

Goldsmith Street, Norwich



Goldsmith_St-5457

Goldsmith Street, Norwich

Entry type: **Completed Scheme**

Number/street name: **Goldsmith Street**

Address line 2:

City: **Norwich**

Postcode: **NR2 4QF**

Architect: **Mikhail Riches & Cathy Hawley**

Architect contact number: **01234 567 890**

Developer: **Norwich City Council**

Contractor: **Norwich City Council**

Planning Authority: **Norwich City Council**

Planning Reference: **17/00220/MA**

Date of Completion: **4/7/2019**

Schedule of Accommodation:
**Phase 1 40 x 2 bed houses; 5 x 4 bed houses;
3 x 2 bed flats; 45 x 1 bed flats; Phase 2
1 x 3 bed flat; 11 x 1 bed flats**

Tenure Mix: **100% Local Authority Social Housing**

Total number of homes: **105**

Site size (hectares): **1.2809**

Net Density (homes per hectare): **83**

Size of principal unit (sq m): **55**

Smallest Unit (sq m): **55**

Largest unit (sq m): **106**

No of parking spaces: **80 spaces (73%)**

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Description of the Design

Private Amenity – All units are provided with private amenity space. Houses and ground floor flats have private gardens, first and second-floor flats all generally have south-facing balconies with some east/west balconies. There are no north facing balconies. Shared Amenity Space – The central space running east-west through the scheme is a shared communal garden which links the rears of the two terraces. Each resident has access to this 'ginnel' via a garden gate and the space is secured at each end encouraging small children's play in this shared amenity asset which is planted and has street furniture including tables and benches. Public Amenity Space – There is a central space with small children's play equipment at the heart of the scheme. A new secure play area is located in the North East corner of the site encouraging 'natural play'. A number of other landscape improvements have been made across the site connecting into the adjacent estate.

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Planning History

The scheme was submitted for planning in March 2015 and granted planning permission in February 2016. The application was revised during the submission process to incorporate design changes and material changes following outline costing. A positive pre-application process was carried out with the Local Authority to engage in the non-policy compliant aspects of the scheme including the 14m facade to facade distance, potential overlooking, and Passivhaus standard in lieu of renewables.

Choose a few key elements you want to promote

The largest Passivhaus scheme in the UK

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Scheme Tags

Type	Size	Cost/ownership
<ul style="list-style-type: none">Terrace	<ul style="list-style-type: none">High density	<ul style="list-style-type: none">Council
Planning	Construction/Design	Sustainability
Outdoor Area	Surrounding Area	<ul style="list-style-type: none">PassivhausLow Carbon
	<ul style="list-style-type: none">Play SpacesCommunal Spaces	Specialised

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Goldsmith_St-5588



Goldsmith_St-5605

Goldsmith Street, Norwich



Goldsmith_St-5617



Goldsmith_St-5611

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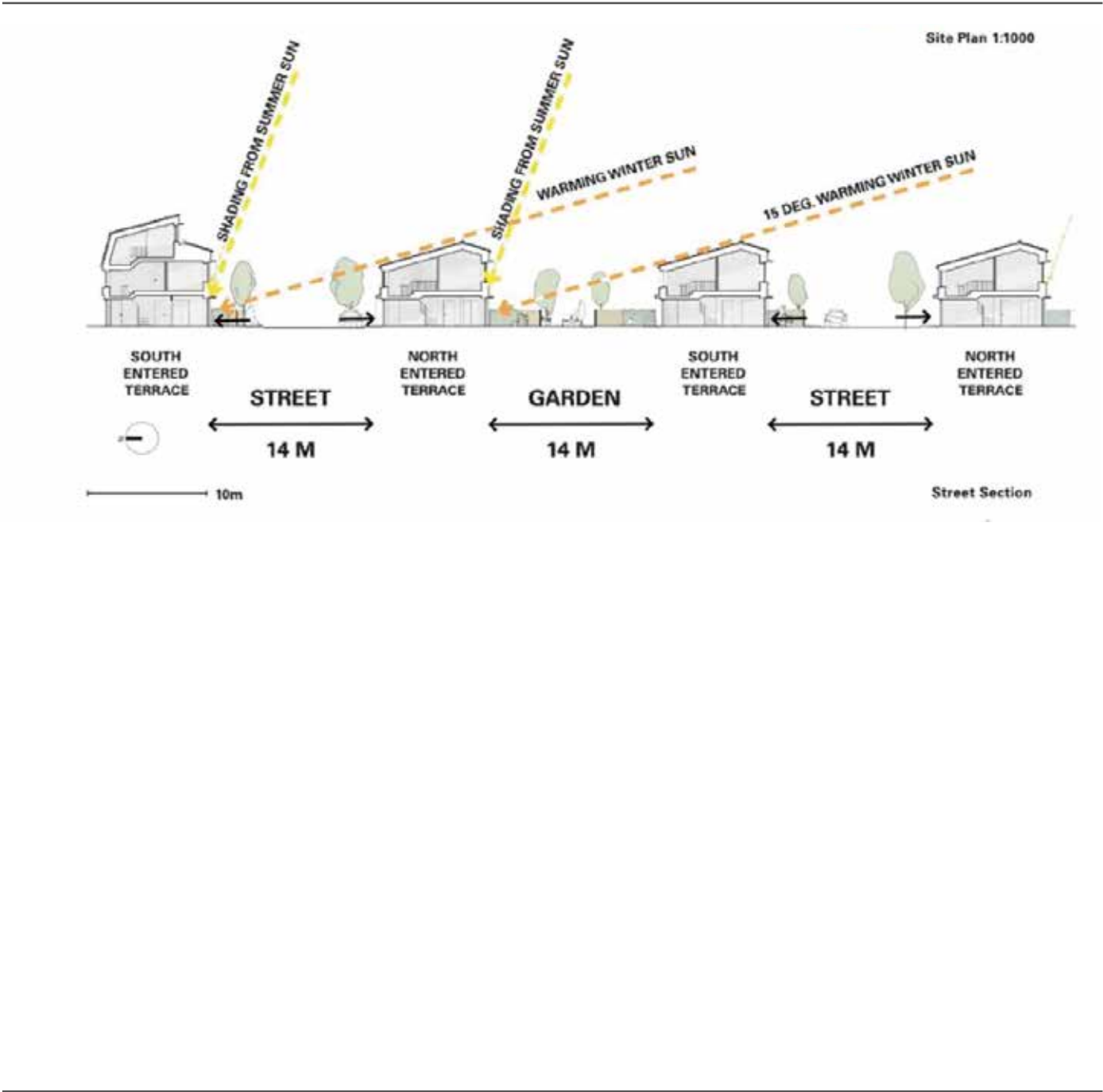


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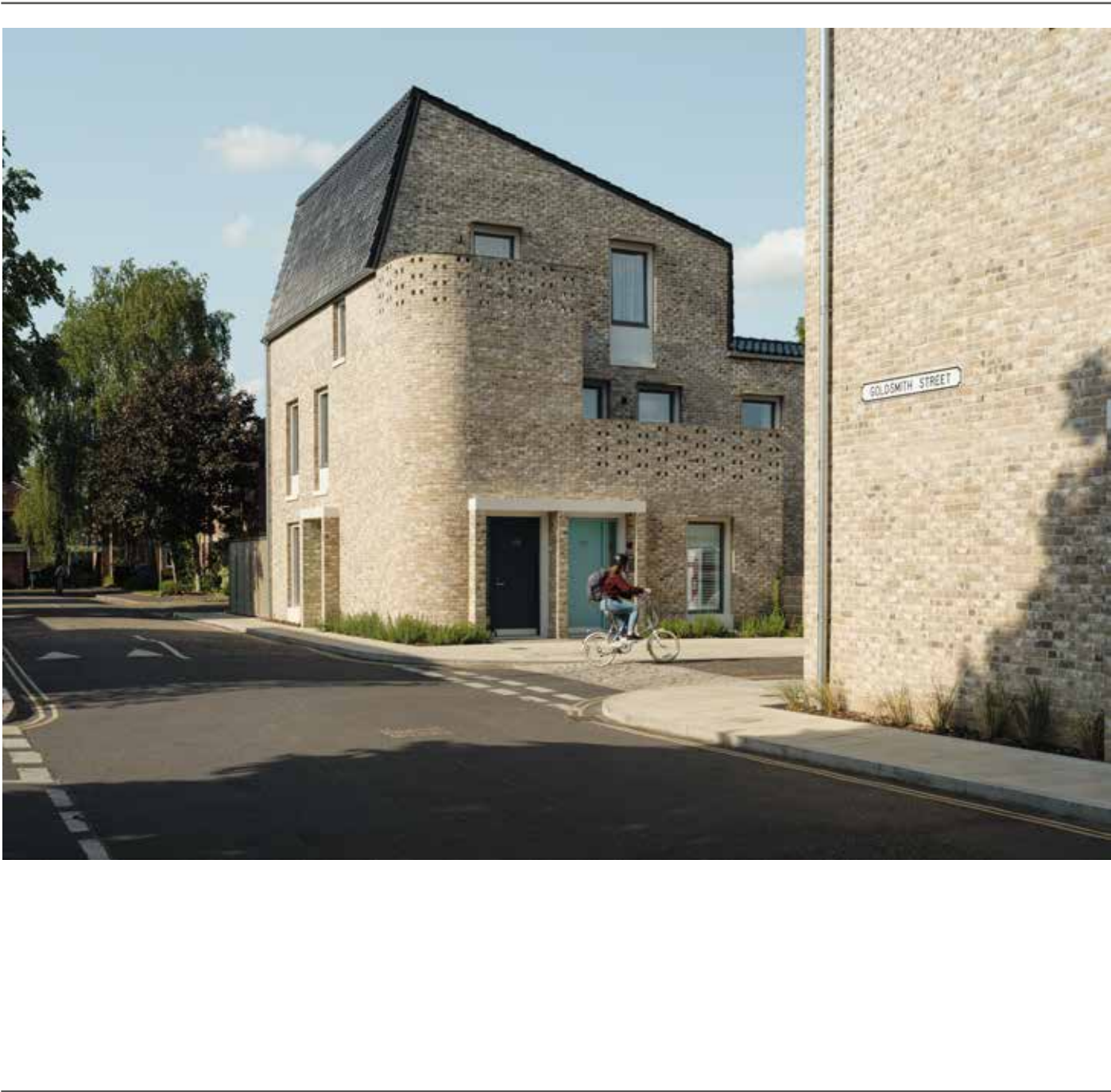


GoldsmithStreet_GroundLayoutPlan

Goldsmith Street, Norwich



GoldsmithStreet_SitePlan



Goldsmith_St-5701

Goldsmith Street, Norwich



Goldsmith_St-5715



Goldsmith_St-5784

Goldsmith Street, Norwich



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Street_Section