



Taking time to design it right

Investing valuable time in the planning stage of any project, ACS Architectural are able to deliver more ambitious schemes that benefit the developer, home-hunter and community alike

Thornberry Grove in Spooner Row, South Norfolk, is an elegant collection of ten spacious family homes set in beautiful countryside. “When we first came across this site in 2017 it had been designated for residential development by the local council,” explains Architectural Designer Nick Borrmann. “The proposal was to retain an existing bungalow and add five new homes, but our client, Hestia Real Estate, wanted to maximise the site with ten new dwellings.”

ACS Architectural began by gaining approval for a more generic and uniform housing scheme to importantly define a principal for an ambitious ten units. They then looked at how to improve the site further so the homes and site could be maximised to their full potential.

Further challenges occurred that ACS Architectural overcame too. “We undertook some redesign after surveys showed a gas line that cut across the front of the site. Another survey

demonstrated poor drainage and so an attenuation pond was introduced to ensure surface water will drain away safely,” Nick says.

Thornberry Grove shows how, with time and resources, playing a long game in planning can overcome hurdles and maximise the potential of a site. “We help developers to demonstrate the benefits of the final design they want to build, step by step,” says Nick.

Each of the Thornberry Grove homes have a classic Georgian style with spacious modern living spaces inside. Little touches of exterior detail give individual characteristics which set each one apart, such as varying materials or the addition of herringbone brickwork. Plots 6 and 7 have a barn feel with large, glazed atriums.

The team at ACS Architectural have also played an important role in preparing elements of the marketing package. This includes clear and illustrative floorplans that help potential buyers visualise the internal layouts and high-quality Computer Generated Images (CGIs) produced in house.

The first phase of six homes at Thornberry Grove were recently launched with Sowerby’s, with four already sold off-plan.

“We enjoy working with Hestia Real Estate because their attention to detail is second to none,” says Nick. “They have used us exclusively on multiple projects since 2015 and share our preference for designing high-quality bespoke homes that are set apart from a typical modern housing estate.”

