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WELCOME

For the last few years, this special edition of KL magazine has celebrated the work of the local architects, builders, businesses, tradesmen and specialists who are making such a significant contribution to our environment.

The local construction industry has helped regenerate our town centres, set new standards for custom- and self-build projects, and continues to produce hugely impressive and award-winning properties that complement (and in many cases enhance) the largely rural setting in which they sit.

Over the following pages you'll find everything from extraordinary concepts to imaginative barn conversions. You'll discover simple extensions that became complete new-builds, and ambitious projects that followed no defined plan and no set budget. You'll also see designs that lay outside the domestic sector – from public buildings in small communities to developments on some of the most sensitive defence sites and government facilities in the UK.

A remarkable feature of the properties featured here is that just under a third of them received planning permission under the strict and often impassable guidelines of Paragraph 79 of the National Planning Policy Framework. The requirements of the paragraph insist on truly outstanding or innovative designs, the highest standards of architecture, and a clear sensitivity to the characteristics of the local area – and since the policy

was introduced over 20 years ago it's thought only around 100 homes in the whole country have been built under its provisions. The fact that we're able to feature so many projects that meet the exceptionally high standards of Paragraph 79 speaks volumes for the depth of design and building expertise available locally.

Another notable feature that's apparent throughout this magazine is how the local construction industry is embracing concerns about climate change and complying with government initiatives designed to minimise its impact.

That means you'll find many of the local businesses featured here focusing on energy-efficient heating systems, environmentally-friendly building fabrics, solar power, recycled and 'green' materials, high-performance windows and low-energy lighting.

It's reassuring to know that our local architects, developers, builders and associated trades aren't just invested solely in properties and impressive designs – they're also concerned with developing sustainable homes for the future.

Whether you're considering a small-scale extension, a major new-build or a multi-property estate, the following pages will give you plenty of inspiration, a wealth of resources, and a world of professionals to call on to ensure your project is something of which you – and your community – can be proud of.



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BLISS BLAKENEY

A triumph of form and function

A TRULY OUTSTANDING DESIGN IN RURAL SURROUNDINGS

It's the last thing you'd expect to see in the corner of a Fenland Meadow, but that's the whole point – because the extraordinary design for Oak Meadow by **Peter Humphries Associates** is so exceptional that it passed an often impassable section of planning policy...



Peter Humphrey Associates Ltd were approached by clients who already had bought a piece of land in this quiet village a couple of miles west of Wisbech. The land was opposite the couple's existing house, and they wanted to build a new and spectacular home in this place that they loved.

But planning policy seemed as if it might stop this dream home becoming a reality, as Chris Walford, the architect who designed Oak Meadow, explains.

"Local authority planning departments prefer new build homes to be built in existing villages close to other homes and services," he says, "and anything outside of that is resisted; unless there is a very good reason for it. But what sets Peter

Humphrey Associates apart is that we don't take no for an answer when it comes to obtaining planning permission – we put the work into researching regulations and speaking to council planning staff; whatever it takes to find a solution".

The solution in this case was paragraph 55 of the National Planning Policy Framework. This piece of government legislation (renamed paragraph 79 in July 2018) allows new homes to be built in the open countryside if they are a design of 'exceptional quality' that is truly 'outstanding or innovative'.

It's clear to see that Peter Humphrey Associates Ltd relished rising to the challenge of

designing a genuinely exceptional house. Almost half of all planning applications made under paragraph 55 are refused, compared with the nearly 90% of normal residential applications that are granted. The standard of design needed to meet the paragraph 55 regulations is incredibly high, so it's vital that the right architect is chosen.

"The need to meet the requirements of the planning policy," says Chris, "along with clients who already knew they wanted something like that was the perfect combination."

The brief from the clients was a home with white walls and huge windows to reflect their love of Mediterranean style; one that





ABOVE: These elevations show how the glazing was planned to capture the light on one side, and limit heat loss on the other

made the most of its location, and that would be a suitable venue for their frequent entertaining.

"We knew we had to do something drastically different, something contemporary, so the house is built in a V-shape facing across the garden and the open country," says Chris. "All the living areas are on that side of the house to make the most of the view and capture the sunlight, and we limited the glazing on the colder, shady side to reduce heat loss."

As well as exceptional design, the sustainability of the building is something planning authorities consider, and Peter Humphrey Associates Ltd draft plans with this in mind.

The design of Oak Meadow follows the Passivhaus principles, without seeking certification – Passivhaus is a construction technique originating in Germany that uses insulation, airtight building fabric and high-performance windows to reduce a building's heat loss to virtually nothing.

The house has a timber frame and is very thickly insulated: well beyond what is required by building regulations. The design of the house means low winter sun comes through the windows and is used to heat the house, whereas the high summer sun is blocked by the overhangs.

So why do Peter Humphrey Associates Ltd succeed in getting planning permission for their projects where other firms may not?

"As well as our knowledge and experience, a lot of it is down to attitude and approach," says founder of the firm Peter Humphrey. "We're about honesty, integrity, truth and





openness – we will never take on a job we think has no chance of success; we are always upfront with a client. This builds good, honest relationships with clients, and earns us respect within the profession. We often get told by clients ‘If anyone can do this, you can’. We even employ a specialist planning consultant who was a planning officer, and he guides us when it comes to negotiating policy.

“And while this house shows our skill and expertise, a lot of the credit should really go to the client for having the foresight and the aspiration to see what this house could become. And credit to the planners for working with us: together we have all achieved something remarkable.”

Mrs L Howe, the owner of Oak Meadow adds: “I knew getting planning permission would be difficult for this house, but I had a belief that Peter Humphrey Associates Ltd were up for the challenge - and would be able to do it. It took a long time and a lot of patience, but I felt the firm would support me.

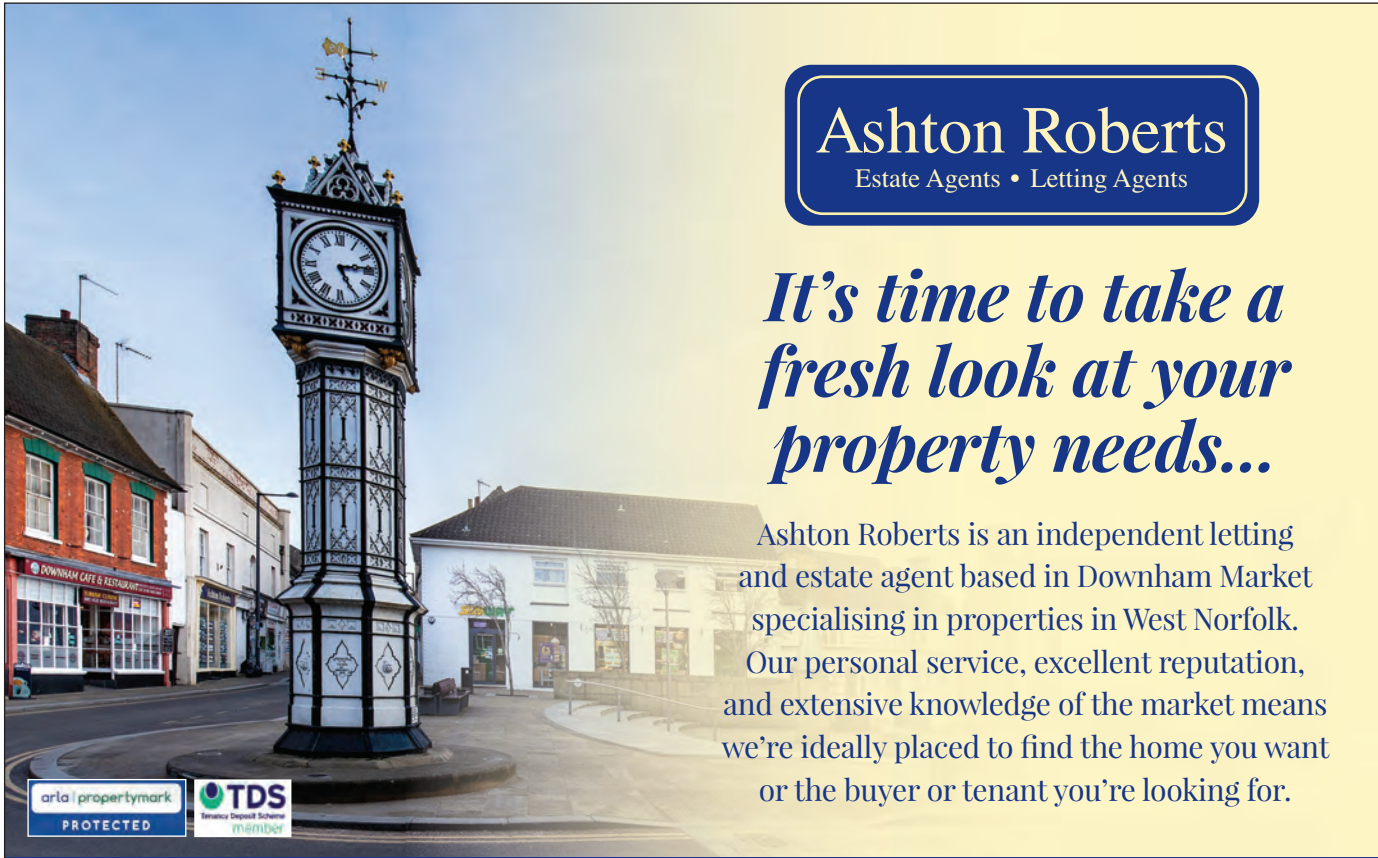
“I wanted to live here because I love Fenland; I grew up opposite this piece of land and it is full of happy memories. Working with Chris on the design was a positive experience: I gave him my scrapbook full of ideas and he turned them into a house that captured the Fenland light and sky. We wanted a house that my husband and I could live comfortably in, but also one that could accommodate my seven children and eight grandchildren when they come to stay.

“We travel a lot and every time we come back to the house, I’m reminded how much I love it: this is our forever home.”



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“IT’S ALWAYS PRUDENT TO DISCUSS THE POTENTIAL TAX IMPLICATIONS OF ANY PROPERTY TRANSACTION...”

– CHRIS GOAD FCA
DIRECTOR, WISBECH AND MARCH OFFICES
STEPHENSON SMART

KEEPING PACE WITH PROPERTY TAX CHANGES...

Chris Goad FCA of **Stephenson Smart** explains the forthcoming new Capital Gains Tax rules for people disposing of property

For people about to dispose of property there are important tax changes on the horizon, because from April 2020 you’ll need to factor in new capital gains tax (CGT) rules.

Until now, private residence relief (PRR) has meant there is usually no CGT to pay on the sale or disposal of your main/only residence - but the 2018 Budget announced important changes to the final period exemption and lettings relief.

Currently, the final period exemption means you’re generally not liable for CGT on the sale of a

property which was once your home (even if you no longer live there) for the last 18 months of ownership. However, from April 2020 that will be cut to nine months. The change could affect significantly higher numbers of property transactions, and if you’re buying a new property before selling the old one, it will be important to sell within nine months to avoid a possible CGT bill.

As for lettings, the current rules allow up to £40,000 relief (£80,000 for jointly-owning couples) for letting part/all of a present or one-time main residence. Under the new

regime, lettings relief will only be available when occupation is jointly shared with a tenant. These new rules will apply to disposals from April 2020 regardless of when the period of letting took place which is likely to considerably reduce the scope of the relief.

April 2020 will also see a major change to current CGT deadlines when disposing of residential properties. In the future, there will be a 30-day window after the disposal completion date in which to file a return, calculate and pay the CGT due. If no payment is due (for example, if PRR is available in full) reporting will not be required.

The change mirrors the current obligations of non-UK residents. Since April 2019, non-resident CGT has applied to direct and indirect disposals of UK land or property, with non-resident companies being chargeable to corporation tax. There is a 30-day reporting requirement even if there is no tax to pay, and where tax is due, it must be paid within 30 days of completion.

As with any changes to taxation, complexities can arise and taking your individual circumstances into account is essential. It’s always prudent to discuss the potential tax implications of any property transaction, and for peace of mind, please contact one of our qualified tax advisers for more details and information specific to your situation.

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PLEASE NOTE: The introduction of Reverse Charge VAT for the construction industry has now been delayed for 12 months until October 2020

A HOUSE REBORN IN A BEAUTIFUL NEW FORM

Demolishing an existing chalet-bungalow cleared the way for **Mode Construction** to build this stunning house filled with idiosyncratic features that nod to its past...



This stunning light-filled four-bedroom house in Brancaster Staithe replaced a smaller chalet-bungalow on the same plot, and in a charming continuation, retains many of the features of the original property.

"Our client's father was a local architect before he passed away, and he designed the original property named Cocklebox," Geoff Lane, director of Mode Construction, explains, "so when our firm was appointed to demolish and rebuild the new house, our client emphasised a number of design features that he wanted to see live on in the new property."

Mode Construction's work is well known in the Brancaster Staithe area: their work restoring and extending Sail Away, a cottage almost completely wrecked in the floods of 2013, was shortlisted for the 2018 Mayor's Design Awards. They were also responsible for the truly impressive building that is home to the Brancaster Staithe Sailing Club, of which the owner of Cocklebox is an avid sailor and member of the club.

"We like to take on projects where we know the end result will be spectacular," says Geoff. "Some of the features of this one were

certainly challenging to take from a design to reality, but we knew they held sentimental associations, and we never say no to clients. Our goal as a construction firm is to work with our clients and their design teams, and translate their vision into a tangible building, however difficult that may seem."

Mode Construction worked closely with Cambridge-based architects Cowper Griffiths on this project. The new Cocklebox is a two-storey house consisting of two bedrooms, a bootroom and an airy and spacious kitchen and living room on the ground floor. The first floor structure encloses two further ensuite bedrooms and a lounge within the front vaulted glazed gable, to make the most of the views of the famous North Norfolk marshes.

"That was something the client was particularly keen to have in this new incarnation of the house," explains Geoff. "The original house had a sitting room on the first floor with a balcony under a high arched gable, and we recreated virtually the same room."

To soften the roofline, the design incorporates seamless curved ceilings, eaves and walls, both inside and out.

"The external and internal curved walls guide you through the house from the entrance, creating a flow and bringing the outside in," says Geoff. "For the exterior walls we used a mix of random and coursed flint panels, emphasising the flat and curved profile of the building's front elevation. The interior and exterior curved walls at the entrance to the house are coursed flint, in which each flint has to be handpicked to ensure every one used is of a similar





“THE CURVED WALLS GUIDE YOU THROUGH THE HOUSE FROM THE ENTRANCE, CREATING A FLOW AND BRINGING THE OUTSIDE IN”



size, of which increases difficulty when constructing in a linear arc, but the result is absolutely worth the effort: it looks incredibly effective.”

The walls to the rear of the property have some striking detailed brickwork: every sixth course has a 50mm protrusion in what’s called a ‘string course detail’. The first floor walls are clad in larch timber, and coated in a special UV oil which allows the larch boards to be gradually weathered over time, in a natural way.

Cocklebox has a mix of dark black slate, zinc and sedum roofs: a special zinc had to be used that can withstand the marine environment. The zinc material used for the curved roof was also replicated on the soffits and fascias.

“That wasn’t in the original design,” explains Geoff, “but once the client saw the curved roof he loved it so much, he requested that we use the zinc for all fascias and soffits too. We work closely with our clients on all our projects to give them the ability, if possible, to change their brief during the construction process. We



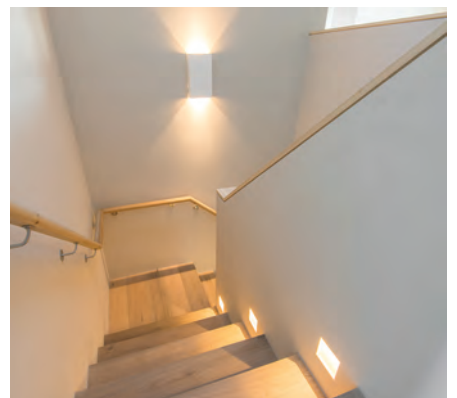
ABOVE The rebuilt arched gable under construction



understand that when a client starts to see their home emerge from a 2D drawing into three dimensions on site, they start to gain appreciation of the space and light, sometimes evoking need for adaptations to the building fabric. So we offer solutions to make these adjustments work.”

Attention to detail is everywhere in this house: the windows are composite windows, made of a durable powder-coated dark finish on the outside to complement the colour palette of the roofs, and inside they are natural oak to match with the flooring and the hand-turned handrails on the stairs. The flat roof overlooked by the first floor bedrooms have been covered with sedum grass, to create an unbroken flow between the building and the breathtaking landscape.

As a project, Cacklebox exemplifies the bespoke buildings that Mode Construction excel in. Geoff and his fellow director Steve Wheeler founded the company over four years ago, and have managed a wide range of prestigious residential and commercial builds during that time. Geoff’s background as a Chartered Quantity Surveyor and Steve’s experience with national and international construction firms give the firm an insight into clients’ needs, and the expertise to meet them.



They’re joined by director Paul Lane who draws on his many years as a successful businessman to guide the firm strategically.

Cacklebox is a stunning example of how well the three work together – with a flair for design, a passion for high standards, and a commitment

to exceeding customer expectations.

“We enjoy working to a specific brief and we love putting some of our own ideas into it, we are quite emotive about our projects” says Geoff. “Cacklebox is a unique property and it’s built to the highest standards – that’s what we do best.”



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ALL YOU NEED TO KNOW ABOUT JOINT OWNERSHIP...

Carla Tirrell of **Fraser Dawbarns** explains the various ways of buying property with other people and how they can affect your legal rights

With the cost of property rising at a faster rate than incomes, many people are choosing to buy a house together in order to help them onto the property ladder.

When two or more people co-own property they can either be joint tenants or tenants in common. These terms are a little old-fashioned because they come from an act that was passed nearly 100 years ago.

Although a lot has changed since The Law of Property Act 1925, the concept of establishing different ways of owning a home is still very useful today, perhaps even more so than it was then. So what are the differences?



JOINT TENANCY

If nobody requests the alternative, a joint tenancy is the legal default position. Under a joint tenancy, the property can't be divided up, and all owners have equal rights to the property. If one party wants out, the other owners have no choice but to agree and must either sell the property or buy the co-owner out. If one owner dies, the other owners will retain equal ownership of the entire property. If there were two joint tenants, the other will become the sole owner. A married or cohabiting couple are likely to be joint tenants of a property.

TENANCY IN COMMON

Here each owner has a separate share of the property and can do with it as they wish. By default,

ownership is split equally but if the parties have agreed a different ratio, that will apply. As with a joint tenancy, if one party wants out the others must allow them to sell their share or buy them out themselves. If one owner dies, their share is distributed as set out in their Will (or according to intestacy rules if they have not made one). Friends or business partners buying a property as an investment will very likely be tenants in common.

CHANGING TYPES OF OWNERSHIP

It is possible to change from joint tenants to tenants in common or vice versa by applying to the Land Registry. It is also possible to change from sole ownership to either joint tenancy or tenancy in common, this is called transferring ownership.

HOW MANY PEOPLE CAN OWN A PROPERTY?

No more than four people can be legal owners of a property. However through use of a Trust, it is possible to have any number of owners. In this circumstance, the legal owners hold the property as trustees on behalf of the additional owners who are beneficiaries of the Trust. In this circumstance it's possible for both trustees and beneficiaries to be true owners of the property. A Trust would be necessary in the case of inheritance, where more than four people stand to inherit a share of the property.

If you would like any more information on joint ownership of a property or on any other legal matter, please get in touch with the team at Fraser Dawbarns.



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ACHIEVING THE IMPOSSIBLE ON AN INCREDIBLE PROPERTY

Working to no defined plan and with no set budget, Fakenham-based
Grocott & Murfit have worked wonders at Water Hall



When it was on the market three years ago, Water Hall in Wighton made headlines around the world thanks to speculation about its possible new owners. Three years later it's equally deserving of attention, thanks to the remarkable efforts of Neil and Julie Dyson and the team at Fakenham-based Grocott & Murfit.

What started life as a humble collection of cottages, barns and stables for farm labourers is now a simply stunning property with a gross internal area of over 10,000ft² and over five acres of gardens and grounds that include an enclosed kitchen garden, tennis court, expansive lawns, wildflower gardens - and incredible views across the water meadows of the Stiffkey Valley.

It's taken almost 40 people the best part of two years to complete, and for Daniel Grocott of Fakenham-based Grocott & Murfit it's one of the more unusual builds the company's been involved with recently.

"Thanks partly to the fact we're based close to the north Norfolk coast we've completed some really incredible properties over the last few years," he says, "but I don't think we've ever worked on anything quite as complex as this."

It's hard to disagree. In some ways, Water Hall is a renovation, in some ways it's a restoration, and in yet more ways it's a new build. However you look at it, it's a quite extraordinary project.

The Dysons first came across Water Hall towards the end of 2016, having been initially drawn to Norfolk because of its appeal to birdwatchers - graduating from a caravan to a 4-bedroom cottage in Syderstone, which involved a regular commute to their care home business in Rotherham.

"When we sold the business and decided to make Norfolk our permanent home, we started looking for some land on which we could do something unusual architecturally," says Julie. "When we visited Water

Hall for the first time, we were taken aback by the amazing location - and it had more than enough potential to be the project we'd been looking for."

Grocott & Murfit had worked with the Dysons in the past, renovating the Burnham Market home of Julie's mother and building a house for her brother in Little Snoring.

"Julie called me up and almost apologised that the place they were considering didn't have much work for us to do," says Daniel. "It did have a 2,000sqft Grade II listed barn that was unconverted, however - and that was how it all began."

Over the next two years, Grocott & Murfit transformed a former bedroom and kitchen into a dedicated 25ft long music room, with bespoke shelving units holding around 3,000 records - and converted a formal dining room into a large cinema with automatic blinds and curtains and an invisible speaker system.

An unused hallway was closed off





“AS A TEAM, EVERYONE REALLY EMBRACED WHAT THEY WERE DOING AND TREATED THE PROPERTY AS IF IT WAS THEIR OWN...”



and a wall demolished in the creation of a stunning library - in which one of the bespoke bookshelves conceals a doorway that leads into a spacious secret office.

The ground floor of the property was dug down by 12ins, and a new damp course and underfloor heating were installed throughout - covered by thousands of original Norfolk pavement tiles, sourced from a number of reclaim yards across Norfolk.

Upstairs, which is reached via a re-worked staircase or a specially-designed lift (“we call it future-proofing,” Julie laughs) an enormous games room with vintage pinball and arcade machines leads to a loft annexe with an office, living space and self-contained kitchen.

That then opens onto a spacious terrace with a hot tub and breathtaking views of the grounds and surrounding area - and it sits over a fully-equipped gym with built-in sauna and endless pool, which was one of the very last parts of the project to be completed.

The grounds themselves feature a new plant room for the biomass system that provides heating for the property (and which involved the excavation of the entire drive), and a completely refurbished one-bedroom cottage that overlooks a contoured natural swim pond - which is almost unrecognisable from the rather conventional outdoor swimming pool it replaced.

But perhaps the most extraordinary element of the build was that it followed no overall plan or design scheme and wasn't tied to a specific budget.

“To be honest, the more we did the more we wanted to do,” says Neil Dyson. “We'd complete one room

PICTURES: The interior of Water Hall has been re-imagined and re-modelled, and now includes dedicated spaces such as a living room (centre left), a vast open kitchen/dining room with adjoining library (centre right) and a music room that contains over a dozen guitars and around 3,000 records (above)



and then realise it didn't really match the spaces around it - so we changed those as well. In many ways it evolved as it went along."

It's an approach completely alien to most building projects, but one that Grocott & Murfit are uniquely placed to take on. In addition to having a team of in-house designers, the company also has a number of sister companies that includes specialist joinery businesses, plumbing, electrical and heating experts, and an interior design company specialising in kitchens and bathrooms.

"A project like this simply wouldn't have been possible using sub-contractors in the way most projects are progressed," says Daniel Grocott. "There were times when we had 13 vans on site at the same time, but because they were all employed by us and were working to the same goal and the same vision, it was very easy to coordinate them - despite Neil and Julie's ever-changing plans!"

It's something the owners themselves appreciated.

"I've never liked the term 'one-stop shop' but I can't think of any better way of describing the work Grocott & Murfit did here," says Julie. "Every time we came up with a new idea or wanted to suddenly change something, there was always a

specialist we could talk to - whether that was for cutting architraves with bizarre angles or having an owl design chainsawed into the entrance door."

And while some builders may have balked at the prospect of working on a project with no defined end in sight, the entire team at Grocott & Murfit became involved with it.

"Water Hall probably gave us more freedom than we'd normally have on a build, and I think that's one of the reasons all our employees - whatever their expertise - became totally engaged with the project" says Daniel Grocott. "As a team, everyone really embraced what they were doing and treated the property as if it was their own. We're genuinely proud of what we've achieved here."

As Water Hall neared completion, Neil and Julie Dyson hosted a party for everyone who'd worked on the build (and their families), celebrating an extraordinary project that never ceases to amaze.

"Almost every day we find ourselves genuinely impressed by the home Grocott & Murfit created for us," says Julie. "It took a lot of mutual trust on both sides, and the plans may have sometimes changed on a daily basis, but the results speak for themselves. It's a wonderful, wonderful place."



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YOUR COVER NEEDS RENOVATING TOO...

Assuming your existing property insurance will also cover any renovation or extension work can be a very costly mistake, as **Adrian Flux** explains

Renovations and self-build projects might be incredibly rewarding but they are time consuming and expensive. It can be a stressful enough time as it is without worrying about if you're covered, so Adrian Flux have put together some answers for frequently asked questions to help remove some of the queries you might be worrying about.

WILL MY CURRENT HOME INSURANCE COVER ANY RENOVATION WORK?

Most standard policies will not cover major renovation works because they increase the chances of something going wrong and you needing to make a claim. But because Adrian Flux tailor their policies and realise that there's no point in having one-size-fits all

cover, they welcome the challenge. They assess the best deals on offer and once the work is complete, they can look at a policy that can cover you on your current scenario and offer one of their bespoke household insurance policies.

WHAT IF WE'VE GOT THE BUILDERS IN?

A professional, legitimate builder should already have liability and insurance to cover the project because if damage is caused by the works the homeowner will claim on the policy of the builder(s). But it's worth checking before agreeing to builders working on your property because if they are not covered, you won't be either - even if you have household insurance with a company like Flux.

ONCE THE WORK IS COMPLETED WHAT HAPPENS TO MY COVER?

If you've had a self-build or renovation-based policy, it'll need updating as you no longer need the cover you're paying for. If you're already insured with Flux it'll be simple for them to look at a suitably amended policy that meets your requirements now the work is complete.

THE WORK BEING CARRIED OUT WILL TURN OUR HOME INTO A BED AND BREAKFAST. DOES THIS MEAN I CAN NO LONGER GET HOUSEHOLD INSURANCE?

That's not the case with Adrian Flux because their special types of available insurance cover include: bed and breakfast, buy-to-let, flat roof, flood risk properties, high value homes, holiday or second home, home business, house, landlord, listed building, park home, subsidence risk, tenants, thatched roof, underpinned properties, wood-built homes and unoccupied homes.

ANY OTHER TIPS I SHOULD BE AWARE OF?

It takes time to shop around so let Adrian Flux do it for you. Sourcing quotes from 30 different insurers and schemes, it also makes sense to call them on 01553 400399 because 80% of customers who got an online quote could have had a cheaper one over the phone.

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WHY THE APPEAL OF CUSTOM-BUILD IS CATCHING ON

The **Borough Council of King's Lynn & West Norfolk** looks at the demand for custom-built property – and what it means for the future

Custom- and self-build homes and development sites are proving to be a popular and viable alternative to house builder products for home owners and landowners alike.

More diversity in the way homes are built is being encouraged thanks to new government guidance, which requires local planning authorities to ensure housing targets are translated into 'built' homes rather than 'planned' homes.

At least 10% of required housing

must now be built on sites of less than one hectare. For self-builders finding a plot is often the most difficult part of the process due to lack of availability. This opens up an opportunity for landowners to put forward development sites for self- and custom-build projects.

Three landowners in Upwell did just that recently, and now all 25 plots have been taken. Eleven properties are now complete, five are affordable housing (all are lived in), and six are self-build properties,

four of which are inhabited.

Construction is currently underway on the majority of the remaining sites.

"We had interest from people wanting to build their dream home, people building their first home, and from serial self-builders," says John Maxey of Maxey Grounds, confirming that demand for the plots had been very encouraging. "We also had interest from small developers for custom-build projects to sell on."

This is all particularly good news





ABOVE AND OPPOSITE: A CGI representation of how the Lived In custom-build development in Ingoldisthorpe could look **BELOW:** A completed self-build property in Upwell, one of six completed so far, which also has five affordable housing properties



for the people who own the land.

"While landowners need to ensure they can cover the cost of infrastructure and any affordable housing requirements, they will still receive an increased return on their land than if they sold to a major developer," says John. "In addition, they know they are helping to meet housing need as the homes are generally developed faster."

The latest site to get planning

permission for a custom-build development is at Ingoldisthorpe, with plots being marketed from autumn 2019 through agents Sowerbys.

"I've always recognised the village centre's importance to Ingoldisthorpe, and as a result was determined that any development was of the highest quality and created additional open space for the residents to enjoy," says site

MORE INFORMATION

LANDOWNERS

Advice from the National Customer and Self Build Association:

Righttobuildtoolkit.org.uk

Homes England advice and funding support for custom build:

gov.uk/hom ebuildingfund

West Norfolk Custom and Self Build Register:

visit west-norfolk.gov.uk

and search for 'custom build demand'

POTENTIAL SELF-BUILDERS

Sign up to the register – west-norfolk.gov.uk search 'self build'

National Customer and Self Build Association – find a plot, financing, right to build, kit homes and more – selfbuildportal.org.uk



STRATEGIC HOUSING MARKET ASSESSMENT

The Borough Council of King's Lynn & West Norfolk is currently undertaking its latest Strategic Housing Market Assessment for the area. The last assessment was carried out in 2014.

"It is vital that we understand the sort of housing that we need in the various parts of our borough," says Cllr Richard Blunt, Borough Council of King's Lynn & West Norfolk Cabinet Member for Development. "We know that our demographic profile changes over the years. If there is increasing demand for properties for older people we need to ensure our plans address that need. If we need properties with different types of tenure to ensure that all types of households can access them, then we must consider how those needs can be met."

"We also need to understand the size of homes that people will need so this can be incorporated into our future development plans. By getting this detailed understanding of the housing market, the policies that will be included in our Local Plan can ensure they allow for the appropriate development – of the right size, tenure, type and location to meet needs."

The Strategic Housing Market Assessment is due to be published late autumn 2019. The assessment will then inform the planning policies contained within the borough council's Local Plan which is currently being reviewed. Consultation on the Local Plan is due to take place in the spring and summer of 2020, and it is hoped that the Local Plan will be adopted in 2021.

Please visit www.west-norfolk.gov.uk for further information.

"GIVING THE HOMEOWNER SOME DESIGN CONTROL IS IMPORTANT TO US IN A CUSTOM BUILD CONTEXT"

landowner Ben Marten. "It makes complete sense for landowners to stay more involved in the process of delivering new housing, and there is a real opportunity to win round both the local community as well as to work successfully with the local planning authority."

The site comprises 10 serviced plots for detached custom-build properties ranging from 3- to 5-bedrooms, and a pair of semi-detached homes which will be affordable housing.

"Giving the homeowner some design control is important to us in a Custom Build context," says Charlie de Bono, director of Custom Build Enabler Lived In. "It was a complex task considering the Planning

Authority understandably required assurances on the impact of the proposal and had never previously approved such an approach on a reserved matters application.

"The solution was a plot-specific design code which is based on a consistent design for all plots, yet also allows individual owners to customise and express themselves. It's a win-win scenario, and the additional advantage to this customisation approach is that each house starts taking on its own personality."

Landowners who may have a site suitable for a self- or custom-build development should contact planning.policy@west-norfolk.gov.uk



ABOVE: This plan shows how the ten plots proposed for Ingoldisthorpe will be arranged around an attractive open space

Builders of the award winning Wells Maltings

IMAGE: © VARLA



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A UNIQUE PROJECT FOR AN EXTRAORDINARY LOCATION

How **Atelier Associates** combined local architectural knowledge with innovative design to create a truly exceptional project...

On page 41 of the latest edition of the National Planning Policy Framework you'll find Paragraph 131, which reads as follows: *"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

It's a paragraph very familiar to developers, designers and architects – not least because obtaining planning permission under such criteria is extremely rare.

So when a client walked into the

Atelier Associates studio in Snettisham in January 2018 and said they'd just bought a rather unusual 1.5 acre site in Snettisham at auction and wanted to develop it, managing director and senior designer Stephen Sharp jumped at the chance to take on the challenge.

"A pre-app for three generic houses on the site proposed by another local practice had already been recommended for refusal," he says. "We explained the risks to the client, but all of us agreed that nothing is impossible – and we had faith that the right design could gain approval provided we took a sensitive and unique approach to it." Bordering the Snettisham

Conservation Area, the site was an abandoned part of a carstone quarry with an extraordinary (if not unique) 12m cliff face - a location with so many planning constraints that development of any kind seemed fraught with problems.

"We spoke to our planning consultant who told us that to receive planning permission under such circumstances we didn't have to be famous architectural designers," says Stephen's fellow director Sarah Barker-Willis. "We just had to be very good ones."

With a client fully prepared to let the location dictate the scale and design of the proposed property, Atelier Associates got to work,



ABOVE: A CGI north/south section of the project featuring Atelier Associates' remarkable 'floating' lounge (above right) overlooking the quarry at Snettisham.

BELOW: The proposed floor plans for the site, showing how the en-suite bedrooms and terrace areas follow the natural contours of the location



assembling a multi-disciplined team that included an ecologist, arboculturalist, engineer, planning consultant and landscape architect.

"Usually, you're working to a client's layout and wishlist and the site itself becomes secondary," says Stephen. "This project was the total opposite - the location had to be the most important factor in the design, and the property had to be completely guided by what was on site in terms of ecology, in terms of existing flora, and in terms of topography."

Following comprehensive surveys of the site (including a 3D survey), the team at Atelier Associates started thinking about how any property could be integrated into such an unusual location.

"We soon realised that two things made the site unique," says Stephen. "They were the carstone and the cliff face itself - so they had to form the foundations of the design."

Discovering that the quarry had originally provided stone for the stables at Houghton Hall, Atelier Associates looked at the use of carstone within Snettisham and the surrounding area, identifying modern forms and structures from the 1950s onwards, and its more recent application as a rather soulless facing material. They were particularly interested in the Methodist church on Lynn Road in the village, which features angled carstone buttresses that have weathered in different ways depending on their position relative to the sun - a natural effect which was apparent in the abandoned quarry.

Inspired by this, Steve decided to write a new story in stone, using carstone in a variety of ways to create a site-specific history ranging from finely-cut blocks to undressed stone facing the cliff - angled in such



a way to weather naturally in the future.

"The cliff is the most obvious feature of the site, so the property had to acknowledge that fact," says Stephen. "We thought it would be appropriate to have the living accommodation extending over ground level, floating in space and providing a 360° view of the cliff face in front of it – and minimising the building's impact on the existing flora and fauna."

Apart from the aesthetic value, building most of the property into the hillside had a practical aspect, creating a significant thermal mass allowing the property to be almost entirely heated by the energy stored in the ground during the day.

Atelier Associates proposed using

"WE DIDN'T HAVE TO BE FAMOUS ARCHITECTURAL DESIGNERS – WE JUST HAD TO BE VERY GOOD ONES..."

Corten weathering steel for the property's floating elements, a material they've used to stunning effect on previous projects.

"As it weathers it develops a fabulous rusty appearance," says Stephen, "and that's a perfect complement to the carstone. They work together so well."

With built-in energy efficiencies and wildlife-friendly considerations (including a 'living' roof), the environmental credentials of the design were highly impressive.

"Despite appearances, it's actually

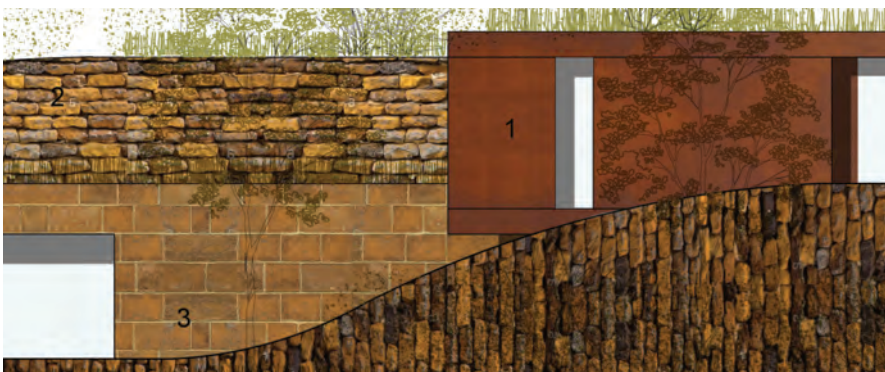
a very simple build," says Sarah. "The carstone for the property can be sourced from the neighbouring quarry and elements of it can be built off-site, so the project's overall carbon footprint is reduced."

The plans were submitted in February 2019, and although Atelier Associates enjoyed having free rein in combining imagination with a sound architectural knowledge, they wondered if the proposal would meet the same fate as the vast majority of other Paragraph 131 applications.

"It was really amazing to learn that the project received planning permission a few weeks later," says Stephen. "It's a truly incredible achievement, and everyone involved at each stage of the process worked so hard to make it happen."

His fellow director is equally excited about the plans and is already looking forward to the next step.

"It's a unique site and it's an extraordinary design that actually brings something to the location," says Sarah. "It sets a benchmark for the future use of a local stone and it's been such an amazing project to work on - and now we just can't wait to build it!"



ABOVE: This proposed side elevation of the project clearly shows how the Corten pre-weathered metal cladding (1) and pitched faced carstone block (3) complements the surrounding rough carstone

Atelier Associates
Architecture + design

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Hopefully, all building sites (whether complete new builds or renovations and extensions) will contain at least a few trees – and it's important to note that all tree owners are required (under duty of care legislation) to have their trees regularly checked.

For many years, the expert arborists at Heritage Tree Specialists have been providing fully-independent BS5837 Tree Reports to accompany planning and development applications, providing industry-standard surveys containing detailed information about the trees involved and the development's impact on them.

"Tree reports are often a compulsory part of the purchase or planning process, and can have significant impact on the design of the build," says Dan Ashton, Director of Heritage Tree Specialists. "You'll ignore these issues at your peril, and it can become even more

complex if your site contains trees protected under Tree Preservation Orders (TPOs) or if it sits within a conservation area. But that's what we're here for!"

It's important to note that the tree reports by Heritage Tree Specialists are completely independent, making specific recommendations on any remedial work required and the protection measures needed to ensure the good health of the trees throughout the build and well into the future – which includes the overall safety of the site.

That's not to say that you can't benefit from Dan's personal expertise as well, however.

"Looking at the post-build phase of the development, we can establish new trees and design new planting schemes for hedging," says Dan. "We'll work with you and your architect to discuss all the available options – from the sensitive choice of natural species native to Norfolk to their ideal positioning and

effective establishment methods."

An initial consultation with Heritage Tree Specialists about your plans is entirely free – and they'll be happy to arrange a detailed tree report for the project or advise you on working on a site covered by Tree Preservation Orders.

With several decades of experience in the industry, Dan and his fully-qualified team at Heritage Tree Specialists are perfectly placed to deal with any tree-related issue that may affect the very grandest design – from initial site clearances to final landscaping.



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WHEN BUILDING DESIGN IS MORE THAN JUST ARCHITECTURE...

The work of **Templeman Design** ranges from major commercial facilities to some of the most sensitive defence sites in the country

To a certain extent, producing groundbreaking designs, working within local planning rules and utilising as much energy-efficient technology as possible are relatively straightforward architectural challenges. It's a different matter entirely when the project at hand involves some of the most sensitive defence sites in the country, confidential government facilities and design issues such as counter-terrorism measures and the unique requirements of the military.

But such work is at the very heart of King's Lynn-based Templeman Design.

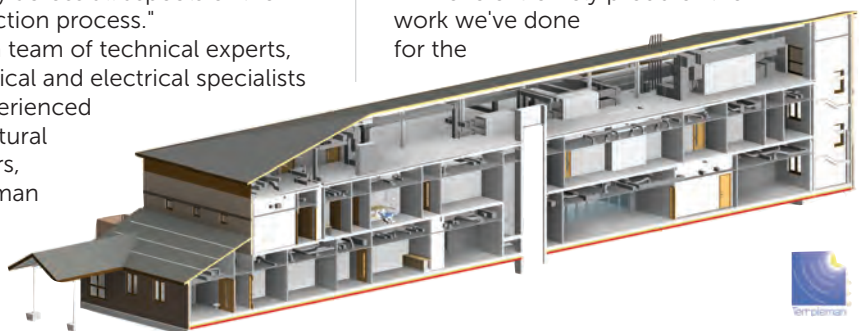
"Although we have worked on some one-off and very high-end

domestic properties, that's not really our core business," says Managing Director George Templeman, who founded the company in the early 1990s. "Because our work is so specialised, it involves a combination of surveying, engineering, and creativity across all aspects of the construction process."

With a team of technical experts, mechanical and electrical specialists and experienced architectural designers, Templeman Design delivers fully-

managed and coordinated solutions from conception to completion in some of the most demanding sectors imaginable – governed by tight deadlines, strict budgets, and serious security concerns at the very highest levels.

"We're extremely proud of the work we've done for the



government nationally over the last five years," says George. "It's work that continues to this day and is set to continue, but for obvious and very important reasons we simply can't discuss it in detail."

However, the company is free to talk about much of its work on defence-related projects – work that has involved over 2,000 projects to date on major UK and US airforce stations and army barracks around the country with budgets ranging from £100,000 to £15 million.

In recent years, Templeman Design has designed major extensions to the infrastructure at RAF Waddington and RAF Digby, helped establish a new glider squadron at RAF Syerston, carried out a feasibility study for a new fire station at RAF Menwith Hill near Harrogate, and completed a £10 million project for the Red Arrows' new support facilities at RAF Scampton.

"One of our more unusual projects was designing the acoustical upgrade of the firing range at RAF Feltwell," says George. "To establish the precise requirements for sound reduction, we actually had to carry out live fire testing – which isn't something architectural practices often find themselves doing!"

Slightly closer to home, Templeman Design is currently working on the creation of a new 42-kennel section for the military dogs at RAF Marham – which poses the interesting design challenge of soundproofing a structure that sits close to an active runway.

"This is highly specialised and technically demanding work," says George. "Installing a domestic CCTV system is very different to working to the government's demanding requirements – which often concern matters of national and even international security."

For a Norfolk-based company, Templeman Design's experience in these fields is second to none.

For instance, while architects and designers are familiar with the constraints of current building regulations, Templeman Design are regulated by far more complex guidelines, as military installations and their design are also governed by the specifications detailed in Joint Service Publications (JSPs).

"It becomes even more complicated when we work on American sites," says George, "because their design is guided by Unified Facilities Criteria – which often contradict both building regulations and JSPs! It takes a lot of



ABOVE: Design work on government and military sites forms a large part of Templeman Design's core business, from the new glider squadron at RAF Syerston (top) to the upgraded firing range at RAF Feltwell (centre)



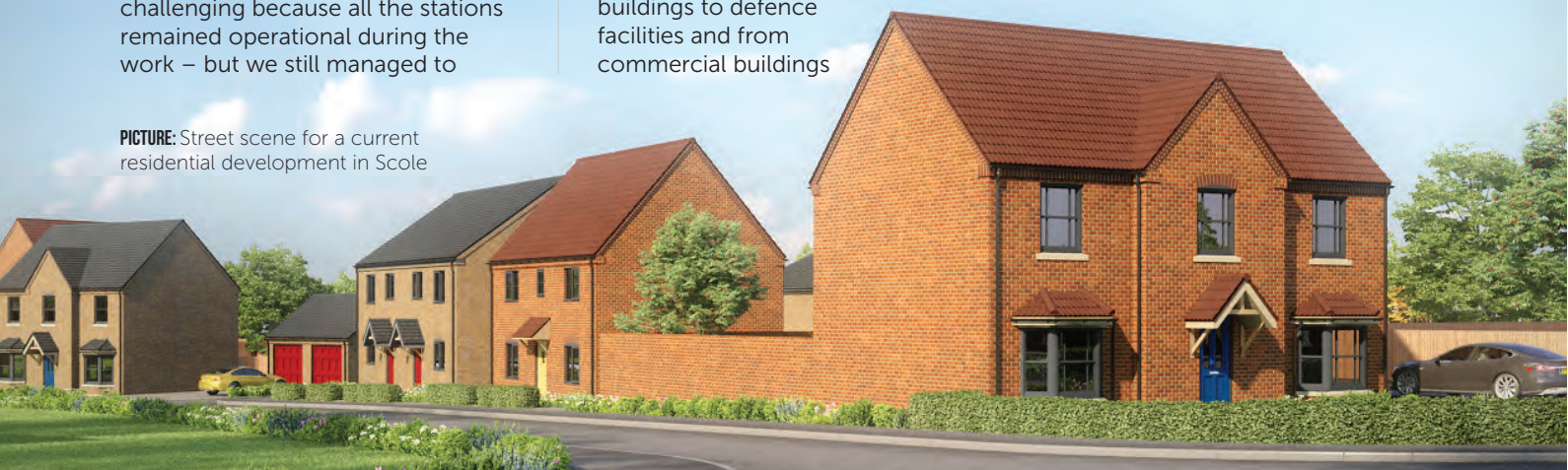
ABOVE: A recent master plan by Templeman Design for a successful planning application for 200 dwellings

time, a lot of experience and lot of in-depth knowledge to design a building that conforms to all three."

That's not to say that the work of Templeman Design doesn't extend into more familiar (and less sensitive) areas and more traditional services. The company's expertise in delivering complex and multi-disciplined projects has seen them work on a range of educational facilities from schools and colleges to universities – and they've also undertaken the master planning and planning process for major residential developments of over 300 properties.

"We were even recently commissioned to upgrade the lighting in 16 railway stations across the southeast of England," says George. "That was particularly challenging because all the stations remained operational during the work – but we still managed to

PICTURE: Street scene for a current residential development in Scole



RIGHT: Templeman Design is using laser scanning and UAV surveying to produce 'reality capture' visualisations that save time and allow access to unsafe or restricted locations

BELOW: One of six packaged boiler plantrooms designed by Templeman Design's mechanical and electrical engineers for a £5m project to replace the central boiler house at RAF Cranwell



deliver it within a four-week timescale."

Of course, such complex projects require considerable planning and attention to the smallest detail – and the benefits of the latest technology.

In addition to using laser scanning 'reality capture' for planning purposes and feasibility studies, Templeman Design is licensed by the Civil Aviation Authority to operate UAVs (unmanned aerial vehicles) which are ideal for sites where manual access is either unsafe or restricted – and is one of the few companies to have carried out topographic UAV surveys on the UK's domestic and US defence locations.

"In addition to the sheer accuracy and convenience for the client, it also saves everyone a huge amount of time," says George. "We've surveyed half an entire RAF station in a day – a job that would have taken two surveyors two weeks to complete using traditional methods and equipment."

From educational buildings to defence facilities and from commercial buildings

to residential developments, Templeman Design can bring a multi-skilled and multi-discipline approach to your project to ensure it gets delivered on brief, on time and on budget.

"From a technical and design perspective," says George, "our work is often highly sensitive, invariably incredibly complex and always very challenging, but it's also extremely rewarding when we see a project through to completion."



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A NEW OFFICE AND A NEW LOOK AT BUILDING CONTROL

From their brand new office in King's Lynn, **Assent Building Control** delivers faster and more efficient building control services...

In April 2019, Heather Bobbins and chartered surveyor Mark Judd opened the new offices of Assent Building Control in King's Lynn, but it's not just the premises that are different – the business offers a completely fresh approach to all building control services. And it's an approach that can save you (and your project) valuable time and costly delays.

Whether you're working on a simple home improvement, a complex new build or a multi-property development, you have a legal obligation to ensure all works fully comply with current building regulations – and that's something that most people rely on the relevant local authority for. But with Assent Building Control, there's a real alternative that's more efficient, more cost-effective, and is fully compliant with current legislation.

"As our customers soon discover, there's absolutely no need for building control to be causing you unnecessary costs or delays," says Heather. "We work to performance standards, we have plenty of local industry knowledge, and we're committed to ensuring the whole process provides added value for architects, designers, developers and contractors."

At every stage from the foundation to completion, Assent Building Control will ensure your project lives up to the vision on the plans and meets every legal and regulatory requirement, from relatively straightforward garage conversions to sensitive listed building renovations.

"One of the main advantages of using Assent Building Control is that you'll only ever have one point of contact for the whole duration of the

project," says chartered surveyor Mark Judd. "With a large local authority, you'll often have to deal with a completely different person every time you have an enquiry – and that can be really ineffective and frustrating."

Assent Building Control in King's Lynn is part of a nationwide network with over 50 local offices that have been providing a fast, cost effective and comprehensive range of building control and associated services for the last 15 years – something Heather and Mark are now delivering across Norfolk from their new office.

For a completely fresh and professional approach, contact Assent Building Control today for more details and a no-obligation quote, which are usually provided within 24 hours – proving that this really is the alternative solution to building control!



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GIVE YOUR NEXT PROJECT A FRESH APPROACH TO BUILDING...

From the initial design to final completion, **Daco Construction** offers your next building project the very highest standards – at every stage

Back in 2013 Ben Connolly received a call from builder Steve Dawes, with whom he'd worked some 15 years previously as a buyer of building materials. Steve was looking for something rather obscure for a project he was working on – and knew that Ben would be able to source it for him.

"Steve was working on his own at the time and I was looking for a change of direction, and we'd always worked well together in the past," says Ben. "After I'd priced a few new-build projects for him, we decided to

go into business together."

Taking the first two letters of the pair's surnames, Daco Construction was founded in March 2014 with a workload consisting of one house and a small extension. Exactly five years later, the company has 17 new-build properties in various stages of progress and has completed a number of prestigious projects in the area, particularly around the north Norfolk coast.

While Ben handles the quantity surveying side of the business (including the pricing and purchase of materials), Steve – who's been a

local builder of note for over 30 years – oversees the logistics of construction and labour, and the two form a quite formidable team.

Following the completion of a large contemporary house in Burnham Market, Daco Construction was approached by local businessman and property developer Tim Roberts to build his own home – and he was so impressed with the company's standards and attention to detail that when he bought a Grade II listed property in the centre of the village in 2016 with a view to converting it to a



restaurant, he didn't have to think twice.

Work on what would become No.Twenty9 restaurant began in February 2017, and it presented Daco Construction with more than a few challenges.

"Converting a listed Georgian house into a contemporary restaurant with a modern kitchen and open firepit cooking range takes careful planning and a lot of skill," says Ben. "The building couldn't be altered structurally and we also had to protect its fabric from further deterioration – and we had to bring the 21st century into it!"

The fact that it's now impossible to tell where the old parts of the property end and the new ones begin goes a long way to explain why Daco Construction's work helped see the project shortlisted for the 2018 Mayor's Design Awards – in the categories for Craftsmanship and Listed Building Schemes.

Daco Construction returned to No.Twenty9 earlier last year for a nine-month build that saw the creation of six boutique rooms at the rear of the restaurant, a project characterised by a gently curving plan, strikingly different roof heights, attractive brick and flint internal walls, and areas of decorative abstract plastering.

"The project was designed by Chris Borrmann at ACS Architectural Ltd in Hunstanton, and it's a really beautiful build," says Ben. "The way the external views all hold together is brilliant. The narrow access meant we had to think of alternative ways of getting material into and out of the site, but it was a great project to work on – and the results are amazing."

Of course, such quality never goes unnoticed – and Daco Construction were recently approached by the director of Willow Group Estates to work on two new-build properties in Docking. It was a development that proved so successful that Daco Construction is now working on 10 traditional brick and flint houses for the group – a group of five properties at Thornham (two of which have already sold despite being unfinished) and another five-property development at Brancaster.

The company was also approached by the Abbey Group Cambridgeshire Ltd and are currently building two stunning chalk and brick houses for them – also in Thornham.

Perhaps the most remarkable aspect of Daco Construction is that



ABOVE: The new bedrooms at No.Twenty9 in Burnham Market feature some of Daco Construction's decorative brickwork and abstract plastering, an innovative approach that's apparent throughout the company's work (below) – both internally and externally





ABOVE: An example of Daco Construction's internal and external work on domestic properties, and (below) the recently-completed development of six boutique rental rooms at No.Twenty9 restaurant in Burnham Market

“WE BOTH ENJOY WHAT WE DO, AND WE TAKE A LOT OF PRIDE IN THE THINGS WE’VE ACHIEVED SO FAR...”

the company still essentially only consists of Ben and Steve.

“Although we’re subcontracting up to 80 people at any one time, our core workforce is now as good as it’s ever been – across all the trades,” says Ben. “That’s probably at the heart of our success, that we’ve managed to build such good relationships with everyone from the architects to the electricians and plumbers. They’re all committed to achieving the standards we want Daco Construction to be recognised for.”

Whether you’re looking to make the most viable use of some land or already have a fully detailed design with planning approval, Daco Construction can see the build through from start to finish – including all consultancy and construction services and cost-effective sourcing and purchasing of

materials – right through to the final signing off by building control.

And the company’s high rating within the Federation of Master Builders offers developers and self-builders extra reassurance – especially when you consider that the UK’s largest trade association in the building industry recently asked to feature one of Steve and Ben’s projects on its website.

“We both really enjoy what we do, and we do take a lot of pride in the things we’ve achieved so far,” says Ben. “But we’re not resting on our laurels – we’re looking forward to taking Daco Construction to new heights in the future.”



Daco Construction

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Fakenham Norfolk NR21 8NL

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E-MAIL: ben@dacoltd.co.uk





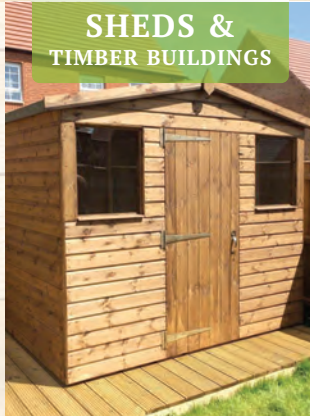
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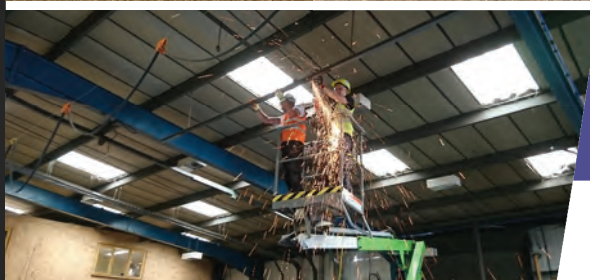
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THE GLASS HOUSE THAT 'GROWS' OUT OF THE HILLSIDE

This stunning contemporary house was a departure for **Richard Waite** but it has all the quality and thoughtful design he's known for...



Chartered architect Richard C F Waite is usually perhaps best known for award-winning work on listed buildings and in conservation areas, so it might seem like a departure for his company Waite & Wallage Architects, which incorporates Richard Waite Architects, to design a stunning contemporary home made from glass and steel. But what this house and the hundreds of more traditional buildings he has worked on have in common is how their context has shaped their design.

Over a long and illustrious career, Richard has worked on over 3,000 projects, many of them in the historic centre of King's Lynn. It's likely you've seen his Mayor's Design Award-winning development of flats on Queen Street, and certain that you've seen the Custom House, which Richard renovated the roof of in 2016. In fact, if you were to take a map of Lynn and mark every property he's worked on, the result would astonish you!

Richard's trademark is designs that

sympathise with their historical surroundings, but also have a style all their own.

And it was this principle of letting a design emerge from, and be shaped by, its context that Richard and his fellow director Daniel Wallage followed in one of their latest commissions. In the case of this house in Blackborough End, the context was the surrounding landscape, rather than neighbouring buildings.

The brief from the clients was for a house built from new, to replace their existing home which no longer met their needs.

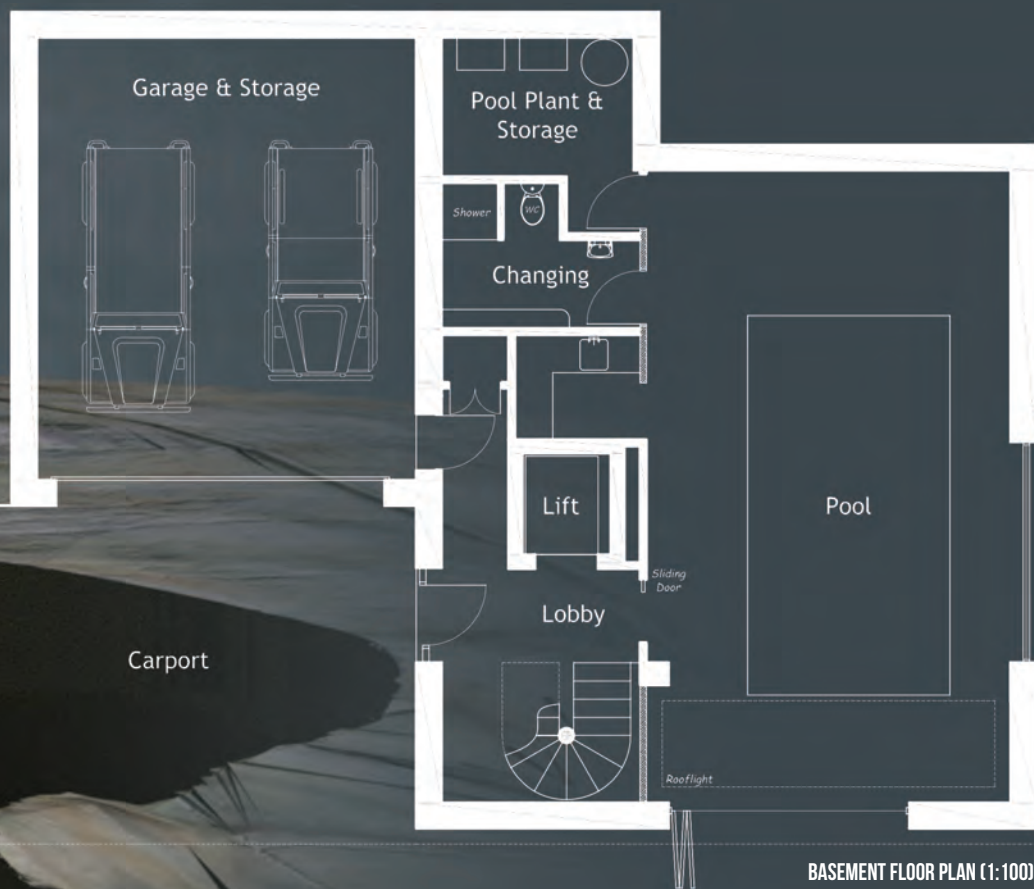
"The clients requested a home suitable for a contemporary approach to living, built on the same site their original house occupies," says Richard. "It's a location they love and have no intention to ever leave, so I had to make the site work for the house and vice versa. They also requested we design them an exceptional house, a house with its own character, its own presence, a positive statement: a challenge we

were pleased to meet. I've known the clients a long time, and they knew I had lots of ideas, and a desire for our practice to produce some contemporary architecture.

"We suggested we build a completely modern house, and considered various materials that are fashionable now, like boarding," continues Richard. "But our designs aren't about fashion, they're about a timeless style that will look good now and in the future. So I came back to the relatively long-standing tradition of a glass house."

The site where the clients wanted to build was on a marked slope; building a three-storey house that sat on top of it would make obtaining planning permission difficult.

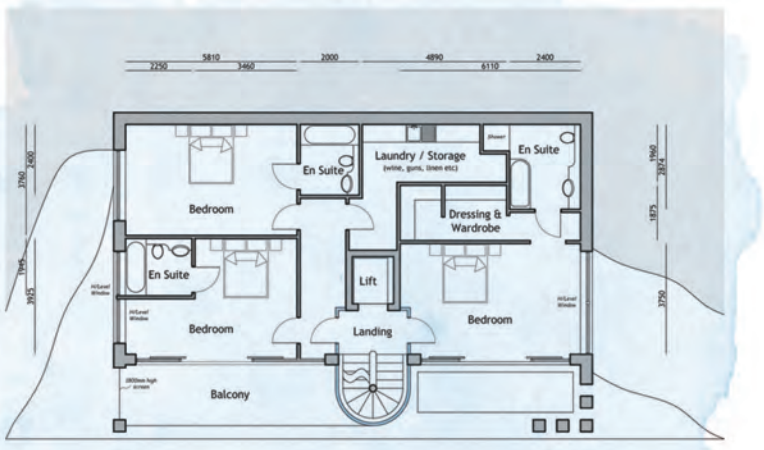
"The site is outside the development area, and while there isn't a consistent design vernacular in the surrounding area that would rule out a modern glass house, creating something that would sit high up on the hill and dominate the horizon would be a problem. So we came up



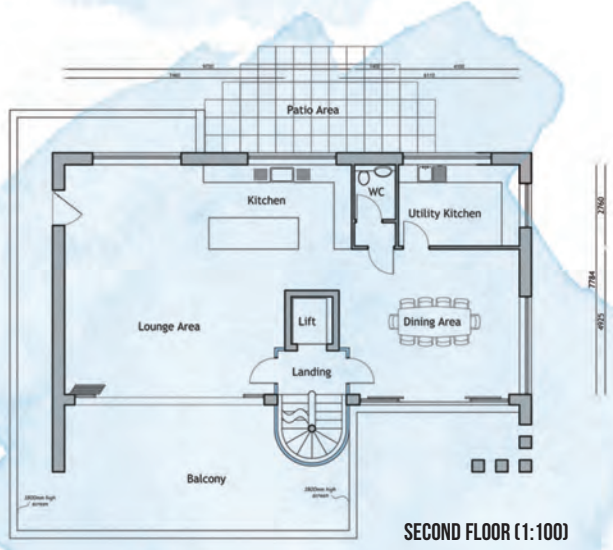
BASEMENT FLOOR PLAN (1:100)

“OFTEN WHEN WE WORK ON DESIGNS OF THIS AMBITIOUS NATURE, THEY NEVER GET BUILT, SO IT WILL BE EXTREMELY SATISFYING TO SEE OUR VISION BECOME A REALITY.”

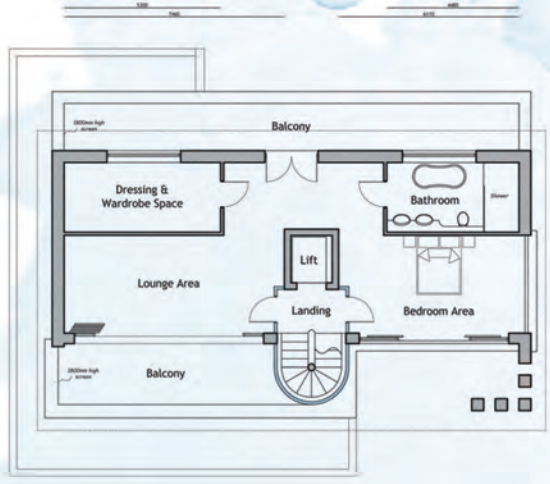
with a house that is dropped two storeys into the ground.”
 The house is a hybrid masonry and steel construction, which allows for large open-plan rooms, and the huge glass windows on the front of the house. On the basement level of the house is a garage and swimming pool, then four bedrooms and ensuite bathrooms on the first floor. The open-plan kitchen and living space are on the second floor to take advantage of the spectacular views across the open countryside.
 “Whilst this is an extremely contemporary design,” says Richard, “it’s also organic, in the way that it ‘grows’ out of the landscape. The house is very carefully positioned on the site, to preserve the view but also not overlook the houses nearby.”
 The house has fewer windows at the rear to stop heat escaping, while the large windows at the front capture the sunlight.
 “Daniel has designed the house to



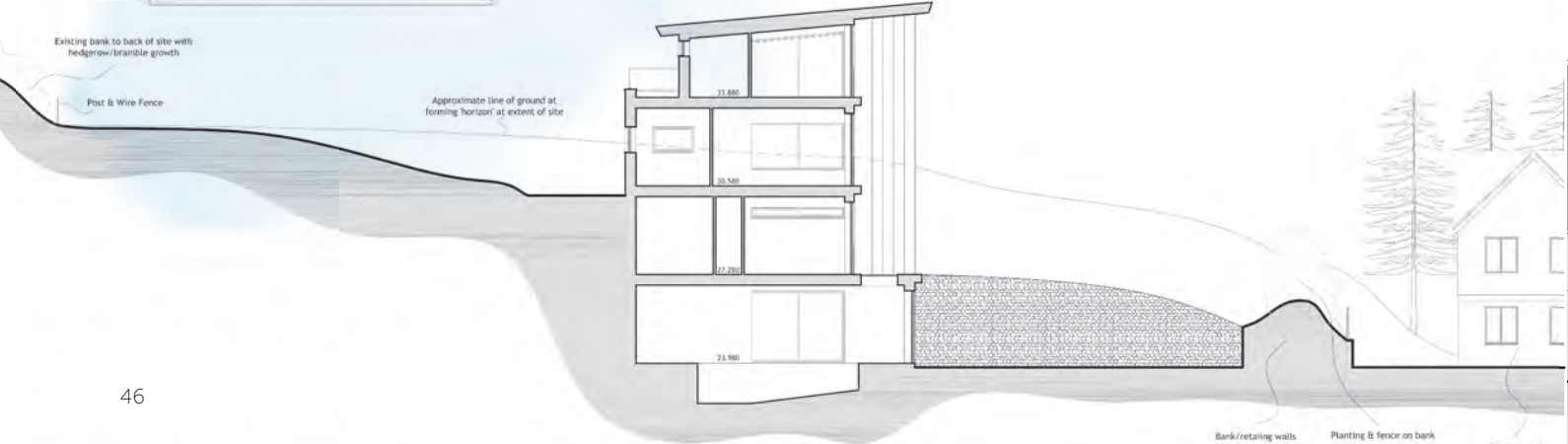
FIRST FLOOR (1:100)



SECOND FLOOR (1:100)



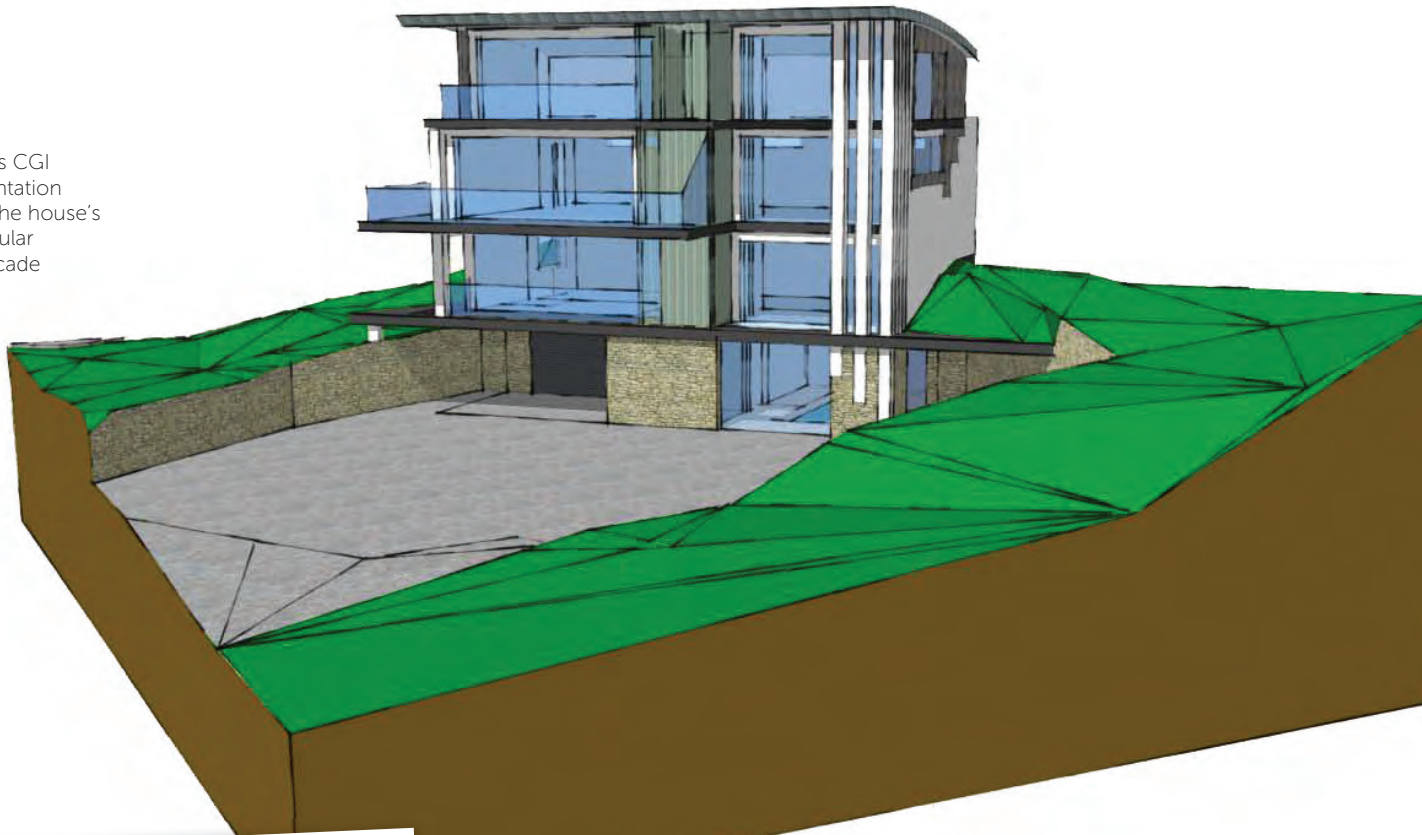
THIRD FLOOR (1:100)



FLOOR PLANS:
 Spacious rooms are arranged over four storeys

BELOW:
 The plans illustrate the change in the bank's level that will be required

RIGHT: This CGI representation shows the house's spectacular glass facade



The house's location and orientation on the site has been carefully planned

be highly energy-efficient. Building part of it into the slope means it's extremely well-insulated. It produces no carbon, because it doesn't burn anything, says Richard. "It also generates its own energy to run its heating and hot water system, through the use of photovoltaic cells to power air source heat pumps. On occasion, it will actually feed back the excess energy it produces into

the national grid. Rainfall will be collected from the roof and grey water will be recycled to minimise the house's demands on the water system."

An adage that has always guided Richard's designs is 'celebrate the entrance'.

"The way in and out of a building should be obvious," explains Richard, "and it should be a focus point. In this house, rather than the front door

being the focal point Daniel suggested we made the staircase prominent. The staircase spirals up in a column through the house, acting as a contrast to the angularity of the rest of the building. It's at the front of the house to let light in, and juts out of the glass frontage on the first and second floors, adding a dramatic flourish to the balconies that run the width of the house."

The design team at Waite &

Wallage has taken two years to go from inception, through the planning process, to the point where building can begin. It is hoped that the work needed to excavate the slope can be done before the winter's inclement weather, and then the build will be completed next year.

"Often when we work on designs of this ambitious nature, they never get built," says Richard, "so it will be extremely satisfying to see our vision become a reality."

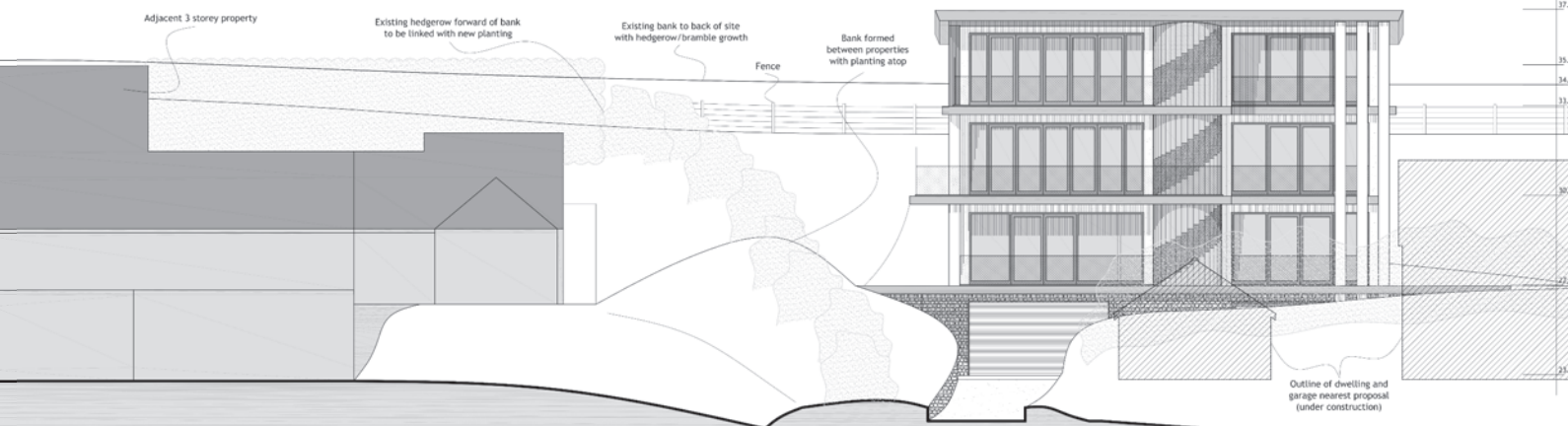
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Founder Nick Dighton has since been joined by his sons Liam and Lynden, and the firm maintains the family values on which it was founded, while always staying at the forefront of expertise and innovation.

"Over the years we've worked hard and invested heavily in the business," says Nick. "We're a significant manufacturer and installer of pre-cast concrete beams, stairs and slabs within the construction industry. Our focus is on quality, transparency, and building relationships with our customers."

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(EPS) panels to offer customers a product that's economical, environmentally friendly and easy to install.

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And there's no waiting around with eFloor Plus: the concrete beams are kept in stock at Floorspan's five-acre production facility, and the EPS panels can be ordered and delivered in as little as three days. Installation can be done in a day, so it's perfect for self-build projects with schedules that can accelerate unexpectedly.

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as they do with all their products. From design, manufacturing, and delivery to installation, the team will be with you every step of the way. Specialist fitters construct the pre-stressed concrete and EPS elements of the eFloor Plus system, leaving the floor ready for structural topping. But if you would like to install the floor yourself, it's very achievable – the system has been designed to be as simple as possible.

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RAISING HOUSING STANDARDS AND INCREASING PROVISION

How the **Borough Council of King's Lynn & West Norfolk** is addressing the area's housing need and helping people climb the property ladder



The last time that the Borough Council of King's Lynn & West Norfolk was an owner of social housing was 2006 – shortly before the creation of Freebridge Community Housing and the subsequent transfer of the borough council's entire housing stock.

Now, some 13 years later, the borough council has established a new wholly-owned, not-for-profit company called West Norfolk Housing Company (WNHC). The company has been granted registered social landlord status which means it can now develop and

rent much-needed affordable housing.

WNHC will help secure investment in new homes in the borough to meet identified need. Changing circumstances, including the need for additional forms of temporary accommodation as well as the need to increase the supply of affordable housing, means the borough council is now actively involved in helping to directly deliver housing to meet local needs.

The supply of new affordable housing has been constrained in recent years, and a slowing down of the housing market has resulted in

“THE BOROUGH COUNCIL IS NOW ACTIVELY INVOLVED IN HELPING TO DIRECTLY DELIVER HOUSING TO MEET LOCAL NEEDS...”

fewer properties being secured through planning obligations.

In King’s Lynn, 15% of housing on qualifying sites must be affordable (20% in other areas) and ‘qualifying sites’ in King’s Lynn, Hunstanton and Downham Market are defined as developments containing 10 or more dwellings – in rural areas, qualifying sites contain five or more dwellings.

To increase the supply of affordable housing, WNHC will work with other partners, including other registered social landlords, to

manage and maintain homes. Working with others in this way means that established local services can be used in order to benefit from economies of scale and avoid starting from scratch and unnecessary replication.

The new WNHC is already the landlord of seven new flats at Broad Street in King’s Lynn that are being used as temporary accommodation for families while permanent accommodation is found for them.

It will also be purchasing homes from the borough council that have been built on the council’s developments at the Nar Valley Park and the Lynnsport sites. These homes will be a mixture of affordable rented homes managed by Broadland Housing Association and ‘shared ownership homes’ for sale.

The first shared-ownership homes offered by WNHC were a 3-bedroom house available at Nar Valley Park and 2- and 3-bedroom houses on the Dewside development at Lynnsport and demand for all the properties was very high.

To see the latest shared-ownership properties available from West Norfolk Housing Company, please check either of the websites at www.helptobuyese.org.uk or www.rightmove.co.uk



SHARED OWNERSHIP

Shared ownership provides people who wish to buy a property but can’t afford to buy outright an opportunity to get their feet on the first steps of the property ladder.

Shared ownership enables people to buy a share in their home via a mortgage or savings and to pay a reduced rent on the remaining part which is owned by the landlord.

The initial percentage that can be bought is between 25% and 75% based on affordability criteria.



ABOVE: The West Norfolk Housing Company (WNHC) is owned by the Borough Council of King’s Lynn & West Norfolk and is developing a number of affordable housing to meet the area’s current and future housing needs

Away from privately-owned homes, the ever-growing demand on private rented property and increasing regulatory demands on landlords has left the area with a dearth of good quality rental properties available on long-term tenancies.

To address this issue, a new company has been set up by the borough council to deliver and manage a portfolio of up to 175 properties over the next five years.

West Norfolk Property is a wholly-owned local authority company, and has been established to hold private rented accommodation on the council's own development sites.

The main aim of the company is to provide modern, high quality properties that will be available for long-term rentals to give people a sense of security.

"Getting on the housing ladder is tough for people because of the requirement for a substantial deposit, and that leaves many people choosing to rent privately," says Cllr Adrian Lawrence, cabinet member for Housing at the Borough Council of King's Lynn & West Norfolk.

"Demand is high, and there isn't much to choose from, so by entering the private rental market we hope to stimulate the market and improve standards for rental properties. We hope to have our first properties available for rent towards the end of 2020."

It may be very early days in the development of this portfolio, but during 2020 the council will be seeking an experienced organisation to provide professional management of these properties.

A specification is currently being put together for the tender of these services, and once available, the tender will be advertised on the borough council's website.

Interested parties should visit www.west-norfolk.gov.uk/tenders



ABOVE: Although the supply of new affordable housing has been constrained in recent years, the borough council is building a portfolio of new, shared-ownership and rental properties

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“A section 278 agreement allows private developers to fund and complete works to the public highway beyond the development site itself,” says Richard Moore of WN Surfacing.

Similarly, a section 38 agreement is when developers enter into an agreement with the highway authority for the construction of new estate roads to service houses – and for their ultimate adoption as a public highways.

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BEAUTIFUL BARN CONVERSIONS WITH HISTORY IN THEIR WALLS

Middle Farm Barns is a fabulous cluster of four newly-converted barns that's unmistakably a project by **Michael McNamara Associates**



Once part of a working farm, these four buildings have been transformed into stunning family homes in a way that celebrates their history and incorporates the best of modern design and technology. It's a combination that isn't easy to achieve, but Michael McNamara Associates have been excelling at it for over 35 years.

Michael, the founder of the firm, has since been joined by his sons Guy and Ryan who bring their own areas of interest and expertise to this true family business. Together they have converted over 70 barns across Norfolk: all with the sympathetic design and high-quality finish that is the McNamara signature.

Sympathetic design that harmonises modern usage with the soul of the original building is always a priority for the firm, and it is evident throughout the Middle Farm Barns development.

"We don't impose a house on a barn – the perfect home is

already there within the building and we find a way to bring it out," says Michael McNamara. "We focus on maintaining the history of what's there, and what was previously there, and being creative to make the barn work as a modern living space".

Take a tour of No. 3, Middle Farm Barns, the star of the development, and the McNamaras' love of design and attention to detail is impossible to ignore. This brick and flint barn dating from the 19th century has been transformed into a four-bedroom, 3,853 square-foot home with all the breath-taking grandeur you'd expect, but also with a practicality that reflects the way we live now – a kind of 'useful luxury'.

The huge open-plan living room and kitchen make a truly impressive heart of the home, with exposed brick walls and a floor of limestone. The kitchen cabinets have been hand-made and hand-painted by North Norfolk firm: Dale Head

Woodworkers – open a drawer and you'll find it's lined with oak.

This level of finish is what separates a Michael McNamara Associates barn conversion from the rest.

"The finish is so important," says Ryan. "It's everything."

The limestone used for the living space floor appears again in one of the four en-suite bathrooms; the shower tile trims have been custom-made from oak.

Natural materials are used throughout the home and garden, as they are in all McNamara barn conversions: some are newly-created like the hand-built ash and glass staircases, some are reclaimed like the Norfolk pammets used for mantels and windowsills, and some are original, like the beautiful exposed beams.

The large garden, created from the farm's





ABOVE: The original farm buildings have been transformed sympathetically and skilfully into this cluster of stunning homes

original stostockyard by an award-winning designer, is enclosed by walls that embody the history of the barn. Built originally from huge flints knapped by hand, successive generations of farmers have added brick, chalk and render. The walls are made into a stunning feature by the addition of dramatic lighting - part of a sophisticated scheme designed by Ryan - and of woven steel fencing made by the firm's in-house welder. Michael McNamara Associates have long-standing relationships with a host of talented craftspeople - their 'extended family'.

In one of the bedrooms, one of these original beams curves downwards over the window to make a striking feature, and to exemplify the McNamara ethos.

"We raised the window to make the beam the header for it - it's been there 150 years, why would we get rid of it?" explains Ryan. "Our vision for a barn conversion is about

identifying its characteristics and making the most of them; helping them live on in the building's future".

And in the master bedroom there is a truly unique and charming feature: one of the barn's original slit-like windows - narrow to keep draughts out in a time before windows were glazed - is now part of the internal wall and a trickle of wax from the candles that would have stood in it has been left in place!

Reclaiming materials and reusing them wherever possible is important to Michael McNamara Associates: they're a firm who think long-term. Some materials used in Middle Farm Barns have been saved from their Newman's Court development in Fakenham: a collection of stylish new homes that has transformed an abandoned site in the town's centre.

Another example of their long-term thinking is their use of air-source, ground-source and underfloor heating. For over ten years, Michael McNamara Associates have been incorporating innovative heating systems that use these kinds of renewable energy into their projects. Standing discreetly outside No. 3 Middle Farm Barns is a compact air-source heating system that supplies all the barn's hot water and heating, a cutting-edge piece of technology researched and selected by the firm.

Michael McNamara Associates bring their breadth of vision and meticulous attention to detail to all their projects, whatever their scale. As well as their own larger

“WE DON’T IMPOSE
A HOUSE ON A
BARN – THE
PERFECT HOME IS
ALREADY THERE
WITHIN THE
BUILDING AND WE
FIND A WAY TO
BRING IT OUT”

developments, the firm also works on bespoke individual projects for clients, including single barn conversions, period renovation, new build and major house extensions.

“We just love what we do, we love building,” Ryan adds. “When we take on a project we know it’s going to be good; we have to or we won’t do it, but invariably the result is better than we thought it would be.”

To discuss your building project with Michael McNamara Associates, contact them on the details below.



Michael McNamara
ASSOCIATES

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"We have a team of highly-qualified electricians and we're fully NICEIC accredited," says General Manager Darren Goldsby. "We also have extensive experience across Norfolk designing and installing electrical systems on everything from listed buildings and stately homes to modern self-build projects and developments."

Whether you're renovating a period property or have yet to get your architectural plans off the ground, Bircham Electrical can help you through every stage of the

process - and although the company approaches restoration work on historic properties and completely new houses in slightly different ways, Darren says the secret of any good electrical system is all in the pre-planning.

"For historic and listed buildings, there are often limitations on what you can actually do," he says. "If you're not allowed to disturb the fabric of the property, we'll work with the client, the architect, local conservation officers and even English Heritage to ensure the electrical system meets current regulations - but has the minimal impact on the structure itself."

And while working on a modern new-build property may seem like an open book, Darren and his team treat such projects with an equal amount of professional care and attention to detail.

"In terms of their electrical systems, modern homes are highly complex and include a huge amount

of technology," says Darren. "But in terms of electrical design, the world is your oyster - as long as it's fully compliant."

From the earliest stages of the build, Bircham Electrical can design and install a system that takes into account how the property will be used and makes the most of the technology in it - from underfloor heating and data cables to CCTV and smart LED lighting that can be controlled on a room-by-room basis.

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THE ARCHITECTURAL PRACTICE THAT LOVES A CHALLENGE...

Founder of **Studio 11 Architecture** Kris Baxter explains how the company's distinctive work stems from a 'total design solution'

Studio 11 Architecture was founded by Kris Baxter, a Chartered Architectural Technologist (CIAT), in 2008. His time working for housing developers and architects has given him in-depth knowledge of planning procedures in Norfolk, Cambridgeshire and Lincolnshire.

The CIAT-registered practice has grown rapidly and today consists of a team that specialises in distinctive and functional residential architecture, working across the counties of Lincolnshire, Cambridgeshire and Norfolk.

"The idea is that each project has a specific project leader who knows

the area well, knows the planners well, and can get to sites and meet clients quickly," says Kris.

Studio 11 Architecture's innovative approach is to offer more than just architectural services: they offer a total design solution for clients.

"The traditional thought process is that if you're building a house you need to appoint an architect," Kris explains. "But the reality is that you also need a structural engineer to design the foundations or design the structure that will support any open plan spaces, and a civil engineer because every house has a drive and needs drainage. We have those engineers in-house, so we can do all

the design work for a client without needing to go to a third party. The advantage to clients is that the design process is faster, and it ensures they get the end product in the way that it was envisaged at the concept stage."

Having this total design solution in-house means Studio 11 Architecture can approach design in a holistic way.

"We do what we call 'house transformations' which are so much more than just extensions," says Kris. "Sometimes clients come to us thinking they need a large extension but we look at the whole house and analyse which spaces are working

and which are not. Often you can make alterations like changing a bedroom to a lounge, and then add a modest extension to improve the overall usability of the house dramatically."

One transformational project by Studio 11 Architecture is the renovation of a group of cottages in Dersingham. The client wanted to convert a row of three cottages into a spacious family home, and a second cottage that would be used as a holiday let.

"The cottages had been left untouched for many years and they were virtually derelict," says Kris. "We left the outside walls, and basically removed everything else. We took all the internal floors and walls out, we took the ground floor out, underpinned the walls which had no foundations and put in a new concrete slab. We built new block walls on the inside to create a cavity: the house is now so well insulated it has resulted in the building having an EPC A-rating, which is very rare for an existing building."

A new roof, feature oak staircase and contemporary kitchen completed the transformation of this property into a modern open plan home.

In contrast, a completely modern project for Studio 11 Architecture was a house on Stringer's Lane in Aston, Hertfordshire. A developer well known for his love of modern and sustainable designs came to the practice with a difficult site.

"The site was originally the walled garden to a farmhouse," say Kris, "and it presented us with an enjoyable design challenge because there was a significant level change between the finished ground level and the access road of around 2.5 metres, and existing trees to accommodate. We were forced to design the ground floor as a rectangle, but we could play around with the design on the first floor, creating almost a box placed on a box at a different angle, juxtaposed against the tree canopy."

The house is constructed from Insulated Concrete Formwork: a method of construction that is relatively modern and not often

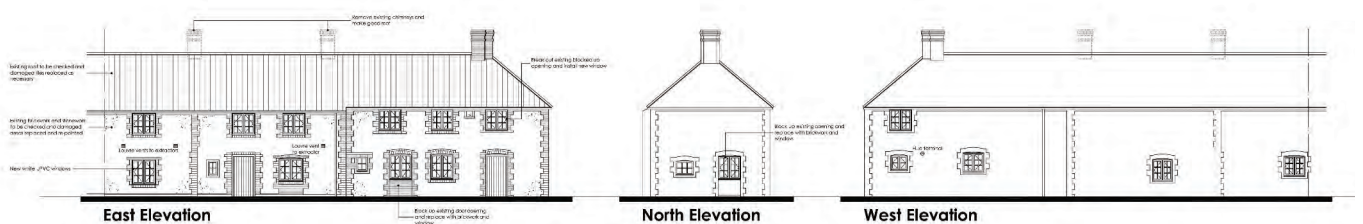


The drastic transformation meant removing all the interior walls

The exterior was neglected and long overdue for an update



ABOVE: The row of three small cottages was converted into one spacious modern family home



PICTURE: The juxtaposed storeys of Studio 11's projection in Aston makes for a striking facade



used. Two skins of interlocking insulation create a void which is filled with reinforced concrete. The insulation either side of the concrete makes the building very thermally efficient. Cladding the ground floor in slate and the first floor in larch boarding emphasises their different angles.

"The advantage of the concrete method of construction was that it

allowed us to do the big dramatic cantilever," adds Kris, "but it also meant that service voids to accommodate things like sockets and pipes had to be incorporated in the design upfront – it's a lot of work but it's worth it. So much so that the design of this home earned us a place in the final of the Herts Building and Construction awards as Architect of the Year 2019."

A project for a local businessman was another design which was constrained by the nature of the site. A client wanted a new-build family home on a small plot in Leverington just outside Wisbech. The profusion of trees on the plot meant the design had to have a very simple footprint, to fit among root zone

protection areas.

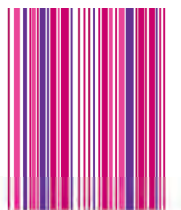
"We designed a two and a half storey house with open-plan living space on the ground floor, and lots of glazing to let in as much light as possible," says Kris. "The client decided to invest in really high-quality materials for the outside of the building: timber boarding and brickwork that look really effective."

The projects may be very different in design and scale, but they all exemplify what Studio 11 Architecture is about as a practice.

"We push the envelope on design where we can and we don't just meet the client's brief, we always try to add more," says Kris. "And we're known for not just being able to cope with difficult sites – but for producing something really extraordinary from them."



ABOVE: The house in Leverington had a challenging footprint



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THE ENERGY OF THE FUTURE IS NOW THE ENERGY OF TODAY

Kevin Holland explains why his award-winning **Solar Shed** is good news for architects and designers - and even better for the world

I've never needed any convincing about climate change and the need for truly sustainable and renewable energy, but it's not difficult to realise that if solar power isn't part of the plans for your next project, it will be soon. Because this is no longer the energy of the future. It's the energy of today. Solar power isn't new anymore. It's part of the mainstream, and we've come a very long way from the days when that simply meant having a few black panels on the roof.

Today, solar panels can be seamlessly integrated within a roof, which is perfect for new build properties – although it's best to start planning for this at a very early stage.

You'll find that planning for a solar system at the initial stages of a

project is also more cost-effective, because installation costs involve scaffolding and mobilisation – which will already be in place as you build.

And architects and builders no longer have to worry about the aesthetics of solar power – we're now fitting newly-developed solar 'tiles' that are virtually invisible, work brilliantly alongside traditional tiles, and can even pass planning regulations in conservation areas.

Of course, none of this helps listed properties or buildings with roofs that aren't ideally placed or oriented, or are naturally overshadowed by trees and neighbouring structures.

Which is why we've recently completed a number of large freestanding 'in-ground' systems in and around Norfolk – some of which were the first of their type in the world.

Even then, location and orientation can't stand in the way of progress. These ground-mounted systems can be fitted with a special GPS-based tracker system that allows the system to follow the course of the sun – which can actually deliver up to 40% more energy

than roof panels with the same dimensions!

Of course, some people's argument against solar power has often been that it generates most of its electricity during the part of the day when the majority of people are away from the home. While that's undoubtedly true, the solution is equally obvious – we install battery storage units that are easily fitted and retain all your solar-generated energy for when you need it the most.

For over 10 years now, I've been using my home at Wiggshall St Mary Magdalen (which includes the Solar Shed workshop and showroom) to demonstrate the huge benefits solar power can bring to our lives, our homes, and our planet.

Since 1st April to the equinox 23rd September 2019, our household's total energy expenditure has been less than £80 – and that includes all motoring costs for the EV.

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Kevin Holland

BUILDING TECHNOLOGY INTO THE HEART OF YOUR HOME

Creating a smart home that works for you whenever and however you want is simpler than you think with **Core Technology Projects**





ABOVE: Core Technology Projects is leading the way in the local provision of smart home technology in every area from heating and lighting to security and entertainment – particularly in the design and installation of bespoke cinema rooms (opposite)

Building your own home is the realisation of a dream: it's the chance to start from the beginning and have everything exactly the way you want it.

And nowadays, that includes the latest in smart technology. So when a west Norfolk family decided to build themselves a new home in the picturesque village of Walpole St Peter, they got Core Technology Projects involved from the very start.

Core Technology Projects are specialists in the design, consultancy, installation, and maintenance of technology and security-based systems. They're a Norfolk firm with headquarters in King's Lynn and a second showroom in Holt, but they work with clients across the whole UK and even some in Europe.

"This was an exciting project because it was a completely fresh new build and we had the chance to be involved from the very start. Our involvement began because the client knew that they wanted their new house to include a home cinema and came to us to explore what was possible. We showed them our demonstration room which has an ideal home cinema setup, and they were so impressed that they decided to replicate it exactly," says Jim Garrett, the company's founder and managing director.

Core Technology Projects' demonstration room is the pride of

their showroom in King's Lynn. Built in the last few months, it's already proved invaluable in showing clients exactly what Core Technology Projects has to offer, and in helping them visualise how their own home cinema could look.

Step inside the room and the first thing you notice is the four-metre-wide screen with full 4K HD resolution. A screen this size truly brings a cinematic experience to your home, but the versatility of custom installation means Core Technology Projects can provide fully immersive, room-filling pictures whatever the size of your space.

The next things you notice are the luxurious seating and carefully thought-out décor – Core Technology Projects offer a range of choices so you can furnish your home cinema in a style that suits you. And if you want something specific and unique, Jim and the team are happy to source it for you.

While a home cinema was the starting point for Core Technology Project's involvement with this new build project, it certainly wasn't the end. Core Technology Projects can provide a huge range of modern technologies to make your dream home easy to manage.

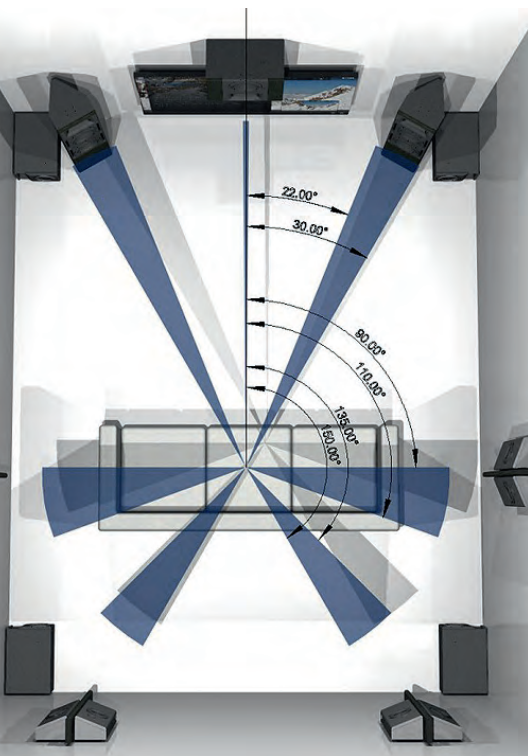
"We can look after the installation of all kinds of technology systems in both new builds and existing properties," says Jim. "In existing



“YOUR NEW HOME NEEDS EXPERTLY-DESIGNED CABLING IF IT’S GOING TO MAKE THE MOST OF CURRENT TECHNOLOGY AND BE READY FOR FUTURE INNOVATIONS”



PICTURE: Managing Director Jim Garrett (left) and the team at Core Technology Projects' head office and showroom in King's Lynn



properties where the technology needs to be retrofitted we can come in and completely project-manage the installation. In new build projects like this one, we excel at working with everyone else involved - your builder, your architect - to seamlessly integrate the technology into the construction process.”

In this new home a multi-room audio system was installed throughout the house; in the kitchen and dining area, the master bedroom and even in a bar in the outside decking area.

“We designed the system so you can use the televisions in each area to feed audio back over the ceiling speakers,” explains Jim. “All the technology was programmed in the background by us, there’s a lot going on. Your new home needs expertly-designed cabling if it’s going to make the most of current technology and be ready for future innovations.”

The Core Technology Projects signature is installing highly sophisticated systems but making them as easy for you to use as possible. For example, a keypad on the door of the cinema room can start up the system with one touch: when you open the door by entering a code, pre-programmed settings turn on the lights, the projector and start up the screen.

Core Technology Projects supply a ‘Control 4’ automation system that operates all your technology in one simple, portable, control panel – with this simple, tablet-like device

you can switch off your home cinema and then start streaming television in the bedroom, or start playing music in the bathroom.

The control panel can also be used to operate your intruder alarms and CCTV system, your heating controls; even your window blinds.

“The systems are incredibly sophisticated,” says Jim, “in the summer you can set it to close your blinds once the temperature outside reaches the figure you’ve specified. In the winter it can close your blinds, switch your lights and heating on at a set time, so you come home to a cosy house.”

Another clever feature is the holiday mode button: press this before you go away from home and your daily routine over the previous fortnight will be replayed while you’re gone. The lights go on and off as normal, with no pattern to alert would-be intruders.

“Projects like this one really display everything we can do,” says Jim. “We really enjoy the process, from the very first meeting with a client right the way through to an end product that they can sit and enjoy.”

Whether you want to integrate the latest technology into a home you already love, or build it right into your new dream home, Core Technology Projects have the solution. Wherever the future of smart homes will take us, Core Technology Projects will be leading the way.



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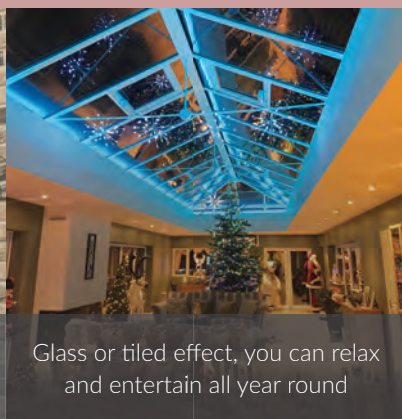
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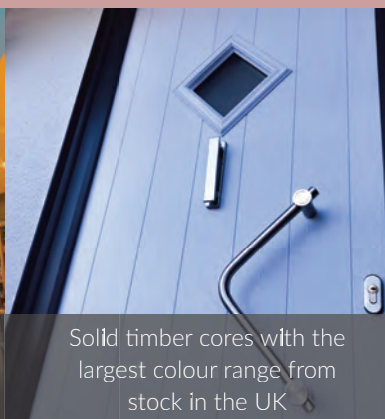
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A REMARKABLE HOUSE INSPIRED BY A FASCINATING IDEA...

Swann Edwards rose to the challenge of a site with a difficult history, designing a unique house inspired by a natural phenomenon

The Fibonacci sequence is a series of numbers in which each number equals the sum of the previous two. It occurs surprisingly often in mathematics, which is why it is studied so thoroughly - you may remember your own lessons on it at school. The sequence is named after the Italian mathematician Leonardo of Pisa, known as Fibonacci, who first wrote about it in a book published in 1202.

Drawing a line through the corners of squares representing the sequence results in the Fibonacci spiral. This spiral is seen everywhere in nature: from the arrangement of leaves on a stem, the inside of a seashell, an uncurling fern, to the arrangement of a pine cone's bracts. Another place in nature the

Fibonacci spiral is seen is in the petals of a rose. The arrangement allows for the most compact containment of the petals - just think of the size of a rose bud in comparison to its fully-opened bloom.

That's why, when called on to design a truly remarkable house for the owners of a rose-growing firm, Jamie Burton of Swann Edwards turned to the Fibonacci sequence for inspiration.

"I'd been aware of the Fibonacci spiral and how prevalent it is in nature for some time, and this seemed like the perfect opportunity to use that principle in a design," says Jamie. "The house is based on the way a rose grows, which connected with the clients' deep-rooted links to the area, and their business' long

history of physically shaping the landscape."

The clients had brought Jamie a challenging site: John and Sue Turner wanted to build a new home on a piece of paddock land they owned next to their business.

JB Turner Ltd is a family-run company which has been based in Gorefield for many years, growing and supplying plants - especially roses - to the retail sector. The firm's purpose-built facilities are detached from the built form of Gorefield and so considered by the planning authority as being in open countryside; which meant planning permission for a family home alongside them had been refused in the past.

The Turners asked Swann Edwards to find a solution to this, and Jamie



concluded that the best route to gaining planning permission was to build a house under the conditions outlined in paragraph 55 of the National Planning Policy Framework.

This policy, now known as paragraph 79, allows isolated rural homes to be built if they are a *'design of exceptional quality... truly outstanding and innovative, reflecting the highest standards in architecture.'*

Swann Edwards were appointed in October 2015, just one year after the most recent refusal of planning permission. Overcoming the site's history would be a challenge, but Swann Edwards have the requisite experience: they have gained approval for three houses under this policy, out of only a couple of hundred around the whole country.

"We came up with around eight or nine options that we talked through with senior planning staff at the local

authority, and this was the design they were happy with," says Jamie.

The house is built on one storey, with the single-depth rooms arranged in the striking spiral shape that is clearly visible on a satellite photo. As well as the spectacular concept, Jamie designed the house with a high standard of energy efficiency.

"We used our 'Path to Low Carbon' approach," says Jamie. This is a hierarchical five-stage approach which rigorously tests each design decision against proven techniques to maximise a building's potential to achieve an overall aim of carbon neutrality.

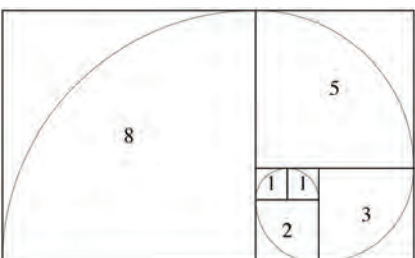
"We look at environmental conditions like exposure, rainfall and temperature," Jamie continues. "This informs where we position the building, where we position the openings, the placing of different rooms. By considering those you can save about 30-40% of your energy consumption."

The house is orientated around the path of the sun to maximise southerly glazing, minimise glazing to the east and west of the building to reduce overheating, and minimise glazing to the north to reduce heat loss.

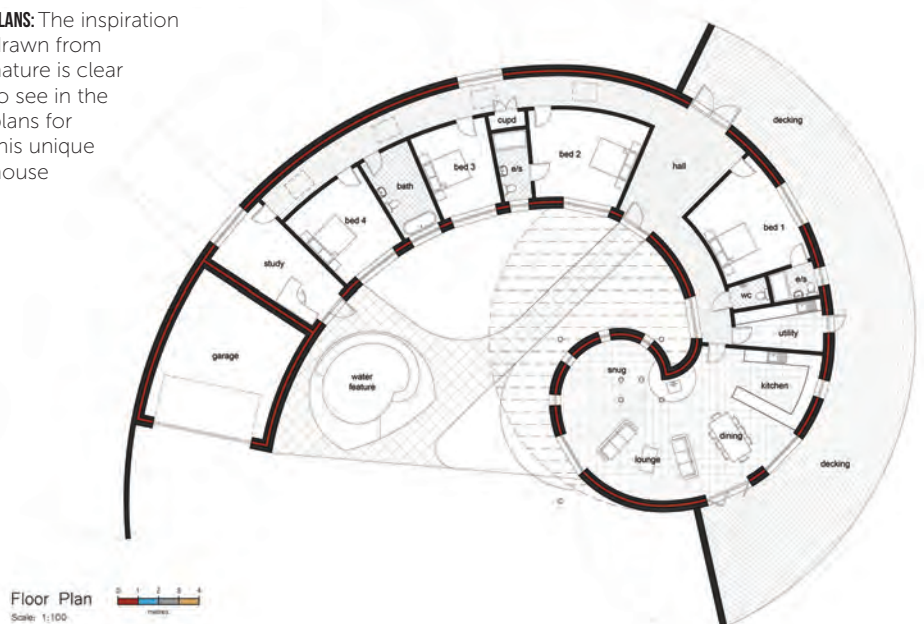
It's also built with materials that maximise energy efficiency: it has concrete floors and blockwork and wet plastered walls so the thermal mass can absorb the solar radiation, then re-emit the heat into the building which creates a steady temperature with minimal heat input.

"The super insulation means the u values are all very low," says Jamie, "the values we've got for the floor are 0.1 which is significantly better

"I'D BEEN AWARE OF THE FIBONACCI SPIRAL AND HOW PREVALENT IT IS IN NATURE FOR SOME TIME, AND THIS SEEMED LIKE THE PERFECT OPPORTUNITY TO USE THAT PRINCIPLE IN A DESIGN"



PLANS: The inspiration drawn from nature is clear to see in the plans for this unique house



than building regulations require.”

Designing with energy efficiency is a specialism of Swann Edwards: as well as being a chartered architect, Jamie is a Passivhaus-certified designer, one of very few in the country.

In fact, Swann Edwards designed their own office building in Guyhirn to this demanding standard.

The curves of this house made for a challenging construction process, but Jamie and the team were on hand throughout.

“At Swann Edwards we tend to go a bit further and stay more involved during the construction,” says Jamie. “Our sister company White & Eddy were the surveyors for the house which gave us the opportunity to visit the site regularly, and stay in touch with John and Sue and the builders.”

And the result of all the hard work is the clients have a truly unique home in a location they love, filled with light and space and founded on nature’s secret code.



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BELOW: The interior of the house is finished to a very high standard with clean modern lines to repeat the style of the exterior





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Q: Current Building Regulations require windows for new homes to have U-values of less than 2.0W/m²K. How does timber perform?

A: Wood is a natural insulator anyway, so when specified with the right glass, it will easily meet or

surpass this requirement. Standard double-glazed timber units fitted with low-E glass or argon gas fillings will hit a U-value of 1.6 W/m²K or better. Optional upgrades such as triple glazing and krypton gas will improve that efficiency even further.

Q: Will timber windows and doors help make our self-build property as low maintenance as possible?

A: Timber units require very little upkeep apart from a simple washing down every 6-12 months. In our factory we generally finish our timber products with an opaque coating that won't need repainting for about a decade – and lighter colours offer much better protection against damaging UV rays.

Q: We're renovating a very old property and would like timber windows and doors – but we need a very specific design...

A: Timber is perfect for period-style homes (it's ideal for modern properties too) and we can design and manufacture virtually anything you want – such as authentic Georgian and Victorian sliding sash windows in a range of different woods. It also gives your home a warm and natural feeling that's very difficult to match with synthetic materials.

Q: How does the cost of timber products compare against uPVC?

A: While plastic windows and doors will typically be around 30% cheaper than wood, it's important to note that this is just the outlay cost – and doesn't allow for service life. In general, our factory-finished timber products have twice the lifespan of uPVC, so overall they're much better value. And of course plastic is extremely costly to the environment.

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This darkly dramatic kitchen by Second Nature has handleless drawers and LED lighting for a sleek modern look. The worktop is by Lapitec in Nero Assoluto to add a touch of texture.





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From its beginnings over ten years ago as a one-man company, newrooms has grown to be a successful provider of fitted kitchens, with a reputation for high-quality products, exciting design and superlative customer service. Now, with the creation of a new in-house brand of kitchens and an expanding showroom that won't be a well-kept secret for long, founder Jamie

Anderson is poised to steer the firm into a whole new era.

"I've worked in this industry, creating 'new rooms' for over sixteen years," says Jamie. "That's the way I view my work, and that's what prompted the name of my company. We can provide kitchens to those working on extensions, self-builds and property development. We can adapt our services to suit everyone: whether you are building one

spectacular home or a whole development we have the expertise to handle your project."

The newrooms showroom in Methwold is a truly impressive showcase of the firm's range. There are nine complete room layouts to inspire customers with a vision of what's possible. "We relaunched the showroom less than a year ago," explains Jamie. "We had a two-day event to mark it, and invited back all

“WE PROVIDE KITCHENS TO THOSE WORKING ON EXTENSIONS, SELF-BUILDS AND PROPERTY DEVELOPMENT. WE CAN ADAPT OUR SERVICES TO SUIT EVERYONE”

of our clients from ten years of newrooms. We were astonished how many came along! I'm glad they did because we put a lot of work into the new showroom, and we're very proud of it.”

The next step for the showroom is a dedicated consultation room. “I've wanted to do this for a while,” says Jamie, “and with the relaunched kitchen layouts in place, the time is right. I'm planning a room where customers can sit in comfort, see all the choices we offer in colours and finishes, and take their time to make decisions, in a relaxed environment.”

Another exciting development for Jamie and team is the creation of the Frederick George brand of kitchens. It sits alongside the already well-established newrooms brand of kitchens, to offer even more choice. “As a brand, Frederick George really evolved very naturally. We found that our customers were asking us for this kind of classic, ‘heritage’ look for their kitchens, and the designs started to group themselves naturally and develop an identity of their own. I named the brand after my






grandfather,” explains Jamie. “He was a joiner, and I feel inspired by his precedent. I like to think that if he was to see one of the kitchens named after him, he'd recognise that while what we want from our kitchens may have changed since his day, quality products and workmanship never go out of style.”



newrooms 

The Workshops, Methwold, Brandon Road, Thetford IP26 4RJ

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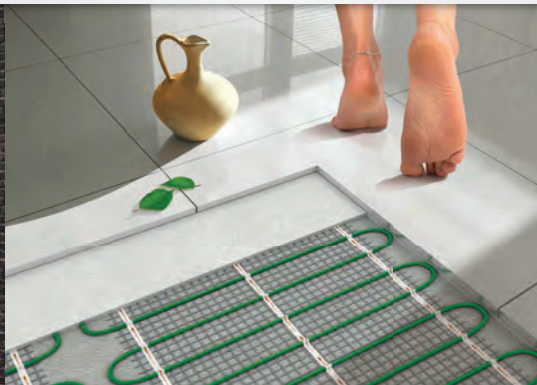
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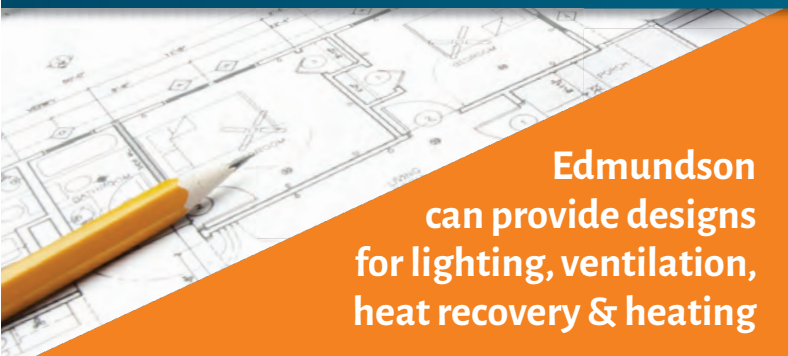


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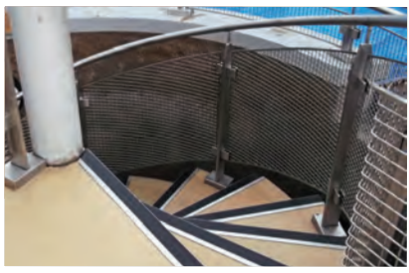
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"We pride ourselves on providing a superb level of workmanship and we combine that with a genuine commitment to customer service," says Managing Director Adam Wagner, who's been with the company for the past 25 years. "Regardless of how big or small the project, we'll work closely

with the architects, the surveyors, the builders and the clients to produce bespoke steelwork of the very highest standards."

Although Arc Fabrications has worked on a wide range of projects across the country, its innovative and approach to structural and decorative steelwork can be seen

more locally at The Hoste in Burnham Market, The Maltings heritage and learning centre in Wells-next-the-Sea, and on the Holkham Estate - at both The Lookout visitor centre and the hall's stunning Lady

Elizabeth Wing.

"These are just some of the high profile and large-scale projects we've completed in recent years," says Adam, "but Arc Fabrications pays just as much attention to detail and takes just as much care with single new-build developments and domestic properties."

And while the company's designs and products can be seen everywhere from the food and energy industries to the fields of telecommunications and education on a national scale, Arc Fabrications' staircases, balustrades and internal steelwork have played a significant role in the creation of several award-winning homes across Norfolk.

"Making steel a central part of your building project has several benefits over other materials," says Adam. "It's incredibly versatile, extremely durable, complements natural materials such as timber perfectly and it even has strong green credentials - steel is actually one of the world's most recycled products - more than paper, aluminium, plastic and glass combined."

Whether your next project is a major commercial facility or a new-build home, contact Adam and his team at Arc Fabrications for steelwork you can depend on, expertise you can trust, and a service you can rely on.



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THE SIMPLE RENOVATION THAT BECAME A SUPERB NEW BUILD

Although the creation of Meadow Lodge has involved a total change of plans and over two years of work, the results are truly magnificent

When Ron Leadley sold his electrical business after 34 years, he not only missed the camaraderie of working with other tradesmen, but also the challenge of design and the satisfaction of seeing a project through to completion.

Together with his wife Karen, Ron decided to take on a new challenge, purchasing a five-bedroom property in Ashwicken on a two-acre site with south-facing garden that appealed to the couple of keen gardeners.

Initially, the project that would become Meadow Lodge only involved extending the existing property, but when the early stages of construction revealed its poor state of construction the Leadleys re-applied to the planning office via their architects for a complete new build.

"It was a much bigger project than we'd originally thought, but then fate stepped in to give us a helping hand," says Ron. "Before any construction

work started we were dismantling some old sheds in the garden when a friend in the building industry I'd known for 40 years leaned over the neighbour's fence to see what I was up to!"

Although John Oakes was himself retired, he also loved a challenge, and offered to give the Leadleys the benefit of his knowledge, experience and reputation in the industry -

supporting them through all aspects of the build project.

Similarly, the couple's good friends Richard and Ed Hampshire were happy to design the garden, sensitively landscaping the property and creating several interesting areas for socialising and enjoying the stunning views.

Now entering its final stages, Meadow Lodge has taken 2½ years,



ABOVE: The original house in Ashwicken before Ron and Karen Leadley abandoned their idea of an extension and embarked on the new-build project that became Meadow Lodge (top)



and Ron's been on site virtually every day. No one is better placed to pay tribute to the various trades and suppliers who've helped build the Leadleys' dream.

"During the construction stage, MKM Building Supplies in King's Lynn and Ridgeons Timber & Builders Merchants in Snettisham were fantastic," says Ron. "Their competitive pricing and knowledge helped make the decision-making process of choosing various materials and finishes so much easier"

Ron called on his previous experience in the electrical industry to use the expertise of Edmondson Electrical and Newey & Eyre (both based in King's Lynn) for 90% of the electrical products - from mains distribution and lighting to general wiring components.

"The standards of all the local tradesmen we've used have been exceptional," says Ron. "We should be really proud that Norfolk has professionals of this calibre who can build properties of this nature to these standards."

Particularly, the Leadleys praise James Covell and King's Lynn Construction who carried out all the groundworks; Gary Daw Carpentry & Joinery in King's Lynn who expertly followed a complex roof design, and crafted all the carpentry and joinery;

and Steve Simpson of the 4 Way Group.

"We'd decided to use air source heating for the new build," says Ron, "and Steve's technical knowledge have given us an extremely effective and energy-efficient heating system."

Similarly, Ron has nothing but praise for Simon and Trevor of Mick Ward Heating & Plumbing in King's Lynn, whose team installed the



underfloor heating (which can be controlled via a mobile phone app) and associated plumbing, including the plant room and water softener.

"We used a combination of modern and traditional materials during the construction," says Ron, "and while Bunting Build did a marvellous job of the brickwork, blockwork and specialist cobbled inlays, Proctor Roofing ensured the conventional and flat roofs to the rear of the property and all the

insulation will keep our running costs to a minimum."

Externally, Ace of Trades in King's Lynn surrounded the property with fencing during its early stages and later installed everything from concrete posts and bargeboards to fencing panels and personal access gates.

With the architects specifying internal dot and dab plasterboard with additional insulation for the plasterboard ceilings, the Leadleys used Malcolm Greenacre Plastering, Tiling and Floor Screed Contractors to carry out all the plasterboarding work, floor screed for the underfloor heating, general plastering and all the floor and wall tiling.

"Smith & Williamson really helped us achieve our low maintenance wishes," says Ron. "They sourced a range of high-integrity windows, doors and roof lantern which will all help reduce the

running cost due to their excellent thermal ratings."

Although Ron actually carried out a large proportion of the electrical wiring himself, he did call on the services of Jamie Marsh and his team at JWM Electrical Services to help with the final design and the installation of Wi-Fi and network cabling to control the heating and alarm systems.

The internal decoration of the property was overseen by Jamie Drew of J M Drew Painter &

“WE’VE PUT ALL OUR HEART AND SOUL INTO THIS HOUSE, AND I’D RECOMMEND A SELF-BUILD PROJECT TO ANYONE BECAUSE IT’S SO REWARDING...”



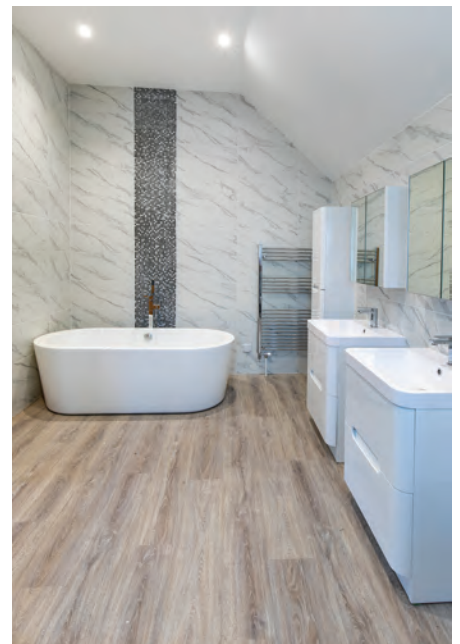
Decorator, who suggested the new build would benefit from having all the internal walls and ceilings sprayed with a base coat - and then completed the remainder of the decorative work by hand to an exceptionally high standard.

“Although most of the internal floor is tiled in stone, we decided to use luxury vinyl tiles for the remainder of the house,” says Ron. “These were supplied by Bourne Blinds and Flooring, who also fitted all the internal blinds, including those that fit into the bi-fold doors, and for the roof lanterns in both the garden room and dining room.”

And with the Leadleys poised to move into Meadow Lodge, the entire property has been protected with the help of Farmwatch, who provided a temporary alarm system during the construction stages, and have since installed a permanent security system incorporating CCTV cameras and automated gates.

For Ron and Karen Leadley, Meadow Lodge is everything they’d hoped for - a home designed to suit their lives and one that incorporates the latest technology and a host of energy-saving features.

“We’ve put all our heart and soul into this house, and I’d recommend a self-build project to anyone because it’s so rewarding,” he says. “And if I had to offer anyone considering it just one tip, it would be to avoid cutting corners. Set the highest standards and keep to them - and you’ll have a property that you’ll love and one of which the whole area can be proud of.”





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IMAGES: Part of the 4 Way Group's air source heating installation (right) at Meadow Lodge in Ashwicken (below) – see pages 84-87 for more details



TREAT YOUR NEXT PROJECT TO THE FUTURE OF HOME HEATING

Air source heating is incredibly cost-effective and energy efficient – but you need to start planning early, as the **4 Way Group** explains...

At the end of September, the government announced that the proposed ban on installing gas boilers in new homes could be brought forward by five years and come into effect as soon as 2020 in a move to reduce the carbon footprint of new-build properties.

It means that architects and builders will have to look to renewable technologies and sustainable alternatives, particularly air source heating – and leading the field locally is the 4 Way Group, which has many years experience in designing and installing cost-effective and energy-efficient heating systems for new- and self-build projects.

“Air source heating is up to 50% more cost-effective to run than traditional technologies, and it can produce over three times as much heat energy as the electricity it uses

to operate,” says director Steve Simpson. “It really is the future of home heating, but to get the maximum benefit from it you need to be considering air source heating in your plans from the very beginning.”

Starting with the architectural drawings, the 4 Way Group will help you optimise the build's insulation and emitters (typically underfloor heating) and design a system that provides a year-round solution – supplying all the property's hot water and heating needs and delivering cooler air during the summer months.

Easily installed with no disruption to the overall project and no delays to the construction schedule, air source heating is remarkably easy to run, with minimal interaction required from the end user. It's also very easy to maintain, with the 4 Way Group offering a full range of

ongoing service and maintenance packages to ensure the system's optimum performance.

The benefits of air source heating are clear (especially when integrated with underfloor heating and PV panels), which is why increasing numbers of builders are choosing it for their new and self-build projects – and not just because of carbon footprints.

“Because of its versatility and cost-effectiveness, air source heating is the perfect solution for larger properties,” says Steve, “and we'll give you all the help and advice you need – from the initial design and installation to the final commissioning and ongoing servicing.”

Contact the 4 Way Group today for more details and a free quotation on how to bring the advantages of air source heating to your next project.

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If you're building a beautiful house or want a fresh look for your current home, **Bathco** can offer the luxurious new bathroom you deserve

Bathco are leading suppliers of fitted bathroom suites and bathroom products to customers throughout Norfolk, and beyond. Since Bathco was established in 2002 by Managing Director Stuart Gardner, they have stayed at the forefront of the industry by providing superbly-designed bathrooms to retail and trade customers at affordable prices, along with exceptional customer service. This has proved to be a winning formula, and today the firm has a huge showroom and warehouse in King's Lynn, and two

further showrooms in Thetford and Dereham.

"We feel that as a family firm we can provide customer service with a personal touch," says Stuart Marsden, General Manager. "And as a well-established and growing business we can offer a great deal of expertise and an incredibly wide choice of products: we offer the best of both worlds."

Bathco also combine two worlds by bringing their considerable expertise to both retail and trade customers.

"If you've walked into our

showroom to choose one new bathroom for your family home, or you're a professional choosing a dozen bathrooms for a development of new homes, you'll get exactly the same exceptional support," says Stuart. "You can access our free design service, and our knowledgeable staff can make site visits to support you, and we assign a dedicated project manager to all our clients. On site or in the showroom, you'll talk to the same member of our team who's getting to know you and the bathroom you want."

Bathco have over 100 real room



“AS A WELL-ESTABLISHED AND GROWING BUSINESS WE CAN OFFER A GREAT DEAL OF EXPERTISE AND AN INCREDIBLY WIDE CHOICE OF PRODUCTS”



displays across their three locations so you can visualise exactly how your own new bathroom could look.

“Browsing our product collection online will show you how extensive our range is,” says Stuart, “but we know there’s no substitute for seeing it in real life. Trying out how the taps move, feeling the finish on a tile: creating the perfect bathroom really is about attention to detail.”

The real room displays feature the

product range brands that Bathco have created: e:thos, Carino, Modello and Hydrowall. Bathco are extremely proud of these ranges, and have such confidence in them that they provide comprehensive product warranties (ranging from five years to a lifetime) and a special one-year guarantee on all workmanship.

Customers are welcome to visit the showrooms any time and browse the room displays in the relaxed, no-pressure atmosphere. When you’re ready, you can talk through your ideas with one of Bathco’s expert design staff and within minutes see your plan for a dream bathroom come to life.



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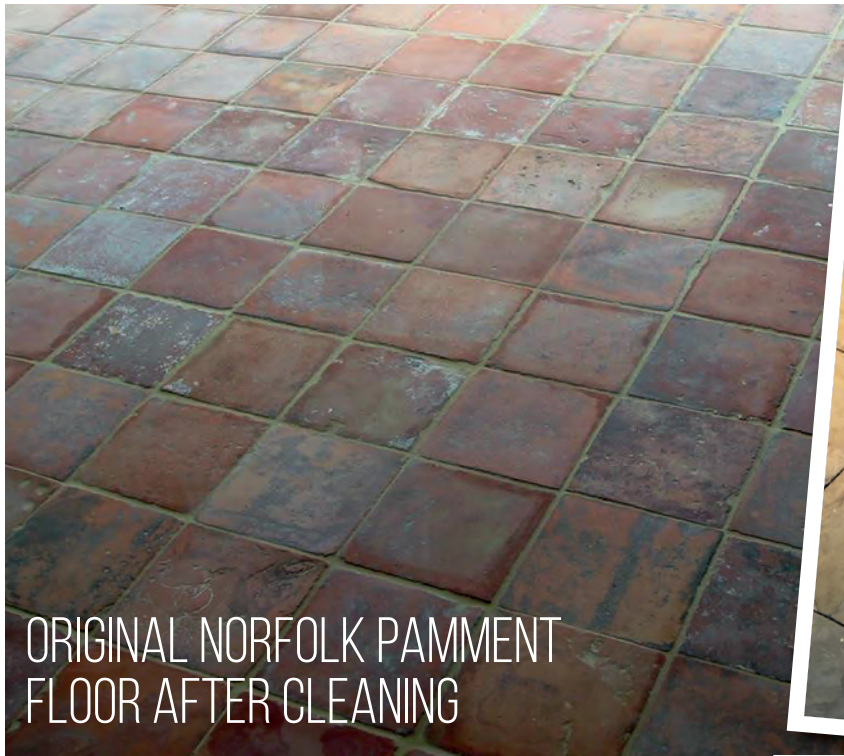
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NEW LIFE FOR OLD FLOORS...

With the most advanced cleaning system in the UK, no one brings stone, tiled and solid wood floors back to life quite like **Xtraclean**

There's a certain vogue at the moment for homes with authentic stone floors. In addition to restoring period properties and leaving the original floors in place, even the most modern new builds are looking to add a touch of local character with traditional Norfolk pamments, reclaimed stone, and antique tiles.

It's a look that new floors simply can't match, but it does mean you'll be faced with decades of ingrained dirt tramped in by generations of foot traffic, and stains from cement, paint and even badly-applied seals and polishes that have built up over many years.

There is a solution, however, in the professional services of Swaffham-based Xtraclean - who've been revitalising stone, tiled, and solid wood floors



for over 20 years using some of the most advanced cleaning technology currently available.

"The first thing people used to do with an older property was rip up the old floors and have new ones fitted," says Martin King, "but that's often a more expensive route to take. If you want to maintain the character of your home or you're adding old stone flooring to a completely new property, we can easily restore them to a 'good as new' condition."

Following a survey and test to protect the integrity of the floor, Xtraclean will get to work, carefully breaking down ingrained dirt and loosening surface soiling with a revolutionary state-of-the-art turbo 'clean and capture' system that thoroughly pressure-cleans the floor.

What's more, the system uses its own water supply and collects all the waste in the process - and the good

news for older floors is that Xtraclean's spectacular results are achieved without the use of harmful chemicals or damaging procedures such as grinding and resurfacing.

"Although original stone floors may be centuries old, we can treat them to a range of professional sealants for added protection which will help keep the floor in great condition for longer," says Martin. "And if any customers prefer a mirror-like finish we can even re-polish and buff the most traditional of stone and tiled floors."

Perhaps best of all, Xtraclean's trouble-free, hassle-free and fully-insured service can usually be completed in a single visit.

"We use the most advanced technology and the most professional products available on the market today," says Martin. "And don't forget that even if you're fitting new stone floors, we can still help you keep them in perfect condition for years to come!"



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A DESIGN CHALLENGE IN A SOUGHT-AFTER LOCATION...

Ian H. Bix Associates were delighted to take on the tricky task of making the most of an underused plot in a village famed for its looks

Burnham Market is known throughout Norfolk and further afield as one of the most desirable locations on the north Norfolk coast. This thriving village has an extensive range of shops, restaurants and hotels and is within easy reach of famed nature reserves and beautiful beaches.

Its village green is surrounded by architecturally significant 18th and 19th-century houses; meaning that if a new development is built in this area, it's important that the right architect is chosen.

So when Andrew Livsey, a renowned property developer, acquired a site in Burnham Market he went straight to Ian H. Bix Associates Ltd.

Ian Bix is a chartered architectural technologist with over 45 years' experience. He established his own practice 25 years ago, and it's grown ever since, becoming the successful and well-established firm employing five people that is Ian H. Bix Associates Ltd.

Ian and his team have a reputation for skilled and sensitive design, and they are particularly known for their

extensions to historic commercial properties such as care homes and public houses. In fact, their work renovating The Wennis on King's Lynn's Saturday Market Place earned them a special Mayor's Design Award. The Mayor of King's Lynn & West Norfolk and his judging panel felt that their creation of a shop, pub and hotel improved the public realm







so markedly that their work must be recognised.

"Andrew came to us with the idea of building a small development on this site off North Street," says Michael Carman, the architect at Ian H. Bix Associates Ltd who worked on the project. "The large plot originally housed an unwanted 1970s chalet-type bungalow; and demolishing it made room for four houses."

The four houses became the prestigious development that can be seen today, named Catherine Place.

Two of the houses are at the front of the plot, and they're built in a style reminiscent of Georgian

town houses and are linked by an arch. They have four bedrooms and bathrooms, and accommodation set over three floors.

"We looked at all the properties along North Street very carefully and tried to reflect some of the Georgian design details— features like stone sills and rubbed brick arches," says Michael. "Our initial meetings with the planning authority, the conservation officer and the parish council indicated to us that they wanted buildings that would blend with the surrounding styles – they didn't want anything extravagant. We did initially design four detached homes, but the planners were adamant that this should be changed, as very few properties in the centre of Burnham Market are detached."



ABOVE: Stylistically, the two homes to the rear of the plot echo nearby barn conversions



The other two houses are at the rear of the plot and are semi-detached and built in a style that echoes neighbouring barn conversions. They have five bedrooms and are again, three storey properties.

"Only the front part of the plot was in the Burnham Market conservation area," says Michael, "but as the rear part was adjacent to it we treated it as though it was part of it too, and were equally as careful with the design. We used chalk infill panels and a clay pantile roof, which are typical features of Norfolk barns."

Michael and the team at Ian H. Bix Associates Ltd were on hand to guide the development through the planning process.

"The planning process for this design was lengthy, and we had to make a few changes to the plans along the way," Michael explains.

"The client's original vision was for large south-facing gardens with the dwellings set well back into the site so they had very little impact on the street scene, but there was opposition to having all the outside space in front of the houses. Our solution was to add a new 1.8m-high flint-faced boundary wall at the front of the plot, and to include a smaller amenity space at the rear of each house.

"We designed the houses with no side windows that would overlook neighbouring properties," Michael continues. "We also commissioned a daylight analysis to assess the potential impact the development might have. This wasn't something the planners requested; it was done as part of our process of addressing concerns we identify."

Andrew Livsey, the property developer who built the houses,



ABOVE: The interiors of all four houses are light-filled and spacious, ideal for modern open-plan living

"WE LOOKED AT ALL
THE PROPERTIES
VERY CAREFULLY
AND TRIED TO
REFLECT SOME OF
THE GEORGIAN
DESIGN DETAIL"

explained why he worked with Ian H. Bix Associates.

"I worked with them from the very beginning," he says. "They're an extremely good company to work with, they make everything very easy and they get everything done. I bought the plot without planning permission because I was confident I could get it in the end; it was a protracted process but I was given brilliant advice by the firm throughout. Ian H. Bix Associates Ltd are very well known by the planners and are trusted by them: that's the good thing about having them on a project."

The end result of the creation of Catherine Place is a development of luxurious and stylish homes that are perfect for flexible modern living, and that actually enhance the appearance of this picturesque village: an outcome that everyone involved can be happy with.



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WHAT'S IN A NAME – AND WHAT'S IN A NUMBER?

The **Borough Council of King's Lynn & West Norfolk** explains why we should give more thought to 'No.25', 'Hill House' and 'Beach Road'

Few of us know that in 1959, Norfolk saw the introduction of the modern postcode system, and while it's become such a part of our lives now that we all know our postcode by heart, not many of us give much thought to the naming of streets or whether our homes should have names or numbers. However the Borough Council of King's Lynn & West Norfolk says that it's something we should all be paying more attention to. It could, in fact, save lives.

Years ago, everyone would be familiar with the properties down their lane or street regardless of whether they had names or numbers. But as villages have been infilled with housing and more developments have sprung up, the need to have a standard approach to

numbering has increased. In fact, some villages have gone through a complete renumbering process to make it easier to navigate.

Easy-to-find addresses are convenient for everyone when it comes to parcel deliveries, but they're absolutely vital when it comes to emergency services finding a property at a time when every second counts.

It's particularly important when you remember that SatNav systems take you to a postcode location rather than a specific address – and realise that new developments are not instantly available on such systems.

The law on street naming and numbering dates back to the 1925 Public Health Act (sections 17, 18 and 19) which in itself references the

Town and Improvement Clauses Act of 1847, so the practice is not a new requirement. However, as development has increased there has become a genuine need to ensure that street names and numbers are appropriate, logical, consistent and clearly displayed.

Developers work with the borough council to put together street naming and numbering schemes in accordance with the guidance on council's website.

HOUSING BY NUMBERS

In accordance with National Street Naming and Numbering conventions, properties should be numbered as follows:

- As you enter a street, odd numbers should be situated on the left and even numbers situated on the right

“ IT IS ACTUALLY A LEGAL OBLIGATION TO DISPLAY A HOUSE NUMBER. IF A PROPERTY HAS BOTH A NAME AND A NUMBER, THE NUMBER MUST BE DISPLAYED ”

- A small development including cul-de-sacs may be numbered consecutively, for example 1 to 8
- If one or more dwellings are built between two others, an alphabetic suffix will normally be added to the number
- Small groups of low-rise flats should, where possible, be numbered into the street numbering scheme
- Blocks of flats and apartments may be given a name, with each dwelling being numbered consecutively – for example Building One: Flat A, Building One: Flat B, etc. Letters (or numbers) for flats contained within a block should be displayed at the entrance to the building
- There is no sanction given to manipulation of numbering to secure a ‘prestige’ address or to avoid an address which is thought to have undesired associations such as the numbers ‘13’ and ‘666’

WHAT’S IN A NAME?

When a new housing development is built, all new street names must be authorised by the Address Officer, in accordance with the following guidance:

- The name should, when possible, have a proven historical connection to the land intended for development
- The name will not be the same or similar to any existing name in the area. This can be checked by



ABOVE: Sandpiper Way in King’s Lynn is a perfect example of a road sign that fully complies with the National Street Naming and Numbering conventions – and laws that date back to 1847

contacting the Address Management Team at the council

- If the development contains a new network of streets, a theme may be chosen (types of trees, famous historical figures) taking care not to repeat a theme already being used locally
- If no suitable historical name can be found for the land then a historical name related to an adjacent area may be suitable
- A cul-de-sac should use one of the following suffixes – Close, Court or Yard to avoid any confusion that it may be a through way
- Consent from the Lord Chamberlain's office is required for names with reference to the Royal family or if the use of the word 'Royal' is suggested
- Street name plates must comply with Department of Transport circular 3/93 in terms of design and placement

WHAT HOMEOWNERS NEED TO KNOW

- It is actually a legal obligation to display a house number, and if no number is allocated then the house name should be displayed. If a property has both a name and a number, the number must be displayed
- The number should be clearly visible and legible from the roadside
- If there is a long drive, the house number should be displayed both on the property and at the access point with the road
- Ensure that trees, shrubs and even weeds don't obscure these details
- Check the number can be seen at night and in bad weather

BUSINESSES MATTER TOO

It's important to note that these rules don't just apply to residential homes. Property owners and landlords in town centres, or on industrial estates and other areas where businesses and shops are located all have the same responsibility for ensuring that their street number is properly displayed.

You can find out more by visiting the website at www.west-norfolk.gov.uk/addressmanagement or by e-mailing the Address Management Team at snn@west-norfolk.gov.uk

SNETTISHAM PARISH COUNCIL CASE STUDY

The borough council will only consider the renaming or renumbering of existing streets and buildings if a risk is posed to the ability of the emergency services to locate a property – or if the proposed changes will solve any problems with postal services and deliveries.

In recent years the street naming and numbering team have become involved in resolving such issues in Sandringham, Castle Rising, Snettisham, Shouldham and Barroway Drove and have done this by working collaboratively with the respective parish councils.

In Snettisham recently, four properties became isolated from the street to which they had been addressed originally – a development created between the street and the properties themselves meant they couldn't be found easily.

Working closely with the homeowners, the issue was resolved through the creation of a new street name and the verification of all the individual house names.

Barroway Drove was originally a street until new development over the years saw it growing into a village in its own right –

but there were no street names. Barroway Drove has since been designated as a village, and its main street is now The Drove, with other streets branching off it and properties on The Drove being renumbered to make it easy to find people. This was achieved through close liaison with a parish and ward councillors and public meetings.

Meanwhile, the parish councils in Burnham Market, Shouldham and South Wootton felt the street numbering in areas of their villages had started to fail due to either development or the traditional numbering being gradually dropped over the years. The Address Management team worked closely with these parishes to review, re-number or even introduce new numbering so that a fit-for-purpose scheme is now in place.

In some areas, such as Castle Rising and Sandringham, the lack of street name plates has been an issue for emergency services, deliveries and visitors – but new name plates in keeping with the character of the villages have now been installed to resolve the issue.



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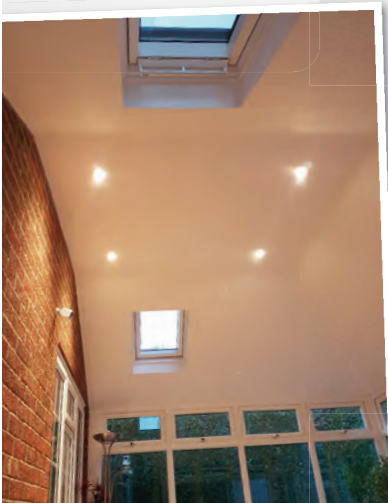
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BRANCASTER VILLAGE HALL – MORE THAN A VILLAGE HALL

This totally reimagined village hall is now the new heart of the coastal community of Brancaster, thanks to **Vertex Architecture**

Brancaster sits on the North Norfolk Coast, in an officially designated Area of Outstanding Natural Beauty. It is extremely popular with holidaymakers and second-home owners, who are drawn to it by its breathtaking scenery, varied wildlife, delicious seafood, and its beach's four miles of golden sand. But Brancaster is also a village well-populated with permanent residents, who need services, social activities, and a sense of community all year round.

Brancaster Village Hall is positioned on the main coast road that begins in King's Lynn, passes through many of North Norfolk's picturesque villages, and ends in Cromer. The hall, officially named

the Simms Reeve Institute after a local aristocratic family, was built in 1905 and is a fine example of the kind of brick-built public buildings common in the Victorian era. The hall has been home to the village's post office and innumerable social and community clubs over the decades since.

In recent years though, like many village halls, it had become less used as the facilities failed to keep up with modern lifestyles. In fact, the social club was named after the hall's last major renovation in 1971. So, in 2015 the Friends of the Village Hall decided the time had come to stop making 'hand-to-mouth' repairs and do something more ambitious.

"A very substantial cornerstone grant of £406,933 was secured from

The National Lottery Community Fund," says John Wareham, a trustee of the village hall. "Sadly, John Butterwick, the moving spirit behind getting the grant, passed away just before the award was confirmed in November 2017, so that was the point at which I got involved".

Local fundraising, to raise additional funding quickly got underway, and ultimately succeeded in securing a total of over £250,000.

"The support has been astonishing – and most important has been the breadth of that support," adds John, "We have received many very generous and sizeable donations from local residents, businesses and charitable organisations – but we have also received a tremendous number of smaller donations



(including one of £15 in an envelope posted through my front door). Every single donation has been of equal significance to the overall objective of the project – which has been to deliver a wonderful facility that has been created by, and behalf of, the entire community.”

This inspirational commitment called for an inspirational design, and that was where Vertex Architecture got involved. Jordan Cribb, of Vertex Architecture, designed a plan that would extend the hall significantly, but also revolutionise the way it could be used.

“The unique part of this design isn’t how it looks on the outside,” says Jordan, “it’s how it transforms the way the inside can be used. One of the most important principles of my work is circulation: you should be able to move around a building naturally, without having to try.”

“A BUILDING LIKE THIS, IN THIS LOCATION, HAS TO BE FLEXIBLE AND HAVE MORE THAN ONE USE.”

“We commissioned Vertex Architecture because I knew Jordan would deliver the kind of transformational design we needed,” adds John, “and because he’d understand that this project is about the heart of our community, not just

a building. There was a lot of enthusiasm in the village to do something bold, and after an extensive consultation process we had a ‘wish list’ of things we wanted – we needed an architect who could make it work”.

The extension houses new meeting rooms and toilet facilities and the relocated kitchen, post office, and village store.

“The key to my design is that the rooms can be closed off from each other and used in lots of different combinations,” Jordan explains. “A big function can happen in the evening using all the space, and then in the day a club can use a meeting room, while youngsters play pool in the games room and customers use the post office, all at the same time. A building like this, in this location, has to be flexible and have more than one use. It means it’s much more capable than before of providing a wide range of facilities and services to people from across



the community – this will allow the hall to fulfil its charitable responsibilities to everybody in the village.”

Adding a new entrance of glass doors and huge windows at the rear of the hall creates a natural flow between the games room and the play area, tennis court and field outside, and floods the games room with light; creating a family-friendly atmosphere.

The entire hall has been decorated with an emphasis on a modern, airy feel: all the work of a committee of local people.

“Again, the key to this design was the interior,” says Jordan. “The building lets the light in, and the decoration needed to make the most of that. I kept costs down so we’d have enough budget left over to spend on a really high-quality finish throughout.”

The wholehearted support from the village that started with the fundraising was continued: the lighting, wooden floorboards, and even the paint, were donated by local residents. One villager offered his expertise in marketing to help develop branding for the hall and for Bar 71, another provided a lot of the furniture for free, while another provided all of the health and safety expertise for the project.

“It has truly been a community-wide effort,” says John.

After eight months of hard work, the hall was re-opened in August, just in time for Brancaster Day - the village’s annual celebration - and its renaissance is already proving a success.

“We have lived here ten years,” says John, “and I’ve never seen so many young people or families using the hall. Now it’s packed out at lunchtimes and in the evenings. The whole village was behind doing something more than just a modest renovation and that decision has been vindicated very quickly. We’ve planned for the next fifty years and this is only the beginning”.



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Natural linens mixed with textured orange velvets and Kit Kemp pattern on the sofa cushions add a warmth to a neutral look. Lighting is so important in a room to create the right atmosphere, we used big statement lamps to add some drama. The paint colours are from a range Sophie & Boo are developing with Fenwick & Tillbrook. All furniture and accessories can be sourced through Sophie & Boo.

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"We offer a fully inclusive service covering project estimates, measuring and final fitting," says Jamie Overson, director of Lynn Carpet Centre. "Our in-house team of experts are happy to provide all the advice you need to get your project started, and will be on hand to guide you through the entire process."

A member of Lynn Carpet Centre's friendly team can visit you at home bringing a range of samples, or you can call into the firm's King's Lynn showroom to see the vast selection of flooring they can supply, and discuss your requirements.

"We can show you hundreds of types of flooring, from well-known

brands of carpet like Axminster, Riviera, Brockway and Ulster," says Jamie. "We're also specialists in luxury vinyl tiles. With so much choice, it can be hard to know where to start: that's where our knowledgeable staff can help. We're all experts in different kinds of flooring, not high-pressured salespeople, so we can explain each product's advantages and match a solution to your needs and preferences."

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"You can see our work in many business premises in this area, including well-known restaurants and hotels; we can work on projects of all sizes," says Jamie. "We recently 'carpeted' a mini-golf course, so if you need something unusual, talk to us – we always do all we can to satisfy our customers."

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The firm was founded in 1993 when Michael Hatten opened a showroom in Wisbech. The company soon grew, along with its reputation, and a second showroom was opened in King's Lynn. Today Bedtime Bed Centre supplies beds to customers all over the region but remains very much a family firm. Michael has been joined by his

daughters Kelly and Vicki, and their aunt Kim.

"Kelly draws on her expertise to make buying decisions about which ranges of high-quality products we stock," explains Vicki, "and it's likely to be her, Kim or I that you'd see in the showrooms to advise you about them."

Rob and Dave in the delivery team are married to Kelly and Vicki respectively, and the third member Ed joined the firm in 2007.

"Yes, on the rare occasion we all get to spend some time off together we do spend it talking about beds!" laughs Kelly. "We love working together, we love the business, but most of all we love knowing our customers have found a bed that's right for them."

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A local family-run business, Foras is truly passionate about interiors and exteriors and cares for both its customers and its reputation. It's an approach clearly visible at the company's two 'better by design' showrooms in King's Lynn and Burnham Market, which offer experiences rather than being regular tiling showrooms. The show gardens are cleverly constructed in

themed areas which are fully dressed, landscaped and planted to give you plenty of inspiration and ideas – and you'll find the tiles and stone laid on the walls and floors in larger areas, enabling you to get a sense of perspective of how the products will look and feel in your home.

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In addition to the Foras Originals collection, the company also has a brand partner in the form of Ca' Pietra – an established, prestigious and experienced brand with whom Foras have been working for over 16 years.

Yet the story of Foras isn't all about





Infinity Shark Water Bowl

natural stone and porcelain floors and walls. The company also designs and produces an exclusive range of garden accessories, even winning two gold medals at the Chelsea Flower Show. Although Foras started (naturally enough) with stone sculptures and water features specifically designed to accentuate the strata and patina inherent to the natural material, the company has recently started branching out, using acrylic, glass and specialised resins to spectacular effect and introducing new and innovative products - ensuring that their collection represents the epitome of form and function.

At Foras, a team of highly trained experts and design specialists can work with you and your architectural plans to select and specify materials and products individually tailored to meet your needs and the specific functions of each room and outdoor space. They'll teach you about each stone's unique characteristics and qualities and can even supply larger samples for you to take home and consider 'in place.' Foras' long track record of award-winning projects and level of repeat business speaks volumes for the company's commitment to quality, passion for design and its ability to create truly amazing spaces.

For more details and information about the current product range, please visit their website www.foraswallsandfloors.co.uk / www.foras.co.uk or visit the showrooms at King's Lynn and Burnham Market to see the Foras difference for yourself.



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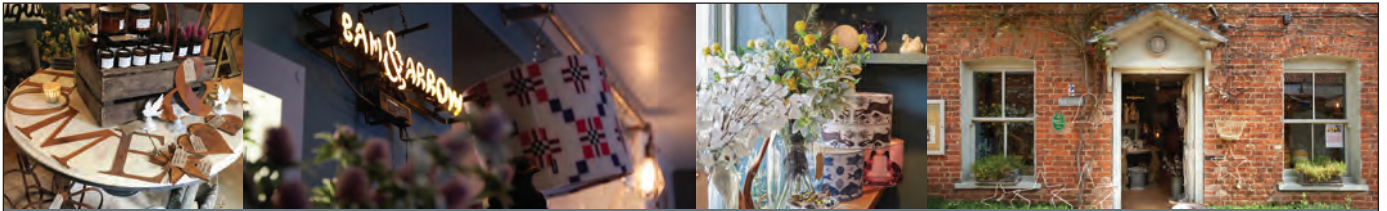
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class standard of design in your home. Everything you see in our showroom has been selected carefully to satisfy our customers' love of innovation and meet their budgets."

Norfolk Leisure's collections offer an incredible breadth of choice – the magnificent LIFE range features memorable design and aspirational quality; the Florenity range adds luxury and colour to any garden, patio or balcony with its charming smaller pieces. The Happy Cocooning gas tables and Cook King

exclusive range of fire bowls, along with the Garden Must Haves range of parasols and accessories let you continue the quality and distinction of your outside space to the smallest detail.

It's a long way from when director Nick Anderson founded the company hand-making and selling wooden garden furniture 30 years ago, but Norfolk Leisure's focus on individual design and quality materials has never changed.

"Our Handpicked range has exciting and individual styles and products, and we refresh it constantly to bring our customers pieces that reflect, and even anticipate, trends in the market," adds Spencer. "Another innovation we've made recently is working with the National Tree Company. They're renowned for their realistic festive trees, so now we can provide you with a Christmas tree that is of the same grand scale and quality as your home."

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THE PROPERTY THAT'S BLISS BY NAME, BLISS BY NATURE...

Discover a unique house and extraordinary holiday destination on the north Norfolk coast that showcases design expertise in every room

The design of this spectacular house encapsulates the light, space and stark beauty of its setting: the coastal village of Blakeney on the north Norfolk coast. Despite its ultra-modern appearance, the house, appropriately named Bliss Blakeney, makes the most of the breathtaking views afforded by the natural landscape of marshes, sand hills and mud banks that surround it.

The house is owned by Lisa Lipscomb-Broch and her husband Daniel Broch, and was built by them as a family home for themselves and their two daughters, and as a base

for their business. After founding and expanding the Everyman chain of cinemas, today Lisa and Daniel devote their time to Bliss Space, their property development business.

Lisa and Daniel's decision to make their home in Blakeney was inspired by Lisa's childhood holidays in the area.

"I started coming here as a baby, because my grandparents had a caravan in Brancaster," she explains. "I'm one of four children and we'd all cram into this caravan, and then be out all day on our bikes with our friends. It was magical and I really wanted that for my own children."

It's rare that properties in this desirable location come up for sale, so when Lisa and Daniel spotted one they quickly took the opportunity – and since the existing house didn't exactly meet their needs the couple made the bold decision to demolish it and start anew.

"We got to be quite friendly with the lady who'd lived there previously, and I told her what we planned to do," says Lisa. "She wasn't opposed to it at all – in fact, she'd fallen out of love with the house a long time ago, and was pleased the location would have a fresh start."

The family lived in the existing



ABOVE: Bliss Blakeney's interiors are filled with life and riotous colour; a mix of Lisa's signature eclectic style and touches of classic mid-20th century design

house for a year before beginning the rebuild to completely understand the location and experience it through all the seasons.

Lisa and Daniel then gave their architects a very detailed brief of how they wanted to live in the new house, taking into account the unique conditions of the north Norfolk coast – the weather, the wind, the sand, and the humidity.

"We worked with Anthony Thistleton of Waugh Thistleton because we'd worked together on other projects and have a good understanding of what each other wants," says Lisa. "His first design was pretty much perfect – we tweaked a few things internally, but the concept was exactly what we wanted."

Bliss Blakeney is a cross-laminated timber house: a construction technique Lisa and Daniel have used before.

"We actually built the first residential cross-laminated timber houses in the UK, and we found the process very easy and efficient," says Lisa. "The speed at which you can build houses with this technique is amazing."

Cross-laminated timber (CLT) is a building material made by stacking layers of spruce or pine boards at 90° angles, coating them with an adhesive, and subjecting them to enormous hydraulic pressure to form large panels. CLT isn't widely used for residential properties in the UK at the moment, but it's becoming more popular for large buildings like supermarkets and high-rise towers.

The advantages of CLT are speed (the structure of Bliss Blakeney was watertight within only three weeks), energy efficiency (its thermal performance meets Passivhaus standards) and a low carbon footprint – the factory in Finland that supplied Bliss Blakeney's CLT is fuelled by burning offcuts, and it plants trees to replace every one it uses.

Lisa was on site during the build, researching and making every decision.

"We used flint blocks rather than individual stones for a modern, contemporary take on flint," she says. "I drove around the coastline looking for the right colour finish and found photographs and examples of how I wanted it to look. Every aspect was approached in that much detail and the house kind of evolved from there – I'm very proud of it and feel very lucky to live here."

Bliss Blakeney is a cantilever different-levelled house arranged

“THIS HOUSE WAS BRAVE, SO I WANTED TO START THE INTERIORS BY BEING EQUALLY COURAGEOUS”

around a courtyard with every appointment a dream house needs: a gym, a steam room, a spa area, a treatment room, a swimming pool, billiard room and (naturally enough given Daniel’s background) a cinema.

One wing of the house is named The Cabin and comprises four bedroom suites that can be booked by paying guests. It’s an ideal base for holidaymakers who want to explore the beautiful coast – and for those who love design, as every room is furnished not only highly luxuriously but also incredibly stylishly. And it’s all Lisa’s work.

“This house was brave, so I wanted to start the interiors by being equally courageous,” says Lisa. “I knew from the first lick of paint that I’d started something and I wasn’t coming out of it!”

Much like the light outside the property, Lisa’s eclectic décor changes with the seasons.

“I can’t sit still, so I’m always changing the rooms,” she says. “I’ll introduce small touches like brighter cushions and plants in the summer, or add sheepskins to make them cosy in the winter. I love to find items I can upcycle in local reclaim centres too – sometimes adding just one



ABOVE: The kitchen, designed by Simon Thomas Pirie, was recognised in the Designer Kitchen & Bathroom Awards 2018

new item to a room can inspire you to a whole new look.”

And after the creation of this landmark home, what’s next?

“Who knows? We were born to move!” says Lisa. “This project has been great and we’ve loved every single minute of it, but we’re always looking for something new.”

Lisa and Daniel are currently working on Bliss Hotels in Southport – a new hotel brand that involves a large-scale waterside development with 133 bedrooms. Find out more about Bliss Hotels at www.blisshotels.co.uk.

Back in Norfolk, the couple’s beautiful home of Bliss Blakeney is a perfect example of how to ensure modern design complements a natural setting – and vice versa.

YOU CAN EXPLORE BLISS BLAKENEY FURTHER AT BLISSBLAKENEY.CO.UK OR E-MAIL LISA ON LISA@BLISSPAGE.CO.UK TO BOOK THE CABIN.



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PICTURE: TIM HUNT

Just a few months ago, Mario Wolf, the director of The Right to Build Task Force said that self- and custom-build projects can make a significant contribution to us enjoying better homes – and enjoying more of them. Because, although the properties featured on the preceding pages are beautiful examples of sensitive design, innovative approaches to construction and outstanding craftsmanship, they also fulfil other important functions.

By using local professionals, trades and services as much as possible, these projects have supported the local economy and its businesses, and they've helped build a sense of community. Research shows that communities generally view custom- and self-build projects as more acceptable forms of development than typical new builds – not least because the properties themselves are invariably built to a higher standard and contain more sustainable technology.

With more people than ever expressing a wish to build their own home, it's reassuring to know our local area is so rich in experience and expertise. In addition to the architects, builders and homeowners who've contributed to this magazine, we also have to pay tribute to the many advertisers who've supported it.

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