

7. Built Form

The built form of an area is influenced by its layout, scale, massing and density. The Deal Ground and May Gurney site is divided into three character areas. There is a different approach to the built form in each yet a unity in the overall.

Density

- Yare Edge, 72 dwellings, 38 dph
- The Views, 148 dwellings, 43 dph
- Wensum Edge, 450 dwellings, 89 dph

Yare Edge and The Views could be considered as peri-urban neighbourhoods - sitting on the border between the urban edge of Norwich and the rural countryside. While the Wensum Edge is also at the interface between town and countryside it is the most urban in character and highest density.

A number of built forms should be utilised in response to context and identity. These could include perimeter blocks, informal blocks, terraces and mews.

In lower density areas a more informal arrangement may be adopted to support more multi-functional streets, and home zones. In higher density areas a more formal arrangement may be adopted with buildings joined to create well defined perimeter blocks.

On the peripheries of rivers and in more natural areas shared gardens could break up the regularity of standard plot boundaries.

WENSUM EDGE

Bold perimeter blocks of varying heights and massing. Terraces of tall houses create a transition to other character areas. Nature, landscape and open space between



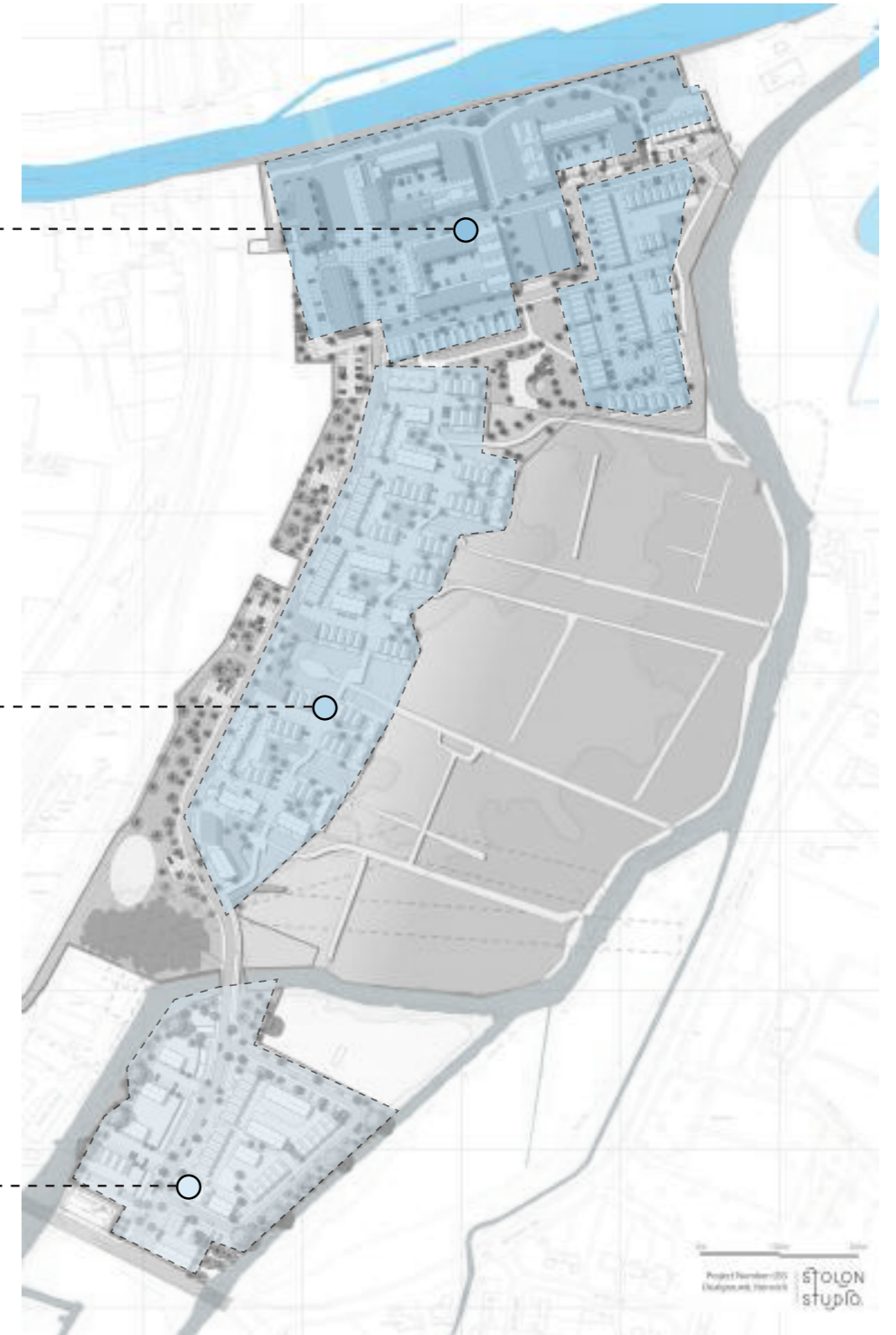
THE VIEWS

2-3 storey dwellings are arranged in mews streets with shared gardens. 3-4 storey apartment blocks create mix and hierarchical definition. The building line is



YARE EDGE

Close knit terraces of houses are arranged along a mix of adopted and private lanes. The two storey homes are arranged in loose blocks with with gardens and



7.1. Block Strategy

Block Type Strategy

The block typology seeks to provide a synergy with the identity of the adjoining area. It comprises a mix of open block forms that are more visually accessible, with some courtyards and semi-courtyards that are more private and intimate. This is set out for each area below and in the identity section of the DAS.

Wensum Edge - (Industrial Chic)

The Wensum Edge is designed as a series of perimeter and courtyard blocks interspersed with boulevards and avenues.

The Views - (Modern Vernacular)

The Views is a series of mews type blocks set between/around the blue/green corridors. This creates a semi-open block plan with a balance between intimacy and openness.

Yare Edge - (Modern Vernacular)

Yare Edge is formed of terraces within rectilinear or open block arrangements characteristic of Trowse Village. This helps to create visual breaks and views through into areas beyond.



Wensum Edge, initial concept sketch

The Views, initial concept sketch

Yare Edge, initial concept sketch

7.2. Block Types - Yare Edge

Yare Edge is the first point of entry to the site. Rather than an ostentatious entrance it is envisaged as having a modest entrance complementing the character of 'Bracondale/The Street' and Trowse.

Historic maps of Trowse indicate that development in small terraces was established along the main roads and side roads (often abutting them). The school terrace mirrors Russell terrace to create an open block while the Dell forms a quadrangle. Converted linear barns from the Hospital Farm align White Horse Lane.

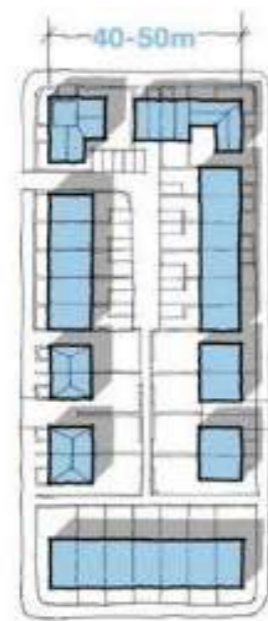
The modern development in Trowse has a more ubiquitous character with detached houses and garages arranged in loose clusters.

The RMA draws inspiration from the historical character of Trowse. A mix of small terraces and semi-detached houses, would create some variety and retain similarities with Trowse Newton.

Houses predominantly front onto the streets with modest borders. They are two storey in height, in line with the Permitted Development Agreement. However, there may be scope to convert lofts in the future.

Linear semi-detached and buildings are a reflection of the converted barns.

Further details are provided in the identity section.



Ordnance Survey 1970



Oldest parts of Trowse



The Street



White Horse Lane



Converted Barns

7.3. Block Types - The Views

The Views is a meandering series of streets that are interspersed by wildlife corridors.

It includes an unusual interplay between the site's ecology and the private realm.

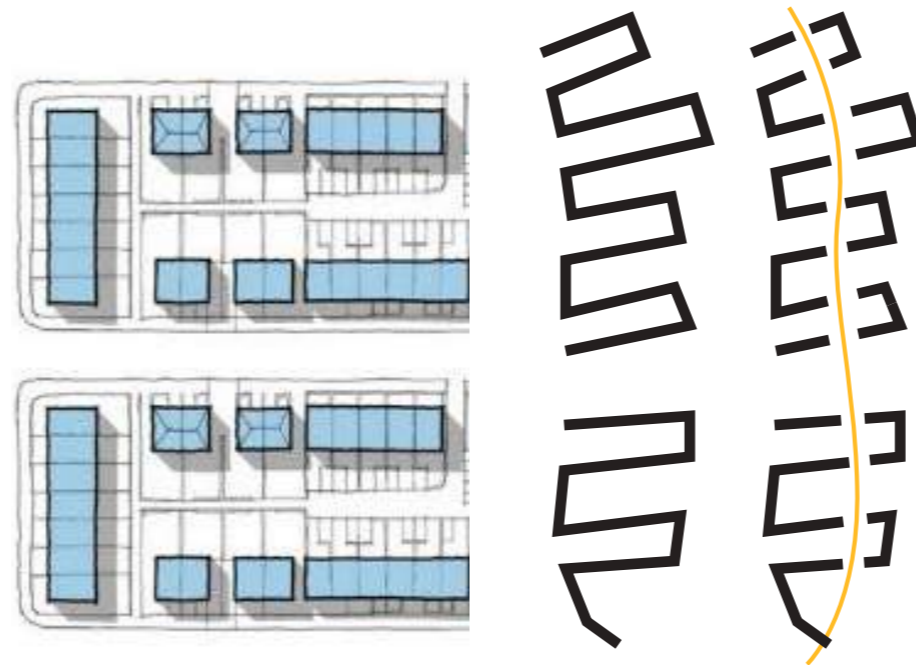
The block form is derived from a mews type street combined with a perimeter block, as indicated opposite. This is a very interesting form as it creates multiple opportunities for amenity, outlook and interaction. Gaps between buildings are created for glimpsed views of spaces beyond and forward visibility to support safety for all travel modes.

The mews streets are all in excess of 10m wide. However due to orientation (typically N to S) the buildings will shade the streets. Therefore heights have been restricted with either 2 storey terraces or occupied roofs and perpendicular gables.

Houses are arranged in small terraces or semi-detached configurations. There are 3 apartment blocks. These are the tallest buildings and have been placed to provide articulation and hierarchy.

The building forms are reminiscent of those used in the Yare Edge but with some more contemporary forms to provide a transition to the Wensum Edge.

Further details are provided in the identity section.



Typical perimeter block configuration with end removed.

Design evolution showing how block form is influenced by active travel modes.



Subdivision and separation to create a permeable perimeter.



Key buildings

7.4. Block Types - Wensum Edge

Drawing inspiration from the warehouse context, blocks are arranged along the river edge and set back in line.

The blocks are comprised of a variety of forms and heights to create interest and respond to the environment.

Taller buildings are located adjacent to areas of open space such as park land, public squares and wide streets to avoid over bearing and over-shadowing.

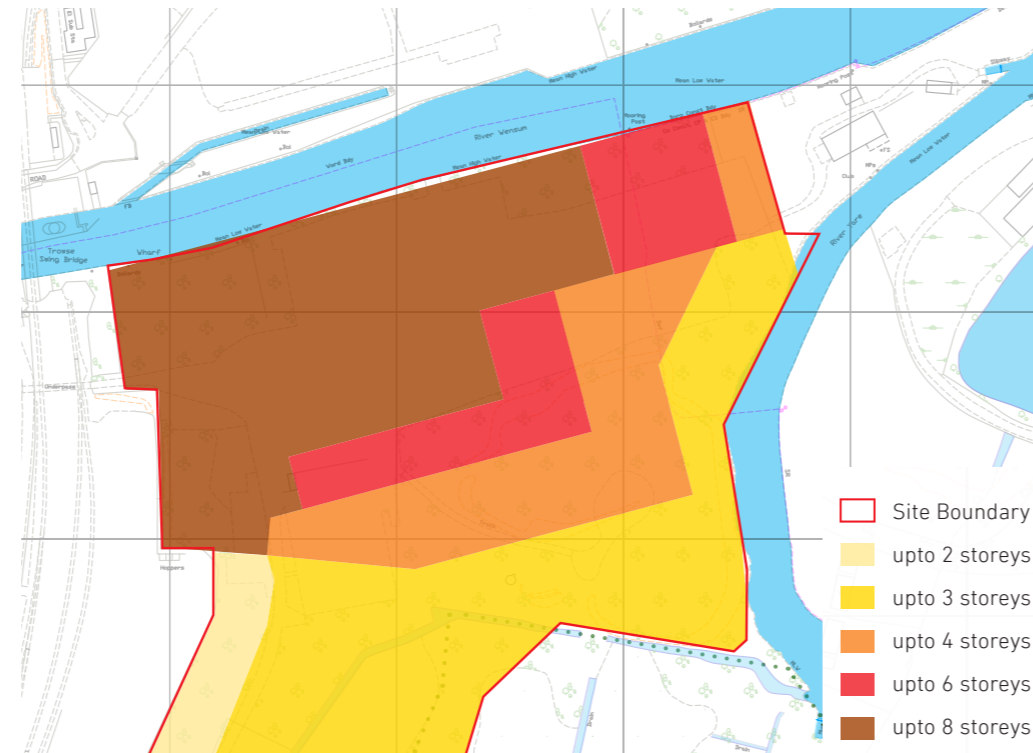
Houses are arranged in longer (more urban) terraces. Where located near to the River Yare and CWS they are typically set obliquely to the water front or in semi-detached units.

Further details are provided on the following pages and in the identity section.

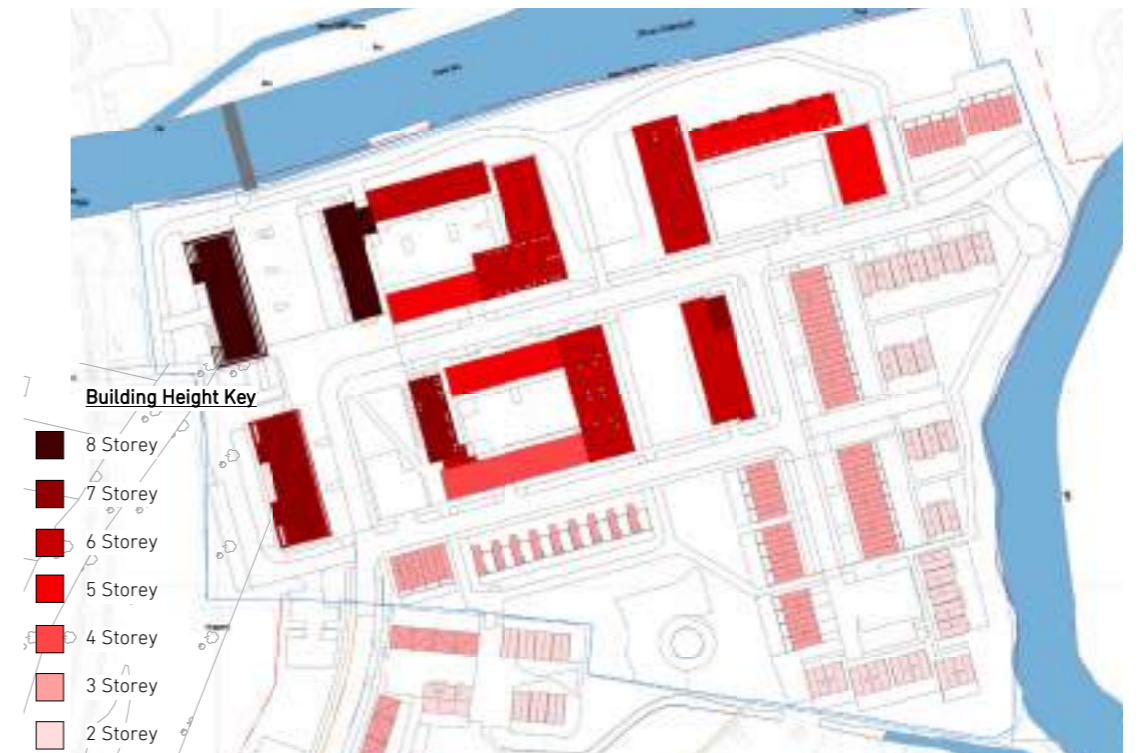
Height

Buildings reduce in height around the marsh and along the River Yare to appear less dominant in the rural setting. Buildings are taller towards the River Wensum and centre of the site to articulate the more urban character.

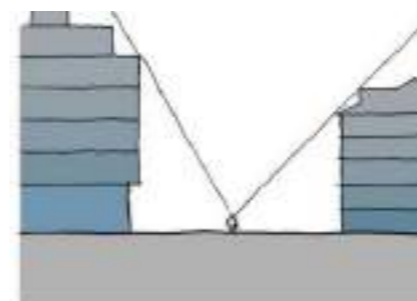
A plan showing the building height strategy is indicated opposite. This indicates predominant heights and variation within a particular height zone to support gateways, vistas and other urban design aspects.



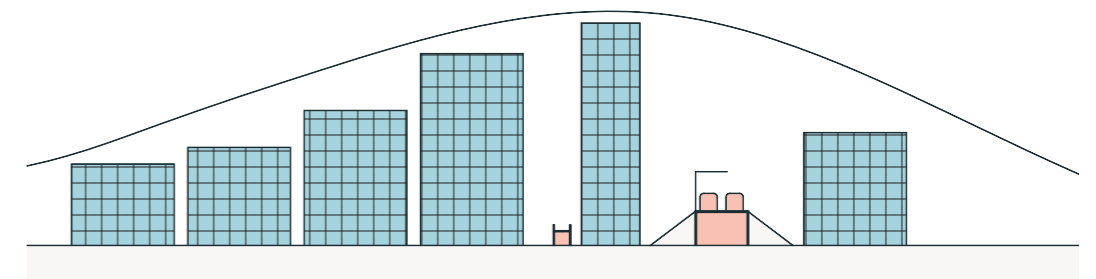
Indicative Building Heights Strategy



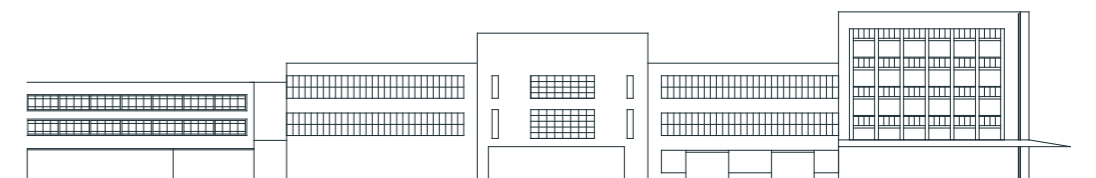
Proposed Building Heights



Pitched roofs or set backs can help to maintain a view of the sky, (National Model Design Guide)



River Wensum Building Height Principle



Height variation as observed in neighbouring warehouses along The River Wensum

Building Line

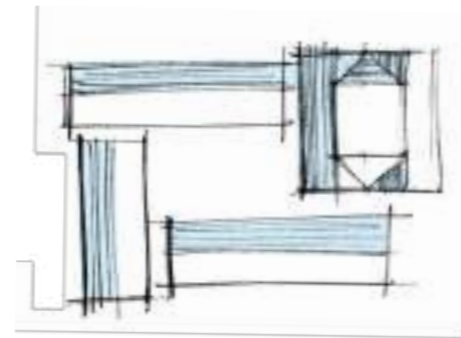
Wensum Edge

The building line has been varied in plan and section to support a hierarchy of space and place. Taller buildings near public spaces provide natural way finders to gathering areas.

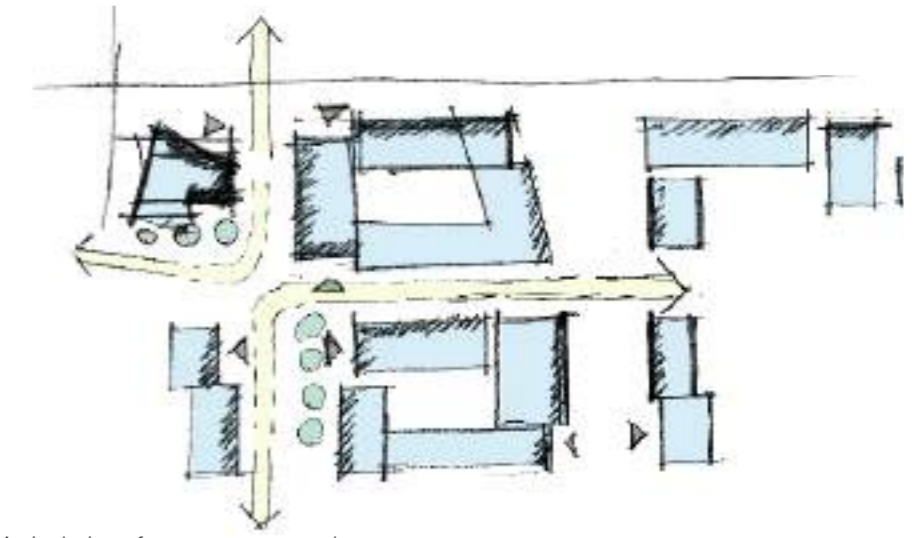
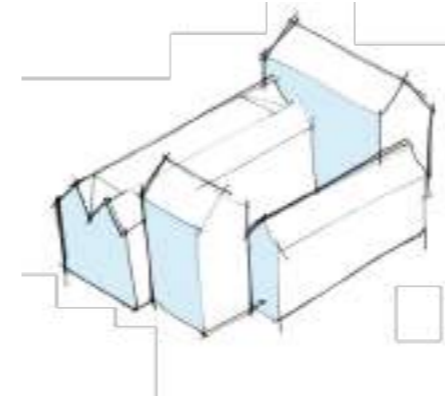
Buildings set back from the predominant building line have been used to help to articulate a change in character. More generous set backs typically identifying public realm, gateways or entrances.

The interchange between the spine road, River Wensum bridge and subway below the railway line is a key gathering node. Variation in the building line, as indicated opposite, emphasise the sense of arrival at a destination, in turn supporting commercial activity.

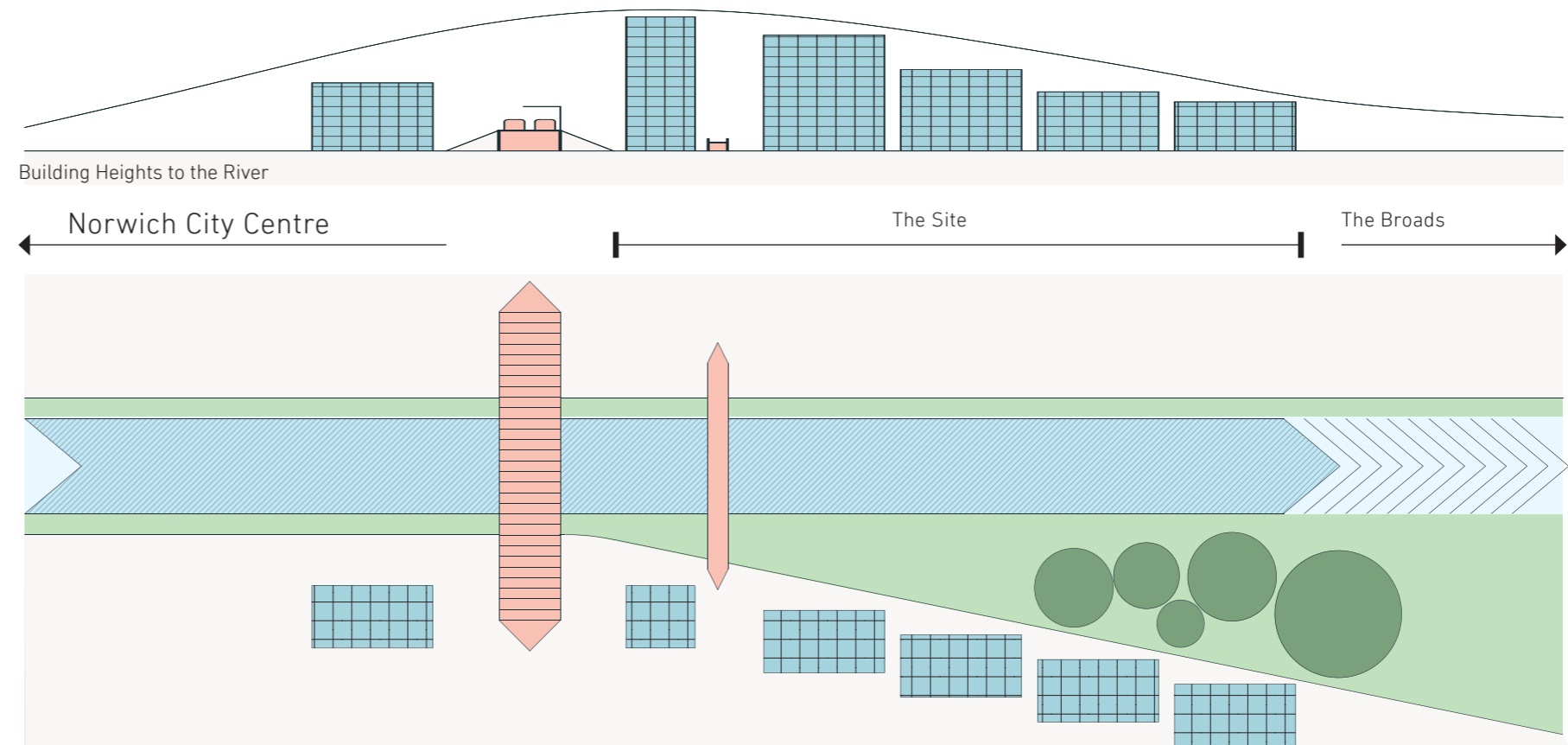
The river side trees contribute the character of the frontage. The further east on the site, the building line step away from the river front to make space for trees, nature and water, as indicated in the plan sketch.



Articulation of corners and access points



Articulation of street corners and gateways



Building Line to the River

Building Line

Well considered building separation helps to make an area easier to navigate.

Building Line

Building frontages seek to establish a regular building line when facing onto streets, public space and green open space. The building line must only be stepped under certain circumstances i.e. where it is necessary to highlight a particular 'moment' within the scheme or to respond to a site condition i.e. extant ecological features.

Aspects

Habitable rooms overlook either open space or the adjacent main road.

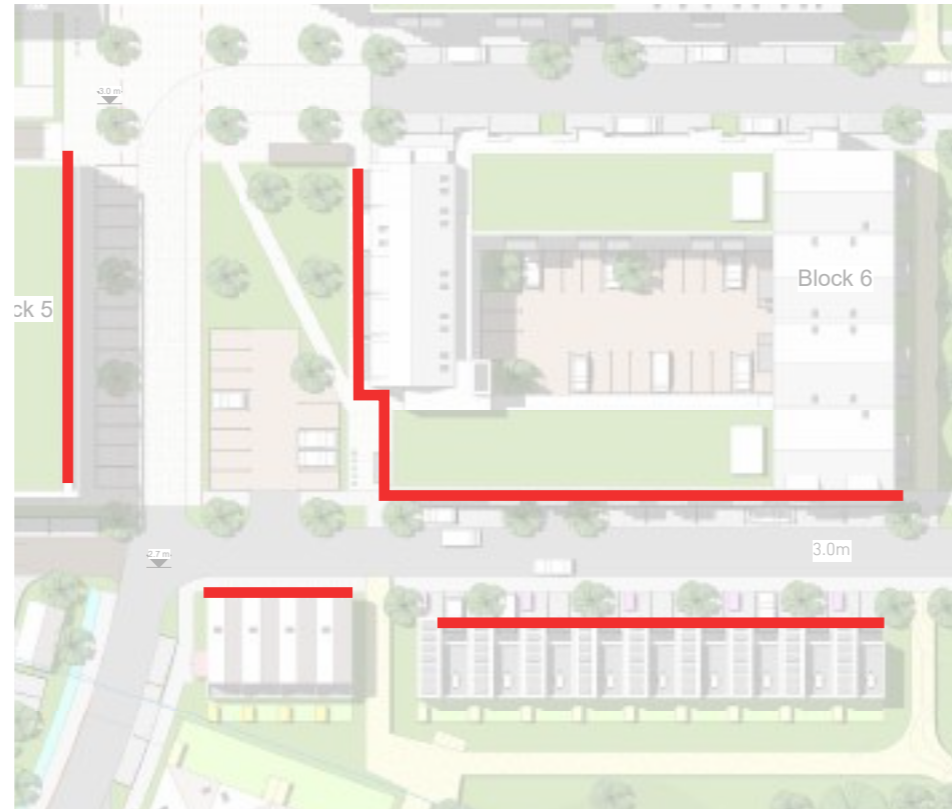
Separation

(See *Outlook & Privacy in 'Homes and Buildings' chapter*)

Spaces between buildings are designed to minimise overlooking and prevent building frontage lines from appearing monolithic and monotonous.

Articulation

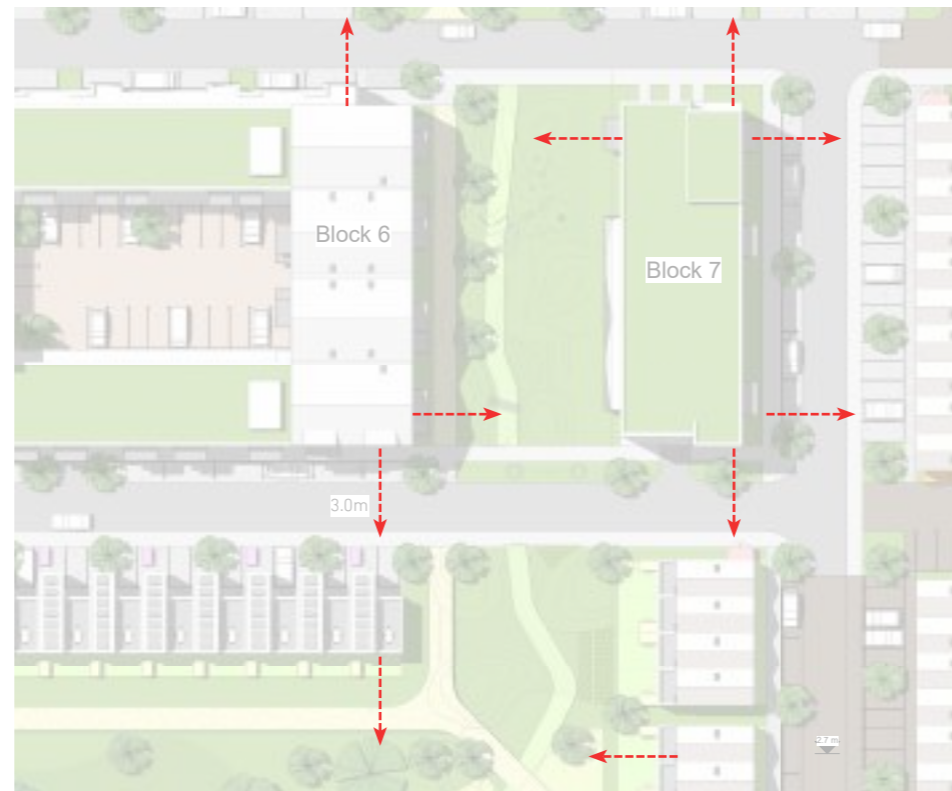
Set backs (or set forwards) are used to articulate entrances to buildings, changes in use and destinations such as public squares or parks



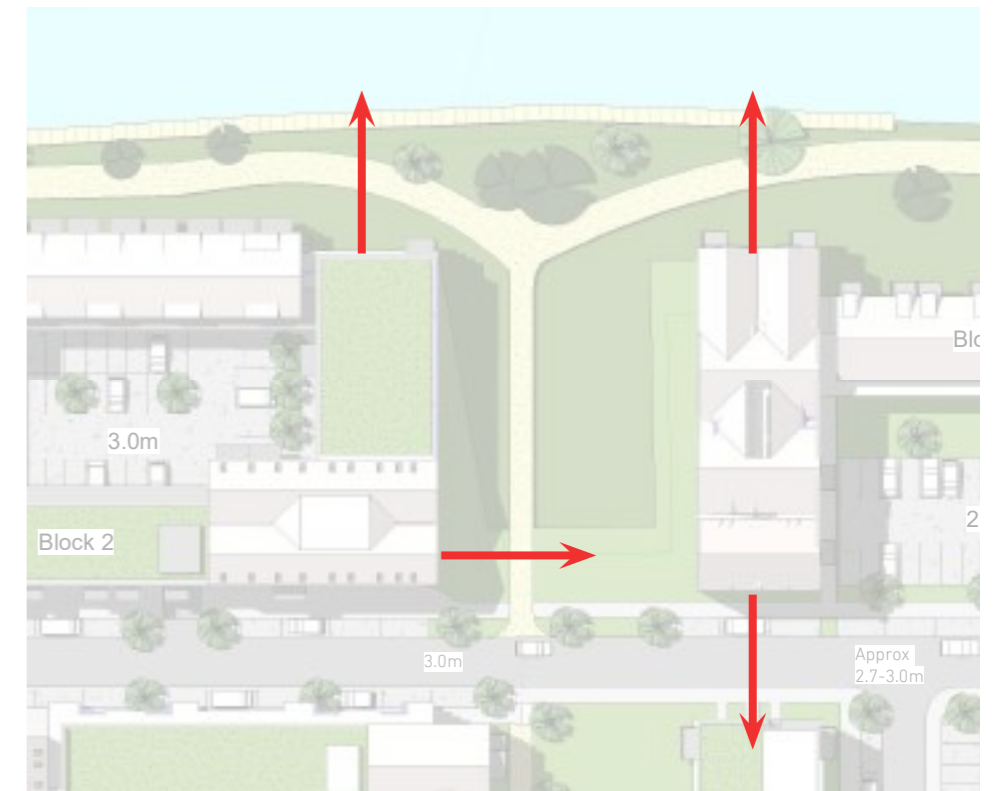
Building Line: Building line stepped to highlight or respond to site condition



Building Separation: Distances between buildings should remain consistent



Aspect: Habitable rooms overlooking open space or high ranking street



Stepped Frontages: Gable façades set back/forward to create articulation

7.5. Boundaries

This section sets out the boundaries that play a key role in the creation of liveable neighbourhoods with cohesive and legible characters.

This section is to be read in conjunction with both the 'Movement' and 'Identity' chapters.

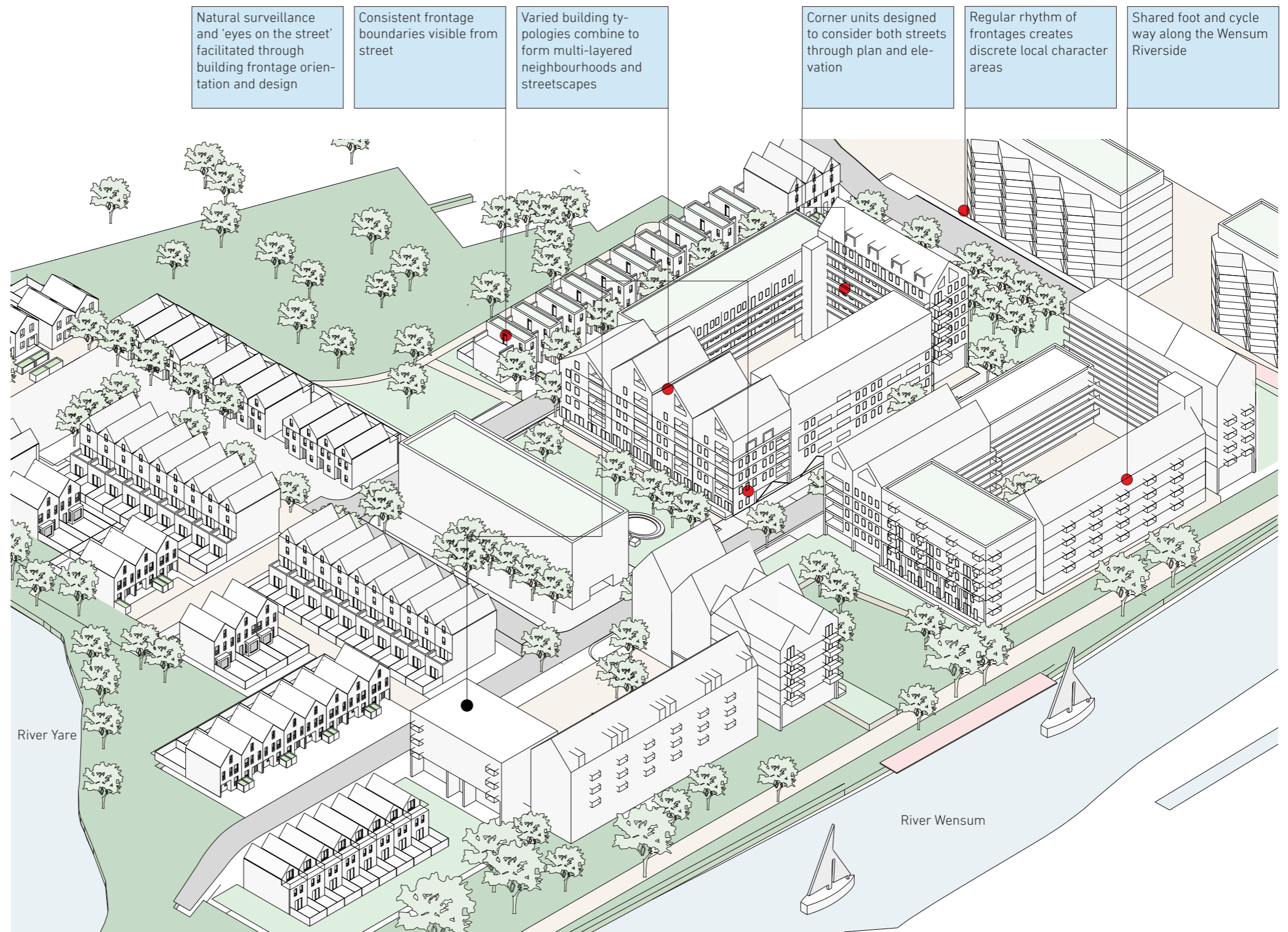
Building frontages have a relationship to their immediate context, addressing the boundaries of neighbouring buildings, movement routes and public amenity spaces.

Boundary treatments remain consistent and be coordinated throughout an area in order to maintain legibility and facilitate the formation of distinct character areas. Throughout the scheme the boundaries aim to address the public realm, demarcate property lines and create a link between dwellings.

Where a side elevation faces onto a street this has been designed to have additional fenestration or detailing, depending on the situation.

Further detail is included in the following pages and the 'Identity' section.

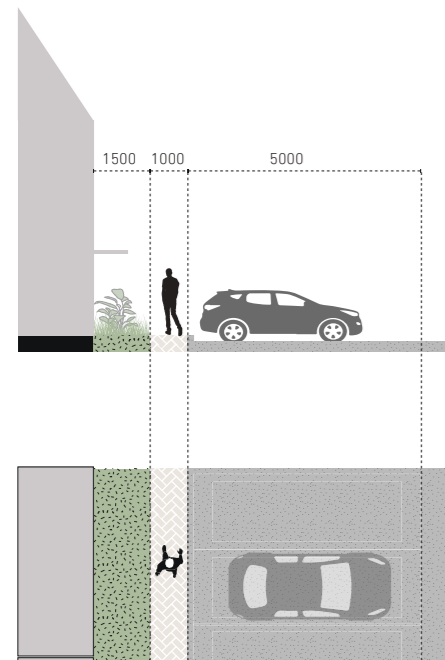
The illustrations on the following pages set out the front and rear typologies for the houses and associated parking, boundaries, cycle and bin storage etc throughout the scheme.



Boundary articulation in the Wensum Edge (note: massing only and articulation is not shown throughout)

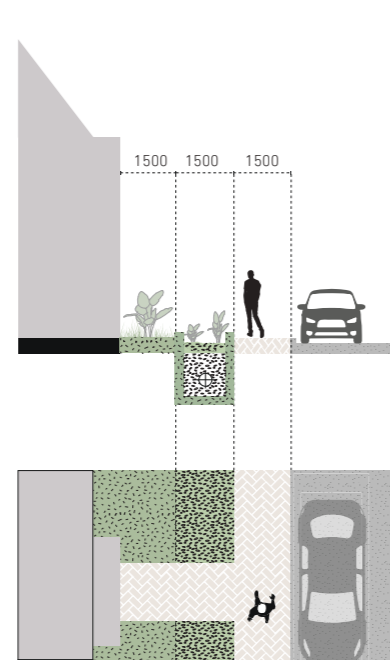
7.6. Boundaries, Yare Edge

FT 1 YE



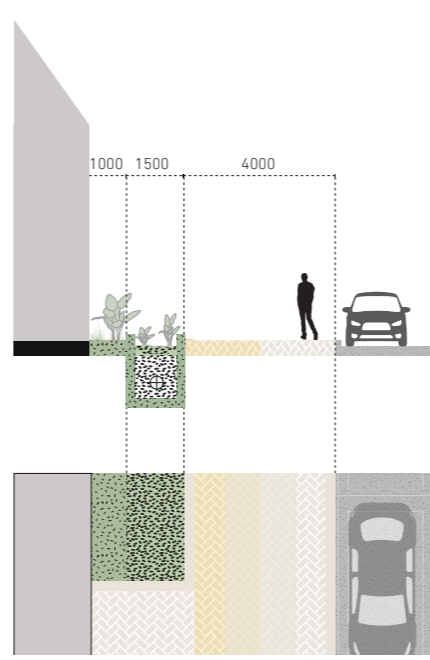
1-1.5m buffer, footpath and private parking area

FT 2 YE



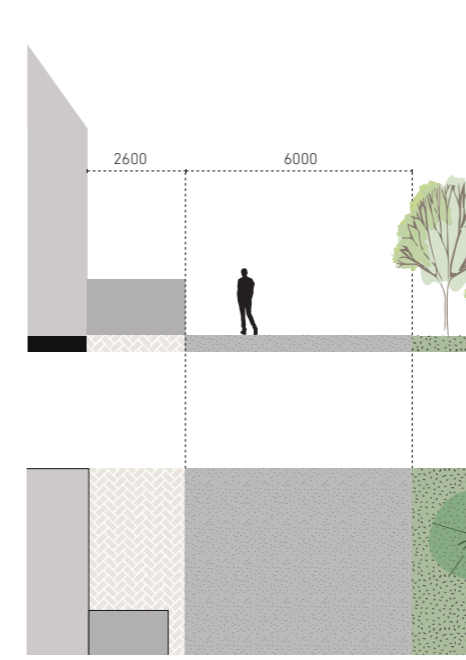
1-1.5m buffer, 1.5m planted swale, 2.0m footway

FT 3 YE

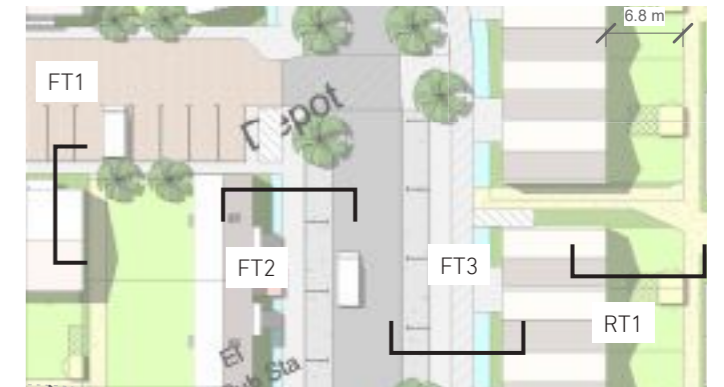


1m buffer, 1.5m swale, 2.0m cycleway, 2.0m footway, 2.5m parking

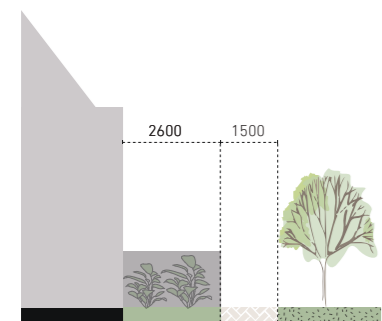
T 4 YE



2.6m buffer, incorporating 1.5m high private bin store, access and planting. 6.0m wide shared street

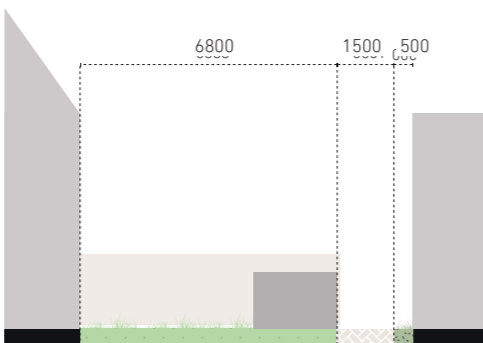


FT 5 YE



2.6m buffer, incorporating 1.5m high private bin store, access and planting. 1.5m wide private footway

RT 1 YE



Private garden with 1.8m close boarded fence between properties and 1.6m to rear. Onto 1.5m wide private footway



Precedent for FT 4



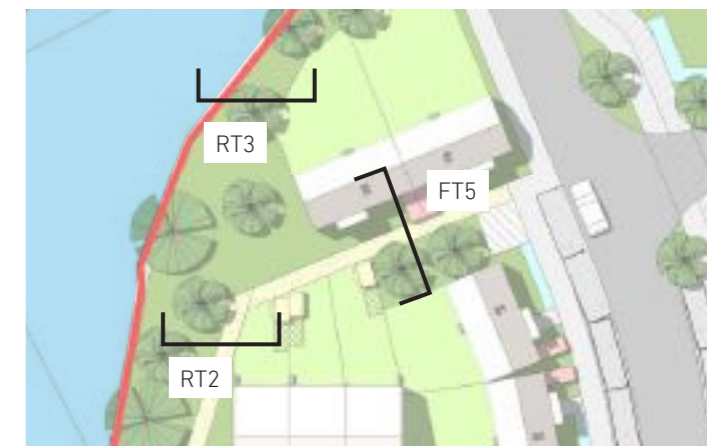
Precedent for FT 5



Precedent for FT2 (no swales shown)



Precedent for FT3 (showing swales and bridges)

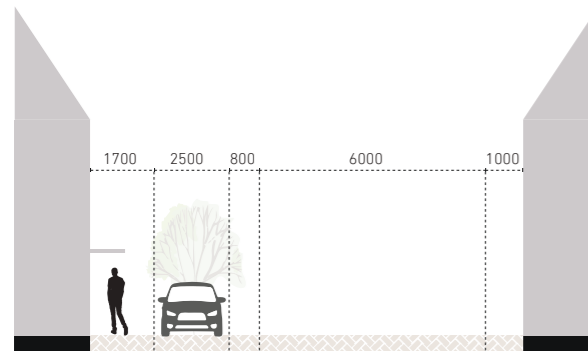


Yare Edge Typologies

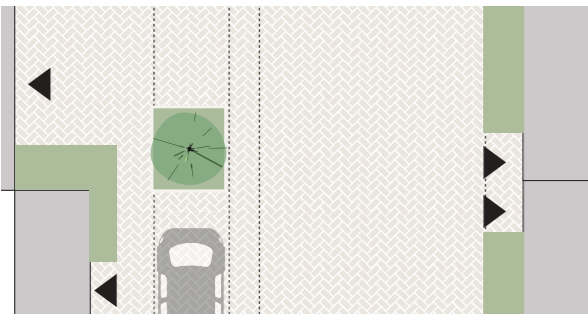
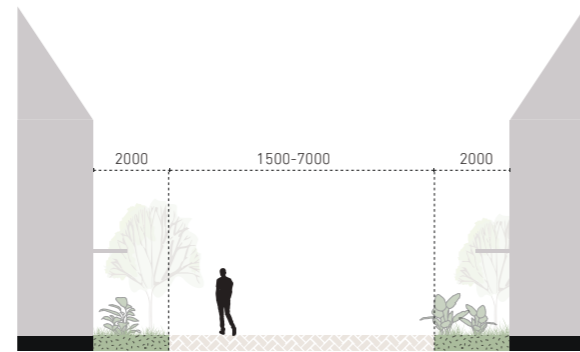
Note: it is difficult to find exact precedents. These are intended to give a sense of the character of some of the boundary conditions proposed.

7.7. Boundaries, The Views

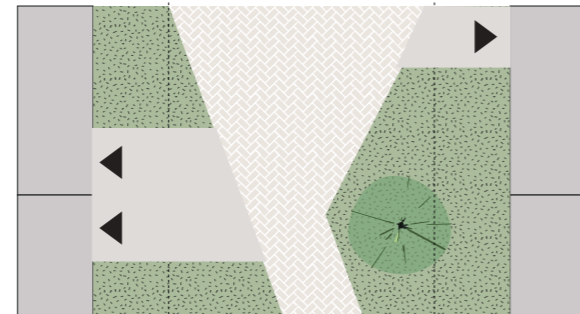
FT 7 TV



FT 8 TV



Mews street with buffer spaces for planting
Parking on one side only



Mews street with buffer spaces for planting
Parking on one side only

RT4



Private back garden with 1.8m high bike store, step down AHU housing and 1.4m high picket fence

RT5



Private back garden with 1.8m high bike store, step down AHU housing and 1.4m post and rail fence



CGI showing RT4 (right)



CGI showing RT5 (left)



Precedents for RT5 (note SuDS, not marsh in this image)



Precedent for RT5

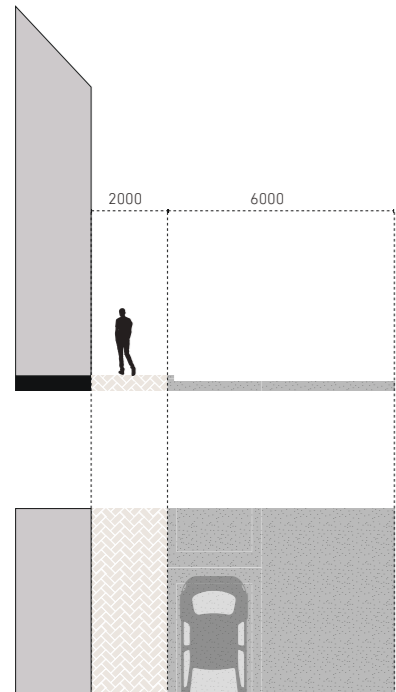


The Views Typologies

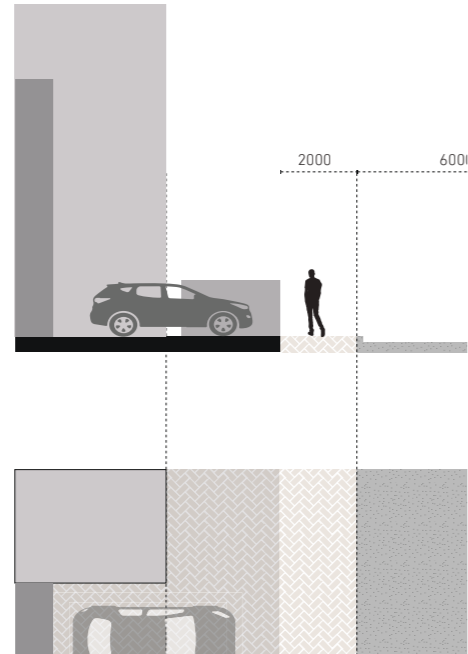
Note: it is difficult to find exact precedents. These are intended to give a sense of the character of some of the boundary conditions proposed.

7.8. Boundaries, Wensum Edge

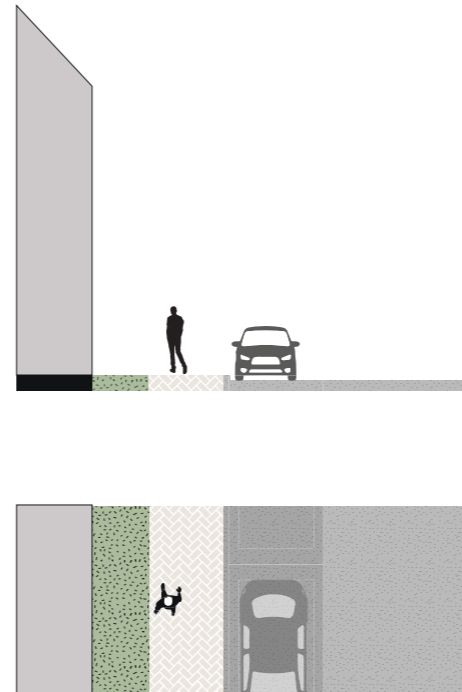
FT 9 WE



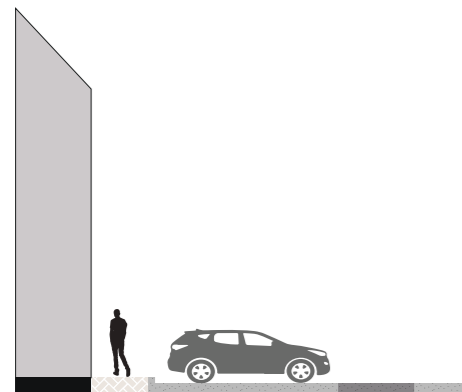
FT 10 WE



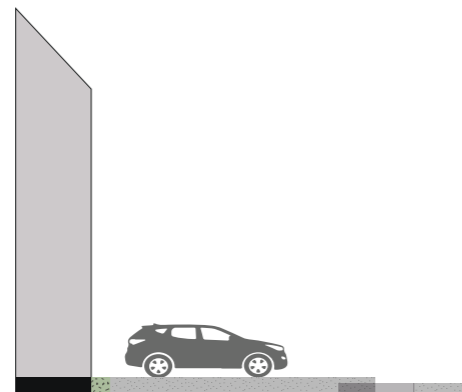
FT 11 WE



FT 12 WE

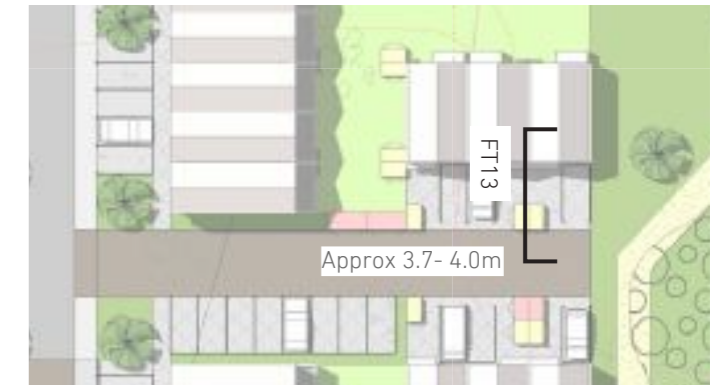
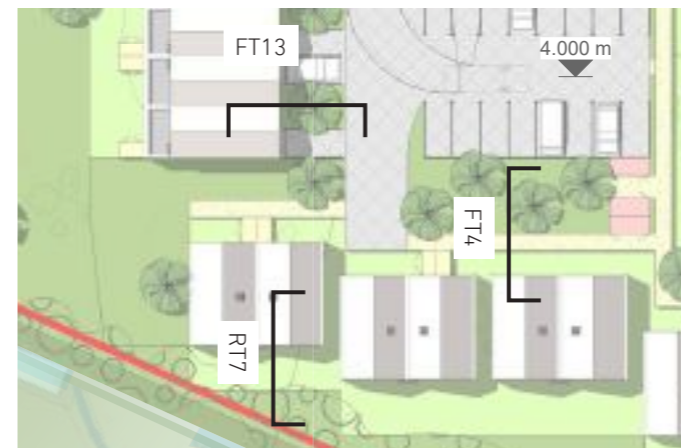
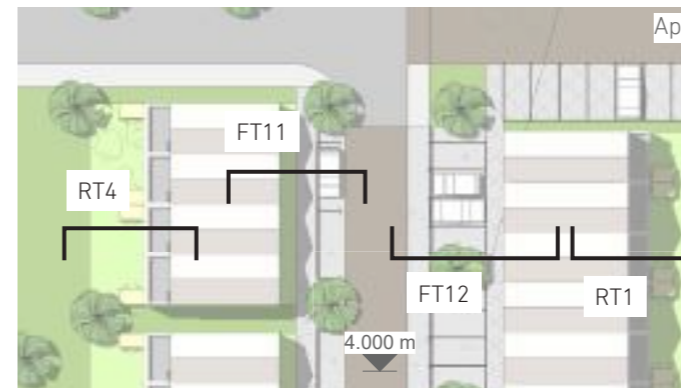


FT 13 WE



Precedents below indicate similar front arrangements to FT 11, FT 13

Note: it is difficult to find exact precedents. These are intended to give a sense of the character of some of the boundary conditions proposed.



Wensum Edge Typologies



Similar to FT 13



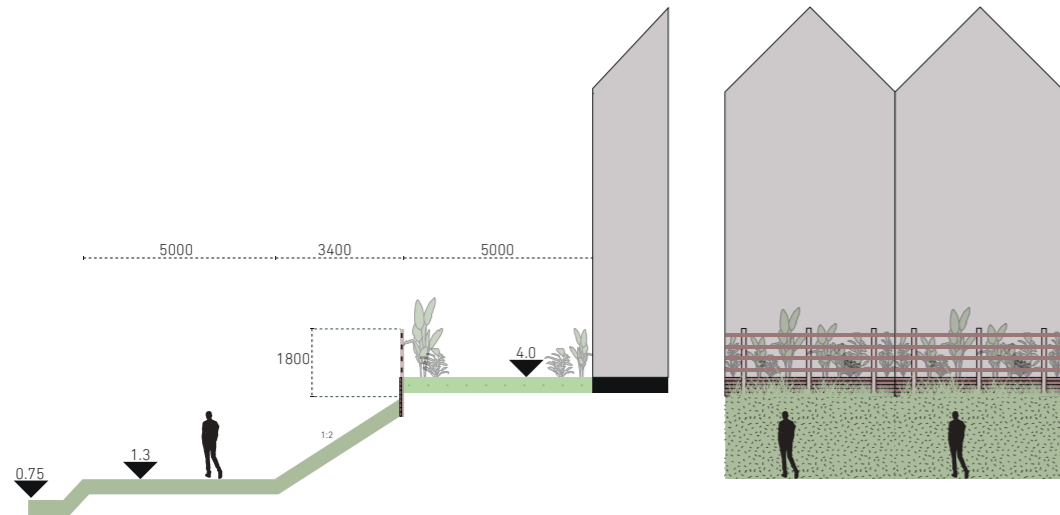
Similar to Boundary with Block 7



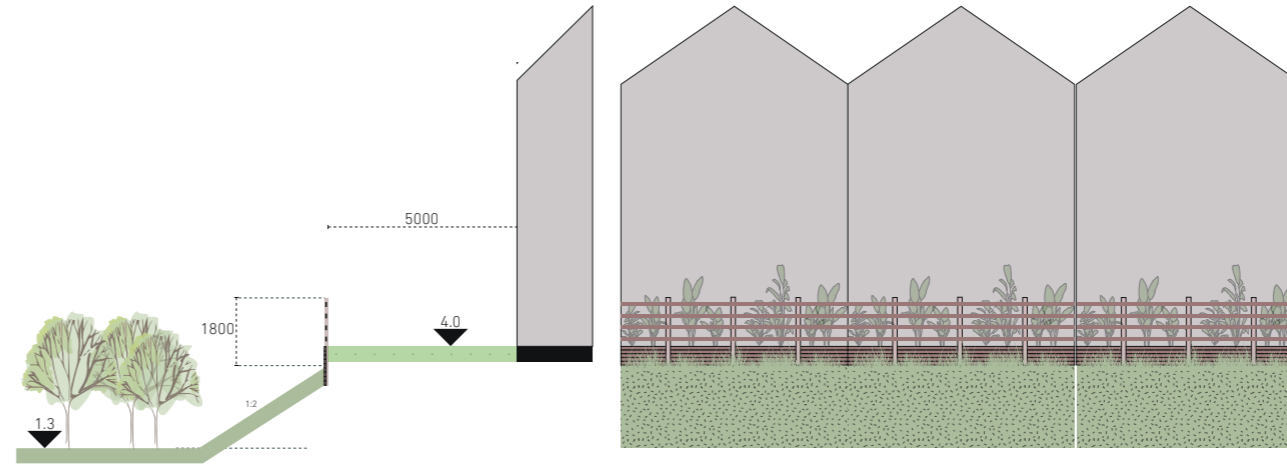
Similar to Fronts / sides in / around FT13

Boundaries, Wensum Edge

RT 4 WE

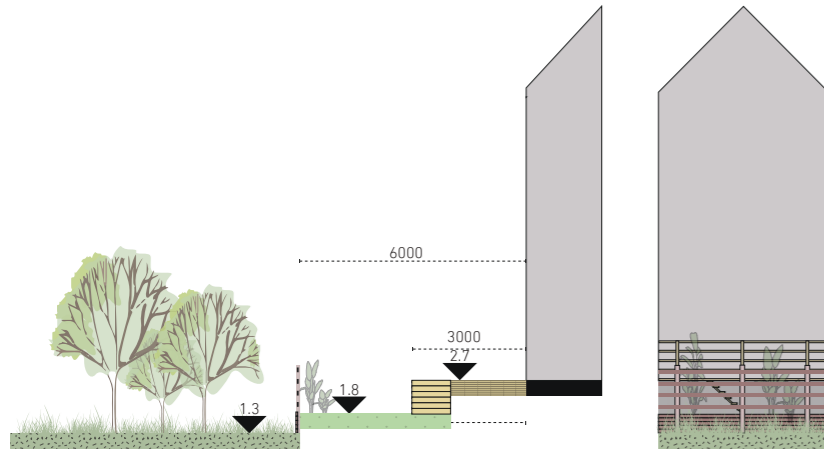


RT 7 WE



Mews street with buffer spaces for planting
Parking on one side only

RT 8 II WE



Precedent for RT 4 showing dividing screens. Note that a fence would be provided to the rear.



Precedent for RT 4. Note that fence height is lower than planned and too solid



Precedent for RT 4 to show bank to pitched gable roofs



Precedent for the Wensum riverfront apartments

Note: it is difficult to find exact precedents. These are intended to give a sense of the character of some of the boundary conditions proposed.

7.9. Boundaries, Apartment Buildings

Entrances

Residential entrances are accessible from the public realm and situated at the front of buildings.

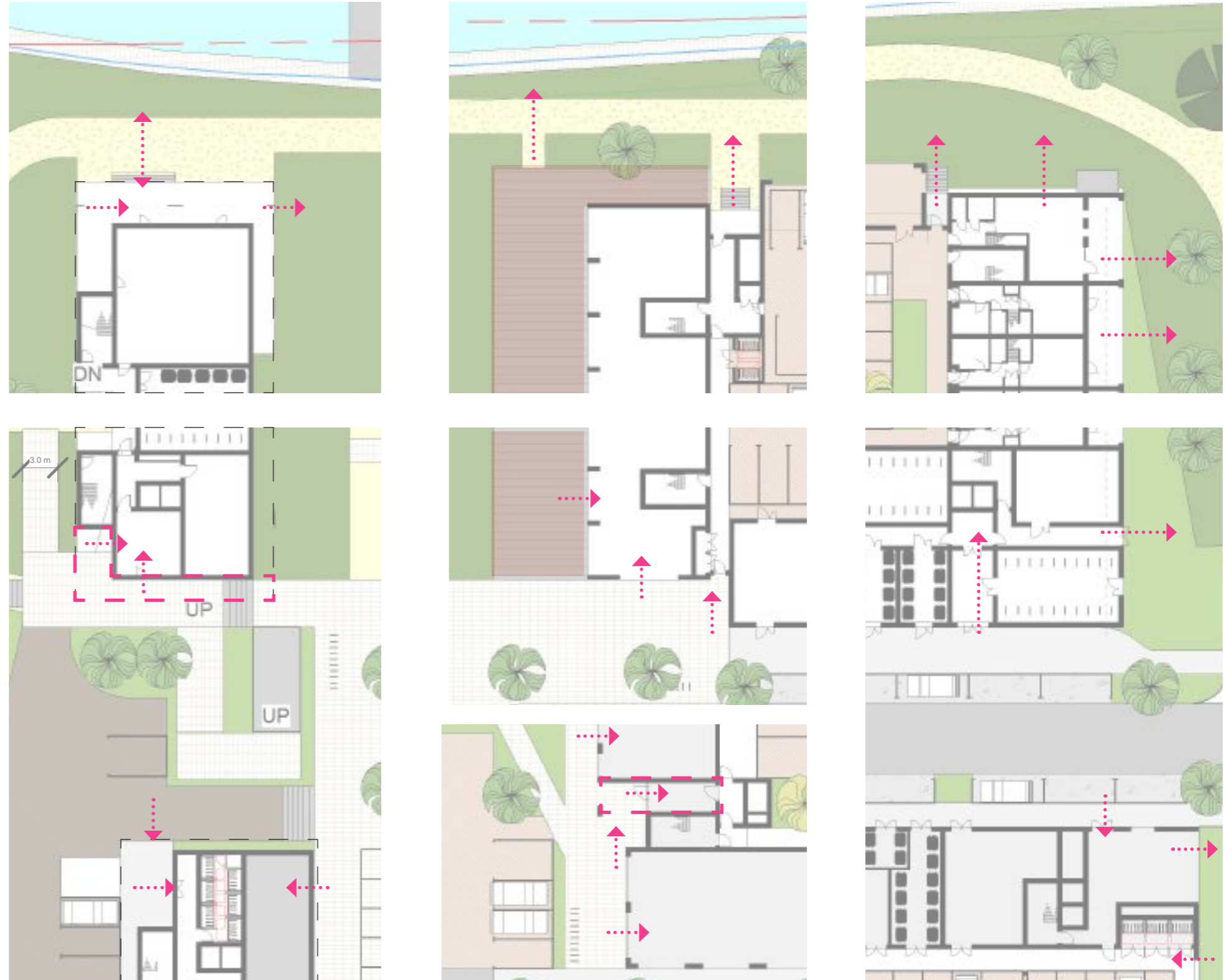
Access

Refuse storage and collection points are situated within the building's plot and positioned in such a way that permits the discrete removal of bins. Bin stores are designed to not appear visibly prominent in the street scene or harmful to amenity.

Courtyards

The internal conditions of courtyard blocks which contain areas of parking incorporate trees and planting so that they are not entirely dominated by cars.

Further detail is included in the 'Identity' section.

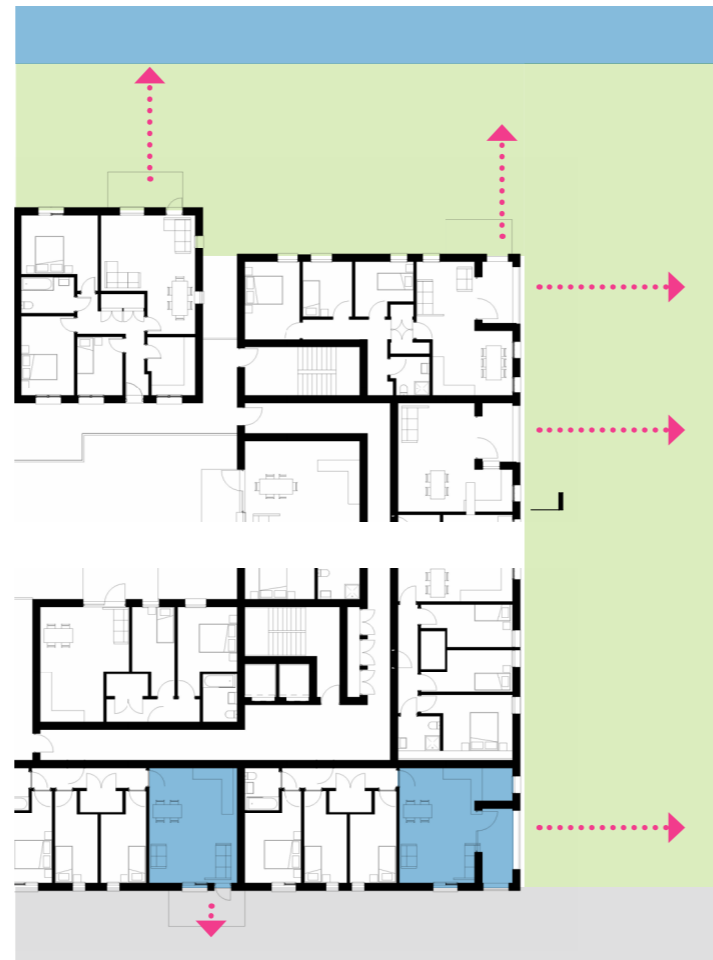


Block 1 & 5 - covered canopies to entrances

Boundaries, Apartment Buildings

Outlook

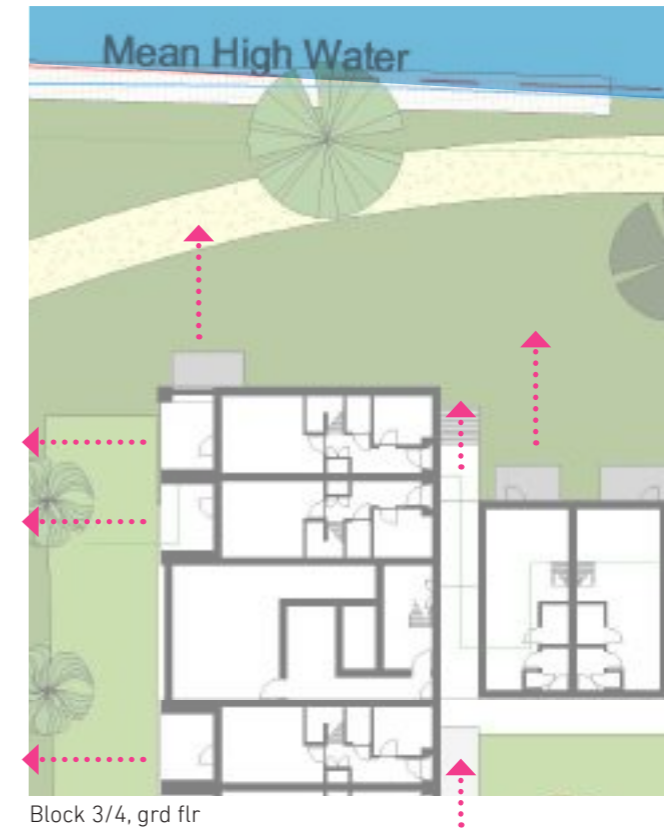
All apartments have their main living spaces facing towards the higher ranked street or an open space. This is shown in the diagram opposite.



Block 2, 3rd flr- main living spaces look onto main street or open space



Block 6, 3rd flr - main living spaces outlook onto main street or open space



Block 3/4, grd flr



Block 7, grd flr