

Planning Appraisal Committee Comments for November 2011

11/01762/F – 18 Beeching Close

Sub-division of land and erection of 1 No new dwelling.

A rather fussy design on a tight site. We are not in favour of “back garden development” in such a restricted area. This does not set a good precedent.

11/01733/F – 21 Wall Road

Erection of two storey extension to the side and single storey extension to the rear of the dwelling

The extension should be subservient to the house. This plan more than doubles the size of the house and is badly designed. It is very crude and unsympathetic. The new roof dominates and the proposed windows are not in keeping with the current windows. (The plan of a non-architect?)

11/01686/NF3, 11/01687/NF3 & 11/01688/NF3 – St Leonard’s Road

Window replacement works.

These are Tayler & Green award-winning flats in a conservation area. They are cited as ‘a good example of 1970s social housing . . . incorporating local materials and with interesting decorative brickwork patterns to the gable ends’ in the *Thorpe Hamlet Conservation Area Appraisal (no 13)*. They are, we believe, the only example of Tayler & Green’s designs within the City. There is a good case for listing them. Sadly, the Council is displaying a complete lack of interest in its 20th Century architectural heritage, and some of these flats have already had unsuitable replacement windows with inappropriate glazing patterns and top-opening vents. It is no use putting in standard uPVC replacements and ignoring the original design. But what is also very worrying about the state of these iconic buildings is the condition of the woodwork; the tongue-and-groove clad square porch entrances to each staircase have been unpainted for 30 years and are deteriorating rapidly, as are the wooden bargeboards and cladding of the exterior of the staircases. If the Housing Department is unaware of the importance of these buildings, it behoves the Conservation Officers and the Planning Department to step in to save them

11/01356/F – City College, Ipswich Road

Erection of single and two storey modular buildings on derelict site adjacent to the Norfolk Building

This is a lost opportunity for the students to design a building for themselves. This modular building is very basic and “off the peg”.

11/01408/A – Multi Storey Car Park, St Stephen’s Road

Display of 1 No high level externally illuminated vinyl mesh banner sign

There is no covering letter and no explanation as to the length of time this advertising banner for i-tunes will be displayed. This is the main portal into the City and it seems a monstrous impertinence to erect such a massive banner (25m x 15.4m) in this position. Is this appropriate for a proposed City of Culture? Admittedly the car park itself is extremely ugly, but this could be remedied by well-designed cladding such as there is at Copenhagen Airport. If this banner is allowed to go ahead it will not only

be distracting to motorists on this busy roundabout, it will also create an appalling impression of our 'fine city'. When will the proposal be put to the City Council?

11/01698/NF3 – 1 – 54 Magdalen Close

Window replacement works to flats

This is perhaps the last unspoilt block of 1930s council flats in Norwich. They are a particularly fine example, with their curved frontage and symmetrical layout, their variety of high quality brickwork and arches above staircase windows. Many original sash windows remain intact. Replacement uPVC windows will destroy the aesthetic look of these iconic 1930s flats. All the Committee's previous comments about such window replacements apply in this instance. Surely secondary glazing could be inserted to provide added insulation, and maintenance be carried out on the timber sash windows to make them weather- and wind-proof. We remind the Council that these flats are in the City Centre conservation area and deserve to be protected, and indeed listed.

11/01759/F – 8 Montcalm Road

Erection of front porch and garage

The garage design is very basic and ugly, and certainly does not add to the amenity of the area. The porch would be similar to others in the road.

11/01756/F – Former Chapel on old Norfolk & Norwich Hospital site

Lowering of the existing external doorsill by 1497mm to provide level access into the building from outside.

DF to find out what is proposed for this chapel building.

11/01504/F - Land west of Marriott Way Car Park, Hellesdon Road

Creation of community garden including allotments, communal gardens, landscaping, storage facilities, a greenhouse and composting toilets.

This is a flood plain and wetland providing important natural habitats and a 'green corridor' along the river. Drainage would upset the ecology and gardening would pollute the water with fertiliser chemicals. Unfortunately environmental considerations should over-rule this commendable scheme.

11/01799/L – 12 Willow Lane

Removal of slate and glass roofs to existing single storey extension and replacement with new slate roof incorporating 2 No velux roof lights.

The new lead gutter is dressed over the bottom of the slates; it should be under.

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