

# CASE STUDY



## PROJECT

DOCK TAVERN LANE, GORLESTON  
**22 new build flats with external works**

## CLIENT

R&G Cooper (Projects) Ltd

## SERVICES

Architecture from feasibility study to completion  
In progress, construction due to start end of 2017

The current owner of the site found it no longer viable for their business's needs and needed to relocate to new business premises. This left them with a site in a built-up commercial area and, due to the location adjacent to the docks, within a flood risk zone. Having been on the market for some time with no interest the landowner looked at the possibility of redeveloping the site for residential use.

The site was no longer viable for commercial use as there was little or no demand for dated commercial buildings in the area, since there are newer business parks and buildings serving the town. The scheme was designed as flats which overcame the flooding issue by not having a habitable accommodation on the ground floor. The layout of the site was designed to reduce noise and overlooking from adjacent buildings and green areas were introduced to benefit the residents and further reduce the risk of flooding.

The 22 dwellings are a mix of one and two-bedroom flats, aimed at young professionals and the rental market. Designed to a layout and specification that has been identified as what potential buyers in the locality require.

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Fusion **13**

Architectural & Planning Services

# Architectural & Planning Services

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Overleaf:  
CGI photo real visualisation of street  
view from corner of Dock Tavern  
Lane and Riverside Road

Top to bottom:  
Two-bedroom flat type A  
Two-bedroom flat type B  
One-bedroom flat



*“Our development of 22 apartments on a partly commercial site adjoining the Riverside in Gorleston has been particularly challenging on a number of fronts. Fortunately, we instructed Fusion 13 at an early stage in the process and they have been able to guide us through a series of design variations to meet access and aesthetic requirements and taken responsibility for the planning process including coordination of the necessary technical reports. Fusion 13 service has been excellent throughout and the fee level extremely competitive.”*

Richard Smith, R&G Cooper (Projects) Ltd

