

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 15/01875/F - Little Timbers, 2 South
Park Avenue, Norwich, NR4 7AU

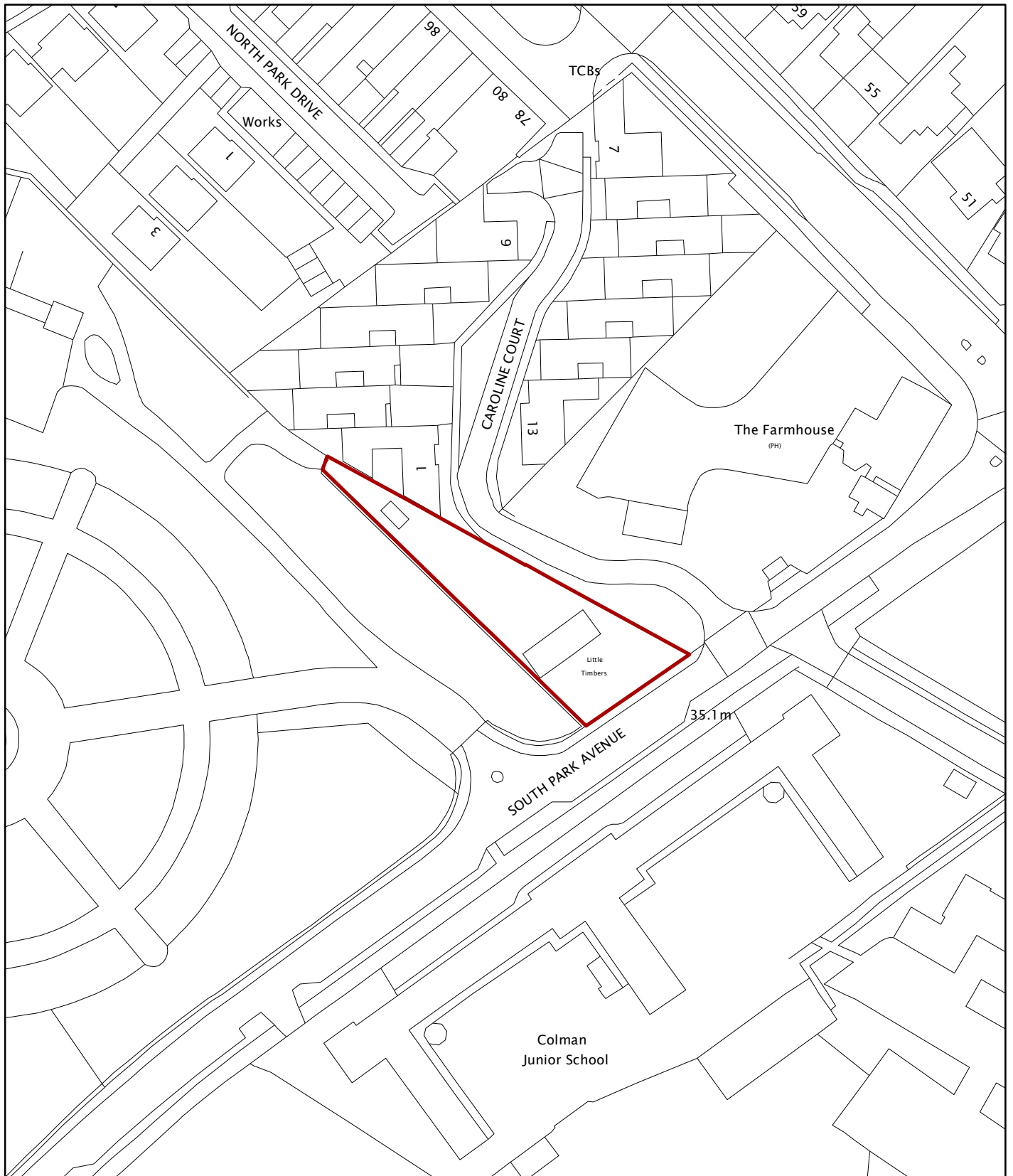
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**Reason
for referral** Objection

| | |
|---------------------|---|
| Ward: | Eaton |
| Case officer | Kian Saedi - kiansaedi@norwich.gov.uk |

| Development proposal | | |
|---|---------|---------|
| Erection of building to form 2 No. six bed HMO dwellings (Class C4) | | |
| Representations | | |
| Object | Comment | Support |
| 8 (including one from the Norwich Society) | 0 | 0 |

| Main issues | Key considerations |
|--------------------------------|---|
| 1 Principle of the development | Locational suitability of site for student accommodation |
| 2 Design | Scale, form, massing, impact on character of surrounding area, setting of historic park, overdevelopment of site, appearance |
| 3 Transport | Accessibility, highway safety, parking |
| 4 Amenity | Living conditions for future residents. Impact on neighbouring amenity (overshadowing, loss of light, overlooking/loss of privacy), noise and disturbance |
| Expiry date | 15 March 2016 extended to 17 May 2016 |
| Recommendation | Approve subject to conditions |



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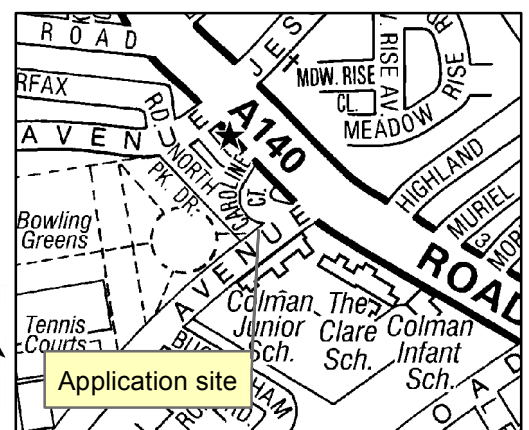
Planning Application No 15/01875/F
 Site Address Little Timbers
 2 South Park Avenue

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The character of the wider area is residential, consisting of various styles of dwelling. However, it is noted that the area in the immediate vicinity is of a mix of uses. The Caroline Court development is of terraced bungalows.
2. This stretch of South Park Avenue can be quite congested due to its proximity to the traffic light intersection with the ring road and nearby schools. The northern side of the South Park Avenue is also characterised by the extensive mature trees which run along the historic park boundary, its entrance and the boundary of the application site.
3. It is not a controlled parking zone and there are nearby bus stops providing frequent 24 hour bus services to the University and city centre. There is a local retail centre some 200 metres to the north-west providing a range of services including a pharmacy, shop and fast food establishments.
4. The site is situated between no. 1 Caroline Court to the north, Eaton Park (a registered historic park and garden) along the south west boundary, is opposite no. 13 Caroline Court and the Farmhouse pub to the north east, and the Schools, to the south east.
5. The site is wedge shaped and formerly contained a single-storey detached house fronting South Park Avenue on the southern corner with Caroline Court, a public and unclassified highway cul-de-sac. It was set back from the highway within a modest front garden, which included vehicular access onto South Park Avenue and via Caroline Court. The original dwelling has now been demolished but a new double gate has been added to the access on Caroline Court.
6. The site (the original plot and gardens) is turfed and features landscaping in the form of mature Laurel hedge along the majority of the boundary to Caroline Court, sporadic landscaping to the South Park Avenue frontage and less dense hedging / close boarded fencing to the boundary with Eaton Park.

Constraints

7. The site is located within a critical drainage area.

Relevant planning history

8.

| Ref | Proposal | Decision | Date |
|-------------|--|----------|------------|
| 4/2001/0938 | Sub-division of curtilage to provide site for single dwelling. | REF | 11/12/2001 |
| 4/2001/0037 | Subdivision of curtilage to provide site for single dwelling | REF | 01/03/2001 |
| 05/01141/F | Subdivision of curtilage and construction | REF | 09/01/2006 |

| Ref | Proposal | Decision | Date |
|---------------|--|----------|------------|
| | of single-storey, flat-roofed dwelling. | | |
| 07/00228/F | Subdivision of curtilage and construction of single-storey super-eco timber framed dwelling house with associated amenity areas. | REF | 27/04/2007 |
| 09/01548/F | Erection of replacement two storey dwelling. | REF | 22/03/2010 |
| 10/01730/F | Replacement dwelling with attached garage. | REF | 31/12/2010 |
| 11/01053/F | Erection of replacement dwelling with associated parking area. | APPR | 23/08/2011 |
| 13/01046/NM A | Non Material Amendment to rooflights in sloping roof, additional rooflight, additional ground floor side window and alterations to room partitions of previous permission 11/01053/F | REF | 04/07/2013 |
| 14/00138/NM A | Non material amendment of permission 11/01053/F | APPR | 05/02/2014 |
| 14/00396/F | Erection of 1 no. eight person house in multiple occupation (HMO) (Sui Generis). | APPR | 13/06/2014 |

The proposal

9. The proposal is for the erection of two semi-detached 6-bed HMOs to accommodate students.

Summary information

| Proposal | Key facts |
|-----------------------------|------------------------------|
| Scale | |
| Total no. of dwellings | 2 |
| No. of affordable dwellings | N/A |
| Total floorspace | 330 sq.metres |
| No. of storeys | 3 (including basement level) |

| Proposal | Key facts |
|---|---|
| Max. dimensions | Width of 13.8 metres, length of 10.8 metres, eaves set at 2.4 metres (at front) and 5 metres (when measured from lower level terrace) maximum roof height of 5.8 metres (at front) and 8.4 metres when measured from lower level terrace. |
| Appearance | |
| Materials | Smooth render and horizontal timber cladding (final details to be agreed by condition). |
| Energy and resource efficiency measures | Photovoltaic panels to be installed on south facing roof. |
| Transport matters | |
| Vehicular access | Vehicle access to parking area from South Park Avenue, servicing from Caroline Court. |
| No of car parking spaces | 5 |
| No of cycle parking spaces | 12 |

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Eight letters of representation have been received including one from the Norwich Society 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 |
|--|-----------------|
| Demand for this type of application? The UEA provides on-campus accommodation for students. | Main issue 1 |
| Unsuitable site | Main issue 1 |
| Poor design | Main issue 2 |
| Over-dominant building | Main issue 2 |
| Part of the three-storey building would be highly visible and would harm the character of the surrounding area | Main issue 2 |
| There are no mature trees to hide or soften | Main issue 2 |

| Issues raised | Response |
|---|--|
| the look of the proposed development | |
| Overdevelopment of site | Main issue 2 |
| Potential harm to highway safety | Main issue 3 |
| Increased traffic | Main issue 3 |
| Poor access/dangerous access via Caroline Court | Main issue 3 |
| Inadequate parking | Main issue 3 |
| The statement on access does not mention the double gates and dropped kerb which is next to my house. Appendix 3 shows these gates as being re-installed. | The gates and access are illustrated on the proposed site layout. The design and access statement includes a copy of the arboricultural report submitted with previous application 14/00396/F and does not represent the current scheme. |
| No mention of access arrangements for contractors, especially for the removal of soil to form the basement. | Noted. The applicant will be advised to take care during the construction process to minimise disturbances to the surrounding area and to sign up to a considerate constructor's scheme. |
| Loss of light/overshadowing | Main issue 4 |
| Overlooking/loss of privacy | Main issue 4 |
| Noise disturbance | Main issue 4 |
| Inadequate consultation | Main issue 4 |
| | |

Consultation responses

11. 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.

Highways (local)

12. No objection in principle to servicing via Caroline Court. The proposed parking provision and layout, and vehicle access to South Park Avenue is acceptable. The location of the cycle store is good, but the layout is incorrect and should be amended.

Norfolk police (architectural liaison)

13. Several recommendations made with respect to enhancing the security of the site. These have been forwarded to the agent of the application who has acknowledged the comments.

Natural areas officer

14. The application would involve excavating a much larger area of the site than the previous application. I am concerned that this would impinge upon the root protection zones of several nearby trees. The arboricultural report is from 2011 and needs to be updated with reference to the current application.

Tree protection officer

15. Several recommendations were made for a no-dig surface to be installed within the RPA of the Lime Tree, for consideration to be given to a car port beneath the Lime Tree and for the limbs of the Beech Tree to be lifted/managed to prevent future nuisance. The amended AIA sets out the requested no-dig construction and states that the amount of facilitative pruning will be agreed prior to commencement of the development. The potential for the car port has been discounted due to concerns with the amount of space available and visual impact upon the street scene.
16. The AMA and TPP are considered sufficient to establish that the protection of all trees and hedges is feasible subject to condition.

Assessment of planning considerations

Relevant development plan policies

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

- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

20. 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

21. Key policies and NPPF paragraphs – DM12 and DM13, JCS4, NPPF paragraphs 49 and 14.
22. The proposal is for new student accommodation which is assessed against policy DM13 of the *local plan* under which development is considered to be acceptable where it satisfies the following criteria:
- (a) The site is not designated or allocated for an alternative non-residential use;
 - (b) The site is designated or allocated for housing development and it can be demonstrated that the proposal would not compromise the delivery of a sufficient number of dwellings to meet the calculated five-year housing supply requirement for the city; and in all cases
 - (c) The location provides convenient and direct pedestrian access to local facilities and bus routes;
 - (d) The provision of shared amenity space is satisfactory for use by residents and visitors;

(e) Applicants can demonstrate the provision of satisfactory servicing and warden/staff accommodation.

23. The proposal largely accords with these criteria. Norwich currently has a growing student population and the proposal would contribute to a much needed student housing demand. The site is highly accessible, there being nearby bus stops providing regular services to the city centre and university and the site is located immediately adjacent to a neighbourhood cycle route crossing Eaton Park and connecting to the UEA and city centre. The site is also located within walking distance of the nearby local retail centre on Colman Road which will provide convenient services and facilities for future residents.
24. The site provides a generous shared rear garden plot for shared use by future occupants and Eaton Park neighbours the site to the west providing additional recreational opportunities for residents.
25. The application states that due to the relatively small size of the HMOs, the proposal does not warrant the need for a 'live-in' warden. Instead, a management policy statement has been set out demonstrating how servicing, maintenance and noise disturbance will be managed. This arrangement is considered to be acceptable and compliance with the management policy will be conditioned.
26. The UEA operates a policy of guaranteeing all first year undergraduate students with on-site halls of residence accommodation, but more mature students will generally seek accommodation elsewhere in the city area. The proposal would be in line with the council's objective of promoting different accommodation types which carry the potential to slow the conversion of existing housing in the city for conversion to HMO's, which are then often used to accommodate students.

Main issue 2: Design

27. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
28. Planning permission 14/00396/F approved the erection of an eight bed large HMO (Sui Generis) on the application site in virtually the same footprint as the current proposal. The current scheme largely echoes the design of this earlier scheme except that it proposes an additional floor at basement level, which will be part underground (at the front), opening out to the communal terrace at the rear.
29. The existing topography of the site steps down towards the rear and it is proposed to increase the step in levels by excavating part of the garden at the rear. The scale, form and massing of the proposed building will appear very similar to that approved under 14/00396/F when viewed from South Park Avenue, but the increased scale of the building will be noticeable from the rear when looking south. Steps will be provided leading up from a low level terrace to the existing level of the rear garden. Members will be shown elevation drawings, street scenes and plans of the previously approved scheme to illustrate the visual impact of these changes.
30. The overall height of the development will otherwise increase by only ~20cm above the ridge height of the approved scheme when measured from ground level and the width and depth of the current scheme when compared to the approved scheme remain largely unchanged. The street scenes demonstrate that the basement level

will largely be obscured from surrounding views by the existing fencing and vegetation bordering the site which is to be retained as part of the proposal. A 1.8m close-boarded timber fence is proposed along the west boundary of the site to replace the existing wire fence and the basement level will therefore only appear in glimpsed views from limited breaks in the vegetation along the eastern boundary of the site past the point of the proposed bin store.

31. Given the similarities between the approved scheme and current scheme in terms of scale, form and massing, and the existing and proposed boundary treatments which will serve to screen the development, the current proposal will not result in any significant harm to the visual amenities of the surrounding area or setting of the adjacent historic park. The scale of the development is appropriate to the size of the site and context of the surrounding environment and will not appear over-dominant in the street scene.
32. Permitted development rights for extensions and outbuildings are to be removed in the interests of preventing any future overdevelopment of the site and protecting the amenity and living conditions of future occupants of the site and preventing any significant harm to the health of the trees on and adjacent to the site.
33. The predominant use of render is consistent with materials used on Colman Junior School opposite the site on South Park Avenue and the incorporation of timber cladding will work well to break up the massing of the building. Final details of materials will be conditioned to ensure a satisfactory appearance of the development. The minor landscaping works that are proposed are acceptable and the existing landscaping at the site will provide satisfactory standards of amenity for future occupants.

Main issue 3: Transport

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. The proposal satisfies the council's local parking standards and cycle parking is provided on a 1:1 basis within a secure and covered store, which will reduce reliance upon car ownership. The site is located adjacent to an established neighbourhood cycle route linking the city centre to the UEA and the university is within walking distance from the site making it ideally suited for student accommodation.
36. The site is also located near to bus stops providing regular bus services to the city centre and wider area and the Colman Road local retail centre is within walking distance of the site where a number of services and facilities would be available to residents.
37. Given the above, the transport credentials of the proposal are considered to be sustainable and will enable car free/low car dependent development to come forward.
38. The layout of the site has been re-evaluated during the assessment of the application to provide car parking at the front and servicing at the rear. This has been made possible by the existing access off Caroline Court, which has been confirmed as an acceptable refuse collection point by the council's environmental

services team. Locating the refuse storage area in the rear garden has provided more space in the parking forecourt where sufficient room will exist to enable vehicles to enter and leave the site in a forward gear in the interests of highway safety. The existing access arrangements are satisfactory and any increase in traffic resulting from the development will not be such as to present any significant additional disruptions in the highway, especially when considered against the sustainability of the site in transport terms.

39. There are adequate existing waiting restrictions in the surrounding area to protect the junctions.

Main issue 4: Amenity

40. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
41. Both properties provide adequate internal living conditions for future residents and satisfy national space standards set by central government. The bedrooms at basement level will unfortunately not benefit from a good level of outlook but the rooms are south facing and will be fitted with large windows to ensure satisfactory natural daylighting. All rooms are en-suite and each occupant will have access to adequate living/dining facilities and a very large, well secluded rear garden space.
42. The site is also located adjacent to Eaton Park which will provide additional recreational opportunities for residents and the site is located within walking distance of both the university and local retail centre.
43. The proposed building is well distanced from the nearest residential property on Caroline Court, which is located ~30 metres to the north and separated by existing boundary vegetation and the road leading to Caroline Court. The application does not raise any significant amenity implications in respect of the overshadowing, loss of light or overlooking/loss of privacy in the surrounding area.
44. Finished floor levels will be conditioned in order to ensure the satisfactory appearance of the development when viewed from the surrounding area and also to safeguard the amenity of neighbouring properties.
45. The application states that the two HMOs are intended for student accommodation and identifies that additional procedures may need to be implemented to ensure proper management of the accommodation. It is agreed that the two units are too small to reasonably expect a live-in warden arrangement to be secured. Indeed, the size of the two units would result in each property being classified as a C4 HMO as opposed to a larger 'Sui Generis' HMO. Nevertheless, the applicant's commitment to a management policy is welcomed.
46. The management policy sets out procedures for refuse collection, garden upkeep, maintenance of the properties and relations with neighbours. In the interests of protecting the amenities of the surrounding area, planning permission will be conditioned to ensure compliance with the management policy statement.

Compliance with other relevant development plan policies

47. 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 | Not applicable but it is proposed to install solar panels to the south facing roof of the development which will enhance the energy performance rating of the site. |
| Water efficiency | JCS 1 & 3 | Yes subject to condition. |
| Sustainable urban drainage | DM3/5 | Yes subject to condition. The site is located within a critical drainage area of the city. |
| Trees | DM7 | Yes subject to condition. The arboricultural report demonstrates that the development can be achieved whilst ensuring the protection of those trees to be retained on site. Planning permission will require full compliance with the approved arboricultural impact assessment, method statement and tree protection plan. Permitted development rights for extensions and outbuildings are also to be removed, partly to ensure that no future development takes place which might cause significant harm to the health of the trees and hedges on and adjacent to the site. This condition was originally applied to the planning permission granted under application 11/01053/F for a replacement dwelling at the site and the need for the condition was subsequently established following a dismissed appeal against the imposition of the condition. |

Other matters

48. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.
49. Concern has been raised in representations made against the proposal that the application has not been advertised properly. The application has been advertised properly and in accordance with central government guidance as set out within the Development Management Procedures Order 2015.

Equalities and diversity issues

50. There are no significant equality or diversity issues.

Local finance considerations

51. 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.
52. 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.
53. In this case local finance considerations are not considered to be material to the case.

Conclusion

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

Recommendation

To approve application no. 15/01875/F - Little Timbers 2 South Park Avenue Norwich NR4 7AU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. With the exception of any site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place in pursuance of this permission until details (including manufacturer, product, colour finish and samples where required) of the materials to be used in the external construction of the [insert relevant materials i.e. walls, roof, windows, doors, gutters, downpipes, fascias, bargeboards etc] of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The development shall be carried out in accordance with the materials as approved.
4. With the exception of any site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place in pursuance of this permission until a detailed landscaping scheme has been submitted to and agreed in writing with the Local Planning Authority. The landscaping scheme shall include the following information:

Existing landscape details:

- (a) location, spread and levels of existing trees, hedgerows and other significant areas of vegetation on or adjoining the site;

(b) details of existing boundary treatments and forms of enclosure;

Hard landscape details:

- (c) details of the materials for paved areas, parking area and low level terrace including manufacturer, product type and colour;
- (d) proposed and existing functional services above and below ground (e.g. power and communication cables, pipelines, indicating manholes, supports etc.);
- (e) details of all new boundary treatments at the site, including the material and colour finish of any walls, fences or railings;
- (f) details of new external lighting;
- (g) details of vehicle and pedestrian access and circulation areas;
- (h) details of car parking layouts, cycle store and bin stores;
- (i) proposed finished levels or contours;

Soft landscape details:

- (j) planting plans showing the location, species and numbers of proposed new trees, hedging, shrubs and other planting on the site;
- (k) planting schedules, noting species, planting sizes (at time of planting) and proposed numbers and densities where appropriate;
- (l) written specifications (including cultivation and other operations associated with plant and grass establishment).

Implementation and management details:

- (m) an implementation programme clearly indicating a timescale for the completion of all landscaping works;
- (n) a landscape management plan, including management responsibilities and a schedule of maintenance operations for all landscaped areas for a minimum period of five years following implementation.

The development shall be carried out in full accordance with the agreed details and implementation programme and the landscaped areas of the site shall be made available for the enjoyment of residents of the development hereby permitted. Management of the landscaping shall commence immediately after planting in accordance with the agreed details. All hard and soft landscaping works shall thereafter be retained as such.

If within a period of FIVE years from the date of planting, any tree or plant (or any tree or plant planted in replacement for it) is removed, uprooted or is destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of

5. SUDS Details submission and implementation
6. No development shall take place until details of the proposed finished floor levels of the building and the existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with these agreed details.
7. Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). No other operations shall commence on site in connection with the hereby-approved development until the tree protection

works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the Tree Protection Plan in Appendix 4 of the above document. The approved protective fencing shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning authority has first been sought and obtained.

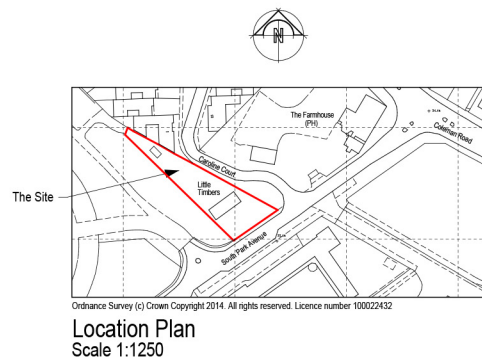
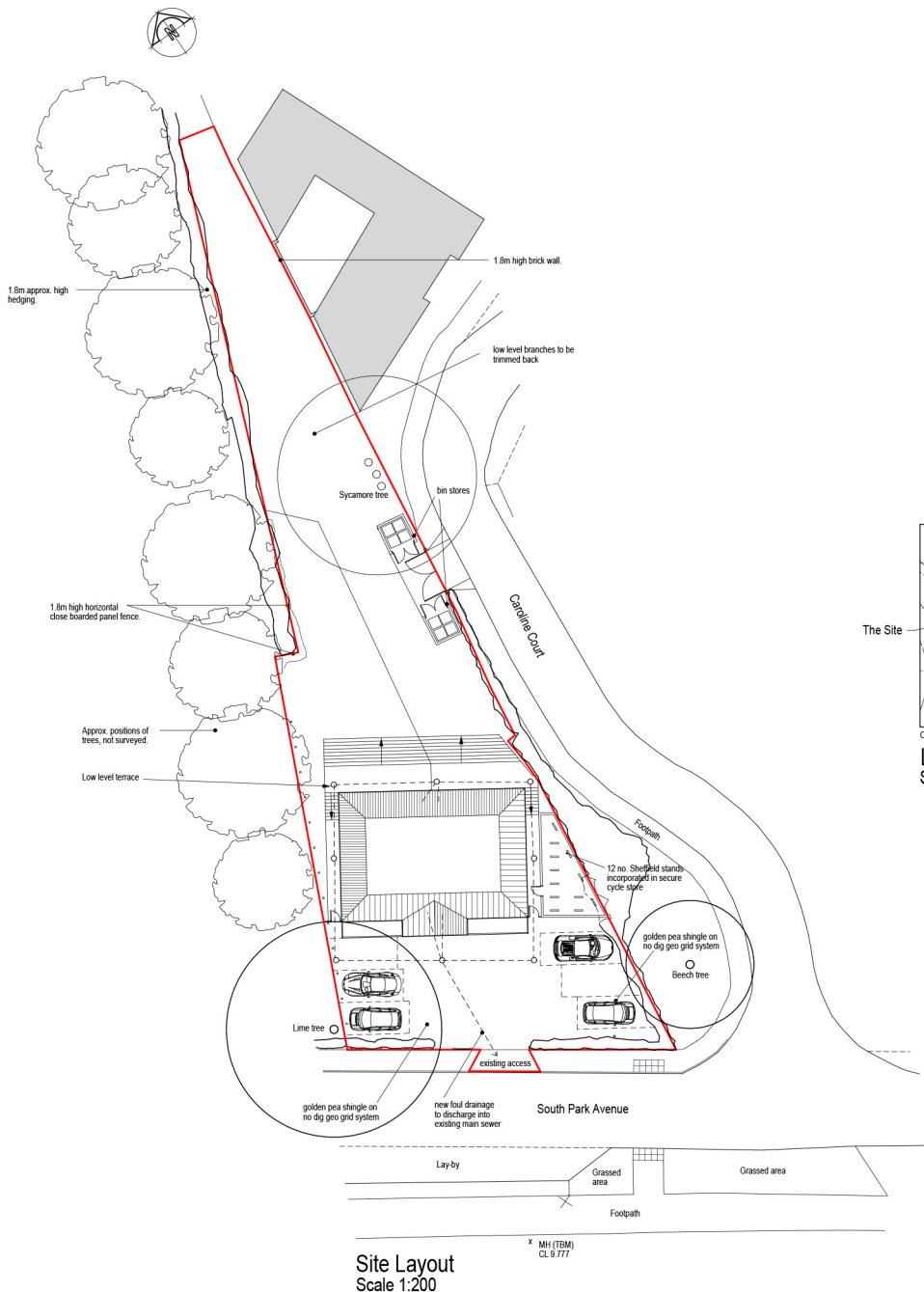
8. The development hereby approved shall be carried out in full accordance with the 'HMO Management Policy' [received 22 March 2016].
9. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order)(with or without modification), no extensions or ancillary building shall be erected unless an appropriate planning application is first submitted to and approved in writing by the local planning authority.

Informatives:

- 1) Considerate construction;
- 2) Refuse and recycling bins;
- 3) Vehicle crossovers;
- 4) Permeable hardstanding;
- 5) Street naming/numbering;

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.



NOTES

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Written dimensions must be used in preference to scales.

Contractors must check all dimensions on site.

Discrepancies are to be reported to the Architects before proceeding.

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CDM REGULATIONS 2015

Client Note: Health & Safety is your responsibility

Construction works to be carried out in accordance with the Construction Design Management Regulations 2015 (CDM 2015).

The Main Contractor is to prepare a Construction Phase Plan before commencing work on site. The Contractor is to collate a Health & Safety Plan during the work on site. Furthermore, the Contractor is to collate a Health & Safety Plan during the works, ensuring it is kept up to date until the works are complete. Alternatively the Health & Safety Plan may be carried out by the Principal Designer.

Please contact DFAL to assist.

The Main Contractor is to carry out the construction work in reference to a Design Risk Assessment prepared by DFAL.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Any necessary assumption of Liability and Claims for Exemption for Self-Build Development Application Forms are to be completed and submitted to the Local Planning Authority before construction works commence on site.

DFAL take no responsibility for any financial liability in this respect as this lies with the client.

Please contact DFAL should you require further assistance.


SCALE BARS

SCALE LENGTH

1 100 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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|---|----------|
| C. Bicycle store amended as requested by LPA. | 04/04/16 |
| B. Existing trees along Caroline Court added | 21/03/16 |
| A. Parking, refuse & cycle store revised | 25/02/16 |
| rev | date: |

architects and consulting engineers



Chartered Practice

dfal

david futter associates ltd

Arkitech House, 35 Whittier Road
Norwich, Norfolk, NR3 2JW

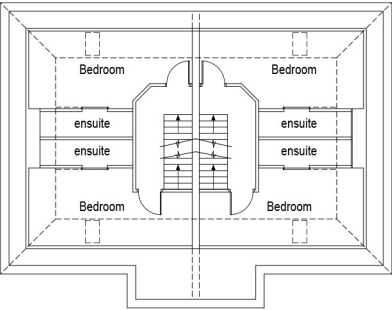
t: 01603 787778 f: 01603 787496
e: info@dfal.tv w: www.dfal.tv

Project: **HMO's Student Occupation, Little Timbers, 2 South Park Avenue, Norwich, Norfolk.**

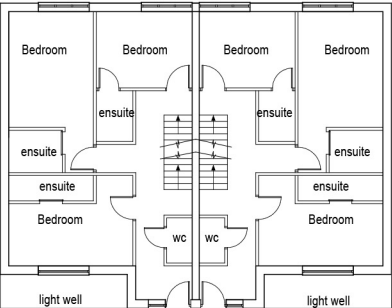
Client: **Mr Warren**

Drawing: **Proposed Site Layout & Location Plan**

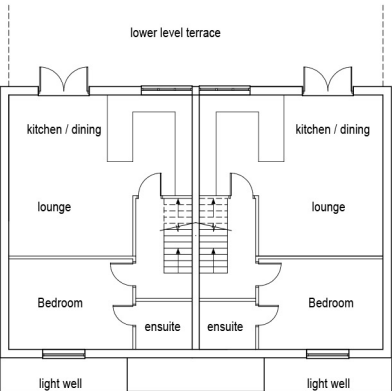
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| Drawn By: n/c | Checked By: DF | Ref. No. | Dwg. No. |
| Scales: 1:200 & 1:1250 @ A1 | | 6262 SL01C | |
| Date: May 2015 | | | |



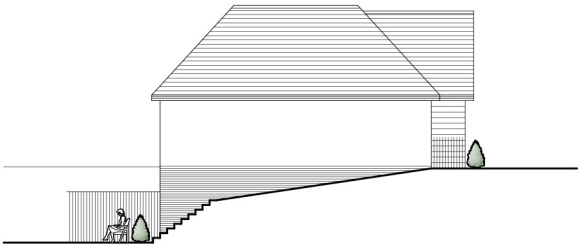
First Floor Plan



Ground Floor Plan



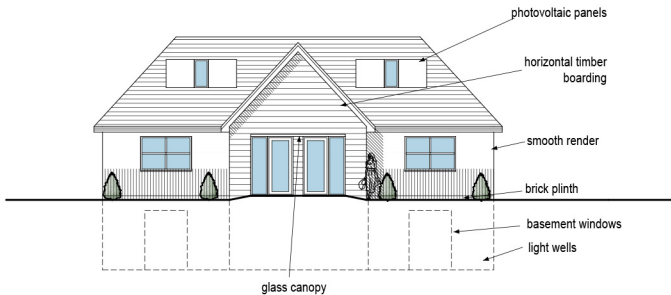
Basement Plan



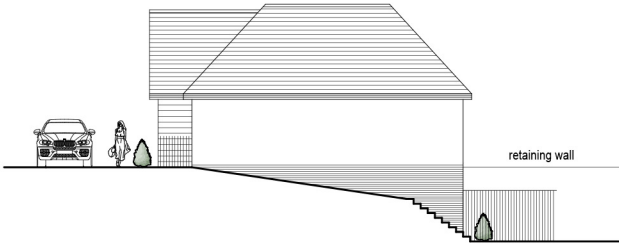
Left Side Site Section



Rear Site Section



Front Site Section



Right Side Site Section

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Please contact DFAL to assist.

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C. Basement bedroom windows increased in size requested by LPA 29/04/16 nlc

B. Site sections added 25/02/16 nlc

A. Photovoltaic panels added 08/12/15 nlc

rev: date:

architects and consulting engineers



Chartered Practice

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HMO's Student Occupation,
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2 South Park Avenue, Norwich, Norfolk.

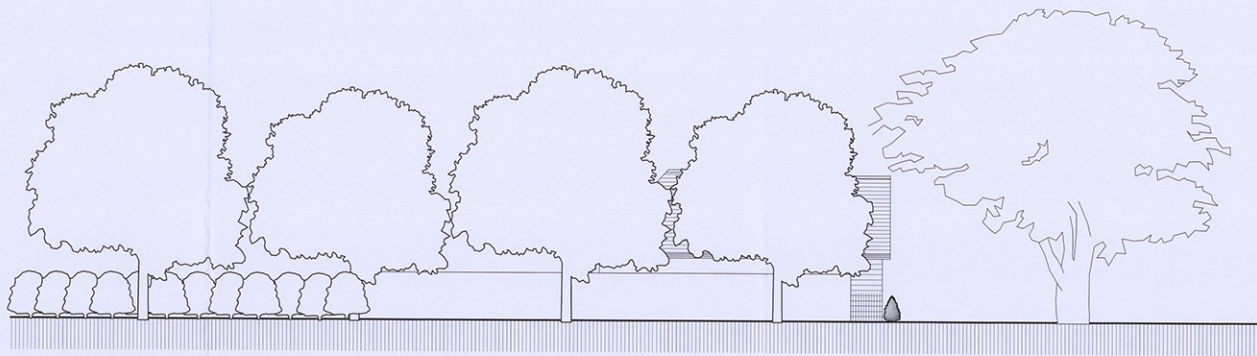
Client:

Mr Warren

Drawing:

Proposed Floor Plans & Site Sections

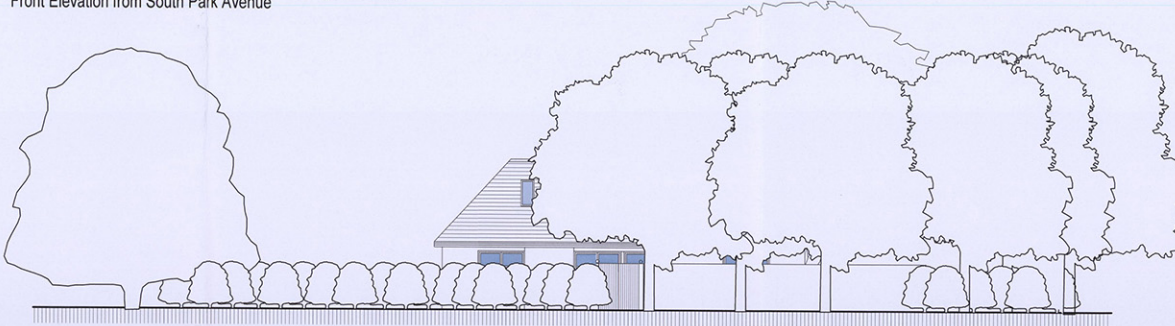
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| Drawn By: nlc | Checked By: DF | Ref. No. 6262 | Dwg. No. P01C |
| Scales: 1:100 @ A1 | | | |
| Date: May 2015 | | | |



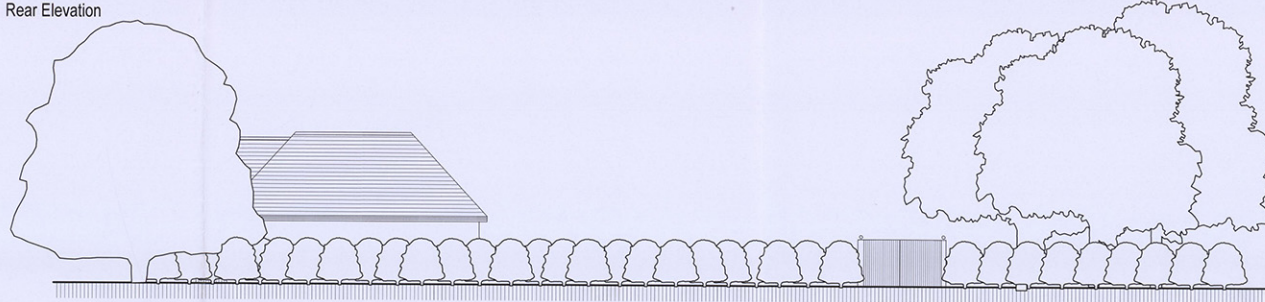
West Side Elevation from Park



Front Elevation from South Park Avenue



Rear Elevation



East Side Elevation from Caroline Court

NOTES

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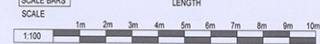
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SCALE BARS



| | |
|---|-------------|
| REV: | date: |
| architects and consulting engineers | |
|  dfal david futler associates ltd Arkleth House, 35 Whifflet Road Norwich, Norfolk, NR3 2AW t: 01603 787778 f: 01603 787496 e: info@dfal.tv w: www.dfal.tv | |
| Project: | |
| HMO's Student Occupation, Little Timbers 2 South Park Avenue, Norwich, Norfolk. | |
| Client: | |
| Mr Warren | |
| Drawing: | |
| Proposed Street Elevations | |
| Drawn By: | Checked By: |
| n/c | DF |
| Scales: | Ref. No. |
| 1:100 @ A1 | 6262 |
| Date: | Org. No. |
| February 2016 | P02 |