

A local authority in Norfolk has set the pace in implementing Agenda 21 with a mixed-use scheme in a sensitive area that combines offices and flats with public open space. Critique by Giles Oliver.

was feasible, allowing the heart of the site to be transformed into a sheltered public garden. Along the southern boundary the architects proposed a low-energy building that would advertise the borough's commitment to energy saving. The council responded positively, accepting the extra capital cost of a low-energy route rather than conventional office standards, and reappointed Jeremy Stacey Architects to take the scheme forward.

The richness of analysis displayed at concept stage has been brought to fruition in the completed ensemble of houses, garden and offices. First and foremost the urban block formed by Chapel Street, Austin Street and Pilot Street is fully recovered, with the



Left/below Sketch and elevation of north side. The £2.5m project provides a 1500m² office, five dwellings and a public garden.

facades of the new buildings rising directly from the back of pavement. The exclusion from the site of car parking and vehicular access immediately signals a tighter texture to the street frontages, reinforced by the engaging public pathways that lead to

