

Report to Planning applications committee

Item

8 November 2018

Report of Head of planning services

Subject Application no 18/01026/F - The Alders Cooper Lane, Norwich NR1 2NS

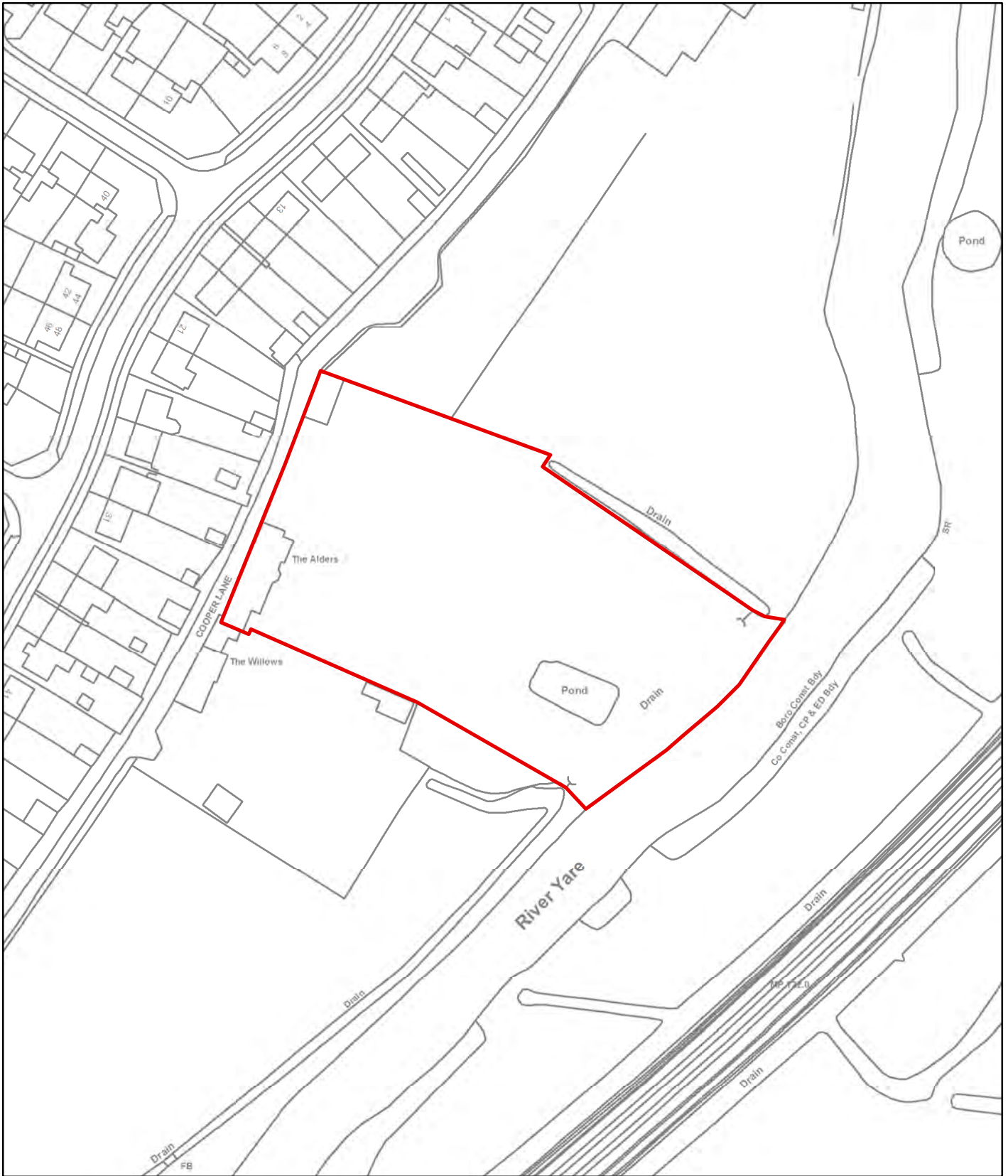
5(g)

Reason for referral Objections and departure from development plan

Ward:	Lakenham
Case officer	Maria Hammond - mariahammond@norwich.gov.uk

Development proposal		
New dwelling.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Principle of new dwelling in this location
2	Impact on Yare Valley
3	Design
4	Trees
5	Amenity
6	Transport
Expiry date	13 November 2018
Recommendation	Approve



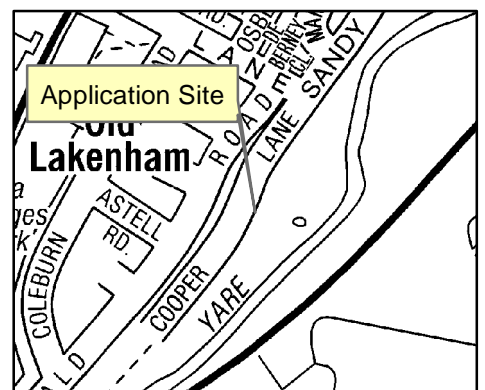
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Planning Application No 18/01026/F
 The Alders
 Site Address Cooper Lane
 Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The 0.12 ha site comprises an existing dwelling and its extensive curtilage situated on the southeastern side of Cooper Lane which itself is to the southeast of the city. Cooper Lane is a minor single track road that runs parallel with Theobold Road off Sandy Lane and also roughly parallel with the River Yare.
2. The application dwelling is one of two dwellings on Cooper Lane, both sited on the southeastern side. Northeast of the site is Cooper's Camp; an area of woodland and open space used by the Scouts as a campsite. Beyond the two dwellings is a further area of woodland and open space. Gardens, garages and pedestrian accesses to the two storey dwellings that front Theobold Road line the northeastern side of the narrow lane. Theobold Road and the dwellings along it sit significantly higher than Cooper Lane.
3. The application dwelling is a two storey stucco and pantile dwelling dating from at least the nineteenth century and built hard up to the edge of the carriageway. Ground levels drop away from Cooper Lane towards the river meaning the ground floor is below the road level and the house is orientated to face towards the river. Consequently, the road elevation only features a short front door at ground floor level, with sash windows above at first floor level, and the majority of the fenestration is on the southeast elevation facing into the garden. The dwelling is sited to the southern corner of its plot with a large curtilage enclosed by a red brick wall to the road and northeast. This is largely laid to lawn with formal planting beds to the front of the dwelling with the area to the side being less formal with a number of trees, including fruit species. The southeastern half of the plot is occupied by wet woodland extending down to the river.
4. A single storey triple garage sits in the northern corner of the site, hard up against the road. The red brick boundary wall extends up to this on the roadside and also on the northeastern boundary to Cooper's Camp. The building has rendered walls, a monopitch corrugated sheet roof and three up and over garage doors. This is the sole vehicular access to the dwelling and there is an opening on the garden elevation allowing cars to drive through the building and park on raised ground on the garden side.

Constraints

5. The site is in the Yare Valley Character Area. Part of the site is at risk of fluvial flooding in flood risk zone 2 and small areas are at risk of surface water flooding. The woodland areas beyond the site to the northeast and southwest are identified as open space.

Relevant planning history

6.

Ref	Proposal	Decision	Date
4/1995/0047	Erection of conservatory & bay window extension	APCON	17/02/1995
4/1995/0091	Erection of garage and creation of new access.	APCON	27/03/1995
4/1999/0674	Subdivision of curtilage to provide site for single dwelling and garage.	REF	21/10/1999

The proposal

7. The application proposes the erection of a new dwelling. This would consist of a sub-division of the existing site along a line approximately 21.5 metres from the northeastern boundary and erection of a new dwelling in the location of the existing garage.
8. The dwelling would appear two storey in height from the road but include accommodation over three floors with a large dormer opening on the garden elevation. The front elevation would be hard up against the road and extend the same length as the existing garage. It would include two garage spaces, one of which would have access through to the garden, as existing.
9. The two garage doors and a personnel door would be the only openings in the rendered ground floor elevation to the road. Two windows would be sited behind louvred openings in the timber cladding above and there would be rooflights on this elevation. The garden facing elevation would feature much larger openings to each of the three floors. A cantilevered balcony would extend across much of the first floor and the second floor dormer would have a balcony partly over the first floor accommodation. The gabled roof would have a covering of slates and the large dormer would have a metal standing seam roof.
10. To replace the vehicular access to the existing dwelling that would be lost, a new four metre gated opening is proposed in the brick boundary wall approximately 5 metres northeast of the existing dwelling. The gates would open to a ramp down to a gravel parking area.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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
Loss of privacy	See main issue 5
Parking for guests will be a problem.	See main issue 6
Will Cooper Lane be able to take more cars? It has become busier over the years, cars regularly use it as a turning area and many cars now park there as Theobold Road is overcrowded. The lane is narrow and used by families and dog walkers.	See main issue 6
Wildlife in the area will be affected, there are many birds, bats and squirrels living in the trees in the garden of The Alders. The trees would not be so attractive to wildlife if the noise and light from a three storey dwelling is present.	See main issue 2
If it was greenbelt in 1999, what has changed?	The site is not and has not been classified as 'greenbelt'. The 1999 application (4/1999/0674) was refused due to policies protecting the river valleys, as considered further below in main issue 1.
Trees have been cut down before planning permission granted, how many more to be lost? Trees in this green corridor block out emissions and noise from the A47 and their removal will have a detrimental affect on the area.	See main issue 4
The property is not in keeping with existing buildings within the river valley corridor on the eastern side of Cooper Lane.	See main issue 3

Consultation responses

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

Highways (local)

- 13.No objection on highway grounds. The means of access is acceptable.

Landscape

14. If the construction phase is undertaken with care, then the proposals should not damage the environmental quality, biodiversity or character of the Yare Valley character area.
15. To ensure all reasonable opportunities are taken to avoid harm to and protect and enhance the natural environment I would recommend the following:
A clear construction exclusion zone is established to protect the existing trees and to ensure the site compound is restricted to a minimal area, thereby preventing any unnecessary destruction or disturbance to adjacent habitats.

Bat boxes to be provided and erected to encourage roosting; and the provision of externally visible lighting be kept to a minimum to prevent light pollution and any interference with bat feeding patterns by the attraction of insects.

Ecology

16. The demolition of the garage does not cause significant concern in terms of the impact upon biodiversity, however there is a dense section of ivy which could provide summer bat roost spaces and has previously providing bird nesting sites. The building is considered to be unsuitable for barn owls. A watching brief by the licensed bat ecologist is recommended at this time.
17. Given the location of the site it is highly likely that foraging and commuting bats use the site, especially further east towards the River Yare. As such the introduction of external lighting should be kept to a minimum to reduce light spill. The active nests of all bird species are protected and the trees to be felled should therefore be inspected for nesting birds if works are to commence during the period 1st March- 15th September.
18. Conditions recommended.

Tree protection officer

19. The revised details of the new access point are acceptable. All work undertaken in the retained trees RPA to build the driveway and foundation of the lower ground floor should be carried out under arb supervision. Recommended conditions.

Norwich Society

20. The proposed dwelling is of a very good contemporary design which we support. However, we are concerned that it may be within the River Valley Policy area. We are also concerned about the principle of developing in the river valley.

Yare Valley Society

21. Object on the following grounds: Contrary to Policy DM6, does not lie within the areas designated for development in the Local Plan and is an incremental step towards the destruction of the Yare Valley Green Infrastructure Corridor.
22. Approval of this application will mean that yet another incremental bite has been taken from the Yare Valley Green Infrastructure Corridor, a step on the path to the

destruction of the corridor by repeated incremental bites. This is at a time when the need for the protection of the Corridor is becoming ever more important for the protection of wildlife and to meet the demand for informal green recreation from a growing population from developments that are already taking place in designated development areas in the vicinity of the Valley. The corridor is vital to the wellbeing of wildlife and humans.

Assessment of planning considerations

Relevant development plan policies

23. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery

24. **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
 - DM12 Ensuring well-planned housing development
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

25. **Relevant sections of the National Planning Policy Framework July 2018 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF9 Promoting sustainable transport
 - NPPF5 Delivering a sufficient supply of homes
 - NPPF12 Achieving well-designed places
 - NPPF8 Promoting healthy and safe communities
 - NPPF14 Meeting the challenge of climate change, flooding and coastal change
 - NPPF15 Conserving and enhancing the natural environment

26. **Supplementary Planning Documents (SPD)**
 - Trees, development and landscape SPD adopted June 2016

Case Assessment

27. 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

28. Key policies and NPPF paragraphs – DM12, DM6, NPPF paragraphs 11, 55, 61, 170 and 174
29. Policy DM12 allows for new residential development across the city, subject to certain exception criteria. One such criterion is where the land is specifically designated for non-residential purposes.
30. This site is within the Yare Valley Character Area, a corridor of land along the River Yare which is identified as having a special character, providing a green urban edge and separating the city from the suburbs and employment areas in South Norfolk. It is an important natural environmental resource that is vulnerable to potentially unsympathetic development.
31. Within the Yare Valley Character Area, Policy DM6 only allows for development which would not damage the environmental quality, biodiversity of character of the area. In addition it restricts the types of development permissible to: development for agriculture and forestry purposes; facilities ancillary to outdoor sport and recreation or other uses appropriate to the policy; or, the limited extension of or alteration to existing buildings. Therefore, within this area, the only development that the policy permits is any of these listed types providing it does not damage the character area. As a policy which doesn't allow for residential development, it is an area covered by the exception to the generally permissible approach of Policy DM12 to residential development across the city.
32. As the application proposes a new dwelling, the principle of the proposal is contrary to Policy DM6. It must, however, be considered what weight can be given to this policy, what it is seeking to achieve, what harm the proposal would cause to these objectives and any other material considerations weighing in favour of the proposal.
33. In terms of the weight that can be given to Policy DM6, as the Council cannot currently demonstrate a five year housing land supply, it cannot be given full weight in the determination of the application. The policy is consistent with paragraph 170 of the NPPF which seeks to protect and enhance valued landscapes. The Yare Valley Character Area is, however, a local policy designation and does not benefit from any statutory protection or specific policy in the NPPF which, when applying the NPPF presumption in favour of sustainable development, would provide a clear reason for refusal of development where other policies are out of date with regards five year housing land supply. Policy DM6 therefore attracts significant, but not full, weight in the determination of the application and an assessment against the objectives of this policy is made in main issue 2 below.
34. With regards other material considerations that may weigh in favour of the proposal, the application is proposed as a self build dwelling. The *Self Build and Custom Housebuilding Act 2015* requires local authorities to keep a register of those

seeking to acquire serviced plots for self build and custom housebuilding and sets a duty to have regard to this and grant enough suitable development permissions to meet the identified demand. There is no shortage of land that could be considered serviced plots across the City to meet demand. Therefore, whilst regard must be had to the duty to meet demand for self and custom housebuilding in the determination of this application, it is not a material consideration of such significance that it, in itself, outweighs the need to protect the environmental quality, biodiversity and character of the Yare Valley.

35. With regards the history of the site, in 1999 an outline application (reference 1999/0674/O) for a new dwelling was refused because of its location in an area designated as river valley. It was also considered contrary to a policy which prohibited infill development where it would damage the environment and because it resulted in the removal of trees in an area designated as a green link. That policy framework has been superseded and the current proposal must be considered on its own merits in the context of the current development plan, NPPF and other material considerations. Protection of the Yare Valley, the environment and trees remain key considerations and an assessment against relevant policies is made below.

Main issue 2: Impact on Yare Valley

36. Key policies and NPPF paragraphs – DM6, NPPF paragraphs 170 and 174
37. The objective of Policy DM6 with regards the Yare Valley is to protect this important natural environmental resource from potentially unsympathetic development which could otherwise compromise its character. The Yare Valley is the only area of the city which benefits from such explicit safeguarding from development and is described in the supporting text to Policy DM6 as a: *“a green corridor to the south of Norwich, separating the city from suburbs and employment areas in South Norfolk and providing a green urban edge”*.
38. The application site is 120 metres deep from the road to river at its longest point and can be considered to consist of three zones of different character. The built development (existing dwelling and garage) is all concentrated hard up against the road and relates to the residential character to the north along Theobald Road, albeit of a different era and much lower density. A number of mature trees provide a sense of enclosure within the site nearest the road and provide a green backdrop from Cooper Lane. The site then opens up to the garden area which is laid out formally to the front of the dwelling and with an orchard of fruit trees to the side in front of the garage. Ground levels drop gently across the site and the remaining half of the site is occupied by wet woodland up to the riverbank. This habitat continues to the north and south of the site along the river bank and has a wild and natural character.
39. Policy DM6 does not permit any development which would damage the environmental quality, biodiversity or character of the Yare Valley. The proposed development is concentrated in the northern corner of the site and would not extend significantly beyond the footprint of the existing garage and raised ground. The character of this area of the existing residential curtilage is not typical of and does not relate closely to the green, undeveloped character of the river valley. The existing garden area to the front of the garages would remain as it is and the wet woodland would be retained and managed. This woodland is sufficiently deep

(approximately 60 metres) and dense to screen views of the development from the river and the opposite bank. Should any views be obtained from the rising ground across the valley, they would likely be of the roof of the proposed dwelling against the backdrop of houses on the higher ground on Theobold Road.

40. It is not therefore considered the area of the site to be developed has the undeveloped environmental quality or landscape character that is typical of the Yare Valley as it is already developed and in residential use. Whilst Policy DM6 does not allow for new dwellings in the Yare Valley Character Area, it allows for the limited extension or alteration of existing buildings and some regard can be given to the fact the dwelling would replace an existing single storey building. Furthermore, in the context of the whole site, the scale of change is relatively small and contained to a discrete part of the land furthest from the river and nearest other dwellings. In the context of the Yare Valley, it is a negligible change. Therefore, subject to the construction area being contained tightly to the area around the existing garage, it is not considered the environmental quality or character of the Yare Valley would be damaged as a result of the proposed development. In order to manage the spread of any ancillary development in the garden area between the dwelling and wet woodland, it is considered necessary to remove permitted development rights for outbuildings and means of enclosure.
41. In terms of biodiversity, a Bat and Nesting Bird Survey has been submitted. As noted in neighbour representations, the site does have potential for bats and nesting birds to be present. The trees to be removed were surveyed and found no obvious signs of bat use and the garage is considered to have negligible interest. Conditions are recommended, included a watching brief for the removal of ivy on the garage and further tree checks prior to works. It is considered that these conditions can satisfactorily protect any protected species and enhancements are also recommended. The proposal would not therefore harm the biodiversity of the site, or wider Yare Valley.
42. The concerns of the Yare Valley Society and Norwich Society regarding development within and the incremental loss of parts of the Yare Valley Character are appreciated. Each proposal must be considered on its own merits and in this case the existing character of the site and containment of the proposed development to the northern corner of the site are such that the proposal would not result in any damage to the wider area and thus ensure the Yare Valley Character Area is protected. Due to the specific circumstances of this site, it is not considered that permitting this isolated proposal would set an undesirable precedent.

Main issue 3: Design

43. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12
44. As assessed above, the siting of the dwelling in the northern corner of the site is considered appropriate to protect the Yare Valley Character Area. This is also considered appropriate to respond to the position of the existing dwelling, the character of development along this side of Cooper Lane and also to secure the retention of the historic brick wall to the road and side boundaries.
45. The siting, scale and orientation all echo the existing dwelling. It would present a relatively simple and plain elevation to the road with traditional render and slate materials. However, the detailed design and materials to the garden side of the

dwelling are more contemporary in style, featuring large areas of glazing and balconies. Large openings are necessary to overcome the shading of adjacent trees to be retained and gain sufficient natural light. The footprint of the dwelling and cantilevered design of the balcony have also been designed to protect the adjacent tree and this is considered further below.

46. The scale of the three storeys of accommodation is broken up by the balconies and use of a large dormer opening to contain the second floor accommodation in the roofspace means the dwelling would be no higher than the existing. The materials proposed are a mix of traditional and more contemporary which, although not particularly characteristic of this area, are considered sensitive to the setting and appropriate to the design. Whilst the design may not be in keeping with the existing older dwellings on Cooper Lane or mid-twentieth century development on Theobold Road and Sandy Lane, it is considered that the dwelling has been designed sensitively to positively respond to the constraints of the site and its setting.
47. The new vehicular access to the existing dwelling would result in the loss of a section of the boundary wall to Cooper Lane. This wall is likely to be contemporary to the dwelling and is built of attractive local red brick. The loss of a section to provide this new access is therefore regrettable, however the site is not in a Conservation Area and the wall and adjacent dwelling and neither statutorily or locally listed. It is accepted that a new access point to the dwelling is necessary and considered that it has been designed as simply and unobtrusively as possible. This aspect of the proposal is not, therefore, unacceptable.

Main issue 4: Trees

48. Key policies and NPPF paragraphs – DM7, NPPF paragraph 170
49. The site is not in a Conservation Area and none of the trees are protected by Tree Preservation Orders, therefore any tree removals prior to the application have not required consent. It is proposed to remove twelve trees for arboricultural reasons and to facilitate the development. All but one are low quality and seven are fruit trees. There is no objection to their removal and the proposal has been designed to ensure the retention and protection of more significant trees.
50. Management and monitoring of the wet woodland is also proposed to maximise its ecological benefits and this is welcomed.
51. Subject to conditions securing the protection of retained trees throughout construction, the proposal is considered acceptable in respect of its relationship with trees. The use of tree protection fencing will also contain the construction area tightly around the existing garage area and protect the rest of the site from any harm during construction.

Main issue 5: Amenity

52. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 127 and 180
53. The dwelling has been designed to protect the amenity of the dwellings on Theobold Road by only having two windows and rooflights on the road elevation and the windows are set behind louvres in the timber cladding. This is considered sufficient to manage any overlooking or loss of privacy in either direction.

54. There would be large openings on the side and rear elevations which, on the first and second floors, would have views towards the existing dwelling and its garden. Those on the side elevation would be to an entrance hall and landing and one to the first floor living room would be set behind a louvre. Those on the rear elevation would open to balconies and both the window/door openings and external spaces would have views towards the existing dwelling. There would be approximately 24 metres between the dwellings and there would be no direct window to window overlooking. The main views between the dwellings would be of the substantial gardens and the retained trees would filter and screen views of the areas closest to the dwellings. It is therefore considered the proposal would not result in any unacceptable overlooking, loss of privacy or other impacts on the amenity of neighbouring dwellings.
55. The proposed dwelling would exceed minimum space standards. There would be a close relationship between the dwelling and nearest tree such that there may be some shading of the accommodation. This has been taken into account in the design process and the large openings and rooflights are considered to offer sufficient light and a pleasant outlook. It is therefore considered future occupiers would benefit from a good standard of amenity.

Main issue 6: Transport

56. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9
57. Cooper Lane is a narrow single track dead end road with no footway along much of its length. It gives vehicular and/or pedestrian access to the rear of the dwellings on Theobold Road, as well as to the application site and neighbouring dwelling. It is also used by pedestrians accessing the open space at the far end.
58. Whilst Cooper Lane may have become busier in recent years, it remains a quiet, dead end road. There is no highways objection to the accesses to either the new or existing dwellings which would replicate the access arrangement to the existing dwelling where the garages open directly onto the road and there is no turning space within the site. The access to the existing dwelling would be ramped to an acceptable gradient and as such it would not direct any surface water onto the highway. Parking for occupants and visitors would be accommodated within each site and any additional visitors could park on unrestricted roads nearby without causing any significant problems.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition

Requirement	Relevant policy	Compliance
Sustainable urban drainage and flood risk	DM3/5	The ground floor of the dwelling would be lower than the road which is liable to some surface water flooding. Appropriate flood resistant/resilient measures and surface water drainage to mitigate any increased risk can be secured by condition.

Equalities and diversity issues

60. There are no significant equality or diversity issues.

Local finance considerations

61. 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.

62. 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.

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

Conclusion

64. The Yare Valley Character Area is an area of special character which provides an important green buffer between the city and areas beyond. Accordingly, proposals for new dwellings are contrary to Policy DM6 which protects the Character Area from potentially unsympathetic development. In the case of this specific proposal, it is not considered the scale or siting of the development or the degree of change from the character of the site as it exists would be so significant as to harm the environmental quality, biodiversity or character of the Yare Valley. As such it would also not harm the objectives of the policy or wider development plan.

65. The self build nature of the proposal carries limited weight in favour as does the Council's position in relation to five year housing supply which means Policy DM6 cannot be given full weight. The high quality contemporary design of the dwelling, which is sensitive to its setting and neighbouring occupiers, also weighs in its favour.

66. On balance, as the proposal would not cause any harm to the Yare Valley Character Area and is otherwise acceptable, the proposal is considered acceptable and is recommended for approval as a departure from the development plan.

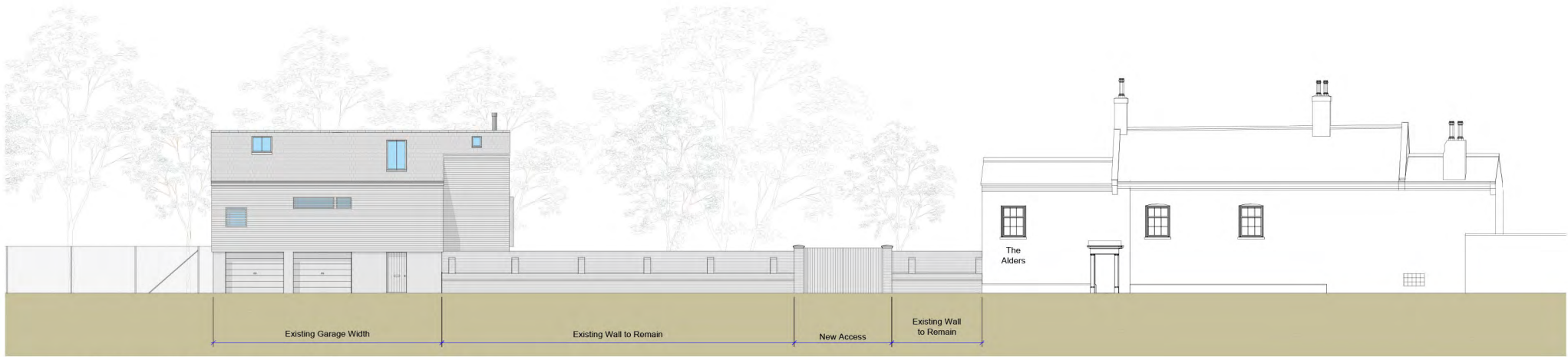
Recommendation

To approve application no. 18/01026/F - The Alders, Cooper Lane, Norwich, NR1 2NS and grant planning permission as a departure to the development plan, subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Material samples;
4. Arboricultural supervision of work in root protection areas;
5. Tree protection measures;
6. Boundary treatments to be agreed and include small mammal access;
7. External lighting to be agreed;
8. No removal of trees or vegetation in 1st March to 31st August, unless demonstrated to have no detrimental impacts on nesting birds;
9. No removal of trees or vegetation in 1st May to 31st August, unless demonstrated to have no detrimental impacts on bats;
10. Bat bricks/boxes to be agreed;
11. Flood resilient/resistant measures to be agreed;
12. Surface water drainage to be agreed;
13. Water efficiency;
14. Bin and cycle storage to be provided prior to first occupation;
15. Remove permitted development rights for curtilage buildings and boundary treatments

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has recommended approval of the application as a departure from the development plan subject to appropriate conditions and for the reasons outlined in the officer report.



North West Elevation



South East Elevation



South West Elevation



North East Elevation

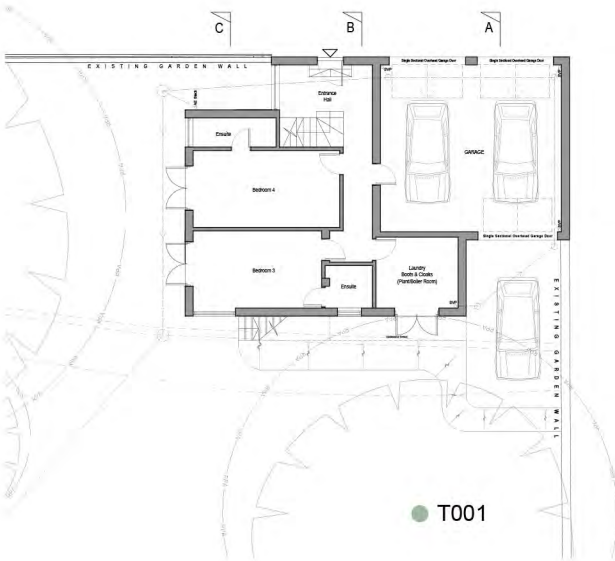
No.	Revisions	By	Date
A	DESIGN REVIEW	HC	30.05.18
D	PLANNING SUBMISSION	HC	05.06.18
E	Flood change to table, lower walls to render, window added to west elevation, garage door split in two	HC	01.08.18

Tidswell Childs

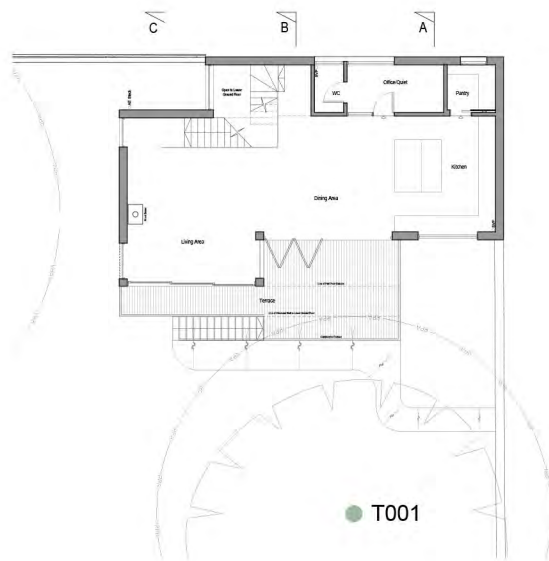
Project			
Proposed New Dwelling at The Alders, Cooper Lane, Norwich, NR2 2NQ			
Client	Mr & Mrs N Ruffles	Scale	1/10 @ A1
Drawing Title	PROPOSED ELEVATIONS	Date	May 2017
Project Number	NR.001	Revision	03
		Revision	E
		Issue Date	01.05.18



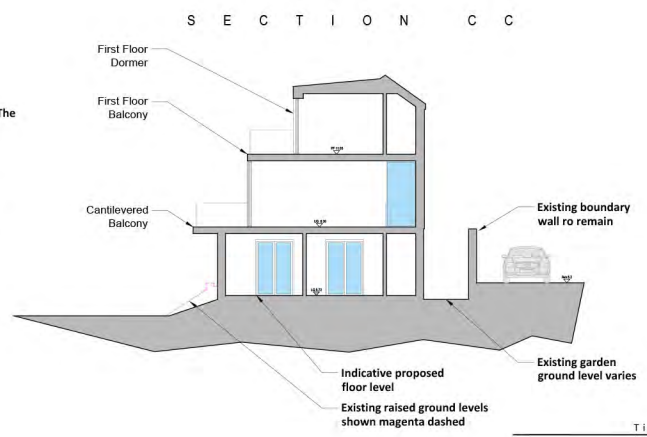
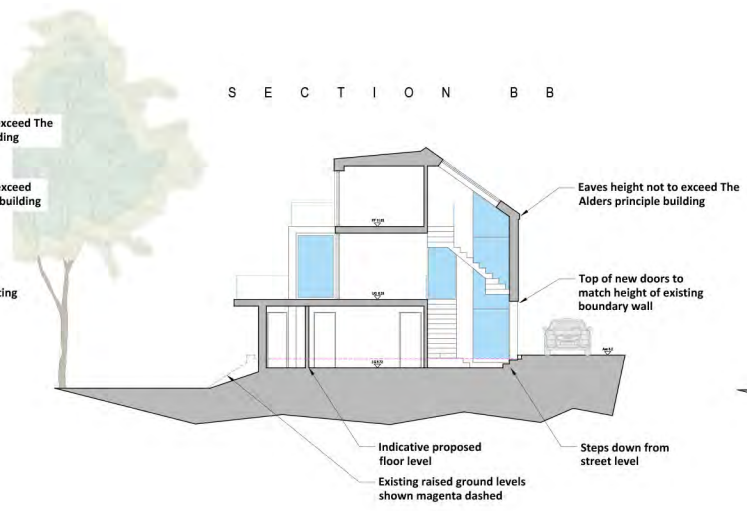
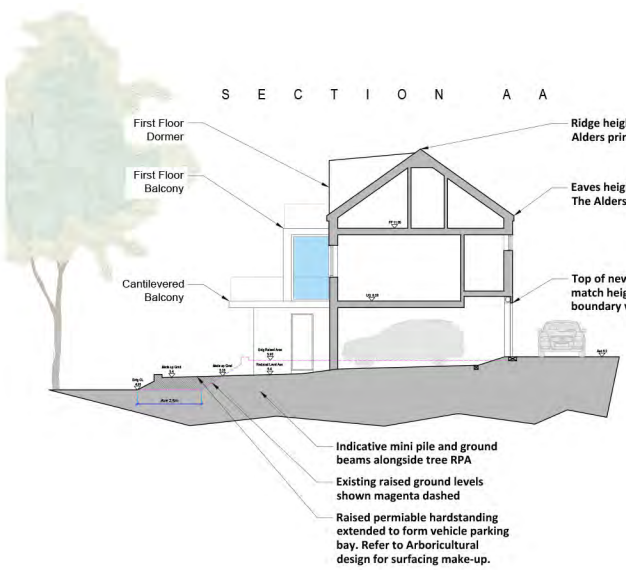
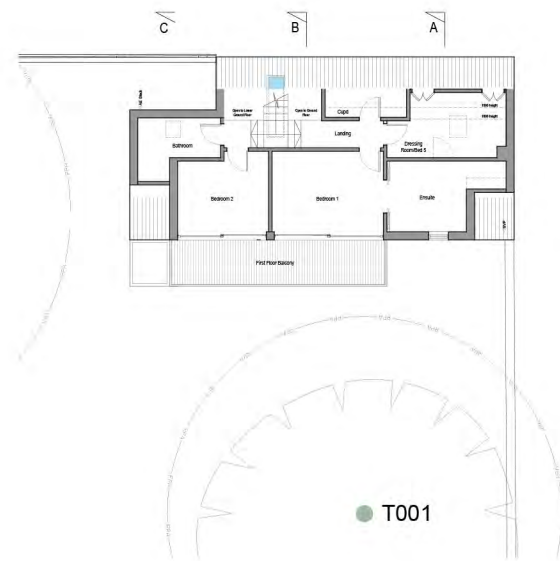
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED UPPER GROUND FLOOR PLAN



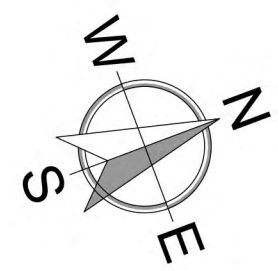
PROPOSED FIRST FLOOR PLAN



Tidswell Childs <small>ARCHITECTS</small>	
<small>Client:</small> M & Mrs R-Puffus	<small>Project:</small> New Dwelling at The Alders, Cooper Lane, Newark, NBT 2NG
<small>Drawing Title:</small> Proposed Floor Plans and Elevations	<small>Date:</small> April 2018 <small>Scale:</small> 1:100 @ A1 <small>Sheet:</small> 18.001
<small>Project Number:</small> 18.001	<small>Drawing Number:</small> 004 <small>Revision:</small> G <small>Project Date:</small> 20/08/18

No.	Revisions	By	Date
C	25.06.19	ric	25.06.19

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PROPOSED BLOCK PLAN - 1:500 at A3

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Client	Mr & Mrs N Puffus Project: New Dwelling at The Alders, Cooper Lane, Norwich, NR5 2NS		
Drawing Title	Drawn	EC	Scale 1:500 @ A3
Proposed Block Plan	Date	June 2019	Sheet 43
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