

STOLON
STUDIO.



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**Design And Access Statement
Deal Ground and May Gurney
All Phases**

Bracondale, Norwich
NR1 2EG

June 2023

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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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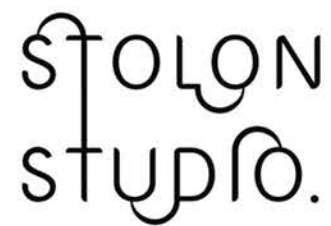


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1. Executive Summary

1.1. Background

Planning

Planning consent was granted in 2013 for the following:

'Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures inc earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.'

The application site crosses three planning jurisdictions. Norwich City Council, South Norfolk & Broadlands and The Broads Authority. The scheme was consented under application numbers:

- 12/00875/O - NCC
- 2011/0152/O - South Norfolk

The proposal seeks the approval of the reserved matters for application ref: 12/00875/O and 2011/0152/O in relation to scale, layout, appearance and landscaping pursuant to outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures inc earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

Policy Changes

Since 2013 there have been amendments to National and Local Policy. This application takes consideration of these where relevant.



Outline Planning Consent

1.2. Introduction

Purpose of this report

The Design and Access Statement (DAS) explains how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. It is provided to support the planning application.

This statement seeks to explain the steps taken to appraise the context, the design principles and concepts, and demonstrate how the design takes into account the context.

The DAS explains the approach to access, relevant policies, consultation and response in relation to access and how any specific issues which might affect access to the proposed development have been addressed.

Structure of this report

The document is set out in the following sections:

- Context. This section describes the processes undertaken to assess the site and its' surroundings, the history, and the relevant policy. The findings are evaluated and presented as constraints and opportunities.
- Design development. This section describes some of the design evolution from the outline stage and describes some of the design response to consultation.
- Framework Masterplan. This section sets out the principle of the masterplan.
- Design proposal. The following sections set out the built form, movement, use, scale, landscaping and appearance of the proposed development. This section has been structured inline with the National Design Guide.

The National Design Code

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

The ten characteristics are as follows:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy and sustainable
- Resources - efficient and resilient
- Lifespan - made to last



10 Characteristics of Well Designed Places
(National Design Guide)

1.3. Summary

Background

The Deal Ground and May Gurney Sites are two of the four main sites that comprise the East Norwich Strategic Regeneration Area (ENSRA). 'The East Norwich Strategic Regeneration Area (ENSRA) is of strategic importance to the future growth and success of the city and wider area. The central role it will play in providing homes and jobs in the future.'

'A new public-private partnership, the East Norwich Partnership, was set up in early 2020 to drive forward the regeneration of East Norwich. The Partnership Board is led by Norwich City Council, and membership includes Homes England, Network Rail, landowners and relevant local authorities.' <https://www.norwich.gov.uk/> The applicant SPC property is part of this partnership.

It is over 10 years since the Outline Planning Application (OPA) was submitted. In that time the vast pylons have been removed and the overhead power cables have been routed underground. The applicant has engaged with several house builders regarding the potential purchase of the site and development thereof. Many developers have expressed an interest in the site, but none have advanced to a purchase of the site, indicating concern regarding the technical work required to overcome site constraints and challenges (their constraints to investment). The original DAS (2011) described the history of the site as 'neglected for nearly 20 years with all previous efforts to redevelop the site, ineffective.' Previous extensive masterplanning work commissioned by Norwich City Council and the East of England Development Agency identified the opportunities but also the challenges to regeneration of these sites.

Outline Planning Consent (OPC)

The 2011 application (2013 consent) was the first scheme to find a technical and potentially viable solution to these sites. Through this work it was determined that the site is most suitable for residential use and that flood-risk could be reduced to acceptable levels. The Local Authorities and the Environment Agency agreed. Ten years on, these reserved matters applications now seek to add detail to this outline work and bring it up-to-date with current policy and expectations. It will also be the first time that a comprehensive and detailed planning consent for this site will have been prepared and tested. It is crucial to delivering new homes to the area and to maintain the viability of these sites and the wider feasibility of the East Norwich Strategic Regeneration Area.

The Site

The Deal Ground and May Gurney Sites lie on the edge of Norwich City and Norfolk Broads. They sit at the heart of ENSRA. The Deal Ground is bordered by the River Wensum to the North and the River Yare to the East. The May Gurney is bordered by the River Yare, and its tributaries, to the North, East and West (a horseshoe around the site). Immediately to the East of the Deal Ground is Carrow Marsh, a County Wildlife Site. The red line boundary is just over 11 hectares and together with the wildlife site comprise a 20-hectare regeneration area.

'Though on the outskirts of the city, the Deal Ground and May Gurney Site are geographically close to the city centre, but separated by the River Wensum and the railway line. These important sites mark the transition between the City and the Broads. Redevelopment provides the opportunity to create a befitting gateway and landmark sustainable community of national importance. The sites are constrained by existing infrastructure, access capacity issues, flood-risk and ecology.'
Source: Outline Planning Application DAS

Scale and Use

The outline planning application established the principle of an integrated design which reconfigured the landscape and topography to make space for development, water, nature and play to interact. A comprehensive masterplan was established that included four development areas (including a landscape buffer area) each of which responded to its immediate site context and created variety within a cohesive whole. These have been renamed as follows: 1. May Gurney is now Yare Edge, 2. Landscape Buffer is still Landscape Buffer, 3. Marsh Reach is now The Views and 4. Wensum Riverside is now Wensum Edge.

The outline consent established the principle for development ranging from 2 storeys in the May Gurney / Yare Edge to 8 storeys in the Wensum Edge. It further established the maximum quantum of development for each character area and a total of 670 dwellings across all areas (with Area 2 reserved for landscaping, parking and ancillary buildings). The scheme incorporated plans for some commercial space, including a Dining Quarter.

Principles

In developing the reserved matters application, the principles of the plan have been revisited and thoughtfully updated. These are set out below:

1. Integrated and diverse communities
2. Active and accessible neighbourhoods
3. Flood resilient and drought tolerant
4. Fair and sustainable development
5. Vibrant and varied places
6. Sociable and equitable spaces
7. Healthy homes and workplaces
8. Environmental and biodiverse

Integrated and diverse communities

The scheme has been further updated to provide better integration with its surroundings. Provision has been made for the future connections through to Carrow Works and the opportunity to cross the River Yare near the Carrow Yacht Club. These new connections will make the Broads and Whitlingham Country Park more accessible for a wider range of residents in Norwich.

The riverside has been improved and a community facility along the river added (within 10 minutes walk from any part of the site and also the adjacent ENSRA sites). The housing mix has been updated to suit needs and the opportunity for social integration on site enhanced.

Active and accessible neighbourhoods

Vehicular access to the Deal Ground is to be created by a new bridge crossing the River Yare and accessed from the main entrance to the May Gurney site. This extends along the line of

the 'spine road' to the North of the site turning East to maintain access to Carrow Yacht Club. An new opening pedestrian-and-cycle bridge is to be erected across the River Wensum. This will provide access to the North Bank of the river, connecting with the riverside walk and Sustrans cycle network. Once completed the bridge will allow pedestrians to walk to Norwich Station in 15-20 mins and cycle in 5 mins.

The position of the spine road and Yare Bridge are fixed through planning consent and in a legal Access and Infrastructure Deed (AID) agreement. This AID agreement also sets out the provision that a vehicular (all-modes) bridge can be erected across the River Wensum to support access to the Utilities Site.

The scheme prioritises Active Travel, whereby walking, wheeling and cycling is promoted through integrating the infrastructure within the masterplan. This has been designed in conjunction with improvements to the parking layout to ensure that people of all abilities are catered for, including the elderly and those with disabilities. The cycle/footway at the centre of the OPA has been retained. A loop road has been added to the north to allow access for a bus service and provision for EV charging added throughout.

Flood resilient and drought tolerant

Too little, too much. This development is affected by too much water as peak rainfall is increasing with climate change and too little water as average rainfall is declining across the region.

The solution to flood-risk was central to the proposal. Land levels were proposed to be raised in parts and lowered in others. This would create development areas safe from flooding and that could be safely accessed even in the event of a flood. The lowered areas would create open space between development

for amenity, views and an extension to the marsh habitat. This has been revised, tested and improved using the latest flood data and modelling in accordance with updated assessments for climate change, sea level rise and increased precipitation. This work has been carried out by JBA consulting who provided the Strategic Flood Risk Assessment for Norwich City Council. The outcome is that flood-risk has been reduced more than at the outline stage without increasing flooding elsewhere.

The sustainable drainage scheme (SuDS) proposed in the outline application has been completely redesigned. It now provides a scheme in line with current (2023) guidance, with near green-field run-off rates across the whole site, including the existing areas that are/were hard-standing, and allowing for a higher increase in rainfall. The scheme will now improve against both the existing situation and the Outline Planning Consent (OPC) scheme, reducing run-off rates considerably and use harvested rainwater to rewet the Marsh (as opposed to discharging it into the rivers).

Water butts will be provided rainwater harvesting to each house. Communal below ground rainwater harvesting tanks will be provided to each block to support irrigation of planting in the associated landscape.

Fair and sustainable development

Building upon the OPC's ambition to provide a sustainable development the proposals are now intended to be sustainable both in construction and use. Whole Life Carbon has been considered throughout the scheme, using materials with a low embodied carbon and specifying low carbon technology throughout. Solar panels will be proudly conspicuous but beautifully integrated. Heat pumps will be discreetly present throughout. Local materials are prevalent in the material

palette, helping to support local trades and reducing carbon miles.

Vibrant and varied places

The former coach drop off (designed for visitors to the formerly planned biomass power station on the Utilities Site) has been changed to a public square and dining quarter. Located in the NW of the site it will be a destination for residents of all the ENSRA sites.

The buildings have been carefully designed such that the architecture of each building is of high quality on its own right yet together the buildings create a stunning and cohesive neighbourhood. Buildings vary in height to articulate the hierarchy of place and in response to site conditions. The scheme rises from the elegant low-density housing in the South to arrive at a stunning ensemble of chic modern buildings, inspired by the warehouses along the Wensum but playful in colour and detail.

Sociable and equitable spaces

Shared gardens and shared spaces have been introduced into the scheme in support of Sociable architecture. Sociable Architecture creates opportunity for social interaction between residents to enhance a sense of community and belonging and contribute to well-being. Sociable housing offers collective rather than communal living, creating a set of spaces that naturally facilitate choice for families and individuals who can choose how and when they would like to interact.

Healthy homes and workplaces

Access to daylight, amenity, natural ventilation, outlook, privacy, overheating, noise, flood-risk, fire, energy bills and inclusive

access have all been considered to support healthy homes and workplaces. The siting and orientation of each home has been considered and refined to reduce overshadowing and overheating, with all N to S facing homes dual aspect and the number of single aspect homes kept to a minimum.

Almost all of the homes have been designed to Part M4(2), well above the 10% required, to make homes more accessible and for the lifetime of the residents. Potential for home working has been considered with many homes having spaces that would suit a home office or making room.

Environmental and biodiverse

By relocating much of the parking out of the landscape buffer area, it can now be used for landscaping and to support wildlife. A variety of habitats have been created throughout the peripheral areas and shared gardens. Buildings along the River Wensum have been set back to preserve trees and habitat along the river edge. All buildings with flat roofs are to have wildflower rich green and brown roofs.

This application to discharge the reserved matters, evolves and refines the best features of the outline consent to create a very carefully considered and elegant development plan for the site. It provides the detail for the delivery of these major regeneration sites.

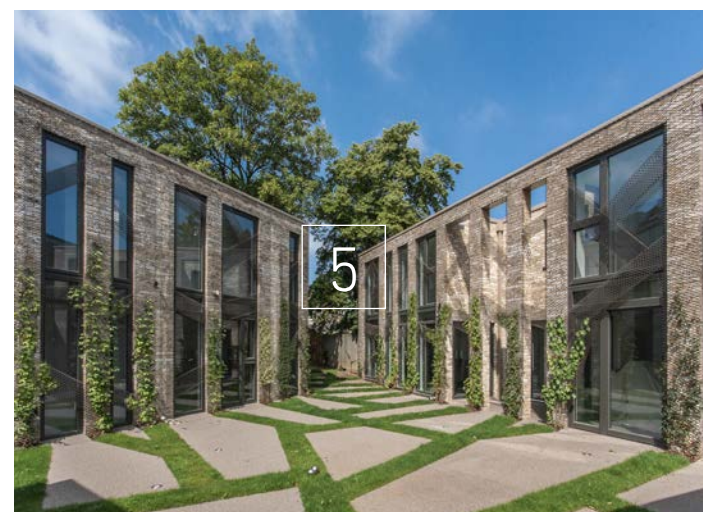
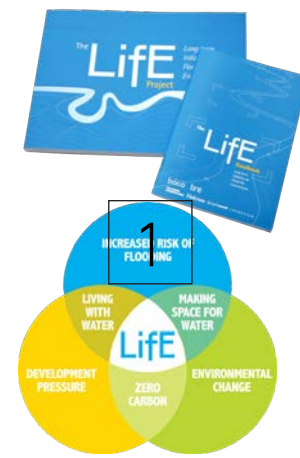
1.4. About Stolon Studio

Stolon Studio Ltd is an architecture practice who specialise in complex development sites, often these are brownfield, infill sites. Within all of the projects, architecture and public realm are equally important. The architecture emerges from the site constraints and continuously informs the design, while the public realm circulates between and unites the buildings.

Stolon Studio won the Developer Award for Place of the Year 2022 with one of their Sociable Housing schemes. The judges described it as exemplar, and an exciting model for 21st century housing. Sociable housing creates opportunity for social interaction between residents to enhance a sense of community and belonging and contribute to well-being.

Robert Barker, director of Stolon Studio has been involved in the redevelopment plans for East Norwich for 12 years. At Baca, Robert worked on the outline planning scheme, then led the the Climate Adaptive Neighbourhoods project, part of the Design for Future Climate programme, funded by Innovate UK. Winners of the RIBA award for research 2013.

Robert is responsible for numerous innovative flood solutions, including delivery of the Amphibious House, the Floating Home in Chichester and the Flood Repair Home at the Building Research Establishment (for Baca), and masterplans at Shoeburyness, Littlehampton and various flood resilient schemes (at Stolon).



Selection of Projects (Stolon unless noted)

1. Long Term Initiatives for flood-risk environments. R Barker for Baca
2. Waterfront regeneration scheme for 105 units, Littlehampton
3. Coastal regen scheme for 215 flood-resilient units, Shoeburyness
4. Flood-resilient mixed-use scheme in London
5. SuDS based sociable housing scheme, London
6. Sociable housing scheme, London
7. Flood-resilient studios, London, R Barker, Baca