

# Density and Heights



Residential density is measured by the number of dwellings per hectare, also referred to as 'dph'

**High**  
30-55 Dwellings Per Hectare

**Medium**  
20-30 Dwellings Per Hectare

**Low**  
15-30 Dwellings Per Hectare

- Key**
- Allocation Boundary
  - 30-55 dph  
Up to 4 storeys
  - 20-30 dph  
Up to 3 storeys
  - 15-30 dph  
Up to 2.5 Storeys
  - School Site
  - Playing Fields
  - SANG
  - Public Open Space
  - Existing and Buffer Planting

## Density and Heights

This Density and Heights Framework Plan illustrates an initial assessment of potential density and storey height bands that could be considered appropriate for the site. This is the starting point of the three dimensional design work that will follow as the Masterplan is developed and we welcome your feedback.

The most dense part of the site could be around the local centre and retirement community where elderly and supported housing will be provided, which could be up to four storey (three storey apartments with under croft parking). The lowest density part of the site could be on the eastern edge at the interface with the proposed SANG and strategic gap between Corton. Here buildings will generally be two storey. The remainder of the site will be a medium density, to match the existing character of Gunton, with buildings generally at 2 storeys but with the potential to have some three storey in key locations or as landmark buildings.

We have identified local examples of the different density bands we are considering, from within the local area. To access more information regarding the potential character of these densities please select from the boxes above for each density band. It is also important to read the density and storey heights plan in conjunction with our initial exploration of character zones located here and your feedback will inform the final Masterplan.

Please provide us with your feedback concerning this information here  
 Please read this exhibition material in conjunction with the virtual exhibition at [www.northflowestoft.co.uk](http://www.northflowestoft.co.uk)