

Report to Planning applications committee
Date 14 March 2013
Report of Head of planning services
Subject 12/01451/F and 12/01452/L - Site At Corner Of St Lawrence Lane And Pottergate, Norwich

Item
5(2)

SUMMARY

Description:	12/01451/F: Erection of four 3-4 bedroom townhouses with associated parking, access and landscaping. and, 12/01452/L: Development works to connect building to No. 59 Pottergate, as part of development of adjacent land to accommodate the erection of four 3-4 bedroom townhouses with associated parking, access and landscaping.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Mancroft
Contact Officer:	Rob Parkinson Senior Planning Officer 01603 212765
Valid Date:	23rd August 2012
Applicant:	The TSA Group
Agent:	Mr Nigel Cooper, DFAL.

INTRODUCTION

The Site

Location and Context

1. The site comprises two parts; the 'front' has been vacant and derelict for some time, situated at the corner of Pottergate and St Lawrence Lane, adjoining 59 Pottergate to the west and 1 St Lawrence Lane to the north. The 'rear' is part of an existing surface car park accessed from Colman Court. The site fronts both streets and has vehicle and pedestrian access possible from Colman Court further west along Pottergate, leading behind 59-63 Pottergate to the car park area alongside Colman House.
2. The dramatic change in topography and levels differences means that the Pottergate (south) edge of the site is considerably higher than the north side.
3. This is a corner plot opposite the 3-4 storey JobCentre Plus facility at Kiln House (Pottergate), and, at the bottom of Fisher's Lane, 6-storey Vantage House offices and modern tall residential development of Shibley's Court. Along Pottergate, 59-63 Pottergate are 3-storey statutory-listed Georgian-era houses; adjacent to the north-east corner of the site, the 3-storey Colman House is also statutory-listed, dropping to 2-storey as the site slopes northwards. Adjacent and behind the rear of the site are houses at Gaffers Court, some of which are statutory-listed. The

houses along St Lawrence Lane are 2-storey, 1970s-era terraces.

4. This part of Pottergate is within the St Giles area of the City Centre Conservation Area and the Area of Main Archaeological Interest, and adjacent to the defined City Centre Leisure Area, north and east. Both Pottergate and St Lawrence Lane, leading to St Benedict's Street, are part of the designated strategic cycle network. The St Benedict's Street area is part of a defined Secondary Shopping Area. The application site is not suggested for allocation in the emerging Local Plan.

Planning History

4/2001/0095 - Redevelopment of site with seven terraced town houses (1no. 4-bed house; 3no. 3-bed; and 3no. 2-bed houses). (APPROVED - 26/07/2001). This scheme used the same L-shaped building footprint as the current proposal with a small shared rear amenity space and 7 car park spaces available to be accessed via Colman Court, but the design was very traditional in creating a pastiche appearance e.g. with regular Georgian-sash windows, red bricks and red pantiles, and stepped-down along St Lawrence Lane, taking its form from the adjoining no. 59 Pottergate. The buildings were sited right up against the boundary of 1 St Lawrence Lane and almost connected to 59 Pottergate.

07/00008/F - Redevelopment of site with seven town houses (4no. 3-bed houses; 3no 2-bed houses) designed in two blocks connected at the roof by a through-arch and storage corridor at the corner site. (REFUSED - 24/09/2008). An almost-identical form of external treatment, massing, scale of development and pastiche styling was proposed as in 2001 and considered acceptable. Although refused, the reasons for refusal were solely due to being unable to agree a means to provide financial contributions for off-site children's play facilities.

Equality and Diversity Issues

The significant change in levels across the length of the site means there are inherent disabled access issues which are addressed in the report, within 'design' and 'access'.

The Proposal

5. Application 12/01451/F proposes a very contemporary form of styling to create a 3-storey terrace of 4no. townhouses orientated in an L-shape development form following the street frontages around the corner of the site, and providing a small square shared landscape / amenity space behind the homes in the remainder of the site currently vacant. Car parking and refuse stores are positioned on land currently forming the car park.
6. Listed Building Consent application 12/01452/L proposes only details as a means to connect the new development to the blank gable of no.59 Pottergate. No other works to listed buildings themselves are proposed, although works affect their curtilage.
7. The applications have been revised and updated on two occasions since their original submission, based on the advice of council officers and in response to concerns raised by neighbours and the public, with appropriate consultation at all times on all revisions.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 12 letters of representation have been received to application 12/01451/F and 4 submitted for 12/01452/L, including both support and opposition, citing the issues as summarised in the table below.

9.

Issues Raised	Response
Support: <ul style="list-style-type: none"> The scheme restores a long-standing eyesore; Four houses are needed and are considered the right proportion on this constrained site, and the scheme looks quite nice on plans. The design successfully marries an industrial-feel with string structure and of its time, being distinctive and assertive for Pottergate. 	<p>Design is considered at para: 22-23</p> <p>Housing density is lower than in previous schemes but providing houses is important – see para 14-16</p>
Objections: <p>The design is not compatible with the surrounding historic buildings or conservation area, in either its style or scale. The brick pier elements should be retained but returned to render as the brick is too indistinct. Render to the St Lawrence Lane elevation should be removed - it does not fit in with 1 St Lawrence Lane.</p>	<p>Scale, massing and style are considered at paras: 28-29.</p>
<p>The 3-storey houses along Pottergate will be too dominant and overlook the 2-storey homes along St Lawrence Lane which are at a much lower level.</p>	<p>Changes in levels, overlooking and impact on amenity are considered at paras: 30-34.</p>
<p>Access from Fishers Lane and Shibley's Court (opposite) and along Pottergate is already problematic given illegal parking outside the Job Centre and construction traffic will increase this.</p>	<p>Traffic is not considered a lasting, long-term problem – see para 49.</p>
<p>The proposed coloured panels in the front elevations were too vivid initially and aluminium windows too unsympathetic to the neighbouring historic properties.</p>	<p>The colours have been toned down but the aluminium windows are appropriate – see paras 29.</p>
<p>Side windows should be avoided / removed to prevent overlooking.</p>	<p>Windows at rear and side elevations have limited outlook due to their positioning at a high level and use of louvres – see paras 19-21.</p>
<p>Boundary walls – currently not all boundary walls are of an equal height nor are they clear in the proposed construction, so there are security concerns and could be weakened by construction / piling.</p>	<p>Boundaries will be agreed by conditions and expected to provide screening and security associated with the approved levels. – Para 30.</p>
<p>Rights of Way alongside no. 59 Pottergate</p>	<p>Right of access is maintained but</p>

appear to be extinguished by either construction fully abutting the gable or use of a locked gate, and management and maintenance should be clarified.	the gate may be made secure for residential use only.
The accessway alongside House 4 from St Lawrence Lane should be restricted, and the gate recessed to sit alongside house fronts, to remove possible incidents of crime.	The re-sited access gate position is requested of the applicant and can be updated at the meeting.
Security of the communal garden area is needed.	Colman Court is currently unsecure and prone to anti-social behaviour. The applicant has said they will install security gates.
Construction and delivery hours should be restricted.	These can be conditioned.
There is potentially a mediaeval cellar somewhere beneath no. 59 Pottergate which may be affected by the construction works.	The archaeology consultants have no record of assets of particular significance and construction should be able to avoid harm, along with careful use of piling - see para25-29.
Development could restrict light to neighbouring buildings given the tall heights proposed.	There is not considered to be a significant issue – see para 35-41.
Refuse bins at present are overflowing in Colman Court and new homes should not have to use them.	There are specific bins provided, and in adequate facilities / locations.
Works to the party walls at both 59 Pottergate and boundary walls to 1 St Lawrence Lane / Colman Court (including demolition of some of the existing boundary walls to Colman Court) should avoid causing damage to their fragile and historic nature. The gap in the terrace should be avoided by providing direct connection and sealing along the full height of the gable end, rather than the 85mm air gap, which could be at the expense of the rights of access passage alongside no. 59 Pottergate.	The boundaries can be achieved within existing construction techniques and agreed by condition, whilst fixings to the gable wall are considered acceptable in both listed building and amenity respects. The applicant has not wanted to provide full height physical connection to no. 59 and Planning can only consider if the proposals are adequate for the listed building.
Providing the 85mm air-brick gap for ventilation to the gable of 59 Pottergate will make maintenance impossible and potentially very costly to repair. The most appropriate course of action would be to provide a fully-adjointed connection to the full height.	There are no planning requirements to provide a full connection to no.59, and the listed building is least affected by using the air gap technique with rainfall defence.
Access to utilities in the rear area and across the site should be maintained for existing neighbours.	Connections are shown to be provided in the access paths.
The proposed bin storage in the House 4 alleyway next to 1 St Lawrence Lane should be avoided.	This is not necessary; the boundary walls provide adequate screening. Bins should be moved

Temporary bin storage alongside no. 59 Pottergate will become a permanent feature causing problems.	as a part of site management.
The scheme has not undertaken an adequate Heritage Assessment and does not give enough consideration to 59 Pottergate in terms of its design or scale, and the Pottergate view is not articulated.	The applicant has provided a Heritage Statement of sorts, but the designs have tried to preserve 59 Pottergate. Conservation and Planning have negotiated with the applicant to gain precise details and an understanding of how the scheme affects no. 59, and street-scape change is easily imagined.
No. 59 Pottergate should have a parking space kept.	This is shown to still be provided and will be secured by condition.
The landowners are said to have an agreement in principle to extend the garden area of 59 Pottergate beyond the current boundary wall.	The plans do not allow any expansion but no evidence has been provided to suggest it ought to.
The communal refuse stores could attract vermin.	The stores are of an adequate design for planning.
House numbering / post delivery could be confusing.	Not a planning consideration.
St Lawrence Lane should be revamped and given a cobbled surface paving and furniture to be appealing.	There are no means to do so through this proposal.

Consultation Responses

10. **Norfolk Historic Environment Service (Archaeology):** No objections in principle. Although the site has been partially evaluated, the evaluation was carried out in less than ideal circumstances, and the results reflect this. Hence we are unable to determine the significance of archaeological deposits, and how they would be affected by this development. We recommend a programme of archaeological works comprising a field evaluation followed by an appropriate mitigation strategy. This should be achievable by suggested conditions.
11. **Highways:** No objections in principle. There is potential for the scheme to create problematic highways restoration, so conditions are needed to control the footpath design and its comprehensive restoration.
12. **Environmental Health Officer:** No significant concerns but would require precautionary conditions to be applied for treatment of any previously unknown contamination and use of an advisory note about construction working hours and good practice.
13. **Norwich Society:** Support for the redevelopment, use of contemporary designs, and scale and massing treatments, but objection to the building connecting to no. 59 Pottergate and use of 'banding' which is at odds to the simplistic Georgian designs in the vicinity.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Paragraph 14 – Presumption in favour of sustainable development

Paragraphs 203-206 – Planning conditions and obligations

Section 4 – Promoting sustainable transport

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 11 – Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 6 – Access and transportation

Policy 11 – Norwich City Centre

Policy 20 - Implementation

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE9 - Comprehensive landscaping scheme and tree planting

HBE3 – Archaeology assessment in Area of Main Archaeological Interest

HBE8 - Development in Conservation Areas

HBE9 – Development affecting Listed Buildings

HBE12 - High quality of design in new developments

EP1 - Contaminated land

EP16 - Water conservation and sustainable drainage systems

EP17 –Protection of watercourses from pollution from stored material, roads & car park

EP18 - High standard of energy efficiency in new developments

EP22 - High standard of amenity for residential occupiers

HOU6 – Planning obligations relating to housing developments

HOU13 – Proposals for new housing development on other sites

AEC1 – Major art and entertainment facilities – location and sequential test

SR7 – Provision of children's equipped playspace to serve development

TRA5 - Approach to design for vehicle movement and special needs

TRA6 - Parking standards - maxima

TRA7 - Cycle parking standards

TRA8 - Servicing provision

TRA10 – Contribution by developers for works required for access to the site

TRA14 - Enhancement of the pedestrian environment and safe pedestrian routes

TRA15 - Cycle network and facilities

TRA26 - Design and materials in streetscape

Supplementary Planning Documents and Guidance

Open Space and Play Provision (Adopted June 2006)

City Centre Conservation Area Appraisal (September 2007)

Other Material Considerations

Site Allocations Development Plan Document – Draft pre-submission document.

Procedural Matters Relating to the Development Plan and the NPPF

With regard to paragraphs 211 and 214 of the NPPF the JCS and RLP have been adopted since 2004, and in accordance with the Planning and Compulsory Purchase Act 2004. As such they should be given full weight in the assessment of this application.

Principle of Development

Policy Considerations

14. The principle of the development is acceptable, as housing in the city centre in appropriate windfall / brownfield sites helps deliver housing and is a sustainable, accessible location. The site or the area are not included in emerging policies for specific non-residential uses. As a housing site there needs to be appropriate design, on-site facilities, contributions to play facilities, and an on-site amenity area, in accordance with Local Plan policy HOU13.
15. The site is adjoining the City Centre Leisure Area of St Benedict's Street as defined by Local Plan policy AEC1. Noise reduction measures in design are not required because the site is separated by neighbouring buildings and is relatively detached from activities.
16. Although previous permissions, and a refusal, agreed the principle of seven houses on the site, the density is still considered appropriate given the very constrained site and the complexity of design involved in bringing the site forward. The new proposals will provide much-needed family-sized housing in a highly accessible location close to facilities / jobs.
17. The scheme proposes four dwellings with 3-bedrooms per dwelling. This is below the threshold needed for providing affordable housing on site.

Other Material Considerations

18. Rights of way appear to have been maintained physically, in accordance with all documentation provided relating to title, but conditions will be needed to ensure the right to use the access routes remains when they are built, e.g. through security arrangements.

Design

Layout

19. The site is of an awkward shape and its topography and changes in levels are especially challenging. Essentially the site has been split into two halves. The lower level at the rear (north) is approximately 2m lower than the site frontage at Pottergate and will provide the refuse bins and four car parking spaces, being a continuation of the informal car parking area accessed from Colman Court. The upper level 'square' has a street frontage to both Pottergate and St Lawrence Lane and orientates the four houses to address both streets, wrapping around the corner with only a slight chamfer at the corner point. The two houses fronting Pottergate are built hard up against the back of the footpath and the two houses fronting St Lawrence Lane have a thin planting area at the back of the highway (there is no footpath). The building positioning allows maximum available room at the rear for small private garden terraces and a shared communal amenity space.

20. Pedestrian and cycle access with wheelchair-friendly ramps is provided to the rear from each house, and from the rear to Pottergate in an alley / arch adjacent to no. 59 Pottergate, and for House 4 to St Lawrence Lane next to no. 1 St Lawrence Lane. These provide links to the car park area and the refuse bins.
21. The scheme will only really be successful if the rear of the site has an effective layout and allows some private space and some communal landscaped area, with access as appropriate, and taking into account the significant change in levels. Initially the scheme had not achieved this but through negotiations an effective solution has been found which helps the rear space work much more effectively, making best use of the space and providing the necessary cycle and bin stores in more appropriate locations. Initially, the bike stores had been too cramped and distant from houses to encourage their use; the revised layout rectifies this and ensures bins can now be stored further away from the houses and make collection easier. By rationalising the extent of paving around the communal garden it has provided a more valuable and intimate landscaped space area. The proposed visitor car park space is brought forward to enable continued access to the rear courtyard across a shared surface which can be demarcated by raised table or different paving styles.

Form, scale and massing

22. The design is unmistakably contemporary, in stark contrast to the two previous formal applications which were deliberately pastiche in trying to continue the historic building form along Pottergate. The design seems to have actually taken its reference from both the JobCentrePlus building (Kiln House) opposite, providing blocky fenestration, offset rooflines and grilled windows for example, as well as paying homage to some aspects of character and materials found in the historic developments along Pottergate.
23. The elements that are consistent with the existing neighbouring premises are the massing at the front, which keeps the roofline and form similar to 59 Pottergate, a feature strip stone band at first floor level which aligns with the eaves area adjacent on St Lawrence Lane, the stepping-down to accommodate the topography, the siting hard against the footpath, and the red-brick, grey tiles and white render as seen elsewhere on Pottergate. The approach is considered acceptable as a 'book end' to the historic terrace townhouses and creating a feature of the corner position. The plot's situation at the corner opposite Vantage House and Kiln House and the strong difference in architectural style, if not actually the treatments used, lends support to the contemporary design principle as it stands apart from the historic buildings to west and south, and can be seen on its own. It is considered that reducing too much of its modernity, such as making windows smaller, introducing timber or removing the louvered fenestrations, would actually make the adventurous design less of a feature and lessen its effectiveness at standing apart from the neighbouring premises.

Listed Building and Archaeology

24. The proposed House no. 1 is proposed to adjoin Listed Building no. 59 Pottergate at first floor and roof level, but be set away from the gable at ground level and provide a pedestrian / residents-only access between the two. At the Conservation Officer's request the applicant has avoided sealing-in the exposed east gable altogether by building away 85mm from the wall and using air-bricks for ventilation, an arrangement of inserting one terracotta air brick per floor in line with each floor

level (3 no. air vents only) which should ventilate adequately and look fine from street. Air vents will be added to the side of the new projecting pier abutting the gable wall of no. 59 in line with the front and rear walls only to provide a natural ventilation gap. To maintain the continuous building line appearance from the street red facing brick will be added above and below the air vents abutting the front and rear faces to the gable. The upper floor levels of House 1 are built on a cantilevered floor over a new supporting wall at ground floor level.

25. There has been concern from neighbours that construction could affect the adjoining listed building and that a medieval crypt might be present somewhere within or adjoining no. 59 Pottergate; the reason being that crypts are known to exist further west along Pottergate and have been built over the top of, but not necessarily in line with, the original basements.
26. The Historic Environment service have confirmed that investigation works done in the past were not adequate and further investigations will be needed by conditions. Although there are no existing records of a mediaeval crypt at no. 59 Pottergate, that is not to say there isn't one which is yet to be discovered. If something is present, the archaeologist believes it is most likely supported already and would be able to accept new construction against, or even on top of, any historic supporting wall. In the unlikely event of the roof of a crypt being directly beneath the anticipated piling point, there are structural technologies available to avoid needing to damage any structure. Subject to conditions to agree a piling methodology (including using augered piling which is less destructive than compression piling), combined with archaeological investigation, construction should be resolvable.
27. Piling is planned with a 1.2-1.5m separation distance from the ground floor gable wall, and new flooring is given a 20mm isolation gap. As such, there should be no physical connection required to the listed building other than the airbricks and an overlaid lead seal on the roof connecting the parapet wall of House 1 to the tiles of no.59 Pottergate. Although the Conservation officer had initial reservations that there was insufficient explanation of the precise means of the connection to no.59, the finer details have now been forthcoming and the scheme is acceptable subject to conditions being in place to agree the airbrick appearances and agree a piling methodology with archaeological monitoring.

Conservation Area – Impact on Setting

28. This part of the Conservation Area is within the St Giles Character Area, and occupies a prominent position. The cobbled Pottergate streetscape and stretches of historic buildings either side of the road are considered positive assets, but the derelict plot is detrimental to the overall setting. The Conservation Officer has expressed reservations that the contemporary development might not enhance the conservation area to the same degree as the previous pastiche designs of formal applications, but it is considered overall that the conservation area will be enhanced by the design which addresses the street frontage and some unique identity will be introduced by the styles used. Whilst national policy does suggest that developments in historic areas should respond to local character and history to create a strong sense of place, there are also strong arguments in favour of promoting innovative design that creates a sense of identity. It is a well-debated point, but the view taken in this instance is that unless a scheme takes great care in creating a number of consistent references to its historic surroundings, and in some instances is forced to do so by the proximity of historic buildings, it is best to move

afar from any pastiche form in order to fully frame the remaining historic context.

29. At this site the historic appearance is provided through massing and scale rather than precise replication of detailing, and the scheme should be lauded for its adventurous stance. There are sufficient references to the listed buildings for the scheme to avoid feeling completely alien (through use of string course, plot widths, materials and roof pitches for example), and the initial designs have in some instances actually been toned-down to be more appropriate and fitting to the circumstances and surroundings (such as revising the coloured panels in the front elevations and amending the gable seen from St Lawrence Lane) whilst being complementary to Kiln House (e.g. the projecting bays).

Impact on Living Conditions

Overlooking, amenity and loss of privacy

30. There is a significant change in levels across the site. The northern half of the housing part of the site is much lower than the southern half, and there is also an east-to-west downwards slope. This means there is potential for overlooking of the gardens of neighbouring residential properties at 59 Pottergate and 1-4 St Lawrence Lane. The interiors of neighbouring homes are not really visible from the interior or private outdoor terraces of the new homes; although the communal landscaped green space would remain elevated and offer some views, the likely impacts are not thought to be great because the space is unlikely to be used for long durations. It appears from the existing site topographic survey and ground levels shown on proposed layout plans that the existing ground levels at 1st Lawrence Lane will, post-completion, possibly actually be higher than the proposed levels of the new development adjacent; when a new 1.8m timber fence is provided along the boundary to replace the existing brick wall, it will provide adequate screening, including an adequate level from the raised rear garden terrace of House 4. The existing brick wall at the back of 1 St Lawrence Lane is only needing to be replaced in the area of crumbling flint walling to make way for the amenity space, and conditions will determine their materials, appearance and structural reinforcement.
31. The design, in terms of its fenestrations and interior layouts, are able to minimise overlooking and protect privacy of neighbours. Windows at rear and side elevations have limited outlook due to their positioning at a high level and use of louvers, but should not be removed altogether because the buildings benefit from only a little light as it is. Where appropriate, obscure glazing will be used to bathrooms and, if necessary, side elevations; the proposed satin finish obscure glazing proposed in the revised front elevations will be a high quality and fit better with the modern approach than clear glazing or coloured panels.
32. New residents will be hard up against the pavement when using their living rooms, but this is not uncommon in the city centre, is needed to reinforce the street building line, and adds activity and surveillance. Some separation distance will be possible for the two homes on St Lawrence Lane where there is room for front garden planting. Rear terrace areas are separated from one another by using fencing / screens, which gives privacy and, in the case of Houses 1 and 4 helps minimise prolonged overlooking of neighbours.
33. Construction will not be allowed to commence until a scheme based on surveys has been agreed for the construction and restoration of boundaries, to achieve

satisfactory screening and privacy and security.

34. The possible noise from users of the alleyway route alongside no 59 Pottergate is not considered likely to be significant enough to require specific planning control measures. It is considered a civil matter for the applicant and owner of no. 59 to agree whether any internal noise insulation is needed at ground or upper levels, because the uses are considered compatible.

Overshadowing

35. The application includes a Proposed Shadow Analysis study to track the sun path and the extent of shadow each month in existing and proposed circumstances, and takes account of topographic changes in its broadest form. It has however only looked at the consequences for the new houses from perspectives and views across the rear of the site; there are no modelled assessments of the amount of light reaching the Pottergate and St Lawrence Lane facades of the new dwellings, for which a qualitative view can be taken (the development would not affect the street elevations of neighbours). Whilst there are some discrepancies in the report, the broad findings can be accepted; the shadow paths show marginal effect on neighbours but do demonstrate the inherent difficulties in achieving new houses on this site with optimal amenity and living conditions.
36. The neighbours at 59 Pottergate have a small rear garden, sunken below the car park level and already compromised in its ability to achieve sunlight. The garden seems to receive light in one small corner only at early morning and midday, before being overshadowed for the remainder. The analysis shows the new adjacent taller house now overshadowing this small corner of the garden. Given the small area of impact, and the times concerned, the small negative impact is accepted in the interests of new housing.
37. The topography of the area, orientation and the presence of the taller buildings at Shibley's Court leaves existing homes at 1-4 St Lawrence Lane currently receiving rear elevation and garden light only at mid-later afternoon from the west. The scheme removes a thin area of light at midday from the garden of 1 St Lawrence Lane, but does not cause any overshadowing of garden or rear wall in the evening.
38. New residents will experience very little direct sunlight to their shallow private gardens and lower floors at the rear, other than the two houses on St Lawrence Lane receiving some light in summer afternoons. Given the north and west-facing garden layout, mid-day and afternoon light reaches most of the communal garden / amenity area, but the presence of Colman House prevents this in the evenings. The situation is far from ideal, particularly for housing designed to be large enough for families, but the design has tried to optimise light in other respects; tall light wells from the roof, large rear full height windows and folding doors at the rear, and wide (if short) windows bring light to the interior.
39. Living rooms are positioned at the front of the building to gain the south-facing direct sunlight. It is difficult to assess the benefits directly, but the likelihood is that only the house adjacent to 59 Pottergate will receive direct mid-day light, before being blocked by the presence of Vantage House opposite later in the day. Homes on St Lawrence Lane are blocked from direct easterly light by the bulk of Kiln House. Given the constraints imposed by the topography, the close neighbouring built environment and the orientation of the plot, the optimal layout has to respond to the street frontage at the expense of the rear gardens, and the consequences for

future amenity are accepted as a means to improve the conservation area and bring a high standard design to the site. Overall the restricted amenity offered to new residents is considered acceptable for a scheme that provides new housing in the wider context of high density city centre urban living.

Overbearing Nature of Development

40. The level changes around the site do potentially make this appear a dominant form of development, especially when viewing the proposals adjoining 1 St Lawrence Lane. However, the proposed new levels go some way to minimise the impact, by keeping a stepped-down form of development along St Lawrence Lane and keeping the height and bulk of the houses consistent with the plot sizes of the adjoining properties. The new development will include a shared landscaped space at the rear, with contoured landscaping down the slope; this will provide a pleasant setting at the rear for new residents and the shared nature will most likely prevent consistent use which might otherwise affect those residents of St Lawrence Lane enjoying their gardens. Viewed from the rear of the site the new buildings may appear large and bulky, but the form from Pottergate will be in keeping and will enhance the conservation area.
41. Given the site's orientation and the consistent building line to no. 59 Pottergate, the scheme is not considered an overbearing form of development in relation to the recent Shibley's Court development opposite the site to the south; even taking into account the relative narrowness of Pottergate this is an acceptable form of design in keeping with the compact and tight nature of the city centre's historic urban grain.

Transport and Access

Vehicular Access, Car Parking and Servicing

42. Vehicles access the site's car parking area at the rear, from Colman Court. There is adequate manoeuvring space and wheelchair access available for all users of the development and visitors to the site. The layout of the spaces has been re-designed to accommodate level access and cyclist / wheelchair friendly routes to the car park spaces which had initially not been provided.
43. The scheme provides 1:1 car parking for each house and an additional, new visitor / disabled parking space has been provided, all of which can be secured for private use by bollards and planning conditions. Car parking is retained for the existing residents and businesses of Colman Court, and an additional space is proposed in the Colman Court entrance, for Colman House management. Whilst 6 additional car parking spaces are proposed overall, the site probably experiences more cars currently using the site; the new layout, which will be required to be provided by conditions, will formalise an existing unsatisfactory arrangement and provide improved movement around the site.
44. Concerns that the occupied development will increase traffic on Pottergate are raised but not considered substantial; the proposals include 5no. spaces to be restricted by conditions to be used only by residents and their bonafide guests, and parking permits will not be issued for new city centre homes. In practice, car usage in many city centre schemes is actually rather lower than expected.
45. Security of the car park area is currently poor, in part due to restricted surveillance but mostly due to there being no gates in use at the access to Colman Court. Security and access gates for vehicles and pedestrians will be required by

conditions to be provided at entrance to Colman Court prior to occupation, to prevent anti-social behaviour and unrestricted car parking and access.

Refuse arrangements

46. Two wheely bins are provided for houses 1-3 in a communal refuse store which are then positioned in one of the pedestrian accesses for collection from Pottergate, whilst House 4 has specific refuse storage from St Lawrence Lane.

Cycle Routes and Pedestrian Links

47. Pottergate is a defined part of the strategic cycle network and St Lawrence Lane an important north-south link to St Benedicts Street, so each house will be very accessible. The application proposes 1no. cycle store per property within the private outdoor terraces which are secure and accessible, promoting use more than with communal stores.

Environmental Issues

Site Contamination and Remediation

48. There are no significant concerns from previous land uses, but the scheme will be subject to precautionary conditions to require treatment of any previously unknown contamination.

Construction Management

49. Given the site's constraints and its close proximity to neighbours, it would be necessary to agree proposals for construction hours, servicing and dust and noise minimisation, to be established by conditions. It is not considered necessary to place further specific restrictions on construction practices however, other than to advise developers of the need for good practice. Construction traffic is not thought to present a significant, lasting problem which can't be managed by highways procedures as the site will presumably accommodate most workers' vehicles at the rear.

Energy Efficiency and Water Conservation

50. Homes are expected to be energy-efficient, and these properties each include proposed solar panels. The proposals includes means to minimise water use to 105 litres per person per day as expected by policy, and conditions will require compliance to this.

Lighting and CCTV

51. Some lighting would likely benefit the scheme as a security measure, and a condition will be used to require prior agreement of details in the interests of preventing disturbance to neighbours.

Trees and Landscaping

Impact on Trees

52. There are no significant implications, but a detailed landscape scheme should have specifications for tree planting sites and planting method statements.

Local Finance Considerations

53. The Council will benefit from New Homes Bonus and Council Tax revenues as a

result.

Planning Obligations

Play Equipment

54. The scheme is of a size which triggers only a need to make payments towards play equipment provision and maintenance in the city centre (as it comprises 12 child bedspaces). A S106 Agreement has been agreed in principle between Council and applicant, to the sum of £15,036 to be paid prior to first occupation.
55. The Planning Applications Committee are asked to delegate authority to refuse the application should the Section 106 Agreement not be completed before 1st May 2013, as previous applications have been refused due to non-completion of the S106 Agreement.

Equality and Diversity Issues

56. The scheme should provide housing available to all sectors of the community (albeit none are required to be specific Affordable Housing) with excellent access to facilities, jobs, services and transport links.

Disability

57. All houses are able to provide level access, via the rear courtyard entrances at least. Even though the interiors need to include stairs because of the site level changes, it is preferable to also achieve level access to the front door; the applicant has provided details showing that Houses 3 and 4 will have small ramps providing level access to the St Lawrence Lane sloping road, House 2 will have a level threshold from Pottergate. Only House 1 will require a small front door-step, and this will be kept flush to the elevation of the house at the back of the footpath (although disabled access will be provided by pedestrian ramps as shown on the site plan).

Conclusions

58. The scheme provides housing at an accessible and derelict site in a manner that enhances the conservation area and stands apart from the listed building to ensure no loss of significance to the heritage asset. The designs have taken account of the difficult site conditions and ensured that impacts on neighbours will be minimal. Conditions will also ensure there is no unacceptable loss of residential amenity at neighbouring properties, will protect the value of the listed building, will ensure appropriate survey, evaluation and recording of heritage assets, and will improve the overall function of the Colman Court area through introducing a revised landscaping scheme, car park arrangement and residential and commercial pedestrian and cyclist access.
59. The listed building consent application can be approved because the measures proposed will provide adequate ventilation and protection to the exposed gable of the listed building, and through standing apart from the historic row of terraces in a contemporary design, avoids detracting from the significance of the listed building.

RECOMMENDATIONS

To approve Application No. 12/01451/F: Site At Corner Of St Lawrence Lane And Pottergate, Norwich, and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement on or by 30th April 2013 to include the provision of contributions to children's playspace provision and maintenance, and subject to the following conditions:

1. Standard time limit – to commence within 3 years;
2. Development is to be in accordance with the approved plans;
3. Details of materials and samples:
 - facing walls – brick and render
 - roofing
 - solar panels
 - windows
 - doors
 - louvres
 - rainwater goods, gutters and downpipes
 - fascias
 - eaves
 - precise details of means of level access
 - details of approval of brick types and colour
4. Boundary treatment heights and materials and structural support - Construction will not be allowed to commence until a scheme based on surveys has been agreed for boundary treatments and access gates and boundary treatment restoration in the event of damage;
5. Notwithstanding the details shown in plan SLO1 Rev J, the access route to the passageway and gate on north side of House 4 to be recessed back to a position, at its most easterly point, alongside the front wall of House 4;
6. A) No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

7. Notwithstanding the details shown in plan SLO1 Rev J, a landscaping scheme to be agreed, including planting, soft landscaping, hard landscaping and

- retaining walls, and tree planting methodology specifications and maintenance proposals;
8. Any landscaping that dies etc to be replaced within 5 years;
 9. Notwithstanding the details shown in plan SLO1 Rev J, a landscaping scheme for the Colman Court to be agreed, to include cycle parking, car parking, soft landscaping, cycle and pedestrian access to existing dwellings and parking space identification;
 10. Footpath restoration scheme to be agreed for its full width and length, to be complementary to the paving styles used along Pottergate, and no occupation until provided.
 11. Car park management plan to be agreed, showing that 5no. new spaces shall only be used for residents of the new dwellings and their bonafide guests (1 space per dwelling + 1 visitor), with identification and allocation of remaining spaces around the site;
 12. Communal areas management plan to be submitted, to include management of communal land, retention of rights of way, refuse collection and storage areas, and landscaping of the overall Colman Court area.
 13. Obscure glazing to be provided to north elevation of House 4;
 14. Refuse stores to be approved in design and provided prior to occupation.
 15. Removal of Permitted Development rights to enlarge or expand houses.
 16. No windows to be enlarged;
 17. Security of pedestrian access gates to be agreed, with access maintained in perpetuity for residents of development;
 18. Security and access gates for vehicles and pedestrians to be provided at entrance to Colman Court prior to occupation, with security arrangements to be agreed
 19. Contamination precautions.
 20. Construction hours and deliveries restricted to: Mon-Friday 08:00 – 17:00; Saturdays 09:00 – 14:00 and no works on Sundays or Public Holidays;
 21. Dust mitigation and noise minimisation to be agreed;

Informative Notes:

1. Construction hours and good practice;
2. Topsoil importing recommendations.

(Reasons for approval: The redevelopment scheme is recommended for approval as it complies with national planning policy and the local development plan. It will provide housing at an accessible and derelict site in a manner that enhances the conservation area and stands apart from the listed building to ensure no loss of significance to the heritage asset. The designs have taken account of the difficult site conditions and ensured that impacts on neighbours will be minimal. Subject to the completion of a legal agreement to secure contributions to enhance local playspace, and subject to planning conditions, the development will also ensure there is no unacceptable loss of residential amenity at neighbouring properties, will protect the value of the listed building, will ensure appropriate survey, evaluation and recording of heritage assets, and will improve the overall function of the Colman Court area through introducing a revised landscaping scheme, car park arrangement and residential and commercial pedestrian and cyclist access. As such, the redevelopment scheme 12/01451/F complies with the objectives of the national planning policy framework, policies 1, 2, 3, 4, 6, 11 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies NE9, HBE3, HBE8, HBE9, HBE12, EP1, EP16, EP17, EP18, EP22, HOU6, HOU13, AEC1, SR7, TRA5, TRA6, TRA7, TRA8, TRA10, TRA14, TRA15 and TRA26 of the adopted City of Norwich Replacement Local Plan (2004) and

all other material considerations.

To approve Listed Building Consent Application No. 12/01452/L: Site At Corner Of St Lawrence Lane And Pottergate, Norwich, and grant listed building consent, subject to the following conditions:

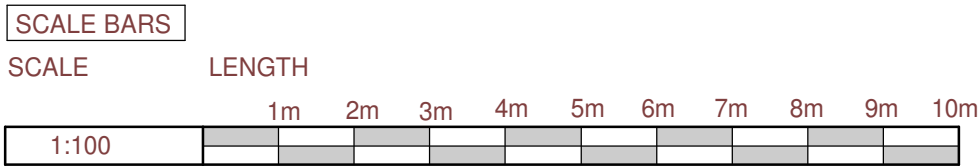
1. Standard time limit – commence within 3 years;
2. Development to be in accordance with approved plans;
3. Prior to commencement approval of adjoining bricks, airbricks and roofing connection.

Listed building consent application 12/01452/L is recommended for approval because the measures proposed will provide adequate ventilation and protection to the exposed gable of the adjacent listed building, and as the redevelopment scheme stands apart from the historic row of terraces by using a contemporary design, the development avoids detracting from the significance of the listed building and preserves its existing appearance and structural assets. As such the development satisfies the objectives of the National Planning Policy Framework and is in compliance with policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011) and saved policy HBE9 of the City of Norwich Replacement Local Plan (2004).

(2) where a satisfactory S106 agreement is not completed prior to 1st May 2013, that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No 12/01451/F: Site At Corner Of St Lawrence Lane And Pottergate, Norwich, for the following reason:

(Reason for Refusal of planning application 12/01451/F: In the absence of a legal agreement or undertaking relating to the provision of local children's playspace facilities provision and maintenance, the proposal is contrary to saved policies HOU6 and SR7 of the adopted City of Norwich Replacement Local Plan (2004) and adopted Supplementary Planning Document Open Space and Play Provision, June 2006.)

SCHEDULE OF AREAS		
HOUSE NO.	TOTAL FLOOR AREA	
	SQ.M.	SQ.FT.
H1	147	1,582
H2	152	1,635
H3	120	1,290
H4	115	1,235



PARKING SCHEDULE

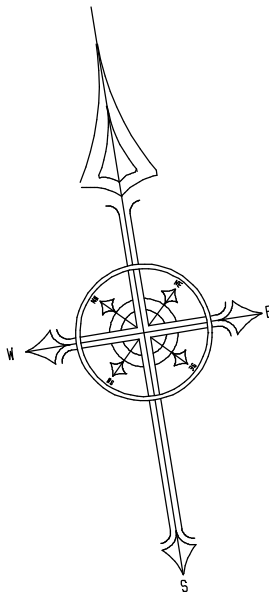
EXISTING APPROVED SPACES

CG - 3 no. spaces to Colman Gate
CH - 8 no. spaces to Colman House
1 no. space to 59 Pottergate
3 no. spaces to 61-63 Pottergate

NEW PROPOSED SPACES (marked in red)

1 no. space to Management Staff
4 no. spaces to new Development
1 no. space to Visitors

NORTH



POTTERGATE

Scale Bar



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Rev

- A. Minor amendments.
B. Refuse store enlarged and Cycle store repositioned
C. Communal Landscape increased and additional Soft Landscaping incorporated
D. Courtyard, parking & landscaped forecourt amended
E. Foul Drainage layout added
F. Landscape revised & Cycle store relocated in accordance with LPA's requirements
G. Landscape revised & Cycle stores added in accordance with LPA's requirements

Date

08.11.11 (LM)
09.12.11 (nlc)
14.05.12 (nlc)
27.06.12 (nlc)
03.07.12 (nlc)
14.09.12 (nlc)
31.10.12 (nlc)

Project

Land at junction of Pottergate and St. Lawrence Lane, Norwich

Drawing

Proposed Site Plan

H. Landscape revised in accordance with LPA's requirements 22.12.12 (nlc)
H. Landscape revised in accordance with LPA's requirements 14.01.13 (nlc)

Client

TSA Group Ltd

Scale

1:100 @ A1

Date

Oct. 2011

Drawn by

nlc

Check by

DF

Project

5585

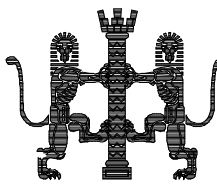
Drg. No.

SLO1

Rev

J

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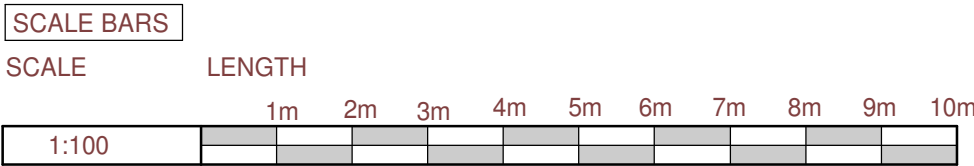
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Scale Bar



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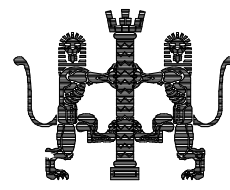
Rev	Date
A. Floor plans updated in accordance with street elevations	13/10/11 (nlc)
B. Minor amendments	08/11/11 (LM)
C. Refuse store increased and cycle store relocated	08/11/11 (nlc)
D. Courtyard amended in accordance with Site Plan Drg	28/06/12 (nlc)
E. Landscape amended in accordance with LPA's requirements	14/09/12 (nlc)
F. Courtyard amended in accordance with Site Plan Drg	02/11/12 (nlc)
G. Windows added to bedrooms & en suite on 2nd floor	19/12/12 (nlc)

Project Land at junction of Pottergate and St. Lawrence Lane, Norwich

Drawing Proposed Floor Plans

H. Courtyard amended in accordance with Site Plan Drg 14/01/13 (nlc)

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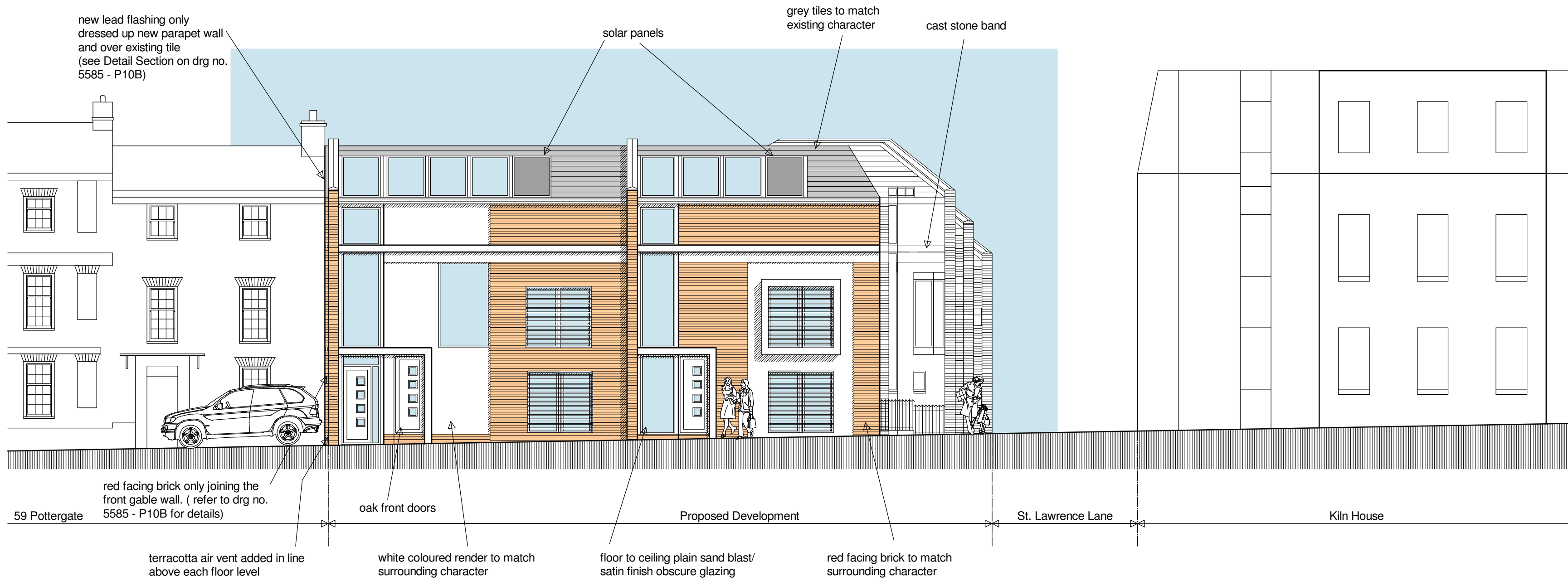
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Client TSA Group Ltd

Scale	1:100
Date	Sept. 2011
Drawn by	nlc
Check by	DF

Project	Drg. No.	Rev
5585	P06	H

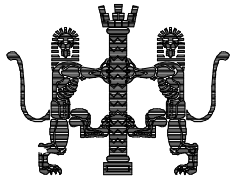


POTTERGATE ELEVATION



ST. LAWRENCE LANE ELEVATION

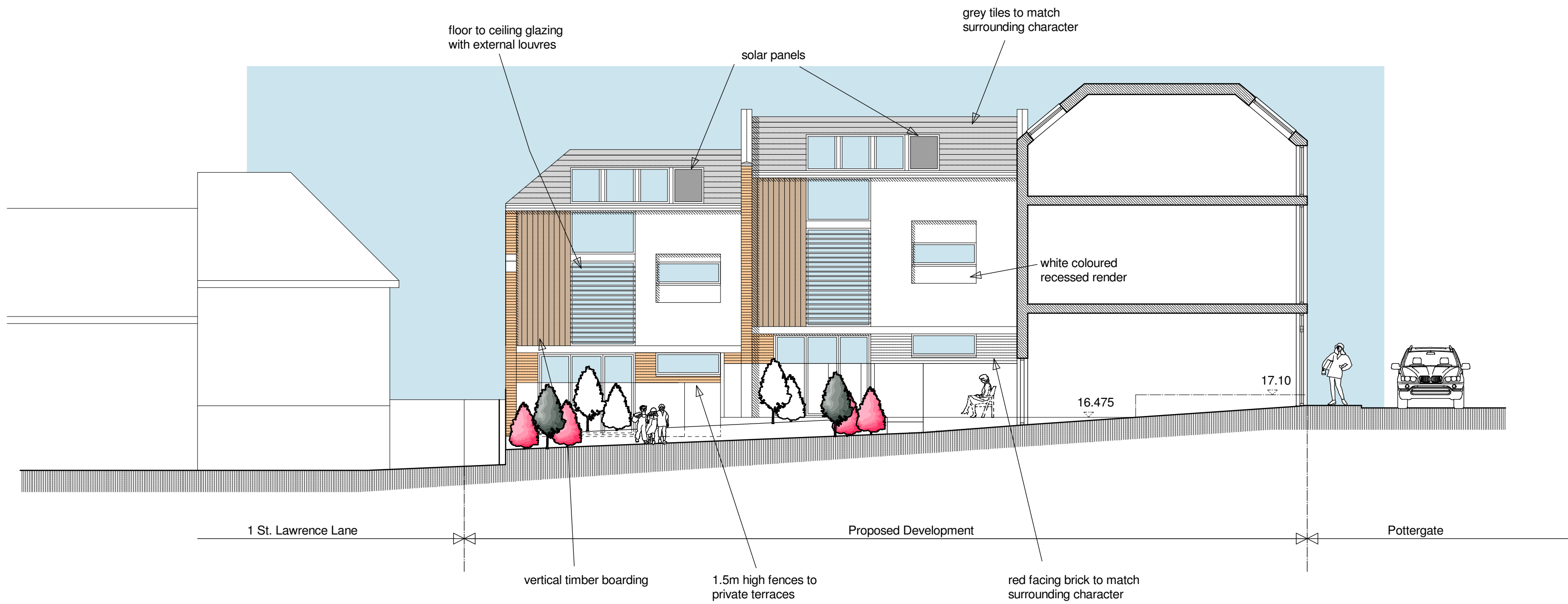
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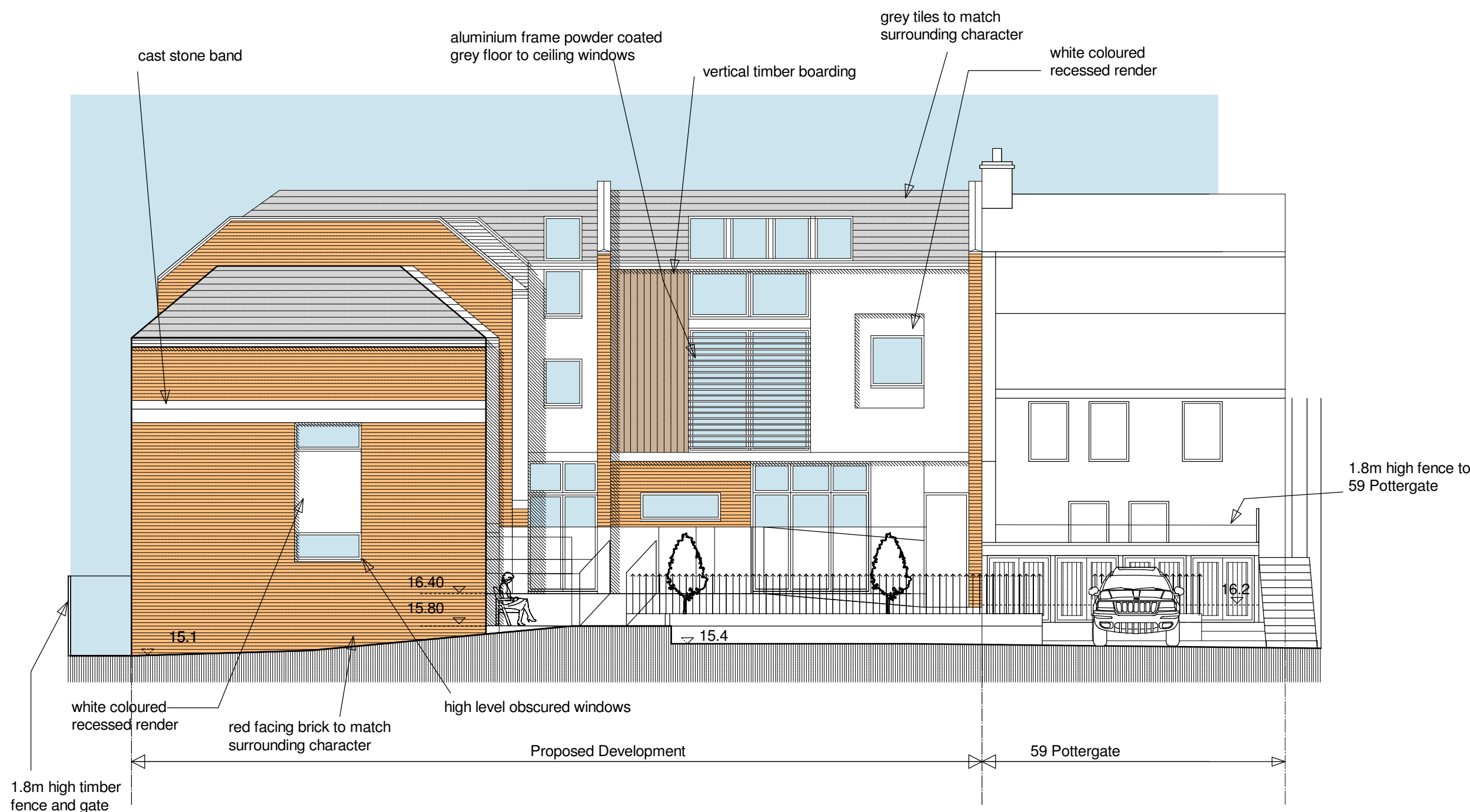
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	<div>Scale</div> <div>1:100 @ A1</div>	<div>Project</div> <div>5585</div>	<div>Drg. No.</div> <div>P07</div>	<div>Rev</div> <div>G</div>		
	<div>Date</div> <div>Sept. 2011</div>	<div>Drawing</div> <div>Proposed Street Elevations</div>				
	<div>Drawn by</div> <div>nlc</div>					
	<div>Check by</div> <div>DF</div>					



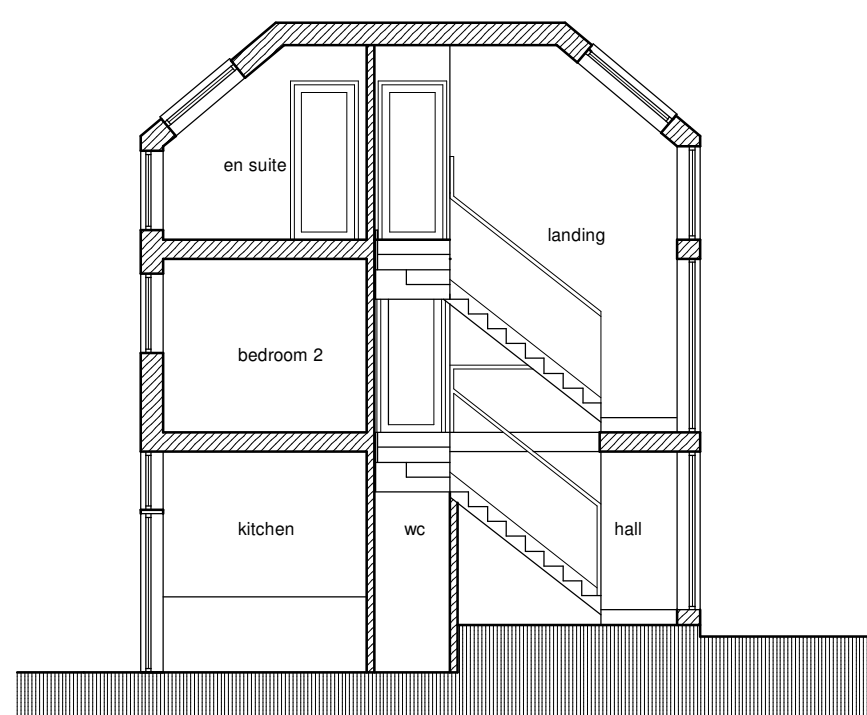
SECTION A-A



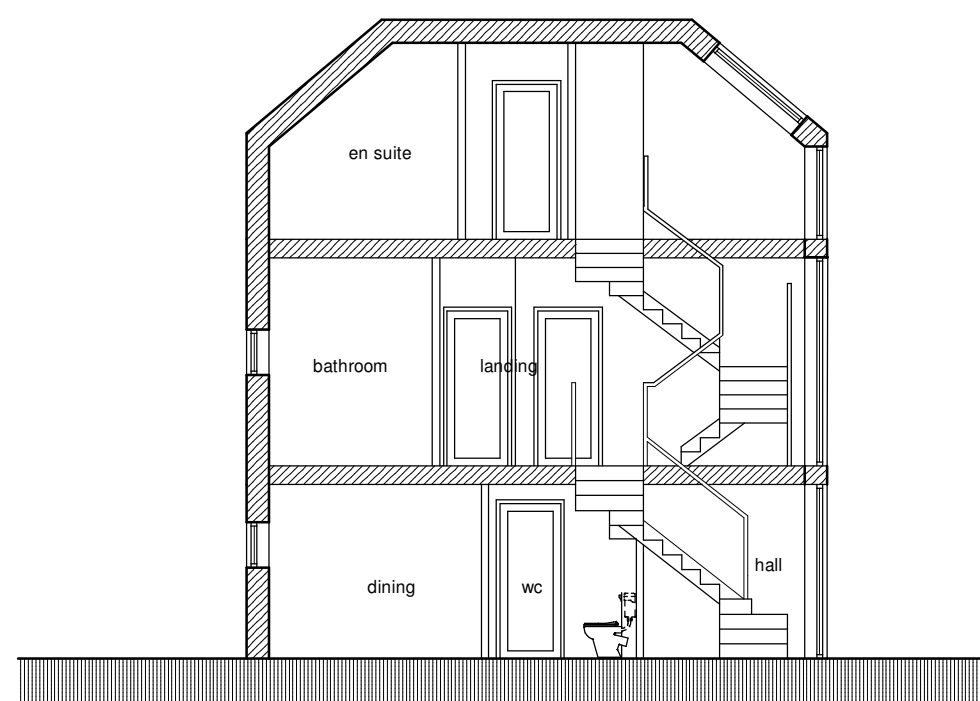
KEY PLAN



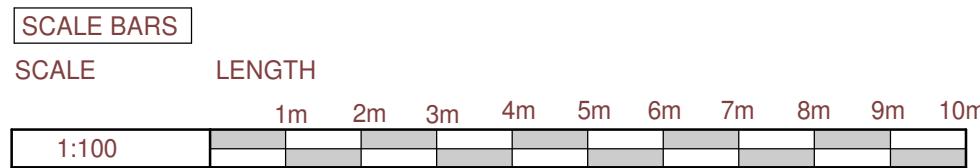
SECTION B-B



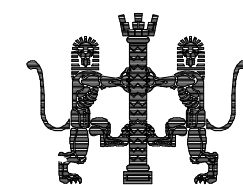
SECTION C-C



SECTION D-D



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Rev

- A. Minor amendments.
- B. Solar panels added & cycle store relocated
- C. Key Plan revised in accordance with Site Plan
- D. External materials revised in accordance with LPA's requirements
- E. Courtyard revised in accordance with LPA's requirements
- F. Minor amendments in accordance with LPA's requirements

Date

- 09.11.11 (LM)
- 09.12.11 (nlc)
- 13.08.12 (nlc)
- 14.09.12 (nlc)
- 01.11.12 (nlc)
- 20.12.12 (nlc)

Project

Land at junction of Pottergate and St. Lawrence Lane, Norwich

Drawing

Proposed Sections

Client

TSA Group Ltd

Scale

1:100@A1

Date

Oct. 2011

Drawn by

nlc

Check by

DF

Project

5585

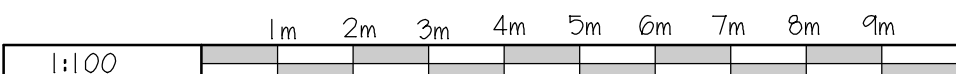
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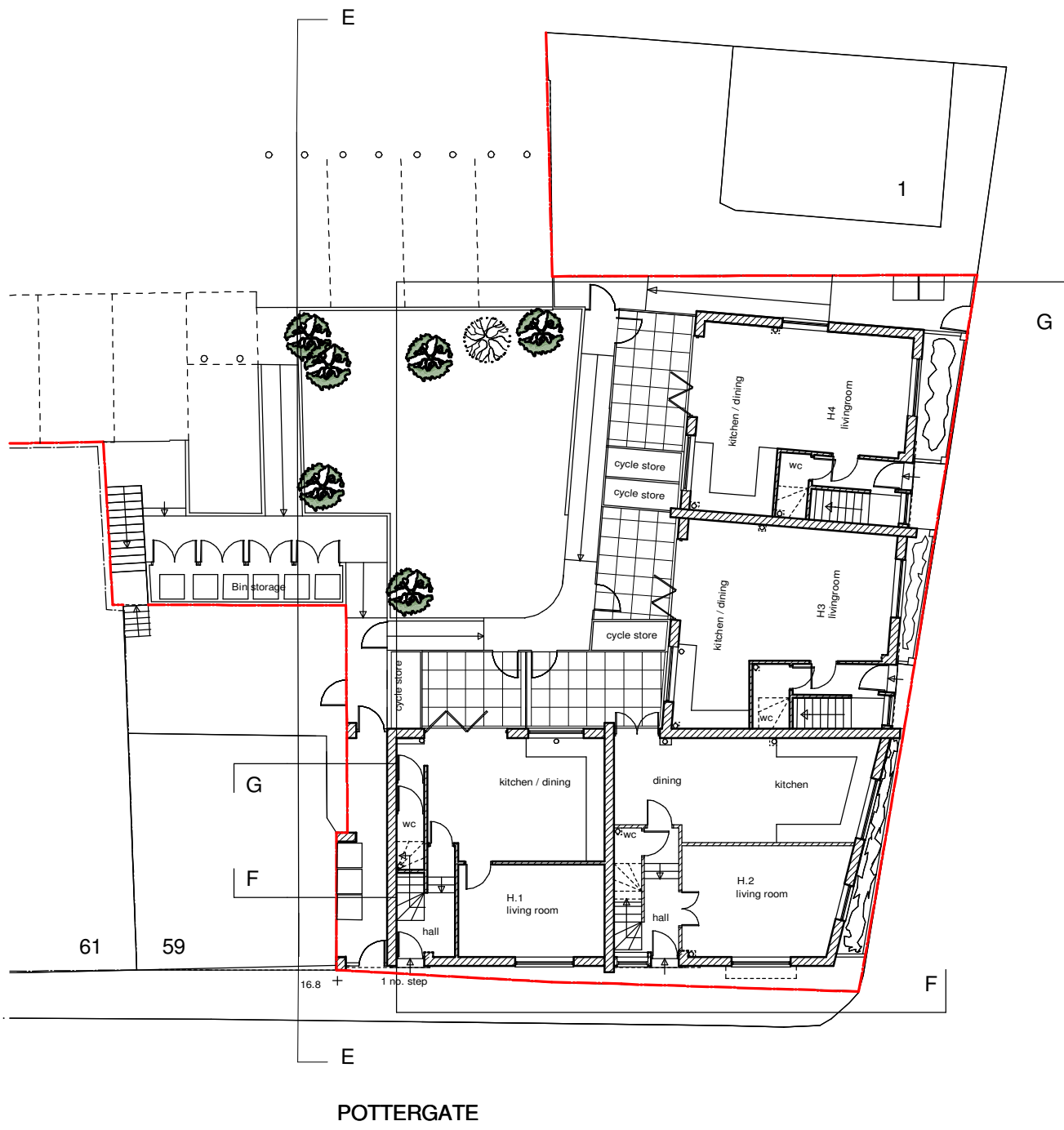
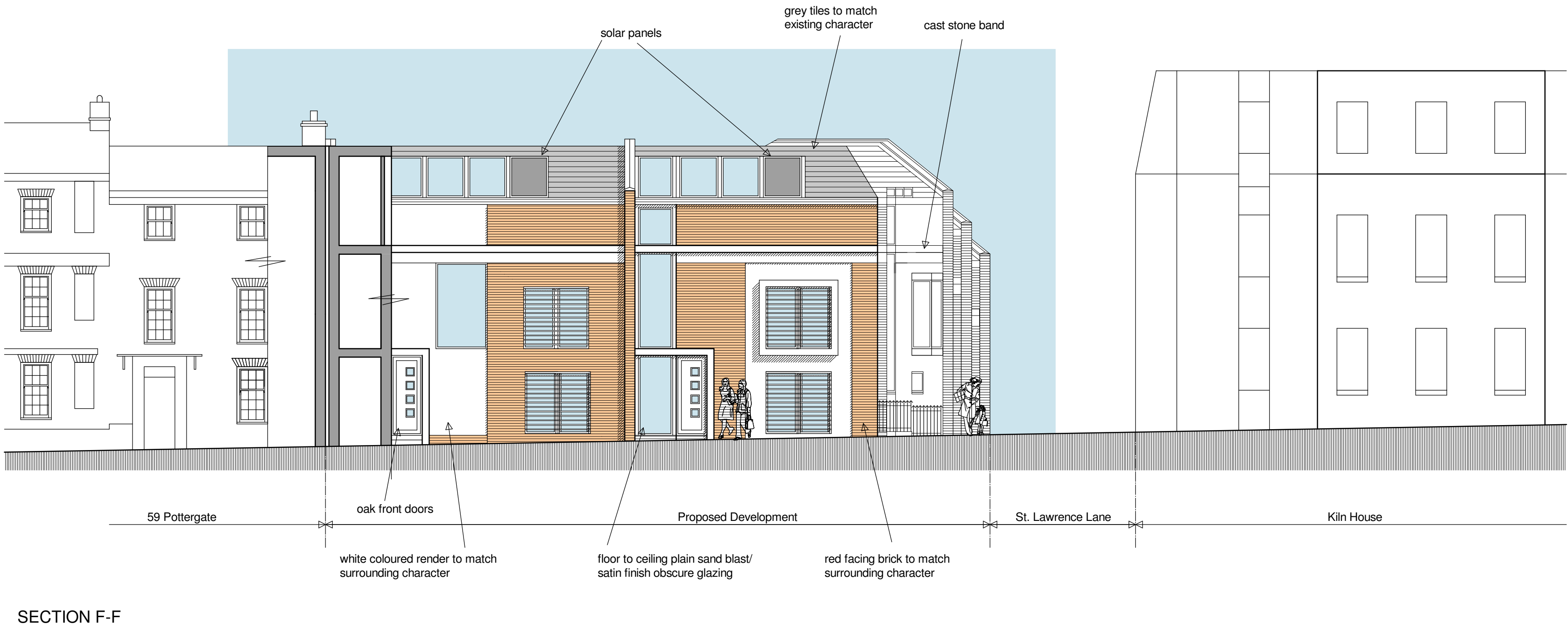
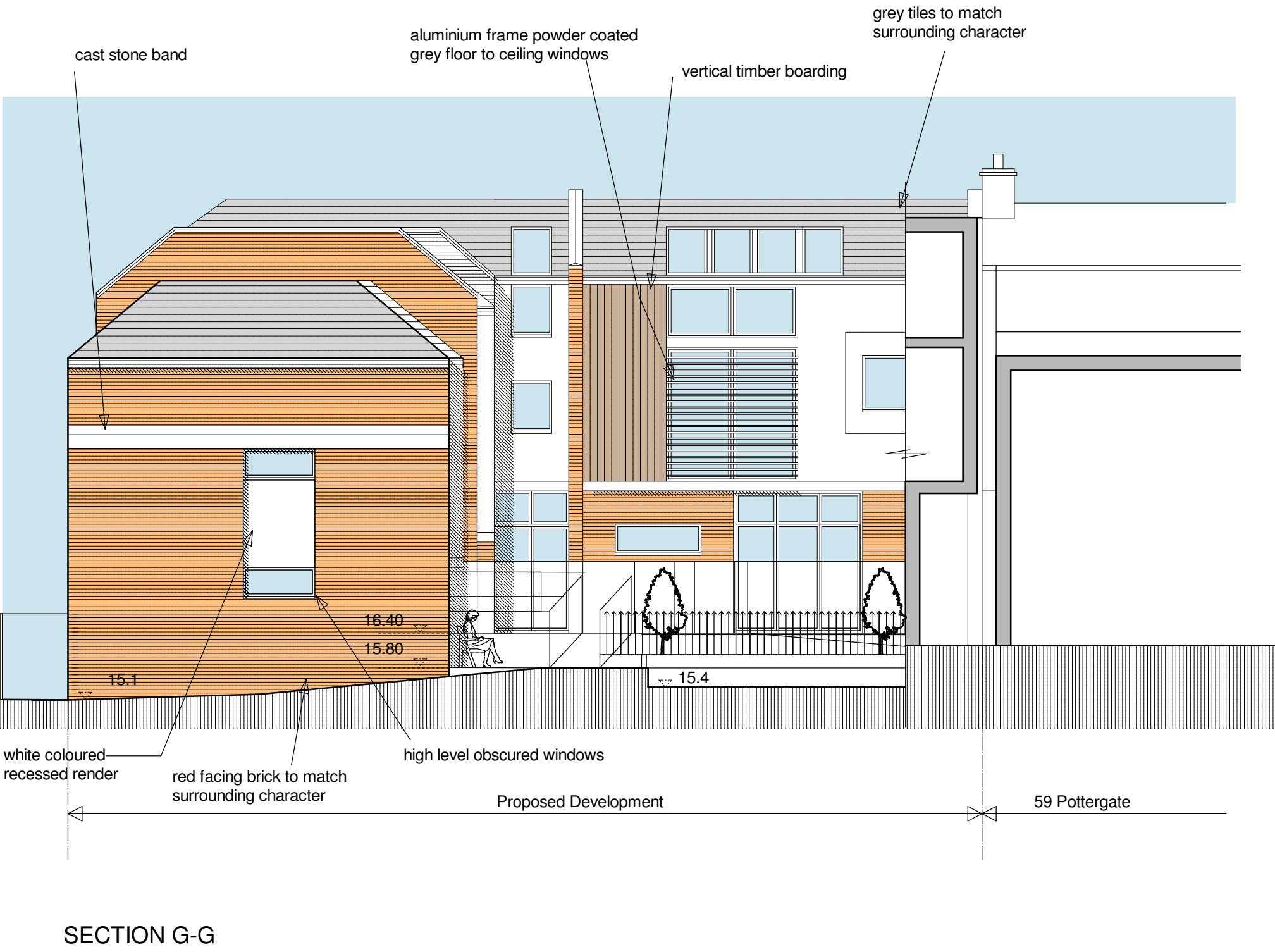
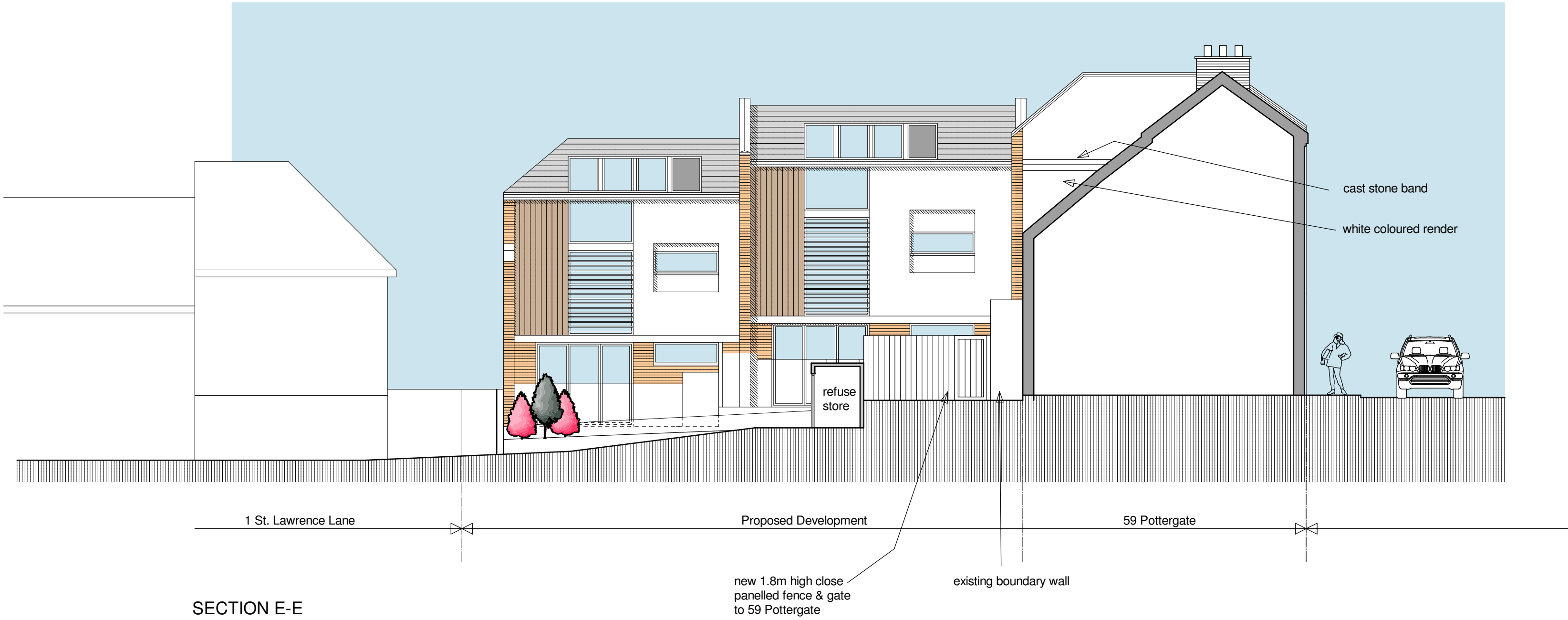
P08

Rev

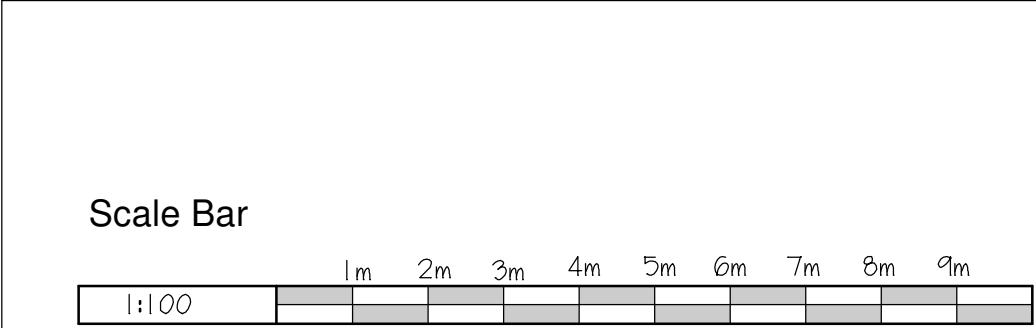
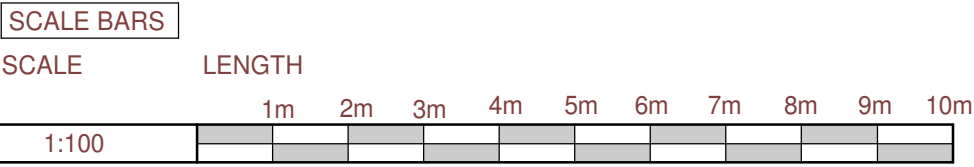
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Scale Bar





KEY PLAN



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Rev

Date

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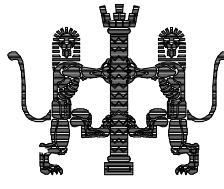
Drawing Proposed Sections

Client TSA Group Ltd

Scale	1:100@A1
Date	Jan. 2013
Drawn by	nlc
Check by	DF

Project	5585	Drg. No.	P09	Rev
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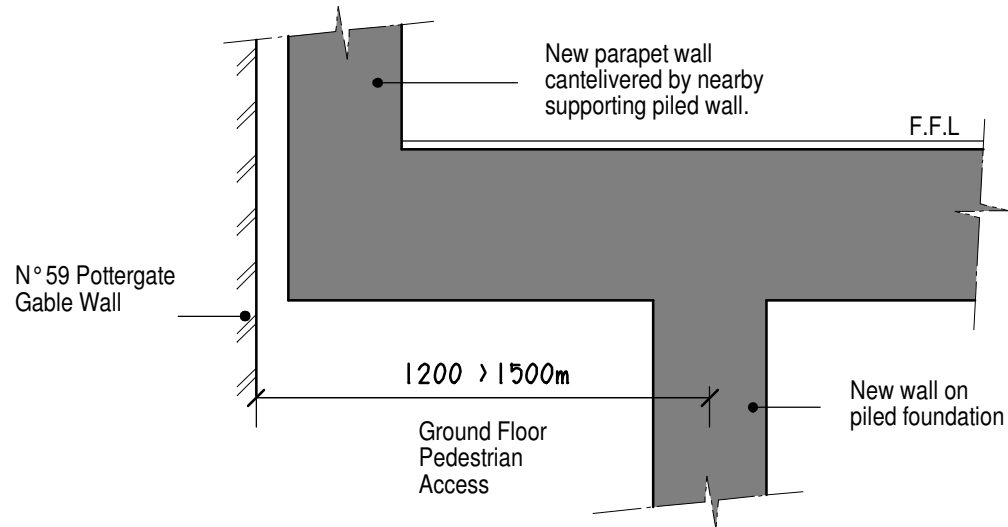
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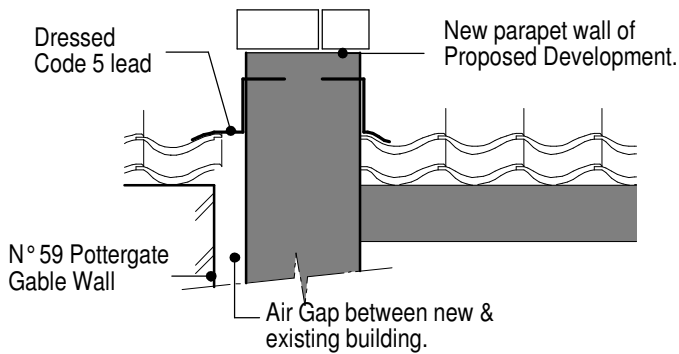
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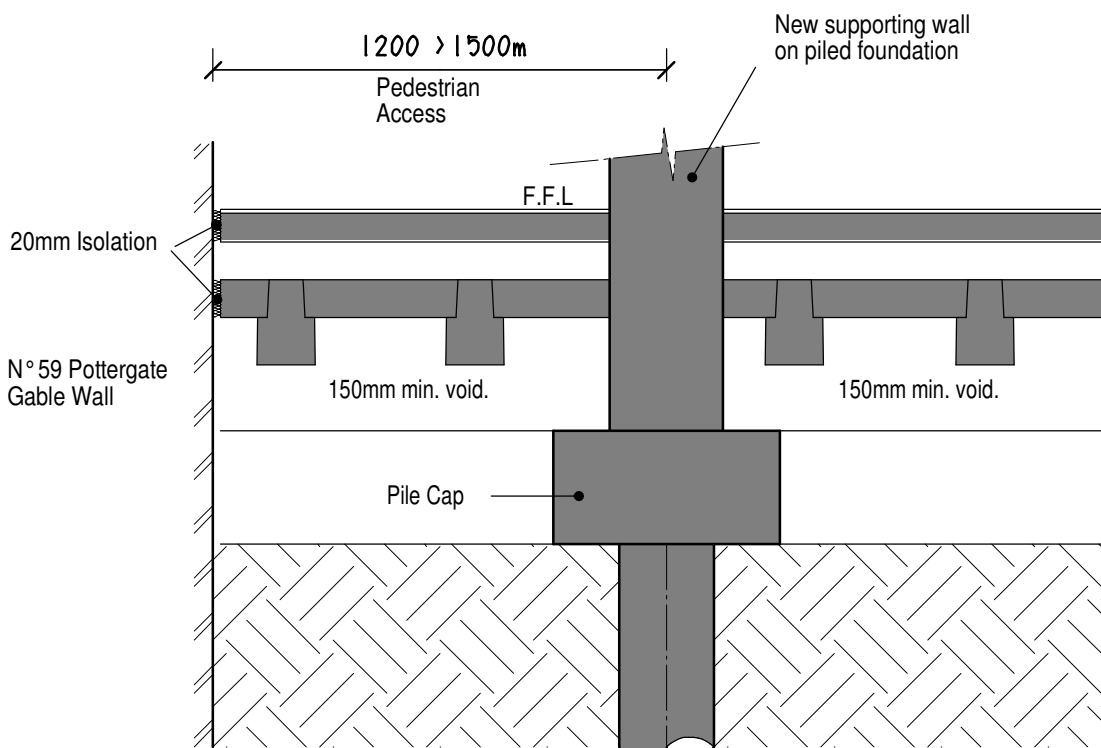
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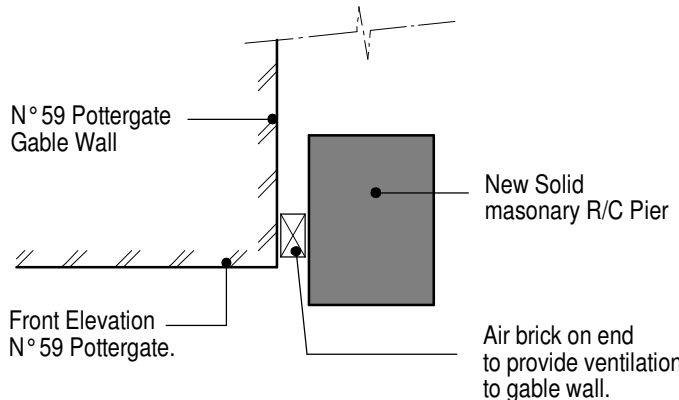
Section,
Proposed First Floor Detail
at Junction of N° 59, Pottergate



Section,
Proposed Roof Detail
at Junction of N° 59, Pottergate



Proposed Ground Floor and Foundation Detail
at Junction of N° 59, Pottergate



Plan,
Proposed Detail at Front
Junction of N° 59, Pottergate

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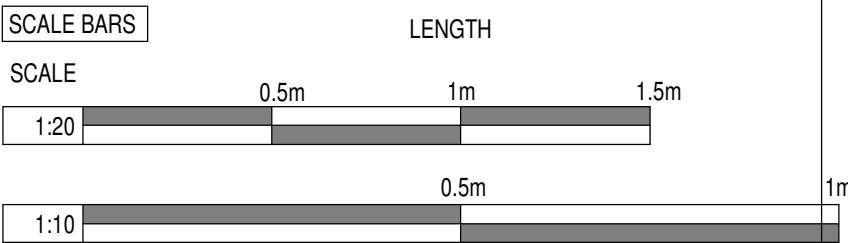
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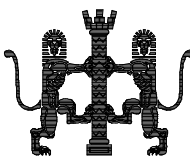
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Project: Land at junction of Pottergate and
St. Lawrence Lane, Norwich

Client: TSA Group Ltd

Drawing: Proposed Gable Details

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Scales: 1:20 1:10			
Date: Jan 2013			

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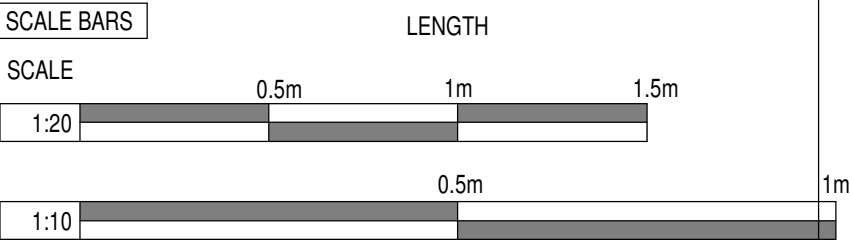
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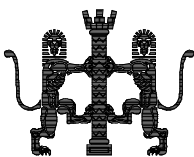
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B. Notes to air vents amended 12/02/13 (nlc)
A. Front Elevation detail added 11/02/13 (nlc)

rev: date:

architects and consulting engineers



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Project: Land at junction of Pottergate and St. Lawrence Lane, Norwich

Client: TSA Group Ltd

Drawing: Details

Drawn By: ASZ	Checked By: XX	Ref. No. 5585	Drg. No. P10B
Scales: 1:20 1:10			
Date: Jan 2013			

