

# Goldsmith Street, Norwich



James Turner  
Associate Director  
Mikhail Riches

Exemplar  
Sustainable  
Buildings Awards  
2025

Large New  
Build Project  
Category

**MIKHAIL  
RICHES**

## THE VISION

“To provide a **thriving and sustainable extension** to the existing community by creating a place that allows for **modern living**, but also enhances and fully integrates with the existing neighbourhood, where **residents feel safe** to freely move around **shared public spaces** and feel comfortable in reducing their dependency on the automobile.”



**NORWICH**  
City Council

## THE BRIEF

“Become an exemplar of  
**good social housing...**

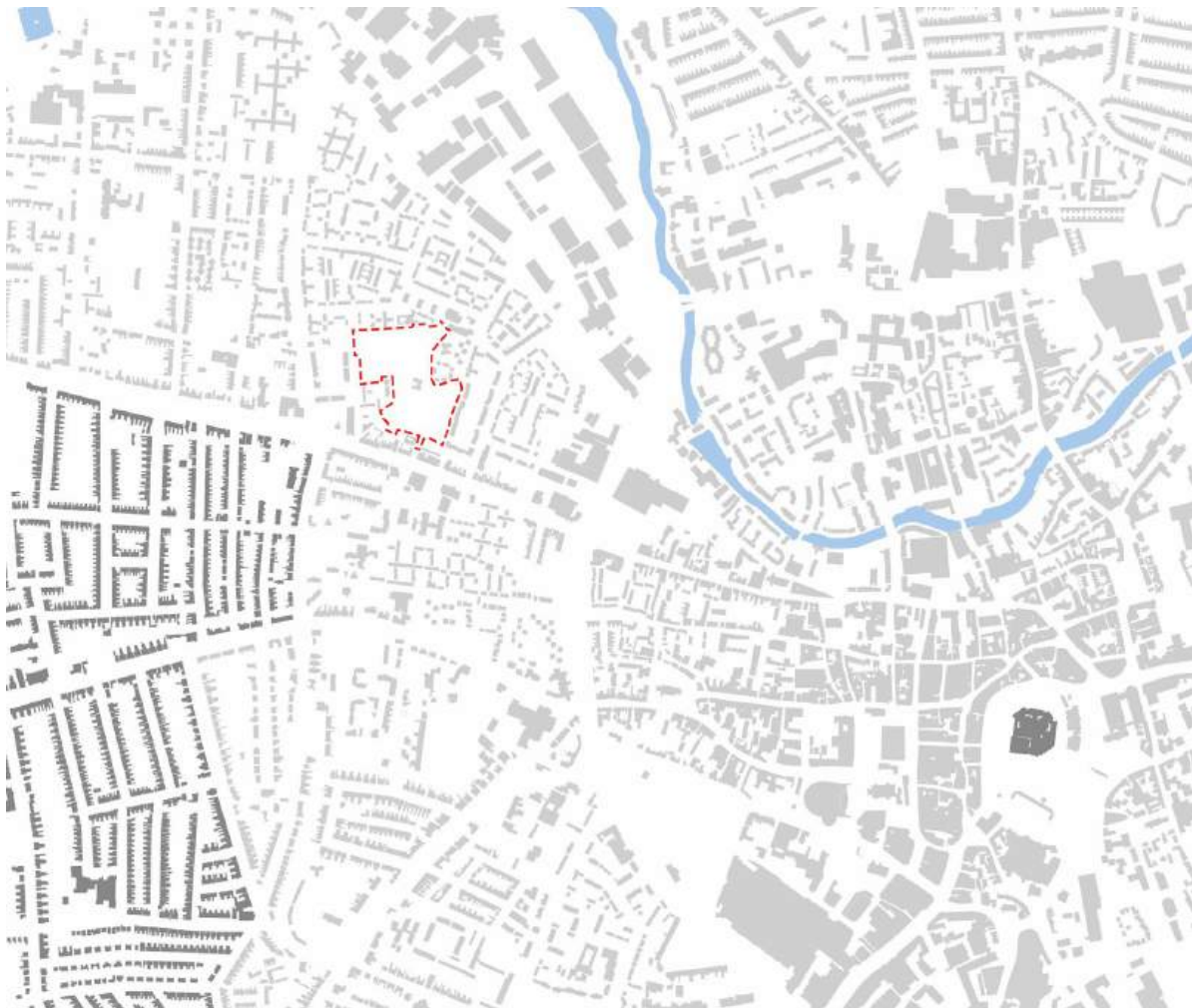
...with the potential to win architectural awards.”



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# DESIGN PHILOSOPHY

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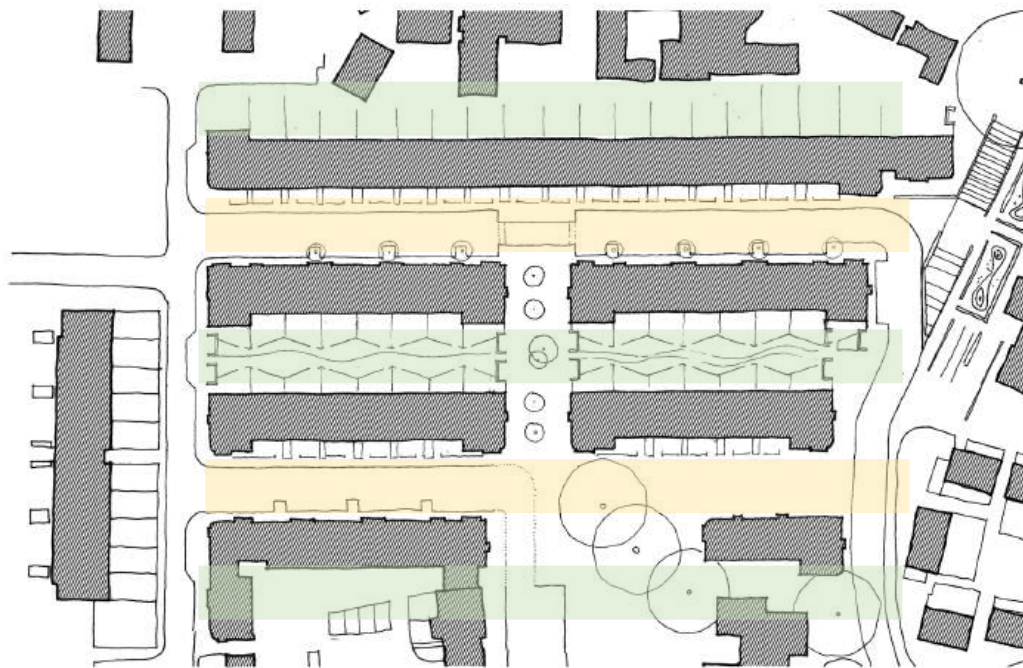


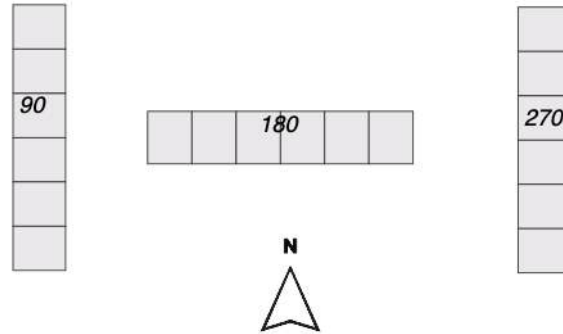
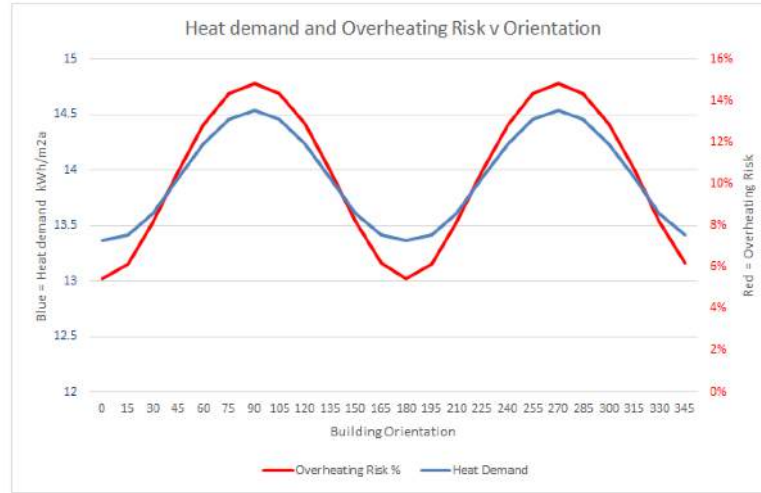
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Golden Triangle

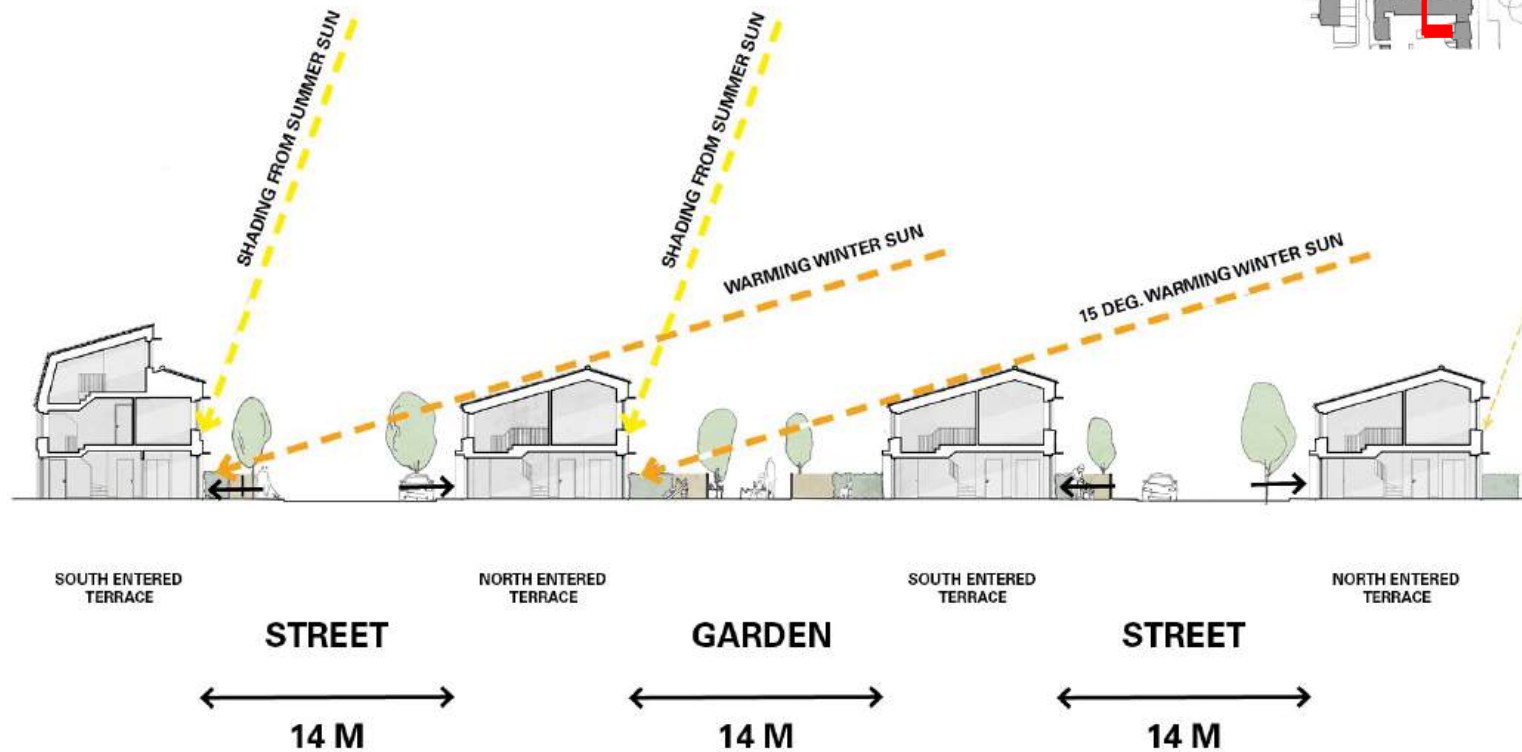


Goldsmith Street









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# MEASURED ENERGY PERFORMANCE

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## 'Life changing': the social housing helping to cut heating bills in Norwich

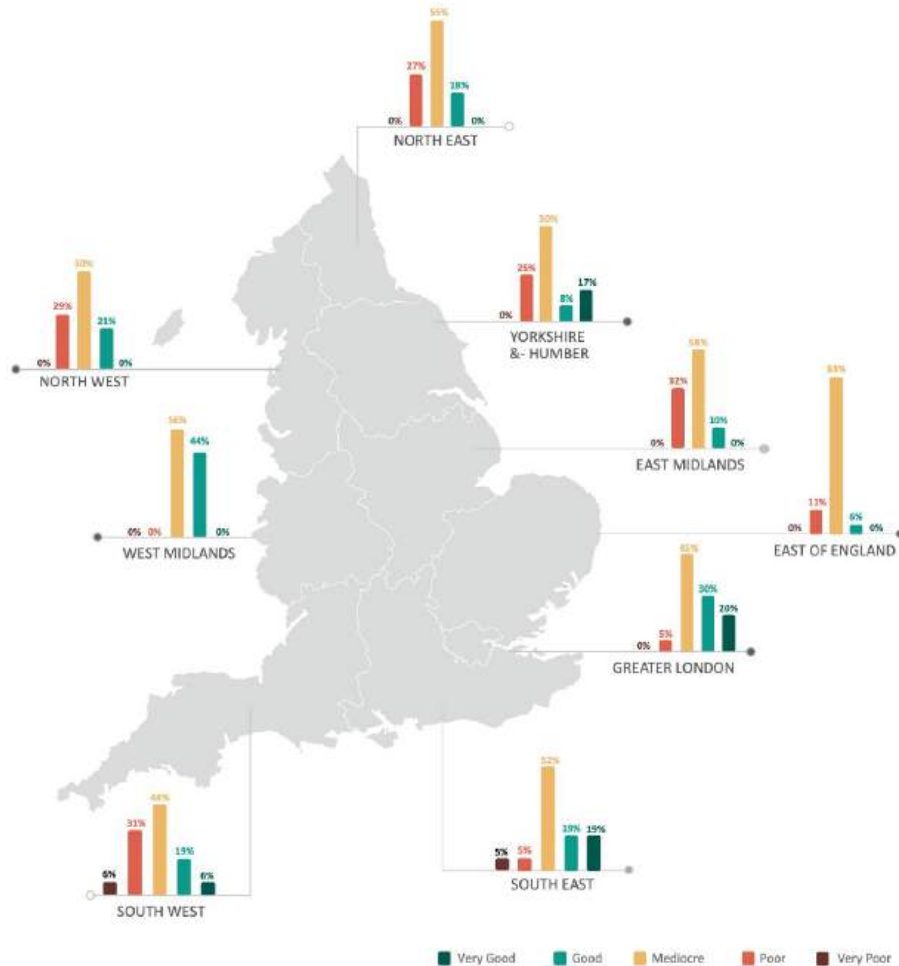
Built to Passivhaus standards, Goldsmith Street's low-energy approach offers a pioneering approach to the housing crisis



📍 Norwich's award-winning environmentally and socially conscious Goldsmith Street council housing project. Photograph: Joshua Bright/The Guardian

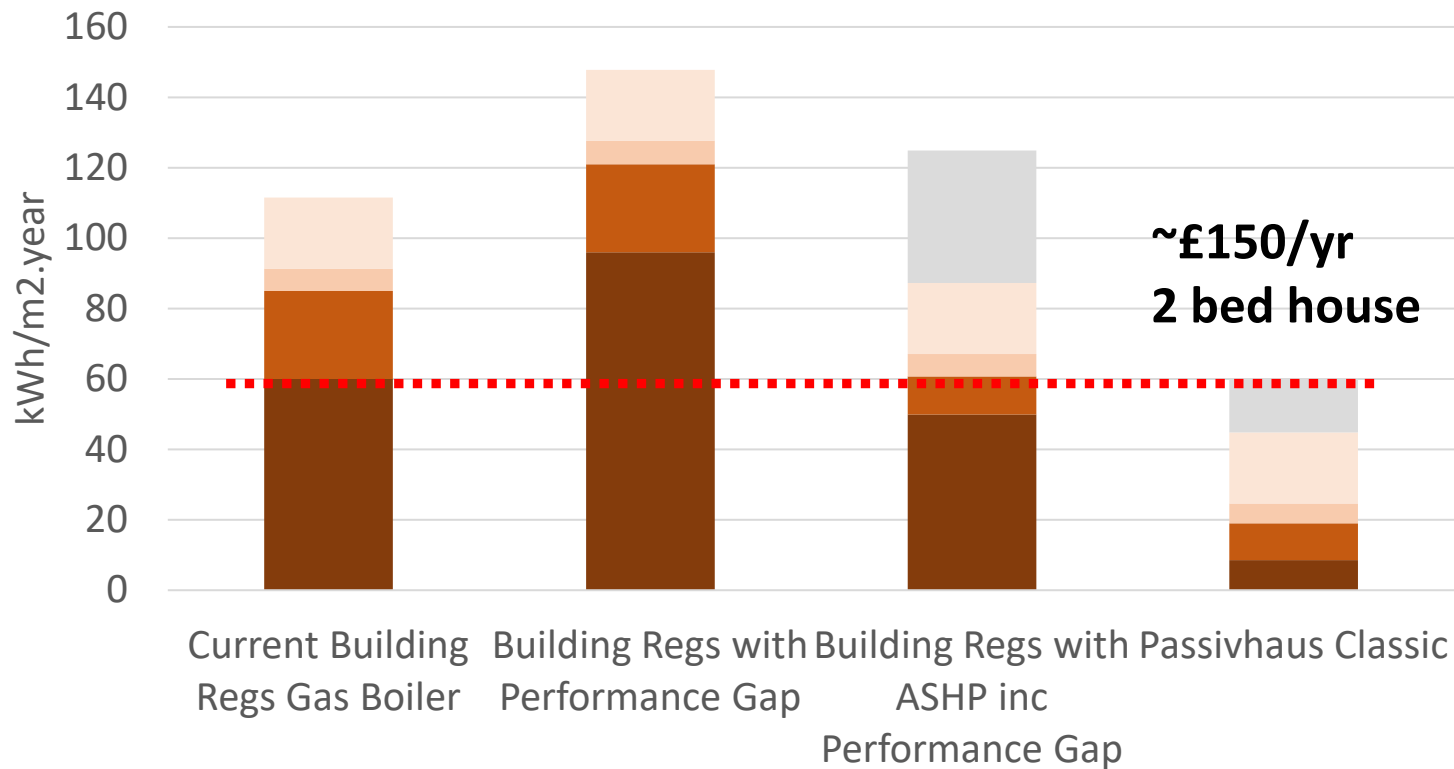
**E**ven on the coldest day of the winter so far, tenants of a pioneering housing scheme say they do not need to turn on their heating. A blast of Arctic air has brought a dusting of snow to the Goldsmith Street housing scheme in Norwich, but inside “it’s like summer”, according to Jayed Abdas Samad, 32, a Just Eat delivery rider.

# Performance Gap Data UK

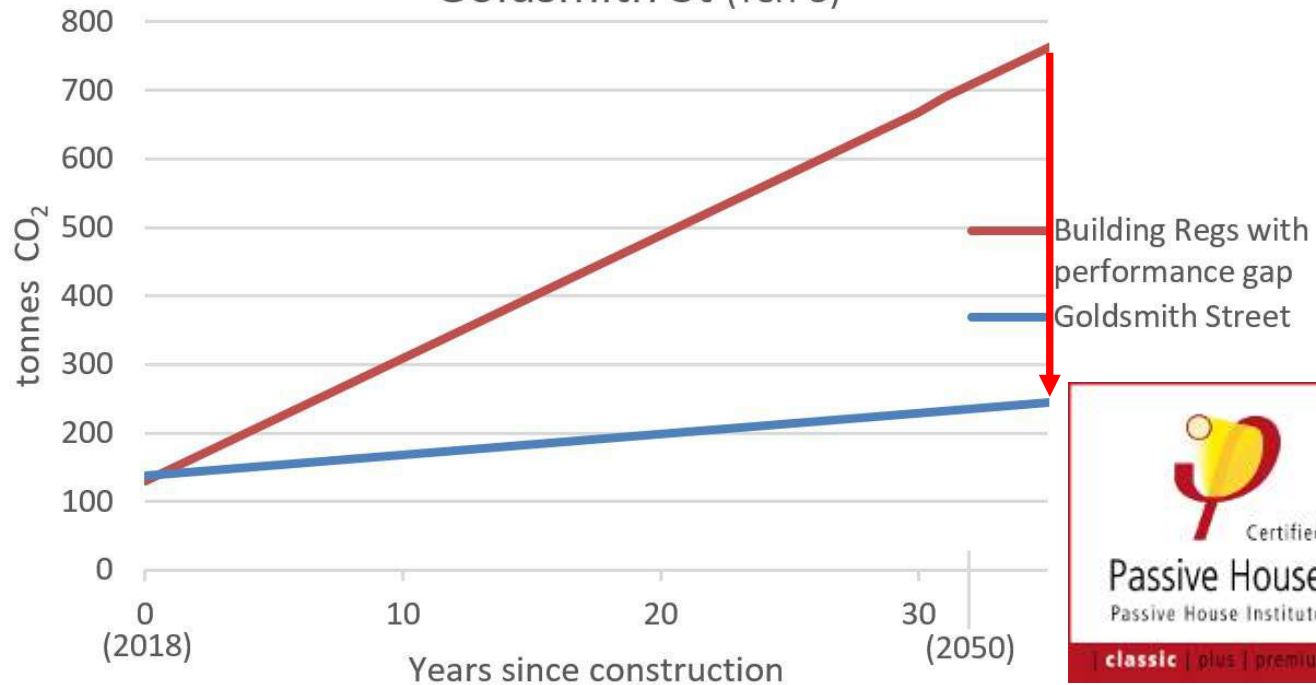


'Whilst the majority of schemes are **achieving the basic minimum energy** efficiency requirements set out in legislation, **significant numbers are still falling below.**

This, combined with the known and persistent performance gap between 'designed' and 'as built' energy performance in new homes'.. amounts to a sub-standard response to the environmental challenges we face.



## CO<sub>2</sub> Emissions from Heating for Goldsmith St (Terr 5)





# HEALTH & WELLBEING

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## Health

*Have you experienced any improvements to health and allergies since moving in?*



● Yes (33%)    ● No (66%)

## Wellbeing

*How has moving into this home affected your overall wellbeing?*



Negatively    No difference    Positively

## Walking & Cycling

*Since moving to the area, have you walked/ cycled more or less?*



Less    No difference    More



Jayed & Jakia

"We don't have to put the heating on so it's cheaper. We feel very lucky."



Samantha & Shauna

"They do what they say on the tin these houses, they're very clever."



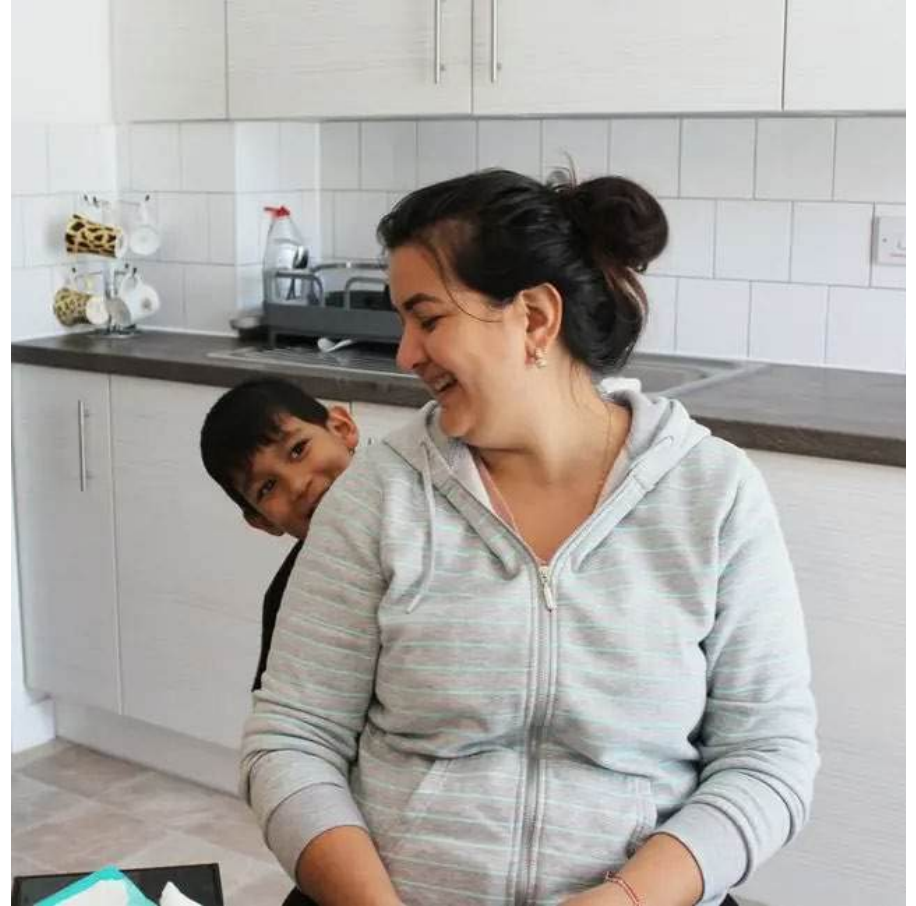
Peter & Kier

"This flat has been life changing for our finances. I've reduced some of my medications since coming here. "









# CONSTRUCTION & EMBODIED CARBON

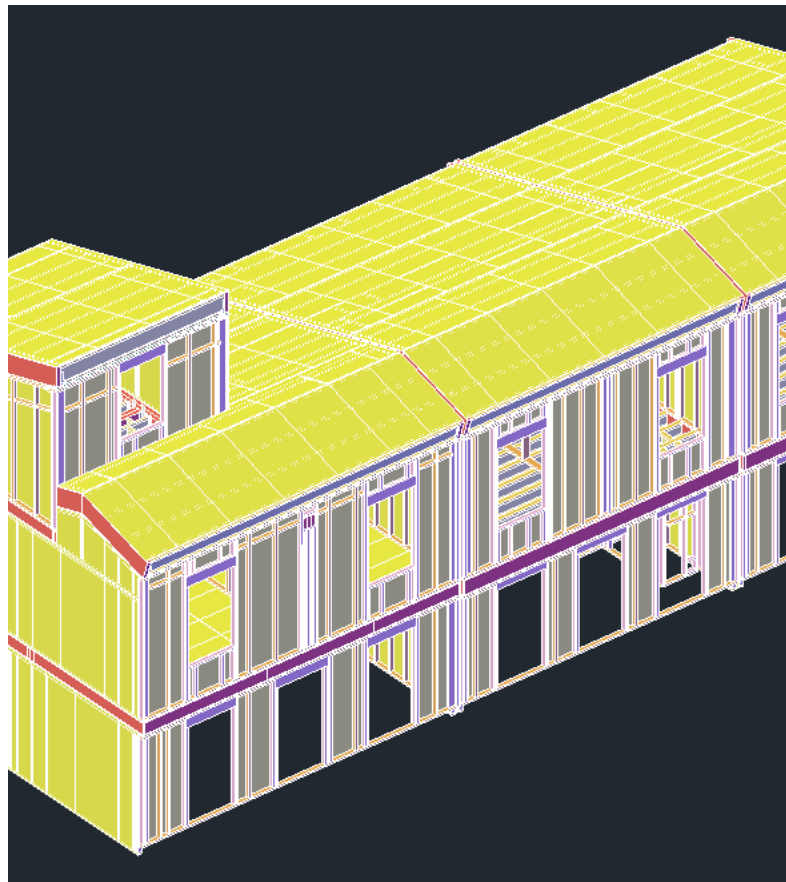
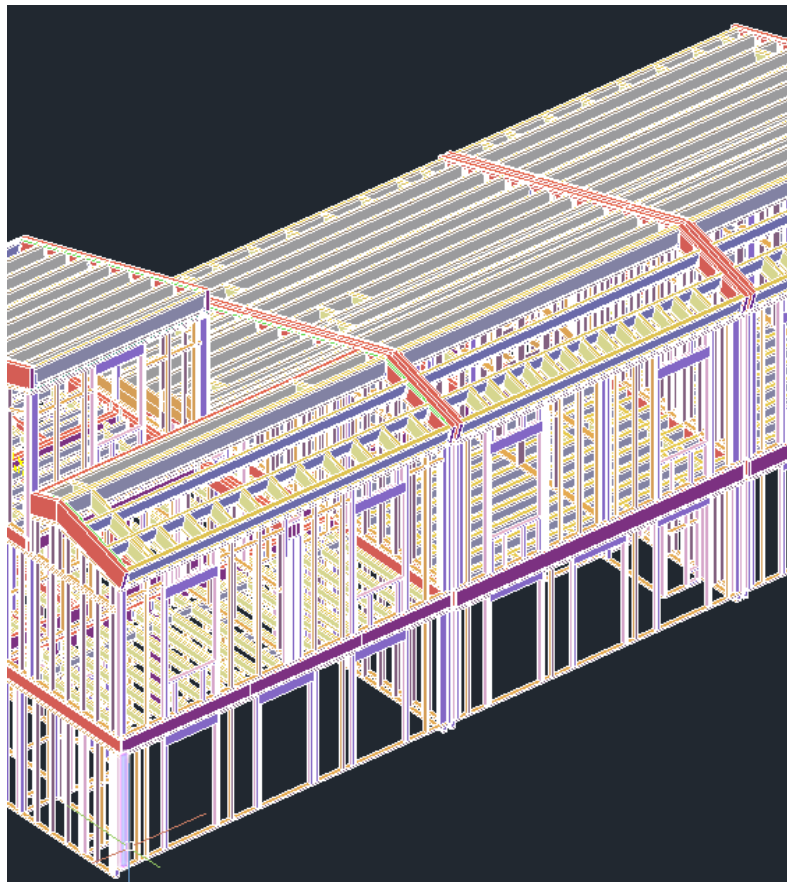
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## RIBA 2030 Climate Challenge target metrics for domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets
<b>Operational Energy</b> kWh/m <sup>2</sup> /y 	146 kWh/m <sup>2</sup> /y (Ofgem benchmark)	< 105 kWh/m <sup>2</sup> /y	< 70 kWh/m <sup>2</sup> /y	< 0 to 35 kWh/m <sup>2</sup> /y <b>Goldsmith Street</b> 16 kWh/m <sup>2</sup> /y
<b>Embodied Carbon</b> kgCO <sub>2</sub> e/m <sup>2</sup> 	1000 kgCO <sub>2</sub> e/m <sup>2</sup> (M4i benchmark)	< 600 kgCO <sub>2</sub> e/m <sup>2</sup>	< 450 kgCO <sub>2</sub> e/m <sup>2</sup>	< 300 kgCO <sub>2</sub> e/m <sup>2</sup> <b>Goldsmith Street</b> 311 kgCO <sub>2</sub> e/m <sup>2</sup>
<b>Potable Water Use</b> Litres/person/day 	125 l/p/day (Building Regulations England and Wales)	< 110 l/p/day <b>Goldsmith Street</b> 101 l/p/day	< 95 l/p/day	< 75 l/p/day

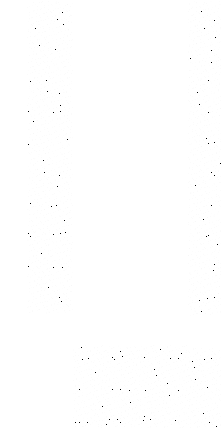












KEY	
Water Barrier / Check	W.B.
Weatherstripping / Sealant	W.S.
Insulation / Glazing	I.G.
Breaker Mortar	B.M.
Damp Proof Mortar	D.P.M.
GPIC / Glazing Tray	GPIC
Vapour Barrier	V.B.

Accessories Types	
Type A	Type B
Type C	Type D
Type E	Type F
Type G	Type H

Revision	Issued	Change Notes
1	24/10/2017	Initial design of window head/cill detail, based on client's requirements and site conditions.
2	28/10/2017	Revised design to incorporate client's feedback and site conditions.
3	28/10/2017	Final design of window head/cill detail, based on client's requirements and site conditions.

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**DO NOT SCALE FROM THIS DRAWING**

Measurements given are indicative only. Dimensions shall be determined by the contractor on site. The contractor shall be responsible for ensuring that the construction is in accordance with the design and specifications.

DRAWING TITLE

TYPE A/C - FF SOUTH FACING WINDOW HEAD/CILL DETAILS

PROJECT	
Galsworthy Street, Norwich	
CLIENT	
Norwich City Council	
DRAWING DATE	
28/10/2017	
CONSTRUCTION	
Project	Drawn
Issue	Revised
Drawn	Revised
Issue	Revised





# LESSONS LEARNT & IMPACT

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## 'A masterpiece': Norwich council houses win Stirling architecture prize

Street of 105 homes hailed as high-quality architecture in its most environmentally and socially conscious form



❏ A marvel ... victory for Goldsmith Street marks first time the Stirling prize has gone to social housing. Photograph: Tim Crocker/RIBA/PA

One hundred years since the 1919 Addison Act paved the way for the country's programme of mass council housing, the prize for the best new building in the UK has been awarded to one of the first new council housing projects in a generation.

## Spacious and green: inside Norwich's award-winning new council houses

For residents of eco-friendly Goldsmith Street, heating bills could be as little as £150 a year



❏ Houses on Goldsmith Street, Photograph: Graeme Robertson/The Guardian

**A**fter two years living in a third-floor flat in **Norwich**, Alex Jenkins, her partner and two young sons moved into a new council house in December. They are not alone in their adoration for their home, with its two large bedrooms, sunny back garden and high ceilings.



# City of York

2025

"Passivhaus is like base camp  
when you're trying to climb the  
Everest of zero carbon," David Mikhail

All Targeting Certified Passivhaus

85

















A photograph of a child's drawing on a sidewalk. A large, multi-colored rainbow is drawn in the center. To the left, there are other drawings, including a pink heart and some green lines. To the right, there is a pile of colorful chalk sticks and a small white bucket. A red bowl is visible in the upper left corner. The scene is set outdoors next to a wooden fence, with sunlight casting shadows on the pavement.

# MIKHAIL RICHES

"Thank you Mikhail Riches and team and Norwich City Council for the opportunity and improved quality of living.

"I feel very lucky indeed".