

Report to Planning applications committee

Item

8 March 2018

Report of Head of planning services

Subject Application no 17/01078/F - Car Park Rear of Premier Travel Inn, Duke Street, Norwich

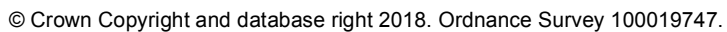
**Reason
for referral** Objections

4(a)

Ward:	Mancroft
Case officer	David Parkin - davidparkin@norwich.gov.uk

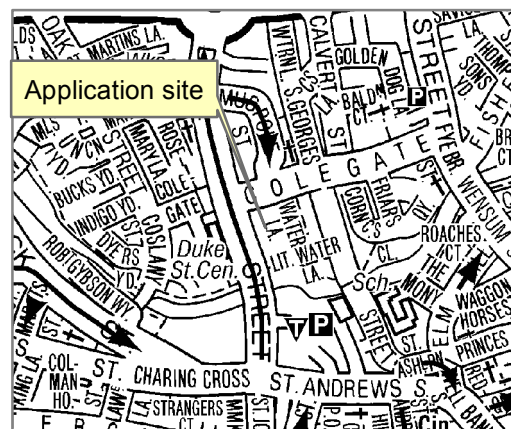
Development proposal		
Redevelopment of car park site to provide student accommodation.		
Representations		
Object	Comment	Support
92	1	0

Main issues	Key considerations
1	Principle of development
2	Design and Impact on conservation area
3	Traffic & transport
4	Impact on amenity of surrounding uses, including residential
5	Flood risk
Expiry date	20 October 2017
Recommendation	APPROVE subject to unilateral undertaking and conditions



1:500

PLANNING SERVICES



The site and surroundings

1. The application covers an area of 0.21 hectares on the north bank of the River Wensum immediately adjacent to the Duke Street bridge. The land is in use as a surface car park with associated paraphernalia but no buildings. Access to the site for the extant use is off Duke Street and Colegate and to the rear of the Premier Inn down a ramp.
2. Immediately north of and at a higher level than the site is the Premier Inn hotel; to the east and north-east are buildings occupied by the Jane Austen College. The Playhouse theatre lies further to the east. Duke Street forms the western site boundary and is at a higher level than the site. On the opposite side of Duke Street is Mary Chapman Court, a complex of student accommodation.
3. To the south, on the opposite bank of the Wensum is Dukes Palace Wharf, a development of flats fronting on to the river and wrapping around the northern boundary of the St Andrews multi-storey car park. Diagonally opposite the site, to the south-east across Duke Street and also on the opposite bank of the river, is the former Eastern Electricity Board building, which has a valid consent for extension and alteration to provide residential accommodation.
4. Further afield, the mix of uses also includes public houses, commercial and retail uses as well as residential.

Constraints

5. Conservation Area - Policy DM9 Safeguarding Norwich's Heritage;
6. Area of Main Archaeological Interest – Policy DM9 Safeguarding Norwich's Heritage;
7. Regeneration area – Northern City Centre Regeneration Area
8. Areas for Reduced Parking – Policy DM29;
9. Riverside walk (proposed);
10. Flood risk zone 3 – Policy DM5

Relevant planning history

11. On the application site

Ref	Proposal	Decision	Date
17/01078/F	Redevelopment of car park site to provide student accommodation.	PCO	
06/01245/U	Use of land as private, long stay car park and access to/from car park.	Refused	11.05.2007

Ref	Proposal	Decision	Date
05/01100/F	Temporary use of land as hotel car park.	Refused	03.01.2006
4/2003/0507	Renewal of temporary planning permission No. 4/2001/1009/F 'Use of vacant site as public car park'	Approved (temporary until 1 July 2005)	27.06.2003
4/2001/1009	Use of vacant site as public car park.	Approved (temporary until 1 April 2003)	07.03.2002
4/1998/0656	Redevelopment of site to provide 117 bedroom hotel, 21 residential units with office accommodation and car parking spaces and ground floor restaurant.	Approved	15.03.2004

12. On adjacent sites

Ref	Proposal	Decision	Date
16/01268/F	3 No. penthouse apartments, bin stores, reconfigured car parking arrangements, cycle provision and external canopy. @ Merchants Court, St Georges Street	Approved	09.02.2017
15/00916/F	Change of use of ground, first, second and third floors of Riverside building, first, second and third floors of No. 8 Duke Street, and first and second floors of No. 6 Duke Street to provide 69 residential units. @ Former Eastern Electricity Board Site, Duke Street	Approved	03.12.2015
14/01103/F	External alteration, partial demolition and extension of riverside and Duke Street buildings to provide 29 dwellings. Demolition of central and warehouse buildings to provide redevelopment for 56 dwellings, extension of basement car park, creation of 464sqm of flexible commercial floorspace (Class A2/A3/B1(a)), associated highway and landscape works, pontoon and floating landscape platforms. (Amended	Approved	17.12.2014

	description and plans/supporting documents). @ Former Eastern Electricity Board site, Duke Street		
--	---	--	--

The proposal

13. The application proposes the construction of a single building to provide 152 student bed spaces in a mixture of cluster units with communal kitchens; studio apartments; and accommodation suitable for people with disabilities. The building has a roughly H-shaped footprint with the two vertical elements of the 'H' orientated north to south at the eastern and western ends of the site; the connecting link runs east-west between these two elements.
14. When viewed from the river, the building would have a maximum height of 9 storeys, with the lower storey being a basement providing cycle and motorbike parking, 2 car parking spaces for visitors; refuse storage and plant rooms. This basement is accessed via a ramp running to the rear of the Premier Inn from Colegate and Duke Street.
15. The western element of the building is the tallest at 9 storeys and a total height from site level of 27m. The 9th floor is set back 1m from the western edge of this part of the structure to reduce the impression of height. The middle section of the building (the connecting section of the H) then steps down to 8 storeys and a total height above site level of 24m; the eastern element steps down again to 7 storeys (total height above site level of 21m).
16. The height of the building is appreciated differently from different view-points; for example, when viewed from Duke Street the building reads as 8 storeys high because the site level is lower than the road. Similarly, when viewed from the Jane Austen College, the eastern portion is read as 6 storeys.
17. The 'H' plan of the building allows it to be articulate to follow the line of the river, with the southern end of the eastern part of the H being set back from the southern end of the western part of the building.
18. Pedestrian access to the building is off Duke Street, with a reception area and communal areas on the ground floor (above the basement). The development provides a ramp down to the river between the bridge structure and the building which then opens out onto a riverside walk that runs along the southern edge of the site. In the middle of the 'H' the riverside walk opens out into a larger space offering a terraced area running up towards the building. The lower part of this terrace would be publicly accessible but the upper part, in line with the ground floor of the building, is private for use by the student residents and accessed off the communal areas.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	152 student bedrooms
No. of affordable dwellings	n/a
Total floorspace	5,716m²
No. of storeys	9 (including basement)
Max. dimensions	<p>Height – from the south – measured from ground level – 27m. From the west (Duke Street) – measured from street level – 25m.</p> <p>Frontage width – riverside – 41.5m; Duke Street – 23m</p>
Density	724 bedspaces/hectare
Appearance	
Materials	Red brick; bronze coloured perforated metal mesh to upper levels; reinforced perforated metal mesh to basement level; turned brick detailing.
Construction	Sustainable construction methods will be adopted throughout the construction process for the proposed scheme. These methods will seek to address the construction of the building itself, in addition to consideration of the site in context.
Energy and resource efficiency measures	Roof mounted low profile photo-voltaic panels & air source heat pumps at lower ground level; specification of water efficient
Operation	
Opening hours	24 hours
Ancillary plant and equipment	Plant rooms at lower ground level.
Transport matters	
Vehicular access	As existing from Duke Street and Colegate
No of car parking spaces	2 (6 moped spaces)

Proposal	Key facts
No of cycle parking spaces	142
Servicing arrangements	Via the basement area with bins stored internally

Representations

19. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 92 letters of representation have been received following 3 rounds of consultation from 51 contributors 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.
20. Most representations are from occupants of the flats in Dukes Palace Wharf to the south of the development across the river. There are also letters on behalf of the Inspiration Trust that operate the Jane Austen College to the east and north of the site and from parents of pupils and pupils of the college. The Premier Inn has also responded and whilst they do not object, they comment that access must be maintained during construction and the construction phase should be managed to minimise the impact on their business. The remainder of the representations are from residents in the area to the north and west of the site.

Issues raised	Response
Concerns over the pre-application processes adopted by the applicant.	<p>These concerns relate to the applicants consultation process prior to submission of the application. The applicant's agent organised a leaflet drop to surrounding addresses but the company employed to distribute the leaflets failed to deliver any to Dukes Palace Wharf, citing problems over gaining access. The applicant's agent, whilst initially unaware of this, has acknowledged the issues.</p> <p>In negotiation with officers it was agreed that amendments to the application required to be formulated. Prior to developing the amendments, the agent invited the residents of Dukes Palace Wharf to a public consultation event specifically to discuss the amendments to the application. The invitation was made to every resident of the building with the letters delivered by the managing agent on 29/09/17.</p> <p>Details of the measures that the</p>

Issues raised	Response
	<p>applicant's agent has taken to engage with the residents of Dukes Palace Wharf are set out in the Addendum Statement dated October 2017.</p> <p>The Council has carried out three rounds of consultation (01/08/17, 19/10/17 and 18/12/17) on the proposals following the submission of the application which has included letters to neighbours (including the residents of Dukes Palace Wharf) and, for the initial consultation, site notices and notices in the local press.</p> <p>It is considered that as a result the residents of Dukes Palace Wharf have been given an opportunity to provide representations on the proposals and the responses that have been provided have been closely considered in this report.</p>
The development is too high and out of scale	See Main Issues 2 & 4
Noise will be generated from the flats, use of the external spaces and the riverside walkway	See Main Issue 4
Insufficient details of what management would be put in place or what controls might be exercised over student residents	Details of the management arrangements for the proposed development may be secured by planning condition
The development will dominate the outlook from Dukes Palace Wharf	See Main Issue 4
The development will impact upon the privacy of the residents of Dukes Palace Wharf and the users of the Jane Austen School	See main issue 4
Object to the loss of the existing parking	See Main Issue 3
The proposal will cause traffic congestion, particularly at the beginning and end of term	See Main Issue 3
The building will 'canyonise' the river	See Main Issue 2
The development will result in loss of light to the residents of Dukes Palace Wharf and to	See Main Issue 4

Issues raised	Response
the Jane Austen School building and playground	
Noise, disturbance, pollution and congestion during construction	See Main Issue 4
There is no need for additional student accommodation	See Main Issue 1
Impact on wildlife and the river	See 'Other Matters'
Impact on property values	The impact on property values of granting planning permission is not a material planning consideration
The development should be tied to a particular education establishment and managed	It is not necessary to tie a permission to a particular establishment from a planning point of view. Details of site management can be secured by condition if necessary.
The sunlight/daylight survey is not independent and has been carried out without access to the Dukes Palace Wharf flats	See Main Issue 4
Safeguarding issues re: over-looking of Jane Austen College play area	See Main Issue 4
The proposed development will set a precedent of increasing building height in the area	The Council has a statutory duty to assess each planning application on its merits as they are submitted

Consultation responses

21. 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 (on original plans – no additional comments received on amendments)

Proposed scale and form

22. The proposed contemporary design takes reference from existing/past factory forms along the river, constructed in red brick with a regular fenestration pattern and flat roof. Its H shaped form and marginal set back from Duke Street will allow for the creation of some associated public amenity space and access to the river.

23. However there remain concerns with the scale, massing, height and detailed design of the proposed development and the resulting impact upon the wider character and appearance of the conservation area and the setting of adjacent locally listed heritage assets.
24. The buildings excessive scale, height and projecting wings (that span out over the riverside walk towards the river) will result in a dominant and assertive building that will rise above the existing large scale development in the locality. The cumulative impact of the proposed development and the existing large scale building (Dukes Palace Wharf) will negatively impact upon the character and appearance of the river. In that, it will serve to enclose and overwhelm the river at this narrowing point, spoiling views from it, and across it. The development of two buildings of such a scale on both banks of the river is not repeated elsewhere in the conservation area and would therefore be out of context.
25. Whilst it is acknowledged that there is some limited merit to the fact that the proposed development will obscure views of 'negative' Premier Inn building from the south. However this could be achieved by a building of a lesser scale that would more comfortably sit within the adjacent townscape. The concern being the building will rise 2 storeys above what is the tallest building in the street and rather than blending into the surrounding townscape, it will serve to disjoint it.
26. There is concern over the proximity of the proposed 7-8 storey wing to the rear 3 storey wing of the Jane Austen college. This will result in an uncomfortably close relationship and the development will undoubtedly alter this buildings open setting, resulting in a spoilt outlook and increased sense of enclosure. Views of this heritage asset from the Duke Palace Bridge will be obscured by the development. The development will also lie in proximity to the existing locally listed 2 storey Malthouse, again, the proposed scale of the development will serve to overwhelm this modest building. This is regrettable and results in some harm to the setting of these heritage assets and character and appearance of the conservation area. Again, resulting in a further dis-jointed townscape with buildings of such varying heights in such close proximity.
27. In order to help temper the impacts of the development and reduce the level of harm caused to the setting of the locally listed buildings and character and appearance of the conservation area, I would recommend that the applicant considers a reduction in height of the development, by 2 storeys. (7 Storeys to Duke Street, dropping to 6 and then 5 to the east). This reduction in height would still allow views of the Premier Inn to be obscured, but would allow for a more appropriately scaled building in the existing context. I would also recommend that the wings are set further back from the river to allow for a general sense of openness beside the river to remain and for an 'uncovered riverside walkway' to be created. I would also recommend that the eastern wing, be set further back from the Jane Austen college or at the very least for the corner to the north east to be curved/ chamfered to improve this relationship.

Materials & Design

28. At pre-application the applicants were advised to take design references from the 19C & 20C industrial factory buildings along the river (large scale windows, regular fenestration pattern, use of brick and potentially decorative fretted metal panels/decorative brick at river level/ decorative brick to provide a positive river

level frontage and sturdy 'base' to the building. The proposed design largely achieves this, however I would suggest that in order to achieve high quality design that: -

- (a) more articulation/decorative brick work would be preferred above the window openings to provide some interest to the rather monotonous elevation fronting the river (decorative panels above window openings for example).
- (b) Some relief is required to the fretted metal in bronze colour employed around the perimeter of the base of the building at LG floor level. Is this decorative fretting to provide some heritage interpretation?. The concern being that if this area is not broken by some fenestration/soft landscaping it will result in a largely blind elevation/inactive frontage and rather harsh industrial appearance to the river and ramped access route from Duke Street.
- (c) At present, the building is supported by a set of irregular columns at its base, these columns would preferably be more proportionally spaced/regularly/symmetrically spaced at intervals that relate to the façade above. Please can this be amended?
- (d) The irregular size of window openings at GF level of the riverside central section is regrettable, please can these be regularised?
- (e) There is concerns that the use of the bronze fretted metal at roof level is not contextual. It could be that we approve a metal cladding here, but condition a sample for approval.
- (f) There appears to be a cavernous opening upon the northern elevation at LG floor level - is this to remain open?
- (g) Plant and equipment should be hidden within the built form. Roof mounted plant is unlikely to be considered acceptable. A condition could be added to ensure that there shall be no roof mounted plant and equipment.

River side walk and public access

- 29. There seems to be a lot of wasted space at LG floor level? A key would be useful here. Could this area be better utilised as publically accessible riverside amenity space?
- 30. These areas will need to be well lit at night, details of all landscaping and boundary treatments, as well as external lighting would need to be secured by condition.
- 31. The proposed ramped access from Duke Street does appear rather narrow and no section drawings of the ramp have been provided to indicate that this ramp will comply with DDA/Equality act requirements.
- 32. It is not clear how the riverside walk will be publically accessible? There drawings provided do not show any delineation between 'public' and 'private' space.
- 33. It is not clear that any proposed landscaping improvements are proposed to the access road from Colgate and how this access will be managed - will it be gated off for example?

Impact of the proposed works upon the neighbouring heritage assets

- 34. I remain unconvinced by the overall height of the development across the site, the scale, massing and detailed design of the development, the monotony of the

elevations and the junction with the relationship with the street, neighbouring buildings and setting of adjacent heritage assets.

35. At present, the design, scale and massing of the 9-7 storey building would result in harm to the character and appearance of the conservation area and the setting of the adjacent heritage assets. I am not convinced that the development would provide a positive and active street frontage to Duke Street. Access arrangements in and out of the site are not clear and the provision of a complete riverside walkway with connectivity to St Georges Street has not been provided.
36. There is concern that the current design would serve to overwhelm and enclose the river (particularly the cumulative impact along with Dukes Wharf). There is also concern over the relationship between the modest Jane Austin Building and the Playhouse Malthouse and the 9-7 storey development in such close proximity and the potential for this to result in a further 'dis-jointed' townscape arrangement.
37. Whilst this harm to heritage assets is considered 'less than substantial' in NPPF terms, nonetheless it is considered that the potential public benefits offered by the scheme could largely be achieved through the development of a building of an improved design and reduced scale.

Historic England

Amended plans

38. Thank you for your letter of 19 October containing new information on this application. This is helpful and the Addendum Statement does comment on the main issue we raised in our letter of 21 August, the setting of Jane Austin College and Merchant's Court. However, it does not contain images of the likely view of the new building from this area. I am also not convinced that the comments on the west elevation of the College, not being a principle façade and the rear not having been designed for 'aesthetic consumption', are reason to disregard the impact of this large new building on the conservation area in this area. The advice set out in our previous letter therefore stands.

Original Plans

39. The application site is a prominent one in the conservation area but is presently somewhat blighted by the Premier Inn, a large building with a blind end wall built presumably in anticipation of a large new building on this site masking it. Redevelopment of the site is therefore welcome. The presence of Premier Inn and other, perhaps more successfully designed modern buildings of some scale in the area means that a large building in a contemporary style would be appropriate for the site. In fact it could mask the blind wall of Premier Inn and actively engage with the riverside.
40. The proposed new residential building has been the subject of pre-application discussion with Historic England during which we accepted the principle of a large development on site and that the part adjacent to the Premier Inn should be of sufficient height to mask it. Historic development on and immediately around the application site has largely been lost through modern development but access to the river from the north dividing plots and forming blocks of building was an important aspect of the historic city in this area. The proposed development would

form a continuous line of building across the site rather than distinct blocks. This does not reflect this historic pattern and has the potential to create a single line of building facing the river which would be bulky and overbearing.

41. The current plans do show a single building, but the projecting elements at each end go some way towards suggesting the linear form of development reaching the waterfront which marked the historic city. This and the resulting set back of the central section produce some modulation and interest in a building which is otherwise very regular and repetitious in the way the structural frame is expressed and in its fenestration. On balance we would accept the overall scale and form of the river frontage development, though the Council should consider the scale of the building's eastern elevation when seen from the vicinity of Merchants Court and Jane Austin College. Images of this have not been provided with the application, but might suggest that seven storeys is excessive in relation to these buildings and the easternmost part of the new building should step down in height. In addition to this concern it is important that the landscaping scheme along the waterfront is suitable and external materials and detailing of the building are of a very high quality. The facing brickwork, in particular, needs to be of a colour and texture appropriate to the area with sufficient variation to provide interest.
42. The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of conservation areas can be harmed or lost by development in their setting and that local planning authorities should treat favourably proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (paragraphs 132 and 137). The conservation of heritage assets is a core principle of the planning system (paragraph 17) upon which the NPPF places great weight (paragraphs 17 and 132). Clear and convincing justification should be made for any harm to the significance of heritage assets (paragraph 132).
43. We have considered this application in terms of this policy and accept the principles of development, but are concerned that the scale of the eastern end of the new building in relation to existing development should be considered further. Reducing the height of this element might be appropriate. If any permission is granted conditions should be applied to ensure a high quality of external materials and detailing and suitable landscaping scheme for the waterfront.

Recommendation

44. Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 6, 7, 14, 17, 132 and 143 of the NPPF. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Norwich Society (On amended plans)

45. We object strongly to this proposal. It represents over-development of the site and will create a canyon effect along the river frontage

Environmental protection (On amended plans)

46. This property is in a situation with significant background noise arising from nearby uses. Norwich City Council has therefore included measures designed to control noise in the planning permission for this property. These requirements are to provide approved acoustic glazing and passive/forced acoustic ventilation and other noise mitigation measures. The use of these will be taken into account by Norwich City Council when investigating any complaint of noise nuisance from an occupier of these dwellings.
47. Recommends that any consent is subject to a condition ensuring compliance with the mitigation proposed in the noise report accompanying the application.

Environment Agency

48. No objection. Requests conditions in relation to groundwater protection and flood risk. Advises that the LPA is responsible for carrying out the Sequential and Exception Tests outlined in national planning policy in light of the site's position within Flood Zone 3a.

Norfolk County Council – Lead Local Flood Authority

49. Does not wish to comment on the application.

Highways (local) (On amended plans)

50. No objection in principle on highway/transportation grounds subject to consideration of matters arising.
51. The revised proposals for this development are welcome and positive. i.e. increased site footpath width from Duke Street to the river; security measures to control access to the riverside path area with use of a gate (not shown on plans); enclosure of the basement cycle parking area for security purposes; and provision of moped parking in basement.
52. Recommendation 1: Based on other riverside developments there has been provision for: access ladders to the water level (given that the site will raise the ground level significantly); chains at water level; life buoys; and safety warning signage.
53. Recommendation 2: The applicant should devise a simple proposal to enable pedestrians to enter the site from Duke Street and for cyclists to exit the site near the toucan crossing. This would require dedicated space, protection from parking and a dropped kerb to Duke Street.
54. Recommendation 3: Cycle 'jug handle' measure at Duke Street approaching the toucan crossing. This is a low cost measure that simply requires: removal of guard-railing; dropping kerb; hot rolled asphalt; signs and lines; and safety audit

Landscape (On original plans – no additional comments received on amended plans)

Landscape

55. The Landscape details provided are rather limited: Design & Access Statement 4.0 Landscape Strategy and 4.2 Concept Landscape Plan provide some information but are not entirely clear. More detail including cross-sections would be needed.
56. Landscaping proposals for the northern part of the site adjacent to Caxton House are unclear.
57. Strategic Viewpoints have been assessed using the Long views (appendix 8) in the Local Plan. This shows that the proposals would be visible in the three of the five strategic viewpoints. I am more concerned with closer views such as from points north and south along Duke Street, St Georges Street and St John Maddermarket which are not fully considered. The Artist Impression of the View from Blackfriar's Bridge in the Design & Access Statement is useful in illustrating the scale and massing of the building but is somewhat foreshortened.
58. The northern area of the site fronting Duke Street adjacent to Caxton House is currently used for parking and has a temporary surface. The use and appearance of this area detracts from the streetscape. It would therefore be beneficial if the proposals could include a more attractive and permanent treatment.
59. The overall amount and type of landscaping is difficult to assess without understanding of proposals for the northern area of the site. However, given that the proposal is for 152 bed spaces the level of open space seems low. Much of the riverside area should in future be public space, so on-site outdoor space for students' amenity seems very limited. There is little public open space in the vicinity of the site, the nearest being The Playhouse/St Georges Street the pedestrian route to which would be indirect unless/until the riverside walk can be completed to St Georges Street.
60. I am concerned about the relationship of the proposed building to the river. The building height and proximity to the river would create a pinch-point in conjunction with the Dukes Palace Wharf building on the opposite side of the river, which is also close to the riverbank.
61. This would have a canyon-effect on the river with the building physically and visually dominating the Wensum. It would also restrict visibility of the river and views between the river and the urban area.
62. Provision of riverside walk is strongly supported in principle.
63. River Wensum Strategy: consultation draft July 2017; 4.7 Dukes Palace Bridge to St George's Bridge is a priority for delivery given that it is the one 'missing link' of the Riverside Walk between New Mills and Carrow Bridge. This is a critical section in the heart of the historic city centre and is likely to be heavily used on completion.
64. The Design & Access Statement 3.1 (p18): "The aspiration is (for) this to become high quality public space should a future connection of the Riverside Walkway to St George's Street be commissioned". It is not entirely clear whether this means that public access to the riverside walk would be conditional on delivery of the future connection, nor clear what status the Riverwalk/ spaces would have in the interim.

It would be useful to have an understanding and some temporary arrangements involving a temporary river walk route.

65. I have some concerns about the details of the riverside walk:
66. Legibility: from Duke Street and from the riverside walk access point on the opposite side of Duke Street by Mary Chapman Court the entrance to the walk would not be particularly visible. Some form of intervention would be needed to make the access point clear – perhaps vertical elements, signage and a threshold paving feature.
67. It is not clear how the level difference between Duke Street and the proposed riverside walk is to be overcome as the D & A Statement seems to include two different approaches. The landscape concept plan shows a ramped path while the Drawings at Appendix A show steps:
68. As steps would represent a barrier to wheelchair users and others and therefore not meet Equality legislation, these should be ruled out.
69. The proposed ramped access would be a better approach. However the landscape plan shows a path approximately 2m wide. This is too narrow for a riverside path which should generally be at least 3.0m wide. This is particularly important at this location in the city centre where use levels are likely to be high.
70. At the foot of this ramp the riverside path is further compromised by a sharp turn at an acute angle. This would be inconvenient for users especially if the ramp were only 2m wide.
71. The ramp would drop down beside the existing footway and bridge structure which would entail some form of retaining wall alongside the west side of the ramp. It is not clear how this side of the ramp would be constructed.
72. Where the ramp meets the river edge it would be at a higher level than the existing sheet piling and would therefore presumably require some form of retaining structure to be built on top of the sheet piling. The feasibility of this would need to be demonstrated. It may also require Environment Agency and Broads Authority consent.
73. Given the above concerns it would be necessary for the proposed building line to be pulled further away from both Duke Street and the river to enable provision of a more usable, convenient and attractive riverside path.
74. The Landscape concept plan shows a riverside path in the south-east corner of the site immediately adjacent to the river. However it is not clear where the existing sheet piling ends and what form the riverbank takes in this area. This area of riverbank is relatively natural with vegetation and may be partly free of sheet piling. These characteristics make this riverbank more valuable, as recognised by the Ecological Appraisal. The riverside path should be kept away from this riverbank to maximise its potential for biodiversity. The alignment of the riverside path should reflect this by pulling away from the river. More detailed consideration of riverbank treatment here is required which also takes into account connection to the next section of planned Riverside Walk. Co-ordination with the River Wensum Strategy is advised.

75. The Landscape strategy states: "Intention is to maximise planting to the site to create green edge to the river and soften the built edge". This is strongly supported. However there is a need to ensure that this strategy is carried through to a detailed stage.
76. It is assumed that the existing sheet piling along the river edge will be retained. This is visually unattractive and could be improved by cladding with timber. A softer approach could include floating planting boxes to provide marginal aquatic planting.
77. There may be an Environment Agency requirement for bankside access for essential river bank maintenance.
78. Tree planting alongside the river is strongly supported. Trees would require sufficient soil volume for future growth so careful consideration of tree pit detail in relation to sheet piling is advised.
79. Both hard and soft landscaping would need to be conditioned.

Biodiversity

80. A Preliminary Ecological Appraisal has been submitted which complies with CIEEM guidance and methodologies. It considers the impact on habitat within the site but tend to underestimate the importance of the river which is not identified as key green infrastructure and habitat.
81. The Desk-top study reveals protected, rare and/or priority species including otter, water vole and large numbers of bats.
82. The River is a sensitive and important habitat. Development must not harm the biodiversity value of the river and its protection must be ensured during demolition and construction stages.
83. Site habitats are generally of lower value and have low wildlife potential, the exception being a small area of woody vegetation to the east along north bank of river identified in the Ecological Appraisal as habitat of value. There is very little such habitat along river banks within the city centre where natural/semi-natural riverbanks have been lost due to piling.
84. Existing habitat and vegetation on site are mainly of lower value and the removal of most with the exception of riverbank vegetation in the south-east of the site would be acceptable.
85. The River Wensum is known as an important movement and feeding corridor for bats. Otters are also known to use the river to travel through the city centre.
86. The proposed building would be close to the river with the main element near the bridge being only a few metres from the river edge. It creates a pinch-point with Dukes Palace Wharf building on the other side of the river, which itself is close to the riverbank. The proposed building features many windows overlooking the river. This much fenestration would create a significant surface area of glazing allowing light-spill towards the river. Lighting is likely to have an adverse impact on use of the river by protected species particularly bats but also otters. The development is also likely to give rise to noise and other disturbance to such species.

87. The Ecological Appraisal suggests that in relation to the river; the proposal has the potential to cause a Minor Adverse impact due to possible increases in light pollution during, and postconstruction. Mitigation is recommended similarly to reduce the impact to Neutral.
88. I feel that this underplays the issues and that the impact would be greater. I also consider that the proposed mitigation would not be adequate enough to reduce this impact to neutral.
89. The Appraisal recommendations include, the requirement that replacement planting should include berry-bearing native trees and shrubs to enhance food availability for wildlife, and measures to minimise external lighting intensity, as detailed by the Bat Conservation Trust, for the benefit of species that are likely to use the adjacent stretch of the River Wensum, to the south including otter, seal, and commuting and foraging bats.
90. The focus for mitigation should be the design of the building which could be reduced in scale and moved away from the river edge.
91. The Appraisal recommendations include the instalment of bird and bat boxes, and site planting including native flowering and berry-bearing species for the benefit of invertebrates, and potentially also nesting birds, and bird and bat foraging. This would furthermore improve linkage with a small area of woody vegetation to the east along the River Wensum's north bank that constitutes the only habitat of relative value to wildlife that occurs in the direct vicinity of the Site other than the river itself.
92. Bird and bat boxes would be beneficial but it would be preferable for these to be integrated into the architecture rather than bolted on later.
93. The level of landscape provision is not likely to be adequate to mitigate for adverse impacts on the river and does not provide significant enhancement opportunities.
94. Overall the proposals do not fully recognise the importance of the river as a key green infrastructure corridor and therefore do not adequately address biodiversity needs.

Norfolk historic environment service (On original plans – no additional comments received on amended plans)

95. The proposed development site is located in central Norwich within the Area of Main Archaeological Interest. As outlined in the archaeological assessment submitted with the planning application previous archaeological investigations at the site have revealed evidence of late prehistoric and Late Anglo-Saxon to post-medieval date. Although post-medieval and modern activity at the site has, in places, truncated the earlier archaeological remains, the significance of surviving heritage assets with archaeological interest (buried archaeological remains) present at the site will be affected by the proposed development.
96. If planning permission is granted, we therefore ask that this be subject to a planning condition to secure a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 141.

Norfolk police (architectural liaison) (On original plans – no additional comments received)

97. I have been in contact with the agent and met with them to discuss the proposed redevelopment plans. There are a few points that I have discussed with them regarding: Access and control/glazing specifications/cycle security/lighting/CCTV and gated access.
98. Should a link be created from St Georges Street to Duke Street through the site consideration must be taken with regards to the proposed outside seating area and secure access into the building, and would recommend that this is designed into the plans to avoid retro fitting in the future. Due to early consultation and future meetings proposed with the agent I have no further comments to make on this development at this stage.

Tree protection officer (On amended plans)

99. There are three trees on site, located around the boundary. Due to their form/condition, they should be considered 'Cat C' trees in accordance with BS5837, therefore they would not be worthy of being a material constraint on the proposed development. However, although Cat C, the two trees on the western boundary of the site do have limited value, in terms of their size/presence within the landscape and their value as a screen for the residents of Mary Chapman Court. If these trees are to be lost, then I would like to explore the possibility of replacement street trees being planted (iaw DM7) along the footpath approaching the bridge.

Broads Authority (On original plans – no additional comments received on amended plans)

100. The Broads Authority wishes to object strongly to the development as submitted for the following reasons:

Design

101. Comments on the draft scheme were submitted to the city council on the pre-application consultation in December 2016. At that time the building was considered to be significantly too tall for the site and it was suggested that it be reduced to 6 storeys at its highest point.
102. The revised scheme has altered the plan form slightly in an attempt to mitigate some of the concerns regarding the canalisation of the river and suggestion of an open area adjacent to the River which is welcomed.
103. The H plan form does go some way to breaking the mass of building immediately adjacent to the riverside. The resulting articulation of the façade does allow for visual interest and an area where there can be a space to enjoy and interact with the riverside as suggested in previous comments.
104. In this respect the re-design is considered a far more successful and acceptable outcome for the riverside.
105. In terms of the proposed height however this remains far in excess of what is either appropriate or acceptable on the riverside and previous comments in this regard remain unresolved.

106. Even with the creation of a setback area, which attempts to alleviate the effect of the canalisation of the river, any building in this area which is in excess of the height of the adjacent Premier Inn is questionable in terms of scale. The building proposed is far in excess of the adjoining buildings and no clear justification for the increase in height has been given other than obscuring the gable wall of the Premier Inn. Given the adjacent street level it is not considered necessary to build something higher than the gable to obscure it as the angle of sight would also achieve this with a much lower building than is being proposed.
107. The highest point of the building is close to the river and bridge which, as stated previously, restricts long views and a feeling of space and the more open corridor along the river being enjoyed which are experienced when arriving at the river from the densely developed urban streets either side of the bridge.
108. In this regard the previous comments made in December 2016 regarding the scale (particularly the height) of the proposal are sustained.
109. "I would object strongly to anything exceeding maximum of 6 storeys on this site"
110. "A building the height of six storeys above Duke Street would be a further 5 metres above the walk level and 6 or more above the river level requiring the building to be stepped down to the east to provide vertical articulation as well as the recess of the walk in terms of the plan.
111. This will result in potentially a significant loss of accommodation on the site but given the location I cannot see how a building of the scale proposed currently can be justified. The impact on the Riverside, the river itself as well as the streetscape will be significantly adverse. This in a key area where views within the restricted urban street scape open up along the river corridor providing a strong visual connection to the river and other key crossing points. This feeling of openness or quayside has already been lost along many stretches of the riverside and as a result so has the city's historic physical connection to the river."

Navigation

112. Based on the information provided, and provided that there is no encroachment on the navigation area along the site frontage, there is no objection to this application from a navigation perspective.
113. The Broads Authority is supportive of the proposal to provide some public realm space on the river frontage and facilitate the provision of a section of the riverside walk which could, at a future date, be extended to link to Blackfriars Bridge.
114. Therefore, whilst the Broads Authority generally supports the proposal from a navigation perspective the Authority remains of the opinion that any building in excess of 6 storeys on this site would be out of scale and over dominant when viewed from the river and the river corridor and therefore strongly objects to the submitted scheme.

Assessment of planning considerations

Relevant development plan policies

115. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS3 Energy and water
- JCS4 Housing delivery
- JCS5 The economy
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich City Centre

116. 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
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Environmental Hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city's housing stock
- DM28 Encouraging sustainable travel
- DM29 City centre off-street car parking
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations

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

- None relevant

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design

- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

119. 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

120. Key policies and NPPF paragraphs – JCS1, JCS4, JCS9, JCS11, DM1, DM5, DM13, DM29 and NPPF paragraphs 6 – 27, 47 – 68
121. The application site lies within the city centre as defined by the Development Plan (JCS11). JCS policies and national planning policy encourage the re-use of brownfield, city centre locations for development, in particular for residential development, in preference to the release of greenfield sites.
122. Although the site is not allocated within the Local Plan, it falls within the regeneration area defined by the Northern City Centre Area Action Plan. Although the detail of this document lapsed in 2016, the general thrust of the redevelopment and regeneration of the area is carried forward in the DM policies, including DM1, DM5 and DM18 and it is set out in JCS11 that this area will be developed to achieve physical and social regeneration, facilitate public transport corridor enhancements and utilise significant redevelopment opportunities. In addition, the site is currently used for a car park but pursuant to DM29 is located within an area identified for reduced car parking. This policy DM29 sets out that (with the exception of multi-storey car parks) the redevelopment of existing car parks for other uses will be permitted to facilitate the consolidation of car parking (even where there is no immediate prospect of their replacement). There is therefore no in principle reason why the site should not be developed for student residential accommodation.
123. Additionally, there is a gap between the numbers of students in further and higher education establishments and the level of purpose built student bed spaces described elsewhere in this agenda in relation to St Crispin's House that points to around 70% of students at UEA and NUA needing to seek accommodation in the private rented sector. This situation places pressure on family housing in parts of the city giving rise to an increase in Houses in Multiple Occupation.
124. In addition to the current policy environment, there is an extant permission affecting the site. In 2004 a consent was issued under reference number 4/1998/0656 (see under planning history) for the Premier Inn and a residential development of 21

residential units and offices with ground floor restaurant on the current application site. The construction of the Premier Inn implemented this permission.

125. Third parties argue that this consent is no longer capable of being implemented suggesting that subsequent permissions for car parking have superseded it or the failure to discharge conditions for the flats means the permission has been abandoned.
126. None of the permissions for car parking resulted in physical works that would have meant it is impossible to build the residential element of the approved scheme in the form approved. An inspection of the planning history reveals that the site was the subject of an enforcement notice to secure the cessation of the use for car parking before 2006. The notes on the file indicate that this use ceased around that time albeit Google StreetView images show cars parked on the site in 2008.
127. As far as the implementation of the 1998 application, the wording of the notice issued in 2004 specifically allows for the discharge of conditions in relation to either the hotel or the flats; splitting the permission in two meaning that one part of the consent can be implemented without having to secure the discharge of conditions in relation to the other. The way the permission is constructed therefore means it is possible to build the hotel thereby implementing the consent; once a consent is implemented, there is no time limit by which it has to be completed.
128. The presence of the permission issued in 2004 is therefore a material planning consideration that must be taken into account when weighing up the merits of the current scheme. Whilst this extant planning permission has been regarded as a material planning consideration for the reasons set out above, it is considered that in any event regardless of this material consideration the proposal is in accordance with the key development plan policies and paragraphs of the NPPF highlighted above and as a result the principle of development would be supported regardless of this planning permission.

Main issue 2: Impact on Conservation Area and other Heritage Assets

129. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
130. The site is located within the City Centre Conservation Area (Northern Riverside Character Area, also within proximity of the Colegate Character Area). There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas expressed in section 72(1) the Planning (Listed Buildings & Conservation Areas) Act 1990 (“LBA 1990”). The LBA 1990 includes a further duty in section 66(1) which requires the Council - when considering whether to grant planning permission for a development which affects a listed building or its setting - to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The council embraces these statutory duties and these have been closely considered in the assessment of the proposed development. The NPPF and development plan policies encourage Local Planning Authorities to seek opportunities to improve the character of conservation areas.
131. The Northern Riverside Conservation Area Appraisal 'management & enhancement' section requires new development to 'exhibit a variation in scale of new buildings appropriate, for its to either maintain, enhance or create river

footpaths/ enhance access and increase use of the river and riverside, ensure that views across, from and of the river are maximised, to retain the existing embankment line and historic features

132. The site is located in proximity to and within the setting of various 'heritage assets', paragraph 128 requires applicants describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 132 of the NPPF acknowledges that, 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.

133. Those designated assets with the potential to be most affected by the development are: -

- The City Centre Conservation Area itself
- Grade II Listed Buildings
 - a) The Golden Star Public house - to the North at the corner of Colegate and Duke Street.
 - b) St. Georges Bridge/ Blackfriar's Bridge.

134. Non-designated heritage assets include: -

- Locally listed buildings
 - a) 46-48 Colegate - A locally listed former Norvic shoe factory to the north-east of the development site,
 - b) Jane Austen College, Claxton House,
 - c) Norwich Playhouse 42 - 58 St Georges Street
 - d) The former Norwich Board school another locally listed building to the North of the site along Duke Street
 - e) The Norwich University of the Arts Building (former Guntons and Havers warehouse founded in 1879) located on the southern side of the river.

135. Duke Street is a relatively modern street within the conservation area, being created in the 1820's. The road was then widened again in the 1970s. The application site has housed a variety of buildings in the past, the 1906 OS map and historic photographs indicate that it once housed a pitched roof Victorian building fronting Duke Street with an early 20C factory building (relating to Norvic shoes). These buildings appear to have been removed and replaced with a larger industrial warehouse by 1938.

136. The character and appearance of this part of the conservation area is largely drawn from its riverside location and the mixture of 19C and 20C former industrial buildings built in proximity to the river and the modern residential housing development (traditional pitched roofed 2-3 storeys and the 6-7 storey Dukes Palace Wharf development). Attractive views along and from the river (and of the buildings and trees that line it) are gained from the many bridges of the bridges.

137. Today, the area surrounding the application site features a variety of architectural styles/periods, the scale varies, from 2-3 storey residential buildings, 5 storey factory block, 5 storey hotel and the 6-7 storey Duke Palace Wharf development immediately adjacent.
138. At present, the site is an open space currently used as an area of surface car parking and whilst it is not a particularly attractive area at present, it does provide some welcome openness within the otherwise built-up urban townscape. As a result the area is considered neither to contribute positivity or negatively to the character and appearance of the conservation area. Rather, it has a neutral impact overall.
139. The Design and Access Statement that accompanies the application states that *"In developing the concept it was important to ensure that the massing of the proposal offered some 'variation in scale' as outlined within the conservation area management plan. This ensures that whilst the proposal can maintain a strong street presence and frontage along Duke Street in scale with the surrounding context, the scale of the scheme steps down in height towards the proximity of the Jane Austin College & Playhouse"*.
140. The DAS goes on to describe the design of the proposal as follows: *"One of the key design accents embraced by the proposal was to develop an elevational composition that reflects the large scale industrial [wharf] buildings and vernacular that exist within the locality, that at one time would have been the dominant feature within this riverside location. As part of the composition concept, the scheme draws on the large fenestration and openings that can be attributed to this building typology. To ensure that the windows are appropriately placed, and to add visual interest to the large elevations, the appearance of large openings has been created through additional detailing elements; such as recessed brickwork and decorative turned brick panels. All of these features are in response to the local context and adds considered rhythm and visual interest to the expansive elevations"*.
141. The DAS also goes on to describe how attempts have been made to soften the mass of the blocks by curving the corners of the buildings protruding towards the river and introducing corner windows. The curved corner treatment has also been introduced to the corner of the building closest to the Jane Austen College building in amended plans. The proposal also reintroduces a street frontage to Duke Street, with pedestrian access from this elevation. Amended plans have set back the upper storey on the Duke Street building in response to concerns over the height of the proposal.
142. There have been objections to the height and design of the proposed building from neighbours, the Broads Authority and the Norwich Society. The Conservation Officer has also expressed reservations about the height of the original proposals and some of the design elements and materials.
143. However, Historic England accepts that the site can accommodate a building of the scale proposed, even in the original plans. The consultation response (see above) indicates that *"On balance [Historic England] accept the overall scale and form of the river frontage development"* as originally submitted. The response does highlight concerns about the scale of the eastern elevation towards Jane Austen College, which reads as 6 storeys in relation to the 3 storey outshot from the 4 storey former factory building that fronts Colegate.

144. To give some indication of the height of the proposed building, the highest part that faces Duke Street will be approximately 3m taller than the Dukes Palace Wharf development on the opposite side of the river and 8m taller than the Premier Inn. It is therefore the tallest building in the area around the Duke Street bridge. However, it must be remembered that the scale of the building is not uniform and it does step down along the river frontage from 27m above site level to 21m. Even at its highest, the step back reduces the mass of the Duke Street frontage from 25m to 23m when viewed from the street level.
145. It must also be remembered that consent already exist for a large building, albeit of a different design, under the consent under the 1998 reference. That building is 20m high on the Duke Street frontage and 22m when viewed from the river.
146. In response to the concerns about the relationship between the Jane Austen College building and the proposed building, a curved corner has been introduced to increase separation, which is considered to be an acceptable response and addresses this issue.
147. Concerns about canalisation of the river are noted, but the nature of the river at this point is of a water-course constrained by development on both sides, some of which such as the Eastern Electricity Board building on the southern bank and the NUA buildings further east towards St George's bridge, go straight down into the river as part of the bank. Historically, the site reflected this pattern. It should be noted that the proposed building does not do this, it is close to the river but does not go straight down into it and indeed provides a public space from which to appreciate the river. The approved scheme was similarly set back but did not provide the public space.
148. Whilst noting the comments from third parties, on balance and taking into account the extant consent, the proposed development is considered to at least preserve the character of the conservation area. This is the conclusion drawn following the exercise of the statutory duty set out in section 72(1) of the LBA highlighted above. The design is respectful of the local vernacular in terms of the materials used but provides a modern reinterpretation that, subject to details that can be secured by condition, would provide a building of quality on the site.
149. It is also considered that development plan policy DM9 is complied with in this case: the proposed development does not result in the loss of any designated heritage assets and in the context of locally listed assets it is considered that there are demonstrable and overriding benefits associated with this development as detailed elsewhere in this report. In this regard it is also noted that the Norfolk historic environment service have raised no objection to the proposed development on archaeological grounds, subject to conditions.
150. In terms of the NPPF, any harm to the setting of designated and non-designated heritage assets is less than substantial, allowing the benefits of the scheme to be weighed in the balance. In the context of designated heritage assets paragraph 134 of the NPPF requires any less than substantial harm to be weighed against the public benefits of the proposal. It is considered that in this case the public benefits of the proposed development (including the development of a brownfield site and the facilitation of the Riverside Walk) outweigh such harm. In relation to non-designated heritage assets the effect of an application on these assets should be taken into account when determining the application and a balanced judgement is

needed having regard to the scale of the harm or loss and significance of the heritage asset.

Main issue 3: Transport

151. Key policies and NPPF paragraphs – JCS6, DM28, DM29, DM30, DM31, NPPF paragraphs 17 and 29 - 41.
152. Objectors have expressed concerns over the loss of the existing car park; increased traffic on Duke Street; and congestion at the start and end of terms time.
153. The site is in a sustainable location close to the Norwich University of the Arts and city centre facilities and to the Anglia Square main district centre. The transport assessment submitted with the application indicates most trips will be made on foot or by bicycle. The development provides 146 cycle parking spaces to support this modal split plus 6 motorcycle parking spaces, the latter at the request of the Highways Officer. The site is in a sustainable location and redevelopment is consequently supported by JCS6 and DM28.
154. The Highways Officer has also requested works to improve cycle access to the site in the form of alterations to the Toucan crossing on Duke Street so it can be used by cyclists to cross the traffic flow and then return back along the contraflow cycle lane and then into the site via the access ramp to the basement. It has also been suggested that the current access off Colegate should be closed and the Duke Street access made two-way.
155. The applicant has verbally indicated a willingness to fund the works to the Toucan crossing but is of the view that the works involved to make the alterations to the access are not necessary given the levels of car traffic generated by the development.
156. The works to improve the Toucan crossing will be secured by condition. Whilst the alterations to the Duke Street access are desirable, in this instance they cannot be justified from a planning point of view given the type of development proposed and the reduction in traffic movements on a day to day level due to the loss of the car park.
157. Loss of the existing car park for development has already been approved under the 1998 application, the status of which is discussed under Principle of Development. In addition, the site is identified in policy DM29 as an area for reduced car parking where the loss of surface level public car parking is supported.
158. The site also provides for a section of riverside walk, which is a site specific requirement under DM28 and supports more sustainable means of transport. In this regard the applicant has submitted a draft unilateral undertaking which includes a legal obligation to provide the riverside walk within the development site as well as to submit and secure the Council's agreement to key details of the scheme for its provision, including the control of opening times to between 07:00 – 22:00 each day from 1 April to 30 September and between 08:00 – 20:00 from 1 October to 31 March in each calendar year and on-going management and maintenance. The draft obligation provides that the riverside walk (in accordance with precise details agreed with the Council) will be in place prior to any occupations of the proposed

development. The Council shall require this unilateral undertaking to be completed before any planning permission is issued.

159. The Transport Statement demonstrates that service vehicles can satisfactorily get into and out of the site and that the proposed use will not result in any highway safety issues. With the works to the Toucan crossing details in the Highways Officer's comments, the proposal complies with DM30 and DM31.
160. The Transport Statement makes reference to arrangements for the start and end of term, stating that the St Andrews Street public car park is close by and that a dropping off space is provided within the site. Further details for end of term arrangements can be secured by condition as has been done on approvals for other student accommodation elsewhere in the city.
161. It is therefore considered that the proposed development complies with DM28, DM29, DM30, DM31 and JCS 6 and also relevant paragraphs of the NPPF, including paragraph 32.

Main issue 4: Amenity

162. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
163. There are four main areas in which the proposal can impact upon the users and occupants of adjacent buildings and/or upon the occupants of the proposed development – noise; loss of light; over-shadowing and loss of privacy.

Noise

164. Noise will impact upon the student residents of the proposed development in terms of traffic noise. Comments from the Environmental Health Officer indicate that satisfactory levels can be achieved within the building subject to mechanical ventilation and acoustic glazing, in accordance with the noise assessment submitted with the application.
165. Noise from the development will impact most significantly upon the residents of Dukes Palace Wharf who face the proposed building across the river at night. However, the existing character of the area has to be considered. From a policy perspective the site is within the city centre and in a regeneration area (JCS11). There are other, potentially noisier, developments nearby, specifically the Playhouse Theatre and its outside bar area but also pubs down Duke Street and on St Andrew's Street.
166. Residents have also expressed concerns over noise from public use of the river side walk. Access to this will be managed and not available 24 hours. A legally binding unilateral undertaking is proposed that will ensure the walk is available during daylight hours but is gated overnight. Details of the proposed unilateral undertaking are provided in more detail in the section above.
167. Given the location and the mixed use character of the area, there is no reason to expect that the impact of the development upon existing residents would be so extreme so as to warrant refusal of the application, particularly with the proposed controls over access to the river side walk and a condition to secure details of how the development is to be managed. It is considered that for the reasons set out above that the development would not result in an unacceptable impact on the

amenity of the area or the living conditions of neighbouring occupants, a high standard of amenity for future occupants of the proposed development can be achieved and provision for communal space appropriate for the development is proposed. It is therefore considered that the proposed development is in accordance with DM2 in noise terms. Taking into account the character and function of the area it is also considered that DM11 is complied with.

Loss of light

168. The impacts in terms of loss of light fall primarily upon the Jane Austen school to the east and north; the Premier Inn to the immediate north; Dukes Palace Wharf flats to the south and across the river and Mary Chapman Court to the west on the opposite side of Duke Street. The Norwich Playhouse will also be affected but the impact is not considered to be material due to the nature of the use.
169. The application has been accompanied by a daylight assessment prepared using accepted methodologies. The results are summarised below.
170. It should be noted that the methodology used does not require access to the properties being assessed, something that has attracted criticism from neighbours. However, it uses the Royal Institute of Chartered Surveyors (RICS) guidance note 'Daylighting and Sunlighting 1st Edition (GN 96/2012) to provide the methodology for the assessment and analyses the results against the BRE Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice – 2nd Edition, along with BS 8206-2:2008, Lighting for Buildings, Part 2: Code of Practice for Daylighting.
171. Neighbours have also criticised assumptions made in the assessment, particularly in relation to Dukes Palace Wharf. The modelling is based on a combination of reviewing planning drawings, backed up by additional on-site photography and measurement exercises. The level of analysis and the assumptions made is therefore considered to result in a reasonable assessment of the impact upon neighbours.

Jane Austen College

172. 63 windows to the west, south and part east elevation of Jane Austen College have been subject to analysis.
173. Currently, 9 out of the 63 windows do not meet the levels of daylight in the BRE guidance. Post development, 2 of these will experience a noticeable reduction in daylight levels.
174. Post-development, 12 additional windows will not meet the BRE guidance.
175. A 'noticeable' reduction in daylight levels does not necessarily mean that the impact is unacceptable in planning terms. The BRE guidelines are just that and the fact that they are not met does not mean the development should be refused. Whilst the impact upon the school will be noticeable, the level of this impact is not so significant that the use of the building would be significantly prejudiced.

Premier Inn

176. 45 windows to the east and south elevations of the Premier Inn have been analysed. Of these, 27 currently do not meet BRE guidance at the moment. Post-development, 23 will experience a noticeable reduction in daylight levels.
177. Post-development, 17 additional windows will fail the BRE guidance.
178. However, the impact upon the use of the hotel is not considered to be material given the temporary and short-term nature of the accommodation and the lack of an objection from the hotel operator on this point.

Dukes Palace Wharf

179. 125 windows on the north elevation of Dukes Palace Wharf have been subject to analysis.
180. 51 windows do not currently meet the BRE recommendations because: 21 windows have balconies above; 28 are positioned to the rear of enclosed balconies themselves; and 3 high level windows are positioned beneath significant roof overhangs.
181. Post-development, no additional windows will fail to meet the BRE recommendations. However, of the 51 that currently fail, 16 will experience a noticeable reduction in daylight.
182. Under the BRE guidelines, a 'noticeable' reduction occurs when the ratio between pre- and post-development levels of daylight is less than 0.8. For the Dukes Palace Wharf windows, the ratio ranges from 0.54 to 0.78. 9 of the windows that experience a 'noticeable' reduction in daylight have pre- and post-development ratio of between 0.7 and 0.8.
183. A 'noticeable' reduction in daylight levels does not necessarily mean that the impact is unacceptable in planning terms. The BRE guidelines are just that and the fact that they are not met does not mean the development should be refused. In terms of the impact upon Dukes Palace Wharf, only 16 of the 125 windows analysed will experience a 'noticeable' reduction in daylight. The reduction is not uniform across these 16 is not uniform, with 9 of the impacted windows have a pre- to post-development ratio of between 0.7 and 0.8 where the threshold for a noticeable impact is a ratio of 0.8. In this case, the impact upon Dukes Palace Wharf flats is not considered to be so severe that permission should be refused.

Mary Chapman Court

184. 59 windows in the east elevation of Mary Chapman Court have been analysed; 33 of these do not currently meet BRE guidelines. 28 of these will experience a noticeable reduction in daylight levels post-development. 17 additional windows will not meet the BRE guidelines post-development.
185. A 'noticeable' reduction in daylight levels does not necessarily mean that the impact is unacceptable in planning terms. The BRE guidelines are just that and the fact that they are not met does not mean the development should be refused. In terms of the impact upon Mary Chapman Court, the complex offers student accommodation and the impact of the proposed development is not considered so significant that the use of the building for this purpose would be significantly prejudiced.

186. For the reasons set out above, it is considered in the context of DM2 that the proposed development would not result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants.

Overshadowing

187. The loss of direct sunlight and over-shadowing will impact upon Jane Austen College to the east and north, the Premier Inn to the immediate north and upon Mary Chapman Court to the west. Dukes Palace Wharf is not affected as it lies to the south of the development. Loss of direct sunlight does not affect windows orientated beyond 90 degrees of due south.

Jane Austen School

188. In terms of the impact upon the internal rooms, 4 windows will not meet the BRE guidelines for annual probable sunlight hours as a result of the development; 8 will not meet the guideline levels for winter sunlight.
189. The assessment of the impact upon the play area concludes that it will meet the BRE guidelines for at least 50% of the play area to receive at least 2 hours of sunlight on 21 March. 98% of the play area will receive at least 2 hours of sunlight at the specified time of year.
190. Whilst the school will experience some loss of sunlight and over-shadowing, the level of the impact is not so significant that it should adversely affect the ability of the use to continue.

191. Premier Inn

192. The windows on the southern elevation to the Premier Inn will experience over-shadowing but this is not considered to be material given the temporary, short term nature of the accommodation and the absence of an objection from the hotel operator.

Mary Chapman Court

193. The windows in Mary Chapman Court will not be affected by direct loss of daylight as they are all aligned more than 90 degrees from due south.
194. It is considered in the context of DM2 that the proposed development would not result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants.

195. Loss of Privacy

196. The main impact falls upon Dukes Palace Wharf, the internal and external spaces at Jane Austen College and the Premier Inn.

Dukes Palace Wharf

197. In terms of Dukes Palace Wharf, the separation distance is at minimum 25m between the north elevation of Dukes Palace Wharf and the closest part of the

southern elevation of the new building. At this distance, any loss of privacy would not be material, particularly in a city centre location.

198. *Jane Austen School*

199. The concerns expressed by the Inspiration Trust cover the impact upon students using the building and those using the play area to the east of the application site. DM2 specifically states that new development should not compromise the continued operation of established uses.
200. The buildings are around 5.5m apart. The main impact in terms of inter-visibility between the buildings comes from windows on the eastern and northern elevations. However, the design of the new building means that there are no windows immediately on the corner of the new building. Windows on the northern elevation look down the gap between the Jane Austen building and the Premier Inn whilst those on the eastern elevation look over the play area with the angles between the buildings being too acute to allow significant intervisibility.
201. There will be increased over-looking to the play area from the bedroom windows in the eastern elevation. Again, the separation distance is around 5.5m. However, the play area is a space that is used regularly but not for prolonged periods of time. The impact on its attractiveness as a play space is not considered to be material given this intermittent, though regular, pattern of usage.

202. *Premier Inn*

203. The Premier Inn lies just over 17m north of the site. Bedroom windows do face bedroom windows but given the temporary nature of the accommodation in the hotel the impact upon the privacy of the occupants is not considered material, particularly given the absence of objections from the hotel operator.
204. For the reasons detailed above, it is considered in the context of DM2 that the proposed development would not result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants.

Main issue 5: Flood risk

205. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 - 103.
206. The site lies in Flood Zone 3a and is therefore at 'High' risk of flooding. Using the categories in the National Planning Practice Guidance, the proposed development is classed as 'More Vulnerable'. This means that student residential uses can take place in FZ3a provided that the 'sequential test' is applied and it is concluded that there are no sites at lower risk of flooding that are available to the applicant for development. If there aren't, then the 'exception test' needs to be applied, meaning that the proposal must deliver wider sustainability benefits and be safe from flooding once built.

Sequential Test

207. Policy DM5 provides guidance on the extent of the sequential test, stating that sites within identified regeneration areas such as the application site should be tested against the boundaries of the relevant regeneration area or (where no such

alternative sites exist) alternative regeneration areas elsewhere in the city. With this in mind, there are no sites within the area shown on the Northern City Centre Area Action Plan Area Insert that are available to this developer for the quantum of development proposed. As no such alternative sites exist in this regeneration area alternative regeneration areas elsewhere in the city have been taken into account in accordance with DM5 but it is considered that there are no such reasonable alternative sites. The proposal therefore passes the sequential test.

Exception Test

208. The site is within a defined regeneration area where the Development Plan recognises the wider benefits of regeneration. The principle of redevelopment of this site for residential purposes has also been established through the extant consent (although even in the event that this planning permission was not extant the principle of development in this location is supported as set out at Main Issue 1 above). Policy DM5 recognises the wider benefits of regeneration in such areas and, consequently, the proposal is considered to deliver wider sustainability benefits.
209. Paragraph 102 of the NPPF sets out that to pass the exception test it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk (informed by a Strategic Flood Risk Assessment where one has been prepared) and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall. In this case, it is considered that the proposed development provides wider sustainability benefits to the community that outweigh flood risk and the site-specific flood risk assessment submitted with the application complies with the requirements of paragraph 102.
210. Paragraph 103 of the NPPF sets out that local planning authorities should only consider development appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment following the sequential test and (if required) the exception test it can be demonstrated that within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location and development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning and it gives priority to the use of sustainable drainage systems. It is considered that the design of the proposed development and information submitted in the applicant's flood risk assessment (particularly in light of the EA's comments highlighted below) demonstrates compliance with this paragraph 103. Therefore, it is considered the proposed development is in accordance with the relevant paragraphs of the NPPF with regard to flood risk.
211. The Environment Agency has assessed the Flood Risk Assessment (FRA) submitted with the application. They have advised that finished floor levels and other design measures are sufficient to protect against the anticipated flood levels subject to conditions. They have also asked for additional conditions regarding the drainage proposals to ensure surface water from the development is not discharged into the river in the event of flooding. The developer has provided additional information and full details can be secured by the requested condition.

212. The proposal therefore meets the exception test and is considered acceptable in terms of flood risk.

Compliance with other relevant development plan policies

213. 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 Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

214. Third parties and the Landscape Officer have raised concerns about the impact of the development upon protected species, including otters and bats. The site itself is of low ecological value, consisting mostly of hard standing and compacted ground with areas of self-set trees and scrub, particularly along the banks. Policy DM6 expects development to take all reasonable opportunities to avoid harm and protect and enhance the natural environment of Norwich and its setting, including both sites and species.

215. Impact upon otters and bats would derive from increased levels of activity resulting in increased noise and light levels, which may discourage otters and bats from using the adjacent river as a feeding and commuting route. The Landscape Officer comments that, in order to mitigate against the impact upon bats and otters, the building should be set back and reduced in scale, to reduce levels of activity but also to provide greater separation with the river.

216. Notwithstanding these comments, the site has an extant consent for residential development that would introduce similar increases in light levels. The approved scheme also had balconies on the river frontage that would have allowed for residential noise to escape, albeit the number of people on the site would have been less. There would, however, have been disturbance from the use of the ground floor of the consented development as a restaurant.

217. Weighing the potential impacts of the proposed development against the consented scheme, the changes to the scheme including reducing the area of outside space accessible from within the building along with conditions to secure management of the riverside walk, details of planting along the riverside walk, bat and bird boxes, and external lighting as suggested by the applicant are sufficient to mitigate against the impact of the development in ecological terms. In addition, details of the glazing can also be secured by condition, which allow a degree of tinting to the windows to further reduce light spillage. The proposal would then comply with policies JCS1 and DM6.
218. In addition, the following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies (including DM6, DM7 and DM11), subject to appropriate conditions and mitigation:
- Archaeology – subject to conditions
 - Contaminated land – subject to conditions
 - Trees – replacement trees can be secured by condition

Equalities and diversity issues

219. There are no significant equality or diversity issues.

S106 Obligations

220. A unilateral agreement under Section 106 has been submitted to deal with the provision and maintenance of and access to a section of riverside walk along the southern site boundary.

Local finance considerations

221. 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.
222. 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.
223. In this case local finance considerations are not considered to be material to the case.

Conclusion

224. In accordance with the council's statutory duty to determine planning applications in accordance with its development plan unless material considerations indicate otherwise this proposal for student residential development has been assessed against national and local planning policies as described above and taking into account any relevant material considerations, such as the extant permission on the site. Relevant statutory duties under the LBA 1990 have also been closely considered and assessed.

225. The site is in a regeneration area defined by the council's development plan and delivers a commensurate benefit in terms of the regeneration of a vacant site with a neutral impact upon the conservation area. It is considered that the proposed development at the least preserves the character of the conservation area. The proposal also provides accommodation that would go some way to meeting the future needs of the educational establishments within the city. These benefits weigh against any harm caused by the proposal to heritage assets bearing in mind the comments from Historic England and as assessed in detail in this report.
226. In terms of amenity, the proposal will have an impact upon surrounding buildings and their occupants and users. However, any such impact is not considered so significant as to result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants. As a result it this impact is not considered so significant as to warrant refusal of the application on amenity grounds either because of existing circumstances at the buildings concerned or the scale and severity of the impact. It has also been concluded that the proposed development provides for an appropriate standard of amenity for future occupiers.
227. Relevant development plan policies and paragraphs of the NPPF have been considered and assessed in relation to flood risk and it is considered that the proposed development is acceptable in terms of flood risk.
228. Other points have been considered as described above and can be addressed by condition. 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. 17/01078/F - Car Park Rear of Premier Travel Inn Duke Street Norwich and grant planning permission subject to the submitted unilateral undertaking to secure the provision and maintenance of the riverside walk across the site frontage and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials including glazing;
4. Drainage details;
5. Compliance with submitted energy statement;
6. Submission and compliance with a construction management plan;
7. Submission of landscaping details;
8. Submission of ecological mitigation details including details of location of bat and nest boxes;
9. Details of external lighting;
10. Archaeological assessment;
11. Reporting of contamination;
12. Compliance with flood risk assessment re: floor levels etc.;
13. Completion and retention of car parking, cycle parking, motorcycle parking and refuse storage in accordance with approved plans;
14. Compliance with submitted noise attenuation report;

15. Submission of details for off-site highway improvement works to Duke Street Toucan crossing and completion of said works;
16. Submission of details of street trees; and
17. Submission of management arrangements for the building;
18. Submission of arrangements for start and end of term.

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 amendments at the pre-application and application stage the application has been approved subject to appropriate conditions and for the reasons outlined within the committee report for the application.



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

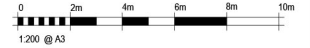
Ordnance Survey Licence Number 0100031673

CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



- ① Perforated Metal Mesh - Bronze Coloured
- ② Brick - Red
- ③ Cementitious Cladding Panels - Dark Grey
- ④ Inset Brick Panels - Dark Mortar
- ⑤ Turned Brick Detail Panels
- ⑥ Glazed Link
- ⑦ Reinforced Perforated Metal Mesh with Ivy Planting

A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE			
PL - For Planning Submission			
DRAWING STATUS			
S2 - Fit for Information			
PROJECT TITLE			
Duke Street			
CLIENT			
Raer Group			
DRAWING TITLE			
South Elevation			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200@A3	12/06/17	DO	TU
DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0606	20	201	A

Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

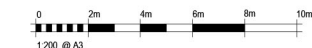
Ordnance Survey Licence Number 0100031673

CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



- ① Perforated Metal Mesh - Bronze Coloured
- ② Brick - Red
- ③ Cementitious Cladding Panels - Dark Grey
- ④ Inset Brick Panels - Dark Mortar
- ⑤ Turned Brick Detail Panels
- ⑥ Glazed Link
- ⑦ Reinforced Perforated Metal Mesh with Ivy Planting

A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE			
PL - For Planning Submission			
DRAWING STATUS			
S2 Fit for Information			
PROJECT TITLE			
Duke Street			
CLIENT			
Raer Group			
DRAWING TITLE			
East Elevation			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200@A3	12/06/17	DO	TU
DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0606	20	202	A

Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

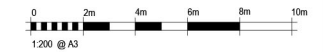
Ordnance Survey Licence Number 0100031673

CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



- ① Perforated Metal Mesh - Bronze Coloured
- ② Brick - Red
- ③ Cementitious Cladding Panels - Dark Grey
- ④ Inset Brick Panels - Dark Mortar
- ⑤ Turned Brick Detail Panels
- ⑥ Glazed Link
- ⑦ Reinforced Perforated Metal Mesh with Ivy Planting

A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE PL - For Planning Submission			
DRAWING STATUS S2 - Fit for Information			
PROJECT TITLE Duke Street			
CLIENT Raer Group			
DRAWING TITLE West Elevation			
SCALE 1 : 200@A3	DATE 12/06/17	DRAWN BY DO	CHECKED BY TU
DRAWING NUMBER			
PROJECT NO 0606	TYPE 20	UNIQUE NO 203	REVISION A

Lanpro»

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

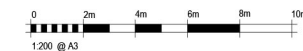
Ordnance Survey Licence Number 0100031673

CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



- ① Perforated Metal Mesh - Bronze Coloured
- ② Brick - Red
- ③ Cementitious Cladding Panels - Dark Grey
- ④ Inset Brick Panels - Dark Mortar
- ⑤ Turned Brick Detail Panels
- ⑥ Glazed Link
- ⑦ Reinforced Perforated Metal Mesh with Ivy Planting

A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE			
PL - For Planning Submission			
DRAWING STATUS			
S2 - Fit for Information			
PROJECT TITLE			
Duke Street			
CLIENT			
Raer Group			
DRAWING TITLE			
North Elevation			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200@A3	12/06/17	DO	TU
DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0606	20	204	A

Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
 Tel 01603 631 319 www.lanproservices.co.uk

NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

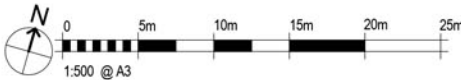
Ordnance Survey Licence Number 0100031673

CDM 2015

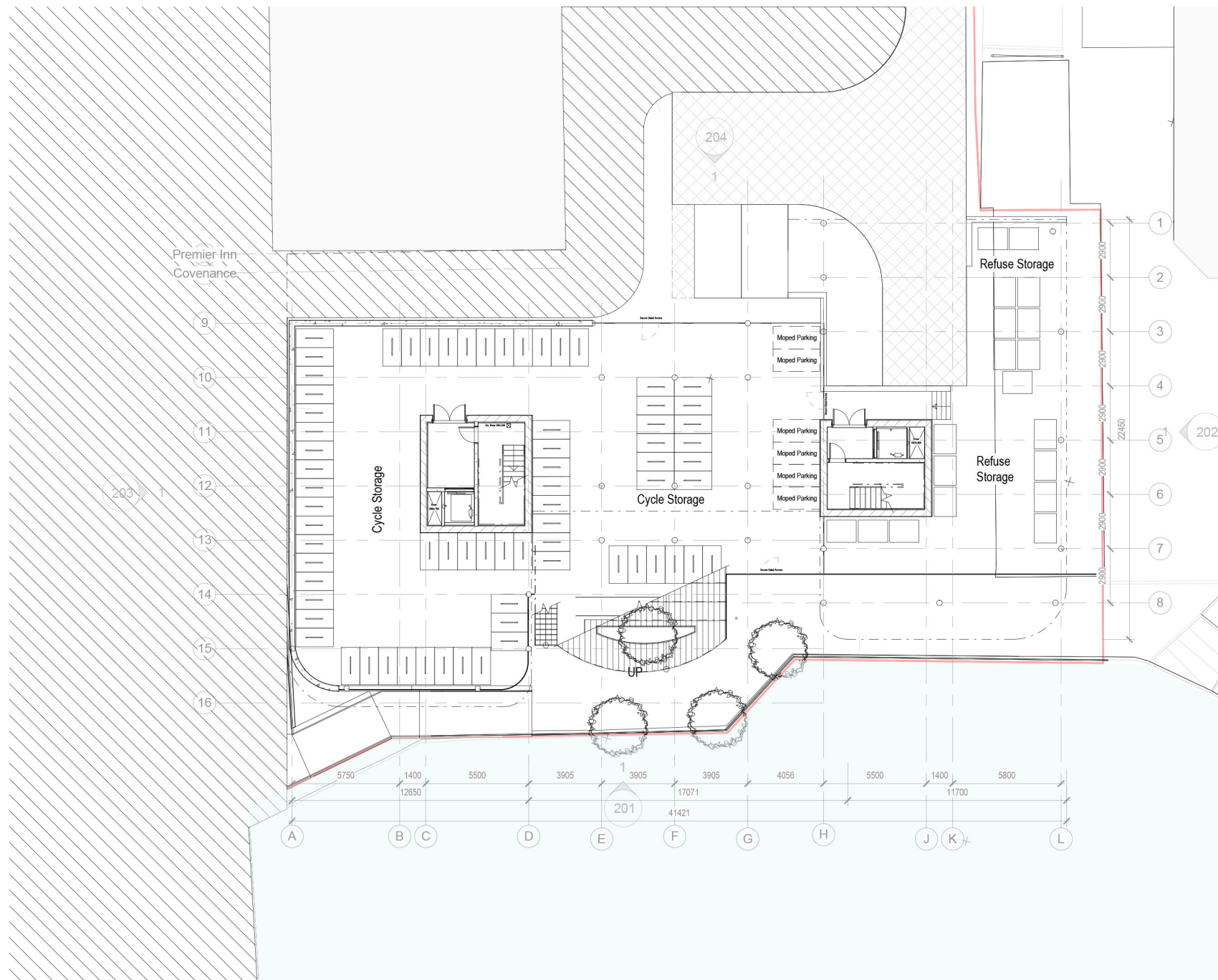
The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE			
PL - For Planning Submission			
DRAWING STATUS			
S2 - Fit for Information			
PROJECT TITLE			
Duke Street			
CLIENT			
Raer Group			
DRAWING TITLE			
Street Elevation - Duke Street			
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 500@A3	12/06/17	DO	TU
DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0606	- 20	- 205	- A
<div>Lanpro»</div> <div>[Architecture and Urban Design]</div> <div>Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ Tel 01603 631 319 www.lanproservices.co.uk</div>			



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

Ordnance Survey Licence Number 0100031673

CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



A	DESCRIPTION: Revised plans post LPA comments		
	BY: DO	DATE: 04/10/17	CHECKED: TU
PURPOSE OF ISSUE			
PL - For Planning Submission			
DRAWING STATUS			
S2 - Fit for Information			
PROJECT TITLE			
Duke Street			
CLIENT			
Raer Group			
DRAWING TITLE			
Lower Ground Floor			
SCALE	DATE	DRAWN BY	CHECKED BY
1:200@A3	12/06/17	DO	TU
DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0606 - 00	- 000	- A	

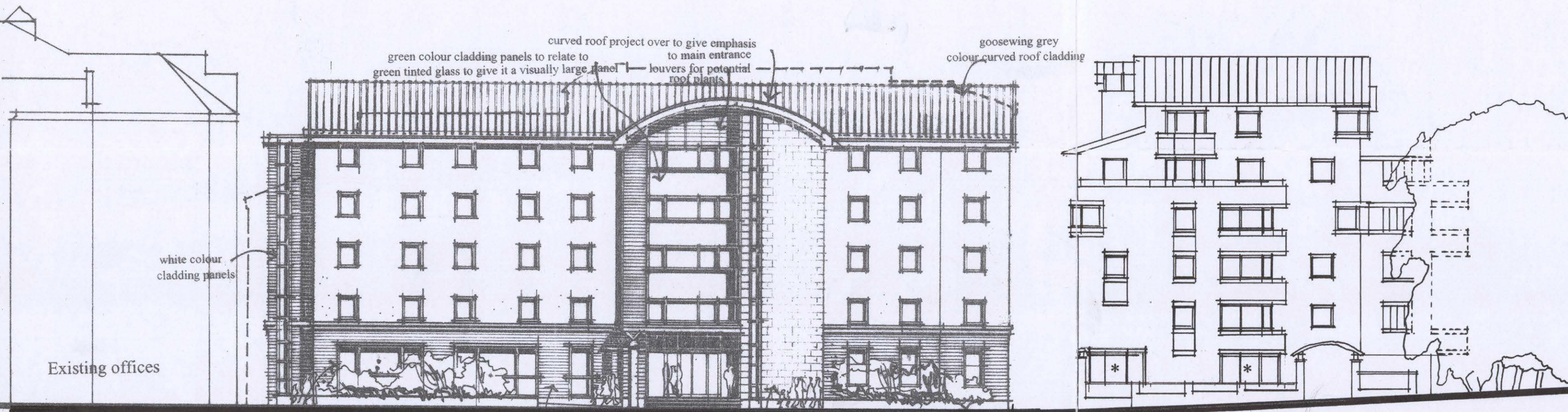
Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk

No 4980656F

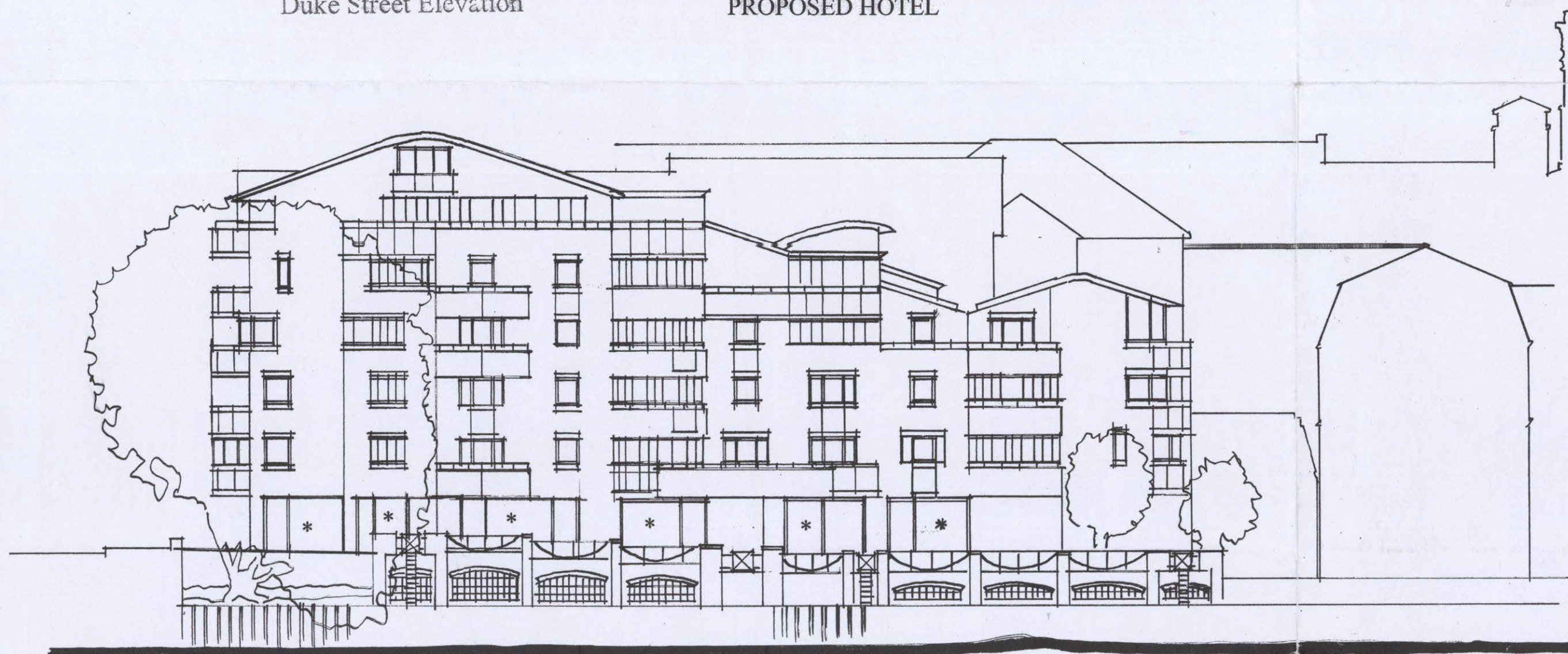
REVISED



Duke Street Elevation

PROPOSED HOTEL

PROPOSED RESIDENTIAL BLOCK

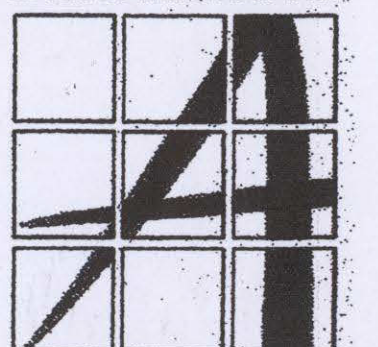


RIVERSIDE ELEVATION RESIDENTIAL BLOCK

Organisational Development
30 JUL 2015
Post Room

* Indicates Potential Glazed Frontage to Restaurant to give views out to River Wensum. Detailed design to be subject to further application by Tenant

DLA ARCHITECTURE



WAKEFIELD 41 BUSINESS PARK
WAKEFIELD WF2 0XJ

T 01924 858585

F 01924 858555

E info@dl-a-architecture.co.uk

W www.dla-architecture.co.uk

PROJECT

Duke St Norwich

TITLE

SCALE 1:200

DATE

Sept 2003

DRAWN BY

REVIEWED

DRAWING NO

REVISION

2002-354-sk4

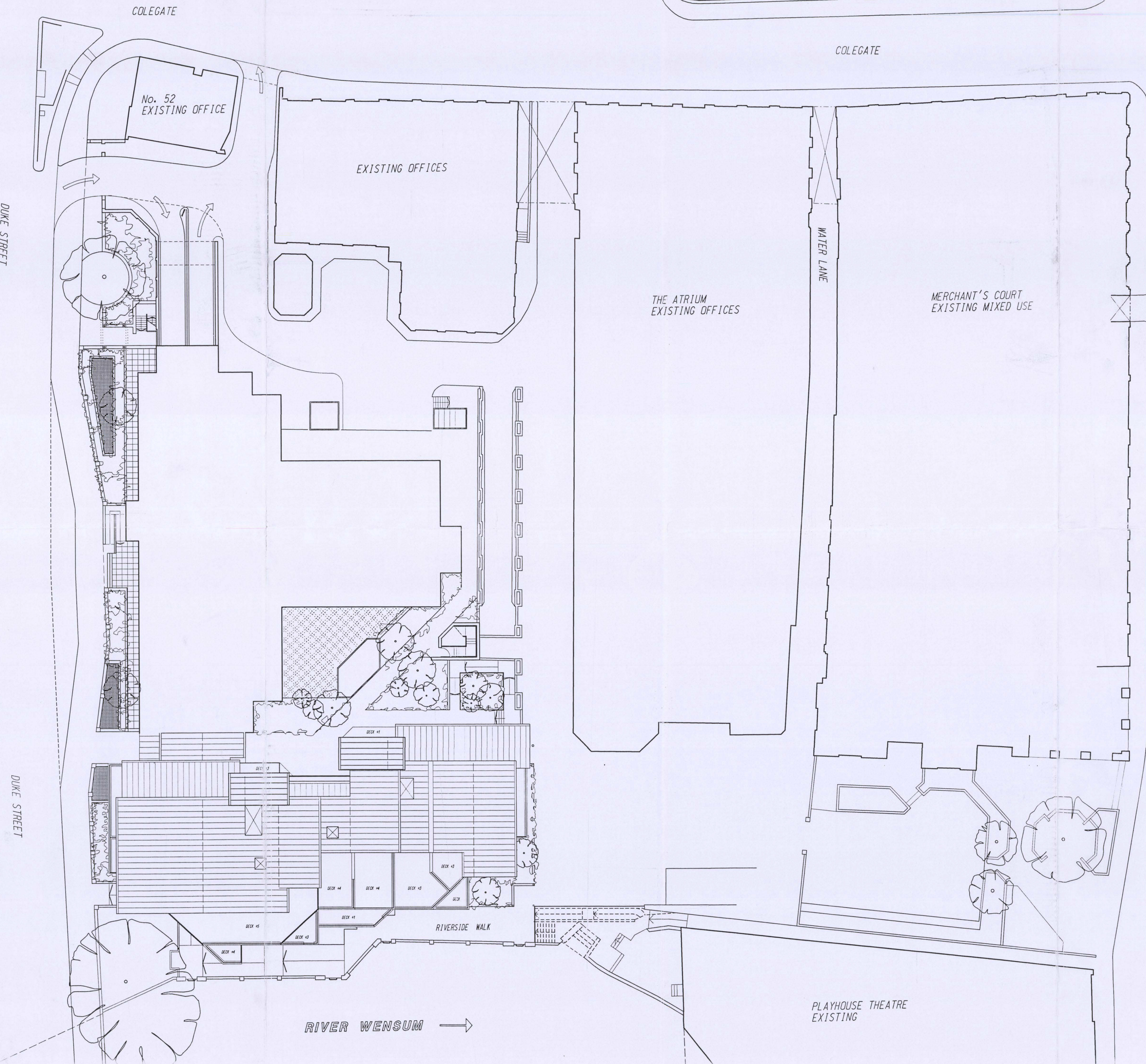
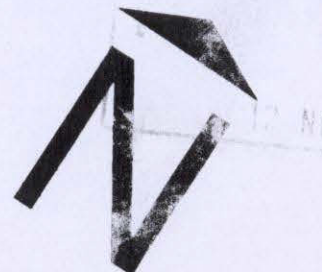
DWG PATH



Elevations to Residential Block based on LSI Architects dwgs nos. L(-)16B & 17B . Planning Approval Ref.4/1998/0656/F dated 09/10/2002.

The copyright of the design remains with LAMBERT SCOTT & INNES and may not be reproduced without their prior written consent.
All dimensions are to be checked on site and the Architect notified of any discrepancies.
Do not scale from this drawing for Constructional purposes.
NOTES:

4980656F




Organisational Development
30 JUL 2015
Post Room

CITY OF NORWICH
TOWN AND COUNTRY PLANNING ACT 1990
PLAN REFERRED TO IN THE DECISION OF THE
PLANNING COMMITTEE / SUB-COMMITTEE
HELD ON DATE 9.10.02
APPROVED

NO.	DATE	REVISION
-----	------	----------

LAMBERT SCOTT & INNES
The Old Drill Hall, 23a Castle Market Street, Norwich NR1 3DY
Telephone (01603) 660711, Fax (01603) 623213

LAMBERT SCOTT & INNES

CLIENT		ROGER GAWN	
JOB	DUKE STREET DEVELOPMENT		JOB NO. 2101
TITLE		SITE PLAN SHOWING PROPOSED DATE HOTEL, OFFICE & FLATS Nov 98	
DRAWN BY	RS	CODE	L (-) 02 B
CHECKED BY		REV	