

**Report to** Planning applications committee

**Item**

11 October 2018

**Report of** Head of planning services

**Subject** Application no 18/00639/F and 18/00640/L- 45 - 51  
London Street, Norwich, NR2 1HX

**4(c)**

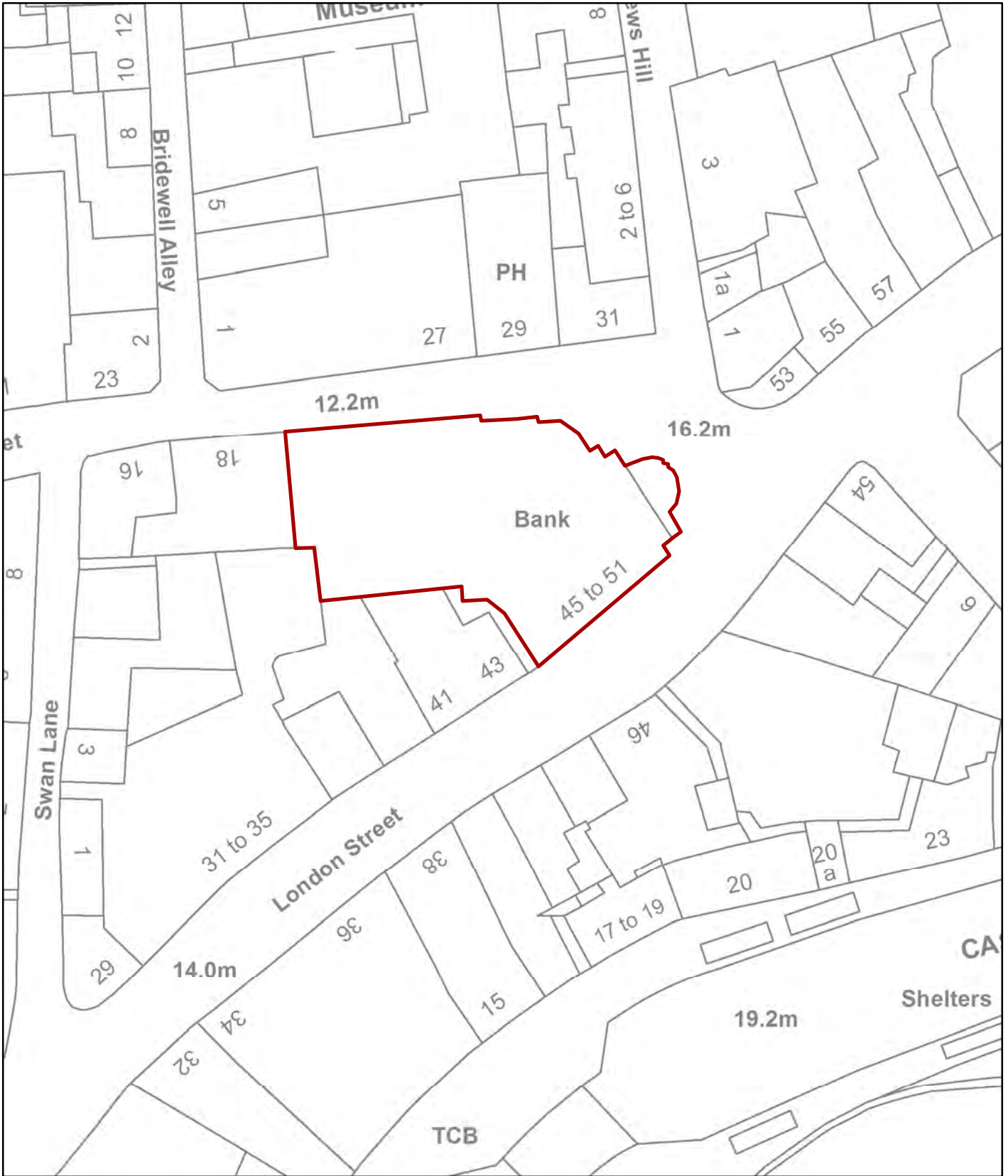
**Reason  
for referral** Objections

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<b>Ward:</b>	Mancroft
<b>Case officer</b>	Katherine Brumpton - <a href="mailto:katherinebrumpton@norwich.gov.uk">katherinebrumpton@norwich.gov.uk</a>

<b>Development proposal</b>		
Change of use from bank (Class A2) to restaurant/bar (Class A3) and installation of ventilation system.		
<b>Representations</b>		
Object	Comment	Support
3	0	0

<b>Main issues</b>	<b>Key considerations</b>
1	Principle of proposed use
2	Design and Heritage
3	Amenity
<b>Expiry date</b>	25 June 2018
<b>Recommendation</b>	Approve

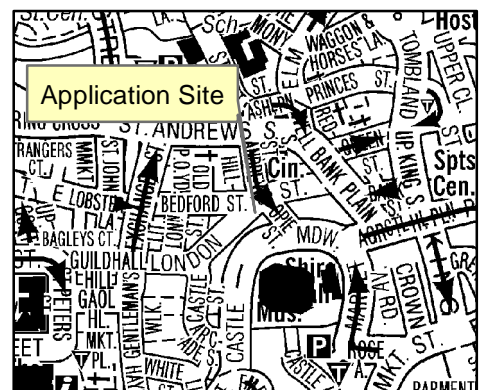


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Planning Application No 18/00639/F & 18/00640/L  
 Site Address 45 - 51 London Street  
 Scale 1:500



**NORWICH**  
 City Council  
 PLANNING SERVICES



## The site and surroundings

1. The site is triangular in shape and sits on the corner of London Street and Bedford Street and consists of a Grade II listed building dating from 1924. It appears to have been built for National Westminster Bank and was in continual use by them until October 2017 when it was vacated. It is currently empty. A later 20<sup>th</sup> century extension is located along Bedford Street. The ground floor is in retail use and is in separate ownership.
2. The site levels fall to the west, especially the north west, which results in the basement having windows to the north elevation only, facing Bedford Street.
3. The building covers 3 floors, to include a basement. The principal elevation is to the east and is accessed via semi-circular steps set between 4 columns. The building has neo- classical detailing and is finished in stone. A clock tower sits in the middle of east elevation. A large banking hall is served by a large doomed cupola.
4. The area is in a mixed use, with retail and food and drink uses (restaurants, cafes and public houses) all being common.

## Constraints

5. City Centre Conservation Area.
6. The building subject to this application is Grade II Listed Building, and it borders several other Grade II properties to the west and south. There are also other Grade II and locally listed buildings within the immediate area.
7. Area of Main Archaeological Interest.
8. Primary Retail Area and Defined Retail Frontage.
9. City Centre Leisure Area.

## Relevant planning history

10.

Ref	Proposal	Decision	Date
4/1998/0371	Conversion of banking offices at rear to form retail unit (Class A1) including new pedestrian entrance and relocation of service till	APCON	24/07/1998
06/00502/L	Installation of air conditioning system including external condenser unit.	APPR	01/08/2006
09/00119/F	Removal of redundant air handling plant and replacement with new. Installation of edge protection handrail.	APPR	06/04/2009

Ref	Proposal	Decision	Date
09/00120/L	Removal of redundant air handling plant and replacement with new. Installation of edge protection handrail.	APPR	06/04/2009
11/01509/L	Alterations to banking hall including removal of non original partition and 2 No. tellers and formation of new transaction wall.	APPR	14/10/2011
17/00536/F	Removal of 2 No. ATMs and associated works. Replacement with stone wall.	APPR	16/05/2017
17/00537/L	Removal of 2 No. ATMs and associated works. Replacement with stone wall.	APPR	16/05/2017
17/00541/L	Removal of external signage.	APPR	05/06/2017
17/00697/L	Removal of internally hung memorial plaque from 45-51 London Street.	APPR	24/07/2017

## The proposal

11. To convert the building site into a restaurant and bar. No extensions are proposed however several alterations are required in order to facilitate the conversion. Access to the basement, ground and second floor would be available to the public.
12. Externally a ramp is proposed in order to provide access for wheelchair users. New extract ventilation and chiller units are proposed which would be located on the roof of the 20<sup>th</sup> century section. Repairs will be carried out where necessary.
13. Internally the modern furniture and partitions will be removed, as will some stud walls. Small sections of stud partitioning will be installed in the ground floor and basement to create an accessible WC and further WCs accordingly. A bar would be installed within the former banking hall. A commercial kitchen would be located within the 20<sup>th</sup> century section on the first floor.
14. The proposal has been re-advertised and re-consulted on following the submission of the scheme to include a ramp. Revised plans were received to include a revised location plan. This period finishes on 10 October 2018; members will be updated at Committee on any additional comments or representations received.
15. Any advertisements are to be covered under a separate application.
16. An application to stop up the Highway to enable the erection of the access ramp has now been submitted to the National Transport Casework (NTC) team. The documents are available to view until 15<sup>th</sup> November 2018 at Norwich City Council.

## Summary information

<b>Proposal</b>	<b>Key facts</b>
<b>Operation</b>	
Opening hours	<b>07:00 to 23:00 on any day and trade deliveries and collections between 07:00 and 19:00 Monday to Saturday only.</b>
Ancillary plant and equipment	<b>New extract ventilation and chiller units</b>

## Representations

17. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
Overall strategy of London Street should be considered before coming to a decision on this application. A retail study was produced in 2014 for BID which highlighted the need for a strategy to be put in place if there is a wish to maintain the retail occupation of the street. The number of units in a food and bar use may start to undermine the critical mass of retail.	See main issue 1.
Introducing another late night establishment will increase the anti-social behaviour already experienced within the area (including vomit, broken glass and damage to premises).	See main issue 3.
The Lanes is characterised by independent businesses and this proposal would allow another chain to move in.	This is not a material planning consideration, consent would run with the land and is not for a specific operator.
The building is a landmark and a beautiful building. It is shocking that such a poorly rated establishment would be allowed in by the council.	This is not a material planning matter.

Issues raised	Response
Introducing another business with direct competition with many existing businesses can only lead to more business closures.	This is not a material planning matter.
Outside seating is welcomed but must be sited to ensure that people with mobility/visual impairments can negotiate successfully.	The application does not include outside seating.
Bringing the building back into use is a positive, and this scheme appears to be acceptable.	No comment.
Provision of a changing places toilet would be welcomed.	This has been raised with the agent but unfortunately there is not the room given the constraints of the listed building. However a wheelchair accessible ground floor WC is proposed (with baby changing facilities) and an ambulant user WC located in the basement.

## Consultation responses

18. 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

19. Following discussions and the submission of amended plans the proposal is considered acceptable, with the imposition of suitable conditions.
20. The proposal is generally considered to represent a sympathetic scheme, and conditions can be added to finalise some details such as floor coverings.
21. The ramp will cause less than substantial harm to the building, but I am satisfied that on this occasion the public benefits outweigh the harm in accordance with the requirements set out in the NPPF, notably access for wheelchair users.
22. Final comments to be verbally updated to members at committee.

### Environmental protection

23. The extract system provides an appropriate solution for noise and odour issues.
24. The use of the premises mainly for restaurant use is appropriate up to 23:00, the use of the premises past this time should be supported by a noise impact assessment that identifies and quantifies any issues from entertainment and customer noise and its impact on local residential uses. Such an assessment has not been submitted therefore a condition is recommended which restricts the

opening hours to 07:00 and 23:00 on any day. In addition a condition should be added to restrict trade deliveries and collections between 07:00 and 19:00 Monday to Saturday.

### **Highways (local)**

25. A construction management plan will be essential, to include consideration of skips, hoardings, contractor traffic, demolition traffic etc. Early discussions with the street works team will be important.
26. A restaurant will also generate vehicular traffic associated with food, waste and potentially home deliveries. Careful consideration will need to be made to waste management on the site and how it would be serviced on-street
27. There is no provision for staff or customer cycle parking. I appreciate that space within the building or on-street may not be available for cycle parking in this instance.
28. No objection to the installation of a ramp, subject to the successful application of a stopping up notice of the highway.

## **Assessment of planning considerations**

### **Relevant development plan policies**

29. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
  - JCS5 The economy
  - JCS6 Access and transportation
  - JCS7 Supporting communities
  - JCS8 Culture, leisure and entertainment
  - JCS11 Norwich city centre
30. **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
  - DM7 Trees and development
  - DM9 Safeguarding Norwich's heritage
  - DM11 Protecting against environmental hazards
  - DM16 Supporting the needs of business
  - DM18 Promoting and supporting centres
  - DM20 Protecting and supporting city centre shopping
  - DM23 Supporting and managing the evening and late night economy
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing

## Other material considerations

### 31. Relevant sections of the National Planning Policy Framework March 2018 (NPPF):

- NPPF1 Achieving sustainable development
- NPPF4 Decision-making
- NPPF6 Building a strong, competitive economy
- NPPF7 Ensuring the vitality of town centres
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF16 Conserving and enhancing the historic environment

### 32. Supplementary Planning Documents (SPD)

- Main town centre uses and retail frontages SPD adopted December 2014

## Case Assessment

33. 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

34. Key policies and NPPF paragraphs – DM1, DM18, DM20, DM23, NPPF sections 6 and 7.
35. The building is currently unused but up until October 2017 was used as a bank, the proposal would convert the whole building to a restaurant/bar.
36. The site falls within a Primary Retail Area, Defined Retail Frontage and City Centre Leisure Area.
37. Policy DM18 states that within Primary Retail Areas and Defined Retail Frontages main town centre uses such as restaurants are permitted where; their scale is appropriate and the proposal does not conflict with the overall sustainable development criteria (set out in DM1) and (where appropriate) policies DM20 and 21 are complied with. Policy DM20 requires a change of use to restaurant to only be permitted where there would be no harmful impact upon the vitality and viability of the area and individual streets, and where it would not result in the proportion of A1 retail uses at ground level falling below an indicative level.
38. The main town centre uses and retail frontages SPD expands policy DM20 further, providing assessments of the frontage zones and guidance on appropriate uses beyond retail. The site falls within The Lanes East zone. The SPD encourages an indicative minimum of 70% retail for the defined retail frontage, with further expansion of cafes and restaurants particularly in London Street and Bedford Street



to be supported. Concentrations of non-retail uses which would result in continuous runs of inactive ground floor frontage should be discouraged.

39. The submitted Design and Access Statement states that the restaurant would be open during the day and have an active frontage. As above the immediate neighbours are largely retail, with both immediately adjacent neighbours on London Street and Bedford Street in active retail use. Whilst the level of activity during the day may be reduced from its previous use as a bank, the proposal would not result in the loss of an active frontage. The proposal is therefore considered to comply with the SPD as it would not result in a continuous run of inactive frontage, it is a supported use within this zone, and no loss of retail would occur.
40. Compliance with DM18 is also considered to be achieved. Located within the city centre the scale of the proposal is considered acceptable, and it would not conflict with the overall sustainable development set out in DM1.
41. **Main issue 2: Design and Heritage**
42. Key policies and NPPF paragraphs – JCS2, DM3, DM9 and NPPF sections 12 and 16.
43. Discussions with the agent have led to amended plans being submitted, which are considered to represent a more sympathetic conversion. However the amended plans do include the introduction of an external ramp, which is discussed below.
44. Discussions have been had regarding the repairs and finish schedule, however details are to be conditioned. The proposed works largely include retaining and repairing rather than replacing or removing.

#### Basement

45. The layout of this floor is largely unchanged. Some modern partitions are removed and a reconfiguration of the WCs proposed. Otherwise the main space is to be a private dining room, with ancillary rooms to be used for storage. All existing security doors, grilles and freestanding safes are to be retained in situ.
46. The fire escape leading onto Bedford Street is to have its existing original steel and timber security doors and frame labelled, and photographed for record purposes, then carefully removed and stored elsewhere on site. Due to their weight and construction, they cannot function as fire escape doors. New timber fire escape doors would be installed, with the leaf and frame to match the existing.

#### Ground Floor

47. The existing modern teller counters, reception desk and furniture would all be removed from the banking hall. The stud walls within the modern section on this floor would largely be removed to create a large dining area across both the original building and modern extension. The rooms along the side of the banking hall would be used as a snug, DDA compliant WC, lobby and ancillary rooms such as a glass wash area.
48. The proposed ramp would be sited to the south of the main entrance and run alongside the building. Two additional semi-circular stone steps would be installed to allow for a level access. Whilst the ramp would be a permanent addition the

submitted design would allow the existing stone steps to remain in situ below. Details would be conditioned.

### **First Floor**

49. Most of the original building at this height is a void.
50. A commercial kitchen would be installed within the extension on the first floor; this includes the introduction of ducts and vents which are discussed more below. Stud walls will be altered too, however given the age of this section of the building this raises no concerns.

### **Second Floor/Roof**

51. The original building comprises a section of flat roof around the lantern serving the banking hall, a large meeting room and associated kitchen and WC. The proposal would use the meeting room as another private dining area and utilise the facilities with some minor amendments.
52. The proposed vents and ducts would be sited on the flat roof of the extension. The design has been amended to reduce their visual impact. The main vertical flue would run alongside a wall and would not be significantly higher than the existing flues. It would be finished in a matt colour to reduce its visibility.

### **Conclusion**

53. Whilst harm has been identified from the proposal, from the installation of a ramp, this harm is considered to be less than substantial. Paragraph 196 of the NPPF advises that where such harm is identified it should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Despite lengthy discussions and investigations there is considered to be no other practical or desirable way of obtaining disabled access to the building. Regardless of the proposed use, disabled access would always be desirable. As such in this case it is considered that the public benefits outweigh the harm as disabled access helps provide the building with a viable long term use.
54. The other elements of the scheme are considered to represent a development which is sympathetic to the heritage asset and would serve to preserve the building.

### **Main issue 3: Amenity**

55. Key policies and NPPF paragraphs – DM2, DM11, and NPPF section 12.
56. The area is mixed in use with retail, restaurants/cafes, public houses, university classrooms, a church, a cinema and several dwellings being found within The Lanes East. Residential uses are normally, if not exclusively, flats above other uses.
57. No extensions or additional windows are proposed. The change to the impact upon neighbour's amenity would arise from the change of use, and potentially the introduction of new extract ventilation and chiller units. No noise impact assessment has been submitted.

58. Given the locality the proposed use is considered to be consistent with the character of the area; there is a public house on the opposite side of Bedford Street and a late night bar further down Bedford Street. With a suitable condition restricting the opening times the impact is considered acceptable.
59. The vents and chiller units are considered to have an acceptable impact upon neighbours.
60. The amenity of users of the development is considered acceptable.

### **Compliance with other relevant development plan policies**

61. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>No – however given the central location and space restrictions preventing any provision the lack of provision is considered acceptable in this case.</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>

### **Other matters**

62. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation.
63. A whitebeam tree is located to the front of the building (east). This is a street tree and is owned by Norwich City Council. The proposed ramp and works to the steps are not anticipated to impact the tree, including its Root Protection Area (RPA). However details of the ramp are to be conditioned. Should there be any impact this can be addressed when the condition is discharged.

### **Equalities and diversity issues**

64. There are significant equality issues. The provision of an access ramp to the front of the building will result in less than substantial harm. This has been discussed further within the Design and Heritage section above.
65. Use of the existing life shafts for DDA compliant access has been explored, but they are unfortunately too small and there is no feasible way to enlarge either lift.

### **Local finance considerations**

66. 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.

67. 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.
68. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

69. The proposed use is considered to be appropriate and acceptable. The alterations required to the listed building are also considered to be acceptable, once the public benefits are weighed against the less than substantial harm identified.
70. Therefore with appropriate conditions the development is considered to be 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**

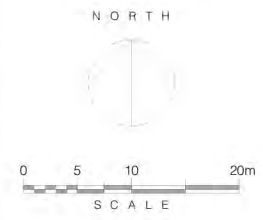
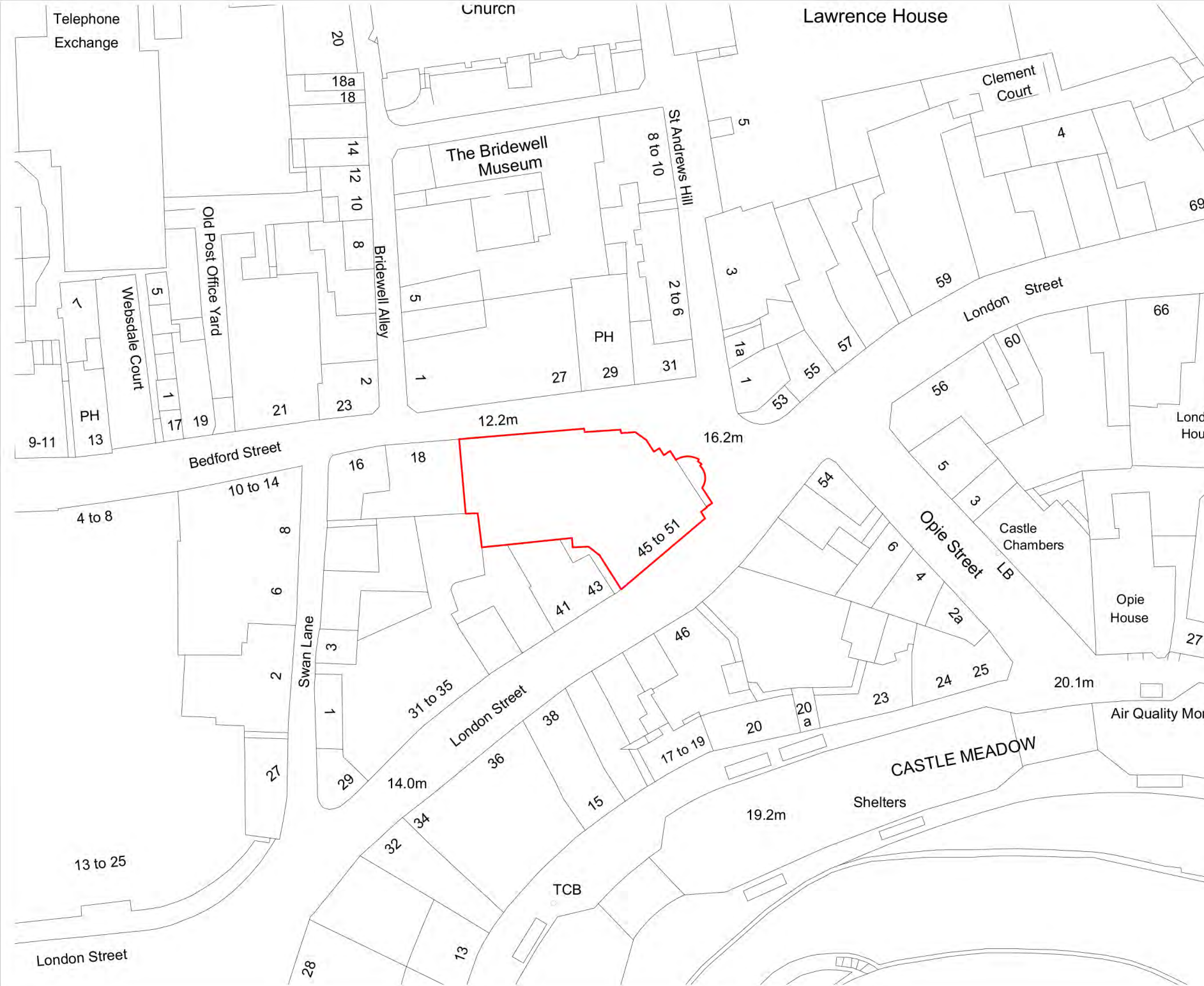
- (1) To approve application no. 18/00639/F - 45 - 51 London Street Norwich NR2 1HX and grant planning permission subject to the following conditions:
  1. Standard time limit;
  2. In accordance with plans;
  3. Heritage Interpretation;
  4. Not open to public;
  5. Restricted delivery hours;
  6. Submission waste disposal details;
  7. Construction method statement.

and

- (2) To approve application no. 18/00640/L - 45 - 51 London Street Norwich NR2 1HX and grant planning permission subject to the following conditions:
  1. Standard time limit;
  2. In accordance with plans;
  3. Details to be submitted;
  4. Requirement for schedule and specification of repairs;

## **Article 31(1)(cc) statement**

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



A 10.08.18 DR Red line amended to include steps & prised ramp  
 Rev Date Initials Details  
 Purpose of Issue  
 BLOCK PLAN  
**RICHARD PEDLAR ARCHITECTS**  
 ARCHITECTURE • CONSERVATION • URBAN DESIGN  
 RP/CA 4 Grove Road Redland  
 Bristol BS6 4LU • 0117 974 2612  
 www.rpca.co.uk • info@rpca.co.uk

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Project Proposed Cosy Club at  
 45 London Street, Norwich, Norfolk  
 Client Loungers Ltd.  
 Title Block Plan  
 Drawing No. LNG3815.BPA  
 Scale 1:250 @ A1 Date APRIL 2018  
 1:500 @ A3  
Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions.



EAST ELEVATION

existing boiler flue

New commercial extract flue - refer to separate details provided by Partridge Ventilation - note that this is not visible from either London Street or Bedford Street

New external ductwork to be powder coated in matt finish to match existing brickwork - RAL8028 Terra Brown (Matt)

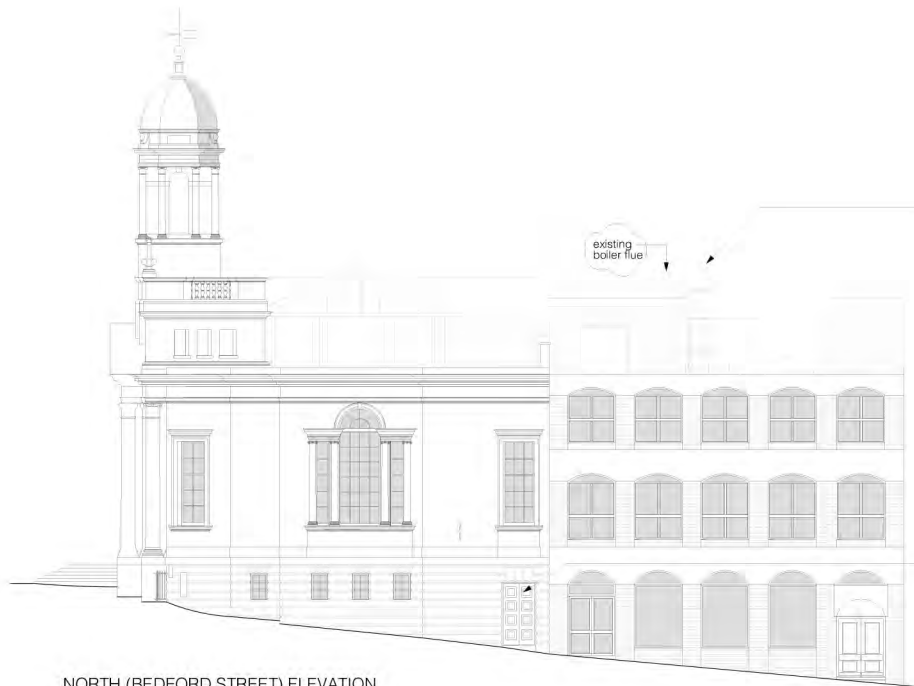
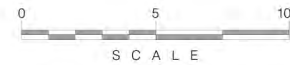
Existing steps retained, but with the addition of 2No new semi-circular steps at top, and access ramp as shown. Treads, risers, and handrails to be detailed to match existing in terms of materials & design

SOUTH (INTERNAL) ELEVATION of modern building - not visible from London Street



Existing steps retained, but with the addition of 2No new semi-circular steps at top, and access ramp as shown. Treads, risers, and handrails to be detailed to match existing in terms of materials & design

SOUTH (LONDON STREET) ELEVATION



NORTH (BEDFORD STREET) ELEVATION

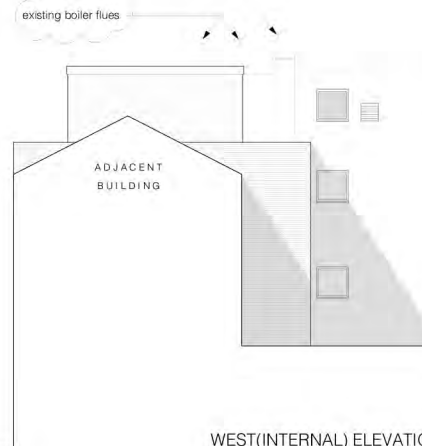
existing boiler flue

New commercial extract flue - refer to separate details provided by Partridge Ventilation - note that this is not visible from either London Street or Bedford Street

New external ductwork to be powder coated in matt finish to match existing brickwork - RAL8028 Terra Brown (Matt)

Existing steel/timber security doors retained and held open internally. New timber escape doors installed to match existing

BEDFORD STREET



existing boiler flues

ADJACENT BUILDING

WEST (INTERNAL) ELEVATION of modern building

A 16.07.18 DR amendments where bubbled

Rev Date Initials Details

Purpose of Issue

SCHEME DESIGN

**RICHARD PEDLAR ARCHITECTS**  
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Bristol BS6 6JJ • 0117 974 2612  
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Project Cosy Club at 45 London Street  
Norwich Norfolk NR2 1HU

Client Loungers Ltd

Title Proposed Elevations

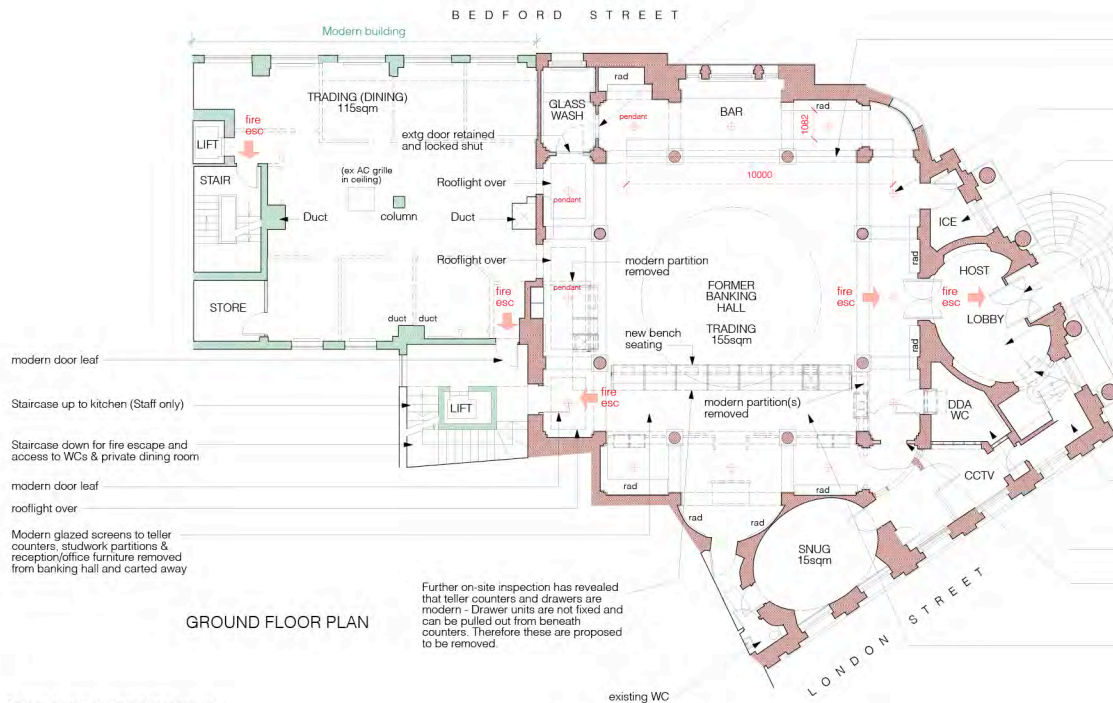
Drawing No. LNG3815.104A

Scale 1:100 @ A1 Date Mar 2018  
1:200 @ A3

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions only.







GROUND FLOOR PLAN

Existing original steel and timber security doors & frame to be retained in situ and held open at all times - due to their weight and construction, they cannot function as fire escape doors.

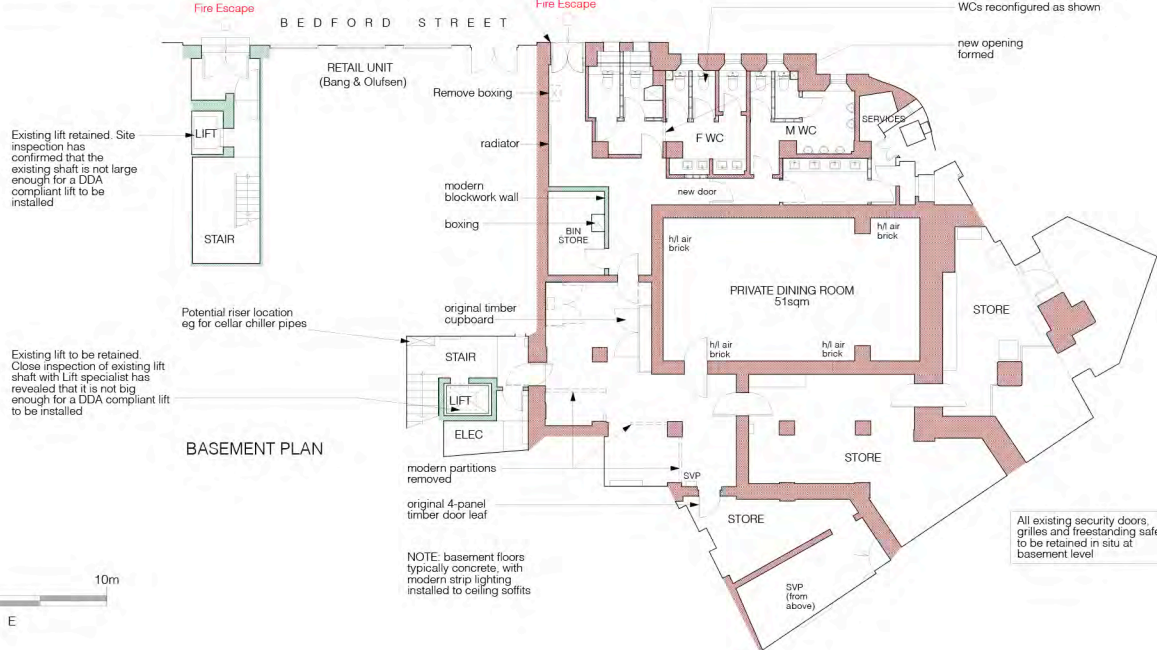
Further on-site inspection has revealed that teller counters and drawers are modern - Drawer units are not fixed and can be pulled out from beneath counters. Therefore these are proposed to be removed.

New outward opening timber fire escape doors to be installed. Door leafs & frame to match external appearance of existing doors.

- new opening formed in modern partition to provide direct access between bar & glass wash
- Front of bar set out along centre line of columns
- denotes existing modern pendant light fitting
- modern suspended tiled ceiling
- existing double-hung doors both sides of lobby
- existing surviving terrazzo floor finish to lobby to be exposed and retained
- Retain existing steps - add 2 no semi-circular steps to top to simplify landing, and install ramp as shown to detail. Materials and handrail are to match existing. Due to steepness of ramp, provide appropriate signage and a call button for wheelchair users for staff assistance with gaining access to the building from the entrance on Bedford Street
- Remove 2 No modern steps and partial infill to opening, form 2 No new steps to integrate with base of existing staircase
- original staircase with polished treads and metal balustrade and handrail, leading directly to second floor
- modern suspended ceiling
- retain later partition and door architraves below arch. Remove doors and store securely in basement
- all modern carpet tiles to the floors to be removed throughout banking hall. However, existing floor has been found to be concrete and plywood, with electrical duct and conduits let into it. Therefore, new timber floating floor is to be overlaid above, as per detail (below)

**FABRIC KEY**

- Original Fabric (assumed)
- Later fabric of some heritage value
- Modern Fabric



BASEMENT PLAN

Existing lift retained. Site inspection has confirmed that the existing shaft is not large enough for a DDA compliant lift to be installed

Existing lift to be retained. Close inspection of existing lift shaft with Lift specialist has revealed that it is not big enough for a DDA compliant lift to be installed

All existing security doors, grilles and freestanding safes to be retained in situ at basement level

**PROPOSED FLOOR FINISH TO GF TRADING AREAS**

- 20mm RECLAIMED TIMBER BOARDS
- 20mm SW BATTENS

- D 30.08.2018 SF Partition retained to SE of banking hall
- C 16.07.2018 DR amendments where bubbled
- B 14.06.2018 DR amendments where bubbled
- A 29.05.2018 SF WCs to basement amended to match existing fabric description. Works to teller counters amended. Lift works amended. Items added re: retaining existing security doors and safes, retain ext. door and wall finishes, wheelchair access

Rev Date Initiate Details  
 Purpose of Issue  
**SCHEME DESIGN**  
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Project **Cosy Club at 45 London Street Norwich Norfolk NR2 1JU**

Client **Longuers Ltd**

Title **Proposed Plans**

Drawing No **LNG3815.101D**

Scale **1:100 @A1 1:200 @A3** Date **Mar 2018**



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions only.



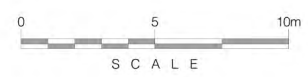
- Original Fabric (assumed)
- Later fabric of some heritage value
- Modern Fabric



SECOND FLOOR PLAN



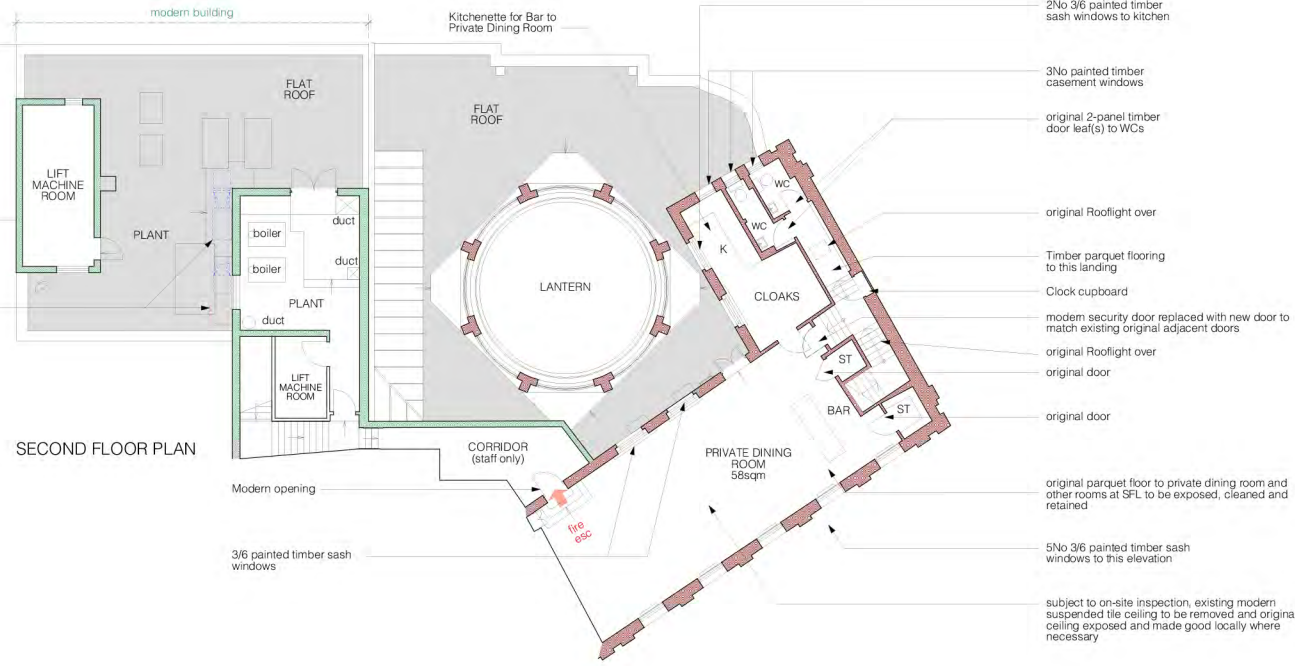
FIRST FLOOR PLAN



Rev	Date	Initials	Details
Purpose of Issue			
SURVEY			
<b>RICHARD PEDLAR ARCHITECTS</b> ARCHITECTURE • CONSERVATION • URBAN DESIGN			
RPCA 4 Grove Road Redland Bristol BS6 6JJ • 0117 974 2612 www.rpca.co.uk • info@rpca.co.uk			
Project	Cosy Club at 45 London Street Norwich Norfolk NR2 1HX		
Client	Loungers Ltd		
Title	Existing Plans		
Drawing No.	LNG3815.02-		
Scale	1:100 @A1 1:200 @ A3	Date	Mar 2018

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions only

- Original Fabric (assumed)
- Later fabric of some heritage value
- Modern Fabric



New commercial extract and supply ventilation system installed - refer to separate details provided by Partridge Ventilation

SECOND FLOOR PLAN

New commercial extract and supply ventilation system installed - refer to separate details provided by Partridge Ventilation

Internal Plant Room



FIRST FLOOR PLAN



Rev	Date	Initials	Details
D	16.07.2018	DR	ventilation layout revised to internalise some of the mechanical equipment
C	03.07.2018	DR	amends to kitchen to include plant room
B	14.06.2018	DR	amends to second floor layout to retain as existing
A	29.05.2018	SF	Floor finish to PD Room indicated

Purpose of Issue  
SCHEME DESIGN

**RICHARD PEDLAR ARCHITECTS**  
ARCHITECTURE • CONSERVATION • URBAN DESIGN

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Project Cosy Club at 45 London Street  
Norwich Norfolk NR2 1HU

Client Loungers Ltd

Title Proposed Plans

Drawing No. **LNG3815.102D**

Scale 1:100 @A1  
1:200 @A3 Date Mar 2018

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions only