

Design and Access Statement

By (agent): Nicholas Jackson of Nicholas Vanburgh Ltd

For (applicant): Mr & Mrs E & R A Jackson

January 2019

Overview of development

This application is for a new 3-bedroom two-storey house, creative studio and office unit on land at number 2 Esdelle Street.

The site is currently occupied by derelict workshop and store buildings.

The development includes:

- Demolition of existing buildings;
- Construction of one new 3-bedroom house with a total GIFA of 141sqm with attached creative studio of 40sqm, (cycle) store and rear garden, (referred to below as 2 Esdelle Street);
- A B1 office(/workshop) unit attached to the house to give 55sqm of flexible use space with shared toilet (referred to below as 2A Esdelle Street);
- Three allocated off-street parking spaces;
- Bin storage and presentation point for numbers 2, 2A, 4, 4A Esdelle Street and 33 St Augustines Street.

Summary

Planning and conservation area consent was received in November 2007 (Planning references: 07/01281/F and 07/01272/C) for the redevelopment of this site (2 Esdelle Street) with two three-storey, 3-bedroom semi-detached houses along with the near complete rebuilding of adjoining 33 St Augustines Street as a further dwelling. Although, due to viability, it was not possible at the time to carry out the full development, all the necessary conditions relating to the 33 St Augustines Street part of the planning approval were discharged and a proposed phased development approach explained to the planning authority. Work was commenced in early 2010 securing 'commencement' within the three-year

time limit. It is therefore believed that this 2007 consent remains active.

In place of the two town-houses currently approved, this new application seeks to redevelop the uncompleted 'warehouse' part of the site (2 Esdelle Street) with one self-build two-storey 3-bedroom house with an associated creative studio and adjoining office/workshop.

As a relatively small brownfield site with existing derelict buildings, asbestos, potential below-ground archaeological interest and numerous neighbouring properties to take into account, viability is a major concern and makes redevelopment of the site on a commercial basis very difficult.

The ability to meet the specific self-build brief of the Applicant is therefore an opportunity to redevelop this site with a building that is of higher quality and is more sensitive to its context than would be possible on a commercial basis.

The Site and Location

The site consists of a strip of brownfield land, totalling approximately 450m², extending along the back of property numbers 29-43 on the north side of St Augustines Street. Access is from Esdelle Street at the north-western end. To the east the site borders the Leonards Street amenity land and it adjoins the Leonards Street car park at the south-eastern corner.

The proposed development lies within the Northern City character area of the Norwich City Centre Conservation Area.

The central part of the site is currently occupied by a range of single-storey factory/warehouse buildings with north-lights which were built as a children's and ladies' boot factory in the late 19th century. The buildings were later assimilated into Woods Stonemasons at 35-37 St Augustines Street and used as part of their stone masonry workshop.

The boot factory's toilet block at the southern end of the site was replaced in the mid 20th century with a further low workshop building. In the late 20th century the property was sold along with 35-37 St Augustines Street and 4 Esdelle Street to a private landlord who let them as low-quality housing and, for a brief period, a night club.

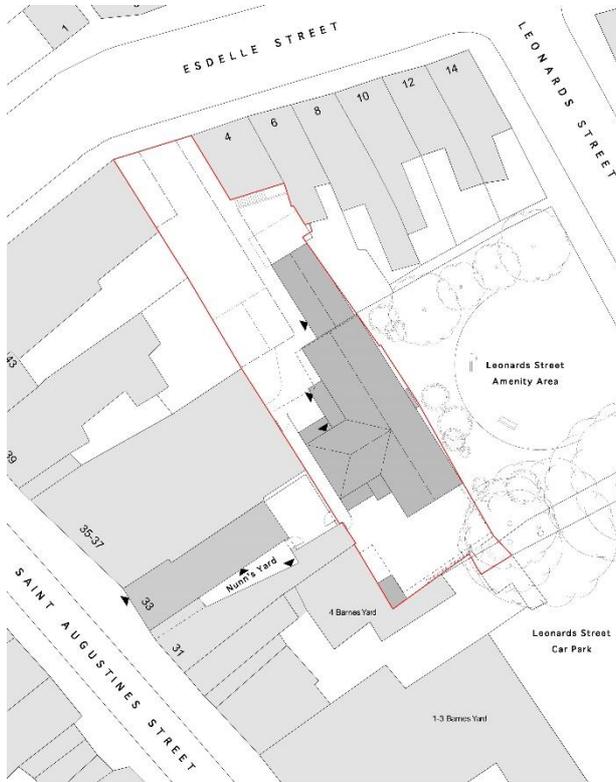


Figure 1: Plan of the site as proposed.

The warehouses were derelict when purchased by the current owner in 2006 and have remained unused other than for building site access and storage relating to 33 St Augustines Street since that time.

The existing buildings have very little architectural merit: they are of basic construction with many poor quality alterations. Their dilapidated appearance has a negative impact on the surrounding area.

For photos of the site as existing, see Appendix A

Planning History

A fuller summary of the planning history is attached as Appendix B.

2006: The current owner (Nicholas Vanburgh Ltd.) acquired the site shortly after purchasing the adjoining derelict property at 33 St Augustines Street, NR3 3BY.

Early 2007: Pre-application submissions were made for residential redevelopment as well as a joint pre-

application submission with a housing association who were at the time looking to develop the neighbouring council-owned amenity land and car park.

Late 2007: The housing association abandoned the redevelopment of the amenity land due to non-viability, and Nicholas Vanburgh Ltd. submitted an application for a pair of houses on the warehouse site that maintained the predominantly north-west and south-east outlook agreed with the housing association, to suit the likely layout of their development. This application, which also included the redevelopment of 33 St Augustines Street, received planning and conservation area consent in **November 2007**. Planning references: 07/01281/F and 07/01272/C.

2008: The planning conditions applied and the general market recession made development of the property on a commercial basis as intended practically impossible.

Late 2008: A council enforcement notice relating to No. 33 was issued in August 2008. Nicholas Jackson, (Director of Nicholas Vanburgh Ltd.) decided to develop the 33 St Augustines Street part of the development as a self-build project. This approach was explained to the Council in detail in letters of 16th August 2008 and 22nd October 2008.

Mid 2009: An application was made for the removal of a condition to allow demolition of 33 St Augustines Street to take place in accordance with the approved plans and was approved. (Ref: 09/00279/VC). Demolition of the relevant parts of No. 33 commenced at about the same time.

January 2010: An application was submitted for discharge of conditions addressing all the conditions relating to the 33 St Augustines Street part of the site with joinery details/surface finishes etc, to enable this part to be developed fully and was approved. (09/01220/D).

2010 - 2016: Construction progressed slowly but steadily on 33 St Augustines Street. Nicholas and his wife Frances finally moved in in October 2016. During this period the council-owned amenity land, car park and play area were refurbished.

Over the course of development of 33 St Augustines Street, extensive consideration was given as to how best to develop the remaining 'warehouse' part of our site in a way that would be financially viable, address the many physical constraints on the site and enhance the character of the area as a whole. No solutions emerged that

would be able to attract investment due to marginal (or negative) viability.

2018: An opportunity did emerge when Edward & Rachel Jackson (co-directors of Nicholas Vanburgh Ltd), were seeking to move into a property in this area of Norwich with an office/studio/workshop space and concluded that the best solution would be to self-build.

Design objectives

In considering the potential form of development for the warehouse site we developed the following objectives:

1. To provide greater acknowledgement of the presence of the amenity land in the design and give the public land an improved 'backdrop'.
2. To reduce the scale to two-storeys with lower eaves providing a more 'natural' streetscape as seen from Leonards Street and to match more closely the character of the existing 'rear-of-yard' buildings along the back of St Augustines Street.
3. To create a mixed-use site, to help maintain the diverse character of the area in the face of the overbearing residential and retail development of Anglia Square and the high-density flats at 41-43 St Augustines Street.
4. To create a complex of buildings that can be easily adapted to a variety of possible uses to maintain its viability into the future and meet the needs of both the Applicant and the area.
5. To provide a less oppressive outlook from the rear of 33 St Augustines Street as well as for other neighbouring properties.
6. To provide more spacious parking and the option of vehicles turning within the site in order to exit onto the highway in a forward gear.

Within this brief, a wide variety of options for the site have been considered including refurbishment of the existing buildings, enhancement (e.g. with a second storey and green roof), lower densities and higher development densities.

We believe that this proposal represents the best future for this site. If the site were to be sold the numerous impediments inherent in the site, such as demolition, asbestos disposal, archaeology, 3rd party services running across the property and the resolution of party-boundaries, are likely to mean

that the existing consent for a pair of 3-bedroom houses for sale on the open market would not be desirable enough to fund a high-quality development and there would be a risk of:

- a. nothing happening,
- b. a poor-quality development or
- c. an insensitive redesign to increase viability.

Design

The proposed design is in a traditional style using high quality indigenous materials, continuing what has been begun at 33 St Augustines Street, to provide attractive and characterful living and working spaces that will sit well with the surrounding buildings. The form of the building is evocative of the 16th/17th century back-of-yard store/warehouse buildings, some of which survive to the rear of St Augustines Street (now mostly residential accommodation) and reflecting the historic development pattern of many Norwich yards. Examples of such buildings can be seen at Hindes Yard and Barnes Yard along the same road (shown in green in *figure 2*). A further example previously existed across the rear of Nunn's yard (shown in blue in *figure 2*).



Figure 2: Aerial view showing the back-of-yard buildings along St Augustines Street (green = existing, blue = known but lost). The corresponding element of the proposed development is shown in orange.

The footprint of the building lies within the footprint of the existing warehouse buildings on the site except for the single storey office range extending beside the garden of No. 6 Esdelle Street.

The layout of any development of this site is very largely dictated by site constraints:

- maintaining light, privacy and avoiding overlooking (as far as is reasonable) to 4a Esdelle Street, 6 Esdelle Street, the rear of 35-

37 St Augustines Street, the rear of 33 St Augustines Street and the bathroom rooflight of 4 Barnes Yard

- providing access to the rear of 33 St Augustines street and enabling maintenance access to the rear wall of 35-37 St Augustines Street
- providing interesting and characterful indoor and outdoor spaces and views out from the new development
- minimising any additional impact on the nearby trees
- improving security by overlooking the onsite parking spaces and the neighbouring amenity area.

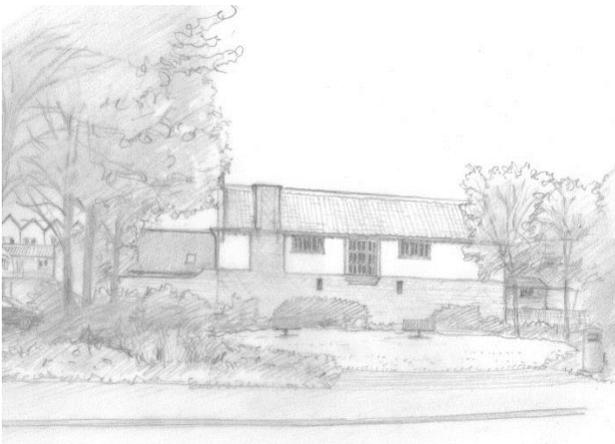


Figure 3: View from Leonard's Street (East elevation)

To the East (strictly north-east), the new design (figure 3) proposes a more architecturally satisfying elevation to the amenity land than the existing approved design. Seen from this view, the building is intended to evoke a 16th/17th century merchant's warehouse implying storerooms on the ground floor with 'offices' or workshops above. At ground floor there are only small, fixed, high-level ground floor windows to provide morning light into the building but not intended for views out. Brickwork extends to 2.8m from ground level to this elevation in order for the render not to attract graffiti. At first floor the windows to this elevation are a bedroom window, a window to the first-floor studio and a large slightly projecting stair window (which takes into account a gentle kink in the boundary of the property). The stair window is set high on the staircase so that there would be a view out from some way inside the building as one started to descend, but there would not be intrusive overlooking of the amenity land. The presence of these first-floor windows and sense of some overlooking could nevertheless have the effect of

making the public amenity land feel more welcoming and reduce the possibility of unsavoury activities (consistent with the Police's Secured by Design guidance).



Figure 4: View from Esdelle Street (North elevation)

To the north, the gabled end of the main building has a tall first-floor window that serves the first-floor studio. The nearest part of the garden of 6 Esdelle Street is occupied by a garden shed and therefore a gable in this position should not have a significant impact on the tenants' enjoyment of their garden. The combination of adverse viewing angle and proposed studio use will minimise the impact of overlooking of the rear windows and garden of 6 Esdelle Street by comparison with the existing approved design. Similarly, the change of use should reduce any impact of overlooking on the first-floor entrance door and kitchen window of 4a Esdelle Street.

The single storey range extending beside the garden of No. 6 will necessitate the rebuilding of the existing blockwork and masonry rubble wall with a new brick-faced party wall. The roof pitch is low to avoid increasing shading in the garden of No. 6. The eaves would be designed with minimal overhang to this side and a minimal increase in height for the same reason (max. 0.2m increase at N end – the current wall height is 2.4m on the west side and 2.75m on the east). We have proposed a minor rationalisation of the boundary with No. 6 which we have informally agreed with the owner but failure to implement this change would not materially affect this proposal.

The recently approved plans for redeveloping 41-43 St Augustines Street are unaffected by our proposal, nor do they significantly affect this proposal. The proposed blank wall beside the entrance to the site from Esdelle Street would

provide space for a bin store and would be landscaped to improve the attractiveness of the drive entrance. If the redevelopment of 41-43 were not to go ahead in the near future we would look to redesign the bin store and entrance to enhance this area as far as possible whilst working within the constraints of the existing neighbouring building.

The proposed layout improves the privacy for the awkwardly positioned ground floor window at the rear of 35-37 St Augustines Street as far as is practicable and reasonable. At present the window, which serves a studio flat, is immediately adjacent an existing warehouse window, looks out directly across the existing warehouse entrance door and at another ground floor window in the existing warehouse opposite, 4.5m away. Privacy to this window would be greatly impaired by bringing the warehouses back into use. In the previously approved redevelopment plan for this site the footpath giving access to 33 and the rear gardens passes immediately beside the window, an outward opening casement window that would obstruct the path. This new plan provides space for planting and moves the footpath further from the window. It should be noted that, other than for maintenance, there is no right of access across the property that is the subject of this application to either of the (disused) doors to the rear of 35-37 and they are not used either for access or light.

The principal entrance door to the proposed house can be seen from the street and proposed parking area giving a logical and clear entrance progression. The offices and workshops open onto the parking area providing good access for a variety of possible uses.

To the west range the hipped roof form and painted weatherboarding maintain light and provide an improved outlook for the rear of No. 33 St Augustines Street. The northern section of the main roof provides an inconspicuous but prime location for south-west-facing solar panels and small rooflights letting high-level light into the first floor studio. The design avoids significant overlooking of the new house or garden by the rear windows of 33 St Augustines Street and vice versa.

To the south of the site, the garden has a more interesting L-shaped form than in the previous design. Creation of a pedestrian garden access onto the council-owned car park remains part of the plan.



Figure 5: View from Leonards Street Car Park (South-East elevation)

Accommodation/Amount/Scale

The proposed building extends to 236 sqm GIFA (identical to the existing planning consent but spread over two storeys rather than three).

The house has 3 bedrooms and a GIFA of 141 sqm with an associated creative studio, WC and store of 40 sqm. The ground floor offices/workshops total 55sqm. and would have shared use, along with the house/studio of the accessible WC and store. The house and office would each be allocated one parking space and 33 St Augustines Street would be allocated the third parking space within the shared yard.

The new proposal has a ridge height of 8.2m, compared to 9.0m in the existing consent, and a significantly lower eaves height of 4.8m (compared to 6.3m as approved) with a roof pitch of 48°. The neighbouring late 19th C terraces have a ridge height of just over 7.5m and an eaves height of 5.4m so the proposed building will feel of a similar overall scale. The approved development at 41-43 St Augustines Street has a roof height of 8.85m.

Appearance/Materials

Walls: The building uses traditional soft red bricks in a lime mortar (a blend of handmade bricks and machine-made stocks to give a handmade appearance). To the east elevation, the bricks would be laid in English Cross bond giving a subtle diaper effect. Painted feather-edge weatherboarding is proposed to the western arm. Garden walls would be brick to external elevations with a mixture of brick and natural render to internal elevations.

Roofs: All in handmade single roll red clay pantiles (William Blyth 'Barco's) with lead ridges and hips. The small flat roof areas would be in zinc or lead. The eaves would have the appearance of exposed rafter feet and gutters and rainwater goods would be in black finished 'heritage' cast aluminium alloy (or cast iron) to all prominent elevations/eaves.

Joinery: Doors and windows would be in painted hardwood generally, with unpainted iroko, left to fade, to the east elevation. All windows will be double-glazed.

Paving: The parking area is to be finished with resin-bound gravel or tar and chip (yellow peashingle) and the shared paths in concrete paving slabs. Garden paths and the terrace paving are to be in brick.

Access and parking

Vehicular access to the site is via the existing dropped kerb access from Esdelle Street. Vehicular movements into and out of the site would not differ significantly from those at present (it is currently used by the owners of 33 St Augustines Street and one or two other local residents). However, improvements to the parking would make turning possible so that vehicles would be able to enter and exit the driveway in a forward gear. Visibility and pedestrian safety would also be improved by the clearer delineation of the driveway from the pedestrian path and suitable hard and soft landscaping.

The site is to provide three parking spaces:

- one for the house,
- one for the studio/office and
- one for the residents of 33 St Augustines Street.

The site is well located for sustainable travel on foot, by bicycle and by public transport. Pedestrian access is via the existing entrance from Esdelle Street. A pedestrian path is to be created next to the driveway, separated by a bollard at the entrance to ensure visibility of pedestrians for cars exiting the site. A further garden gate entrance is to be created at the south-east corner of the site onto the Leonards Street Car Park, in common with the existing approved scheme.

The shared store in the centre of the new building would provide secure, covered bicycle storage for the house, studio and office.

A private electric car charging point is proposed on the northern end of the Office range.

Pedestrian access will be maintained to the staircase leading to 4a Esdelle Street and for the tenants of 4 and 4a to access their electricity meters and bins.

Waste storage and collection

A new covered bin storage and collection point is proposed by the entrance to the site which would accommodate wheelie bins for the new office (2a), as well as 4 and 4a Esdelle Street and 33 St Augustines Street. The bin shelter is to be located against the blank side wall of 41-43 St Augustines Street (once that site has been redeveloped as the approved). A simple weatherboard clad blockwork bin store with pantiled roof is anticipated but details and precise location will depend on the completion of the neighbouring redevelopment of 41-43.

The bins for the new house (2 Esdelle Street) would be accommodated in the back garden and presented onto the Leonards Street car park (as those for adjacent Barnes Yard).

Services and drainage

The site is criss-crossed by at least three separate shared foul drains and one or two shared surfacewater drain connections. Any of these which are currently active and serve other properties will be maintained, and it is anticipated that new connections made to them to serve the new building. New water, gas and electricity and broadband connections would be made from Esdelle Street.

Flood risk

The site already has planning approval for residential use. The site is in Flood Zone 1 and is at low risk of flooding. It is hoped that these proposals will marginally reduce surface water run-off from the site due to the surface water infiltration within the garden area and planting beds.

Contamination

The site already has planning approval for residential use. Other than known asbestos-cement roof cladding and guttering there is no reason to suspect any harmful contamination unless it predates the building of the warehouses in the 19th

century. There are few detailed records relating to this area from the mid-19th century or earlier.

The existing buildings contain asbestos-cement sheet materials. These will be dismantled and disposed of by a licensed contractor in accordance with the Control of Asbestos Regulations 2012.

Trees

There is no intention to prune, lop or damage any of the trees adjacent to the site. A tree report is included with this application outlining the measures to be taken to protect the trees.

The proposals do require the removal of two laurel bushes against the south-east corner of the site to allow access to the car park. The plants would be transplanted or replaced with equivalent new planting in the adjacent shrub border subject to the agreement of the Council.

The application site is currently built up to its full extent in the south east corner and to the east where existing trees are located. New foundations and footings will be confined to the line of the existing foundations. The Council-owned trees currently have in the past had a detrimental impact on the existing buildings. A sizeable branch fell on the roof of one of the warehouses in 2017.

Due to neighbouring buildings, as well as those proposed on the site itself, there is little scope for new tree planting, but it is hoped that some small trees can be planted as indicated on the ground floor/site plan.

Boundaries

The proposed works will help clarify and secure a number of the boundaries to the site with neighbouring properties. With the exception of those already shown on the plan (the boundary with the council-owned land and with 6 Esdelle Street), such works are not deemed a planning matter and details will be agreed with the neighbours in question.

Sustainability

Despite its traditional appearance and external materials, the proposed development will have a high thermal performance: The buildings are to be constructed using highly insulating Structural insulated panels (SIPs) and are to feature solar panels, ventilation heat recovery and an electric car charging point.

Conservation and Archaeology

The existing warehouse buildings are of little architectural value, and detract from the urban environment due to their low quality construction, 20th century alterations and periods of neglect. They are to be demolished entirely.

The site lies within the city walls and is potentially of archaeological interest. It can be seen from old maps of Norwich that St Augustines Street itself has been developed since the Middle Ages though all pre-20th century maps show the area behind the back of St Augustines Street as open land. This site lies at the interface between the built-up medieval street and the open land behind. Ken Hamilton of Norfolk Historic Environment Service (previously Norfolk Landscape Archaeology) says that although this area is shown as comparatively open land since the 14th Century up until the terraced houses were built in the late 19th and early 20th Century, it is possible that remains may exist from before the 14th Century in this area that are not plotted on any maps.

The site is currently entirely covered by buildings or concrete/tarmac and therefore archaeological investigations cannot take place until the existing buildings have been demolished. It is accepted that an archaeological investigation, including trial trenching, will be required once the existing buildings have been demolished. The original brief from the NHES for this work is included with this application.

The design of foundations may be adapted if required to minimise disruption to any important archaeological remains found.

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Agent: Nicholas Jackson AssocRICS

Nicholas Vanburgh Ltd.

44-46 St Augustines Street

Norwich

NR3 3AD