

Report to Planning applications committee

Item

17 December 2015

Report of Head of planning services

Subject Application no 15/00663/F - Site of former public house, Earlham West Centre, Norwich

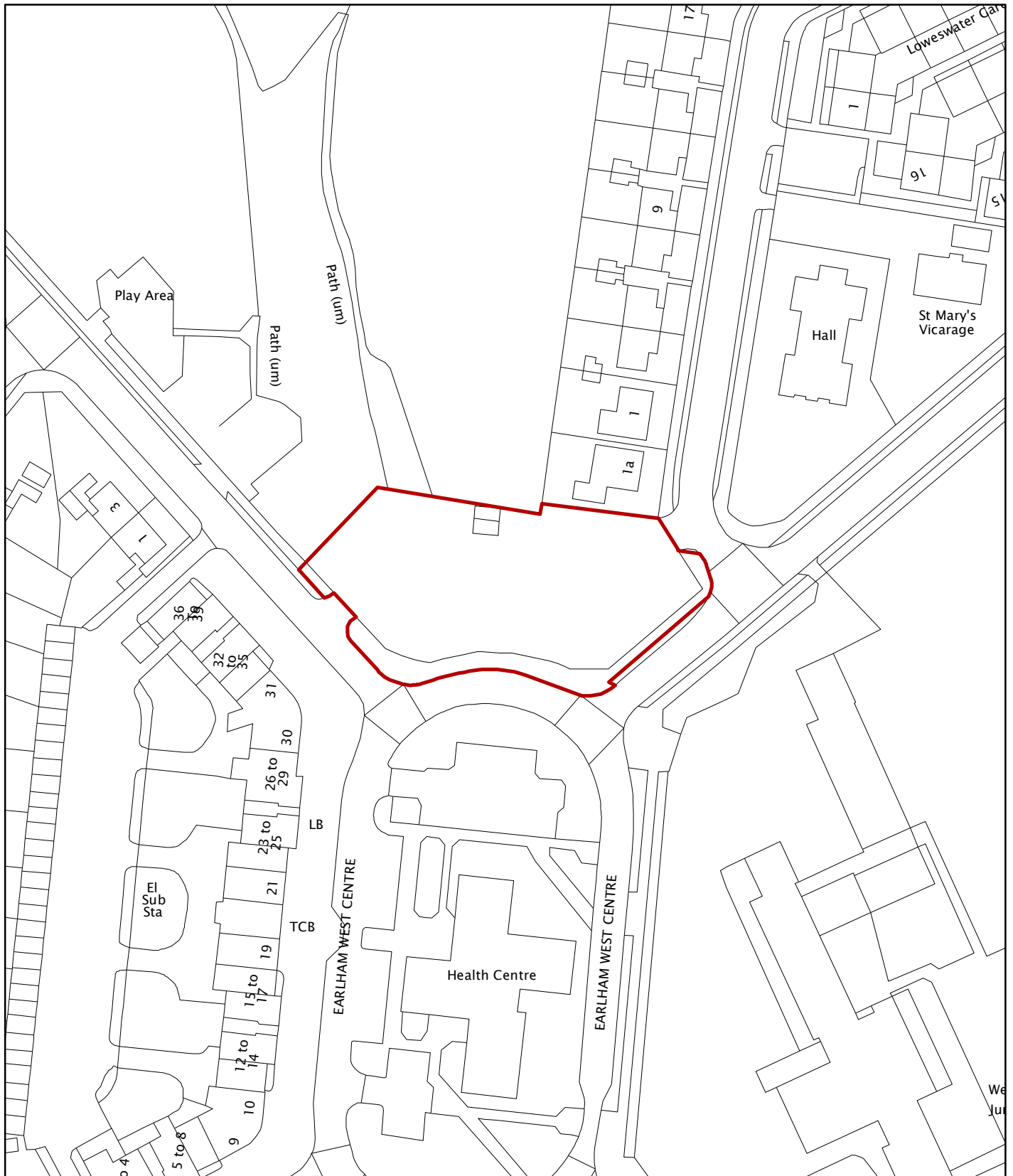
Reason for referral Objection

4(B)

Ward:	Bowthorpe
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
20 No. student dwellings comprising 70 bedrooms (class C2).		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Principle of development	Suitability of site location and principle of new use (DM13), Impact on land supply for housing, potential to relieve pressure on HMO conversion of existing market housing
2 Design	Scale, form, massing, layout, appearance and security.
3 Transport	Accessibility, parking provision and impact on surrounding area
4 Amenity	Noise and disturbance, overshadowing, overlooking, shared space, room sizes
Expiry date	24 December 2015
Recommendation	Approve subject to conditions



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Planning Application No 15/00663/F

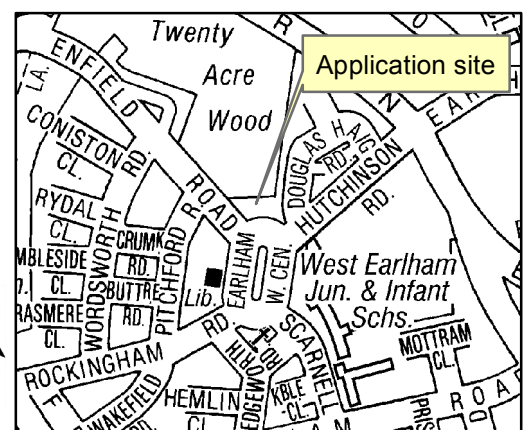
Site Address Site of former Shoemakers PH
Earham West Centre

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site of the former Shoemaker public house is part of the Earlham West Centre local shopping group. It is located on the north side of the Earlham West Centre and immediately south of the site and in the centre of the gyratory is the Earlham West Health Centre. Beyond the Health Centre to the south is the Church of the Holy Apostles and a recent development consisting of a mixture of flats and housing. West Earlham Middle School is situated on Hutchinson Road which is to the south east of the site. The West Earlham shopping parade and residential flats are situated on south west site of the centre. Residential properties border the north eastern side of the site along Douglas Haig Road. Council owned woodland borders the north west of the site.
2. The site is currently vacant following the demolition of the former public house and has been secured with temporary hoardings around the site perimeter.

Relevant planning history

3.

Ref	Proposal	Decision	Date
08/00864/F	Demolition of existing pub and redevelopment of site to provide 6 No. two bedroomed, two storey terrace houses, three storey block of flats containing 6 No. two bedroomed flats and 6 No. one bedroom flats. New ancillary car parking, bicycle stores and amenity space.	APPR	10/03/2009
11/01777/ET	Extension of time period for commencement of development for previous permission 08/00864/F 'Demolition of existing pub and redevelopment of site to provide 6 No. two bedroomed, two storey terrace houses, three storey block of flats containing 6 No. two bedroomed flats and 6 No. one bedroom flats. New ancillary car parking, bicycle stores and amenity space'.	REF	23/11/2011
11/02221/D	Details of condition 2 - materials used in the construction of the external surfaces of the development, condition 4 - surface water drainage and disposal, condition 5 - pollution control and disposal efficiency	APPR	09/03/2012

Ref	Proposal	Decision	Date
	measures, condition 7 - car parking, cycle and bin stores, condition 8 - landscaping, condition 11 - energy production, condition 12 section 278 information on site of previous planning permission 08/00864/F 'Demolition of existing pub and redevelopment of site to provide 6 No. two bedroomed, two storey terrace houses, three storey block of flats containing 6 No. two bedroomed flats and 6 No. one bedroom flats. New ancillary car parking, bicycle stores and amenity space'.		

The proposal

4. The proposal is for 20 student dwellings contained within a residential block, comprising 73 bedrooms with the following mix of units:

- 4 x 1-bed units (including two units for disabled users)
- 1 x 3-bed unit
- 13 x 4-bed units
- 2 x 7-bed units

Six of the 4-bed units are located on the wings of the block and are set out in townhouse form with rooms spread across three floors with vertical separation from the neighbouring unit.

Summary information

Proposal	Key facts
Scale	
Total no. of student dwellings	20
No. of affordable dwellings	N/A
Total floor space	~ 2400 sq.m

No. of storeys	4
Max. dimensions	The width of the development measures 62 sq.m across the front. The maximum height of the development measures ~11.5 metres
Appearance	
Materials	Provisional agreement for two types of red-multi stock for facing brickwork. Timber cladding in sections across front and light render on fourth floor. Details to be agreed by condition.
Energy and resource efficiency measures	PV panels on roof
Transport matters	
Vehicular access	New vehicle access to Earlham West Centre road
No of car parking spaces	16
No of cycle parking spaces	60
Servicing arrangements	Communal – collection/storage points around front of site.

Representations

- Pre-application consultation:** A public meeting was undertaken by the applicant prior to validation of the application, which was advertised via a series of posters erected in the local community. A meeting was held on the 28th May 2015 and the results of the meeting are summarised within the Statement of Community Involvement included in the application.
- Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation from a total of three contributors 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
Overdevelopment of the site which will have a detrimental effect on the adjacent	Main issues 2 & 4

Issues raised	Response
residential area.	
Insufficient parking and associated impact on the transient parking needs of the surrounding businesses.	Main issue 3
The development should seek to address shortfalls in social housing provision.	The application is for the redevelopment of the site to provide a 20 unit student block (use class C2). As such there is no policy requirement for the scheme to provide affordable/social housing

Consultation responses

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

Design and conservation

8. Several recommendations have been made at various stages of the assessment process in response to the original submission and subsequent amendments. Initial concerns were raised with the height, position, materials and design of the scheme and recommendations made for how the scheme could be improved. The recommendations have largely been adhered to which have improved the design of the scheme and its relationship to its context.

Environmental protection

9. No objections raised but conditions recommended requiring a construction method statement and considerate working hours.

Environment Agency

10. The FRA recognises the need for pollution prevention measures for the car parking and bin storage areas. The detailed scheme should be conditioned.

Highways (local)

11. The proposed use for student accommodation in the West Earlham Centre has locational logic in terms of its proximity to the UEA campus, local facilities and local bus services. No objection subject to the resolution of highway improvement works

(to be secured by condition requiring S278 and TRO) and other conditions including Travel Information Plan, landscaping, cycle parking and refuse collection.

Private Sector Housing

12. Recommendations made relating to fire safety, occupancy suitability and kitchen facilities. The applicant is advised by informative to consider the points raised.

Landscape

13. Landscape to the frontage should be reviewed in order to provide a high quality landscape to the street frontage and to provide a hierarchy of circulation. It is also recommended that car parking/cycle parking be reorganised, the courtyard space to the rear to better link with the main building, seating incorporated to the external amenity area and for a detailed landscaping scheme to come forward. Several landscaping recommendations have already been amended on the revised plans including improving the circulation around the front of the site and reorganising the car/cycle parking. The remaining landscape recommendations will be secured by condition.

Norfolk historic environment service

14. No archaeological implications.

Tree protection officer

15. No objections to the proposed development on the proviso that any permitted development is undertaken in line with the submitted AIA.

Assessment of planning considerations

Relevant development plan policies

16. **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
 - JCS4 Housing
 - JCS3 Energy and water
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
17. **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
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF13 Facilitating the sustainable use of minerals

Case Assessment

19. 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

20. Key policies and NPPF paragraphs – DM12, DM13, JCS4, NPPF6.
21. Development for new student accommodation is assessed as part of policy DM13 which sets out the following criteria for determining the acceptability for such proposals:

- (a) The site is not designated or allocated for an alternative non-residential use;
 - (b) the site is designated or allocated for housing development and it can be demonstrated that the proposal would not compromise the delivery of a sufficient number of dwellings to meet the calculated five-year housing supply requirement for the city; and in all cases
 - (c) The location provides convenient and direct pedestrian access to local facilities and bus routes;
 - (d) The provision of shared amenity space is satisfactory for use by residents and visitors;
 - (e) Applicants can demonstrate the provision of satisfactory servicing and warden/staff accommodation.
22. The site is not designated or allocated for non-residential use and has been dis-used for several years following the demolition of the former Shoemakers public house. The demolition followed the grant of planning permission for the redevelopment of the site to provide 6 No. two bedroomed, two storey terrace houses, three storey block of flats containing 6 No. two bedroomed flats and 6 No. one bedroom flats. While the demolition has taken place the scheme has otherwise not been implemented and whether the development has begun in planning terms is therefore not entirely clear.
23. It's understood that the housing numbers forming the permission have been included in the council's land supply calculations for housing. Development of the site for student accommodation would therefore remove 18 residential units from the council's calculated numbers. However, Planning Practice Guidance states that:
- "all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market."
- The provision of 20 units of accommodation providing a total of 73 bed spaces would carry the potential to release a significant proportion of housing into the market that might otherwise be occupied by students. The UEA does however have a policy of providing all first year students with halls of residence accommodation on campus. The proposal would therefore only be successful in relieving pressure on market housing if provided for more mature and postgraduate students. It is considered that the applicant has provided sufficient justification, both in discussions during the assessment of the applicant and in a statement supporting the application, that the student accommodation being proposed will be for more mature students and will therefore carry the potential to relieve pressure housing on market housing in line with guidance from Central Government.

24. The proposal would also be in line with the council's objective of promoting different accommodation types to slow the conversion of existing housing for conversion to HMO's, which are often then used for student accommodation.
25. With regard to criteria (c) the location of the site is highly sustainable, located adjacent to regular bus services to the city centre and wider surroundings and within the Earlham West Centre local retail centre where a number of local services and facilities would be available to the future occupants of the development. The site is also within walking distance of the UEA. In this respect the proposal will meet with overarching sustainability policy DM1.
26. Amenity is discussed further in this report but the scheme is considered to provide adequate shared external space to satisfy criteria (d). A warden will operate from the site Mon-Fri (09:00-17:30) and an office manager will visit the site once a week to undertake various duties. An out of office 24/7 service will also be available for occupants for out-of-hour needs. The scheme is therefore in accordance with criteria (e).
27. Where applicable the proposal would satisfy the criteria for residential development as set out in DM12.

Main issue 2: Design

28. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

Scale, form and massing

29. The height of the development reaches ~11.5 metres at the eaves of the fourth-storey, dropping to 9.5 metres and 8.5 metres at the eaves of the three-storey sections. In terms of its scale, the proposed development is similar to the three-storey flats/shops seen in the surrounding retail centre although the overall scale is greater and there is not such a contrast between the different elements. The scheme forming the previous planning permission for 18 dwellings at the site is also similar in scale to the current proposal across the front of the development, although the wings are only two-storey in height as opposed to the three-storey wings proposed in the current scheme. Members will be shown an elevation plan of the current proposal underlaid with the outline of the approved scheme to illustrate the comparison.
30. Despite the significant scale it is considered that the scheme can be accommodated in design terms. The fourth-storey central element is set slightly back from the front elevation to feature subserviently to the floors below. The upper reach of the building is limited by the installation of a flat roof, which then steps down from the central element of the development around to the wings to give some variety of height. The front of the building is also staggered featuring recessed glazing to the stairwells and projecting sections at either side of the central vehicular entrance to the site. Collectively this serves to break up the

elevation, reduce the scale of massing and bulk and add visual interest to the building.

31. The bulk and massing of the building is further broken up by the incorporation of timber panelling across various sections and in addition to being set back, the fourth-storey is to be clad in a light material to soften its appearance. While the scale of the building is significant therefore, sufficient attention has been paid to the design of the building to avoid an oppressive and overbearing form of development.

Layout and appearance

32. The layout of the scheme has been based upon a perimeter block style to create a strong frontage with Earlham West Centre Road, with the communal amenity area provided to the rear of the development. This is very much in keeping with the arrangement of surrounding development along the shopping parade and block of flats to the south at the opposing end of the Earlham West Centre. The layout of the proposed development also takes strong account of the layout of the previously approved scheme for 18 dwellings.
33. The east facing wing of the development has been staggered to better relate with the building line of neighbouring properties along Douglas Haig Road and is configured in such a way that views looking up both Douglas Haig Road and Enfield Road into the Earlham West Centre are retained.
34. While details concerning external surfaces are to be agreed by condition, extensive negotiations have already taken place in order to provisionally agree an appropriate pallet of materials. The application proposes a mixture of red-multi brick specifications, with a darker and 'burnt' specification concentrated across the central sections of the building, red/brown tones on the wings and a black plinth course running across the base of the development. The building will also be treated with timber cladding across various sections and a limited amount of render will be applied to the south-west elevation. Coupled with the staggered form of the development, the various treatments help to prevent the development becoming too horizontal in its emphasis and add visual interest to the elevations. The design of the building and choice of materials will enable the building to sit respectfully into its surroundings.
35. While density is relatively high, the student block provides adequate living conditions for future occupants and in terms of scale is not significantly greater than the already approved scheme. The impact of the scheme upon the amenities of the area is discussed further in this report but the proposal is not considered to represent an overdevelopment of the site.

Security and secured by design:

36. The building will be managed in accordance with the "Universities UK/Guild HE Code of Practice for the Management of Student Housing", which has been approved by parliament and sets out a code for good practice. Access to the courtyard and entrances to the building will be controlled by card/key/pin and CCTV will be installed around the building. Gates have been relocated to be closer to the

highway so that any attempts to scale them would be in full view of the public area. Access to the rear car park will also be gated.

37. The majority of the site will benefit from a good level of natural surveillance provided by the windows. Lighting will be agreed as part of the landscaping condition, which will also require details of the CCTV installation. The application indicates a low perimeter fence at the front, which will assist in providing added security to those rooms fronting onto Earlham West Centre Road.
38. The application also includes a management plan for how the letting company will tackle the potential for anti-social behaviour and to ensure amicable relationships with the local community. Should it be required then any issues will be reported directly to the UEA.

Main issue 3: Transport

39. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
40. The site is well located for sustainable transport options being adjacent to bus routes serving the city centre and surrounding area and within walking distance from the nearby UEA. The site is also located within the West Earlham local retail centre where a wide variety of services and facilities are available locally.
41. A total of 16 parking spaces are proposed including one dedicated disabled parking space. The former use as a public house featured a large area available for car parking and the numbers involved with the current application represent a decrease in capacity from the previous use. The parking provision satisfies the council's maximum parking standards and also satisfies the level of parking provision recommended at the UEA.
42. While the parking provision is acceptable and the site location sustainable, it is recognised that the proposal could lead to additional cars parking off-site in the surrounding area, where parking is unrestricted. A Traffic Regulation Order (TRO) will be secured by condition requiring a contribution to be made for waiting restrictions to be imposed on roads adjacent to the site. This will go towards imposing double yellow lines and waiting restriction bays to suit the need of local businesses, residents and shoppers. The measures will also ensure that traffic flow is not congested and local bus services are not delayed by congestion. **As part of the management plan the applicant has also set out measures to discourage tenants from using a car, making them aware of the proximity to the University and connections with public transport.**
43. There is potential for higher volumes of traffic to and from the site associated with pickup and drop-off of students at the beginning and end of term times. A Travel Information Plan (TIP) will be required by condition to ensure that traffic flow is adequately managed to minimise disruption locally and to promote sustainable travel by non-car modes.

44. A total of 60 secure and covered cycle parking spaces are to be provided as well as external stands available for visitors, which represents a healthy provision on an almost 1:1 basis. This will further promote sustainable travel to and from the site.
45. A shared pedestrian/servicing bay is provided at the front of the site, which will allow servicing vehicles to park up at the site without obstructing traffic using the West Earlham Centre Road. Details will be secured by condition to ensure suitable surfacing materials are used.
46. Several highway improvement works will be necessary including footway reconstruction on Enfield Road, replacement of the verge on Hutchinson Road, the shared pedestrian/servicing bay, parking bay on Enfield Road and the new vehicle access to the Earlham West Centre Road. A Section 278 agreement will be secured by condition to ensure that the highway improvements are secured prior to occupation.

Main issue 4: Amenity

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

Neighbouring amenity:

48. The proposal will intensify the use of the site owing to the activities of the large number of students occupying it. The management report included in the application sets out a number of measures that will be undertaken and implemented to ensure that the amenities of the surrounding area are protected and site maintained and kept in a tidy order. Information will be disseminated to occupants upon signing tenancy agreements setting out a number of 'house rules' to be abided by. In the event that neighbouring residents wish to express any concern with the behaviour of tenants then the manager's office would be manned five days a week and there is a 24/7 out of hour call centre that could be used at all other times. Any complaints would then be investigated to check whether any breaches in the terms of contract had occurred. Planning permission will be conditioned to require compliance with the management report submitted with the application.
49. The development site borders only one residential property, that being number 1A Douglas Haig Road. The applicant has submitted a sun-path analysis for various times across the day for the spring equinox, summer solstice and winter solstice. The study shows that while the proposal will result in some increase in overshadowing to the rear garden and side elevation of the neighbouring property, the degree of overshadowing will not result in significant harm to residential amenity.
50. 1A Douglas Haig Road features an array of solar panels on its east and south facing roof slopes. The sun-path study shows that the south facing array will suffer from loss of direct sunlight during early afternoon hours during the month of March. While this is regrettable and will lead to a loss in efficiency of the renewable energy source, the harm is considered to be outweighed by the benefits associated with redeveloping a long standing derelict site.

51. The windows to the south facing side elevation of 1A Douglas Haig Road do not serve main habitable rooms and any loss of daylighting will not be significant as to harm residential amenity.
52. There would be some overlooking from the rear windows of the student block to the rear garden of number 1A Douglas Haig Road. However, the distance between the rear face of the development and the boundary of the neighbouring property is ~17 metres and views would be partially restricted by trees beyond the north boundary of the site and boundary treatments which will be agreed by condition. Any overlooking is not therefore considered to be significant.
53. A condition will be added to any consent requiring considerate construction working hours and a construction method statement to ensure that the amenities of the surrounding neighbourhood are not significantly harmed during the construction phase.

Occupier amenity

54. DM13 requires that adequate shared amenity space is provided for occupants and visitors. While the available external area is somewhat limited as a result of the rear car park, an outdoor space is proposed, which, subject to landscaping details being agreed, will provided for a high quality usable space by students. The site is also located adjacent to 20 Acre Woods which will provide an easily accessible area of outdoor space for occupants to benefit from. Each +1 bed unit of accommodation features from a communal kitchen/living area which will ensure that each unit is self-contained and provided with adequate living conditions.
55. The council's internal space standards do not extend to student accommodation but all bedrooms are reasonably sized and meet housing standards for single-occupancy. The bedrooms are also en-suite and benefit from good levels of outlook.

Compliance with other relevant development plan policies

56. 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
Car parking provision	DM31	Yes subject to condition
Refuse	DM31	Yes subject to condition

Storage/servicing		
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition. The flood risk assessment identifies the site as being within Flood zone 1 and therefore the “more vulnerable” proposed usage is suitable from the sequential test viewpoint for its location. Section 6 of the Flood Risk Assessment recommends that the design of the drainage design be secured by condition.
Landscaping and trees	DM3, DM9, NPPF paras 9, 17 and 56.	Yes subject to condition. The ground floor plan shows indicative landscaping, but a detailed scheme will be necessary to ensure a satisfactory appearance of the development and high quality amenity space for occupants. Details should also ensure adequate boundary treatments, a high quality landscape to the front of the development, clear pedestrian circulation routes to the front and appropriate hard landscaping details to relate positively to the surrounding built environment.
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition. The energy report sets out a preferred ‘Light Gauge Steel Frame’ construction methodology, which is preferred for its thermal performance, air tightness, insulation qualities and cost effectiveness. PV panels will be installed securing ~8% of the scheme’s energy requirements from renewable sources. The report includes water calculations setting out a consumption rate of 105.5 litres per person/per day and this satisfied Building Regulations standards.

Equalities and diversity issues

57. There are no significant equality or diversity issues.

Local finance considerations

58. 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.

59. 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.
60. In this case local finance considerations are not considered to be material to the case.

Conclusion

61. The proposed student accommodation is considered appropriate for this highly accessible and sustainable location within the West Earham District Centre and within walking distance of the UEA. The proposed 20 units of accommodation are targeted at more mature university students and this will carry the potential to free up market housing in the city area and reduce the demand for conversion of existing dwellings to larger HMOs. The proposal will enable the redevelopment of a derelict plot which currently presents a blight to the surrounding streetscape and will establish a well-designed building which will contribute positively to the character of the surrounding area. Subject to conditions requiring compliance with the submitted management plan the amenities of the residential amenities of the surrounding area will be adequately protected. Conditions will also ensure that the site is well landscaped and that necessary highway improvements are made to control parking in the surrounding locality and to protect the interests of local businesses and their customers.
62. Subject to conditions, the development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/00663/F - Site Of Former Public House Earham West Centre Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials including window details;
4. Landscaping scheme to include soft and hard landscaping and detail of bin stores, cycle stores, CCTV, lighting and biodiversity enhancements;
5. SUDS – detailed scheme to manage surface water runoff to be submitted to and agreed with the local planning authority;
6. All bathroom windows to be obscure glazed;
7. No development shall take place, including any works of demolition, in pursuance of this permission until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority.
 - (ii) The approved Statement shall be adhered to throughout the construction period.
 - (iii) The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials used in constructing the development;
 - (d) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - (e) wheel washing facilities;
 - (f) measures to control the emission of dust and dirt during construction; and
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction;
8. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays – Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and
 - not at all on Sundays or Public Holidays;
 9. Development to be carried out in accordance with the AIA and associated method statement;
 10. Prior to the first occupation of the building hereby permitted details of the renewable energy technologies as referenced in the 'Earlham West Energy Statement and Construction Methodology Study' to be used in the development and their installation and maintenance shall be first approved by the Local Planning Authority. These shall thereafter be implemented in full prior to first occupation and connection thereafter retained as such;
 11. Travel Information Plan to be agreed prior to first occupation;
 12. No use of the site as student accommodation unless in accordance with the management scheme;
 13. The residential units hereby permitted shall only be occupied by students enrolled with recognised higher educational providers;
 14. TRO;
 15. S278.

Article 35(2) 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, following negotiations with the applicant and subsequent the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

Informatives:

- 1) Housing requirements relating to fire safety, escape windows, licensing, occupancy and kitchen facilities;
- 2) S278
- 3) TRO
- 4) Street naming
- 5) Street trees

- 6) The applicant is advised that the building itself and each of the individual dwellings meet the physical security requirements of Secured by Design. Secured by design guide can be found at www.securedbydesign.com
- 7) Landscaping details shown on the 'Ground Floor and Site' plan are indicative only and a comprehensive landscaping scheme is required by condition. The landscaping condition shall apply notwithstanding any indication as to these matters that have been given in the current application.

EARLHAM WEST CENTRE

GROUND FLOOR ROOM AREAS	
Room REFERENCE	Area in M ² Perimeter in M

H

UT

CF

POST

trained fence line

House 5

Street

House C

Security Gate

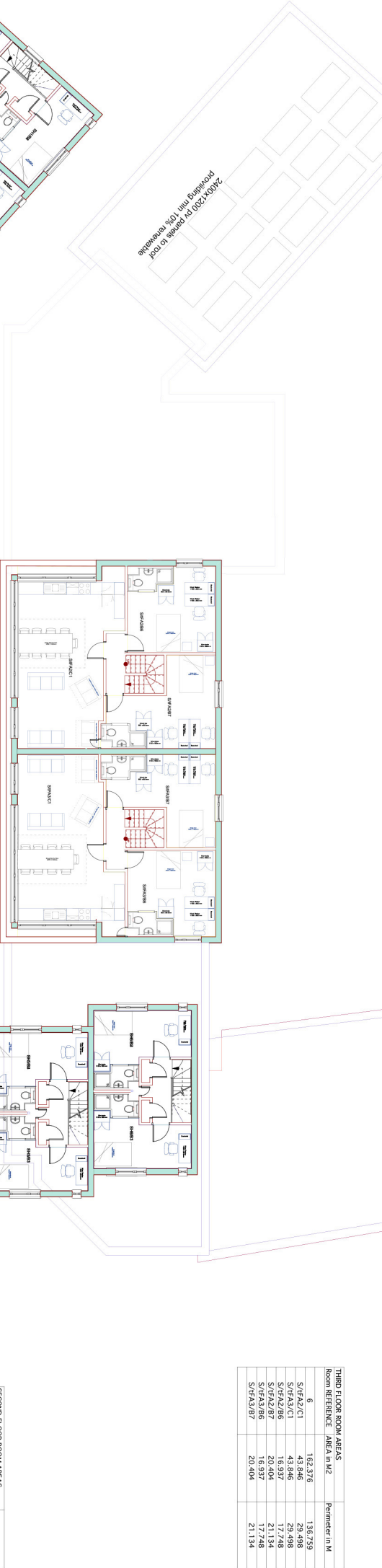
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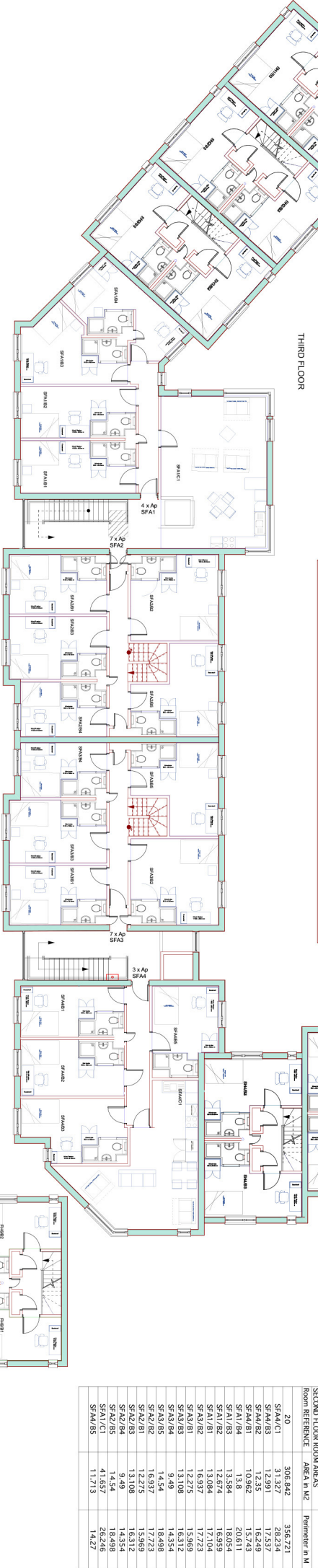
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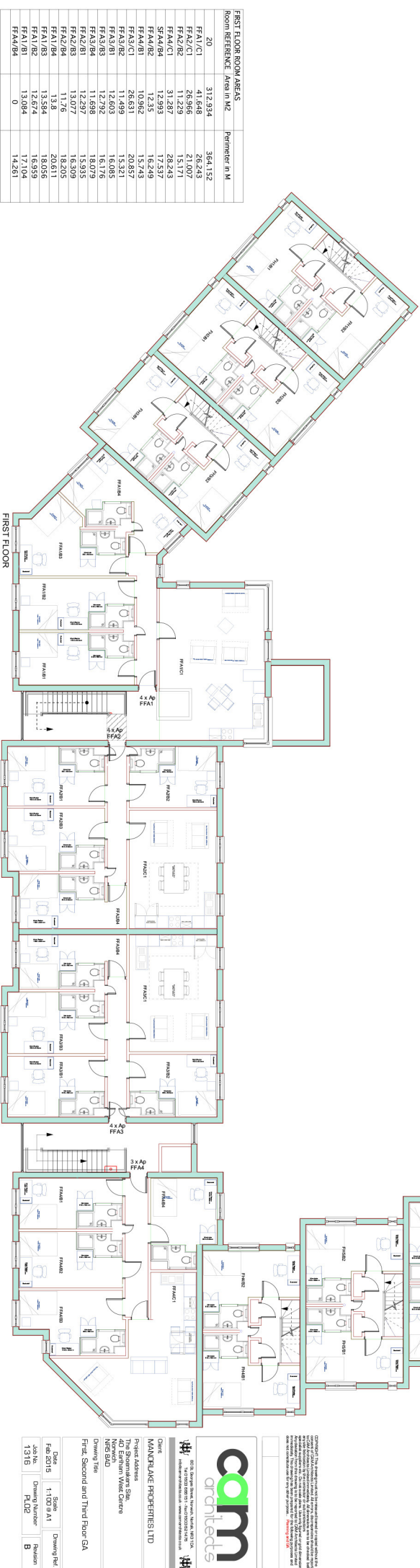
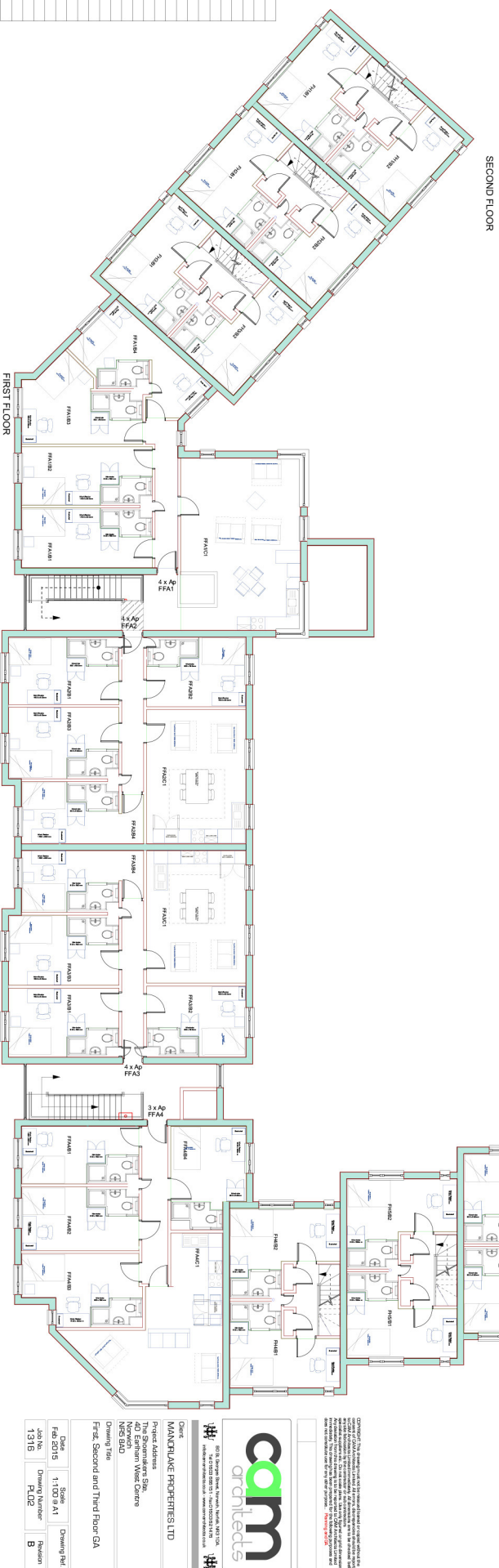
THIRD FLOOR ROOM AREAS		
Room Reference	Area in M ²	Perimeter in M
6	162.376	136.759
S/F/A2/C1	43.846	29.498
S/F/A2/C2	43.846	29.498
S/F/A2/C3	43.846	29.498
S/F/A2/B6	16.937	17.748
S/F/A2/B7	20.404	21.134
S/F/A2/B8	16.937	17.748
S/F/A3/B7	20.404	21.134

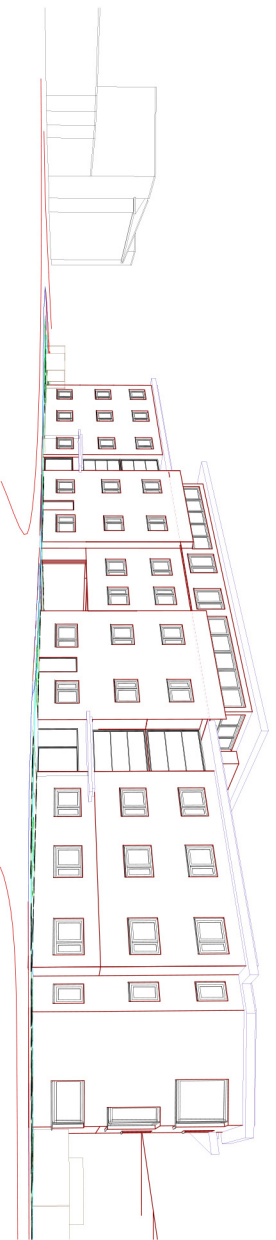
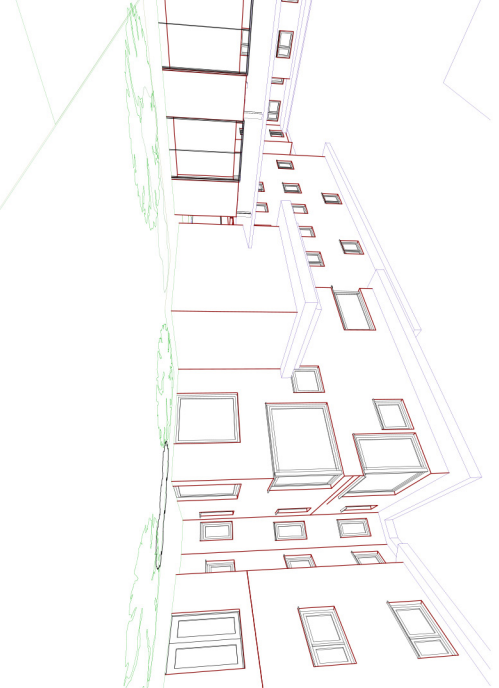
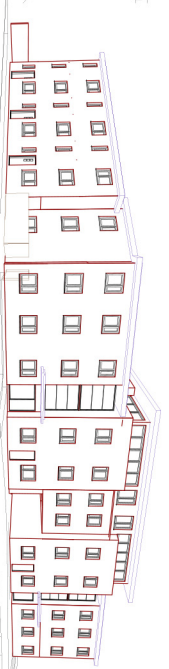


Room Reference	Second Floor Room Areas		Perimeter in M
	Area in M2	Area in M2	
20	306.927	355.721	
SF/A6/C1	31.427	28.824	
SF/A6/B3	1.291	17.537	
SF/A6/B2	1.235	16.249	
SF/A6/B1	1.0362	15.743	
SF/A6/A3	1.384	18.054	
SF/A1/B2	1.2674	16.959	
SF/A1/B1	1.3084	17.104	
SF/A2/B2	1.6592	17.253	
SF/A2/B1	1.3732	16.312	
SF/A3/B3	1.3108	16.312	
SF/A3/B4	9.49	14.354	
SF/A3/B5	14.54	18.486	
SF/A2/B2	1.6592	17.253	
SF/A2/B1	1.3732	16.312	
SF/A2/B3	1.3108	16.312	
SF/A2/B4	9.49	14.354	
SF/A2/B5	14.54	18.486	
SF/A1/B1	11.352	26.246	
SF/A1/B5	11.152	14.72	



FIRST FLOOR ROOM AREAS	
Room REFERENCE	Area in M2 Perimeter in M







Bicycle Stores

Internal Elevation as Proposed – West and Part Section



TBS
Olde English Red Multi
Cream/Time mortar

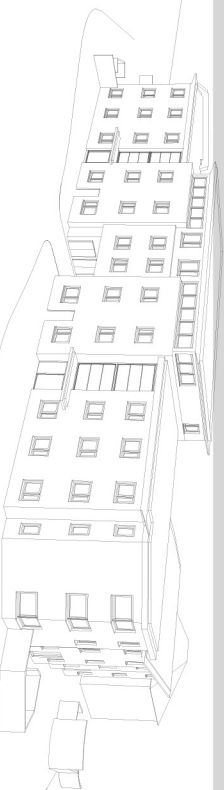
TBS
Black Stock
Light Grey Mortar



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Client:

Rear Elevation as Proposed -- North



CONCLUSION: This study might not be national based or could reflect the current of CAD in the United Kingdom. As such, dissemination of findings may not be representative of the whole country. Further studies are required to investigate CAD-related morbidity, its determinants and to establish better risk factors for the occurrence of such outcomes in the UK population. Any decision taken on the basis of this study should be taken with caution. Accordingly, this study has been prepared for the advisory committee and should not be used for any other purpose. **References and links**

Reaction with sodium is quoted by Strain (1970) and by (1971)



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Client:

MANORLAKE PROPERTIES LTD
Project Address

**The Shoemakers Site,
40 Earham West Centre
Norwich**

INMID DRAW
Drawing Title

Cleveland's Flipped

Date	Scale	Draw
Feb 2015	1:200 @ A1	

Job No. 1316	Drawing Number PL04	
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