



MULTI-HOUSE NEW BUILD

NORFOLK

Burnham *Meadows*

Nine individually designed new homes on the edge of Burnham Market, built in traditional Norfolk flint and brick, delivered from land identification through to completion.

LOCATION

Burnham Market,
Norfolk

PROJECT VALUE

£6m

SCALE

9 Homes

PLOT SIZES

88m² – 118m²

SECTOR

Multi-House New
Build

B E S P O K E GROUP
CONSTRUCTION

THE BRIEF

Nine homes, one of Norfolk's *most protected villages*

Burnham Market is one of the most tightly conserved villages on the North Norfolk coast. A private development client wanted to bring nine new homes to the edge of the village, in a form the local planning authority, and the village itself, could support.

That meant a scheme built in **traditional Norfolk flint and brick**, under clay roof tiles, with oak-framed entrance porches, materials chosen to sit comfortably alongside the historic buildings already on the street, rather than compete with them.

THE SCOPE

Nine homes, *individually named* and individually built

Rather than a single repeated house type, Burnham Meadows comprises nine distinct homes across a range of plot sizes, each finished to the same specification but with its own layout and character:

Meadow House Plot 1 · 111m²
Marsh View Plot 2 · 111m²
Meadow Cottage Plot 3 · 118m²
Scolt Head House Plot 4 · 118m²
The Meadow Side Plot 5 · 100m²
Meadowcroft Lodge Plot 6 · 100m²
Turning Tides Plot 7 · 88m²
Ocean Breeze Plot 8 · 89m²
Meadowsweet Plot 9 · 88m²



Completed terrace, Norfolk flint and brick with oak-framed porches

THE CHALLENGE

Building in flint, *at volume*

Flint isn't a standard trade. Sourcing enough good-quality flint for nine homes, and finding skilled labour able to work it consistently across every elevation, needed far more lead time than a standard brick or block build.

The second challenge was consistency without repetition: nine individually named homes, each with a slightly different footprint and layout, all needed to be delivered to the same specification and the same quality standard, on the same coordinated programme.



Rear elevations and private gardens, backing onto open countryside

In-house QS, *one point of accountability*

With quantity surveying and procurement run in-house, land, design and build sat under a single point of accountability throughout, rather than being split across separate consultants and contractors. That kept cost reporting and programme visibility consistent across all nine plots, not just the scheme as a whole.

THE SPECIFICATION

- **Kitchens:** quartz worktops, brushed brass fittings, fully integrated appliances
- **Bathrooms:** sleek white sanitary ware, brass fittings, illuminated mirrors, fitted storage
- **Exteriors:** Norfolk flint and brick elevations, clay roof tiles, oak-framed porches, UPVC double glazing
- **Each home:** turfed and paved private garden, external parking, several with single garage



Open-plan kitchen and living space; bathroom finish with brushed brass fittings

THE OUTCOME

A nine-home development valued at £6 million, delivered in a form the local planning authority and the village of Burnham Market could support, and finished to a specification suited to both private occupiers and the second-home market this part of the Norfolk coast attracts.

DISCUSS A SIMILAR SCHEME

Have a multi-house scheme that needs *delivering,* not just designing?

Bespoke Construction Group is an ISO-accredited contractor for high-end residential, commercial and multi-house new build schemes across Norfolk, Suffolk and Cambridgeshire, with quantity surveying and procurement run in-house from day one.

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Location

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