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source: Google Earth

## Design And Access Statement

### Addendum

## Deal Ground and May Gurney

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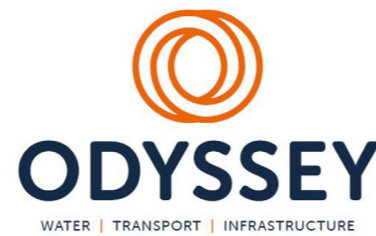
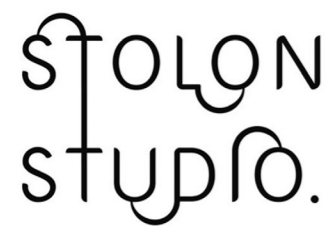
		Position	Date
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Notes:

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## Project Partners

Stolon Studio	Architecture & Masterplanning
Maddox Planning	Planning & Project Management
JBA	Hydrology (Flood & SuDS)
Aspect	Ecology
Lanpro	Arboriculture
IDP	Landscape Architecture
Stantec	Nutrient Neutrality
Triptych PD	Environmental Impact Assessment
Odyssey	Transport
CBRE	Climate Change, Sustainability, Whole Life Carbon, Energy and Socio-Economics & Health
SLR	Air Quality
Adrian James Acoustic	Noise & Vibration
HCUK	Heritage & Archaeology
GNL Strategic	Communication



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## ii. Bottle Kiln

The Bottle Kiln was built as part of the Colman Factory Estate, between 1908-29. it was used to dry freshly sawn green timber that were later turned into the crates and barrels as part of the production and shipment of mustard.

It is Grade II listed, see Heritage Assessment 2023.

The Bottle Kiln itself is seen as the centrepiece in the new park area and will be a reminder of the industrial heritage.



Google Earth Aerial View, 2018

Asset & Location (in relation to the Site)	Summary of Significance	Setting
Designated heritage assets within 500m		
<p><i>Timber-drying bottle Kiln, grade II (designated 1996)</i></p> <p><i>Location in relation to Site centre: within the Site</i></p>	<p>Architectural interest owing to the fact that it has been little altered and still illustrates the industrial process for which it was built. It is a rare example of the building type nationally, and the only known example in Norfolk.</p> <p>It is of historic value for its association with Colman's of Norwich, the world-renowned condiment-milling manufacturer.</p>	<p>At present the bottle kiln is a hidden ruin within scrubland on the Site in an area that formed part of the wider Colman's estate. Today it is an isolated feature with nothing immediately close by to suggest its former purpose or association. It is hidden from view and currently only appreciable from within the Site itself from within a few meters of the asset.</p> <p>It is located at the centre of the Site and forms part of the proposals (to be preserved, repaired, and put to use for bats). The wider setting of this Kiln has changed considerably over the last 100 years and will continue to evolve and no longer plays such a key role in appreciation of this asset as it once would have.</p>



Site photos, Stolon Studio, 2023



Site photos, Stolon Studio, 2023



Site photos, Stolon Studio, 2023

### iii. Proposed Use

The proposal is to convert the bottle kiln into a bat hibernaculum. This will require minimal changes to the existing structure and is intended that the works will help to preserve the existing building.

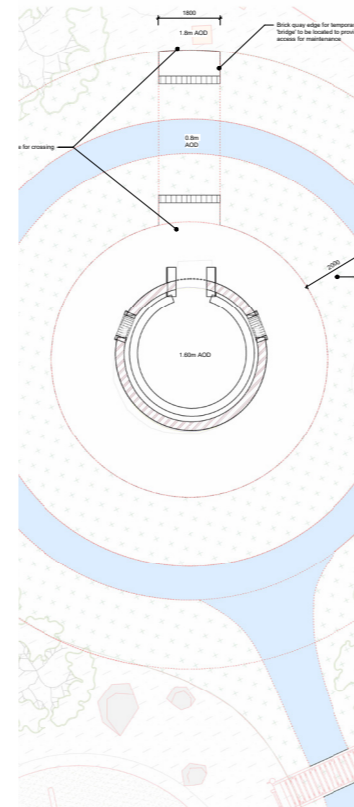
*Building B4 comprises the former kiln previously identified as having potential for roosting bats. The 2022 survey confirmed this, and the building was recorded to be in similar condition to that reported in 2010, with numerous cracks in the exterior brickwork. The cavity wall was identified as continuing to offer potential for roosting bats, while the surrounding habitat, comprising woodland, represents favourable foraging and commuting habitat. The building is however subject to disturbance from unauthorised public use, with much graffiti and a makeshift camp recorded within. As such, this building is considered to offer moderate potential for roosting bats.*

(pg.36, 2023 Baseline Ecological Appraisal, Aspect Ecology)

The proposals are as follows:

- *Installation of at least seven bat bricks in addition to roughed timbers attached to the wall within the built structure during renovation works to provide new opportunities for bats*
  - *Partial boarding at the roof to improve shelter and limit airflow, while allowing bat access via the roof by leaving a gap of around 500 mm*
  - *The provision of a metal grille at the circular openings and the main ground entrance to deter the public from entering. The size of the gaps in the grille will be at least 450 mm to allow bats to enter... The grille will be of a suitably heavy-duty and long-lasting design (e.g. galvanised steel).*
- (pg 25, Environmental Action Plan - Aspect Ecology)

To reduce the number of disturbances and lower the flood risk a moat is proposed along the kiln's perimeter. At the edge of the moat, brick footings will be inserted parallel to the entrance. This will provide footings for a temporary boardwalk to allow maintenance workers' access across the moat to the bottle kiln. \*See drawings on pg 7



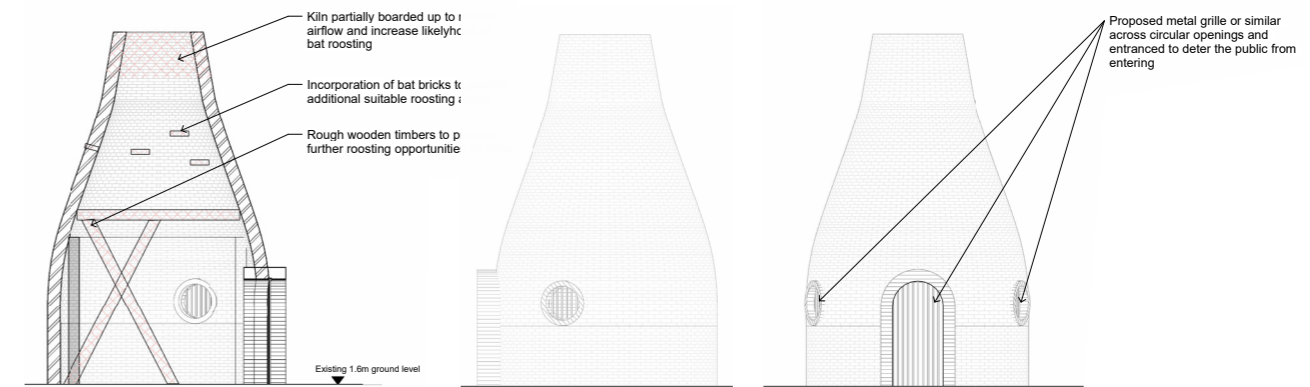
Plan layout, Stolon Studio 2023



Morden Hall Decking reference image - National Trust



BBC - bat bricks



Section and Elevations of Bottle Kiln, Stolon Studio



Section of Bottle Kiln with Proposed Landscape - Stolon Studio, 2023

Bottle Kiln plan, section and elevations, Stolon Studio, 2023

## iv. Access/Security

### Flood risk

The existing ground level around the Bottle Kiln is approximately 1.6mAOD. Therefore the kiln is susceptible to a 1 in 30 year flood. No changes are proposed to the immediate surrounding ground levels. The kiln is located within a blue/green park that is designed to convey flood water away from the development. The predominant land level adjacent to the kiln is 1.3m. Therefore rainwater and flood water will naturally fall away from the kiln.

Furthermore, a new ditch/moat is proposed to surround the kiln. This will provide a natural drainage path, directing water away from the kiln, aiding drying out after a flood and reducing the risk of damage. The ditch is connected to the main ditch system within the CWS, providing a blue/green corridor to the marsh with additional habitat and a flight path for the bats.

### Security

At present, the kiln has evidence of graffiti/vandalism. To minimise future disturbance from people, a metal grille will be inserted into the side and top openings in order to minimise disturbance from people and to

provide greater protection from the elements. These additions, in turn, will provide better conditions to make an ideal environment for bat roosting.

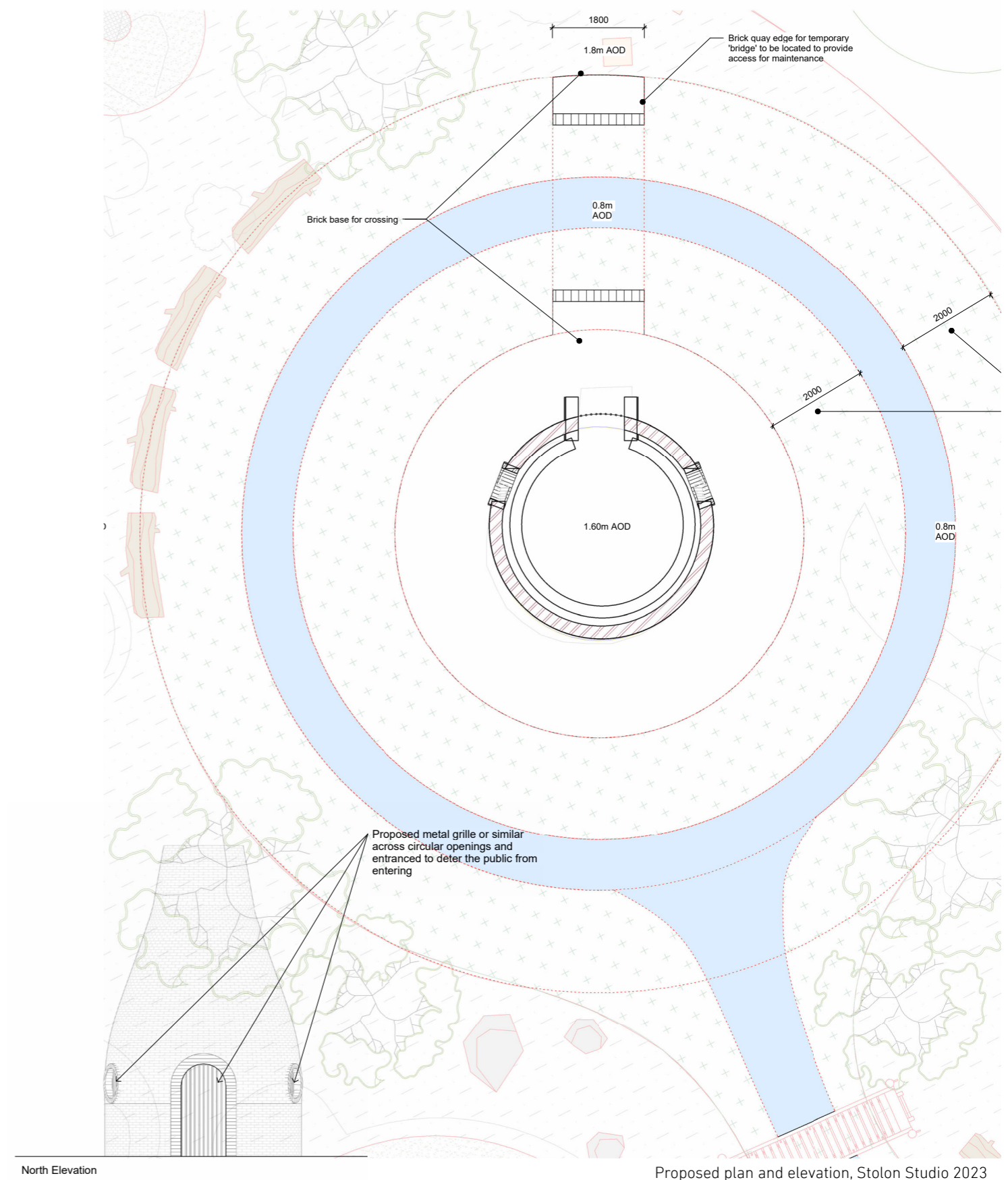
While the moat is also proposed to prevent flooding, given its close proximity to the developments' LEAP, the moat will create a natural barrier between people and the CWS zone to the south, as well as the bottle kiln itself.

These changes are minimal and will not affect the overall visual aspects of the building. As the grilles are not solid, the kiln will continue to be ventilated so that the brickwork can continue to dry out after wet weather.

### Maintenance

The kiln building will be '*subject to an annual inspection from the ground by the management contractor.*' (pg 19, 2023 Nature Conservation Management Plan, - Aspect Ecology)

At the edge of the moat, brick footings will be inserted parallel to the entrance. This will provide a sturdy base for timber boards to be fitted over the ditch from time to time to create a temporary access for maintenance workers. \*See drawings to right and pg 7



# v. Kiln Sections



West Section/Elevation - Stolon Studio 2023



South Elevation - Stolon Studio 2023