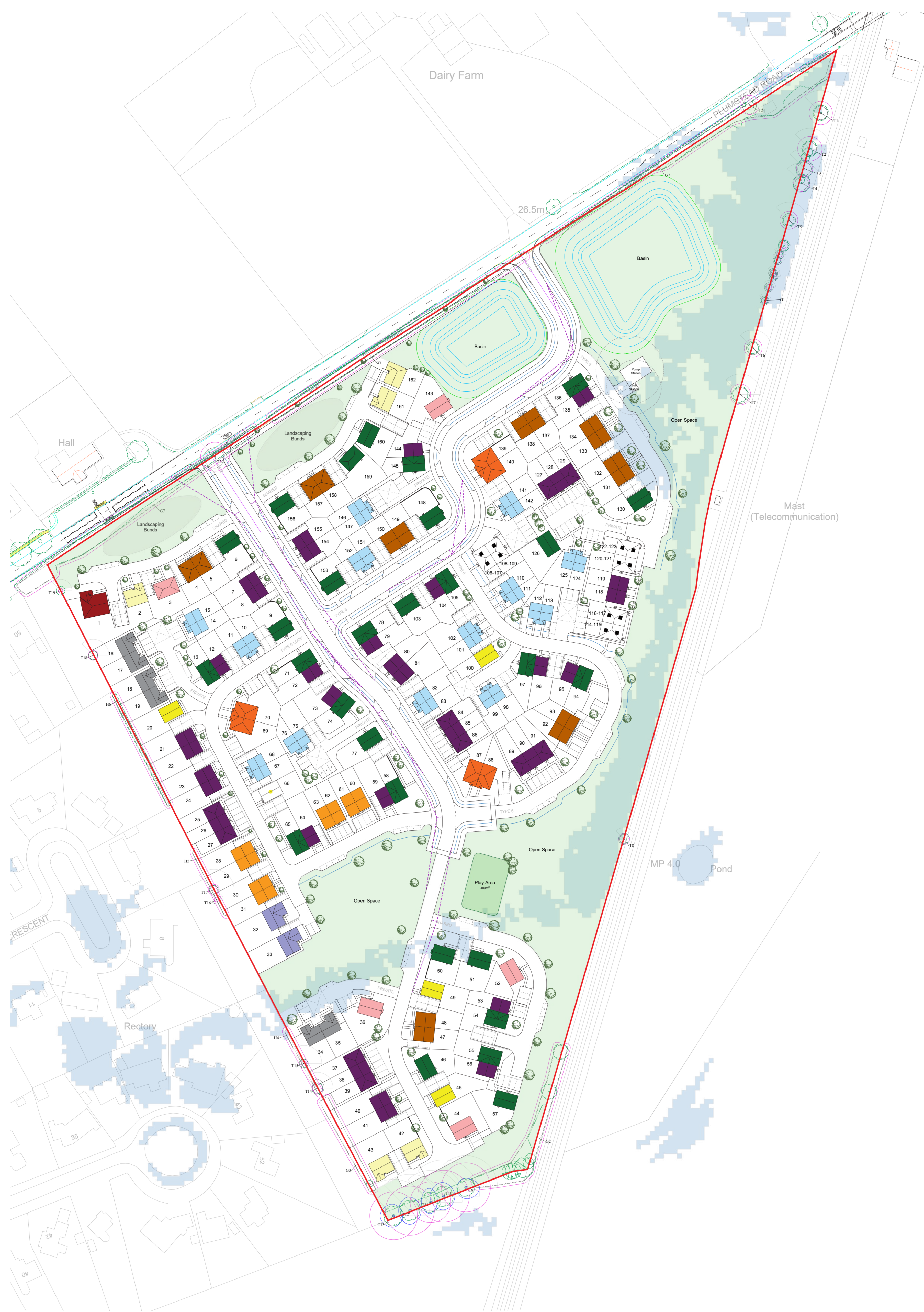


# Land South of Plumstead Road, Norwich

## Accommodation Plan



Schedule of Accommodation							
REFERENCE	CODE	TYPE	STOREYS	BEDS	PERSONS	AREA (F <sup>2</sup> )	AREA (M <sup>2</sup> )
<b>AFFORDABLE</b>							
■	1B2PF	B	2	1	2	546	51-58
■	1B2PB	D	1	1	2	538	50
■	1B2PH	S	2	1	2	646	60
■	2B3PB	D	1	2	3	657	61
■	2B4PB	D	1	2	4	759	70.5
■	2B4PH	S/T	2	2	4	850	79
■	2B4PH	S/T	2	2	4	861	80
■	3B5PH	S	2	3	5	1001	93
■	3B5PWB	D	1	3	5	1102	102
■	3B5PH	D	2	3	5	1066	99
■	3B6PH	D	2	3	6	1163	108
■	4B6PH	S	2	4	6	1184	110
■	4B7PH	D	2	4	7	1292	120
<b>GRAND TOTAL</b>							<b>162</b>

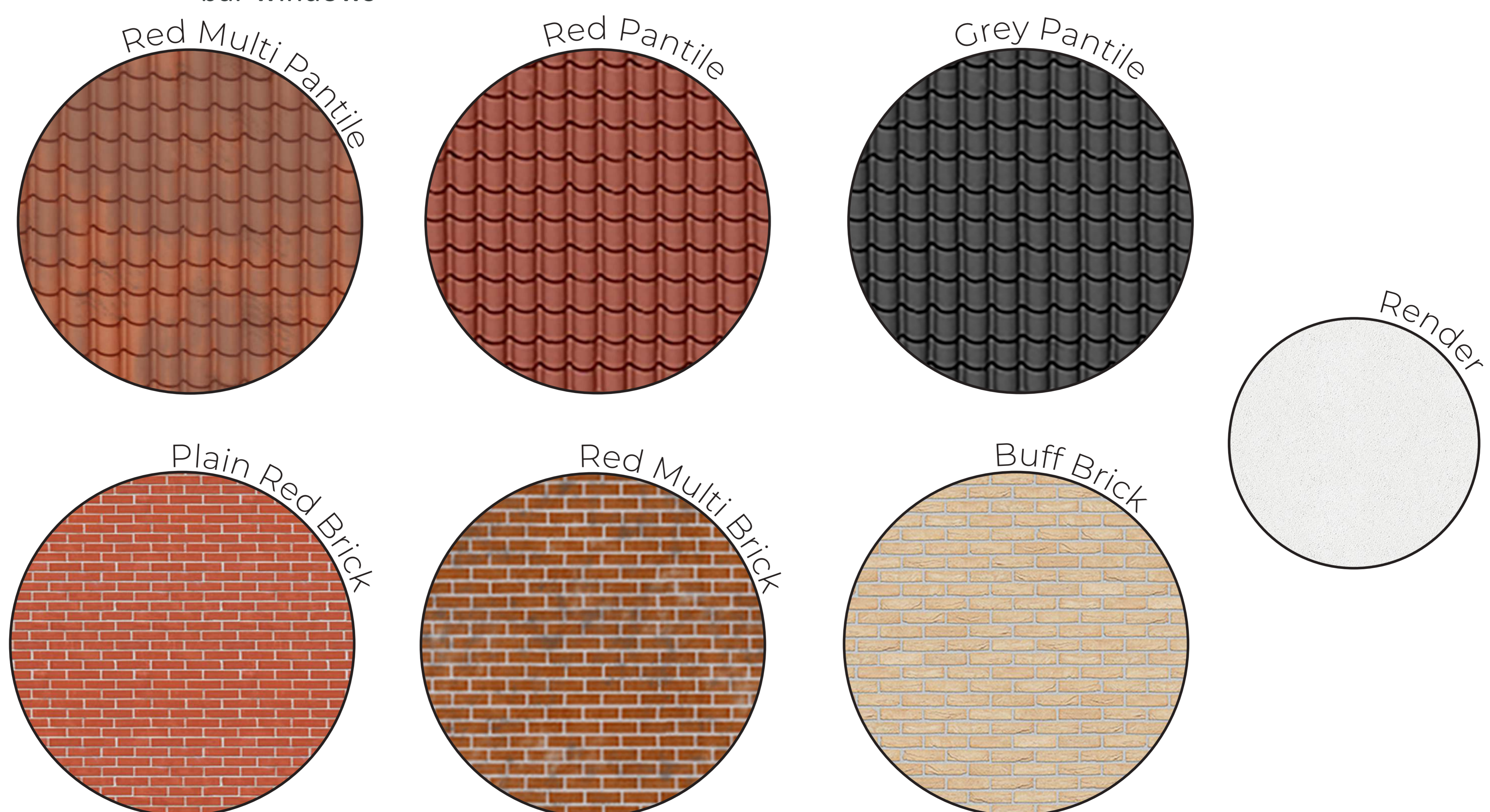
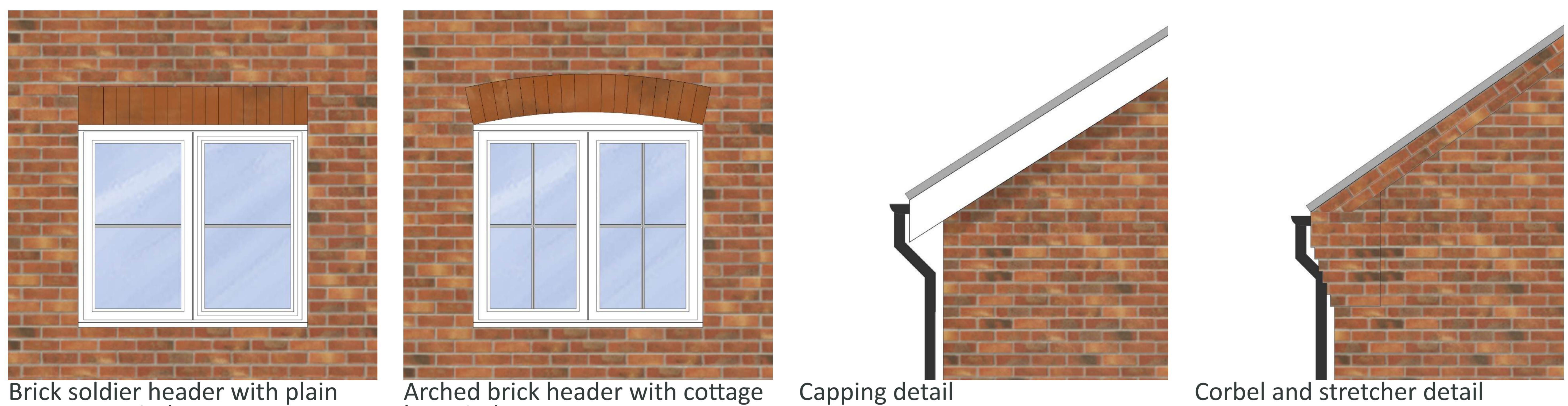
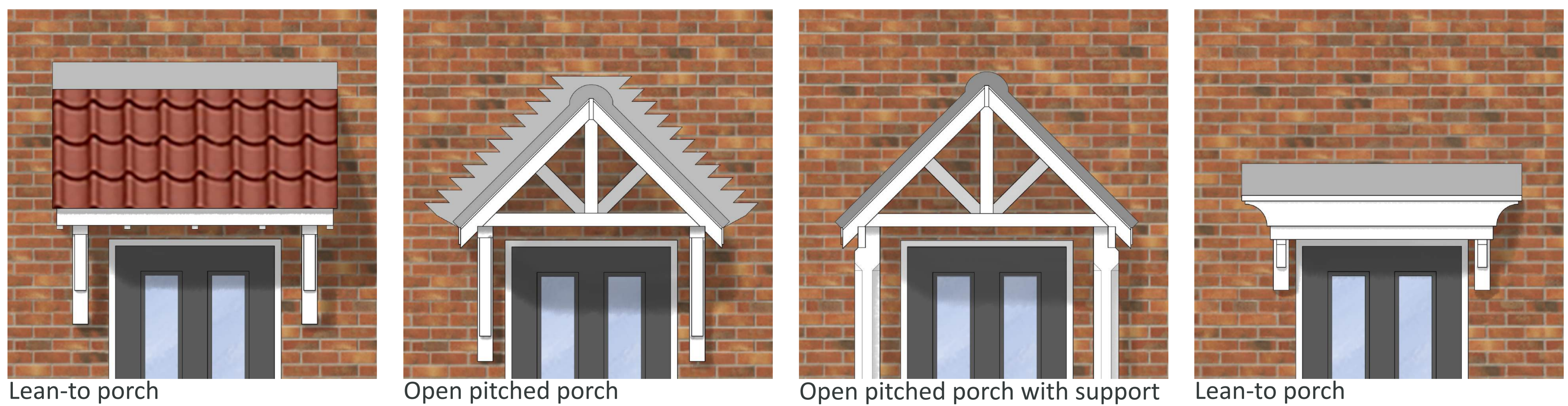
  

Type	No.	%
1 Bed	44	27
2 Bed	57	35
3 Bed	50	31
4 Bed	11	7

## Materials and Features

The architectural vernacular of the Plumstead Road area in Thorpe End, Norwich, is distinctively shaped by its early 20th-century origins as one of England’s pioneering garden villages. Developed largely in the 1920s and 1930s, the housing stock along this main artery exhibits a charming, nostalgic blend of Arts and Crafts styling and traditional English cottage aesthetics. The properties are characterised by their cohesive material palette that features red brickwork, rendering, and steeply pitched roofs clad of clay pantiles. Notable architectural details include prominent gables, brick chimney stacks, hipped roofs and multi-pane casement windows.

New development in the area often draws from this established palette and form to maintain visual harmony with the existing built environment.



The choice of materials will reflect the established palette found within the nearby dwellings on Plumstead Road, helping to integrate the new development sympathetically into the existing context and creating a respectful continuation of the surrounding settlement. Corner turning plots will feature distinct architectural features such as rendered gables, bay windows and brick plinths to ease way finding throughout the site.

The proposed development will prioritise high-quality design that aligns with climate targets for CO<sub>2</sub> emissions and promotes sustainable construction, embracing innovative and forward-thinking design solutions wherever possible.