

Report to Planning applications committee

Item

8 October 2020

Report of Area development manager

Subject Application no 20/00741/VC - Mary Chapman Court,
Norwich

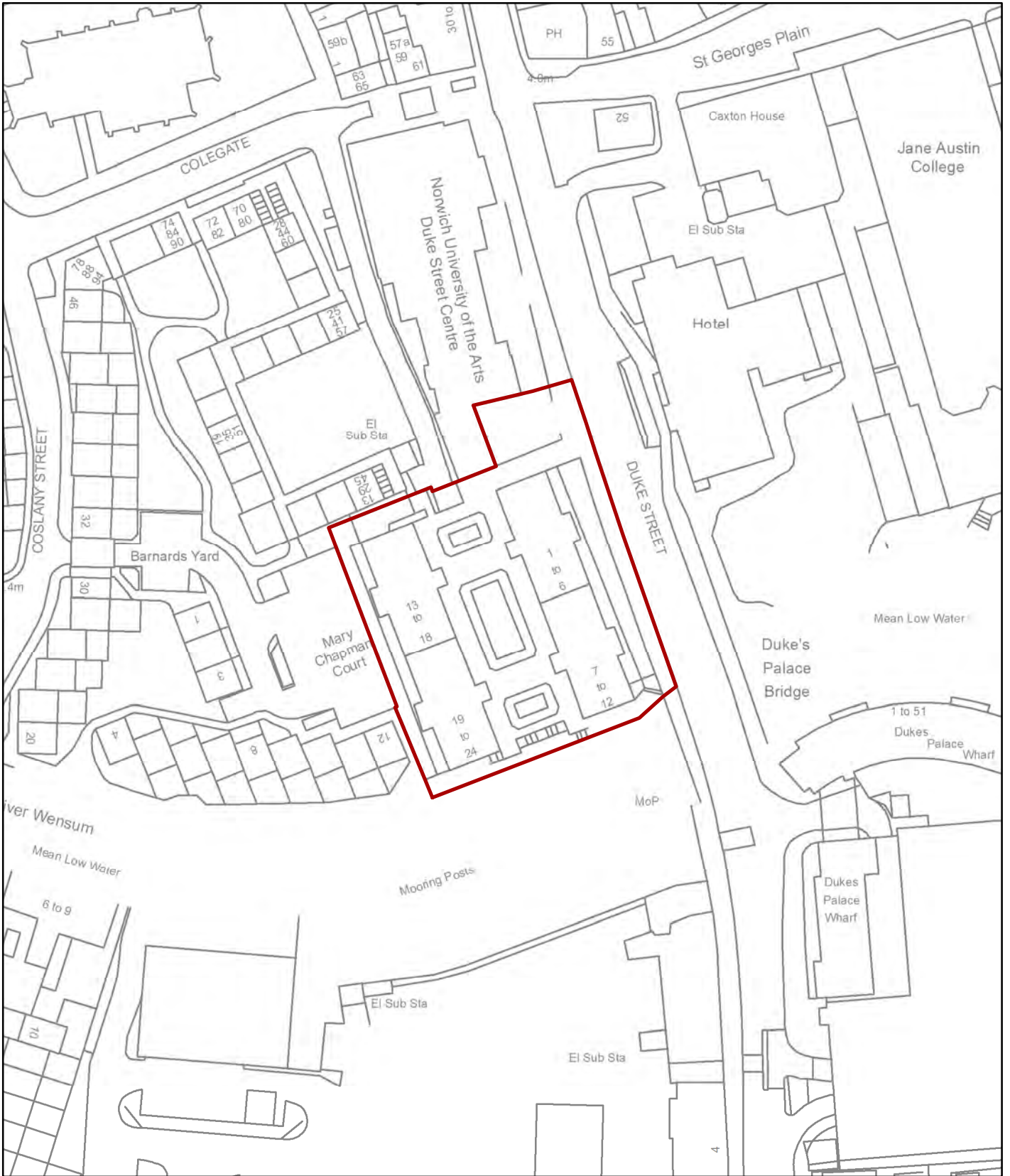
4(b)

**Reason
for referral** Objections

Ward	Mancroft
Case officer	Lara Emerson - 07956 288283 - laraemerson@norwich.gov.uk

Development proposal		
Variation of Condition 9: street trees of previous permission 18/01524/F to update the scheme and drawings for street trees.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1. Landscape and trees	Street trees, overall landscape proposals.
Expiry date	16 October 2020 (extended from 30 September 2020)
Recommendation	Approve



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Planning Application No 20/00741/VC

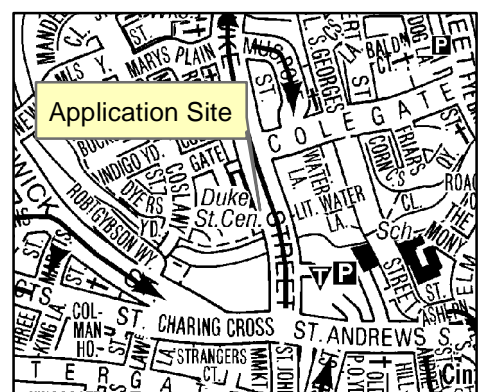
Site Address Mary Chapman Court, Duke Street

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site, surroundings & constraints

1. The site is located on the western side of Duke Street and on the northern bank of the River Wensum, adjacent to Dukes Palace Bridge.
2. To the north of the site is a two-storey Norwich University of the Arts (NUA) building, known as the Duke Street Building, which houses the university library and teaching spaces. To the west of the site is the three-storey Barnard's Yard housing estate.
3. On the opposite side of the river to the south of the site is the vacant Dukes Wharf site which currently stands at 5 storeys (but has had a consent for an additional 2 storeys although this has now lapsed). On the opposite side of Duke Street to the east of the site is a hotel car park which has permission for a purpose built student accommodation block (18/01552/F).
4. Mary Chapman Court provided three-storey student accommodation, but following consent for demolition and redevelopment, Mary Chapman Court has been demolished and the site is currently under development in accordance with the plans approved via 18/01524/F. The development will provide a new building comprising a lower ground and ground floor of educational facilities (lecture theatre, teaching spaces, offices) and six floors of student accommodation above (100 student rooms). The proposal also includes the provision of a new public open space beside the river, an enhanced riverside walk with ramped access to Duke Street, a new 'student square' between this building and the Duke Street Building to the north, green roofs across the site and a service yard utilising existing access from Colegate.
5. The site sits within the Northern Riverside Character Area of the City Centre Conservation Area and adjacent to the Colegate Character Area. The NUA building to the north of the site is locally listed. There are no other designated heritage assets within the immediate vicinity of the site, but there are numerous listed bridges and buildings within a 100m radius.
6. The site sits within one of the city's designated Regeneration Areas, an Area of Main Archaeological Interest, Flood Zone 2 and the Critical Drainage Catchment Area.
7. There is a large London Plane tree situated at the south-west corner of the site.

Relevant planning history

Ref	Proposal	Decision	Date
18/01524/F	Demolition of student accommodation block, erection of new build academic and residential accommodation for Norwich University of the Arts, including works to riverside walk and other associated external works.	Approved	18/01/2019
19/00809/NMA	Non-material amendment to previous permission 18/01524/F to allow for revised plans.	Approved	16/07/2019
19/00922/D	Details of Condition 11: archaeological written scheme of investigation; Condition 13: construction method statement (partial discharge demolition	Approved	04/09/2019

Ref	Proposal	Decision	Date
	phase); Condition 14: contamination; Condition 20: ecological mitigatory work; Condition 21: bat boxes; Condition 22: vegetation clearance during bird nesting season and Condition 25: arboricultural impact assessment of previous permission 18/01524/F.		
19/01798/D	Details of Condition 6: cycle and refuse storage, Condition 13: construction method statement, Condition 17: piling, Condition 18: flood warning and Condition 19: SuDS of previous permission 18/01524/F.	Approved	11/02/2020
20/00518/NMA	Amendment to previous permission 18/01524/F to allow various detailed design changes.	Approved	21/05/2020
20/00992/D	Details of Condition 13: Construction Method Statement of previous permission 18/01524/F.	Approved	08/09/2020

The proposal

8. The development as approved via 18/01524/F included 3 no. street trees along Duke Street, positioned between cycle stands. However, during the course of construction it has become apparent that existing and proposed service runs below the pavement do not provide enough space for these street trees. As such, the proposal is to vary condition 9 of application 18/01524/F to allow for three trees within planters in the same locations as those previously proposed, along with an additional tree at the northern end of the site, in front of the adjacent 'NUA Duke Street' building, and an additional tree within the open space adjacent to the river.
9. It should be noted that the application as originally submitted proposed replacing the three street trees with just the tree in front of the NUA Duke Street building. It is to these original proposals which two members of the public objected. A subsequent public consultation was undertaken on receipt of the revised proposals, but no additional comments have been submitted.
10. The committee is asked to note that the original permission for the redevelopment of the site under 18/01524/F remains intact; indeed the site is being developed under this earlier consent. The application before committee at the meeting is solely to consider the variation of condition 9, which relates to street trees.

Summary information

Scale	
Total no. of student rooms	100
Total floorspace	4410m ²
No. of storeys	7 (with a lower ground floor visible from the riverside walk)
Appearance	
Materials - walls	Red brick with a metal ground floor colonnade

Materials - roofs	Mixed sedum green roofs & single ply membrane
Materials - windows	Metal with projecting box shades
Landscaping	Open space to the south and north with seating steps, trees and new planting
Operation	
Employees	8 full-time (plus visiting lecturers)
Opening hours	Educational facilities: Mon-Thurs 08:30-21:00 Fri 08:30-17:00 Sat 09:00-17:00 Sun Closed
Ancillary plant and equipment	Roof mounted and hidden from view
Renewable energy	Air source heat pumps generate 20.5% of the building's total energy usage
Water efficiency measures	Reduced flow water fittings to be used throughout the development
Transport matters	
Vehicular access	None (except for servicing)
No of car parking spaces	0
No of cycle parking spaces	30 secure & covered for resident students and staff 36 visitor spaces on Sheffield stands
Servicing arrangements	Via Colegate

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below. Note that these 2 objections were received in response to the originally submitted scheme which involved replacing the three trees with just 1 tree in front of the NUA Duke Street Building. A subsequent public consultation was undertaken on receipt of the revised proposals, but no additional comments have been submitted.

Issues raised	Response
The street trees serve to soften the appearance of the building	See Main Issue 1: Landscaping and trees.
The replacing of 3 street trees with 1 tree is insufficient	See Main Issue 1: Landscaping and trees.
Alternative landscaping should be proposed on Duke Street	See Main Issue 1: Landscaping and trees.

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.

Landscape

13. Initial comments based on originally submitted scheme raised concerns over the lack of greenery on Duke Street and highlighted missed opportunities for tree/shrub planting. The comments also listed some additional information that would be required in order to fully assess the landscaping proposals.
14. Final comments based on revised scheme:
15. I can confirm additional details and documents submitted on 7th September and email dated 24.09.2020 from Stephen Flynn, provide required further information and clarify items raised in my previous comments. Proposals are also now considered acceptable, providing additional tree planting proposals along the street scene, namely
 - 3 trees and associated planting in planters on the street frontage,
 - one plane to the north extent of the site and
 - a newly proposed tree to the southern extent of the site.
16. I am happy that these features will positively contribute to the street scene of Duke Street and are an acceptable compromise given what was initially approved along the frontage and the limitations that have arisen due to utilities.
17. If the documents supplied today by Stephen could be added to the list of approved drawings, I would be happy to recommend this scheme for approval.
18. As discussed earlier, we will need to take up maintenance arrangements with Norfolk County Council Highways. They may require commuted sum or potentially NUA will require license to cultivate and maintain the planters themselves.

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)**
 - JCS2 Promoting good design
20. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM3 Delivering high quality design
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

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

- Trees, development and landscape SPD adopted June 2016

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 Policy Framework (NPPF), the council's 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.
24. The fundamental principle of development of this site in the manner proposed has already been found to be acceptable through the grant of planning permission under 18/01524/F. The issues to be considered in the determination of the application before committee relate only to the differences between the development approved under 18/01524/F and that proposed by the variation of condition 9, i.e. those issues that relate to street trees.

Main issue 1: Landscaping and trees

25. Key policies and NPPF paragraphs – DM3, DM7, DM8 NPPF paragraphs 9, 17, 56, 109 and 118.
26. Policy DM7 of the adopted Norwich Development Policies Document requires major developments that have a frontage onto a highway of more than 10 metres to provide for the planting and maintenance of street trees. This is particularly pertinent to Duke Street and this application, as the building line has been brought forward and height of the building increased. The provision of tree planting in this location was therefore considered necessary in order to retain a sense of human scale and to soften the streetscene. From the information submitted officers are in agreement with the applicant that tree planting is not feasible in the footway locations previously approved.
27. The scheme which has been submitted following negotiations will positively contribute to the street scene of Duke Street. The proposals are an acceptable compromise given what was initially approved along the frontage and the limitations that have arisen due to utilities.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

29. 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. 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. In this case local finance considerations are not considered to be material to the case.

Conclusion

30. 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. 20/00741/VC - Mary Chapman Court Norwich and grant planning permission subject to the following conditions:

1. Development to commence within 3 years of original consent;
2. In accordance with plans;
3. Materials as per those agreed;
4. Landscaping scheme to be installed and maintained as agreed;
5. Heritage interpretation scheme to be agreed;
6. Details of bicycle storage to be agreed;
7. Refuse collections to take place with use of a reversing assistant;
8. Details of dropped kerb;
9. Trees to be provided within the highway as agreed;
10. Travel plan to be shared;
11. To be carried out in accordance with the written scheme of investigation;
12. Site management plan to be agreed, including arrangements for student drop off & pick up, provision of CCTV;
13. Construction method statement to be adhered to;
14. Contamination preliminary risk assessment;
15. Stop works if unknown contamination found;
16. No further drainage to the ground without express consent;
17. No further piling without express consent;
18. Flood warning and evacuation plan to be adhered to;
19. SUDS implementation;
20. Ecological mitigation measures to be implemented in accordance with report;
21. Specification and locations of 8 bat boxes as per agreed details;
22. All boundary treatments to include small mammal access;
23. Lighting scheme to be submitted (to protect wildlife and light the open space);
24. In accordance with Arboricultural Impact Assessment;
25. Renewable energy to be provided in accordance with Design & Access Statement.

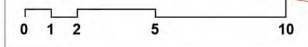
Informatives:

1. Construction working hours & considerate construction.
2. Asbestos to be dealt with as per current government guidelines.
3. A planning brief for the archaeological Written Scheme of Investigation will be provided by Norfolk County Council, Historic Environment Service.

4. The loading bay will require a 'loading only' restriction to be established with associated signage. This will entail a Traffic Regulation Order fee of £1995 plus any signage/post costs.
5. The costs involved in the relocation of any street furniture (such as road signs or street lights) need to be met by the applicant.
6. Street naming and numbering; the council has a statutory responsibility with regard to postal addressing, if a building name is required to be used formally please contact us for advice.
7. As the footway will need to be reconstructed to ensure it is strengthened for vehicular use and repaved for an embedded loading bay this will require a S278 agreement.
8. The applicant will need to cover the maintenance of the trees located on the highway and apply for a licence. Alternatively, a 30 year maintenance fee is applicable for each street tree (payable via the S278 agreement). Please contact developerservices@norfolk.gov.uk for more information.
9. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

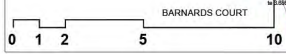
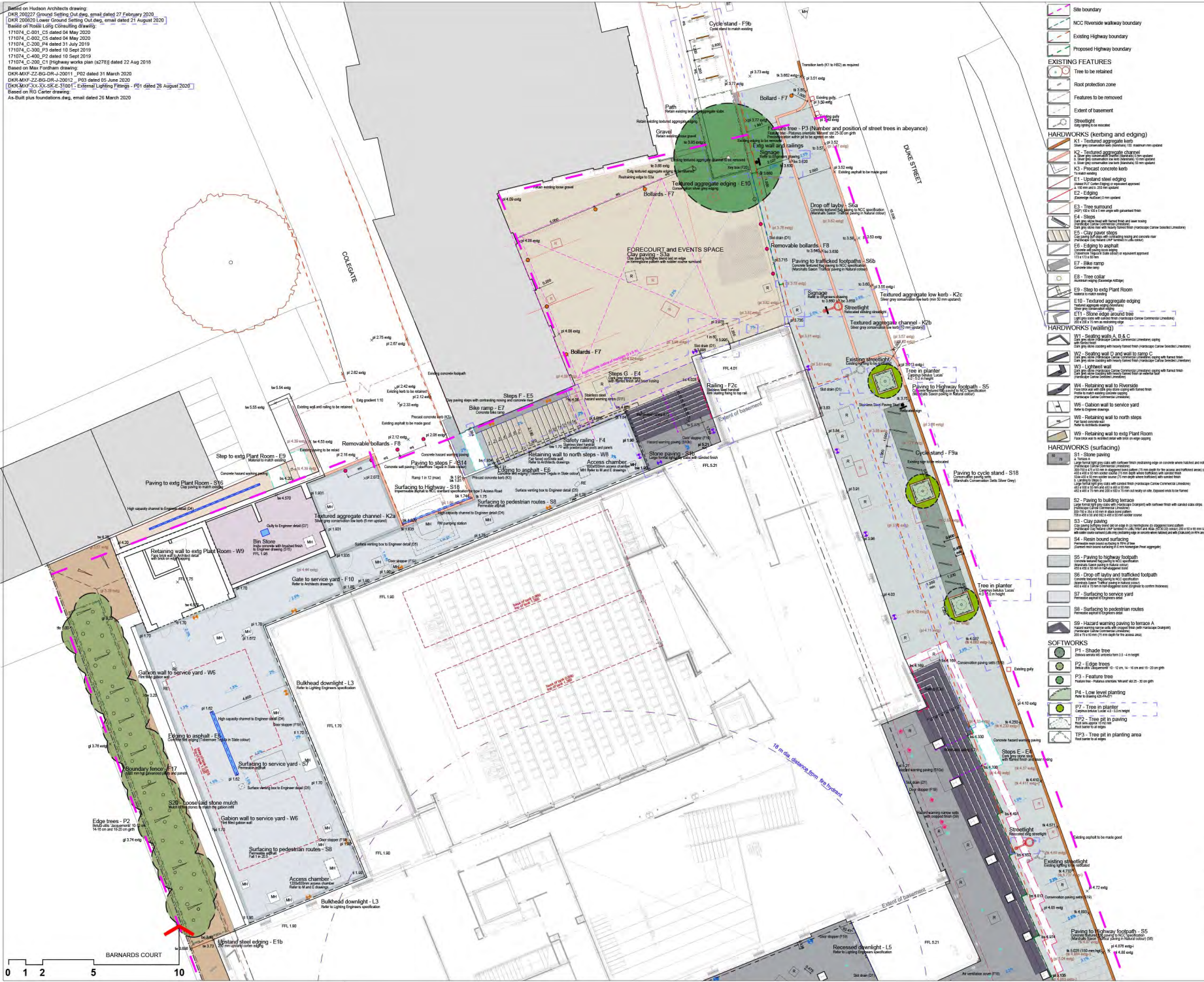


- Site boundary
 - NCC Riverside boundary
 - Existing Highway boundary
 - Proposed Highway boundary
- EXISTING FEATURES**
- Tree to be retained
 - Flood protection zone
 - Features to be removed
 - Extent of basement
 - Streetlight
- HARDWORKS (kerbing and edging)**
- K1 - Textured aggregate kerb
 - K2 - Textured aggregate channel
 - K3 - Precast concrete kerb
 - E1 - Upstand steel edging
 - E2 - Edging
 - E3 - Tree surround
 - E4 - Steps
 - E5 - Clay paved steps
 - E6 - Edging to asphalt
 - E7 - Bike ramp
 - E8 - Tree collar
 - E9 - Step to edge Plant Room
 - E10 - Textured aggregate edging
 - E11 - Stone edge around tree
- HARDWORKS (lighting and electrical)**
- L1 - Streetlight
 - L2 - Directed column light
 - L3 - Bulkhead downlight
 - L4 - Facade downlight
 - L5 - Recessed downlight
 - L6 - Linear wallstrip lighting
 - L7 - Humusdial railing
 - L8 - Recessed electrical box
 - L9 - Soft mounted spotlight
- HARDWORKS (drainage & irrigation)**
- D1 - Slope drain
 - D2 - Grated channel drain
 - D3 - Recessed box for watering point
 - D4 - High capacity channel drain
 - D5 - Surface venting box
 - D6 - Manhole cover, recessed manhole cover and access chamber cover
 - D7 - Gully
- SOFTWORKS**
- P1 - Shade tree
 - P2 - Edge trees
 - P3 - Feature tree
 - P4 - Low level planting
 - TP1 - Tree pit in paving
 - TP2 - Tree pit in planting area
 - TP3 - Tree pit in planting area
- HARDWORKS (walling)**
- W1 - Seating wall A, B & C
 - W2 - Seating wall D and wall to ramp C
 - W3 - Lightwell wall
 - W4 - Retaining wall to Riverside
 - W5 - Garden wall to service yard
 - W6 - Retaining wall to north steps
 - W7 - Retaining wall to edge Plant Room
- HARDWORKS (surfacing)**
- S1 - Stone paving
 - S2 - Paving to building terraces
 - S3 - Clay paving
 - S4 - Reson board surfacing
 - S5 - Paving to highway footpath
 - S6 - Drop off lobby and trafficked footpath
 - S7 - Surfacing to service yard
 - S8 - Surfacing to pedestrian routes
 - S9 - Hazard warning paving to terrace A
 - S10 - Hazard warning paving
 - S11 - Hazard warning strips
 - S12 - Gravel ground tree surround
 - S13 - Loose gravel
 - S14 - Paving to lightwell and steps F
 - S15 - Slab to concrete with brushed tuff to be stone
- PLANNING CONDITION DISCHARGE**
- Amend updated
 - Manhole, existing eye positions updated
 - High capacity channel extended
 - Tree in planter added
 - Safety railing corner updated
 - Tree to terrace A added
 - Light column at terrace A omitted
 - Hazard warning strips updated
 - Lighting updated
- CLIENT**
NORWICH UNIVERSITY OF THE ARTS
- PROJECT**
DUKE STREET RIVERSIDE
- TITLE**
Detail Landscape Plan - South Area (Riverside Space)
- DRAWN**
MBH SWK
- MBH**
SWK
- SCALE**
1:100 @ A1
- DATE**
22 SEP 2020
- 426-PCD-061 B**
- sheilsflynn**
- sheilsflynn.com**



Based on Hudson Architects drawing:
DKR 200270 Ground Setting Out data, email dated 17 February 2020
DKR 200820 Lower Ground Setting Out data, email dated 21 August 2020
Based on North Light Consulting drawing:
171074_C-001_C5 dated 04 May 2020
171074_C-002_C5 dated 04 May 2020
171074_C-000_P4 dated 31 July 2019
171074_C-000_P3 dated 10 Sept 2019
171074_C-000_C2 dated 10 Sept 2019
171074_C-000_C1 Highway works plan (s278) dated 22 Aug 2018
Based on Max Foundation drawing:
DKR MAF-22-BG-DR-00011_P02 dated 31 March 2020
DKR MAF-22-BG-DR-00012_P03 dated 05 June 2020
DKR MAF-22-BG-DR-00013_P01 External Lighting Design - P01 dated 28 August 2020
Based on RG Carter drawing:
As-Built plus foundations.dwg, email dated 26 March 2020

Briefed on Husdon Architects drawing
 DKR 200227 Ground Setting Out.dwg, email dated 27 February 2020
 DKR 200230 Lower Ground Setting Out.dwg, email dated 21 August 2020
 Based on Husdon Laying Out.dwg drawing
 171074_C-001_CS dated 04 May 2020
 171074_C-002_CS dated 04 May 2020
 171074_C-003_P4 dated 31 July 2019
 171074_C-004_P4 dated 31 July 2019
 171074_C-005_P3 dated 10 Sept 2019
 171074_C-006_P2 dated 10 Sept 2019
 171074_C-007_C1 Highway works plan (a278) dated 22 Aug 2018
 Based on Max Foreman drawing
 DKR MAF-22-BG-DR-J-20011_P0D dated 31 March 2020
 DKR MAF-22-BG-DR-J-20011_P03 dated 05 June 2020
 DKR MAF-XX-XX-SK-E-31001 - External Lighting Fixings - P01 dated 26 August 2020
 Based on RG Carter drawing
 As-built plan foundations.dwg, email dated 26 March 2020



- Site boundary**
- NCC Riverside walkway boundary
 - Existing Highway boundary
 - Proposed Highway boundary
- EXISTING FEATURES**
- Tree to be retained
 - Tree protection zone
 - Features to be removed
 - Extent of basement
 - Streetlight
- HARDWORKS (kerbing and edging)**
- K1 - Textured aggregate kerb
 - K2 - Textured aggregate channel
 - K3 - Precast concrete kerb
 - E1 - Upstand steel edging
 - E2 - Edging
- HARDWORKS (furniture)**
- F1 - Timber seating edge
 - F2 - Railing
 - F3 - Guard railing
 - F4 - Safety railing
 - F7 - Bollards
 - F8 - Removable bollards
 - F9 - Cycle stand
 - F10 - Gate to service yard
- HARDWORKS (walling)**
- W1 - Setting walls A, B & C
 - W2 - Retaining wall (dry wall) to basement
 - W3 - Retaining wall to north steps
 - W4 - Retaining wall to service yard
 - W5 - Retaining wall to north steps
 - W6 - Retaining wall to north steps
 - W7 - Retaining wall to north steps
 - W8 - Retaining wall to north steps
 - W9 - Retaining wall to north steps
- HARDWORKS (surfacing)**
- S1 - Stone paving
 - S2 - Paving to building
 - S3 - Clay paving
 - S4 - Resin bound surfacing
 - S5 - Paving to highway footpath
 - S6 - Clay paving
 - S7 - Surfacing to service yard
 - S8 - Surfacing to pedestrian routes
 - S9 - Hazard warning paving to terrace A
- SOFTWORKS**
- P1 - Shade trees
 - P2 - Edge trees
 - P3 - Feature tree
 - P4 - Low level planting
 - P7 - Tree in planter
 - TP2 - Tree in planter
 - TP3 - Tree in planter
- HARDWORKS (lighting and electrical)**
- L1 - Street lighting
 - L2 - Directed column light
 - L3 - Bulkhead downlight
 - L4 - Facade downlight
 - L5 - Recessed downlight
 - L6 - Linear walkway lighting
 - L7 - Illuminated railing
 - L8 - Recessed electrical box
 - L9 - Spot mounted spotlight
- HARDWORKS (drainage & irrigation)**
- D1 - Gully
 - D2 - Grated channel drain
 - D3 - Recessed box for watering point
 - D4 - High capacity channel drain
 - D5 - Surface warning box
 - D6 - Manhole cover, recessed manhole cover and access chamber cover
 - D7 - Gully

S10 - Hazard warning paving
 S11 - Hazard warning strips
 S12 - Road paved line around
 S13 - Loose gravel
 S14 - Paving to lightwell and steps
 S15 - In situ concrete with brushed finish to bin store
 S16 - Paving to existing Plant Room
 S17 - Concrete hazard warning paving
 S18 - Paving to cycle stand
 S19 - Conservation hazard warning paving
 S20 - Loose laid stone match
 F1 - Timber seating edge
 F2 - Railing
 F3 - Guard railing
 F4 - Safety railing
 F7 - Bollards
 F8 - Removable bollards
 F9 - Cycle stand
 F10 - Gate to service yard
 W1 - Setting walls A, B & C
 W2 - Retaining wall (dry wall) to basement
 W3 - Retaining wall to north steps
 W4 - Retaining wall to service yard
 W5 - Retaining wall to north steps
 W6 - Retaining wall to north steps
 W7 - Retaining wall to north steps
 W8 - Retaining wall to north steps
 W9 - Retaining wall to north steps
 S1 - Stone paving
 S2 - Paving to building
 S3 - Clay paving
 S4 - Resin bound surfacing
 S5 - Paving to highway footpath
 S6 - Clay paving
 S7 - Surfacing to service yard
 S8 - Surfacing to pedestrian routes
 S9 - Hazard warning paving to terrace A
 P1 - Shade trees
 P2 - Edge trees
 P3 - Feature tree
 P4 - Low level planting
 P7 - Tree in planter
 TP2 - Tree in planter
 TP3 - Tree in planter
 L1 - Street lighting
 L2 - Directed column light
 L3 - Bulkhead downlight
 L4 - Facade downlight
 L5 - Recessed downlight
 L6 - Linear walkway lighting
 L7 - Illuminated railing
 L8 - Recessed electrical box
 L9 - Spot mounted spotlight
 D1 - Gully
 D2 - Grated channel drain
 D3 - Recessed box for watering point
 D4 - High capacity channel drain
 D5 - Surface warning box
 D6 - Manhole cover, recessed manhole cover and access chamber cover
 D7 - Gully

B PLANNING CONDITION DISCHARGE
 - Material updated
 - Cycle stand updated
 - Proposed highway updated
 - Paving strip added
 - Retaining edge updated
 - Steps G updated
 - Manhole, nodding tree positions updated
 - Streetlight moved
 - Tree planter added
 - Tree in planter added
 - Cycle rack added
 - Lighting updated
 - Steps F updated

CLIENT
 NORWICH UNIVERSITY OF THE ARTS

PROJECT
 DUKE STREET RIVERSIDE

TITLE
 Detail Landscape Plan - North Area (Courtyard - Service yard - Duke Street)

DRAWN CHECK
 MH SF

SCALE DATE
 1:100 @ A1 SEPT 2020

426-PCD-062 B

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