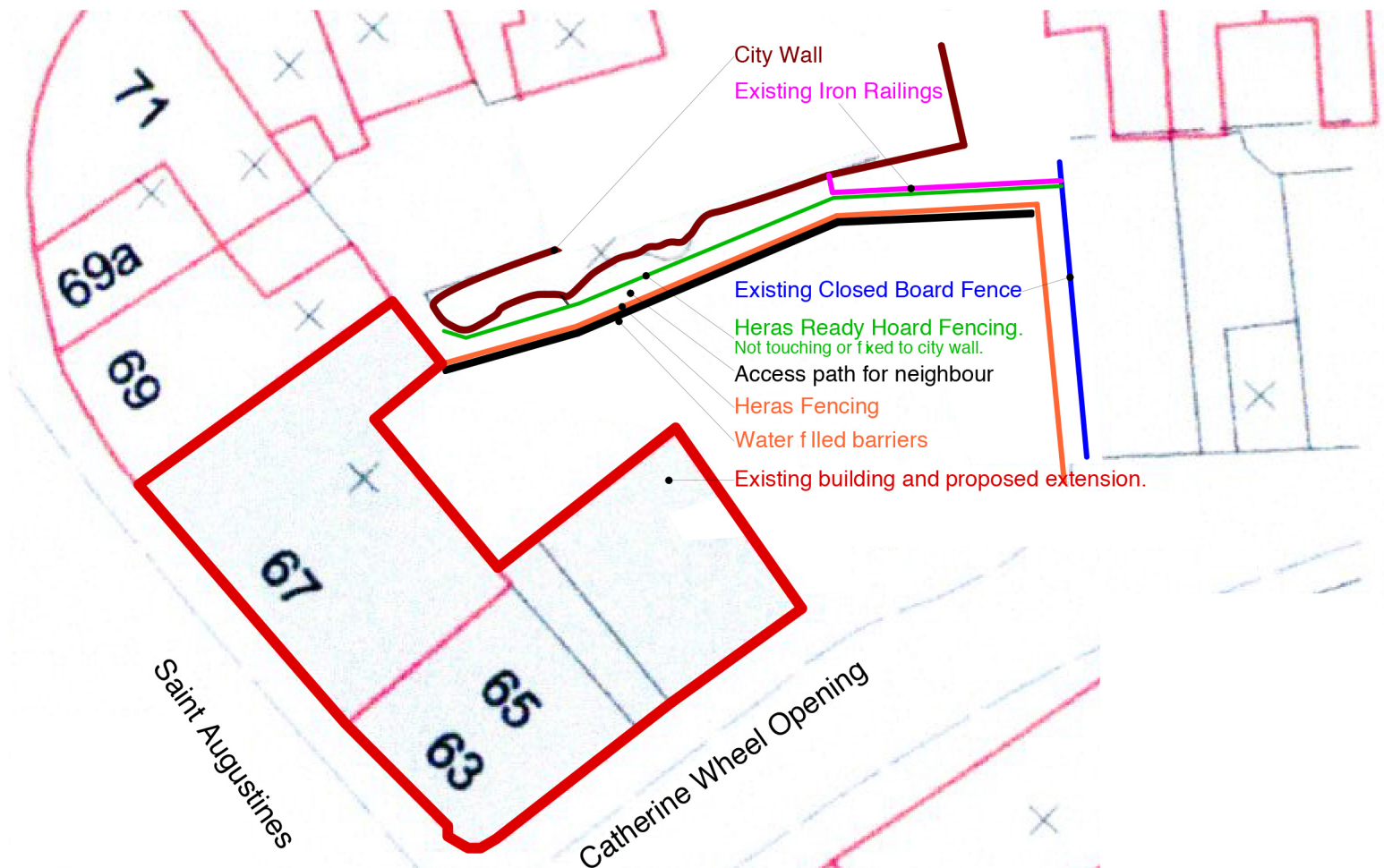
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B	03/02/17: Planning issue.
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P&P Design
The Greenhouse, South West Road, Norwich, Norfolk NR4 0JL
01603 707000
pandpdesign.co.uk

Client	Laurane Limited		
Project Address	Site at Catherine Wheel Opening Norwich		
Drawing Title	Planning Elevations		
Date	Scale	Drawing Ref.	
03/02/17	1:50 @ A1	RKL	
Job No	Drawing Number	Revision	
016	PL02	B	



0 1 2 3 4 5 6 7 8 M
Scale Bar @ 1:200

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Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning
Protection to City Wall

Date 22.09.16	Scale 1:200 @ A3	Drawing Ref. RKL
Job No. 016	Drawing Number PLO4	Revision -

**DRAWING TO BE READ IN CONJUNCTION WITH DOCUMENT
ENTITLED 'Site at Catherine Wheel Opening
Norwich Method of protection to City Wall'**

Bradtone Woburn Rumbled Infiltra
permeable setts in Autumn



Paving
NTS

60w ES Round Bulkheads IP54 from
www.tlc-direct.co.uk
product code GL OL405B



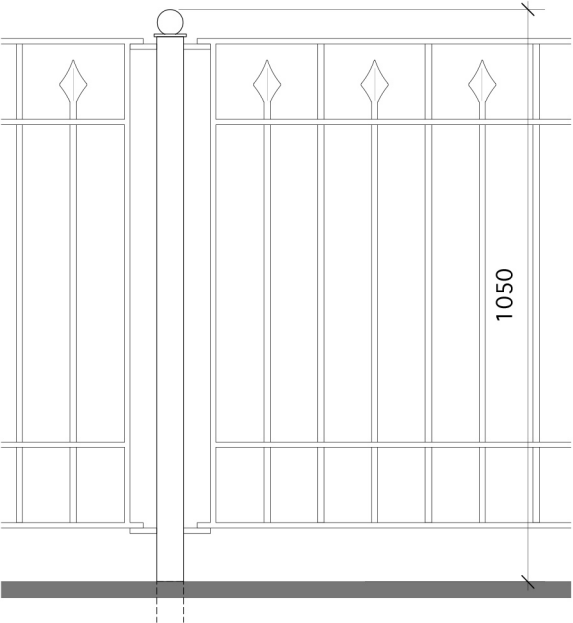
Bulkhead Lighting
NTS

LED Emergency Bulkhead Weatherproof - IP65 from
www.tlc-direct.co.uk
product code EM LED



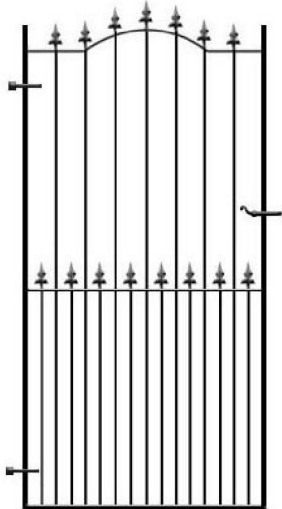
Emergency Lighting
NTS

Wrought Iron fencing.
To match existing protection to city wall.
Powdercoated in black.



Wrought Iron Fencing
1:10

Wrought Iron Gate from
<http://www.wroughtirongates.co.uk/>
Surry Side Gate 1980mm high
Black painted finish



Wrought Iron Side Gate
NTS

Black Coach Lantern with PIR from
www.tlc-direct.co.uk
product code GL FIN710



External Lantern
NTS

0 400 500 mm
Scale Bar @ 1:10

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Planning

A 20/03/17: Paving altered to permeable paving.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

External Materials & Lighting

Date
22.09.16

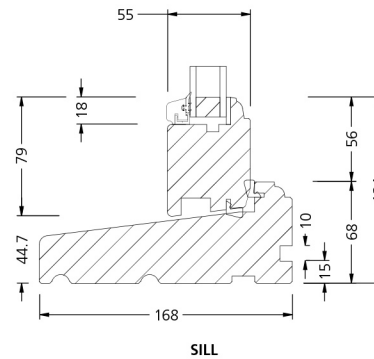
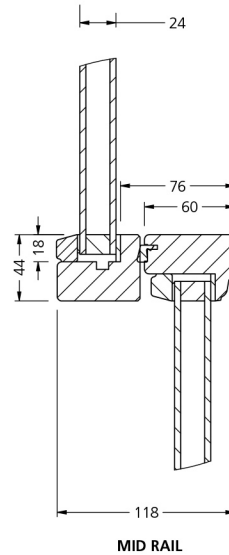
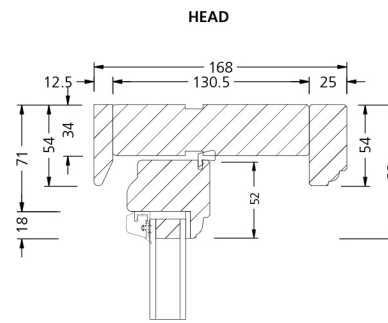
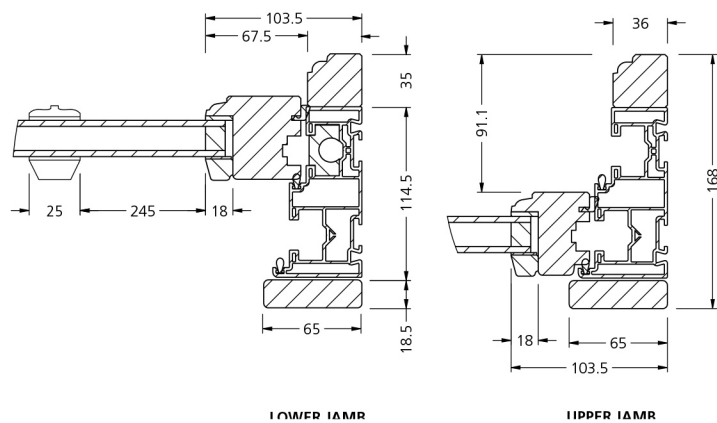
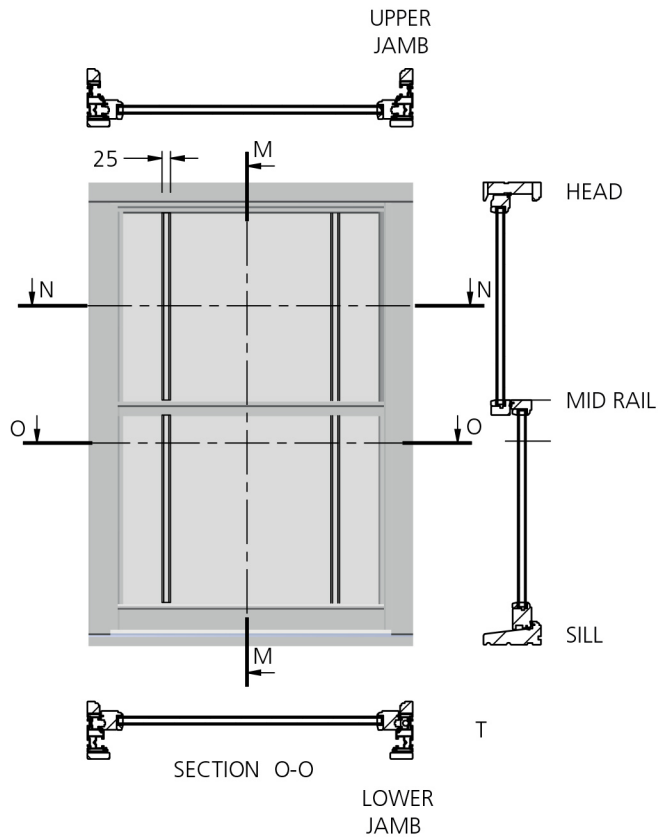
Scale
1:10 @ A3

Drawing Ref.
RKL

Job No.
016

Drawing Number
PLO5

Revision
A



0 100 200 mm

Scale Bar @ 1:5

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Planning

A 03/02/17: Window description changed for revised planning.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

Windows

Date
03.02.17

Scale
1:5 @ A4

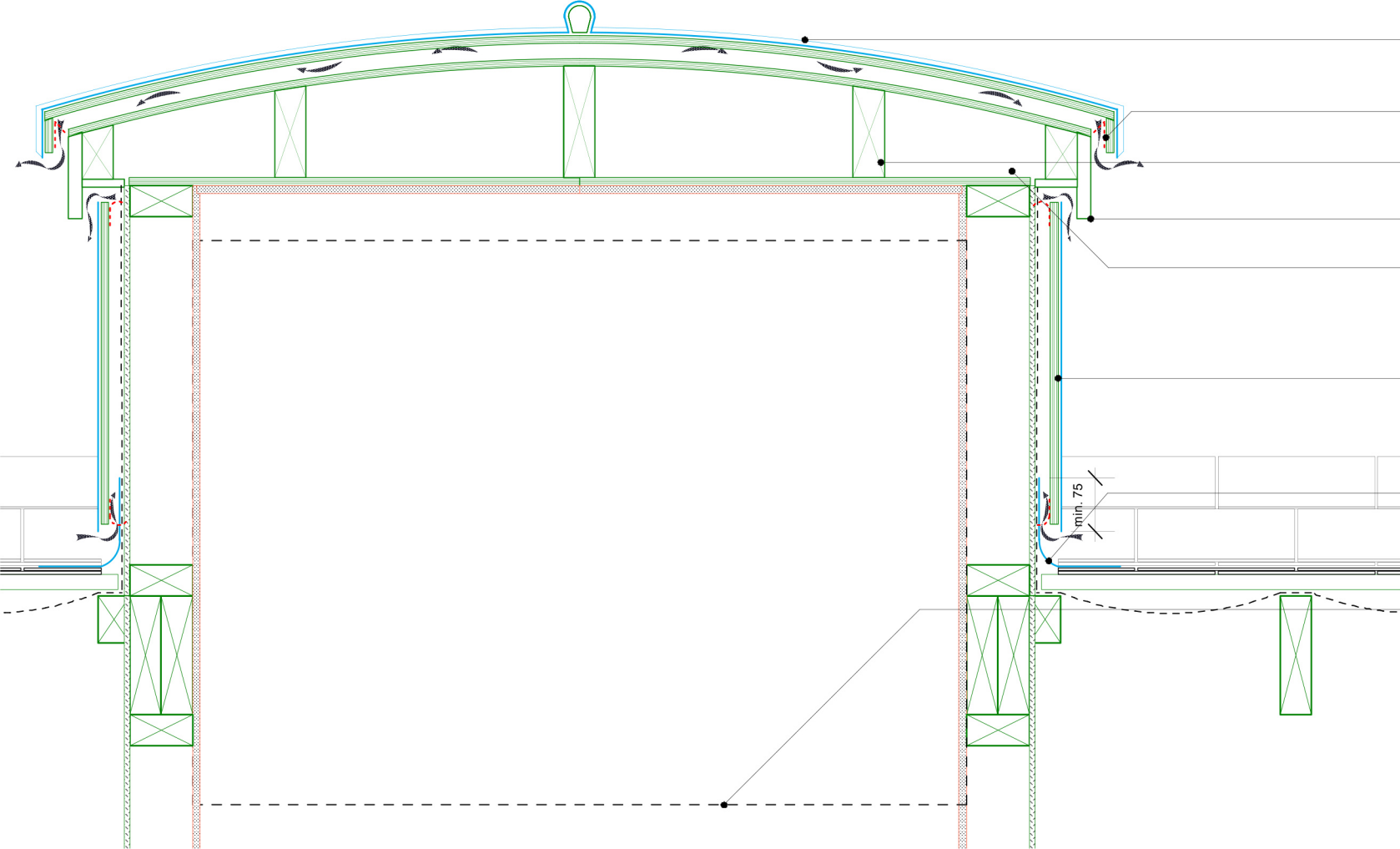
Drawing Ref.
RKL

Job No.
016

Drawing Number
PLO6

Revision
A

Sash Windows to New Dwelling
1:5



Code 5 lead on suitable underlay. Timber roll joint to head and welt joints down slope. Above on 12mm WBP ply on 25mm battens to create air gap on 12mm WBP ply.

Stainless steel insect mesh to prevent vermin ingress.

Indicative 50x175 rafter, cut down towards edges to form curve with 12mm WPB ply beneath.

Painted softwood or UPVC fascia.

Insulation to be 100mm Celotex GA4000 between rafters and as many layers of thinner insulation as possible to fill void.

Dormer cheeks formed with 50x100mm studs with 12.5mm plasterboard to inner face and 9mm OSB to outer. Tyvek Houswrap or similar fixed to OSB with 25mm battens to create air gap with stainless steel insect mesh top and bottom, 12mm WBP ply & code 5 lead over suitable underlay.

Code 4 lead flashing secured up behind dormer face by min. 75mm.

Dashed line depicts outline of window.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07666 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

Dormer Window Detail

Date
22.09.16

Scale
1:10 @ A4

Drawing Ref.
RKL

Job No.
016

Drawing Number
PLO8

Revision
A

0 400 500 mm
Scale Bar @ 1:10

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Planning

A	03/02/17: Width increased.
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