

Report to Planning applications committee

Item

4 December 2014

Report of Head of planning services

Subject Application ref: 14/01103/F, Former Eastern electricity board site, Duke Street, Norwich

Reason for referral Departure from development plan / objections received

4A

Site address	Former Eastern electricity board site, Duke Street, Norwich
Ward:	Mancroft
Case officer	Tracy Armitage Tel: 01603 212502 Email: tracyarmitage@norwich.gov.uk

Development proposal			
External alteration, partial demolition and extension of riverside and Duke Street buildings to provide 29 dwellings. Demolition of central and warehouse buildings to provide redevelopment for 56 dwellings, extension of basement car park, creation of 464sqm of flexible commercial floorspace (Class A2/A3/B1(a)), associated highway and landscape works, pontoon and floating landscape platforms			
Representations			
	Object	Comment	Support
Original scheme	7*	1	-
Amended scheme	6	-	-
*includes one joint representation on behalf of 6 households on Anchor Quay			

Main matters for consideration	Key issues
1) Principle of development	Loss of site for offices, 5 year land supply
2) Visual impact/design	Height, impact on conservation area
3) Design approach to the river	Whether development delivers sufficient public benefit
4) Impact on amenity	Impact of adjacent residents and businesses
5) Transportation Impact	Safety of access arrangements, whether sustainable travel is promoted
6) Flood risk	Whether parts of the site at risk of flooding will be safe
7) Sustainable energy generation	Whether the scheme has maximised the use of decentralised/renewable or low carbon energy sources

8) Planning obligations	Lack of affordable housing
Expiry date	Extension of time agreed until 23 December 2014
Recommendation	Approve, subject to planning conditions and S106 Obligation

The site and surroundings

1. The 0.85 hectare site consists of a substantial group of buildings and associated surface level car park. Until the late 1990s the site was occupied by the Eastern Electricity Board and functioned as their regional headquarters. The site includes a number of buildings:
 - 6 Duke Street – late 19th century building (which together with 4 Duke Street is known as the Boardman buildings)
 - 8 Duke Street – 1960s office building
 - Riverside building – extends around the eastern and northern perimeter of the site.
 - Warehouse building – abuts riverside, dates to the mid -1980s
 - Central building – former social club/office building.
2. The site has two street frontages. Principal frontage is on to Duke Street, a large archway allows pedestrian access and for vehicles to exit the site. The secondary frontage is on Westwick Street. This frontage is currently dominated by a wide vehicular access and a substantial wall, behind which there are a number of mature and semi mature trees. A section of the wall is listed, associated with the adjacent former brewery site.
3. The buildings have been vacant for a substantial number of years. Prior Approval to convert vacant office floor space contained within the Duke Street and Riverside buildings to 69 no. flats (35 no. one bed units and 34 no. two bed units) has recently been approved (19 September 2014).
4. The surface car park has been used as a pay and display car park by a virtue of a number of temporary consents. Planning permission has recently been approved to allow the car park use to continue until 28 February 2015.
5. The northern boundary of the site is delineated by the River Wensum and parts of the site are at flood risk. There is a significant drop in levels across the site in a South – North direction.
6. A number of properties abut the site: commercial properties on Charing Cross and residential properties at Anchor Quay. The River Wensum and Duke Street separate the site from residential properties at Dukes Palace Wharf and Mary Chapman Court.
7. The site is within the City centre conservation area and within an area of defined archaeological interest. There are a number of listed buildings in close proximity:

former brewery buildings on Anchor Quay and listed/local listed buildings located on St Benedicts Street. Number 6 Duke Street in common with number 4 is locally listed.

Relevant planning history

8.

Ref	Proposal	Decision	Date
08/00742/C	Demolition of buildings and structure	Approved	16/07/09
08/00743/F	Construction of A2/B1a offices, A3 restaurant/cafes, A1 retail floorspace, D1 art gallery and 16 dwellings	Approved	16/07/09
14/01104/PDD	Change of use of riverside building and 6-8 Duke Street from offices B1(a) to residential to create 69 residential dwellings	Approved	19/09/14
14/01318/F	Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further period of time	Approved Until 28 February 2015	

The proposal

9. The application relates to a residential-led mixed use development of the site following the demolition of the existing warehouse and social club buildings. The details of the development are set out in the table below.

10. The proposals include:

- i. the retention and conversion of existing buildings fronting Duke Street and the River Wensum to 69 dwellings – Permitted development, approved 19.09.14.
- ii. external changes to the appearance of the Duke Street and riverside buildings
- iii. vertical extension of the existing Duke Street and riverside buildings, creating additional storeys and new dwellings
- iv. erection of 5 townhouses fronting the river and three blocks of flats within the interior of the site
- v. flexible commercial use of the ground floor of the Duke Street and Westwick fronting buildings

11. The development subject to this full planning application (ii-v) will create 85 new dwellings. In combination with the new dwellings for which Prior Approval has

already been approved, a total of 154 dwellings are proposed, to be brought forward by the owner as a single development.

Summary information

Proposal	Key facts	
Scale		
Total no. of dwellings	85	
	6 Duke Street – addition of 4 th floor	1
	8 Dukes Street - addition of 5 th floor	3
	Riverside building – addition of 5 th and 6 th floors and partial 7 th floor	25
	New townhouses	5
	New block (C) 5 storey (Westwick St)	21
	New block (D) 5 storey	15
	New Block (E) 5 storey	15
No. of affordable dwellings	0	
Dwelling types	1 bed flat	43
	2 bed flat	29
	3 bed flats	8
	4 bed houses	5
Lifetime Homes	10% of proposed dwellings	
Density	182/hectare	
Commercial uses	Total : 464 sqm	
	Block C (Westwick frontage) part ground/lower ground floor	Flexible A2/A3/B1a
	Dukes Street frontage – ground floor	Flexible A2/B1a
Appearance		
Facing materials	Various: Brick, terracotta, sandstone and aluminium cladding, render	
Energy and resource efficiency measures	Water source heat pump, photovoltaics. Water efficiency measures (Code 4)	
Operation		
Ancillary plant and equipment	Integral within building	
Transport matters		
Vehicular access	Westwick Street – Two-way traffic Dukes Street – Exit only (barrier controlled)	
No parking spaces	91 car parking spaces	

(whole development: proposed + 69 units 14/01104/PDD)	35 at surface level + 56 at extended basement level Includes 1x car club space plus electric charging points 155 secure cycle parking spaces
Servicing arrangements	Communal – basement of Riverside building/ground floor internal storage C, D and E, enclosed compound rear of 6-8 Duke Street

Representations

Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Adjacent and neighbouring properties have been notified in writing 14 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.

Issues raised	Response
Design fails to respond fully to the unique location Unimaginative will do little to enhance Norwich's standing, encourage visitors to the city or promote river usage	See main matters 2 and 3
Density of development too high Quality of life for occupants and their neighbours will suffer	See main matter 2 and 4
Warehouse building to be demolished is attractive and well made - more sustainable to convert	The warehouse is a modern building constructed in the 1980s. Identified for demolition in 2006, the building was subject to an art installation that year, which involved the full text of the 16 th century novel Utopia being painted onto the external walls. The applicant has considered the retention of the building but the proportions and lack of window openings constrains re-use. The building is not listed/locally listed and makes a neutral contribution to the character and appearance of the conservation area. On this basis there is no planning policy to object to

	demolition of this building.
<p>Environmental and ecological opportunities deserve more consideration and realisation</p> <p>River supports a variety of wildlife including otters and kingfishers</p> <p>Too little green space</p>	See main matter 3
<p>Green buffer and river access requires a more imaginative response</p> <p>eg supplement the ecology/promote use of the river, reduce canyonisation</p> <p>Suggest a larger area of native planting, pond - creation of a more viable habitat and wildlife corridor</p> <p>Suggest possibility of inlet from the river which could be used by barges and wherries / small number of floating homes</p>	See main matter 3
<p>Height of the development / higher than St Andrew's car park</p> <p>Associated loss of view, overshadowing, loss of light; induction of air turbulence</p> <p>Negatively encroach on city skyline and obliterate views</p> <p>Not appropriate in conservation area</p>	See main matter 2
Security of Dukes Wharf/Anchor Quay boundary	A pedestrian route through the land
<p>Traffic</p> <p>Add to existing congestion on Duke Street / Westwick Street</p> <p>Should be option to turn right on to Westwick Street</p>	See main matter 5
Parking	See main matter 5

Under provision of parking - No provision for vehicles belonging to energy companies /trades people etc	
Excessive parking - suitable location for car free development and promotion of sustainable travel	
Need for de- masting facility questioned	The Broads Authority has requested that the proposed canoe launching pontoon also provides a de-masting function. No additional modification is required.
Noise along riverside – compounded by high buildings which cause reverberation	
Lack of affordable housing	See main matter 8

Norwich Society

12. This proposed development represents a major change to this key area immediately adjacent to the city centre. It will have a considerable impact on the local infrastructure and will need to make a strong statement to enhance and complement the visual quality of the neighbourhood. The most urban side of the site is defined by the buildings on Duke Street. The upper levels added to the corner building appear too tall and the effect on Duke Street is to generate a canyon-like feeling which is not appropriate. River frontage, proposed town houses dwarfed by apartment block, needs further consideration. Generally the elevations are well mannered and subdued – will require careful detailing. Northern elevation of blocks D and E seem out of character with a strong horizontal emphasis. Disappointed with lack of social housing. Pleased to see use of pontoon.

Wensum River Parkway Partnership

13. Pontoon extremely valuable part of the scheme which will contribute to the aim of bringing small craft back to the River Wensum within Norwich. Should be an element of public access and short-term mooring. Design should allow effective launching of canoes and small craft.

Consultation responses

14. 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

Anglian Water

15. Sufficient capacity within wastewater treatment and foul sewerage network

Broads Authority

16. Original scheme raised a number of design concerns in relation to: set back of the additional floors on the existing office block; canalisation of the river corridor; design of the access door from the lower basement area to the pontoon and; the quality of the outdoor amenity space adjacent to the river.
17. The amended river façade overcomes previous concerns and is now acceptable in design terms. The access door to the pontoon too has been satisfactorily addressed. In addition the modifications have also resulted in a friendlier public outdoor amenity space on the river bank. Planning conditions in relation to ecological mitigation and lighting are recommended along with a S106 to secure management and maintenance arrangements for the pontoon.

English Heritage

18. Not opposed to the principle of redevelopment of this site and the proposals retain the buildings of greatest local interest and significance. The scheme as originally submitted raises number of concerns in relation to the: lack of provision of riverside walk; the appearance of the Westwick Street frontage block; the steeply-pitched gables facing the river and the additional floors proposed to the buildings on Duke Street and to the riverside building. In relation to the latter a greater emphasis of steeping between elements or the introduction of some other method to provide a degree of articulation between the old and new is recommended. Consider proposals fail to enhance the conservation area and cause a degree of harm.
19. Amended proposal: pleased to note that the new plans show revisions to the Westwick Street block which give the building greater solidity and vertical emphasis. Concerns in relation to the steeply-pitched gables of the proposed town houses, additional floors and lack of riverside walk still stand.

Environment Agency

20. No objection subject to a number of detailed comments. Recommend imposition of condition requiring habitable floor levels no lower than 5.00mAOD; the application of Sequential and Exception tests and flood mitigation measures.

Landscape Design

21. The landscape strategy for the development responds well to the site constraints. The main benefits are public access to the river, a new central urban space incorporating a pedestrian through route, and improvements to the streetscape of Duke Street and Westwick Street. The level of design, use of materials and appropriate planting will create quality external spaces for both residents and the public. In the event of utility apparatus restricting the provision of street trees, further tree planting should take place within the site.

Local Highways Officer

22. The development overall represents a good fit with Local Plan transportation policy with regard to the city centre location, density and mix of uses. The form and layout of the site responds well to its context and has good site access by all modes to the adjacent highway network. The quantity of car parking is reasonable and the provision of a car club space with EV charging is welcome. The shared space design of the site access road enables vehicles and pedestrians/cyclists to mix and will give the development a pleasing aesthetic that enables integration with the landscaping scheme. In terms of traffic impact, the proposed development will have a lower impact on vehicular movements than the former use as offices and current use as a car park. A city centre site offers occupiers close proximity to services and employment within a short walk, cycle or bus trip and therefore car ownership and trip generation is likely to be considerably lower than elsewhere in the urban area.
23. Pedestrian/cycle facilities on Westwick are necessary for this development; a scheme to be devised that achieves a pedestrian facility at the Westwick Street/Charing Cross junction, and preferably at the base of the St Lawrence Little Steps. A cycle contra flow can also be provided on the southern side of Westwick Street from Charing Cross to Coslany Street. Site car park management plan is required to ensure that the site access road is kept clear of parked vehicles to enable large vehicles to enter and leave the site in a forward gear and to ensure that the car parking spaces are managed effectively.

Environmental Protection

24. Recommend imposition of conditions in relation to contamination.

Housing Strategy

25. Having reviewed the viability assessments prepared by the District Valuer, I can confirm that, whilst disappointing, I am satisfied that the development is not viable to provide a single dwelling of affordable housing. I would like to see a clause within the S106 agreement that the viability will be reviewed if the appropriate trigger points are not achieved.

Natural areas officer

26. The measures proposed to safeguard bats, and any nesting birds that might be present on the site during the breeding season, appear to be adequate. The provision of new planting will provide a minor increase in the amount of foraging habitat. It is suggested that some of the new nest boxes target specific species of conservation concern such as House Sparrow and Swift. The stretch of the River Wensum adjacent to this development is typified by hard edges and very limited marginal vegetation or other associated wildlife habitat. The proposed floating islands are an imaginative and potentially useful addition to the river corridor's biodiversity value. It is suggested that one island, or a part of one island, could be specifically set aside for nesting wildfowl. The conclusions of the Norfolk Wildlife Services report on the ecological assessment for the proposed water-source heat pump are noted. This installation should not have any negative biodiversity

consequences if the recommended mitigation measures are adopted, for example screening against accidental fish intake. It is noted that the water discharged into the river from this system will be 7 °C lower than the temperature of the river water itself, and this may well have a slightly beneficial effect on fish and other aquatic life in the vicinity, especially during periods of high summer temperatures when the river's dissolved oxygen content will be low.

Norfolk Landscape Archaeology

27. A preliminary archaeological excavation of this site was undertaken in 2007 and revealed features of probable medieval to modern date. Recommend impositions of planning conditions requiring further archaeological investigation, interpretation and recording.

Norfolk Police (Architectural Liaison)

28. Detailed comments provided in relation to meeting Secure by Design standards.

Norfolk Wildlife Trust

29. Pleased to see an ecological assessment has been carried out – recommend that mitigation measures and enhancement opportunities are secured through imposition of conditions
30. have been taken to mitigate any ill-effects of that increase in height and that it is appropriate within its context

Tree protection officer

31. The main effect of the proposed tree loss will be the loss of their landscape value in terms of the current street scene. I do however feel that the tree planting opportunity both within and around the site will mitigate that initial loss – careful attention to species selection and ground preparation.

Urban Conservation and design

32. It is considered that this scheme will bring back into beneficial use a long-redundant site. It should provide an area with its own distinct character that succeeds in creating attractive new public spaces within the site and adjacent to the river, as well as improving Duke Street, one of the main routes in the city. The scheme provides accommodation in blocks of increased height, but it is considered that measures

Assessment of planning considerations

1. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS9 Strategy for growth in the Norwich Policy Area
 - JCS11 Norwich city centre

2. 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
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM19 Encouraging and promoting major office growth
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

3. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- CC23 Duke's Wharf, Duke Street (Former EEB offices)

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

5. 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 matter 1: Principle of development

33. Key policies and NPPF paragraphs - JCS9, DM12, DM19 and CC23 and NPPF paragraphs 14 and 49.
34. DM12 is the principal policy against which all residential development is assessed. The policy allows for new housing in Norwich except in a number of specified cases. One of these cases is where the site in question is specifically designated for non-residential purposes in the DM plan or the SA plan. This site is subject to policy CC23 and allocated in the SA plan for, 'mixed development including offices and potentially: residential use (in the region of 30); and small scale retail units, possible food and drink uses, and professional services at ground floor level on the Duke Street frontage'. Although CC23 is not wholly restrictive of residential development, the express intention is to deliver an office-led mixed development, to contribute to the future supply of office floorspace in the city centre. The promotion of office space development in sustainable and accessible locations, is a crucial component of the development strategy for Norwich and JCS 9 sets a target of 100,000 m² of new floorspace over the plan period. In accordance with this objective, DM19 seeks to promote and safeguard high quality office floorspace within the city centre, in order to maintain the long term viability and vitality of the city as a retail and visitor destination and a major employment hub. The mixed development allocations in the SA plan form part of this strategy for office floor space growth and therefore this application, which proposes a residential-led mixed scheme and 464sqm of commercial floorspace, is considered a departure from adopted development plan policy.
35. The application site is a substantial city centre site and historically acted as a regional office headquarters. The current owners of the site obtained planning permission for a large scale office led mixed use development in 2009 (08/00743/F), this included 18692sqm of class A2/B1a office floorspace and a range of other uses. The granting of planning permission coincided with a significant down turn in the demand and value of commercial office space and the approved scheme proved subsequently not to be viable. This permission has now lapsed. Despite this site being allocated for residential development in the previous *Replacement Local Plan* (Policy HOU10), the newly adopted SA plan recognises that over the next plan period (up to 2026), an office-led mixed development is likely to be viable and make a significant contribution to meeting the 100000m² JCS target (approx. 20%).
36. In considering the proposed residential –led mixed development and the departure from newly adopted policy there are three significant material considerations;
- Temporary Permitted Development Rights that allow for the change of use of existing office floor space (B1a) to residential use.
 - Long term vacancy of this site

- The current lack of a 5 year land supply in the Norwich policy area, and
37. Firstly, following the introduction of temporary Permitted Development Rights (PD) in 2013, Prior Approval has recently been approved for the change of use of existing vacant office floorspace B1(a) on the site to residential use. This approval relates to existing vacant floorspace within 6-8 Duke Street and the riverside building and allows for the creation of 69 dwellings, without the need for full planning permission. In order for the development to qualify as PD, current legislation requires the residential use to commence before 31 May 2016. The owners have indicated that they intend to bring forward the new dwellings within this timeframe.
 38. In the event of the 69 dwellings being implemented, these will occupy the principal Duke Street and riverside buildings and substantial parts of the site will be used to provide amenity, parking and servicing space. Although the whole site amounts to 0.85ha, the permitted residential use substantially constrains the space available for further development and compromises the ability to deliver the quantity and quality of office space planned for the site.
 39. Secondly, the site has been vacant for a substantial number of years, the buildings not having been in use since 1999. The site is prominently located within the city centre and the appearance of the buildings has substantially deteriorated over time. The site represents a significant development opportunity within the city centre, with the potential to deliver economic, social and environmental benefit. Given the long term vacancy of the site, the prospect of comprehensive redevelopment occurring over a short timescale and without further delay, is considered to offer substantial benefit. The owner's attempts to develop the site for offices following the approval of application 08/00743/F proved not to be viable and they have indicated that the current market for large scale new build office space remains weak in Norwich. The introduction of temporary PD rights for residential conversion has improved development viability and incentivised a start to development early in 2015. The applicant considers that the proposed 85 dwellings and 464sqm of commercial floor space, contributes to a viable mixed scheme, allowing the whole site to be delivered comprehensively over the next 3 years.
 40. Thirdly the Norwich policy area does not currently have a 5 year land supply. The NPPF states in para 49 that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date.
 41. While the adopted local plan is generally very supportive of new housing development, DM 12 and DM19 act to restrict housing supply in order to meet other strategic planning objectives. In the context of NPPF para. 49, these policies cannot be considered "up to date" where there is not a 5 year housing land supply (notwithstanding that the plan has been adopted very recently). In these circumstances the NPPF requires planning permission to be granted for sustainable development unless:
 - i. "Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or

ii. Specific policies in the NPPF indicate development should be restricted".

42. In terms of assessing whether the development is sustainable, the paragraphs below assess this in more detail. However, in broad terms the development consists of the regeneration of a vacant brownfield site located within the city centre. The strategy seeks to re-use existing buildings and make best use of the remainder of the site, by proposing new build residential development. The location is highly sustainable for residential use, with a full range of services, facilities and employment opportunities immediately available to residents. Although the North-West corner of the site is at flood risk, the dwellings and site access arrangements have been designed to be safe, including in a 1:1000 year flood event. On this basis and the more detailed assessment that follows, the proposed residential development is considered to be sustainable and should therefore be permitted unless i) and ii) set out above apply.
43. In terms i), the principal of development and potential adverse impacts, the loss of the site as a location for high quality office space growth is the main consideration. As the 2008 application demonstrated, this site has the potential to accommodate a substantial amount of new high quality office floor space, in an accessible city centre location. However, as referred to in para 34, the use of the site for this scale of office space growth has been compromised by the permitted residential use. In addition, seeking a more substantial element of office use than that proposed at this time, is currently unlikely to be viable and could delay the comprehensive re-development of the whole site.
44. In relation to ii) and in the context of the principal of development, the site is not subject to any specific policies in the NPPF indicating development should be restricted.
45. On the basis of these three material considerations a departure from adopted development plan policy is justified. The 464 sqm of proposed commercial floor space is well below the amount planned for this location and may adversely impact on the ability of the city council to deliver the development objectives for office growth within the city centre. However, this has been weighed against the significant benefits that the proposed residential scheme offers – allowing a long vacant brownfield site to be developed without any further delay and bringing forward a mix of new homes in a high quality and sustainable location. In the context of Prior Approval having been approved for a large number of dwellings on this site and a deficiency in the 5 year land supply, the benefits of a residential –led scheme, outweigh the potential harm and are sufficient in nature and extent to allow a departure from the adopted development plan policy

Main matter 2: The visual impact of the scheme, including its scale and massing

46. Key policies and NPPF paragraphs – JCS2, DM3, DM9, DM12 and NPPF paragraphs 9, 17, 56 and 60-66.
47. The site is located in the City centre conservation area and in close proximity to a number of listed and locally listed buildings. Of particular note is the former Bullards Brewery building to the West of the site, the Boardman buildings (4-6 Duke Street)

and the churches of St Lawrence and St Gregory, of which there are views across the site. In addition the site is located immediately adjacent to the River Wensum and highly visible from the existing riverside walk and from the Duke's Palace and Coslany bridges. The *City centre conservation area appraisal* identifies the site as lying within the 'Northern Riverside' key character area. The appraisal acknowledges the varied character of the buildings within the area and identifies scope for the introduction of larger scale buildings where appropriate. These factors are material to considering acceptability of the proposed design approach.

48. According to the submitted Design and access statement, 'the design aims to create an attractive place with a special character, a very pleasant place to live but also a distinctive site in which the most significant natural and historical assets are retained and enhanced'. The scheme retains, enhances and extends the most significant existing buildings and structures (including Listed wall fronting Westwick Street), demolishes more modern / less significance buildings within the Conservation area and proposes new buildings which respond to the urban context. Overall the design is seeking an "inside-outside" character to the redeveloped site, a contrast between the urban, hard-edged outlook of the properties towards Duke Street and the River Wensum and a softer, more open character towards the proposed central landscape and public realm area.
49. Within the context of the conservation area, the alterations to the external appearance of the existing buildings and the demolition of the former warehouse and social club buildings are considered acceptable. The proposal to heighten the buildings on the riverside and Dukes Street, along with the five storey development within the site, however, has formed the focus of a number of representations from residents living close to the site and from English Heritage and the Broads Authority. It should be noted that the proposed extended height of the riverside and Dukes Street buildings has been kept below the height of development previously approved for this site (2008/00743/F). However, as originally submitted officers including the council's conservation and design officer, considered that the added storeys resulted in the buildings having an overly top heavy appearance and an overbearing impact on the immediate surrounds. Following negotiations the proposals have been revised. The amended scheme incorporates a variety of measures to improve the appearance of these additions, including; setback, change in materials, reduction in massing and introduction of high level planting. These design changes have reduced the apparent scale of the additions and improved both visual interest and design quality. The overall massing of the resulting buildings is now considered acceptable and appropriate in the context of the locally listed Boardman buildings, the conservation area and city centre location. The appearance of the development from the riverside walk has been significantly improved by; the setting back of the proposed additional storeys, increased modulation of the façade and the inclusion of roof planting. The Broads Authority have confirmed these changes reduce the 'canyon' effect that they previously highlighted.
50. The scale of the new buildings within the site and on the frontage of the Westwick Street is considered acceptable and will assist in both creating an active street presence and a strong urban sense of place. This part of the city centre is characterised by a relatively dense urban grain, but one which is quite green with

numerous trees within gardens; courtyards and along streets. The layout of development retains and reinforces existing landscaping along the western boundary and allows space for a comprehensive and integrated landscape scheme. This along with the proposed pallet of materials and external detailing of the elevations allows the high density scheme to be visually and functionally anchored into its immediate context.

51. The proposed street level changes to the Duke Street fronting buildings and the use of the ground floor for as offices (A2/B1a) will significantly improve the appearance and levels of activity on this frontage. This will be further enhanced by the applicant's commitment to fund the provision of street trees along this frontage, along with cycle stands. The proposed block fronting Westwick Street delivers similar benefits. The design of this building has been revised following comments from the council's conservation and design officer and from English Heritage, that the design should respond more closely to both the cluster of listed buildings in this location and the conservation area. The revised scheme proposes a strong contemporary form of building directly fronting Westwick Street and uses scale and material to make a connection with the surrounding built context. Although this building results in the loss of four existing trees (Italian Alder) which currently deliver biodiversity and visual benefits, individually the trees have limited value and an estimated longevity of around 20years. The benefits associated with the long term development of the site and the creation of a strong /active frontage onto Westwick Street, are considered to outweigh the dis-benefits of the tree loss. In addition it should be noted that the scheme retains existing trees to the west of the Westwick Street entrance and includes substantial additional tree planting both within the site and the adjacent highway.
52. It should be noted that English Heritage have raised a number of concerns over the design of the scheme, which they believe have not been fully addressed by the amended plans. These concerns relate to: a) the lack of provision of a river side walk b) the appropriateness of proposed steep gable design of the town houses and c) extent of stepping up of the additional storeys and articulation between new and old. In response to a), this location is not identified as offering scope for a riverside walk given the position of the riverside building and that of adjacent buildings (also see para. 51). In relation to b) the council's urban design and conservation officer does not agree that steep gables are not a built form commonly found in this part of the conservation area. Although this exact form of gabled roofpitch may not be vernacular to the area, single gabled warehouse buildings fronting the river were, and still can be, found in the city and within the rest of the city rows of lucams are a traditional building form. Lastly in relation to c) it is considered that the recent amendments in design do introduce a more effective stepping up in the scale of development along the Duke Street elevation towards the river and that the justification for articulation between old and new is only necessary in relation to the historic Boardman building, which has been successfully achieved.

Main matter 3: Design approach to the river

53. Key policies and NPPF paragraphs – JCS2, DM8, DM13, DM28 and NPPF paragraphs 9, 17, 56 and 60-66.

54. The application site has a 113m length of frontage onto the River Wensum. Around 80m of that frontage is occupied by an existing building for which Prior Approval for residential conversion has been approved. There is no public access to the river at present.
55. A continuous riverside walk through the city is a longstanding objective of the city council and the adopted *Policies map* indicates the existing and proposed route. No existing riverside walk exists through the site at present and the river frontage in this location, has not been identified as a section of any proposed route. In such cases, DM 28 indicates that where development adjoins a navigable section of the river, opportunities should be taken to provide residential or commercial moorings to facilitate access by water. In addition to this policy consideration, there are the following policies which relate to matters of amenity and the natural environment: DM3 which requires the provision of green infrastructure, landscaping and the creation of bio-diversity rich environment; DM8 which promotes the provision of new local green spaces and DM13 which requires on flatted schemes the provision of amenity space.
56. The proposed scheme includes the demolition of an existing 1980s warehouse building and the redevelopment of the North-West corner of the site where it abuts the River Wensum. As originally submitted the scheme created a river viewing area in the space, to be retained between new townhouses and the boundary with Anchor Quay and indicated the provision of a new pontoon within the river channel (subject to Broads Authority approval). The Wensum is considered a significant natural asset and development of adjacent sites should positively facilitate the greater appreciation, recreational use and biodiversity value of the river. Given the opportunities presented by the location, the original river viewing 3.4m x 5.2m in size, was considered unacceptable by officers and attracted a number of negative comments from third parties including from the Broads Authority. The amended scheme has now been informed by a river strategy which seeks to deliver a broad range of benefits. These include:
- Public access to an enlarged river viewing area – publically accessible (daylight hours). This includes landscaping and seating and is overlooked by the proposed townhouses.
 - Access to the water – provision of a canoe launch pontoon /de-masting facility (subject to current planning application to the Broads Authority).
 - Landscape /Bio-diversity enhancement – installation of floating islands (chained with a rising and falling anchor). Designed to create native wetland habitat, reef features and allow water fowl nesting (subject to current planning application to the Broads Authority). The islands would be sited to connect with landscaping proposed within and adjacent to the river viewing area.
57. With reference to policy DM28, the scheme does not include residential or commercial moorings. A joint representation from a number of residents of Anchor Quay, in advocating a more imaginative approach to this site, suggested the idea of an inlet/ basin in which barges/floating homes could moor. However, the Broads Authority have indicated that this location is not sufficient to provide adequate manoeuvring space for larger boats and numerous bridges along this stretch of the

river severely constrains the number and size of boats that could access this site. Moorings are therefore not being actively sought in this location by the Broads Authority and they support the inclusion of a pontoon, for canoe launching and de-masting, as a measure to promote improved access to and enjoyment of the river. The River Wensum in this location is deeply canalised and vertical ladder access to pontoon level is avoided, by providing access via a new doorway leading on to the pontoon from the lower level basement car park. Although this restricts open access to the pontoon, the facility would be readily available to residents of the development and by members of public, free of charge, but subject to prior booking and access for all parties would be both safe and convenient.

58. The proposed measures deliver both public and environmental benefit and have been supported by the council's natural areas and landscape officers. It may be the case that a different layout to the development could deliver greater benefit but this very likely would reduce the extent of new building on the site and ability to deliver a viable scheme.
59. It should be noted that the pontoon and floating islands are subject to a planning application currently being considered by the Broads Authority (BA). At the time of writing of this report the BA have indicated that they support the provision of a pontoon given that it will promote water based recreation activity in the form of canoes and paddle boats. However, they have also indicated that they have an objection to the floating islands and have asked the applicant to delete these from the scheme. The Broads Authority have been asked to reconsider their position on this matter and asked to provide advice on whether there is an alternative approach to providing soft marginal river bank planting in this location.
60. The landscape approach to the river forms part of the wider landscape strategy for the site. This strategy meets the requirements of policies DM3, 8 and 13 of creating high quality multifunctional open space of visual, amenity and biodiversity value. The landscape strategy includes:
- Tree planting and public realm enhancements to the Westwick and Duke Street frontage
 - Supplement existing landscape wedge along west boundary with additional native tree planting, under planted with understorey species to maximise woodland character and biodiversity value
 - Creation of sculptured residents lawn – including tree planting, seating and providing the opportunity for play
 - Hard landscaped / public realm area – providing shared space for pedestrians and vehicles including a public route across the site.
 - Creating green walls on block A3 and Southern elevations of blocks D and E (based on non-clinging climbers with wires to encourage growth)
 - Bat and bird boxes – Natural areas officer has suggested that bird nest boxes target specific species of conservation concern such as House Sparrow and Swift

Main matter 4: Amenity

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

62. Policy DM2 requires that development should not result in an unacceptable impact on the amenity of the people living and working in the area and that future residents enjoy high standards of amenity.
63. There are a number of residents living in close proximity to the site these include; residents of Dukes Palace Wharf separated from the site by Duke Street; residents of Mary Chapman Court separated from the site by the river and residents of Friars Quay which back directly on to the site. The development which includes the substantial increase in height of existing buildings and the new buildings of up to five storeys in height, will substantially change the appearance and character of the site and the outlook that residents will have. However, the existing site has a negative neglected appearance having been vacant a number of years and the proposed appearance of the development will be consistent with a city centre location. The outward facing elevations of the development will include a large number of windows and balcony areas and therefore the occupation of the building will be clearly visible. However, the separation created by Duke Street, the R. Wensum and by the landscape wedge along the western boundary of the site, will result in a level of overlooking between the development and adjacent properties not uncommon for a city centre location.
64. The proposed development is substantially higher than the Anchor Quay three storey properties and the buildings to the north of the river. The applicant has submitted an Overshadowing Analysis to assess the degree of overshadowing that the development will cause. This analysis shows that the overall impact of the scheme would in terms of over shading be relatively minor in comparison to the current site layout. It shows that in the spring and autumn there will be an increase in overshadowing of the flats fronting Duke Street on the north side of the river. The flats in this location have no river facing windows and the overshadowing is relatively short in duration. Therefore the impact is considered minimal.
65. Block D and E will be located to the north and in close proximity to commercial properties fronting Charing Cross. These commercial properties are 2- 3 storey in height at street level but within the site appear substantially higher given a marked fall in ground level. Within the site the commercial premises sit on a solid retaining embankment equivalent in height to at least one storey. The northern elevation of these commercial buildings includes a large number of north facing windows. The existing social club which is proposed for demolition is sited in close proximity to these properties, around 2.0m from the site boundary and ranges in height between 6.8 – 11.4m. Block E replaces the warehouse building and is 4.0m from the site boundary and ranges in height from 12.0m to 16.8m. In addition block D is located 5.6m from the rear elevation of buildings on Charing Cross and is of a similar height to block E. Both buildings have south facing, high-level secondary windows. The outlook from windows of the adjacent commercial buildings currently varies but views are largely of the public car park and derelict buildings. The development will in part positively change this since the quality and appearance of the buildings and public areas will be substantially enhanced. However, where existing windows are directly opposite blocks D and E, outlook will be severely restricted. The relative orientation of the buildings would minimise overshadowing and given the form of proposed fenestration direct overlooking would be largely avoided. However, where

oblique views from these windows are not possible, buildings D and E will have a rather overbearing presence. However, this impact has been weighed against the substantial benefits of the comprehensive development of this brownfield site and the impact is not considered sufficient to justify a refusal on this basis.

66. In terms of amenity levels for future residents, the proposed flats are principally dual aspect and all meet the council's indicative minimum guidelines for internal space standards. Most of the proposed dwellings have access to an area of private amenity space in the form of a balcony/roof terrace. Although for some units these private outdoor spaces are limited, all residents would have access to the landscaped areas within the site which will have significant amenity value. There is a 17m separation distance between each block C, D and E which is considered to allow for an acceptable level of intervisibility and overlooking and overshadowing.

Main matter 5 – Transportation matters

67. Key policies and NPPF paragraphs – JCS6, DM28, Dm30, DM31 paragraphs 17 and 39.
68. The application has been accompanied by a Travel Plan and a Transport Statement. These reports assess the cumulative impact of both this application and the 69 dwellings for which Prior Approval has been granted. The Transport Statement confirms that the proposed development by virtue of its highly sustainable city centre location and the extant use of the site, would be unlikely to create any difficulties on the adjacent highway network with regard to traffic capacity and safety. This conclusion is accepted by local highways officer who has raised no objection on that basis. The following measures are proposed to manage transportation impacts:
- Proposed parking strategy: On-site parking provision is proposed to serve the demand of the comprehensive development. A total of 91 car parking spaces are proposed for the 154 dwellings. The proposed parking level, at less than 1 space per dwelling (0.6 per unit) is consistent with policy DM32 and the objective of promoting low car ownership housing. The provision includes disabled parking/electric charging points and a space for car club use.
 - Cycle parking: Provision is made in the scheme for 155 cycle spaces. The spaces are located at various positions throughout the development. This level is below the requirement set out in Appendix 3 of the DM plan but the local highways officer has confirmed that the level of provision adequate is adequate. In order to enhance access arrangements for cyclists, the local highways officer has requested that the development contributes to the formation of a cycle contraflow lane along the upper section of Westwick Street. The applicant has agreed to contribute to the funding of this measure which will also benefit the functioning of the wider cycle network.
69. The development and the measures proposed in relation to transport are consistent with the NPPF and para. 29-41 which relate to promoting sustainable transport. The development seeks to promote travel by sustainable travel modes and to reduce reliance on the car for travel. The transportation impact of the development is therefore considered acceptable and the mitigation measures proposed are satisfactory.

Main issue 6: Flood risk

70. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.

71. The site directly fronts a deeply canalised section of the River Wensum. Most of the site lies with flood zone 1 where the risk of flooding is low. The site access points, new dwellings within blocks C, D and E and those proposed through the heightening of no. 6 and 8 Duke Street would all fall within flood zone 1. However, parts of the site are subject to higher flood risk. The Riverside building at its western end extends into the flood zone 2 and includes a basement area and the proposed town houses would be located within flood zone 3 and at the highest flood risk.

72. Policy DM 5 requires all development proposals to have regard to the need to manage and mitigate flood risk and that in accordance with the NPPF, development will only be allowed where it is shown that alternative sites at lower flood risk are not acceptable. In accordance with DM5 sequentially preferable alternative sites within the city centre have been considered. Given only parts of the site are at risk of flooding (approximately 10 dwellings), alternative sites at lower flood risk would be available. However, key to delivering development of this site is viability and by restricting development, in particular along the river frontage, would failure to optimise and make best use of the site and potentially undermine the regeneration of the site as a whole. These benefits have been considered along with the community benefits of delivering new houses and in the context of the site having been allocated for mixed development (including housing) in the adopted plan. On this basis the development is considered to meet the Exception Test set out in the NPPF provided development is considered to be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

73. A flood risk assessment has been submitted with the application and includes a number of mitigation measures to ensure that the development is safe.

- The site is protected by an existing defensive river wall. This is currently in a poor state of repair. It is proposed to repair and heighten the wall to protect the site from a 1:100 year (+climate change) flood event. The Environment Agency (EA) have indicated that this will entail an increase from 2.81mAOD to 3.18mAOD and that this will not increase flood risk elsewhere.
- Habitable floor levels will be set at a min. 5.00mAOD. The EA have confirmed that given all habitable floorspace is located at or above 5.00mAOD it will be dry in all modelled flood events, including 1:1000 year event (with climate change). This is also the case for the site (surface level) and the main access route.
- The basement includes ventilation openings (at a level of 2.98mAOD) facing the river - The basement is therefore at risk of flooding. The FRA recommends physical measures to heighten the sill level of the ventilation openings and for flood resilient construction within the car park to protect from a 1:100 year flood event.
- A Flood response plan will be developed for the site. The EA have indicated that this will need to have particular regard to the basement area - where warning and emergency response will be required.

- The FRA includes a surface water drainage strategy for the site. Currently 92% of the site is impervious (roofs and hard surfaces). Surface water from the existing site drains unattenuated into the river. An attenuation storage feature is proposed below the central open space which will result in betterment in the runoff rates compared to the existing situation.

74. On the basis of the above it is considered that the FRA satisfactorily assesses the risk of flooding and identifies appropriate mitigation measures to manage flood risk on those parts of the development at risk. The risk of flooding from all sources is considered low and that subject to the imposition of conditions recommended by the EA and the implementation of mitigation measures identified in the FRA the development will be safe for its lifetime.

Main matter 7 - Sustainable energy generation

75. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.

76. The application has been accompanied by an Energy Statement. This confirms that a 'fabric first approach has been adopted to the design of the buildings in order to reduce both heat loss and energy consumption. In addition, in accordance with JCS policy 3, renewable technologies are proposed to meet the development's energy needs. These include a water source heat pump (WSHP) and solar power photovoltaics.

77. WSHPs utilise river water as a low grade source of heat to generate higher grade heat suitable for space and domestic hot water heating. Such technology has been used previously on this site, the riverside building having been powered in the 1940s by the first WSHP in the UK. The proposed WSHP will act as a thermal energy generator and distribute energy around the whole of the development to each apartment. It is predicted that the energy generated by the WSHP will be sufficient to meet 63% of the developments total need for space and hot water heating.

78. The WSHP requires the installation of an inlet and out pipe into the adjacent river and it is proposed that this infrastructure will be sited beneath the proposed pontoon structure. This pipe work will require consent from the Broads Authority, from Norwich city council as owners of the river bed and an abstraction licence from the Environment Agency. An Ecological Assessment considering the potential impacts of the WSHP has been submitted. This indicates that the WSHP is unlikely to have any significant effects on local wildlife. Given low output rates, the effect is likely to be localised and may have a minor beneficial effect on breeding fish given the cooled temperature of the water discharged (7°C cooler).

79. In addition, it is proposed to install mounted photovoltaics on the flat roofs of blocks C, D and E. This is predicted to generate approximately 11% of the developments electricity requirements.

80. The amount of energy generated through these measures substantially exceeds the 10% minimum that JCS policy 3 requires and will significantly enhance the sustainability of the proposed development.

Main matter 8 – Planning obligations

81. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraph 50.
82. JCS4 requires a proportion of affordable housing, including an appropriate tenure mix, to be sought on all sites for 5 or more dwellings. In this case given the scale of new housing proposed, policy seeks 33% of the units to be affordable that is 28 of the 85 total. The policy acknowledges that the proportion of affordable housing sought may be reduced where it is demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable.
83. The application has been accompanied by a Development Viability Assessment which indicates that in prevailing market conditions, development would not be viable, with any level of affordable housing contribution. Therefore the proposal makes no provision for affordable housing either on site or in the form of a commuted sum.
84. The council has referred the financial assessment to the District Valuation Office (DVO). The DVO have conducted an independent assessment of the financial information provided by the applicant and have advised that it is not viable for the development to support the provision of affordable housing. This is clearly disappointing on a residential scheme of this scale, particularly as many of the units proposed are of a type for which there is an affordable housing need (ie 1 bed flats). However, the DVO have highlighted that the costs associated with this site are complex and it is also acknowledged that some of the larger cost items eg flood proofing and the undercroft parking area, are justified to make the site safe and to ensure high quality public realm areas. In addition the whole of the development, including the 69xPD dwellings, is liable to the payment of CIL – to the sum of approximately £ 975,000. Indeed the scale of projected costs associated with the development calls into question whether the scheme will come forward in the time scale indicated. However, the owners have confirmed the development programme and identified potential sources of funding. It is also apparent that there is a financial advantage to the owners, of the site being developed without any further delay, not only because of the temporary nature of the residential PD rights but also because of Building Regulations changes which would substantially add to costs if development does not commence before April 2015.
85. On the basis of the above, the draft S106 Obligation does not require an affordable housing contribution. Given this is justified on the basis of current viability it is necessary for the S106 to provide the opportunity for development viability to be re-assessed in the event of the site not being developed in the manner proposed ie in terms of timescale and /or part of the development being PD.
86. In addition to the affordable review mechanism the following matters will also be secured through the S106 Obligation:
- Commuted sum for the provision and maintenance of street trees
 - Public access rights to the river viewing area

- A Public access scheme for use of the canoe pontoon
- Maintenance arrangements for the canoe and landscape pontoons

Other matters

87. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: archaeology; contamination; noise, air quality, protected species, refuse storage and servicing and water efficiency.

Equalities and diversity issues

88. There are no significant equality or diversity issues.

Local finance considerations

89. Under Section 143 of the Localism Act the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. The benefits from the finance contributions for the council however must be weighed against the above planning issues. This development would generate the payment of Community Infrastructure Levy to a sum of approximately £589,088 (+ £384,432 PD dwellings) and New Homes Bonus grant. In this case the financial considerations are not significant and therefore limited weight should be given to them in the determination of the planning application.

Conclusion

90. This large city centre site has been vacant for a substantial number of years and the prospect of comprehensive re-development over the next four years is welcomed. The proposed mix of development conflicts with the newly adopted development plan policy. However, the introduction of temporary permitted development rights for office to residential conversions, has removed from planning control the principal buildings on the site and those that are likely to have the most commercial appeal. Given the number of new dwellings approved within these buildings, a residential led scheme for the remainder of the site is considered complimentary and a form of development that now best secures the optimal use of the wider site. The commercial use of the ground floor of the Duke Street and Westwick Street fronting buildings will give the outward facing development an active frontage, beneficial to the appearance and function of this part of the city centre. The new build blocks within the site and the increased height of the existing buildings, will substantially change the appearance of the site and indeed the riverside/Duke street corner building will be the highest in this part of the city. However, given the design changes, the scale and appearance of the development is considered acceptable in the context of the city centre, conservation area and riverside location. The design approach to the buildings, the river frontage and the open spaces, will create a distinctive urban development with a strong sense of place. The provision of public access to the river for viewing and recreation, is considered a benefit, along with the

opportunities provided by the scheme for biodiversity enhancement. In considering the loss of a site for substantial new office floorspace and the lack of affordable housing, weight has been attached to these benefits along with securing a viable form of development which will enable this site to be developed in current market conditions.

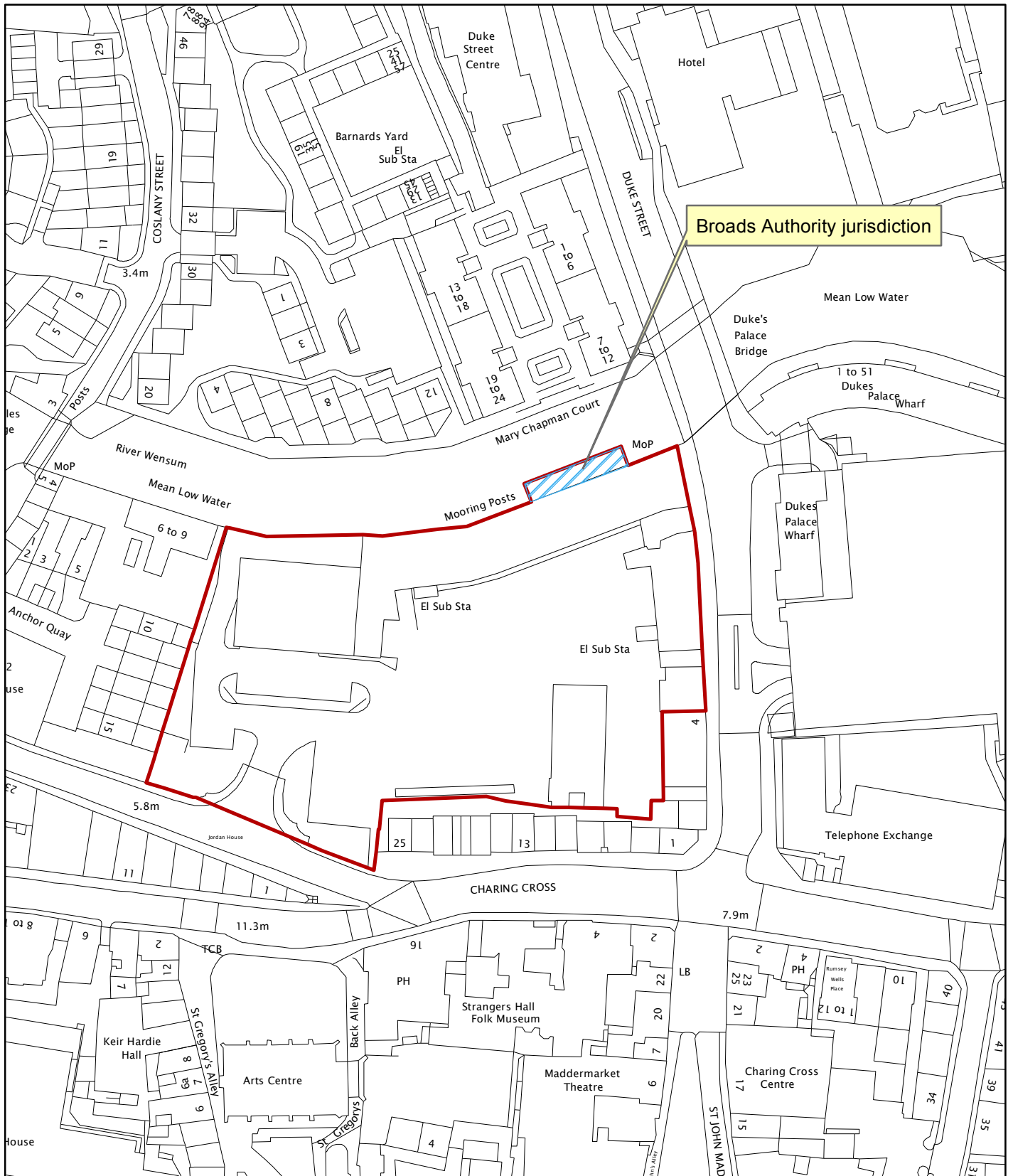
Recommendation

To approve application 14/01103/F, Former Eastern electricity board site, Duke Street, Norwich, and grant planning permission, subject to the completion of a satisfactory S106 Obligation to include a viability review, public access to the riverside and contributions to provide and maintain street trees and subject to the following conditions:

1. Standard time limit
2. In accordance with plans
3. Phasing
4. Photographic record former social club
5. Archaeology – investigation/interpretation/recording
6. No demolition/clearance nesting season
7. Arboricultural method statement – submission and implementation
8. Contamination/ imported material – investigation and verification
9. Off- site highways works to be agreed and implemented
10. Environmental and construction management plan – submission and implementation
11. Min. floor level 5.0m AOD
12. Landscaping – details/implementation/management
13. Detailed design of joinery/balconies etc to be agreed
14. Parking and servicing plan – provision and management
15. Development to meet water efficiency code 4
16. Development to meet 10% lifetime homes
17. Prior approval of extraction/ventilation/machinery
18. PD removal for changes of use from A2/B1a
19. Hours restrictions – restaurant
20. Energy strategy – full details and implementation/management
21. Flood mitigation - implementation/management
22. Surface water drainage scheme - implementation/management
23. External lighting details
24. Provision of pontoon
25. Scheme for heritage interpretation

Article 31(1)(cc)

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



© Crown Copyright and database right 2014. Ordnance Survey 100019747.

Planning Application No 14/01103/F

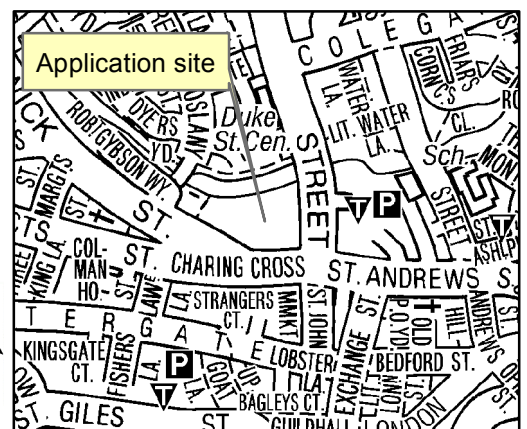
Site Address Dukes Wharf

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



[illegible]

Material Key

1. Biting, tickle, scratch, or pinch (described and repeated 10 times)
2. Tactile discrimination
3. Tactile discrimination
4. Tactile discrimination
5. Tactile discrimination
6. Tactile discrimination
7. Tactile discrimination
8. Tactile discrimination

Glazing and Fenestration

20. Finishes glazing
21. Sols timber door
22. Louvered aluminum entrance gate
23. Metal grills
24. Aluminum window system
25. Aluminum sliding screen
26. Timber sliding screen

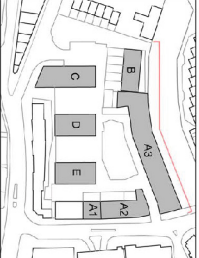
Roofing and Roof

20. Brown roof construction
21. Single-ply roof
22. Timber deck to roof terrace
23. Standing seam zinc roofing
24. Solar panels

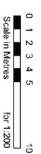
*Balustrades, Briconics, Pergola**Balustrades, Briconics, Pergola*

30. Aluminum clad balcony with aluminum lined reveal to opening
31. Powder-coated steel Juliet balcony to be engaged opening with aluminum reveal to opening
32. Aluminum clad balcony
33. Powder-coated steel balustrade
34. Aluminum poles
35. Galvanized frame and timber post/ton/sunplank
36. Glass balustrade
37. Stainless steel balustrade

Other



REV	DESCRIPTION	DATE	DRAWN
F	PLANNING	10/01/14	
E	PLANNING	10/10/14	
D	PLANNING	17/09/14	
C	PLANNING	28/07/14	
B	PLANNING	18/07/14	
A	PLANNING	04/07/14	

PROJECT NO.
084

PROJECT:

Highcourt Developments Ltd

TIME:

Proposed

084 04-01 F Nov 2014

1:200

Planning

INNES ASSOCIATES ARCHITECTURE & URBAN DESIGN

THE OLD SCHOOL, EXTON STREET, LONDON SE1 8UB
T 020 7928 6734 | WWW.NINESASSOCIATES.NET



North Elevation

Adjacent Residential Building

[AS3] Five'bank

[B] Townhouses

Adjacent Residential Building

GENERAL NOTES:

- This drawing is the intellectual property of James Beckett. It must be stored or reproduced in accordance with the terms of the license agreement.
- This drawing is based on information provided by others. Attention is drawn to the fact that the client is responsible for the accuracy of the information provided.
- For more information on the terms of the license, please visit www.jamesbeckett.co.uk.
- This drawing is not to be used in conjunction with any other drawings and documents without the written consent of James Beckett.
- All dimensions are in millimetres unless otherwise stated.
- Materials and methods of construction are indicated by the drawing team's specifications.

Material Key

Roofing Materials

1. Existing roofwork/structure (demolished and replaced)
1. Terracotta rainwater guttering
2. Aluminium rainwater guttering
3. Timber roof structure (Type 1)
4. Sandstone cladding
5. Timber cladding (Type 2)
6. Timber cladding (Type 3)
7. Timber cladding (Type 4)
8. Terracotta cladding

Glazing and Finishes

9. Aluminium/finer composite windows
10. Terracotta glazing
11. Timber cladding (Type 1)
12. Covered aluminium entrance gate
13. Metal grille
14. Timber cladding (Type 1)
15. Aluminium sliding screen
16. Timber sliding screen

Roofing and Roof Finishes

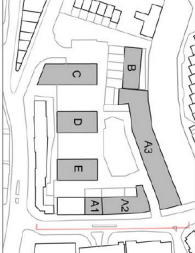
20. Brown roof construction
21. Single ply roof
22. Timber roof structure
23. Standing seam zinc roofing
24. Solar panels

Restoration, Refurbishment, Repairs

30. Aluminium cladding with aluminium-lined reveal
31. Timber cladding (Type 1)
32. Timber cladding (Type 2)
33. Timber cladding (Type 3)
34. Timber cladding (Type 4)
35. Cladded frame and timber postwork/finishes
36. Timber cladding (Type 1)
37. Timber cladding (Type 2)

Other

40. Formwork



REV.	DESCRIPTION	DATE	DRAWN
A	PLANNING	04/07/14	MB
B	PLANNING	18/07/14	CM
C	PLANNING	28/07/14	CM
D	PLANNING	18/08/14	DM
E	PLANNING	17/09/14	EP
F	PLANNING	12/11/14	CM

0 1 2 3 4 5
Scale in Meters
For 1:200



East Elevation

Block A1)

Block A2)

Block A3)

River Museum

PROJECT NO.
084
CLIENT
Duke's Wharf
Highcourt Developments Ltd
TITLE
Proposed Elevation (Sheet 3)
DRAWN BY
084 04-03
REVISED BY
F
DATE
Nov 2014

Planning

JAMES ASSOCIATES ARCHITECTS
THE OLD SCHOOL, EXTON STREET, LONDON, SE1 8JF
T 020 7293 0734 | WWW.JAMESASSOCIATES.NET

- This drawing is the copyright of James Associates; it must not be copied or reproduced without permission.

- The design or third-party information provided, or permission to release information should be checked on the prior to construction.
- Do not scale this drawing if it is not called.
- This drawing must be read in conjunction with all relevant drawings and documents by architect and design team. Any discrepancy is to be reported immediately to the owner.
- All dimensions in millimeters unless otherwise noted.
- At structural, MEP and landscape information is indicative only to design team's specification.

Façade Material

1a. Existing brickwork/storework [cleaned and repaired]

10. Brick cladding to match existing
11. Terracotta rainscreen cladding
12. Aluminium rainscreen cladding
3. Facing brick to Blockex CDE (Type 1)
4. Sandstone cladding
5. Through-colour render
6. Aluminium louvers
7. Facing brick to Townhouses (Type 2)
8. Terracotta louvers

Glazing and Fenestration

9. Aluminium/teak composite window
10. Frameless glazing
11. Solid timber door
12. Louvered aluminium entrance gate
13. Metal grille

15. Aluminum sliding screen

16. Timber sliding screen

20. Brown roof construction
weaving and roof eaves

21. Single-ply roof
22. Timber deck to roof terrace
23. Standing seam zinc roofing
24. Solar panels

Balustrades, Balconies, Pergolas

30. Aluminium-clad balcony with aluminium to opening

opening with aluminium reveal to open

33. Powder-coated steel balustrade

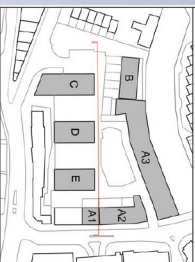
35. Galvanized frame and timber pontoon

37. Stainless steel balustrade

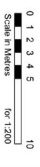
Other
40 Postcode

- Note. Red dashed line to indicate existing area.

Note. Red dashed line to indicate existing ground level.



F	PLANNING	10/11/14	CM
E	PLANNING	10/10/14	CM
D	PLANNING	18/09/14	EP
C	PLANNING	11/08/14	MP
B	PLANNING	28/07/14	MP
A	PLANNING	18/07/14	EP
REV	DESCRIPTION	DATE DRAWING	



PROJECT:

Duke's Wharf

Highcourt Developments Ltd

Proposed Elevation (Sheet 5)

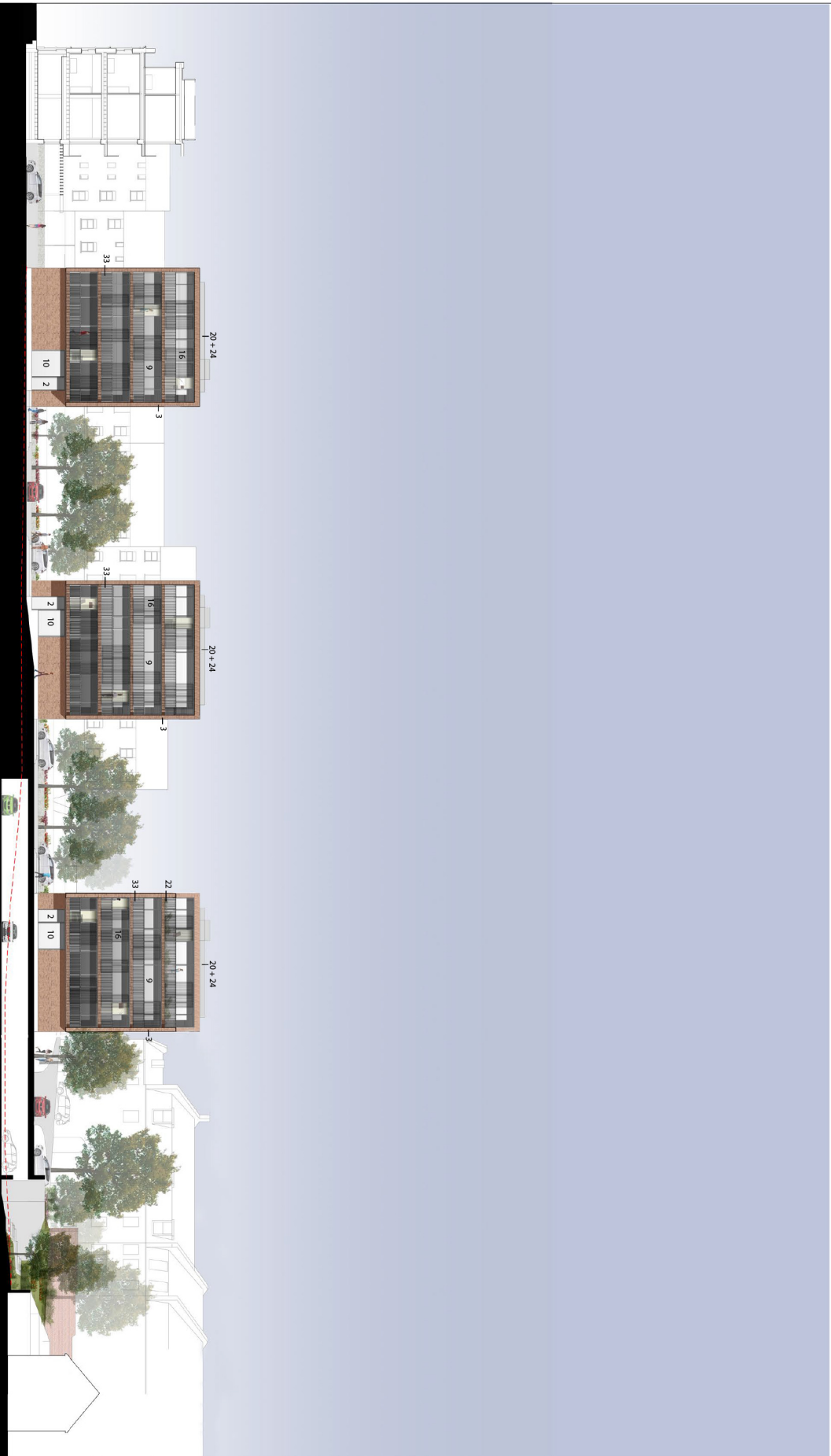
DWG NO:	REV NO:	REV DATE:
084 M-05	E	Nov 2014

1:200 @ A1

Planning

INNES ASSOCIATES ARCHITECTURE & URBAN DESIGN
THE OLD SCHOOL, EXTON STREET, LONDON SE1 8UE

T 020 7928 6734 | WWW.INNESASSOCIATES.NET



North Elevation



