

APPLICATION REFERENCE: PF/22/1660

LOCATION: Land to the east of The Reef
Leisure Centre, Weybourne Road, Sheringham

PROPOSAL: 37 suite apartment hotel (Class
C1) with associated access, parking and
landscape

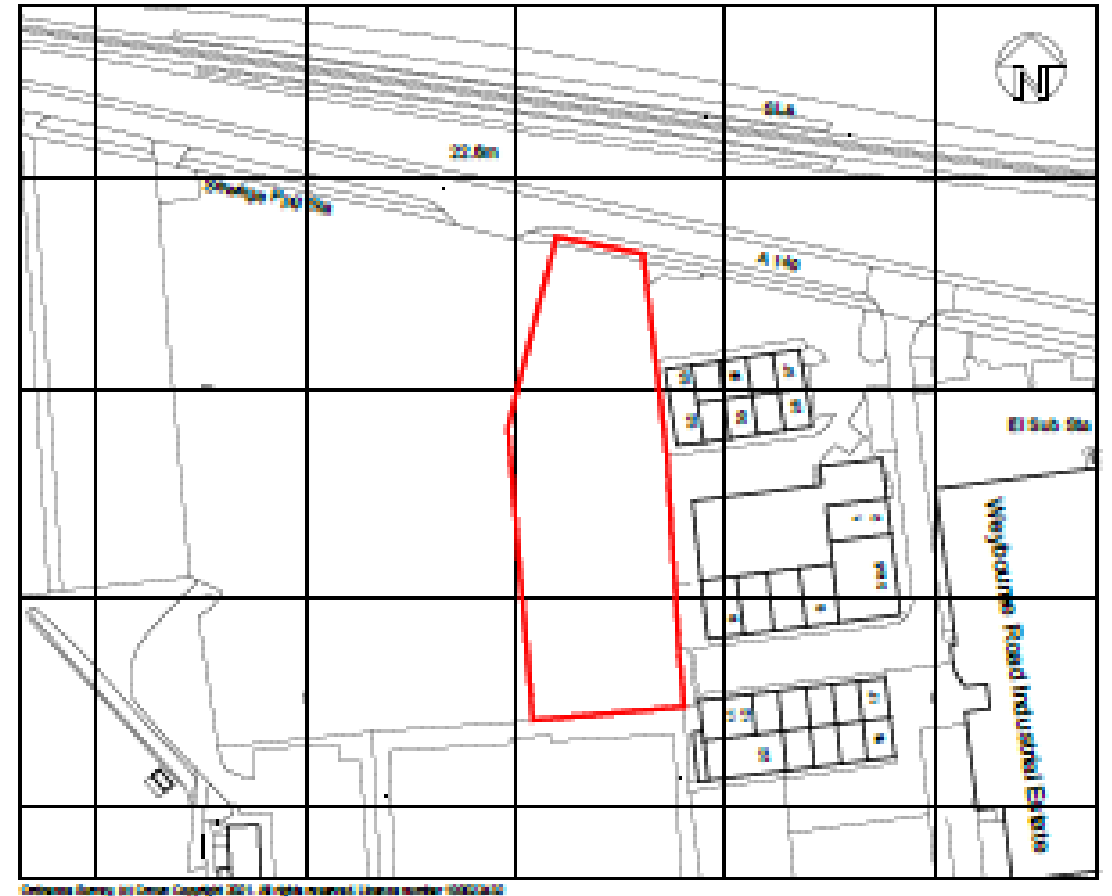
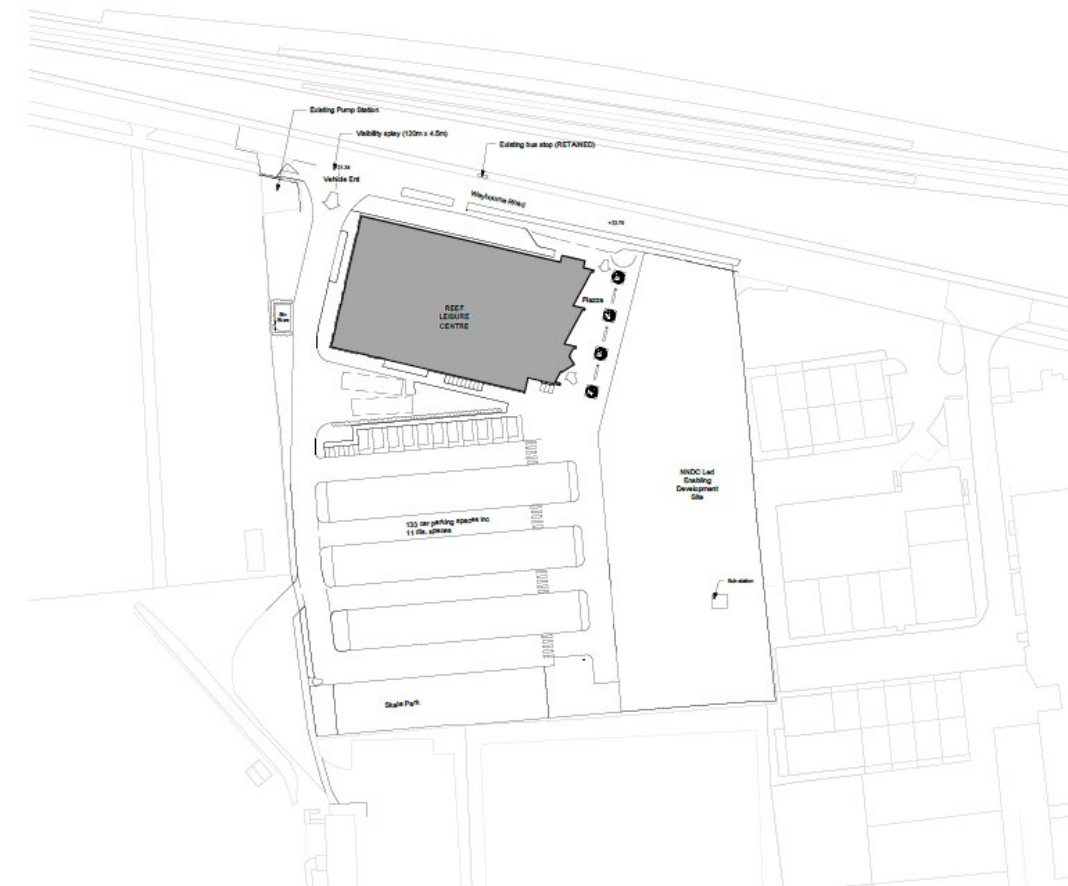


NORTH
NORFOLK
DISTRICT
COUNCIL

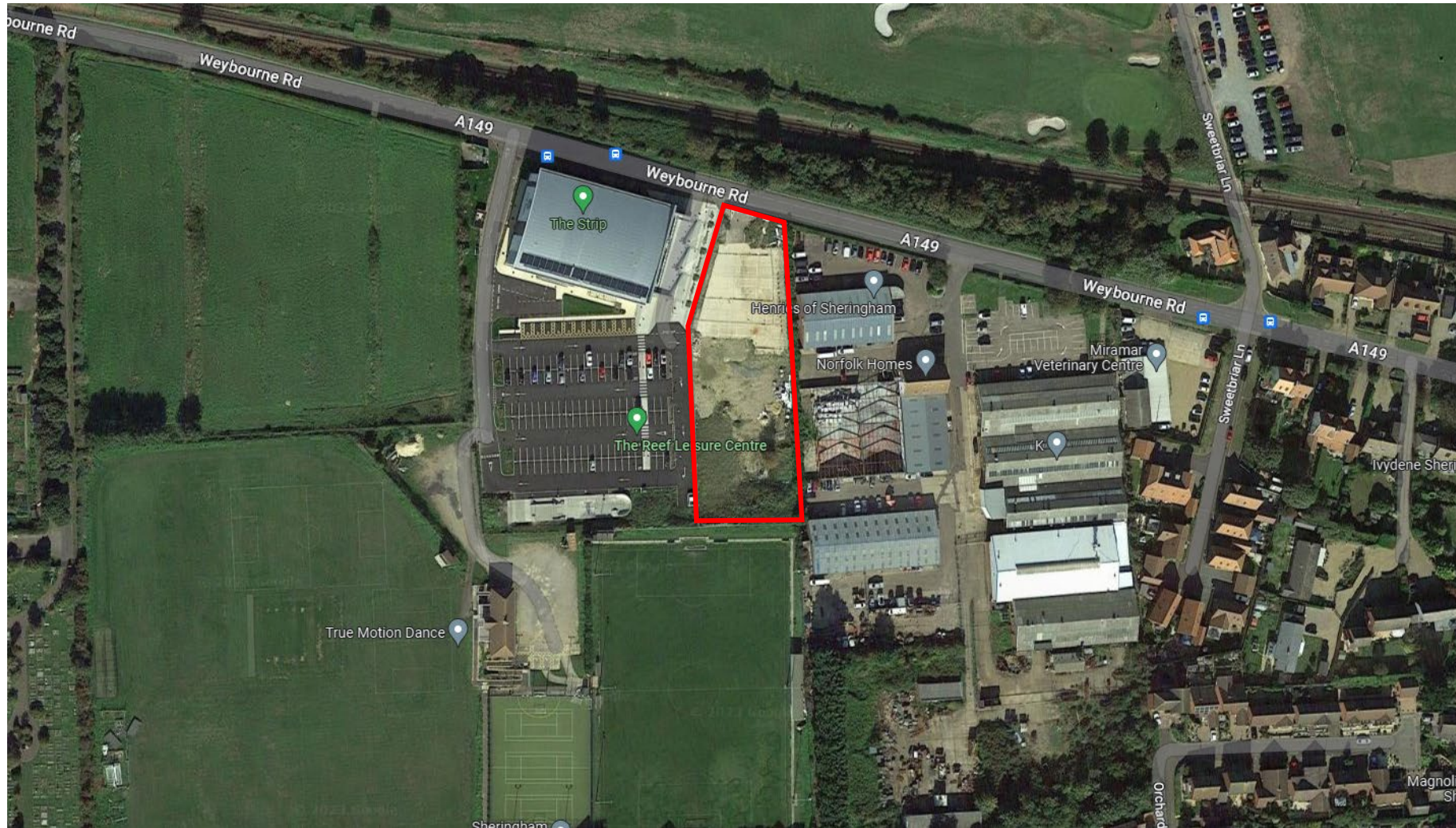
north-norfolk.gov.uk

23/03/2023

SITE LOCATION PLAN

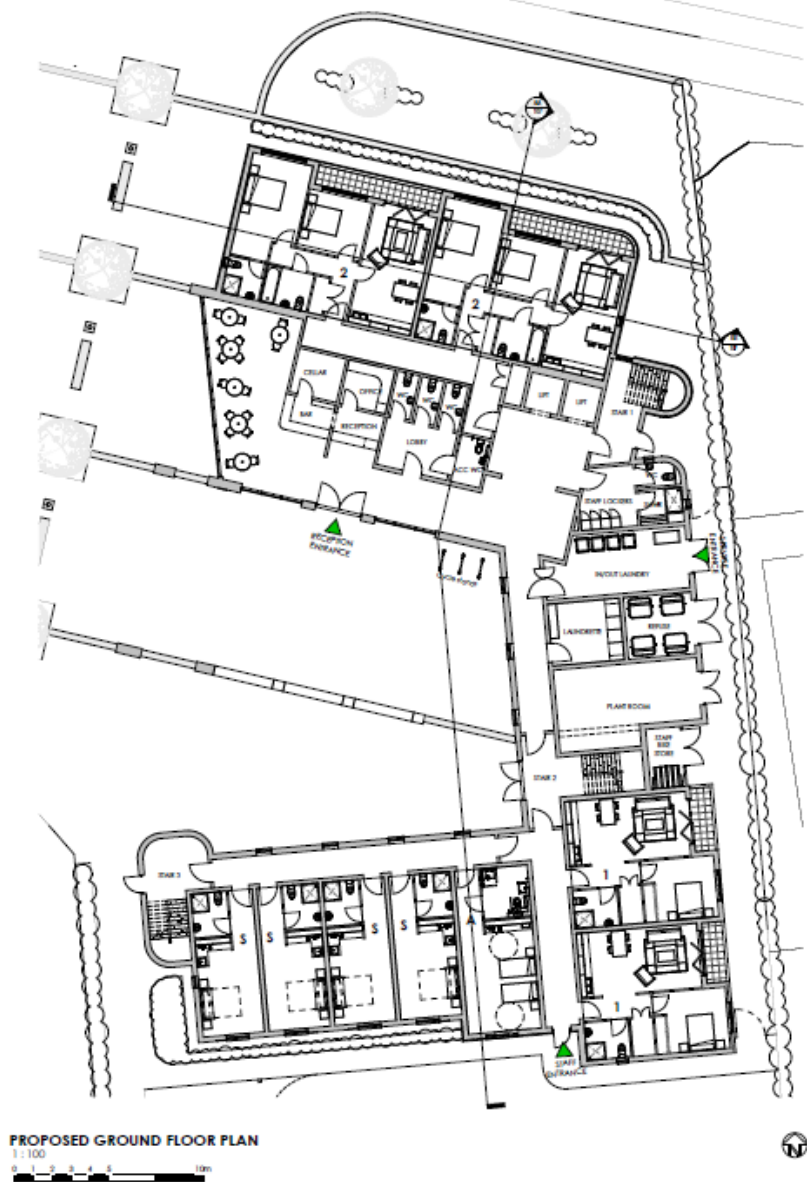


SITE LOCATION PLAN



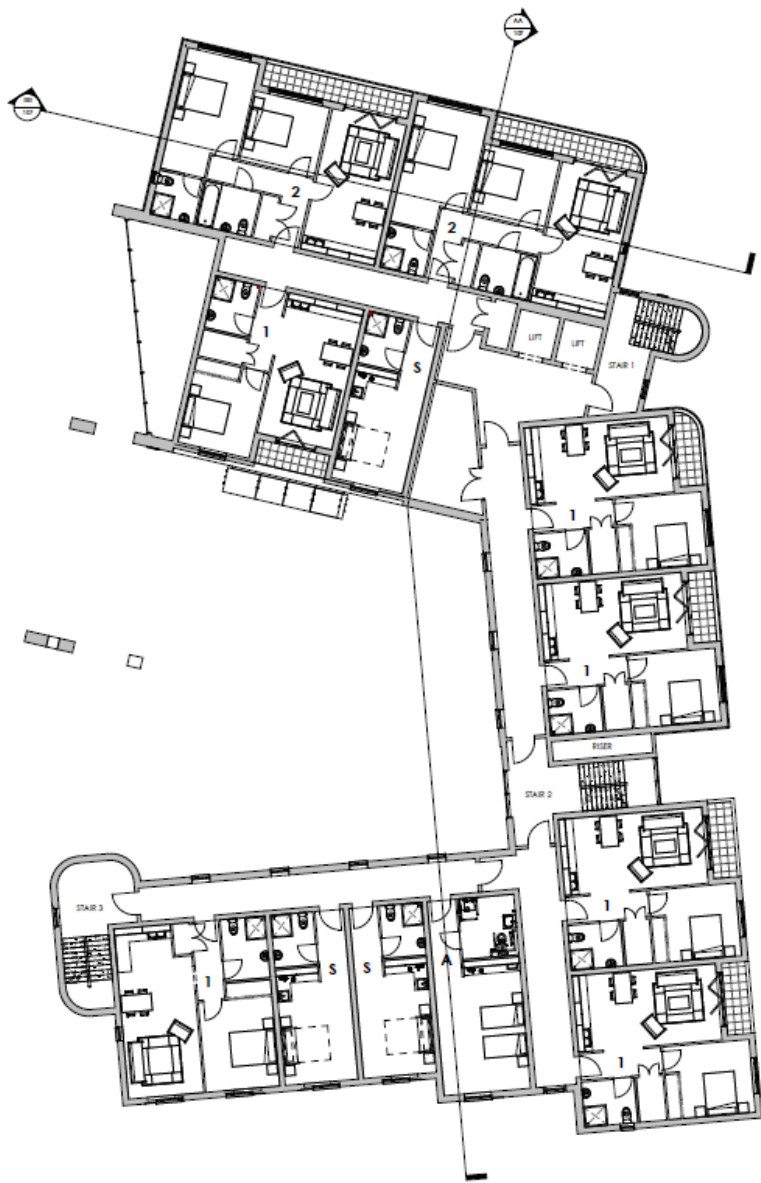


Proposed Site Plan



- APARTMENT TYPE KEY:**
- 1 - 1 BEDROOM APARTMENT
 - 2 - 2 BEDROOM APARTMENT
 - S - STUDIO APARTMENT
 - A - ACCESSIBLE APARTMENT

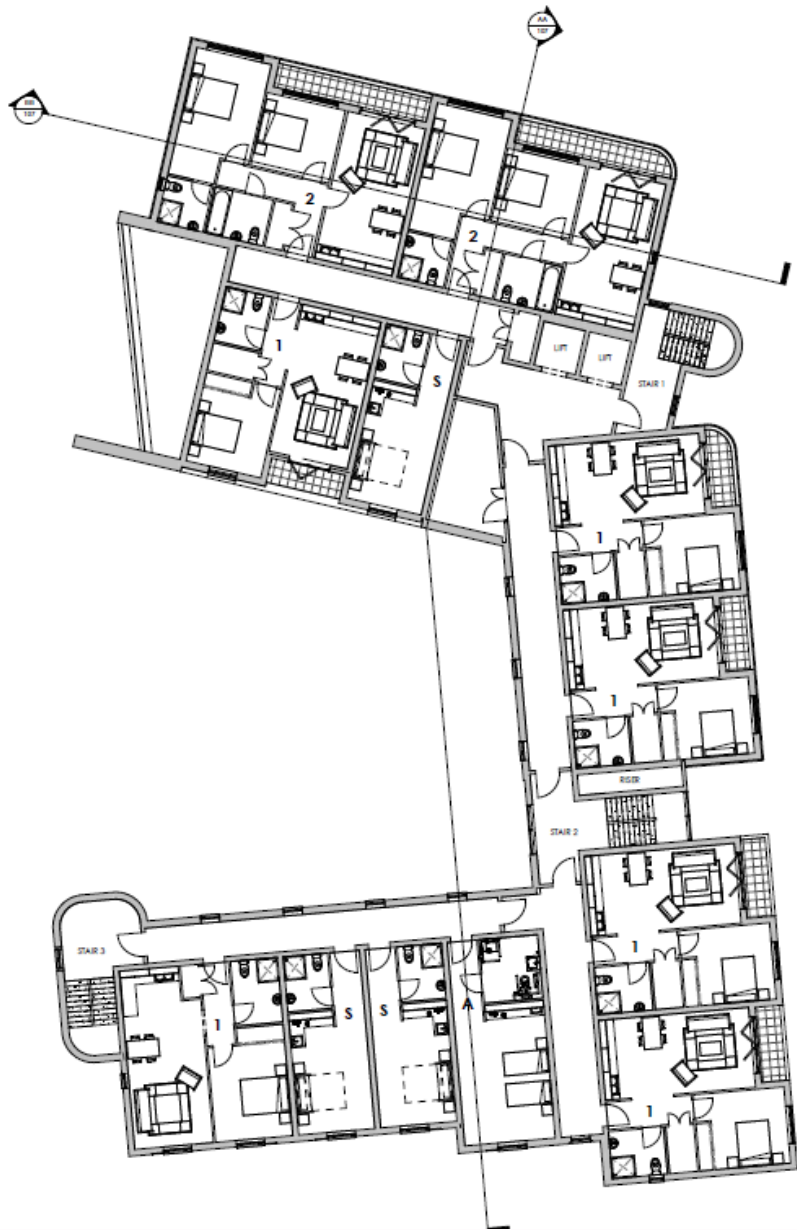
Proposed Ground Floor Plan



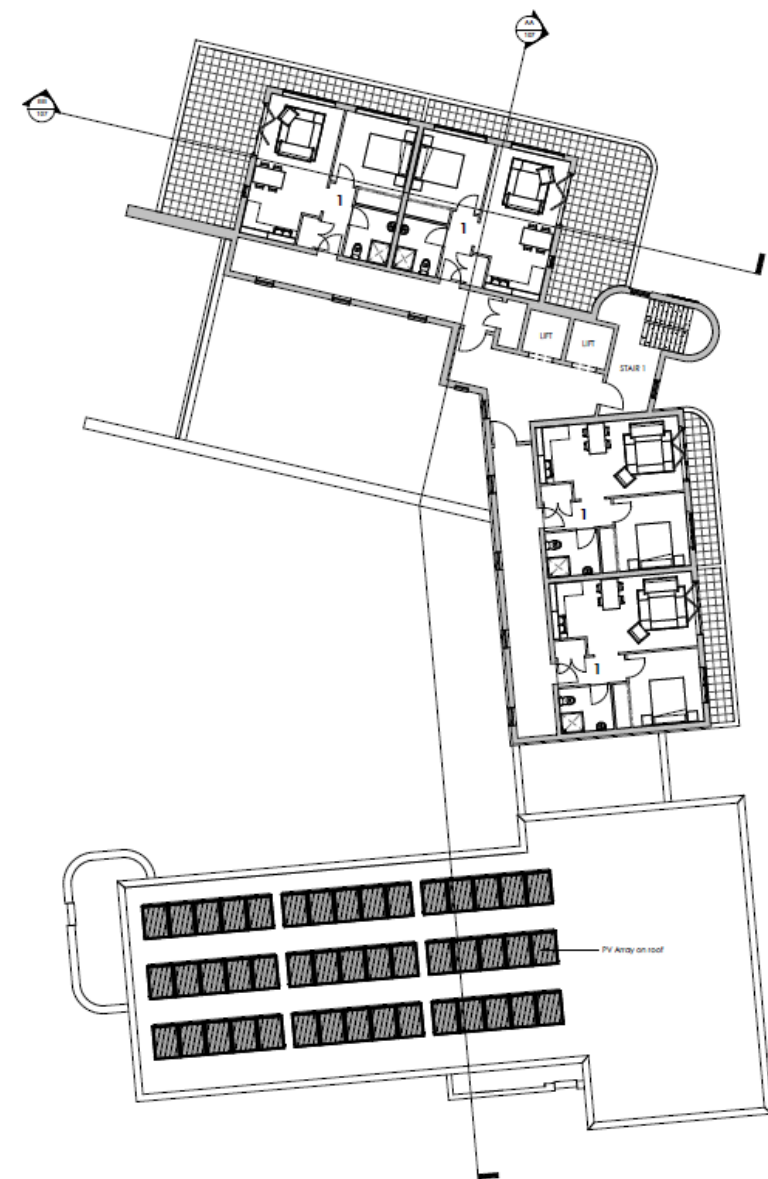
APARTMENT TYPE KEY:

- 1 - 1 BEDROOM APARTMENT
- 2 - 2 BEDROOM APARTMENT
- S - STUDIO APARTMENT
- A - ACCESSIBLE APARTMENT

Proposed First Floor Plan



Proposed Second Floor Plan



APARTMENT TYPE KEY:

- 1 - 1 BEDROOM APARTMENT
- 2 - 2 BEDROOM APARTMENT
- S - STUDIO APARTMENT
- A - ACCESSIBLE APARTMENT

Proposed Third Floor Plan

Proposed North and West Elevations

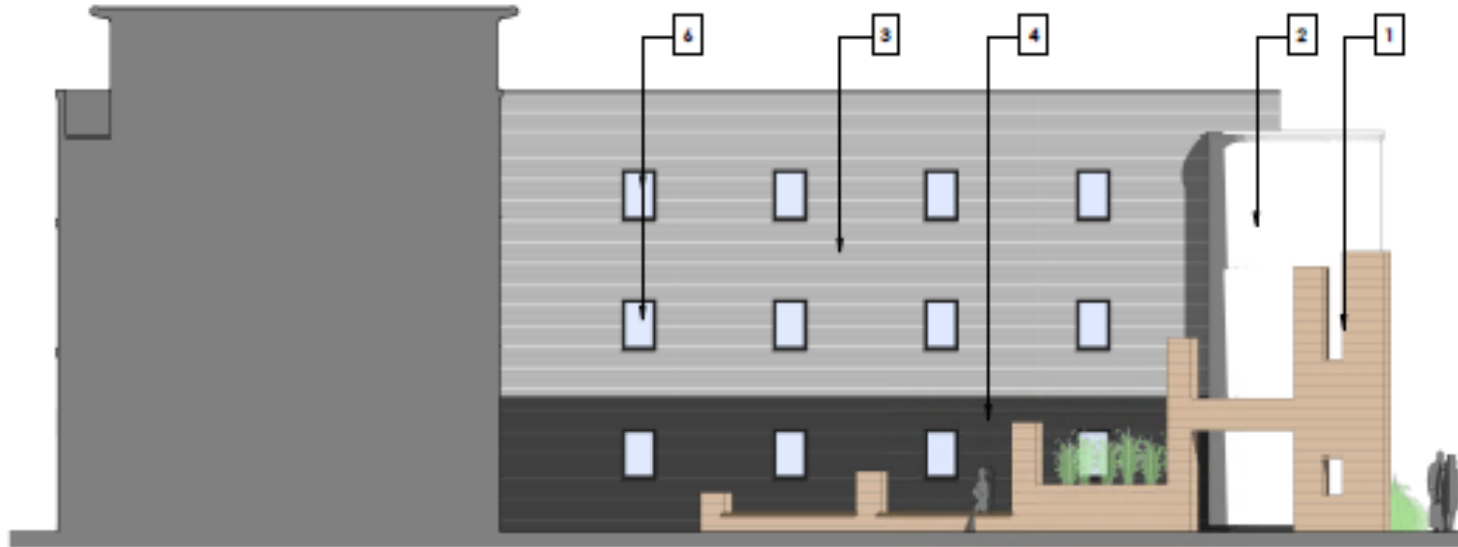


PROPOSED NORTH ELEVATION - WITH THE REEF SHOWN IN CONTEXT
1:100



PROPOSED WEST ELEVATION
1:100

Proposed North Courtyard Elevation and Materials Palette



PROPOSED NORTH COURTYARD ELEVATION

1 : 100



MATERIALS KEY:



1 - Timber effect Rainscreen Cladding



2 - White Render



3 - Grey Facing Brick



4 - Black Facing Brick



5 - Dark Grey Aluminium Cladding



6 - Black Aluminium Window



7 - Curtain Wall System

Proposed South Courtyard Elevation and Materials Palette



PROPOSED SOUTH COURTYARD ELEVATION

1 : 100

0 1 2 3 4 5 10m

MATERIALS KEY:



1 - Timber effect Rainscreen Cladding



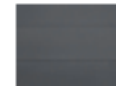
2 - White Render



3 - Grey Facing Brick



4 - Black Facing Brick



5 - Dark Grey Aluminium Cladding



6 - Black Aluminium Window



7 - Curtain Wall System

Proposed South and East Elevations



PROPOSED EAST ELEVATION - WITH THE REEF SHOWN IN CONTEXT
1 : 100



PROPOSED SOUTH ELEVATION - WITH THE REEF SHOWN IN CONTEXT
1 : 100

From A149 to the West of Site



From A149 to Site Frontage



From A149 to East of Site



From Courtyard to West of Site



Looking to the north



Looking to the South

From Southern Boundary of the Site



Approximate point for new access



From Residential Area to the South of Sheringham FC



Approximate location of photo

Key Provisions of the Development

- 3/4 storeys in height
- 37 suites comprising:
 - 10 no. one bed studios
 - 18 no. one bedroom suites
 - 6 no. two bedroom suites
 - 3 no. accessible suites located at ground, first and second floor level
- 49 total car parking spaces:
 - 7 EV
 - 2 EV and disability accessible
 - 1 disability accessible
- Motorcycle and bicycle parking provision
- Art-deco styling of the building
- Hard and soft landscaping across the site

Recommendation

DELEGATE APPROVAL of the application to the Assistant Director – Planning subject to:

1. Satisfactory resolution of surface water drainage matters including through the imposition of planning conditions where appropriate to do so;
2. Securing a GI RAMS tariff of £2,655.00 via either S111 payment or S106 Obligation to mitigate the impact of development on recreational disturbance,

And, subject to the imposition of conditions to cover the following matters and any others considered necessary by the Assistant Director – Planning – (Recommendations below):

1. Time limit for implementation
2. Occupancy Restrictions
3. Approved plans
4. Samples of materials
5. Landscaping
6. External lighting
7. Parking layout
8. Refuse areas
9. Construction parking
10. Land contamination
11. Biodiversity enhancement