

Ferry Boat Inn Site, Norwich

Client: Ferry Boat Developments LLP
Value: £6.5m

5th Studio have secured planning permission and listed building consent for a major riverside site in Norwich. The residential development will deliver 41 units on a high profile site between the River Wensum, King Street and the Novi Sad pedestrian bridge.

The proposals make up an ensemble of buildings which respond to the site's contemporary urban condition and key aspects of its history. The development will re-establish a lane which ran between King Street and the River (Wickham's Yard) - restoring the historic grain of the area, and delineating a narrow 'burgage' plot to the rear of the former Ferry Boat Inn which is occupied by a series of small-scale courtyard houses.

Further along the riverfront, a major riverside building - which draws inspiration from the scale and character of industrial buildings along the river, re-imagined as a contemporary apartment building - forms part of a courtyard block. A taller block at the south-west corner of the site announces the position of the footbridge.

The scheme will deliver a series of associated public realm improvements - including a new riverside walkway along the bank of the Wensum, and landscape improvements to King Street.



Above Physical model used to develop the site strategy. The careful approach to massing and the existing setting has enabled a significant development on a constrained and challenging site.

Below View from the opposite side of the River.





Above View along King Street showing the proposed 'corner block' which marks the landing point of the Novi Sad footbridge.



Above Sketch view of the proposed riverside walkway.



Above View showing the re-established lane to the river and a series of small-scale courtyard houses behind / beyond the listed fabric of the former Inn.