

# Suffolk Design Norwich and King's Lynn study tour

## 1. Goldsmith Street, Norwich

Built on a former sheltered housing and light industrial site, Goldsmith Street is one of the largest Passivhaus schemes in the UK which is 100% social rented and based on a traditional street layout reflecting Victorian terraces of Norwich's 'golden triangle'.

### Key details

- 105 Passivhaus homes
- Density: 83 dw/ha
- Built on a traditional street layout
- Achieved high density and low rise residential blocks
- 100% social rented
- 80% car parking provision



Traditional street layout reflecting Victorian terraces of Norwich's 'golden triangle'



Landmark buildings 'bookend' each terrace and roofs oriented for maximum passive solar gain



Careful detailing of window reveals and external brickwork



Reinterpreting historic 'ginnel' alleyway at the back of blocks

## 2. Hillingdon Square, King's Lynn

Hillingdon Square was built to provide housing for London overspill between 1967-71 and the £30m refurbishment is one of the biggest regeneration projects in King's Lynn.

### Key details

- Remodelling of estate layout and public realm improvements
- Refurbishment of 320 properties
- Reintegrating the estate with the surrounding urban area
- Improved liveability, appearance, wider public perception and desirability of the estate



Hillingdon Square – prior to regeneration



Remaining street frontages dominated by garages



Removing continuous frontage of garages and reconfiguring elevations



'Selective demolition' of key areas of estate to reveal surrounding context



Improving connectivity and reintegrating the estate with the town centre



Animating the edge of streets with balconies and activity



New public spaces to encourage play and social interaction

### 3. Carrowbreck Meadows

The design response at Carrowbreck Meadow is a contemporary rendition of a well-established and local typology, a 'Norfolk style' – defined by a number of references to the historic barn vernacular seen throughout the county.

#### Key details

- 14 Passivhaus homes
- 43% affordable
- Historic barn vernacular
- Located outside the defined settlement limit and heavily constrained by trees



Housing set within woodland landscape setting



Position and orientation of housing for maximum passive solar gain



Material pallet of white render, black stained timber cladding & slate/plain red roof tiles reflects materials used in adjacent Carrowbreck House




Material pallet of white render, black stained timber cladding & slate/plain red roof tiles reflects materials used in adjacent Carrowbreck House

## 4. Enterprise Centre (UEA)

The Enterprise Centre is the regional business hub and the greenest building in the UK. The gateway building at the University of East Anglia, commercial tenants work alongside students in a dynamic and vibrant community.

### Key details

- 'Gateway' to University and part of Norwich Research Park
- Natural materials palette – locally sourced thatch and timber frame from Thetford Forest
- Includes business start-up space for environmental-based enterprises

 [The Enterprise Centre - event, meeting and work space - Adapt](#)



The Enterprise Centre is a gateway to the University



Exterior walls made of locally sourced thatch



Exterior thatch walls are expected to have a lifespan of 50-60 years before replacement



Sustainably designed cycle shelter on campus