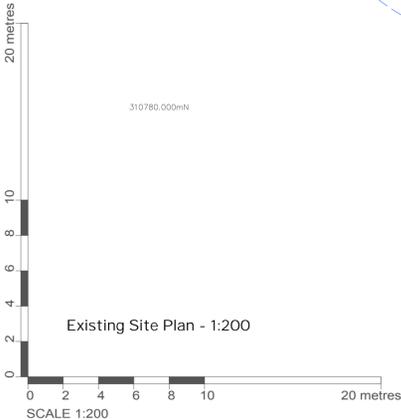
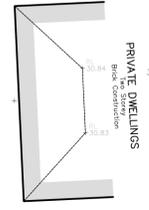
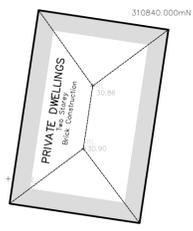
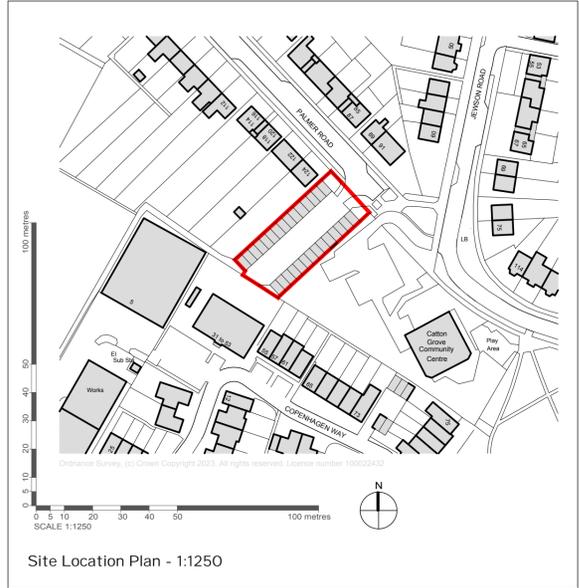


Public Consultation - Palmer Road, Norwich



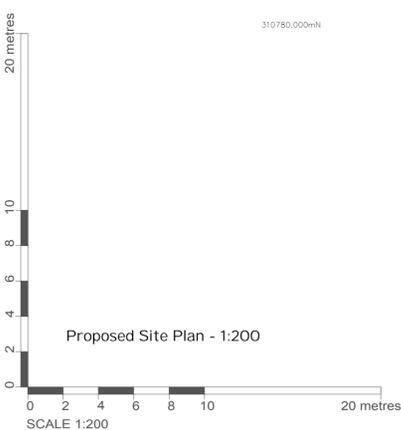
01.09.25	A	Scheme updated for full planning submission	AB	PW
Date	Revision	Description	Drawn	Checked
Project:		NCC Garages Site, Palmer Road, Norwich, NR3 3RN		
Client:		Orwell Housing		
Drawing Title:		Site Location Plan and Existing Site Plan		
Drawing Number:		PW1334-PL01revA		
Drawing Status:		Planning	Drawn By:	AAB
Scale:		1:1250/200 (at A1)	Date:	Jan 2025

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LEGEND

-  Denotes 2390 x 1790mm timber garden shed for cycle storage etc. to have a permanent lock to BS 3621:2204. Shed to be securely fixed to concrete base.
-  Pre-cast concrete paving slab to private garden areas to be 'Edale' by Bradstone, Colour: Grey or 'Dovedale' by Cemex, Colour: Natural.
-  Denotes 3 No 240 litre wheellie bins, General domestic waste & Recycling / food waste provided & collected by the Local authority on a weekly rotation basis.
-  Provide min 1800mm high impregnated close boarded anti climb fences with concrete gravel boards & concrete posts.
-  Provide min 1800mm high black metal vertical railing fence.
-  Denotes proposed shrub planting please refer to table/specification below and notes on the plan.
-  Denotes permeable block pavior to parking bays and turning areas - finish laid in accordance with engineers details. Permeable paving blocks to be Priors by Marshalls, Colour: Red or Ready Flow 80 by Cemex, Colour: Burnt Ember.
-  Concrete Paving Slabs to be Marshalls Saxon, Colour: Natural
-  Grassed area - to be turfed in accordance with Employers Requirements.
-  Denotes Electric Vehicle Charging point. Electrical vehicle charge points should be designed and installed as described in BS EN 61851 and should have a minimum nominal rated output of 7kW.
-  Denotes Air Source Heat Pump External Unit. Final spec/size/location to be confirmed by specialist contractor.



DESIGNERS RISK ASSESSMENT
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
 This drawing should be read in conjunction with current drawing packages from all Project Consultants and all other project consultants Designer Risk Assessments.

WORK STAGE - PLANNING

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project, see the following:

- SITE SPECIFIC HAZARDS & SIGNIFICANT RISKS** 
1. Works to an existing building will involve demolition works and retention of altered structure. The contractor should carry out method statements as necessary.
 2. Works to an existing building - Asbestos should be considered and investigated / dealt with appropriately
 3. Underground services/cables. The contractor should carry out appropriate checks in order to locate services below ground.
 4. Overhead wires are present in the location, Contractor to be aware and plan appropriately.
 5. Contractor should be aware of the Structural Engineers details which include excavations and retaining walls. The Structural Engineers details and guidance is to be followed.
 6. The contractor should highlight any areas of existing construction that is found to be different.

General Notes

- Principal Contractor to provide method statement for the safe working practice for demolition; excavations; cutting of materials; support of adjacent/existing structures; protecting personnel, neighbours and the public; working at height, including crash bags and tall restraint systems.
- Principal Contractor to ensure Temporary works designer and coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This designers risk assessment should be passed on to the appointed principal designers and/or principal contractor carrying out the works on this site.
- Before commencing any work it is vital to identify and familiarise yourself with the identity and responsibilities of the 'Principal Designer' and 'Principal Contractor' as defined in Regulation 11D of the current Building Regulations, The Building Safety Act and the Construction Design & Management Regulations.

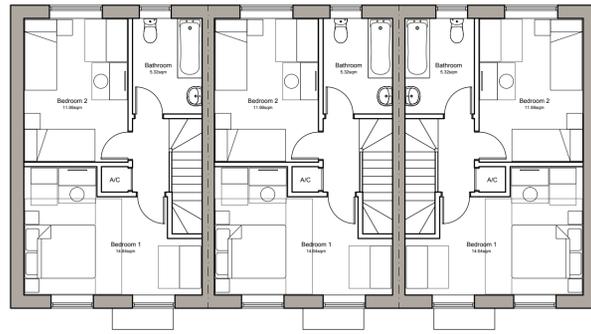
Date	Revision	Description	Drawn	Checked
03.03.26	B	Scheme updated for full planning submission following team meeting	AB	PW
01.09.25	A	Scheme updated for full planning submission	AB	PW

Project:	NCC Garages Site, Palmer Road, Norwich, NR3 3RN		
Client:	Orwell Housing		
Drawing Title:	Proposed Site Plan		
Drawing Number:	PW1334-PL02revB		
Drawing Status:	Planning	Drawn By:	AAB
Scale:	1:200 (at A1)	Date:	Jan 2025

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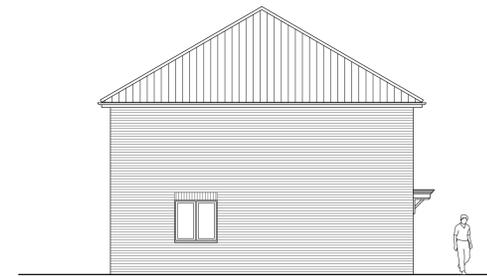
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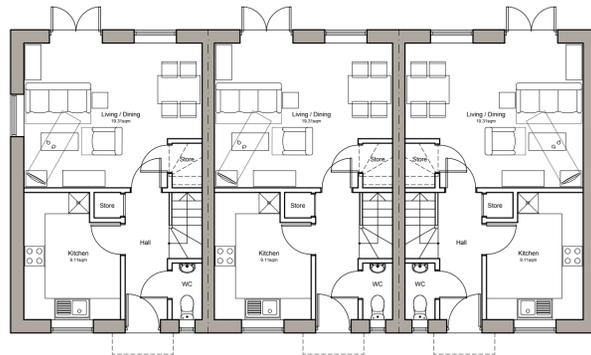
Proposed First Floor Plan



Proposed Rear (South-West) Elevation



Proposed Side (South-East) Elevation

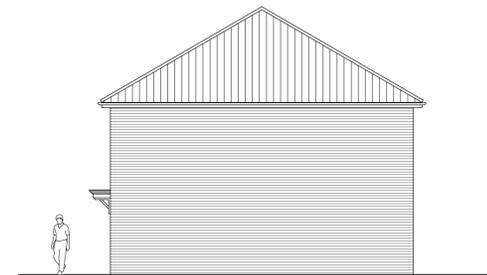


Plot 3
2b4p House
79.02m² GIFA
Plot 2
2b4p House
79.02m² GIFA
Plot 1
2b4p House
79.02m² GIFA

Proposed Ground Floor Plan



Proposed Front (North-East) Elevation



Proposed Side (North-West) Elevation

Notes on Materials (Plots 1-4):

- Bricks to external walls: Red stock brick
- Roof Tiles: Red/Brown Concrete pan tiles
- Windows: White uPVC Double Glazed Units.
- Doors: Composite Front Doors and White uPVC Rear Doors.
- Fascias and Soffits: White uPVC.
- Rainwater Goods: Black uPVC.

Obscured Glazing



Plot 4
3b5p Bungalow
86.02m² GIFA

Proposed Ground Floor Plan



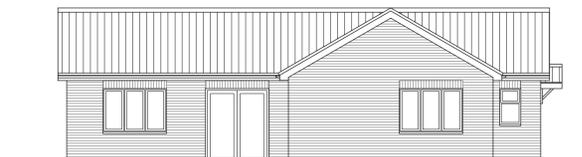
Proposed Front (South-East) Elevation



Proposed Side (North-East) Elevation



Proposed Rear (North-West) Elevation



Proposed Side (South-West) Elevation

Date	Revision	Description	AB	PW
03.03.26	B	Scheme updated for full planning submission following team meeting	AB	PW
01.09.25	A	Scheme updated for full planning submission	AB	PW

Project:	NCC Garages Site, Palmer Road, Norwich, NR3 3RN		
Client:	Orwell Housing		
Drawing Title:	Proposed Floor Plans and Elevations		
Drawing Number:	PW1334-PL03revB		
Drawing Status:	Planning	Drawn By:	AAB
Scale:	1:100 (at A1)	Date:	Jan 2025

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