

Report for Resolution

Report to Planning Applications Committee
Date 10 February 2011
Report of Head of Planning Services
Subject 10/01787/F and 10/01788/L Former Norfolk and Norwich
Hospital Site St Stephens Road Norwich

Item
5(8)

SUMMARY

Description: 10/01787/F	Refurbishment of the Ivory Block to create 33 No. apartments including internal alterations, demolition of rear extensions to the Ivory Wing and the construction of a new extension to the rear and a new west corner between the Ivory Wing and the North West Ward, including repairs to existing fabric, rear parking area, secure cycle storage and bin stores.	
10/01788/L	Refurbishment of the Ivory Block to create 33 No. apartments including internal alterations, demolition of rear extensions to the Ivory Wing and the construction of a new extension to the rear and a new west corner between the Ivory Wing and the North West Ward, including repairs to existing fabric.	
Reason for consideration at Committee:	Objection	
Recommendation: 10/01787/F	Approve + Subject to signing of Deed of Variance	
10/01788/L	Approve	
Ward:	Town Close	
Contact Officer:	Gary Howe	Team Leader (Inner Area) 01603 212507
Date of receipt:	30th September 2010	
Applicant:	Charles Church Anglia	
Agent:	Feilden and Mawson LLP	

INTRODUCTION

The Site

Location and Content

1. These two applications involve a site (0.34Ha) which was part of the former Norfolk and Norwich Hospital. The site fronts St Stephens Road and has the rebuilt Pavilion Wing of the former hospital to the south-west and St Stephens Square to the north-east. At the rear and to the north is the new St Stephens Medical Centre. The site is within the Newmarket Road Conservation Area.

2. The proposals involve one of the oldest building (1771) on the site, (The Ivory Building) which formed part of the original hospital designed by William Ivory in the then classic H shaped format. This building is statutory listed, Grade II. The remainder of that earlier hospital was demolished to make way for the so called 'Pavilion Hospital' designed by Boardman in 1879. Adjoining the Ivory Building is the 1927 WW1 Memorial Wing.
3. The original planning permission (4/2000/0884/F) catered for the redevelopment/refurbishment of the whole of the former Norfolk and Norwich Hospital site including the site of the Bignold School playing field on Union Street. It involved a total of 510 residential units and included the provision of community uses in part of the Administration block and the Chapel; a new urban open space; new playing field for Bignold school; site for a new primary care unit together with new access points and pedestrian routes.

Constraints

Listed Building

Conservation Area

Noise from St Stephens Road

Topography

4. The ground level within the site slopes gentle from west to east with the lowest levels near St Stephens Road. The land is also slightly lower at the rear of the 1927 Memorial building.

Planning History

In 1999 it was announced by the NHS that the Norfolk and Norwich NHS Trust was to relocate all of its operations to a new purpose built site at Colney, south Norfolk, therefore, leaving its city centre site vacant by 2002. In response to this the City Council in conjunction with the NHS Trust produced a Planning Brief (Norfolk and Norwich Hospital Site Brief adopted December 1999).

Following extensive informal discussions with the then applicant, Beazer Homes (now Persimmon Homes), a number of planning, listed building and conservation area consent applications were submitted.

Planning permission was granted in August 2003 (App. No. 4/2000/0884/F) for the "Redevelopment and refurbishments to provide 510 residential units comprising conversion of buildings (100 units) and new buildings (410 units), community uses, extension to school playing field, associated access roads, car parking, open space, pedestrian routes and landscaping. This scheme related to the whole of the former Norfolk and Norwich Hospital site together with the Union Street site.

Similarly, listed building consent was granted in November 2001 for the "Demolition of the pavilion wings, former operating theatre buildings and small ward blocks (retention of Administration Block, link corridors, the gables to and the octagon towers, the chapel, chaplains office and corridor) to facilitate construction of replacement five storey buildings to provide 161 flats."

Subsequently the applicants 'built out' the new build elements of the above permissions (mainly within the western part of the overall site) together with the conversions involving the former Nurses Homes (along Newmarket/Brunswick Roads).

5. In 2005 the applicants identified that the original planning permission for the rebuilding of the Pavilion Wings of the former hospital did not involve the most viable form of accommodation for the 'changed' housing market conditions at the time. As a result they sought to amend this part of the scheme (App. Nos. 05/00260/F & 05/00261/L) to provide 113 additional residential units (total 285 units) and community uses (Phase II) and 16 additional affordable units (total 46 units) at Union Street. These applications were approved on 7th August 2006 and included the signing of a Deed of Variance to the original Section 106 Agreement to ensure the outstanding contributions and management issues associated with the overall site would continue to be required.
6. These permissions have been implemented and the Pavilion Wings are now for the most part fully occupied. The related site at Union Street has also been completed and 46 affordable units have been constructed and are occupied.
7. The buildings on the site have been vacant for about ten years and are suffering from severe neglect.

Supporting Documents

- Design and Access Statement
- Ivory Building Conservation Statement
- Ivory Building Structural Appraisal
- Biodiversity and European Protected Species Survey

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

8. Refurbishment of the structure to create 33 No. apartments which will involve:-
 - retention of the buildings except for the removal of the remnants of more modern additions at the rear;
 - removal of internal non-load bearing partitions;
 - new replacement structure (over 2 or 3 storeys as appropriate) at the rear of the Ivory Building and 1927 Memorial Wing to facilitate central corridor to allow internal access to apartments;
 - new mezzanine in the first floor of the Ivory Building;
 - modern infill on north-west corner elevation between former east wing and isolation building;

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Concern about potential loss of privacy/over-looking from the flats over garages to the north.	The garages and flats above where approved as part of the original scheme and are not now included within the application site.
Concern about past and future damage which may be caused by vibration associated with groundworks/construction and its possible affects on adjacent historic buildings on St Stephens Square.	The applicants have furnished me with the measures that they have taken in the past to try to recompense neighbours. Any future concerns will be dealt with through the Party Wall Act procedure.

Consultation Responses

10. Natural Areas Officer

As identified by the ecological survey, the only protected species likely to be affected by this application would be bats. Buildings from this era often contain numerous 'nooks and crannies' and external features and decoration that can make them more attractive as bat roosting sites than more functional modern structures. From the survey results, though, no bats appear to be present and it is likely that the presence of the pigeons and their associated waste would have deterred any bats in the area from roosting in the buildings. The only recommendation I would make is that the builders should be briefed on the possible presence of bats (however unlikely) before they commence work, and that should any bats be discovered, all work in the immediate area must cease and Natural England should be contacted for advice. Guidelines for developers are available from the Bat Conservation Trust and Natural England websites.

11. Norfolk Landscape Archaeology

Request that a full hard copy of the building and structural reports are sent to NLA for the Historic Environment Record - this will avoid the need for any condition.
(Response-see paragraphs 46 and 47 in the report)

12. Norwich Society

This is an example of a conversion being done through the proper channels. This is a Thomas Ivory building being accorded the utmost respect. Why did not the same apply to Ivory House?

13. County Planning Obligations Officer

I understand that there will be no increase in the original number of dwellings planned for this site, for which contributions were established under the original S106 agreement. Therefore Norfolk County Council will not be seeking developer

contributions on this occasion. (Response-see paragraph 53 in the report)

14. English Heritage

The current proposal follows the expiry of a previous planning and listed building consent for the conversion and extension of this building. The current proposals represent a development of the previously approved scheme which seeks to retain more of the architectural significance of the original building, such as retaining the original stairwell location. English Heritage broadly welcomes this revised approach.

The one area of concern with the latest design is over the proposal for the northwest end of the original Ivory Wing, which links through to the later Northwest Ward. Here the proposal is for a new-build element to be constructed in the empty corner between these two structures. The design of this new-build element follows that for the new-build elements that are to be built at the rear, i.e. it is overtly contemporary and is to be clad with 'Trespa' panels. Our concern is that such a strident treatment for this corner element may draw undue attention to it, to the detriment of the original principal elevation of the Ivory Wing, and a more restrained treatment may be preferable. We note that the brickwork to the Northwest Ward is in very poor condition and it is to be rendered and painted. It may be that this corner element might also be rendered and painted (albeit still treated in a contemporary manner) so as to reduce its impact on the Ivory Wing. In the event that the 'Trespa' cladding panels are to be retained on this corner element we would recommend that, in this specific location, the colour of the panels complements that of the brickwork, rather than contrast with it. (Response-see paragraph 34 in the report)

15. Public Protection Officer

I have no objections in principle. There is an extant planning permission, 4/2000/0884/F, containing a number of conditions relating to noise that are still pertinent to this application, specifically conditions 27 and 28.

I do however have concerns regarding the likely noise levels within the dwellings due to traffic noise on St Stephens Road, particularly those directly overlooking the road. This road is a busy route in/out of the city and is also a bus route. Parts of the building are also very close to this road.

The Design and Access Statement refers on p. 6 to '... refurbishment of existing sash windows ...', but the same paragraph goes on to mention 'New construction / windows and doors'. I would have concerns regarding the likelihood of the old refurbished windows being effectively acoustically insulated to prevent significant nuisance to the occupants on the most sensitive eastern aspect.

In order to ensure that the prospective occupiers are properly protected from road traffic noise, consideration should be given to imposing the following conditions.

- A noise assessment based on the guidance contained in Planning Policy Guidance, PPG24 (or its equivalent) should be carried out. Where the site falls within Noise Exposure Category NEC B or above, noise control measures and/ or sound insulation will be required to ensure that noise inside the dwellings do not exceed the BS8233:1999 noise design criteria and the current World Health Organisation recommended guideline values for internal noise for bedrooms and living rooms. The results of any noise assessment should be provided to the

Local Planning Authority for comment and approval.

- Depending on the outcome of the noise assessment, before any dwelling is first used in accordance with this permission, the windows of any habitable rooms shall be insulated in accordance with a scheme to be approved by the Council to provide protection from road traffic noise. This may include the need to install acoustic vents (passive or forced) to enable ventilation to be provided without having to open windows. (Response-see paragraphs 40-42 in the report)

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 - Housing

PPS5 – Planning for the Historic Environment

PPG24 – Planning and Noise

Relevant Strategic Regional Planning Policies

ENG1 - Encourage the supply of energy from decentralized, renewable and low carbon energy sources

ENV6 – Historic Environment

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies

HBE4 – Other locations of archaeological interest

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

HBE13 – Protection of major views and height of buildings

HBE19 Design for Safety and Security including minimising crime

HOU5 – Accessible Housing

HOU6 Contribution to community needs and facilities by housing developers

HOU13 – Criteria for housing

NE9 – Landscaping scheme to be submitted

TRA6 – Car Parking standards

TRA7 – Cycle Parking standards

TRA11 Contributions for transport improvements in wider area

SR4 Provision of open space to serve new development

SR7 Provision for children's equipped playspace

EP22 High standard of amenity for residential occupiers

EP18 High standard of energy efficiency for new development

TVA8 Heritage Interpretation

Supplementary Planning Documents and Guidance

- i. Norfolk and Norwich Hospital Site Brief (approved December 1999)
- i. Energy Efficiency and Renewable Energy (Adopted December 2006)
- i. Open Space and Play Provision (Adopted June 2006)
- i. Transport Contributions (January 2006)
- i. Affordable Housing (Adopted October 2009)

Principle of Development

Policy Considerations (principle policies)

- 21. In addition to National policy (PPS1 and PPS5), saved Local Plan policies HBE8 and HBE12 seek a high quality of design in new development which respects and

complements the character of the Conservation Area.

22. PPS3 outlines the Governments objectives for the promotion of new housing stating that new housing should provide a wide choice of high quality homes designed and built to a high standard, both affordable and market housing, to address the requirements of the community. Housing should help create sustainable, inclusive, mixed communities, in all areas, urban and rural, and should offer a good range of community facilities with access to jobs, key services and infrastructure.
23. PPS5 is also relevant to this application. Listed Buildings and Conservation Areas are designated under this PPS as 'Designated Heritage Assets' and as such are afforded protection under policy HE9 of the PPS. The Policy states that 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater this presumption should be. Significance can be harmed or lost through alteration of the heritage asset or development within its setting'. There are considered to be two levels of harm; total loss or significant harm, and harm. Sub policy HE9.4 states that where a proposal has a 'harmful impact' on the significance of the heritage asset, which is less than significant harm, local planning authorities should;
- (i) weigh the public benefit [...] against the harm;
 - (ii) recognise that the greater the harm to the significance of the heritage asset, the greater the justification will be needed for any loss'.
24. PPG24 states that Local Planning Authorities should guide development to the most appropriate locations and ensure that noise sensitive and noise generating uses are separated insofar as is practical.

Site Specific Policy

25. As has been mentioned above, a brief was prepared for the redevelopment of the Norfolk and Norwich Hospital (Norfolk and Norwich Hospital Site Brief) which was approved in December 1999. Subsequent planning permissions, for the most part, followed the advice in that brief. The site was not the subject of recognition in the Replacement Local Plan (Adopted November 2004) because by the time the plan was adopted, most of the site had been redeveloped or was the subject of an extant planning permission.

Housing Proposals

26. This part of the overall Norfolk and Norwich Hospital site was included in the principle planning permission for the site (App. No. 4/2000/0884/F) when granted back in August 2003. That planning permission included the demolition of more recent additions and the refurbishment of the historic parts of the Ivory Hospital, together with a rear extension to provide 33 residential units with associated car parking and access off Westwick Street. That scheme is extant (although the accompanying listed building consent has expired) however the applicant wish to pursue a revised scheme which is more responsive to the historic form and fabric of the existing building whilst creating clear and cohesive circulation internally and externally.

27. The proposed scheme would involve the same number of residential units (33) but within a different configuration of accommodation. The previous layout included more single bedroom units whilst the proposed scheme (25 x two bed units; 3 x three bed units and 5 x four bed units) has a greater emphasis on larger family units.
28. Saved policy HOU13 of the Local Plan outlines the criteria against which proposals for housing on non-allocated sites will be assessed. These are;
- (i) Appropriate arrangements for vehicular access should be made;
 - (ii) An appropriate density;
 - (iii) Provision of a private garden or public amenity space around the dwellings;
 - (iv) Good accessibility to local shops, employment areas, a District Centre and a bus route;
 - (v) There should be no detrimental impact on the character and amenity of the surrounding area;
 - (vi) A range of types and styles of housing should be provided, and;
 - (vii) Proposals should enable the regeneration of historic buildings or other buildings in the vicinity.
29. The proposed scheme takes account of the criteria in that vehicular access will remain as before via Chapel Square and Westwick Street. The density is considered to be appropriate in relation to the rest of the site at 97 units per Hectare; Communal amenity space already exists on the site in the form of green space at the front of the existing Administration block and at the rear on Fellows Plain; There is easy access to shops in the City centre by foot or by cycle; The proposals once built out will enhance the character of the Newmarket Road Conservation Area; There is a mix of types and styles of residential unit proposed and the proposals bring a vacant/semi derelict listed building back into use. In these terms the proposal are consistent with policy HOU13.

Affordable Housing

30. The original planning permission (App. No. 4/2000/0884/F) for the former Norfolk and Norwich Hospital site took account of the Council's affordable housing policy at the time by requiring the provision of 50 dwellings which was equivalent to 12.04%. This figure was agreed because the planning brief accepted that there were considerable costs involved in developing the site (principally the demolition costs particularly of the tower blocks and conversion costs associated with the historic buildings). When the original scheme was amended in 2005 (App. Nos. 05/00260/F & 05/00261/L) to reconfigure the accommodation in the Pavilion Wings to provide 113 additional dwellings, it was agreed that the percentage of affordable accommodation should be increased in line with the originally agreed figure and so a further 16 affordable units was accepted.
31. All of the affordable units (66) have been provided and are now occupied. Given that there is no increase in the number of proposed residential units (over and above that already approved) it would be unreasonable to expect the applicant to provide additional affordable units (in accordance with RLP policy HOU6), nor would it meet the tests set out in Circular 05/2005.

Urban Design and Conservation

Listed Building – Ivory Building

Impact on Fabric

32. The existing Ivory wing is in poor condition having been out of use since the hospital relocated in 2003. Although the wing is the earliest building within the site, originally dating back to 1771, it is also a building that has undergone significant alterations. A historic building assessment of the Norfolk and Norwich hospital was carried out by Broadway Malayan in June 2000, and the report provides a background to this application, along with the conservation statement submitted in October 2000 as part of the original application for the site. Due to changing legislation (the introduction of PPS5) and extensive changes to the original application, a new conservation statement has been submitted with the current application. This provides a more thorough analysis of the historic fabric of the building, the changes that have occurred to the building over time and more information and analysis regarding the social history and community value. The report is extensive and well researched and provides a sound basis for informing the subsequent proposed alterations and refurbishment, particularly in the way that it establishes the level of importance in terms of the significance of the various elements of the building.
33. The building has undergone significant alterations, and the current proposals seek to retain the elevations and historic fabric considered to be of highest significance. These are principally the south-west and south-east elevations, the south-west elevation containing the most extensive elements of the 1771 façade (although extensively altered by Boardman in the late C19) and the south-east elevation, built as a war memorial wing (and therefore being of high significance to the community). The south-east elevation also contains an important war memorial plaque, considered to be of artistic value. The rear of the building has been much altered with later additions of no architectural or historic value.

New Extensions at rear

34. Externally the most extensive of the proposed alterations are to the elevations which face onto the rear courtyard. Over the years these elevations have been subject to the most intervention and aesthetically the elevations are beyond viable and practical repair/reinstatement. The fabric of the original rear elevation of the 1771 block is still retained internally (see later). Although extensive, the scale of the intervention in this particular case will not substantially harm the character of the listed building. The previous application (App. No. 4/2000/0884/F) proposed to renew the rear elevations taking a traditional/pastiche approach to the design, with traditional detailing and windows to match existing. These elevations would however be entirely new as there is only limited information on how these elevations originally appeared post Boardman. Although proposing a traditional façade, the previously approved extensions had flat roofs behind a parapet. The current proposals are quite different in their approach in terms of designing the new elevations with contemporary panelling and fenestration. This approach is welcomed as it is now considered that a more marked contrast between new and old elevations in terms of architectural treatment will better reveal and enhance the interpretation of the original parts of the building (PPS5). The contemporary approach also allows for the inclusion of wider French windows and Juliette balconies that will enhance amenity for residents. A similar approach was taken to the Pavilion Wings (albeit using

predominantly red brick) so this approach is consistent with what has been built on other parts of the site. The central remaining section will be repaired with brick in order to provide a focus for the rear elevation, with the proposal for a larger glazed entrance at ground floor level to provide additional legibility.

Extension on west corner of front facade

35. A further change to the existing plans is the extension of the building to the west. This part of the proposal has the potential to have the most visual impact on views of the principle south-west elevation of the building and the setting of the adjacent chapel. The corner had previously been part of the elevation, however, following demolition works, it was found to be structurally unstable and a later addition in very poor repair. It was therefore allowed to be demolished. This left an unsightly scar in a very prominent part of the building. The north-west elevation had also been subject to extensive alterations in the fenestration. It was therefore agreed at the pre-application stage that an extension could be proposed to 'tidy up' the unsightly corner and unify the elevations. The contemporary treatment of the extension rather than a more traditional approach was chosen as it is considered that it will tie in with the more contemporary additions to the rear and will be clearly 'read' as a new extension to the building. The extension will also provide a more attractive termination of the path to the north of Fellows Plain, and the curve of the building will help to guide pedestrians around the corner. English Heritage have raised some concerns regarding the prominence of the corner building and have suggested that this may be resolved by using more appropriate materials. It is considered that by using the same panelling as proposed, but choosing a more neutral colour, the building may appear more subservient to the red brick of the two adjoining historic wings. A dark metal grey to match in with the contemporary windows elsewhere on the site or a dull metal brown might be appropriate. Details of all new materials will be the subject of a condition thus enabling further consideration of this element of the scheme.

1927 Memorial Wing Extension

36. Another significant change in the proposals is the decision not to extend the building to the East as in the original planning permission. It was considered by the architect that any new building here, even if designed in sympathetic materials, may detract from the important South-East elevation of the memorial wing and its symmetrical architectural treatment. Creating a gap also helps to address some amenity concerns with neighbouring properties to the north. This part of the layout will now be used for cycle storage.

Former Isolation (or North-West) Wing

37. The North-West Wing has also been altered from the original application. Rather than reintroduce (conjecturally) a historic elevation with proportioned sash windows, it has been decided through negotiations to retain the existing larger windows openings at 1st floor level and to insert new replacement casement windows rather than sashes. Because these partially overlook open space and have views of the Chapel and Fellows Plain, this should significantly enhance the amenity in terms of outlook for prospective residents. Because on the North-East and North-West elevation of this wing the brick work has been so badly damaged with various minor interventions such as pipe work and extract vents it has been agreed that these elevations should now be rendered. Where the two existing windows at ground floor

level have been blocked up, these will be returned to sash windows. Also on the South-East elevation (elevation 3) an earlier stone entrance surround was found and this is now proposed to be retained as a feature.

Internal Alterations – Ivory Wing

38. Internally the building has been much altered, however the original rear wall is still evident within the building. This wall is remaining either unaltered or will be reinstated in the new proposals and will be used as the side wall of the central communal corridor rather than contained within individual flats. In this way it is being preserved within the building for future generations to aid interpretation. Rather than have individual stairs for each maisonette it is now proposed to retain the existing stairwell within the central entrance section as a communal stair. The existing stair is relatively modern, and it is hoped that the historic stair from the former Administration Block (which was removed and stored for future use) can be reused here. This is a welcome amendment to the design and should help to achieve a grander entrance as part of the principle elevation and the most intact part of the original 1771 hospital. This arrangement will also create a much more coherent and legible access from both sides of the building to the flats.
39. In all it is considered that the scheme represents a more sympathetic treatment of the historic structure than the originally approved scheme whilst at the same time incorporating contemporary elements, particularly at the rear. English Heritage concerns have been taken on board with the proposed use of more appropriate colours for the panelling on the west corner of the front façade.

Impact on Living Conditions

Acoustic Report

40. As a result of the comments received from the Public Protection Officer concerning noise from St Stephens Road being likely to cause serious disturbance to the nearest habitable rooms within the building, the applicants have commissioned a noise report.
41. The PPG24 noise assessment indicates that the road traffic noise falls within category C, which generally means that planning permission should not normally be granted. However the report does go on to state that the effects of the noise can be mitigated by upgrading the glazing in some parts of the building and also including acoustic ventilation. In line with the preferred requirement to retain the existing sash windows, the report states that the relevant noise levels can be achieved by refurbishing the existing windows and in parts of the building nearer the road, further installing secondary glazing. Provided this is done in accordance with the recommendations in the report, then this should be sufficient while the windows/secondary glazing units are closed, but does mean that if they are opened to increase ventilation then noise levels are likely to be intrusive and above the relevant criteria.
42. In order to mitigate the effects of noise from St Stephens Road and to increase the potential for ventilation the applicants have investigated retaining the existing windows with appropriate secondary glazing if required. They have also suggested the use of a forced air system introduced to duct air from outside the building and distribute it internally. This would be achieved from vents on the roof or to the rear in order to avoid puncturing the principle elevations of the Ivory Wing or Memorial

Wing. Specifications for this system showing duct runs, machinery and openings would need to be the subject of a condition.

Transport and Access

Vehicular Access and Servicing

43. Vehicle access to the parking courtyard is gained via Chapel Square at the rear of the site and on to Wessex Street. Servicing for the communal refuse store can also take place from the square.

Car Parking

44. Car parking provision is provided on the basis of one space per unit of accommodation which is similar to the ratio in the rest of the site and matches that previously approved.

Cycle Routes and Pedestrian Links

45. The original application included a principle pedestrian and cycle route running from the north-west of the Norfolk and Norwich Hospital site (Union Street), via the Chapel, through to the south-east (St Stephens Road). Only a part of this route exists at present because the remainder has been either within a building site or located close to this site which has yet to be developed. In bringing this site forward it will enable this important route to be completed. Although the main route is not within the application site there are subsidiary routes from the rear courtyard which will eventually join this route.

Cycling Parking

46. The layout of the cycle store is rather cramped making access to stands in the north-east end of the store difficult. I am expecting to be able to present revisions at the meeting which will overcome this problem.

Environmental Issues

Archaeology

47. The site was carefully considered when the original application was considered back in 2003 although it was felt that the site was unlikely to be of any interest as it would have been severely destroyed by works to the site when it was a hospital.
48. Norfolk Landscape Archaeology have indicated that they are content provided the Conservation Statement submitted with the application forms part of the Historic Environment Record for the site.

Energy Efficiency and Renewable Energy

49. The applicants have investigated their options in respect of energy efficiency and renewable energy in the light of the East of England policy ENG1 and saved Local Plan policies EP18 and EP19. The site itself is situated in a sustainable location, not far from the City Centre with easy access on foot, cycle or bus. However most of the existing building is grade II listed with an important frontage to St Stephens Road and facing other listed buildings within the amenity space. It therefore cannot be orientated to take advantage of south facing or a 30 degree off south facing aspect (as most of the roofs face south-west or south-east). Nor is it considered to be visually acceptable to have solar panels or photovoltaics on such a prominent elevation in the Newmarket Road Conservation Area. It is not a suitable location for wind energy nor is it suitable for Biomass storage or Air source heat pumps, again due to the sensitivity of the site. Equally ground source heat pumps are unsuitable for such a tight urban location with existing foundations all around.

50. Given the above the applicants wish to rely on energy conservation techniques together with heat recovery units. This will need to be dealt with as a condition of any planning permission.

Trees and Landscaping

Landscaping

51. In terms of landscaping, there is relatively little proposed for the rear courtyard which is mainly taken up by car parking. The rear courtyard is a relatively enclosed space and would benefit from a quality hard and soft landscaping scheme. The rear courtyard will be overlooked by the residents of the flats at the rear who only have a north aspect. Further tree planting with some treatment such as shrub borders between car parking spaces would help to soften the appearance of the landscape. There could also be some screening of the cycle store with shrubs to partially screen it in views along St Stephens Road. This will need to be the subject of a condition.

Planning Obligations

Open Space and Play

52. The original planning permission (App. No. 4/2000/0884/F) for the former Norfolk and Norwich Hospital site took account of the Council's policies for Open Space and Play (RLP saved policies SR4/SR7) by requiring the green spaces at Fellows Plain to be available for use by the public and by contributions towards play facilities at Jenny Lind playground. These issues were included in a Section 106 Agreement dated 19th August 2003. The Section 106 Agreement was amended by a Deed of Variance when the number of units was increased by the additional units approved in August 2006 (App. Nos. 05/00260/F & 05/00261/L).
53. Whilst as in the case of affordable housing, there are no additional units proposed in this application over and above those originally approved, it will be necessary to link this application to the original Section 106 Agreement (via another Deed of Variance) so that the existing open space is available for the use of the residents of this revised scheme and that play contributions will be realised for the new units when the units are occupied.

Education Contributions

54. Similarly the County Council Planning Obligations Officer has confirmed that provided any prospective planning permission is linked to the original Section 106 Agreement, no further agreement will be necessary as this will then take account of the new units.

Management Issues

55. Again there will be a need to link this revised scheme to the original Section 106 Agreement in order that the prospective occupant contribute to the upkeep of the green spaces; footpath/cycleways; un-adopted roads; maintenance of the trees and management of the communal facilities within the Administration block and Chapel.

Conclusions

56. This revised scheme for 33 residential units will represent the final phase of the redevelopment of the former Norfolk and Norwich Hospital site. It is consistent with PPS1 which seeks a high quality in the design of new housing which in turn contributes to the creation of sustainable communities. It also represents new residential units on a 'brownfield' site in accordance with the suggestions in PPS3 and the re-use of a vacant grade II Listed Building in much need of repair in accordance with PPS5. It achieves this without departing from or compromising the design principles established in the originally approved Norfolk and Norwich Hospital

Site Brief.

57. The scheme has taken account of the close proximity to St Stephens Road in terms of the potential for noise disturbance to prospective residents within the converted buildings in accordance with the requirements of PPG24. Mitigation measures have been identified and will be incorporated with the use of suitable conditions.
58. By linking this permission with the Section 106 Agreement associated with the original planning permission (via a Deed of Variance) for the site the Open Space, Play, Education and Management requirements of saved local plan policy HOU6 'Contribution to community needs and facilities by housing developers' will also be met

RECOMMENDATIONS

Application Number 10/01787/F

To approve Application No (10/01787/F) and grant planning permission, subject to:

(a) the completion of a satisfactory Deed of Variance of the original Section 106 by 10 March 2011 to include issues relating to Open Space and Play; Education and Management and subject to the following conditions:

1. Standard Time Limit;
2. In accordance with Drawings;
3. Conditions relating to all new materials with new work.
4. Further details of all external buildings such as bin stores (these acceptable in terms of the drawings submitted so far)
5. Comprehensive landscaping scheme to include surface materials etc.
6. Details/provision of heat recovery units including expected benefits;
7. Details of cycle and refuse store and provision before first occupation;
8. All new extractions such as flues and vents etc, particularly where these pass through the NE and SE elevations.
9. Fume/ Flue outlet points;
10. Plant/Machinery

Reasons for approval:

It is considered that the proposals are consistent with PPS1 which seeks a high quality in the design of new housing which in turn contributes to the creation of sustainable communities. It also represents new residential units on a 'brownfield' site in accordance with the suggestions in PPS3 and the re-use of a vacant grade II Listed Building in much need of repair in accordance with PPS5. The scheme has taken account of the close proximity to St Stephens Road in terms of the potential for noise disturbance to prospective residents within the converted buildings in accordance with the requirements

of PPG24. Mitigation measures have been identified and will be incorporated with the use of suitable conditions. It achieves this without departing from or compromising the design principles established in the originally approved Norfolk and Norwich Hospital Site Brief. It will also enhance the character of the Newmarket Road Conservation Area and provide good quality living accommodation in accordance with saved policies HBE4,8,12,13 and 19; HOU5,6 and 13; NE9; TRA6, 7 and 11;SR4 and 7; EP18 and 22 and TVA8 of the City of Norwich Replacement Local Plan and all other material considerations)

(b) where a satisfactory Deed of Variance is not completed prior to (10 March 2011) that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No (10/01787/F) where appropriate.

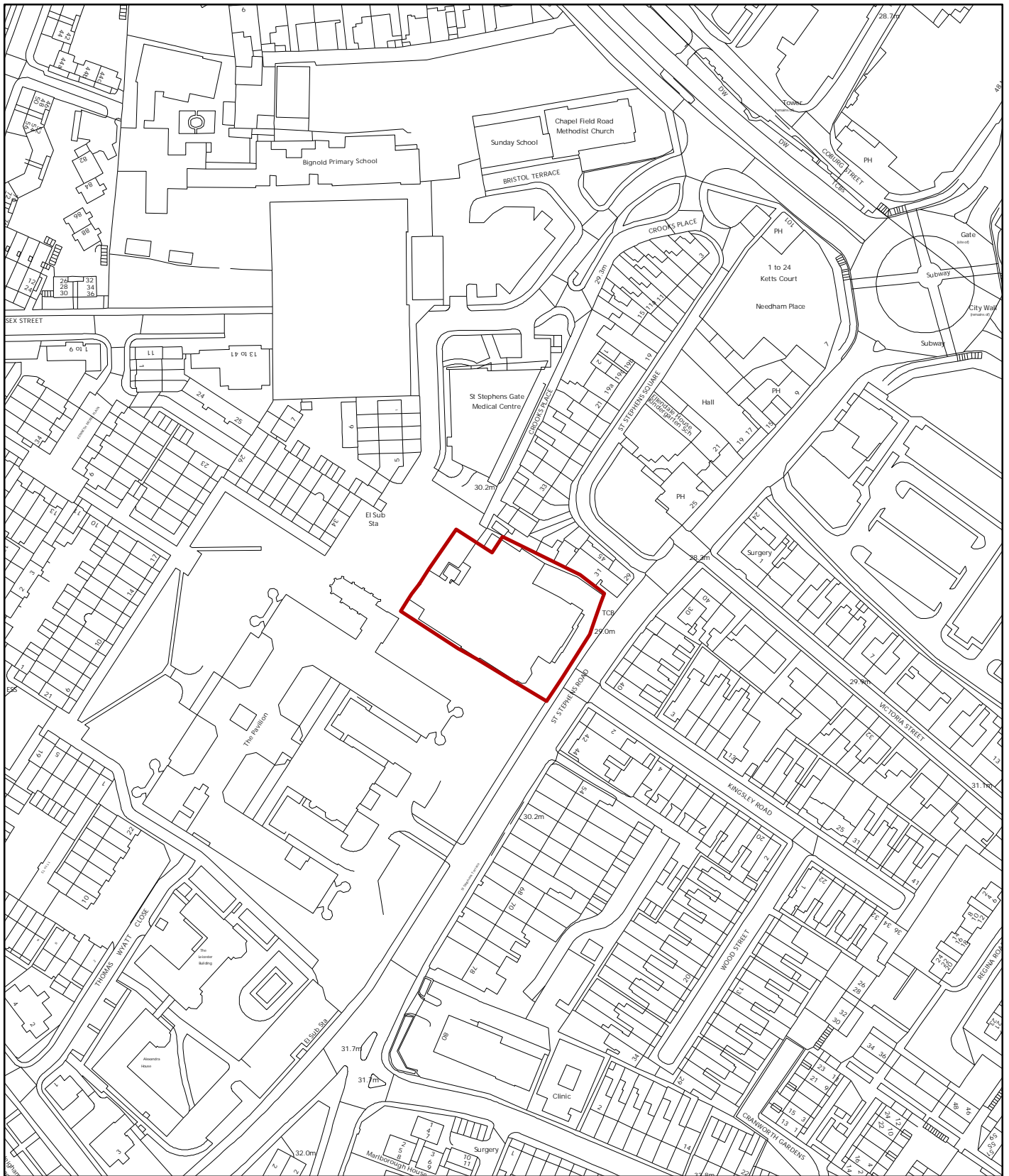
Application Number 10/01788/L

To approve application No (10/01788/L) and grant listed building consent, subject to the following conditions:

1. Standard Time Limit;
2. In accordance with drawings;
3. Repair work and reinstatement to parts of historic fabric. This would perhaps most easily be covered by a schedule of works/spec that could outline works for the whole building in terms of approach to brick replacement in elevations where there are spalled bricks or existing vents removed, repointing.brickwork etc etc
4. Any new rainwater goods, repair and/or replacement of rainwater goods (repair to be picked up with schedule above)
5. Special condition for the protection of the war memorial and sash windows where they remain (Most sash windows are not original and have been replaced fairly recently, but since they are proposed to be retained they will need to be protected).
6. Joinery details for staircase (if the historic stair from the admin block is not reused). If it is used details of how it is to be installed;
7. Condition rendering of NW block (method/spec)
8. Schedule of windows (elevations with a schedule of windows indicating which are to be repaired, which are new contemporary windows and their details, which are to be replacement sashes and their details at an appropriate 1:10 joinery details)
9. Details of internal duct runs for ventilation system;
- 10.Any damage to be made good.

(Reasons for approval:

It is considered that the proposals are consistent with PPS1 which seeks a high quality in the design of new housing which in turn contributes to the creation of sustainable communities. It also represents new residential units on a 'brownfield' site in accordance with the suggestions in PPS3 and the re-use of a vacant grade II Listed Building in much need of repair in accordance with PPS5. The scheme has taken account of the close proximity to St Stephens Road in terms of the potential for noise disturbance to prospective residents within the converted buildings in accordance with the requirements of PPG24. Mitigation measures have been identified and will be incorporated with the use of suitable conditions. It achieves this without departing from or compromising the design principles established in the originally approved Norfolk and Norwich Hospital Site Brief. It will also enhance the character of the Newmarket Road Conservation Area and provide good quality living accommodation in accordance with saved policies HBE4,8,12,13 and 19; HOU5,6 and 13; NE9; TRA6, 7 and 11;SR4 and 7; EP18 and 22 and TVA8 of the City of Norwich Replacement Local Plan and all other material considerations)



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Planning Application No- 10/01787/F & 10/01788/L

Site Address - Former Norfolk & Norwich Hospital site, St Stephens Road

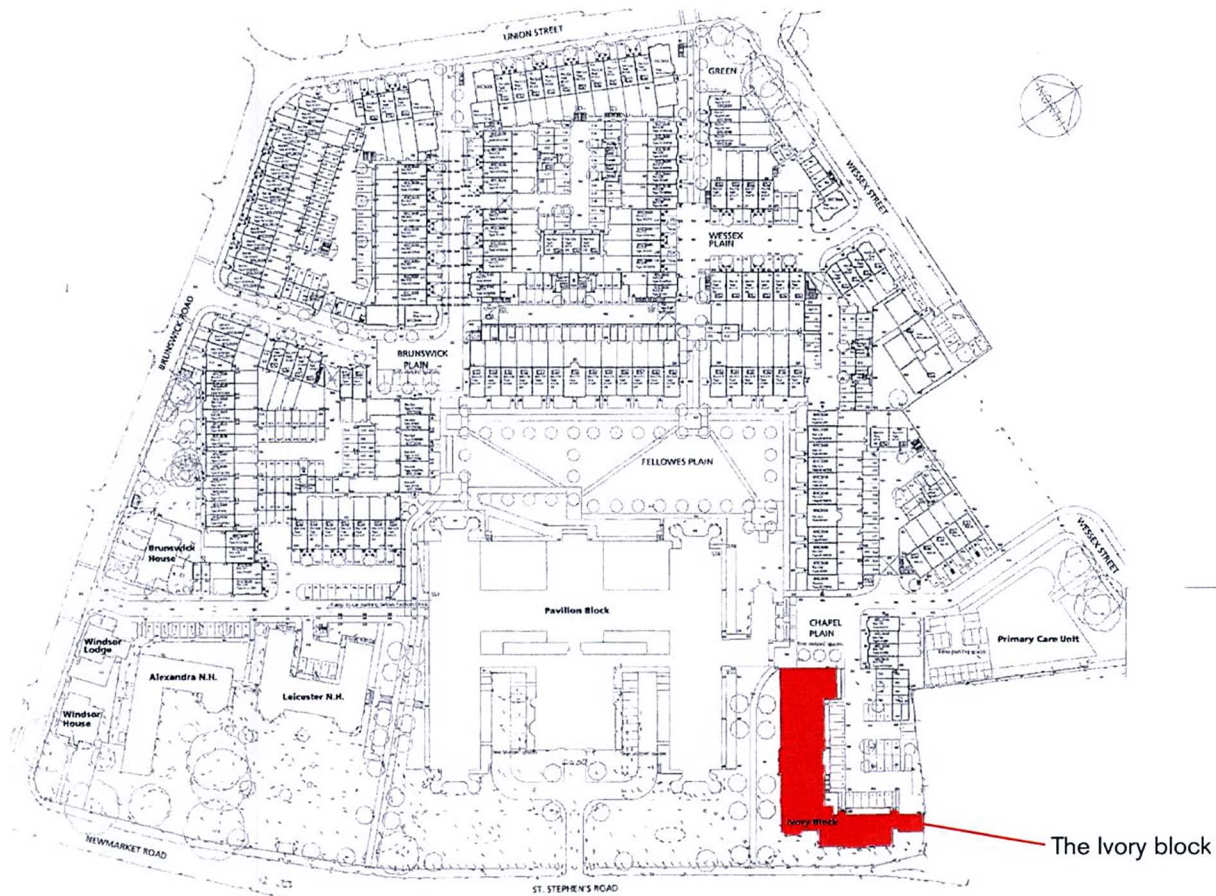
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NORWICH
City Council

PLANNING SERVICES







Ivory Block, former Norfolk and Norwich Hospital Site

