

# 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  
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COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

23/03/2023

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Following deferral at the 23<sup>rd</sup> March 2023 committee meeting requiring greater clarity on renewable energy provision and surface water drainage.

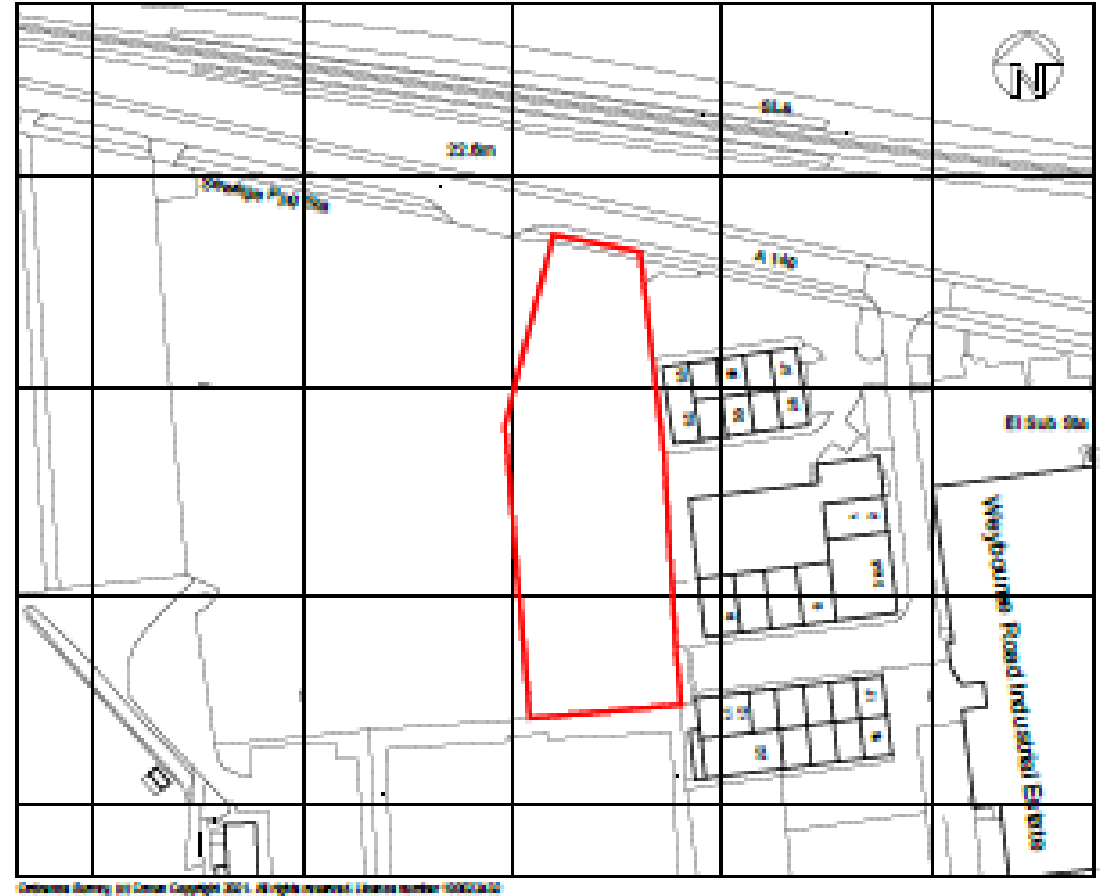
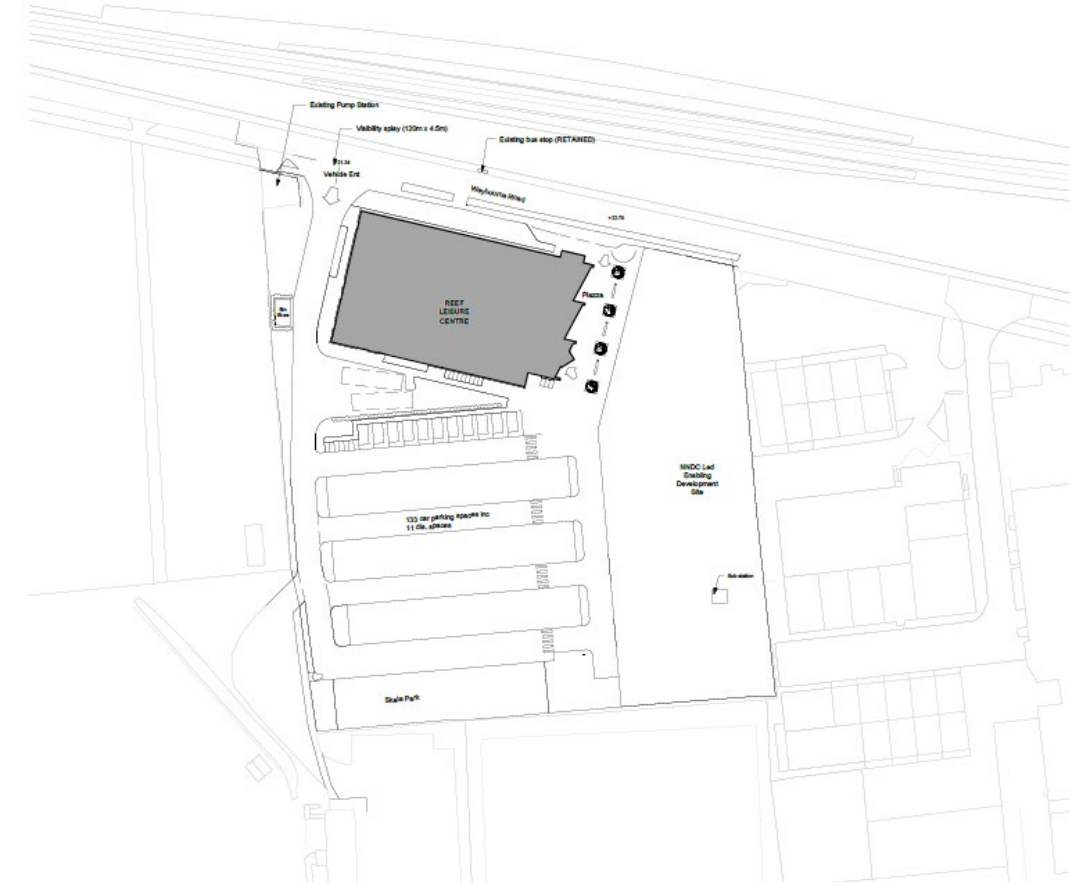


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# SITE LOCATION PLAN





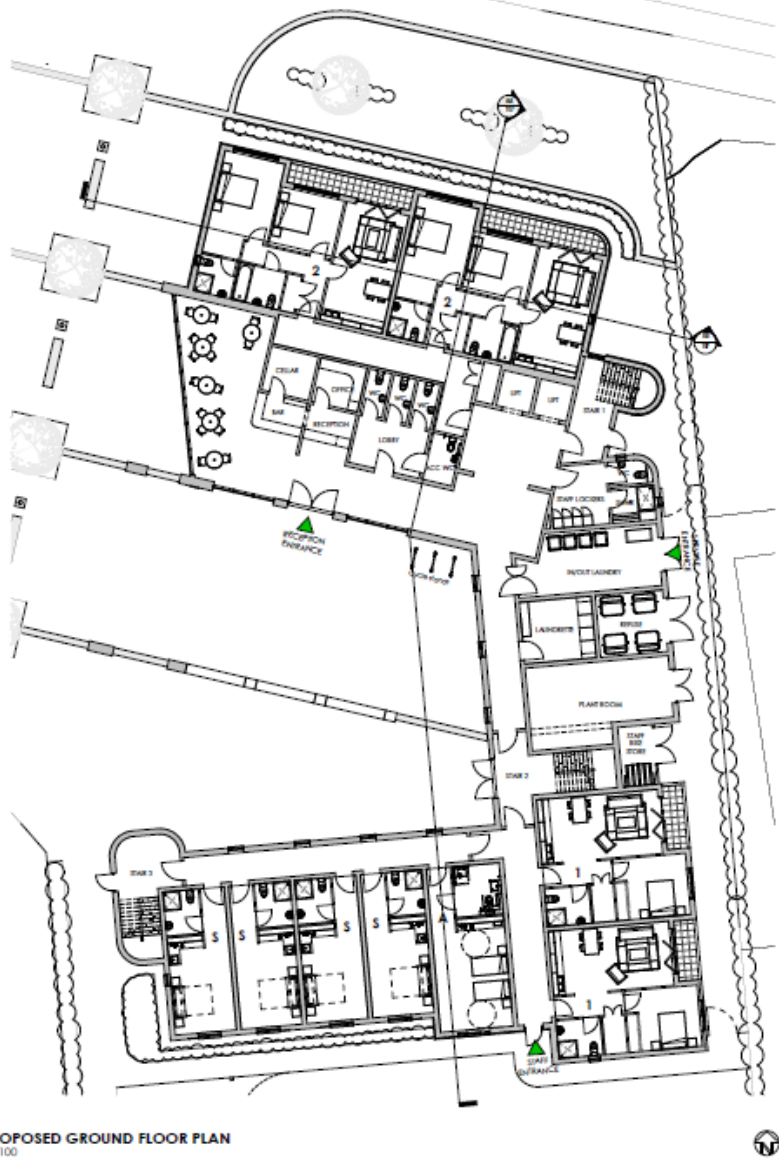
# SITE LOCATION PLAN





# Proposed Site Plan



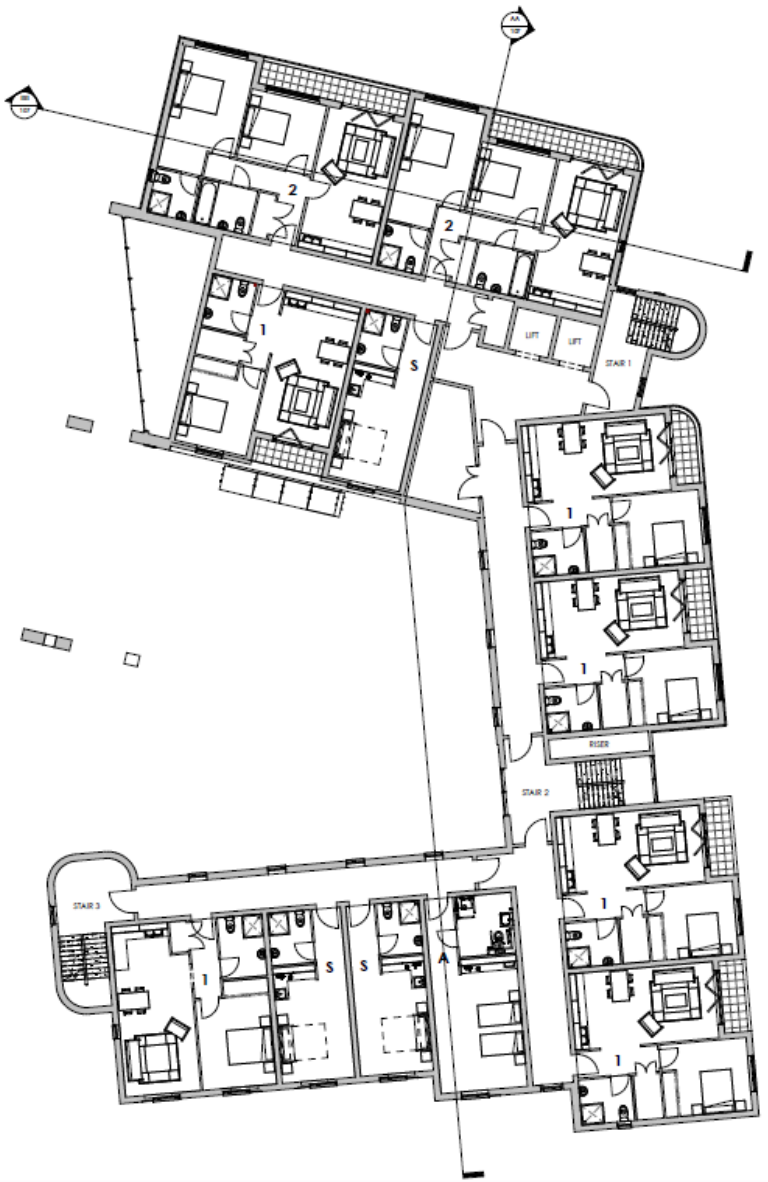


- APARTMENT TYPE KEY:**
- 1 - 1 BEDROOM APARTMENT
  - 2 - 2 BEDROOM APARTMENT
  - S - STUDIO APARTMENT
  - A - ACCESSIBLE APARTMENT

# Proposed Ground Floor Plan

**PROPOSED GROUND FLOOR PLAN**  
1:100

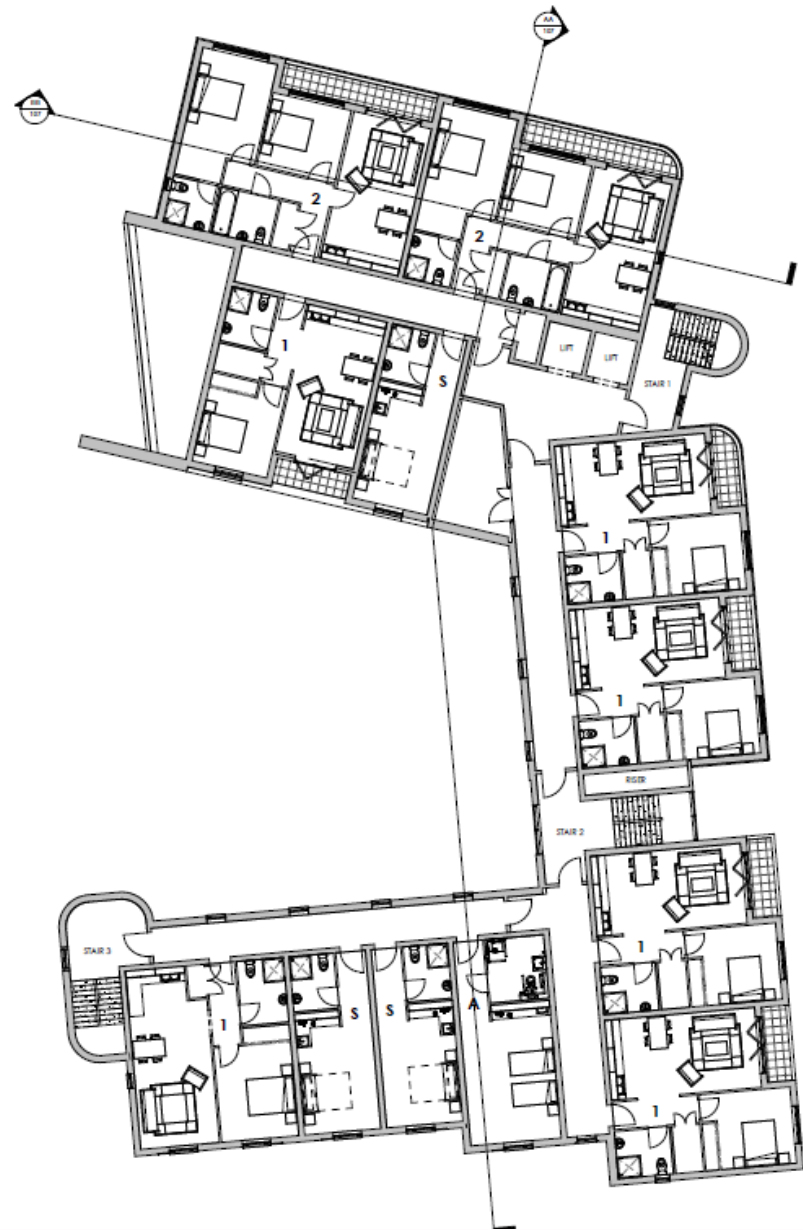




**APARTMENT TYPE KEY:**

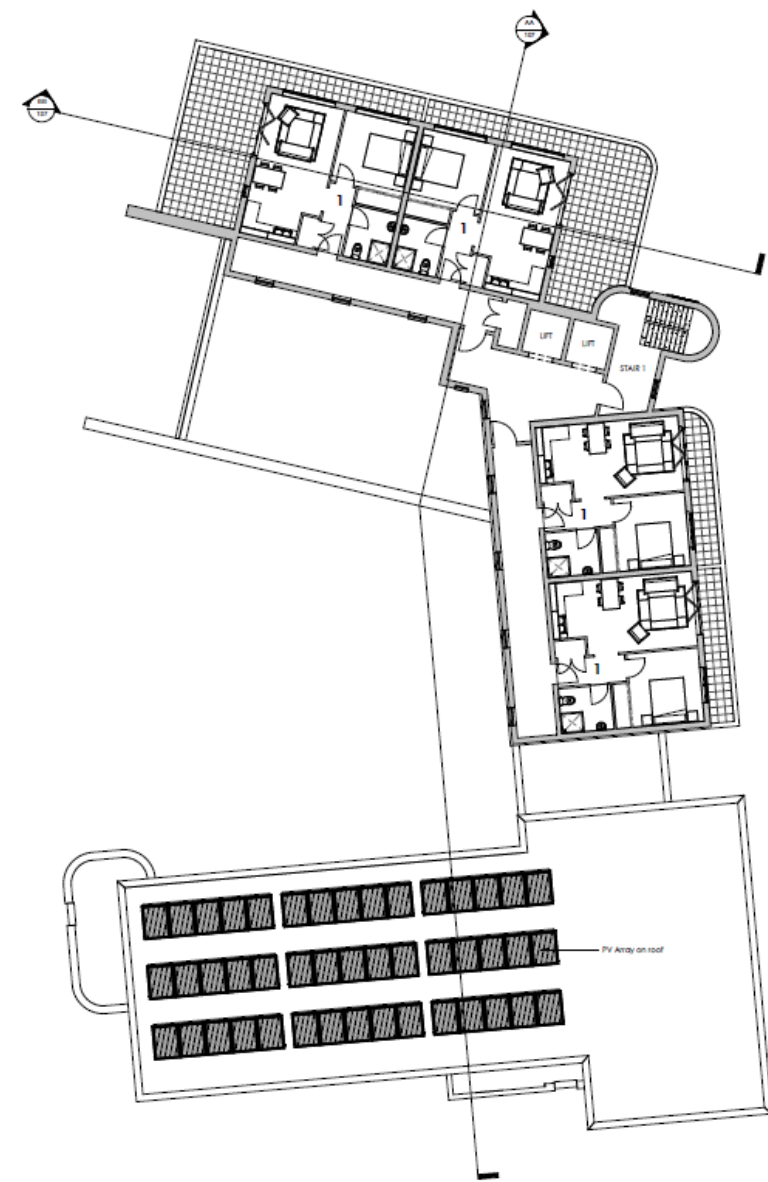
- 1 - 1 BEDROOM APARTMENT
- 2 - 2 BEDROOM APARTMENT
- S - STUDIO APARTMENT
- A - ACCESSIBLE APARTMENT

# 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

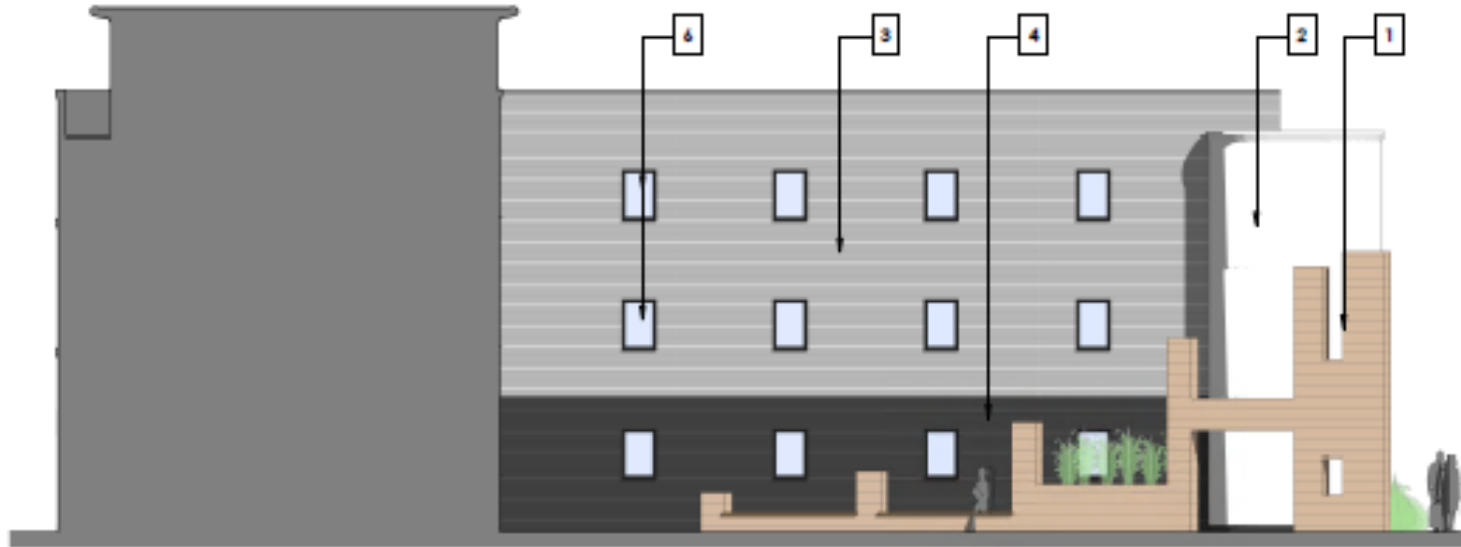


**PROPOSED NORTH ELEVATION - WITH THE REEF SHOWN IN CONTEXT**  
1:100



**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



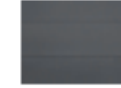
2 - White Render



3 - Grey Facing Brick



4 - Black Facing Brick



5 - Dark Grey Aluminium Cladding



6 - Black Aluminium Window



7 - Curtain Wall System

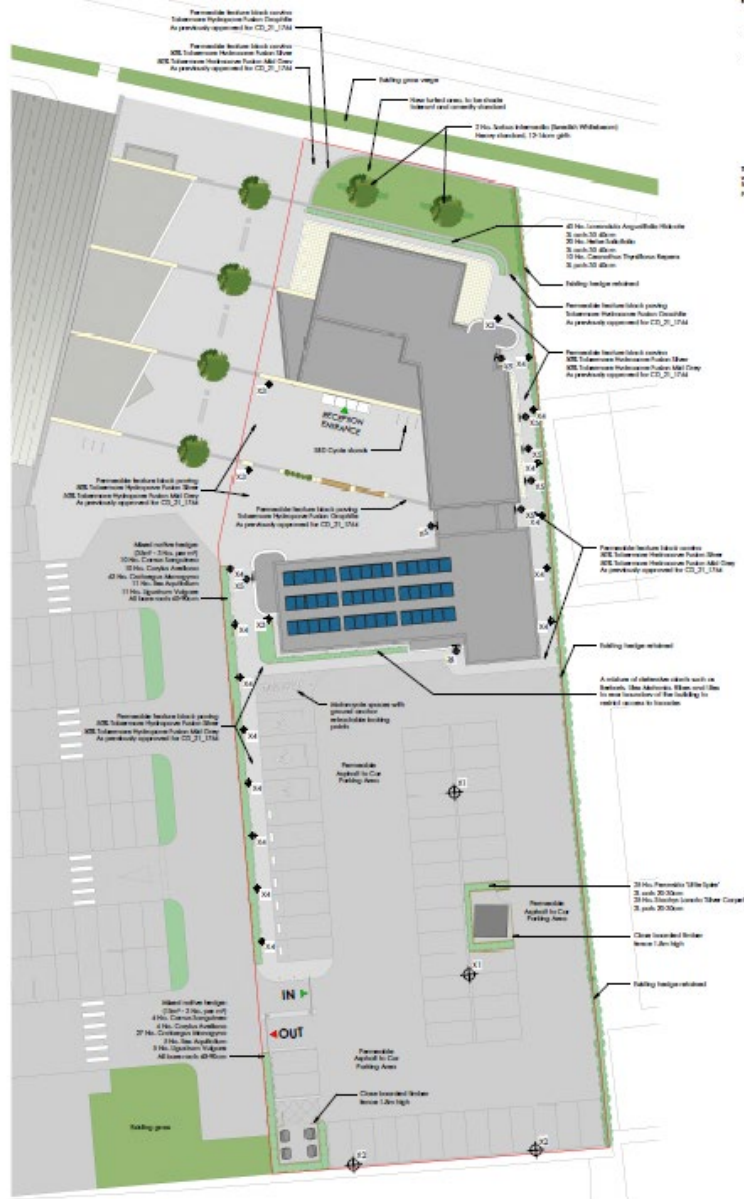
# Proposed South and East Elevations



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



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



# Proposed Landscaping Plan



# 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

# Surface Water Drainage Matters

Since deferral of this application in March 2023 Revision P5 of the Drainage Strategy (dated 13<sup>th</sup> April 2023) has been submitted to the Council. This has been reviewed by the Lead Local Flood Authority (LLFA) with comments now received (dated 9<sup>th</sup> May 2023).

The LLFA now raise no objection to proposal, 'subject to a build-to condition being attached to any consent' which would ensure compliance with the submitted specification and details.

# Renewable Energy Provision

Since deferral of this application in March 2023 the applicant has provided an energy statement, committing to the following measures relating to renewable energy provision:

- A 22,135kWh Photovoltaic array,
- air-source heat pumps,
- a building management system,
- monitoring systems throughout,
- mechanical ventilation heat recovery, and;
- 9 x EV Charging points (7 x standards size and 2 x disability accessible charging spaces).

Officers are content that the submitted energy statement (inclusive of the above measures) secured via condition, would result in a development that is compliant with Policy EN6 of the Adopted North Norfolk Core Strategy.

# Recommendation

APPROVAL of the application to the Assistant Director – Planning, 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 scheme
6. External lighting
7. Parking layout
8. Refuse areas
9. Construction parking layout
10. Land contamination mitigation
11. Biodiversity enhancement
12. A 'build-to' condition relating to drainage information as submitted and approved by the LLFA
13. Submission and approval of a detailed energy statement.