

# 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 Consultant:

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.

## Sustainability

Whilst the Housing Design Awards continues to recognise schemes that deliver great residential architecture, we are now in a period where progressive architects must also be reducing the carbon required to build their clients’ buildings and the carbon those buildings produce in use. From 2022 the Awards requires entrants to demonstrate how their schemes address both of these key aims for carbon reduction by simply stating:

How the scheme is enabling a low-carbon lifestyle (Max 300 words);

Which of these assessment tools are being used in the project.

Tools	Yes /No	Further Details (optional)
Building for a Healthy Life		
Building with Nature		
Home Quality Mark		
Up Front Carbon Assessment		
Circular Economy Assessment Plan		
Community Impact (Social Value)		
Well/BREEAM (for mixed-use schemes)		
Post Occupancy Evaluation		

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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"><li>Terrace</li></ul>	<ul style="list-style-type: none"><li>High density</li></ul>	<ul style="list-style-type: none"><li>Council</li></ul>
Planning	Construction/Design	Sustainability
Outdoor Area	Surrounding Area	<ul style="list-style-type: none"><li>Passivhaus</li><li>Low Carbon</li></ul>
	<ul style="list-style-type: none"><li>Play Spaces</li><li>Communal Spaces</li></ul>	Specialised



# Goldsmith Street, Norwich



Goldsmith\_St-5588



Goldsmith\_St-5605



# Goldsmith Street, Norwich



Goldsmith\_St-5617



Goldsmith\_St-5611



# Goldsmith Street, Norwich



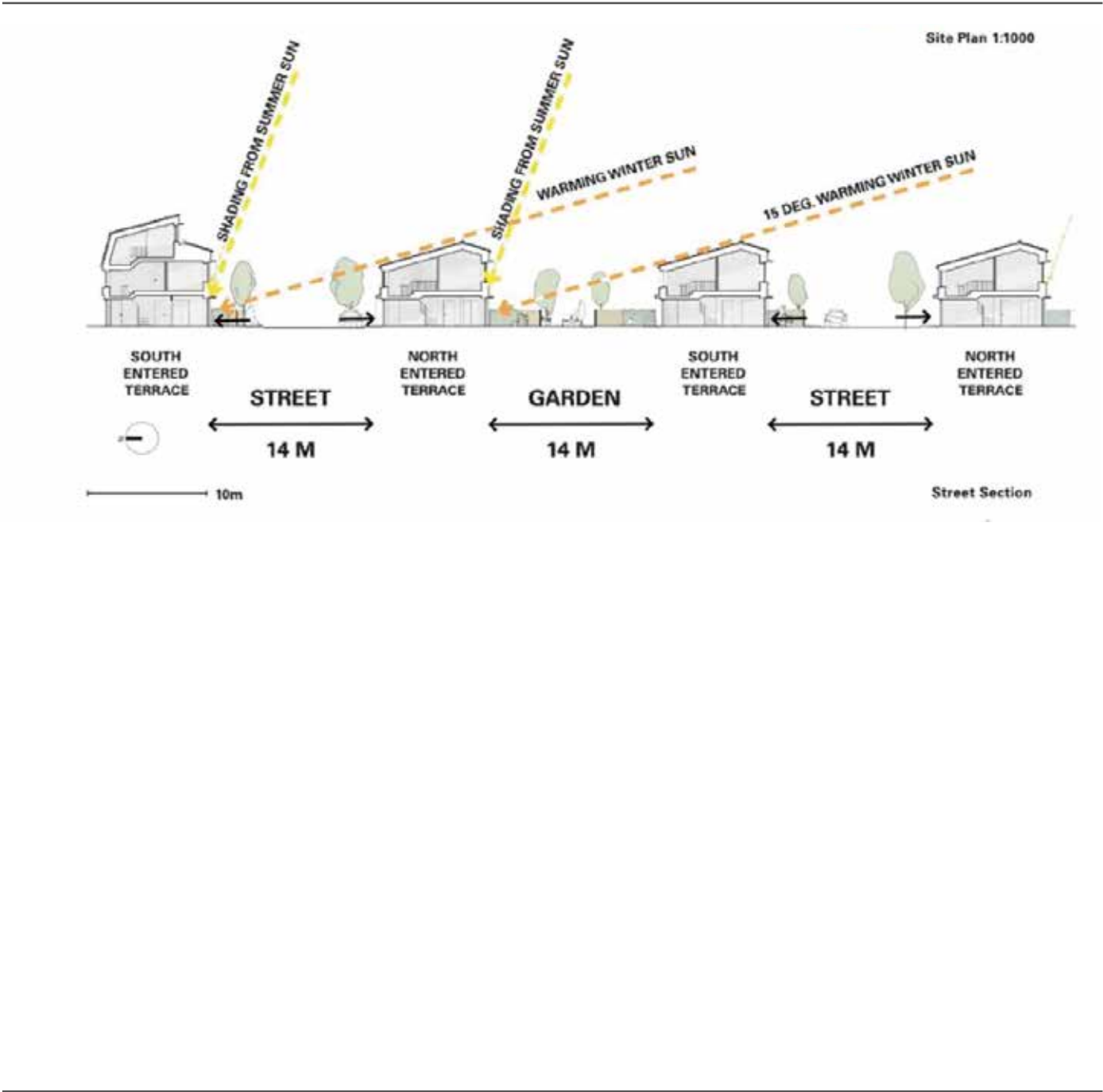
Goldsmith\_St-5691



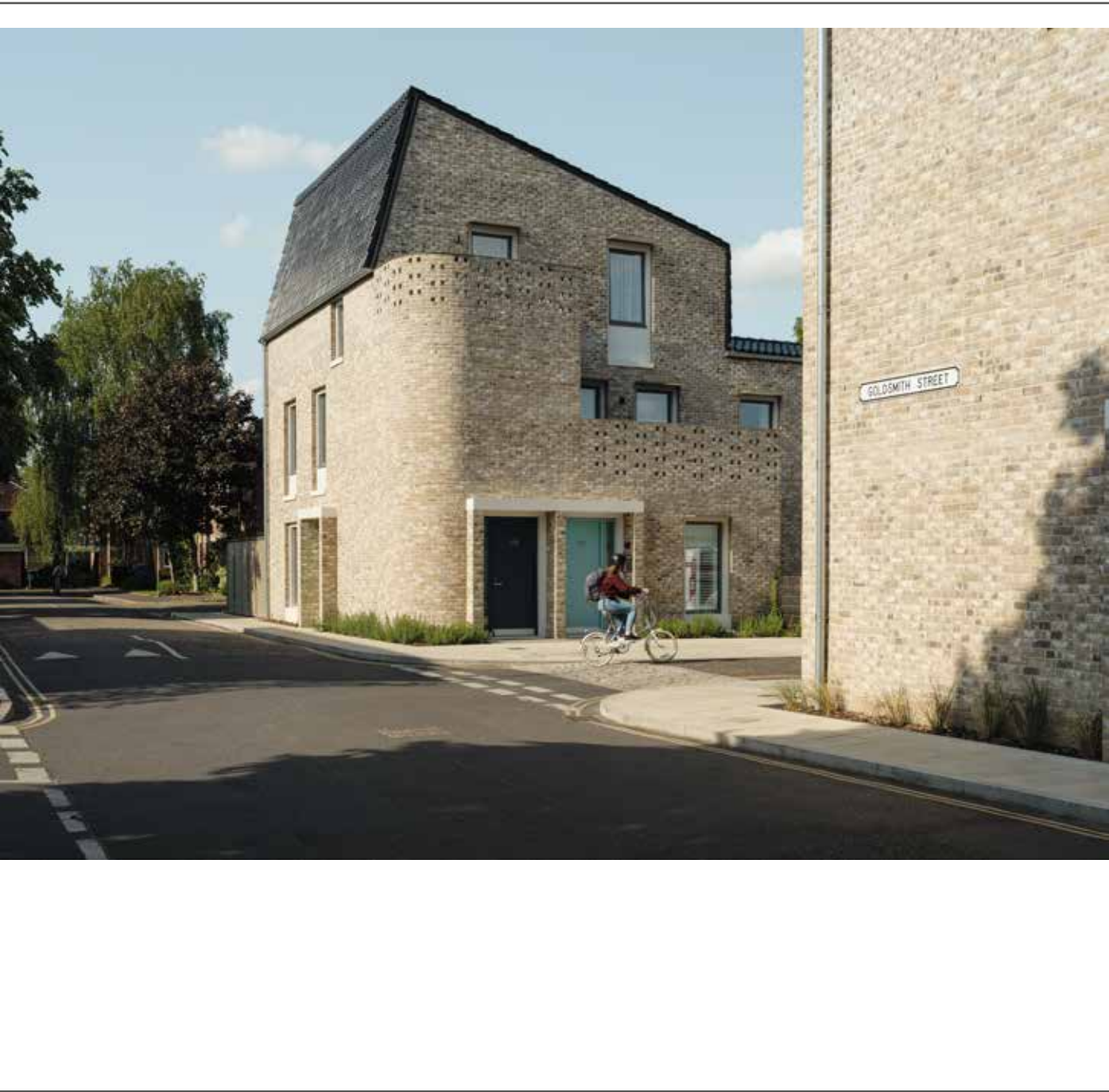
GoldsmithStreet\_GroundLayoutPlan



# Goldsmith Street, Norwich



GoldsmithStreet\_SitePlan



Goldsmith\_St-5701



# Goldsmith Street, Norwich



Goldsmith\_St-5715



Goldsmith\_St-5784



# Goldsmith Street, Norwich



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# Goldsmith Street, Norwich



06\_TC



Street\_Section