

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application nos 16/01951/F and 16/01952/L - 2 Church Lane and 18 Eaton Street, Norwich, NR4 6NZ

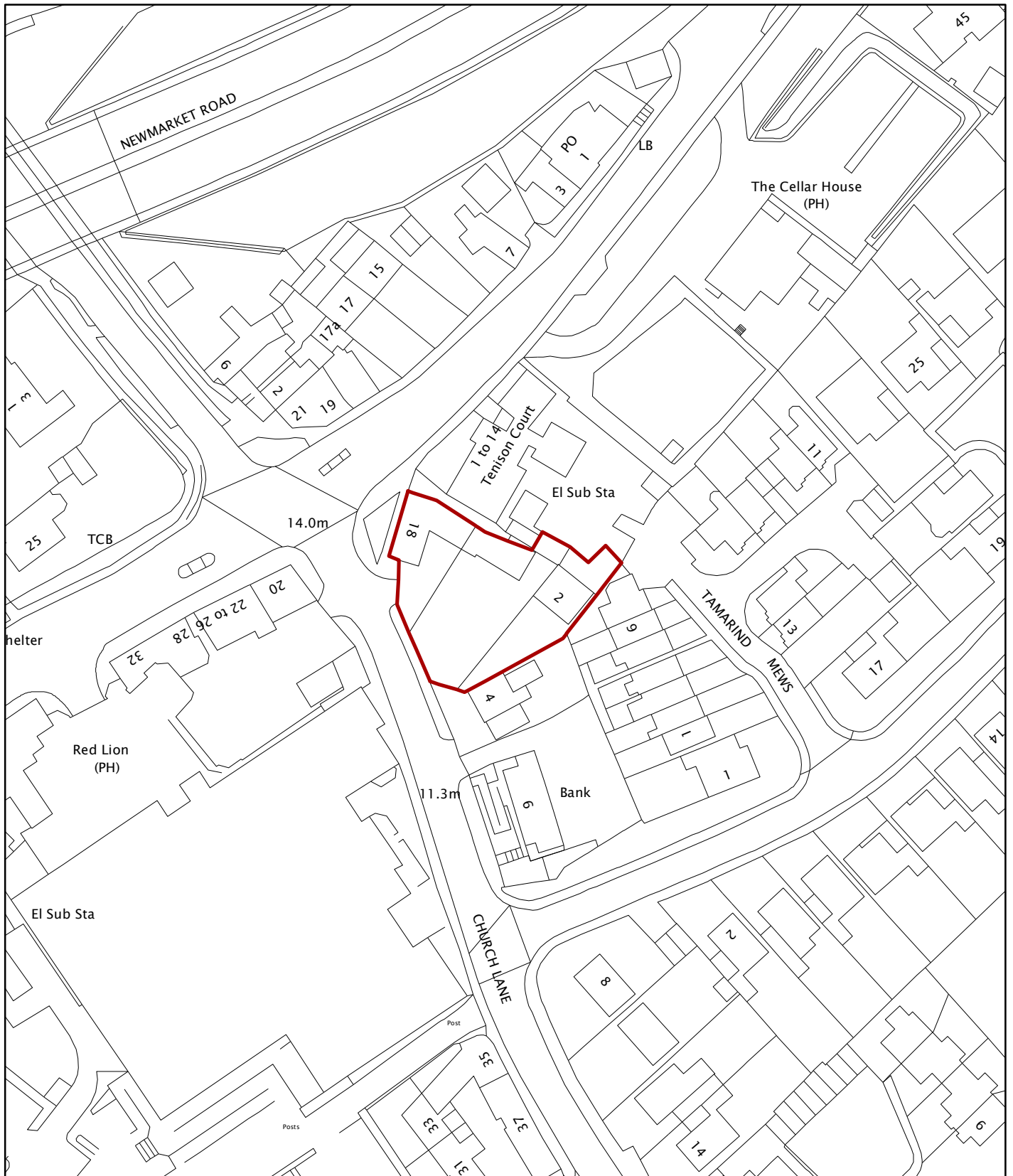
Reason for referral Objection

4(d)

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

Development proposal		
Demolition of 3 buildings. Erection of 8 No. dwellings with associated access, parking and landscaping with alterations to the rear gable of 18 Eaton Street.		
Representations		
Object	Comment	Support
6 including a petition signed on behalf of 13 people	0	0

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing, loss of office space
2 Design and Heritage	Impact on setting of listed building, Impact on character of conservation area, whether the development represents appropriate development and an enhancement to the site
3 Transport	Accessibility, car parking provision, highway safety
4 Amenity	Overshadowing, loss of daylight, overlooking/loss of privacy, sense of overbearing, noise/light disturbances, amenity of future occupants
Expiry date	17 March 2017 extended to 20 April 2017
Recommendation	Approve



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Planning Application No 16/01951/F & 16/01952/L

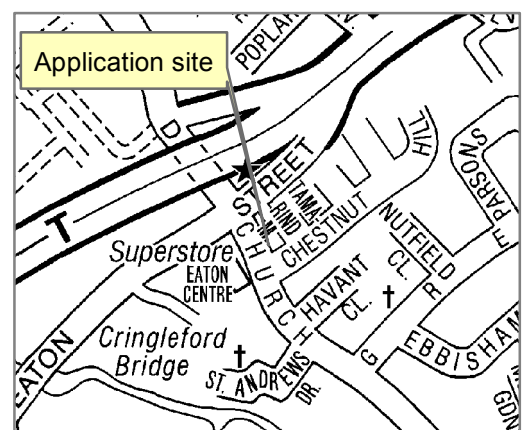
Site Address 2 Church Lane & 18 Eaton Street

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located in the parish of Eaton in an area of land accessed via Church Lane, adjacent to 18 Eaton Street and the junction with Bluebell Road, Eaton Street and Church Lane.
2. The application site features a mixture of commercial and residential uses. Several buildings are to be demolished to facilitate the proposed works including the three-storey office/residential building in the north-east corner of the site and the single-storey storage unit. 18 Eaton Street is grade II listed and most recently occupied by Stephanie's Café with offices to the rear, although the café element of the building is currently vacant.
3. The listed cottage appears to be in a relatively good condition, despite recent dis-use. The two storey masonry extension to the rear cuts rather insensitively into the rear thatched roof form. This extension dates from the 19C and is painted masonry. This extension features a variety of brickwork. Unfortunately, this two storey addition features some plastic-framed windows which are detrimental to the period aesthetic of the listed property overall.
4. Beyond the two-storey addition, is a 20C single storey structure of no architectural merit. The south eastern corner of the site is occupied by a three storey late 20C flat roofed building. This property is of little architectural merit, yet it is relatively modest in scale and appearance and has a neutral impact upon the character and appearance of the wider conservation area. The remainder of the site is an area of surface car parking.
5. Whilst the listed building is considered to be a designated heritage asset that contributes to the character and appearance of the conservation area, the surrounding open land /development site is highlighted as a 'detrimental site' in the conservation area appraisal. The current buildings on site and the wider poorly kept surface car park are considered to detrimentally impact upon the setting of the listed building and wider character and appearance of the conservation area. The conservation area appraisal sets out that the Council will seek enhancement and/or appropriate redevelopment of area of the application site.

Constraints

6. Heritage – The site is located within the Eaton conservation area and 18 Eaton Street is a grade II listed building.
7. Eaton District Centre is located immediately adjacent to the site to the west.

Relevant planning history

8. No relevant planning history.

The proposal

9. Planning and listed building consent is sought for the demolition of 3 buildings and redevelopment of the site to create 8 No. dwellings with associated access, parking and landscaping with alterations to the rear gable of 18 Eaton Street.
10. The eight dwellings include the following:
- 4 x 1-bed flats
 - 2 x 1-bed flats
 - 2 x 2-bed houses

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	8
No. of affordable dwellings	N/A
Total floorspace	546 sq.m
No. of storeys	1.5, 2 and 2.5 storeys
Max. dimensions	2.5-storey: Ridge height of 9.1 metres, eaves height of 5.2 metres, width of 17 metres and max depth of 10.4 metres. 2-storey: Ridge height of 8.8 metres, eaves height of 5.1 metres, width of 11.2 metres and depth of 8.4 metres. 1.5-storey: Ridge height of 6.9 metres, eaves height of 4.3 metres, width of 9 metres and depth of 6 metres.
Density	~ 86/ha
Appearance	
Materials	Red brick, dressed flint to gable end of units 1-5, dark stained timber cladding to 1.5-storey building, charcoal pantiles and painted timber windows and doors.
Transport matters	
Vehicular access	As existing
No of car parking spaces	4

Proposal	Key facts
No of cycle parking spaces	8
Servicing arrangements	Collection from Church Lane vehicle entrance

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Seven letters of objection have been received, including a petition on behalf of 13 households, citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The frontage building is too large for the site, poorly proportioned and out of scale with the adjacent building	Main issue 2
The density is too high	Main issue 2
Out of character appearance	Main issue 2
Inadequate car parking will remain for the existing commercial uses	Main issue 3
Inadequate car parking is provided for future residents	Main issue 3
Overflow parking will gravitate to surrounding areas and result in additional parking pressures	Main issue 3
Insufficient turning space on site to allow cars to exit in a forward gear	Main issue 3
Inadequate servicing with implications for highway safety and congestion because servicing/delivery vehicles will need to park on Church Lane	Main issue 3
Impact on highway safety	Main issue 3
Loss of privacy/overlooking	Main issue 4
Light pollution	Main issue 4
Loss of light/overshadowing	Main issue 4

Issues raised	Response
Noise disturbance from the intensification of the site	Main issue 4
Loss of views	Not a material planning consideration.
Noise disturbance from construction activities	Main issue 4
Loss in property value	Not a material planning consideration.
There's no demand for flats in this area	Given the limited development space the scheme will deliver a good mix of housing type/tenure and will contribute positively to an identified housing shortage.
Misleading plans	The submitted plans are accurate and provide sufficient detail of the proposal. A site visit has been undertaken to understand the surrounding context which isn't represented on the submitted plans.

Consultation responses

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

Design and Conservation

13. Concerns with the height and form of the development were set out in pre-application discussions, which are considered to have been largely responded to. It is considered that the setting of the listed building will be preserved.

Norwich Society

14. The frontage building proposed is too large for the site, poorly proportioned and out of scale with the adjacent buildings. Car parking would also be a problem. A two-storey building would be more appropriate.

Environmental Protection

15. While there are no identified previously contaminative uses on the site, it is possible that contamination could be discovered during the development. Conditions are recommended to ensure adequate mitigation.

Highways (local)

16. No objection in principle on highway/transportation grounds. The proposal makes effective use of the site and is in an accessible location near to local facilities and frequent bus routes.
17. It is advised that the applicant considers appointing a private management company to control parking at the site and ensure no incidence of obstructive parking.

Tree protection officer

18. No significant trees on site – no objections to the proposal.

Assessment of planning considerations

Relevant development plan policies

19. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
20. **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
 - 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
 - DM15 Safeguarding the city's housing stock
 - DM17 Supporting small business
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

21. **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

22. Conservation Area Appraisal

- Eaton Conservation Area Appraisal (March 2008)

Case Assessment

23. 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

24. Key policies and NPPF paragraphs (residential) – DM12, NPPF paragraphs 49 and 14.
25. The site location is accessible and sustainable, adjacent to local facilities and services and frequent bus routes serving the wider area. The proposal makes efficient use of the available space and provides for a good mix of housing type and size. The scheme achieves a high density but not at any significant detriment to local distinctiveness, the historic environment or the amenities of the surrounding area. The proposal is therefore considered to satisfy the policy criteria of DM12.
26. Furthermore, the council cannot currently demonstrate a five year supply of housing land and the proposal will deliver a windfall site on previously developed land, which will contribute positively to the city's housing stock.
27. Key policies and NPPF paragraphs (non-residential) – DM17
28. The proposal involves the demolition of a three-storey, 1960s building in the north-east corner of the site. The most recent use of the building comprised an office at ground floor level and flats on the first and second floors. The ground floor provides 98 sq.metres of office space but is understood to have stood vacant for a considerable length of time and does not provide modern and adaptable office space that might otherwise be attractive to potential small businesses. The loss of the office space is considered to be acceptable and outweighed by the benefits associated with the proposed new housing.

Main issue 2: Design and Heritage

29. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
30. The site is located within the Eaton conservation area and features a grade II listed building fronting onto Eaton Street. However, despite the historical significance of the surrounding historical environment, the site is identified as a 'detrimental site' in the conservation area appraisal, which sets out the objective of seeking enhancements and appropriate redevelopment.
31. The most significant element of the proposal takes the form of a 2.5-storey detached building fronting onto Church Lane. The building reflects a traditional design, featuring a front portico entrance and classical detailing. Following pre-application advice the massing of the building has successfully been reduced with the incorporation of a hipped pantile roof rather instead of a more dominant gable-end roof, which will have the effect of lessening the impact upon the setting of the adjacent listed building. The principal view of the listed building is experienced looking south from the junction with Bluebell Road and Eaton Street. The 2.5 storey building is set apart and orientated away from the listed building and located at a lower ground level such is the topography of the site. As such, the frontage building does not over-dominate and the setting of the listed building is adequately preserved. A massing study will be shown to members to help better understand the visual impact of the development.
32. The main frontage building will partially obscure views onto the gable end of the listed building when approaching the site from the south along Church Lane. However, this is not regarded as a key view that contributes significantly to the way the heritage asset is 'read' and the setting of the gable end of the listed building is already compromised by the adjoining modern boundary wall, which in itself partially obscures views from the southern approach. In this respect, any harm to the setting of the listed building would be less than substantial and outweighed by the benefits to be had from the creation of new housing.
33. The existing use of the site is identified as being temporary in appearance which contributes to its detrimental impact upon the conservation area. The main building will enhance the appearance of the site and create a strong frontage with Church Lane. The proposal will add interest and legibility to the street scene and represents an acceptable form of redevelopment at the benefit of enhancing the character of the surrounding conservation area.
34. The proposed demolition of the existing 2 no. curtilage listed single-storey buildings attached to the rear of the listed building at 2 Eaton Street is not opposed. The existing masonry and secondary blockwork structure is of negligible heritage value and their removal is acceptable. Conditions will be added to ensure that demolition is carried out using hand held tools to minimise any damage to the listed building any repair works to the flank wall will need to first be agreed with the local planning authority. The three-storey 1960s building is of no architectural merit and its demolition is also welcomed as the building does not contribute positively to the conservation area.
35. It is proposed to construct two-storey and 1.5 storey development to the rear of the frontage building along the north-east boundary of the site in place of the buildings

to be demolished. The design of the rear properties is acceptable and more contextual in appearance than the existing three-storey flat-roofed building to be demolished. Their construction will enhance overall appearance of the site.

36. Whilst the density of the development is high at 86 dwellings per hectare, this is not out of character with the surrounding area, especially in context of the neighbouring three and four storey development at Tension Court. The site is located in a highly accessible and sustainable location where higher densities are welcomed and as discussed under 'main issue 3', it is not considered that the development will result in any significant harm to the setting of the listed heritage asset.
37. The area surrounding the site features a varied mix of architectural styles and the proposed scheme would not appear out of character within this context.
38. In summary, it is considered that the proposed redevelopment would preserve the setting of the listed building and enhance the appearance of the site to the benefit of the wider conservation area.

Main issue 3: Transport

39. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
40. The site is highly accessible, sitting as it does next to the Eaton District Centre and frequent bus routes serving the wider area. In such locations low car or car free development is encouraged as the level of car dependency should be much lower when compared to a less accessible and more remote locations. The provision of four on-site car parking spaces is therefore acceptable and in accordance with *local plan* parking standards. The applicant has confirmed that parking spaces will be allocated and that prospective residents will know whether they have an on-site parking space upon purchase of the property. Car parking management will also fall within the remit of the residential management company that will be commissioned for the overall management of the site and this should prevent any unplanned parking within the site that may otherwise create obstructions for residents and delivery/servicing vehicles.
41. It is noted that uncontrolled parking exists in the surrounding area, but considering the accessibility of the site, the provision of on-site parking spaces and all units are either 1 or 2 bed, any overflow parking is not likely to be significant.
42. The application demonstrates that sufficient on-site turning area exists to enable vehicles to enter and leave in a forward gear and adequate waiting restrictions already exist in the surrounding area to prevent parking in problematic locations. The only exception to this would result from refuse collecting vehicles which are likely to need to pull up at the mouth of the vehicle entrance to the site. However, this is immediately adjacent to the bin presentation area for ease of collection and any highway obstruction would be momentary and infrequent. The proposal otherwise raises no significant implications for highway safety.
43. At present, car parking at the site is restricted and controlled by a parking management company. The proposal will result in the loss of spaces currently leased out to the remaining commercial uses. It has been confirmed that the business occupying the office have premises in the nearby area where car parking

would be available. The vacant café would however appear to lose any opportunity for on-site parking and staff would therefore need to park in the surrounding area where parking is unrestricted, or reach the site via foot/bike/bus. This is regrettable, but not significantly detrimental to the viability of the commercial use and any harm is considered to be outweighed by the benefits of delivering a net gain of seven dwellings, especially given the lack of a five year housing land supply.

44. Cycle parking provision is acceptable being secure and covered.

Main issue 4: Amenity

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

Impact on neighbouring amenity:

46. Several residential properties neighbour the site, notably to the north within the flatted development known as Tension Court and also to the east on Tamarind Mews. A funeral directors is located to the south of the site but will not be affected by the proposal.
47. Three-storey and single-storey development currently exists along the north-east boundary of the site. The proposal will introduce a greater scale of development along this boundary and potential therefore exists for increased overshadowing and loss of daylight to neighbouring properties. The application includes a detailed shadow analysis study and a daylight/sunlight analysis, which has been produced in line with BRE standards, which takes account of impacts upon nearby properties at Tenison court and Tamarind Mews.
48. The shadow analysis models the proposal's impact through overshadowing at different periods of the year. The results generally indicate only minor increases in overshadowing to neighbouring properties above existing levels.
49. The daylight/sunlight analysis further breaks down the shadow analysis to determine the level of overshadowing to adjacent garden areas. BRE guidelines recommend that garden spaces should receive at least two hours of sunlight on the 21st March. The results show that the closest terraces along Tamarind Mews (numbers 5, 6 and 7) all receive healthy amounts of direct sunlight in accordance with BRE standards.
50. Part of the study uses the Vertical Sky Component (VSC) calculation to measure the amount of skylight reaching affected windows. The calculation represents the percentage of an unobstructed view that is available from a window, with the view always taken from the centre of a window. In practice this means that if a window were to have a totally unobstructed view of the sky looking in a single direction (taking account only of the built environment), then the maximum (best) possible value would be just under 40%. The BRE guide says that 27% represents a value signifying adequate levels of natural daylight and that where levels are below 27%, any reduction caused by development should be kept to a minimum and should not be less than 0.8 times its former value.
51. The daylight/sunlight analysis reveals that all windows analysed achieve a VSC of greater than 27% or more than 0.8 times their former value. In terms of skylight reaching affected windows therefore, the proposal will not result in a significant

harm to neighbouring properties and the impact on all modelled properties will satisfy recommended BRE standards.

52. The second part of the study looks at direct light from the sun and uses Annual Probable Sunlight Hours (APSH) to examine whether a window will receive enough sunlight to satisfy BRE standards. The BRE guide recommends that main habitable rooms should receive at least 25% of the APSH and at least 5% of the APSH should be received during the period between 21st September and 21st March.
53. The BRE guide explains that sunlight availability may be adversely affected if the centre of the affected window:
 - receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21st September and 21st March and;
 - receives less than 0.8 times its former sunlight hours during either period and;
 - the overall annual loss is greater than 4% of APSH
54. All modelled windows pass the BRE test and will receive sufficient levels of sunlight and all windows will receive more than 0.8 times their former value following the development.
55. The daylight/sunlight analysis is comprehensive and demonstrates that the proposal will not result in any significant harm to neighbouring properties in terms of overshadowing and daylight/sunlight to habitable rooms.
56. The proposal will not result in any significant incidence of overlooking to neighbouring properties. The two-storey building at the south-east corner of the site features no upper floor windows in the side elevation that might otherwise overlook rear gardens of Tamarind Mews. The closest distance between habitable windows on the main frontage building and 7 Tamarind Mews is 20 metres and this is considered sufficient to ensure no significant loss of privacy. There are no windows on units 6-8 which pose any significant harm to the privacy of neighbouring properties.
57. The proposed two-storey rear building would ordinarily be cause for concern in terms of producing an overbearing impact to 7 Tamarind Mews. However, the building sits on the footprint of the existing three-storey building which is to be demolished. The application includes a south-east elevation showing the outline of the existing building transposed against the outline of the proposed building. While the proposed building protrudes slightly further forward than the existing, the overall massing is considered to be less imposing such is the pitched roof form. Members will be shown the elevation drawing at the committee meeting.
58. Any activities that may take place in association with the proposed residential units are not considered significant enough to harm the amenities of the surrounding area. The surrounding area is already characterised by commercial and residential uses and the proposed development sits appropriately within this context.
59. It is accepted that construction will result in temporary disturbances to the surrounding area. In recognition of the need to protect neighbouring amenity, it is considered appropriate to restrict permitted construction hours. The applicant is also encouraged to sign up to a Considerate Constructors Scheme.

60. Details of external lighting will be secured by condition to ensure no excessive spillage to adjacent properties.

Amenity provision for future occupants:

61. The standard of living for future residents is good. All of the units are generously sized, satisfy national internal space standards and benefit from satisfactory outlook and daylighting.
62. The two proposed houses will benefit from private garden space. While it's regrettable that the flats will not benefit from any private external amenity space, the lack of any reasonable opportunity to make such provision is also recognised. The site is however located within walking distance of a local nature reserve at Marston Marshes.
63. The site is also located adjacent to the Eaton District Centre which provides a wide variety of services and facilities available for the enjoyment of future residents.
64. It is considered necessary to remove permitted development rights for the two proposed houses (units 7 and 8) relating to enlargements and extensions. This is in recognition of the fact that any additional development above that approved could carry implications for the amenity of both future and neighbouring residents.
65. Landscaping details will be conditioned to ensure attractive communal areas and biodiversity enhancements where possible.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Trees	DM7	No arboricultural implications
Landscape/biodiversity	DM6	Yes subject to condition. The use of permeable surfacing should be maximised in the interests of ensuring adequate surface water drainage. Opportunities for biodiversity

Requirement	Relevant policy	Compliance
		enhancements will also be explored.
Contamination	DM11	Yes subject to condition.

Other matters

67. 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.

Equalities and diversity issues

68. There are no significant equality or diversity issues.

Local finance considerations

69. 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.
70. 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.
71. In this case local finance considerations are not considered to be material to the case.

Conclusion

72. The applications seek to deliver a net gain of seven dwellings, which would contribute positively to the city's housing stock, especially given the absence of a five year housing land supply in the Norwich Policy Area. The site is currently identified as a 'detrimental site' and the proposed development would enhance the character and appearance of the site to the benefit of the surrounding conservation area.
73. 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 16/01951/F - 2 Church Lane and 18 Eaton Street, Norwich, NR4 6NZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

3. Details to be submitted to include external materials to be used in the construction of the development, details of external joinery, rooflights, external flues, details of proposed eaves and verges, rainwater goods, brick bond and mortar etc;
4. Landscaping details, soft and hard to include details of permeable paving, external lighting, bin presentation area, cycle parking and all boundary treatments;
5. Compliance with the mitigation measures set out in section 8 of the protected species survey;
6. Unknown contamination - in the event that any is discovered, works are to cease and a scheme for remediation agreed with the local authority;
7. Imported material - Any imported topsoil and subsoil for use on site to be certified;
8. Restricted construction times;
9. Removal of permitted development rights for houses for enlargements and extensions;
10. Compliance with the approved parking strategy;
11. Water efficiency.

To approve application no. 16/01952/L - 2 Church Lane & 18 Eaton Street Norwich NR4 6NZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Demolition of single-storey curtilage listed buildings attached to the rear of the listed building – To be carried out by hand or using hand held tools;
4. All existing fabric to be retained unless notated otherwise on the approved drawings;
5. Details of repair works to the flank elevation of the rear wing of the two-storey curtilage listed building.

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 at the pre-application stage, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report

EATON STREET

CHURCH LANE

No. 18 Eaton Street

Terrace

Existing planter retained

Access to existing building retained

Bin Presentation Point

Existing site access maintained

New stepped access created within existing retaining wall

Existing retaining wall reduced and made good - wrought iron railings to be added

Arrangement of new fencing above retaining wall at site boundary to be agreed with adjacent owner

Existing boundary fence to be replaced as existing

No. 4 Church Lane

UNIT 6

4

8no. secure cycle parking spaces

Bollard

UNITS 7-8

8m x 8m clear turning zone

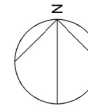
UNITS 1-5

3

2

1

Arrangement of retaining wall and steps within adjacent property shown indicatively



© Ingleton Wood LLP

NOTES:

DO NOT SCALE

SCHEDULE OF ACCOMMODATION

Unit 1	1 bed / 2 person flat	55.92m ²	548.2 m ²
Unit 2	2 bed / 3 person flat	62.31m ²	671.1 m ²
Unit 3	1 bed / 2 person flat	49.91m ²	537.3 m ²
Unit 4	2 bed / 3 person flat	61.36m ²	659.9 m ²
Unit 5	1 bed / 2 person flat	55.56m ²	598.3 m ²

Unit 6	1 bed / 1 person flat	42.51m ²	457.9 m ²
Unit 7	2 bed / 4 person house	80.29m ²	864.2 m ²
Unit 8	2 bed / 4 person house	80.29m ²	864.2 m ²

(Note: Unit 5 area measured to extent of clear ceiling height of 1.5m excluding lobby and stair. Floor area is greater than the area shown. Unit 6 area measured at first floor only.)

LANDSCAPING

	Tarmac to be retained to adopted highway
	Loose gravel
	Bound gravel
	Brick-weave paving - charcoal
	Brick-weave paving - harvestbuff
	Textured concrete paving / steps
	Concrete paving slabs
	Grass / soft landscaping

Rev	Date	Description	Chk	App
P4	15/07/17	Red line boundary amended to suit site location plan	ALH	ALH
P3	12/07/16	Addition of text and soft landscaping issued to client for comments	ALH	ALH
P2	14/07/16	Units 1-5 original south east boundary re-aligned, based on client for comments	ALH	ALH
P1	10/07/16	Issued to client for comments	ALH	ALH



Vision, form and function

Novich
Billerica
Cambridge
Colchester
London
Norwich
8 Whitting Road
Norwich Business Park
Norwich NR4 4JH
T: 01603 668847
www.ingletonwood.co.uk

Project No:

31483

Project:

Residential Development
2 Church Lane & 18 Eaton Street
Eaton
Norwich

Drawing Title:
Proposed Site Layout

Client:

Savills

File Ref:

31483 - IW - 00 - XX - DR - A - 2000

Status:

S2

Information

Scale:

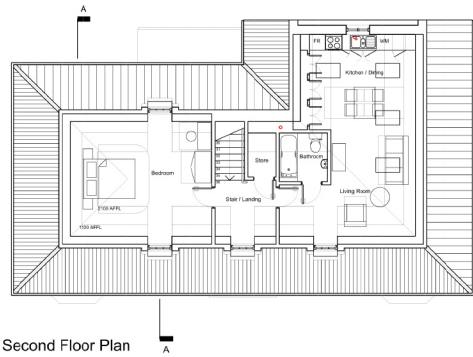
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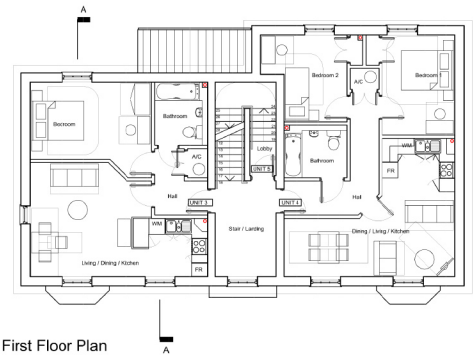
A1

0m 2m 4m 6m 8m 10m

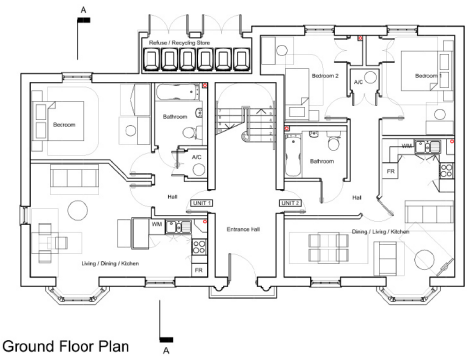
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Second Floor Plan



First Floor Plan



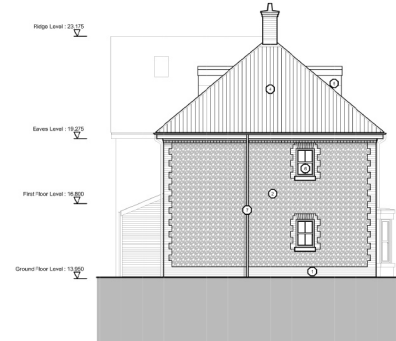
Ground Floor Plan



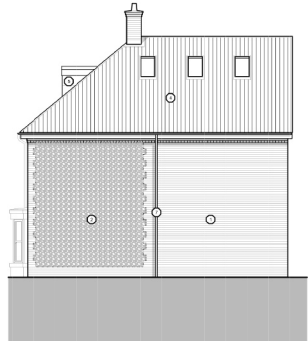
West Elevation



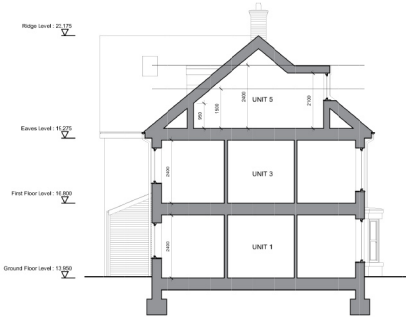
East Elevation



North Elevation



South Elevation



Section A-A

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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NOTES: DO NOT SCALE

SCHEDULE OF ACCOMMODATION

Unit 1	1 bed / 2 person flat	50.52m ²	548.2 ft ²
Unit 2	2 bed / 3 person flat	62.31m ²	671.1 ft ²
Unit 3	1 bed / 2 person flat	49.91m ²	537.3 ft ²
Unit 4	2 bed / 3 person house	61.3m ²	663.9 ft ²
Unit 5	1 bed / 2 person flat	55.56m ²	598.3 ft ²
Unit 6	1 bed / 2 person flat	42.51m ²	457.9 ft ²
Unit 7	2 bed / 4 person house	80.29m ²	864.2 ft ²
Unit 8	2 bed / 4 person house	80.29m ²	864.2 ft ²

(Note: Unit 5 area measured to extent of clear ceiling height of 1.5m excluding lobby and stair. Floor area is greater than the area shown. Unit 6 area measured at first floor only.)

Materials

- Red Brick
- Clayware Flint
- Dark Stained Timber
- Charcoal Panels
- Leadwork Dormers
- Painted Timber Windows and Doors
- Black painted rainwater goods

P3	[21/03/17]	Section A-A added, first added to south elevation, issued to planning	1.00	[A1]
P2	[04/01/16]	Units 1-5 proposed, building footprint reduced, issued to client for comments	ALH	-
P1	[03/01/16]	Issued to client for comments	ALH	-
Rev	Date	Description	Chk	App



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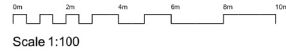
Project No: 31483

Project: Residential Development
2 Church Lane & 18 Eaton Street
Eaton
Norwich

Drawing Title: Proposed Plans and Elevations
Units 1-5

Client: Savills

File Ref:	31483 - IW - 00 - XX - DR - A - 2001	P3
Status:	S2	Information
Purpose of Issue:	Scale:	1:100
Size:	A1	



All dimensions to be verified on site by Main Contractor before the start of any on-site drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP Do Not Scale

NOTES:

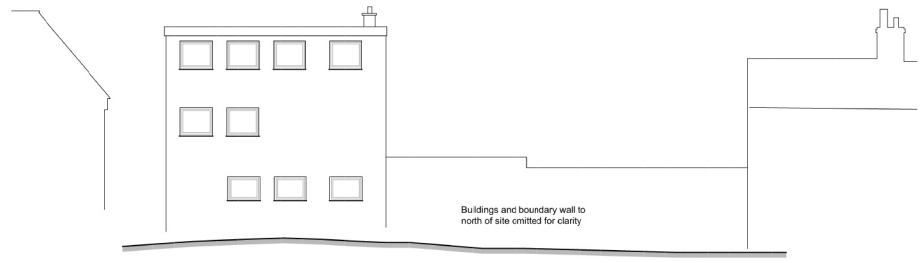
- Materials**
- ① Red Brick
 - ② Dressed Flint
 - ③ Dark Stained Timber
 - ④ Charcoal Paint
 - ⑤ Leadwork Dormers
 - ⑥ Painted Timber Windows and Doors
 - ⑦ Black painted rainwater goods



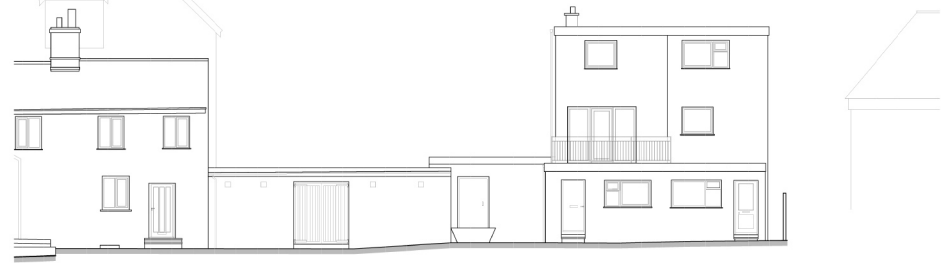
Tamarind Mews
North-East Elevation As Proposed



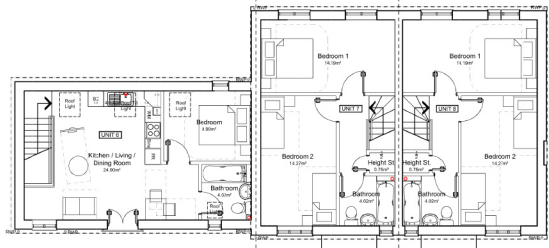
Existing Listed Building
South-West Elevation As Proposed



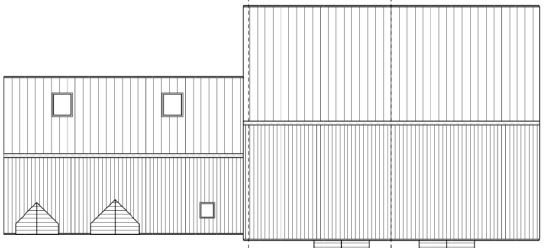
Tamarind Mews
North-East Elevation As Existing



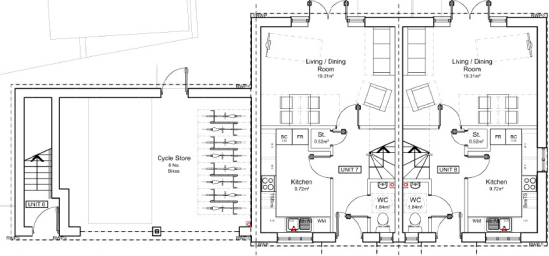
Existing Listed Building
South-West Elevation As Existing



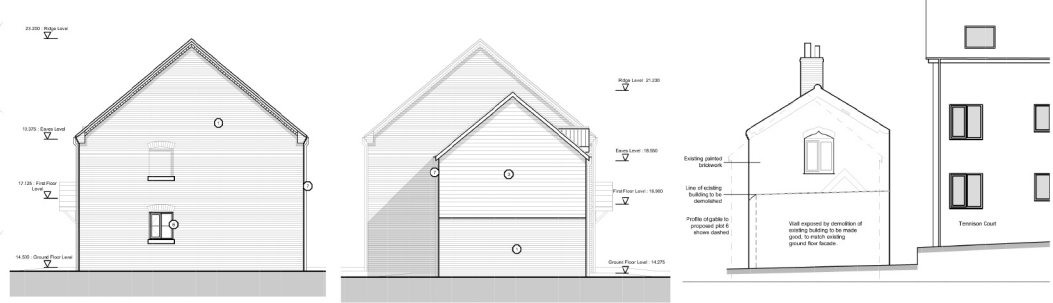
First Floor Plan



Roof Plan



Ground Floor Plan



South - East Elevation

North - West Elevation

Gable of Listed Building



PA	15/10/17	Approved to include MOC requests	ALH	ALH
PS	18/10/17	Update to rev. 18 Eaton Street addendum	ALH	ALH
PP	22/11/18	Issued for planning	ALH	ALH
PT	03/11/18	Issued to client for comments	ALH	ALH
Rev	Date	Description	Chk	App

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31483

Project
Residential Development
2 Church Lane & 18 Eaton Street
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Drawing Title
**Proposed Plans and Elevations
Units 6-8**

Client
Savills

File Ref	31483-IW-00-XX-DR-A-2002	Version	P4
Status	S2	Purpose of issue	Information
Scale	1:100	Sheet	A1