

Planning Applications Committee

21 August 2008

Section B

Agenda Number:	B5
Section/Area: I	INNER
Ward:	Thorpe Hamlet
Officer:	Gary Howe
Valid Date:	6 June 2008
Application Number:	08/00538/RM
Site Address :	Barrack Street Development Site Barrack Street Norwich
Proposal:	Part Condition 2 : (Plots F1 and F2) Layout, Scale, Appearance and Landscaping (including 2c: Materials; Part 2d: Car Parking; 2h: Typical doors and windows) for 8,079 sq.m office space (B1) comprising 198 sq.m of ancillary retail space; (Reserved Matters Application of Outline Consent 06/00724/F).
Applicant:	Jarrold St James Ltd
Agent:	Bidwells

THE SITE

This application site relates to part of a larger site known as Jarrold's, 'Eastern Zone', Barrack Street. The application site is situated to the south-west, adjoining the river and opposite the Law Courts. The overall site (4.8 hectares) extends up to Barrack Street in the north, down to the River Wensum in the south, adjacent to Greens Health and Fitness Club to the east and to the west as far as the remnants of the City Wall and River Lane Scheduled Ancient Monument. The

application site covers an area of 0.52 hectares and is outside the City Centre Conservation Area which is to the south.

PLANNING HISTORY

Outline (Hybrid) planning permission (App. No. 06/00724/F) for 'Redevelopment of site comprising of 20,500sq.m. offices (Class B1) gross floor area of which up to 1,500sq.m. for shop units (Class A1 and A3) ; 200 residential units; 60 bed hotel; 637 car parking spaces, riverside walk and footbridge, associated accesses and ground works', was granted on 21st March 2007.

Office blocks D1 and D2 (Phase 1) of the above permission are under construction.

THE PROPOSAL

This application seeks to discharge some of the reserved matters relating to blocks F1 and F2. The issues to be discharged relate to the exact layout of the buildings; their scale; their appearance and associated landscaping. This will include materials; surface car parking layout and fenestration.

Block F1 – Is proposed as 4 storeys comprising 4,295 sq.m. (Class B1) office + 198 sq.m. (Class A1/A3) retail;

Block F2 – Is proposed as 3 storeys comprising 3,586 sq.m. (Class B1) office.

CONSULTATIONS

Advertised in press, on site and adjacent occupiers notified: No response

Statement of Community Involvement Consultations: (This was achieved by means of a consultation leaflet being circulated to local residents, businesses, ward councillors and other interested parties on 26th April 2008) No written feedback received.

Quality Panel: (18/02/2008). The Panel are generally pleased with the massing, but there is still room to 'free it up' with a looser approach. There was concern that the boulevard was not adequately terminated at either end and that some sort of focal point was needed for the north end on Barrack Street. The views from the new pedestrian and cycle bridge and Whitefriars Bridge towards St James Mill were important and Block F1 would need to address this. Concern was expressed that the square was a 'left over' area, which had not been properly planned. Concern at the use of open spaces and how these linked up in terms of movement with the residential and office blocks, and the wider links through the riverside walk past St James Mill and over the bridge into the City Centre.

Broads Authority: No response
PLANNING CONSIDERATIONS

Relevant Government Guidance:

PPS1 – Delivering Sustainable Development (Jan 2005)
PPS6 – Planning for Town Centres (March 2005)

Relevant East of England Plan Policies:

ENG1 – carbon dioxide emissions and energy performance
ENV7 – Quality in the Built Environment

Relevant Saved City of Norwich Replacement Local Plan Policies:

CC8 – Allocation of uses on this site (NB different boundaries, but virtually wholly contained within the application site)

EMP16 – Designation of site as a Major Office development site

NE9 - Landscaping of new development

HBE12 – high quality of design

HBE13 – Corridors of Vision – key views of Cathedral identified across this site

EP17 – Surfacing of car parking areas

EP18 – Energy Efficiency of development

TRA5 – Innovative design to create accessible environments for all

Relevant Supplementary Planning Documents:

Energy efficiency and renewable energy

Introduction

In proposing the redevelopment of this large City Centre site the applicant is seeking to provide a high quality business environment, close to the commercial core of the City that will act both as a catalyst to encourage major offices users back from out of City locations such as St. Andrews business park and Longwater and to help regenerate adjacent areas such as Anglia Square. To achieve this it is seeking to use the potential of the unique riverside setting as a selling point to create a 'business campus'.

Buildings F1 and F2 is the second phase of development following the works that are currently progressing on phase one (D1 and D2) directly to the east of this application site. They comprise two out of four commercial buildings which had a direct frontage to the River Wensum and which form part of the illustrative masterplan approved as part of the earlier outline (hybrid) planning permission.

Policy/Land use

By granting outline (hybrid) planning permission (App. No. 06/00724/F) for a mixed use scheme (including 20,500sq.m. of offices) in March 2007, the principle of providing office uses on the site has been accepted. Saved policy CC8 of the Replacement Local Plan promotes the whole of the Jarrold's site for mixed use development and suggests that the site offers an important opportunity for an office development in the City Centre (Policy EMP16). It also suggests that it will help to sustain the provision of a significant number of additional jobs required over the next few years. It is related well to the Inner Ring Road for access and to the Law Courts and Probation Service for legal services and related office firms.

Design

Views

The location of block F2 is consistent with the illustrative masterplan which (together with block D and the housing) seeks to create a corridor of vision along the boulevard from Barrack Street towards the spire of the cathedral. Block F2 also has its main entrance with atrium facing east towards the Boulevard, giving the promise of increased activity along the pedestrian route and facing the entrance to block D2.

Massing and façade elevation

The storey heights of F1 and F2 being 4 and 3 respectively act as bookends with buildings D1 and D2. In both the four storey buildings the top floor is recessed to create the illusion of three storeys near the river. It is considered that these storey heights are acceptable given that the buildings are set in a 'parkland' setting. In terms of the facades, they use the same treatment as in blocks D1 and D2 using brickwork, timber and glass with overhanging roof and timber brise soleil. Essentially a common 'family' of materials and treatment is being built up along the river frontage.

Layout and Urban Square

Block F1 has its main office entrance and glazed atrium facing north towards the southern access road. However following comments from Quality Panel the shape of the block has been changed so that there is a strong west facing façade to the urban square which will be seen from the bend in the river at this point. A retail element has been added at ground floor level to add to the potential vitality and viability of the square which it is hoped will compliment the potential café/restaurant uses associated with the proposed hotel.

Landscaping

Concerns have been raised concerning the soft landscaping treatment and the tree species selected. In particular the applicant's landscape architects had chosen rather unusual plant mixes with inappropriate planting densities and unimaginative tree species. Following negotiations, the applicants have agreed to reconsider their proposals so that the plant mixes match those approved on blocks D1 and D2 and that tree planting in the square will be Oriental Planes rather than Ornamental Pear. Similarly on the river edge the species will include *Betula nigra*; *Salix alba* and *Prunus padus* rather than *Betula pendula*. I expect to receive revised drawing before the meeting.

Conclusion

These proposals are consistent with the saved policies in the Replacement Local Plan; the original outline planning permission and government advice concerning the re-use of 'brownfield' sites.

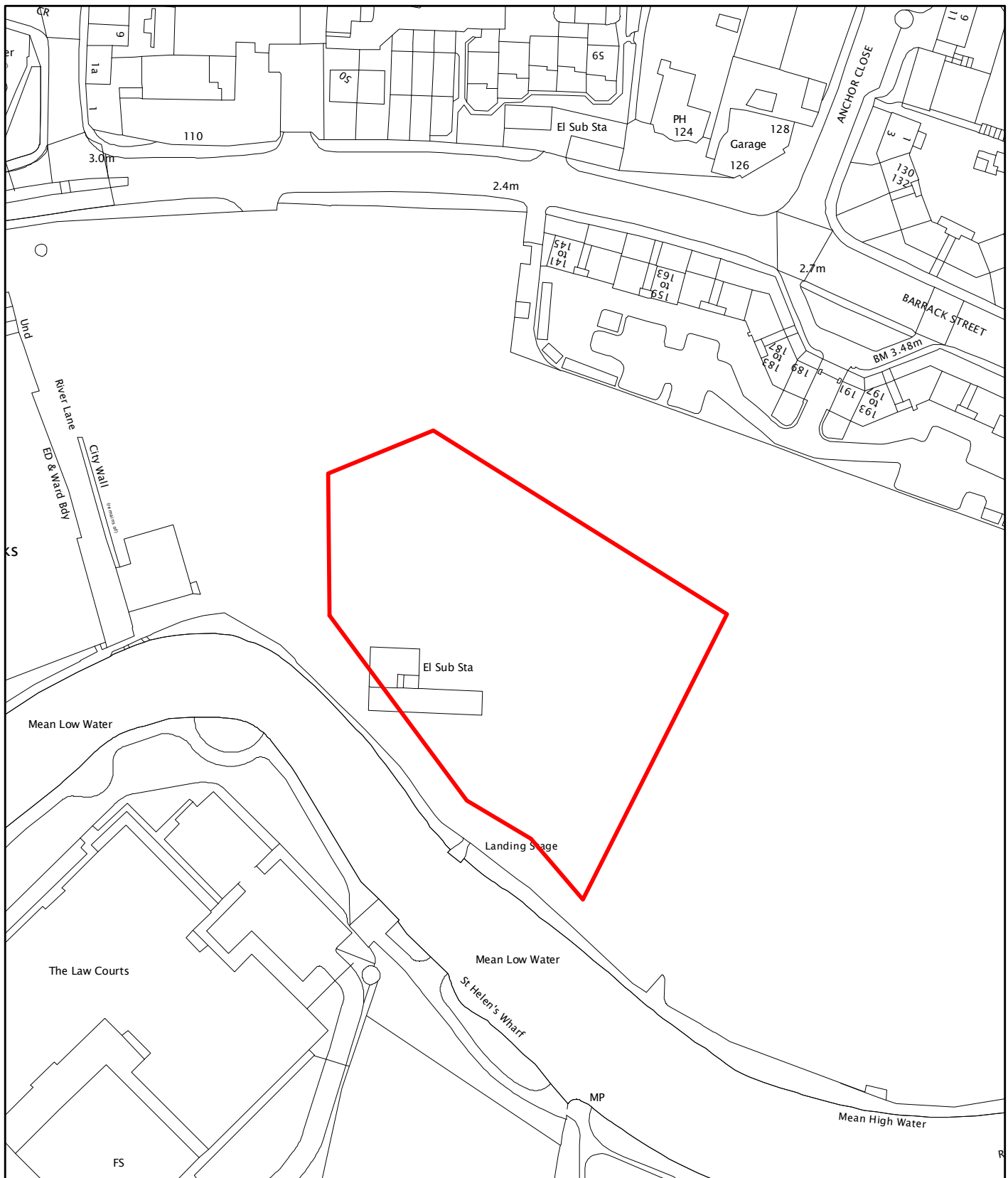
RECOMMENDATIONS

GRANT PLANNING PERMISSION

REASON FOR RECOMMENDATION

The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies ENG1 and ENV7 of the adopted East of England Plan Regional Spatial Strategy, saved policies CC8, EMP16, NE9, HBE12, HBE13, EP17, EP18 and TRA5 of the adopted City of Norwich Replacement Local Plan, relevant Planning Policy Guidance, Planning Policy Statements and Supplementary Planning Documents.

Having considered all of the above and other material planning considerations it is considered that the proposals are in line with Development Plan Policy. The proposals are consistent with the outline proposals and would provide employment within a City Centre location as part of the overall mixed use scheme which is considered to enhance this brownfield site.



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Site Address - Barrack Street Development Site

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

