



Modern design wrapped in Norfolk heritage

On the fringe of thriving Burnham Market, ACS Architectural transformed a dilapidated bungalow into a superb four-bedroom house with a sympathetic and forward-thinking self-build design

Led by brothers Chris and Nick Borrmann, award-winning ACS Architectural consistently delivers ambitious designs that also achieve planning consent. The team apply their excellent technical knowledge and in-depth understanding of planning policy to realise the potential of every project.

Located on Creake Road, heading out from the bustle of Burnham Market, the site for Endymion sits between an existing bungalow and a newly developed detached home looking out over enviable Norfolk countryside views.



Planning restrictions often require the design of new homes to fit in visually with the character of surrounding buildings, particularly if they are listed or situated within a conservation area. But away from the village centre, Endymion allowed ACS to explore a braver conceptual design.

Endymion is an unusual hybrid of traditional brick and stonework on the ground floor with a contemporary timber-framed first floor supported above. "People love the traditional Norfolk flint walls framed with heritage bricks, which provide a grounding base in this design," Nick says. "Above, a large glazed fronted gable takes advantage of the amazing views, with timber cladding providing a clean, natural surround."

The visual effect of the contrasting materials helps to reduce the impact of the building's overall mass, allowing the ACS team to maximise the floor area of this home. "Where the two layers meet, there is an interesting plinth detail finished with lead capping which attractively draws the eye," Nick adds.

The level split is a hybrid of construction techniques too. "We designed a timber frame for the upper level, avoiding costs from the steels that would otherwise have been needed," Nick explains.

A small lean-to with interesting round window detail has been added on the right. "The lower roofline ensures the design stays subservient to the next-door bungalow, avoiding any negative impact and helping us secure planning approval," Nick says.

Inside, curved internal walls interact beautifully with natural light spilling from Velux windows. Endymion enjoys upside-down living with a light-filled second floor living area, an important feature in the self-builders' original brief.

"Our clients developed this property as a self-build with the intention of selling it on completion," Nick smiles. "But they love the Norfolk architecture and style of living we created in this design so much they have been seduced into settling here. They blame us for changing their life."



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