

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee
Monday, 2nd October, 2023 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

- a) **Presentation**

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

2 October

2

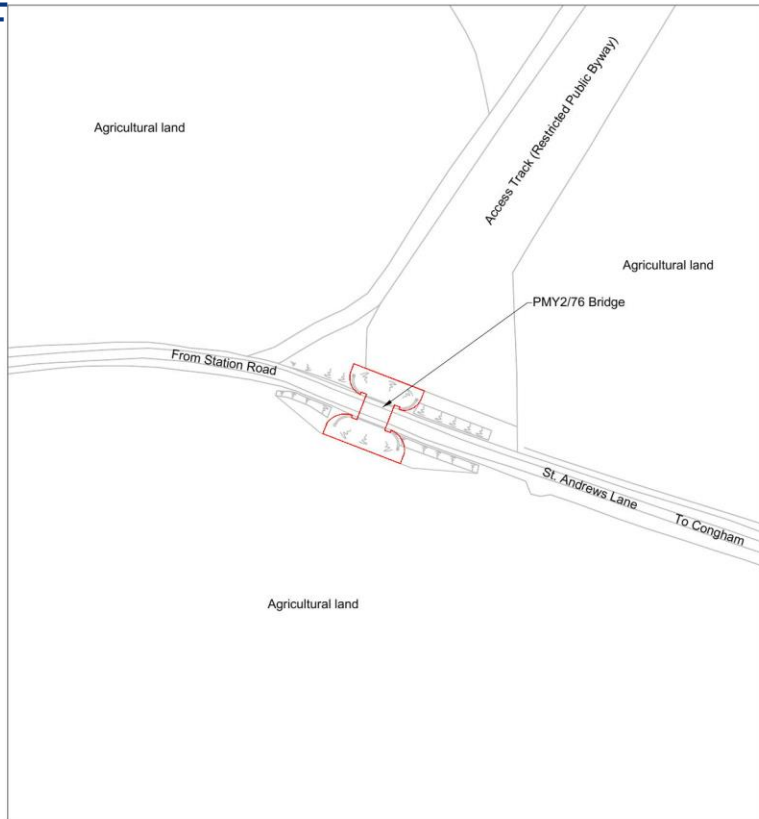


23/00894/F

3



Site Location Plan



Scale 1:1000 @ A3

Location Details

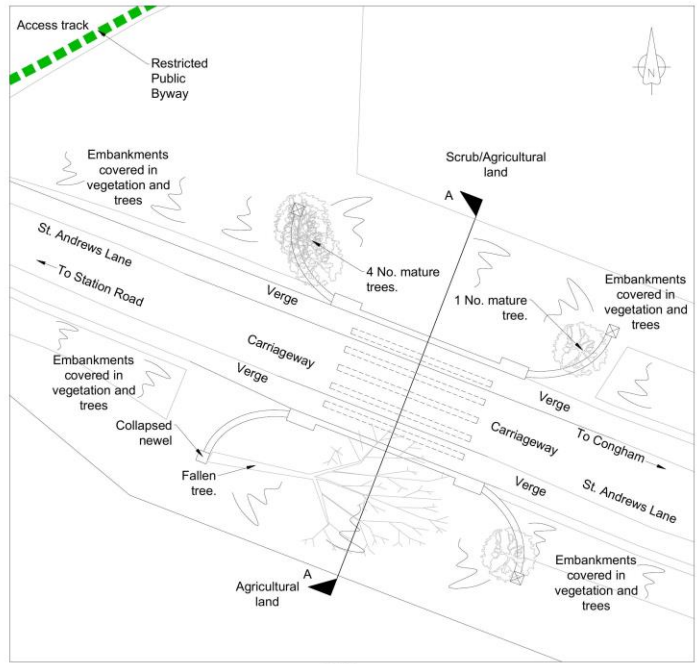
OS Ref	TF 703 238
OS X (Eastings)	570309
OS Y (Northings)	323839
Nearest Post Code	PE32 1AW

Site Area	345m2
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4



5



PLAN
SCALE
1:100 @ A1
1:200 @ A3

Notes

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2. All dimensions are in millimetres and levels in metres unless stated otherwise. TBM value of 100.000 situated on top of the northwest parapet, at the first joint from the pilaster.
3. Reproduction from the ordnance survey map with the permission of the controller of Her Majesty's Stationery office crown copyright reserved licence no. at 100.017326.
4. Date of Site survey :- 28/08/2019.

PLANNING

04	04/03/2020	PLANNING	JAW	MS	MR
03	04/03/2020	FOR CONSTRUCTION	JAW	MSD	MR
02	04/03/2020	Phase B	JAW	MSD	MR
01	04/03/2020	Phase A	JAW	MSD	MR
001	02/03/2019	PRELIMINARY PROPOSALS	JAW	MSD	MR

JACOBS
WITLOOK & WILSON CONSULTANTS LIMITED
 HEALTHY WORK SOLUTIONS

CLIENT
 Historical Railways Estate on behalf of the DfT

PROJECT
 HRE WORKS FRAMEWORK

PROPOSAL
 STRUCTURE PMY2/76
 STRUCTURAL INFILLING
 PRE-WORKS PLAN

DATE: 04/03/2020

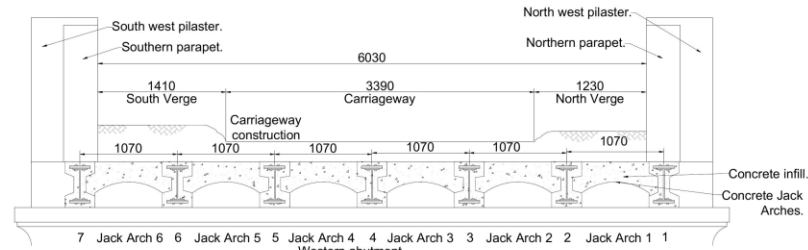
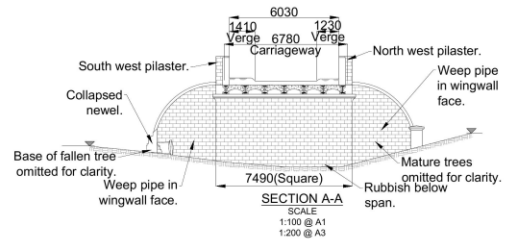
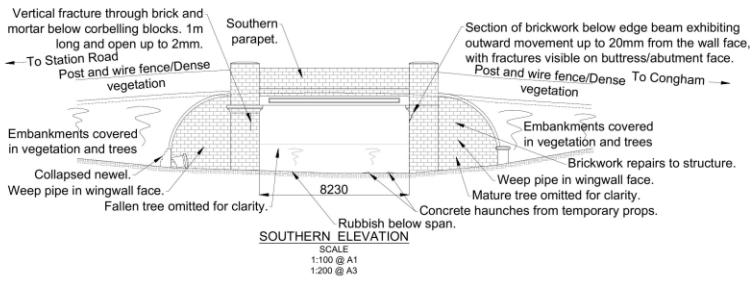
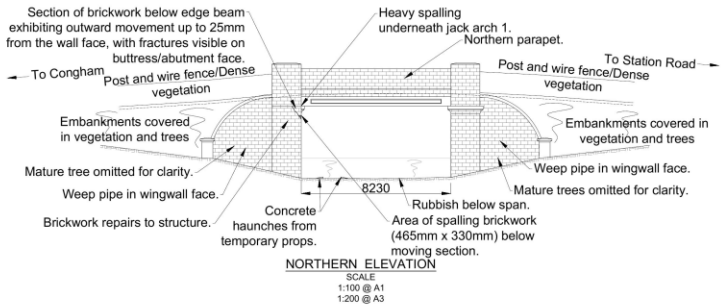
SCALE: AS NOTED BY DfT

JACOBS No.: B22390-DA-EC-001
 CLIENT No.: PMY2/76

DATE: 04/03/2020

B22390-DA-EC-001

04



Notes

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4. Date of Site survey :- 28/08/2019.

PLANNING

04	000000	PLANNING	JAW	MS	MS
03	000000	FOR CONSTRUCTION	JAW	MSD	MS
02	000000	Phase B	JAW	MSD	MS
01	000000	Phase A	JAW	MSD	MS
00	000000	PHASE OF DESIGN	SHAW	DISCLOS	PREPARED

JACOBS
INFRASTRUCTURE CONSULTANTS
HEALTHY TEAM. AMBITIOUS MINDS.

Client: Historical Railways Estate on behalf of the DfT

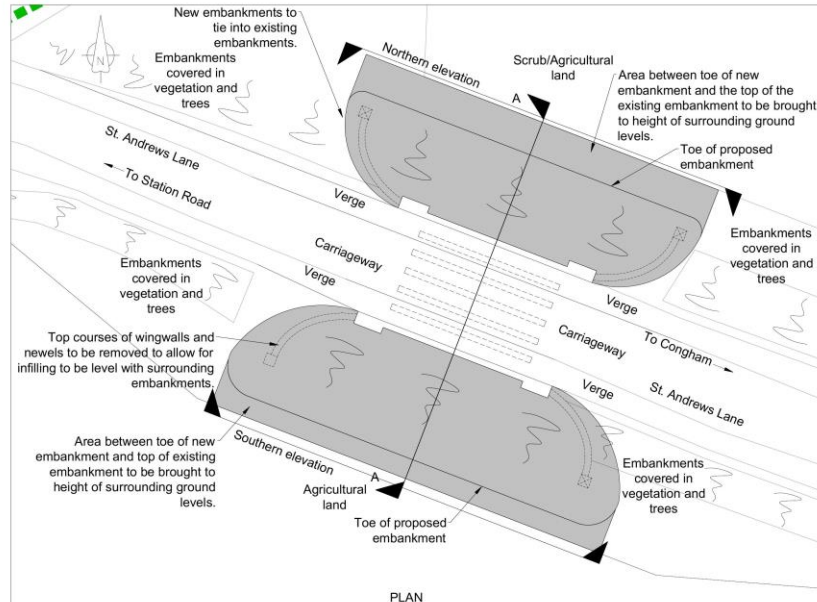
Project: HRE WORKS FRAMEWORK

Phase Title: STRUCTURE PMY2/76
STRUCTURAL INFILLING
PRE-WORKS ELEVATIONS AND SECTIONS

Scale: AS NOTIFIED BY CLP
Jacobs No.: B23280-04-EC-0002
Client No.: PMY2/76

Rev: 04

7



PLAN
SCALE
1:100 @ A1
1:200 @ A3

Notes

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3. Reproduction from the ordnance survey map with the permission of the controller of Her Majesty's Stationary office crown copyright reserved licence no. al 100.017326.
4. This drawing is based on a site survey (28/08/2019) and historical drawings provided by HRE as appropriate.

PLANNING

04	04/03/2020	PLANNING	JAW	04	04
03	04/03/2020	FOR CONSTRUCTION	JAW	04D	04
02	04/03/2020	Phase B	JAW	04D	04
01	04/03/2020	Phase A	JAW	04D	04
00	02/03/2020	PROPOSAL OF RESUBMIT	JAW	04D	04

JACOBS
WORLDWIDE ENGINEERING CONSULTANTS ARCHITECTS INTERIORS DESIGNERS
WEALTHY WEST ALBERT ROAD

CLIENT
 Historical Railways Estate on behalf of the DfT

PROJECT
 HRE WORKS FRAMEWORK

PROPOSED TITLE
 STRUCTURE PMY2/76
 STRUCTURAL INFILLING
 AS BUILT PLAN

DATE: 04/03/2020

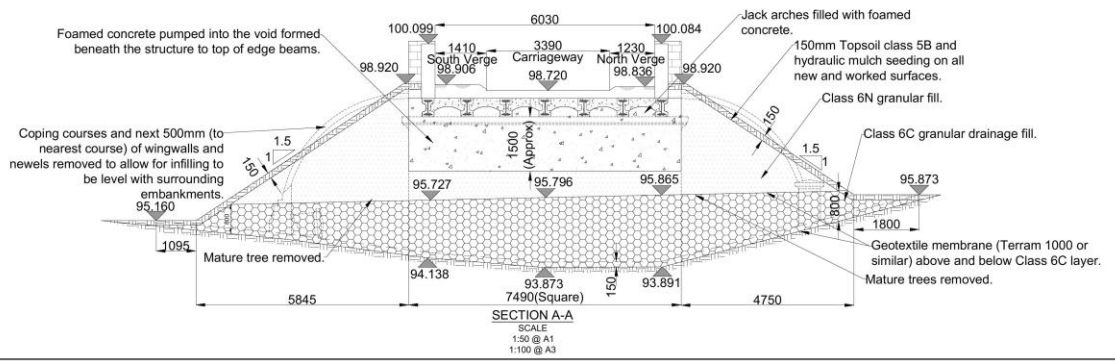
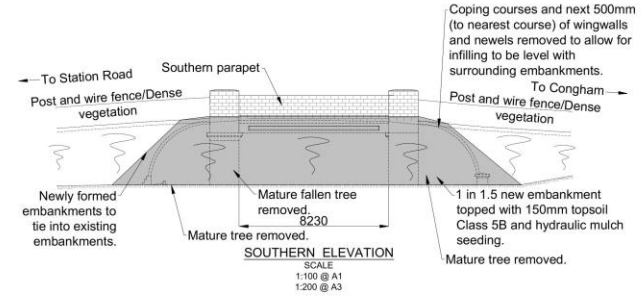
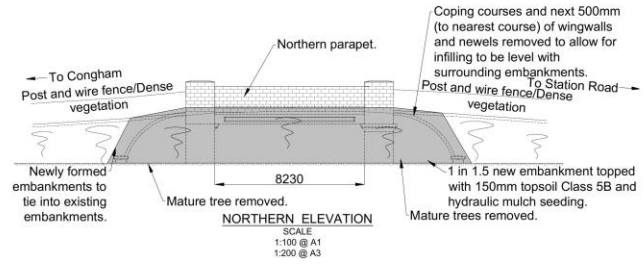
SCALE: AS NOTED BY CLIENT

JACOBS No.: B23280-DA-EC-0003
 CLIENT No.: PMY2/76

DATE: 04/03/2020

B23280-DA-EC-0003

04



Notes

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4. This drawing is based on a site survey (28/08/2019) and historical drawings provided by HRE as appropriate.

08

PLANNING

04	000000	PLANNING	JAW	MD	MR
05	000000	FOR CONSTRUCTION	JAW	MD	MR
06	000000	FOR A	JAW	MD	MR
07	000000	FOR A	JAW	MD	MR
08	000000	FOR A	JAW	MD	MR

JACOBS
INFRASTRUCTURE CONSULTANTS
HEALTHY CITY BUILDINGS

COMP: Historical Railways Estate on behalf of the DfT

PROJECT: HRE WORKS FRAMEWORK

DESCRIPTION: STRUCTURE PMY2/76
STRUCTURAL INFILLING
AS BUILT ELEVATIONS AND SECTION

SCALE: PLANNING
JACOBS No.: B23280-DA-EC-0004
CLIENT No.: PMY2/76

04

6



View of the infilled bridge looking south with the restricted byway (right of way) to the right leading to St Andrews Lane





View of the infilled bridge looking south





View of the restricted byway (right of way) beyond the bridge looking north







View of the field beyond the bridge looking south

Speaker Graeme Bickerdike

14





15

78

1

23/00894

Slide No. 15

16

2



PHOTOS FOR ILLUSTRATION PURPOSES ONLY: CONGHAM BRIDGE NOT SHOWN



PHOTO FOR ILLUSTRATION PURPOSES ONLY: CONGHAM BRIDGE **NOT** SHOWN

Slide No. 17

23/00894/F



23/00894/F

Slide No. 18

19

5



23/00894/F



Slide No. 19



Critical Element
Overall Bridge Restriction

Critical Load Effect: Edge girder bending

Condition: Fair

Local Authority: Norfolk

TF 703 238





21

23/00894/F



22

23/00894/F

Slide No. 22

23

9



Speaker Fiona Smith



Historical Railways Estate

Keeping safe more than 3,100 former railway structures across Great Britain

Congham Road Bridge - PMY2/76 Planning Application: 23/00894/F Images

The underside of the bridge suffered with fractures prior to our management. A temporary support (left image) was put in place in December 2010, followed by urgent repair works in January 2011 (right image)



Photos from 2019 of the east abutments show fractures in the abutment again.
Repair works failed to safely resolve the fundamental issues with the bridge moving.



Close up photo of fracture in north side abutment, fracture measuring 25mm.



26

Concrete encasement around each beam had also fractured (highlighted) and spalled.



The deterioration of the concrete encasement resulted in corrosion within the girders on each of the bridge's seven beams.



The site had become a fly tipping area and had been historically graffitied.



Views of the landscape



North of the bridge February 2020



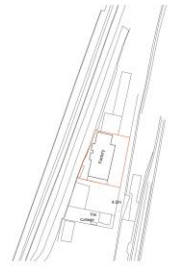
South of the bridge February 2020

23/00894/F

28

23/00493/F





Location Plan

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 Ensure CDM 2015 Requirements have been fulfilled prior to commencing work on site.

Slide No. 29

Rev.



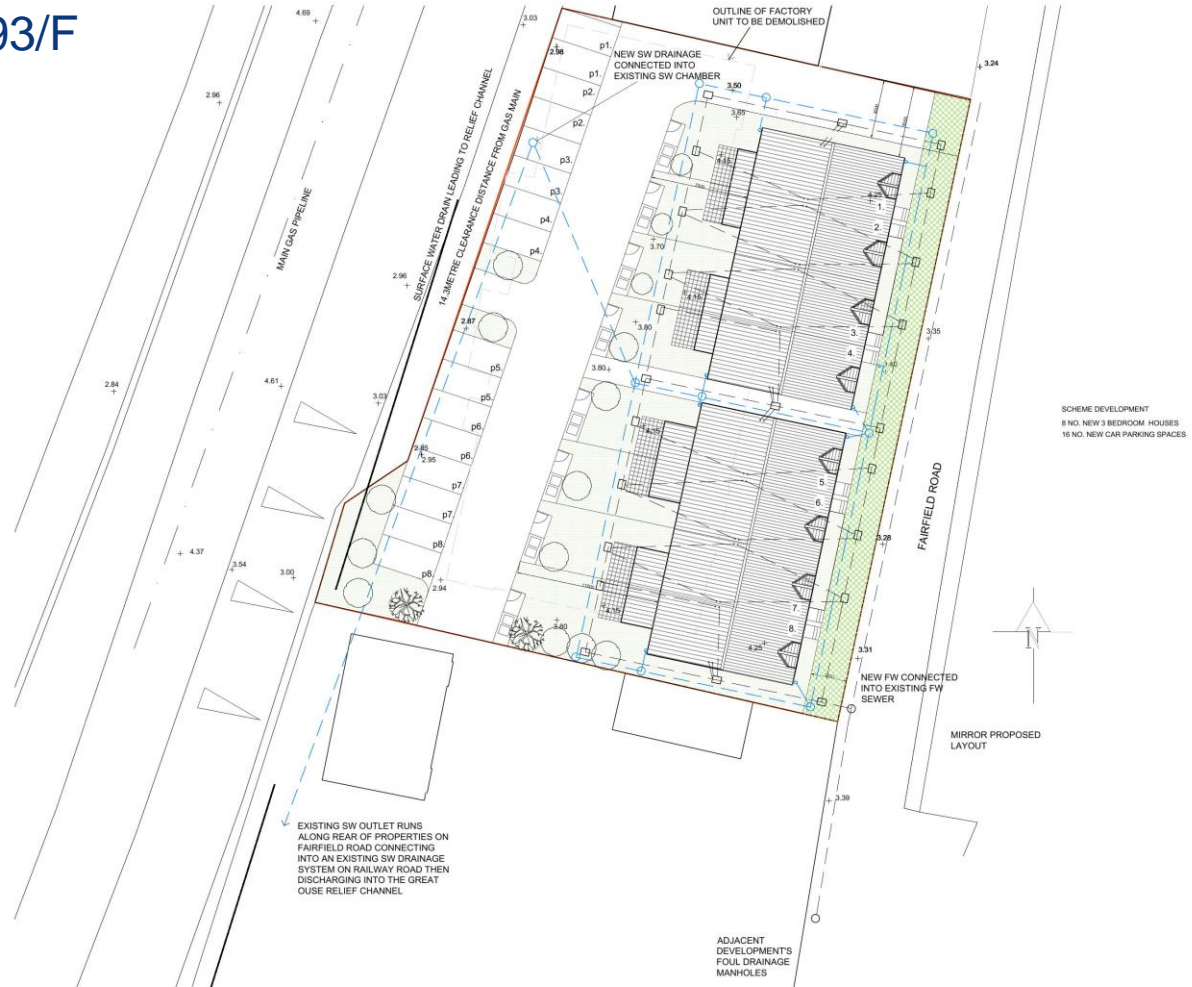
64-66 Westwick Street
 Norwich
 NR2 4SZ
 mob: 07810332998
 email: nigel.cooper@norwicharchitects.com

Client :
 Bespoke Norfolk Group Ltd.

Project :
 Fairfield Road, Downham Market
 Norfolk

Drawing Title:
 Site Survey & Location Plan

Project No: NA 191	Scale 1:100 & 1:1250
Drawing No: FR-DM-N-5501	Date January 2023



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 to commencing work on site.
 Ensure CDM 2015 Requirements have been fulfilled
 prior to commencing work on site.

Rev.



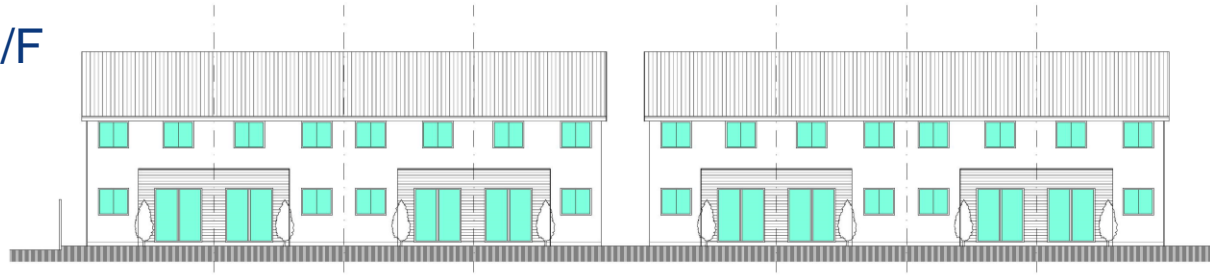
44-46 Westwick Street
 Norwich
 NR2 4SE
 mobile: 07816332098
 email: nigel.cooper@norwicharchitects.com

Client :
 Bespoke Norfolk Group Ltd.

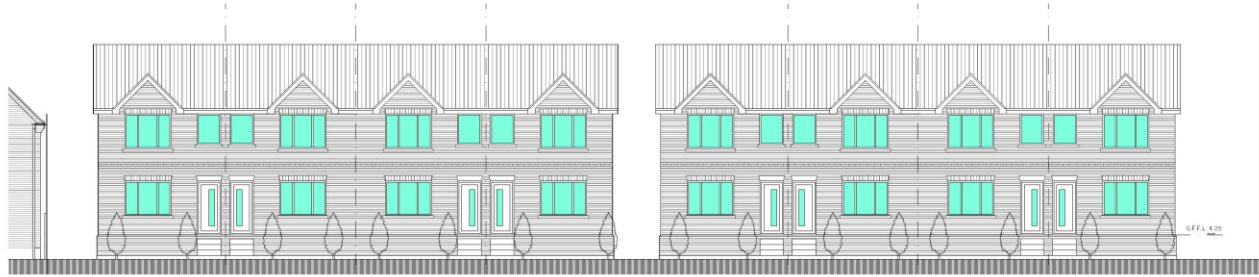
Project :
 Fairfield Road, Downham Market
 Norfolk

Drawing Title:
 Proposed Site Plan

Project No. NA 191	Scale 1:200
Drawing No. FR-DM-N-SL02	Date July 2023



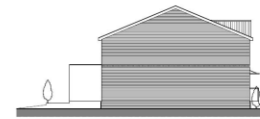
REAR ELEVATION



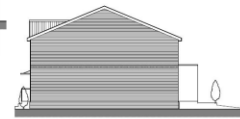
FRONT ELEVATION



STREET ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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commencing work on site.
Ensure CDM 2015 Requirements have been fulfilled
prior to commencing work on site.

C. Elevations Amended
B. Levels Updated
A. Site Levels Added
Rev.



64-66 Westwick Street
Norwich
NR2 4SE
mobile: 07816332998
email: nigel.cooper@norwicharchitects.com

Client :
Bespoke Norfolk Group Ltd.
Project :
Fairfield Road, Downham Market
Norfolk

Drawing Title:
Proposed Street & Rear Elevation
(plots 1-7)

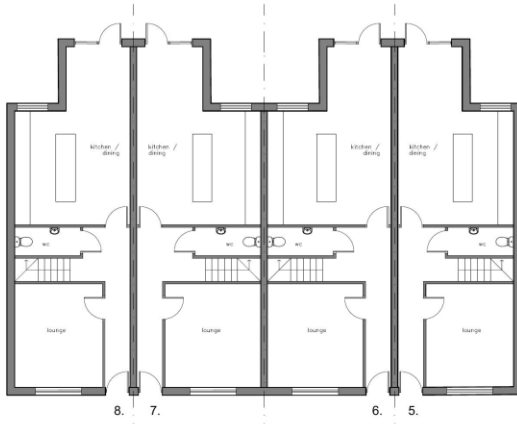
Project No. NA 191	Scale 1:100
Drawing No. FR-DM-N-04 C	Date December 2022



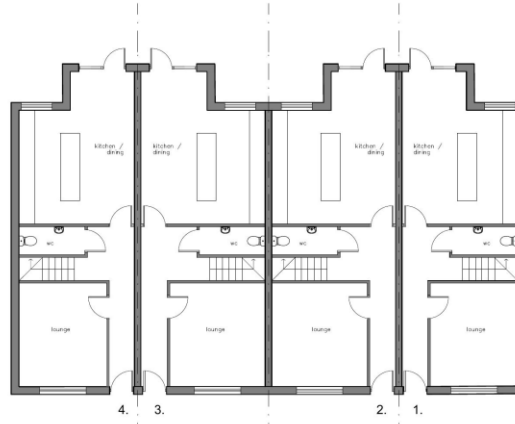
First Floor Plan
Plot Floor Area = 48sqm



Plot Floor Area = 52sqm



Ground Floor Plan
Plot Floor Area = 54sqm
Plots 5-8: Total Plot Floor Area = 102sqm / 1,098 sq.ft.



Plot Floor Area = 52sqm
Plots 1-4: Total Plot Floor Area = 100sqm / 1,076 sq.ft.

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are discharged prior to commencing work on site.
Ensure any CIL Payments are completed prior to
commencing work on site.
Ensure CDM 2015 Requirements have been fulfilled
prior to commencing work on site.

B. New Design
A. Floor Areas Added
Rev.



64-66 Westwick Street
Norwich
NR2 4SE
mobile: 07816332098
email: nigel.cooper@norwicharchitects.com

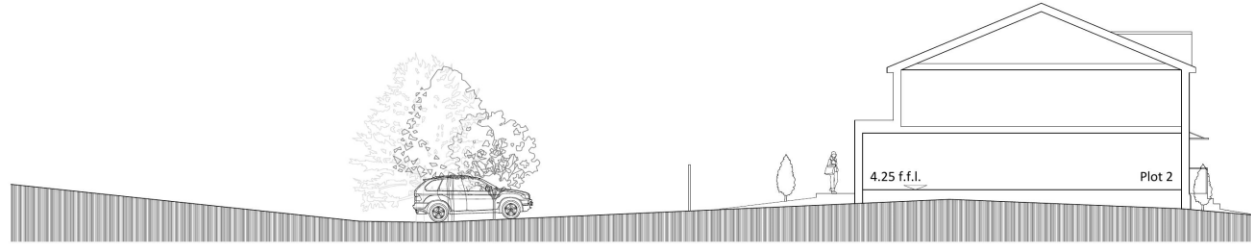
Client :
Bespoke Norfolk Group Ltd.
Project :
Fairfield Road, Downham Market
Norfolk

Drawing Title:
Proposed Ground & First Floor Plans
Plots 1 - 7

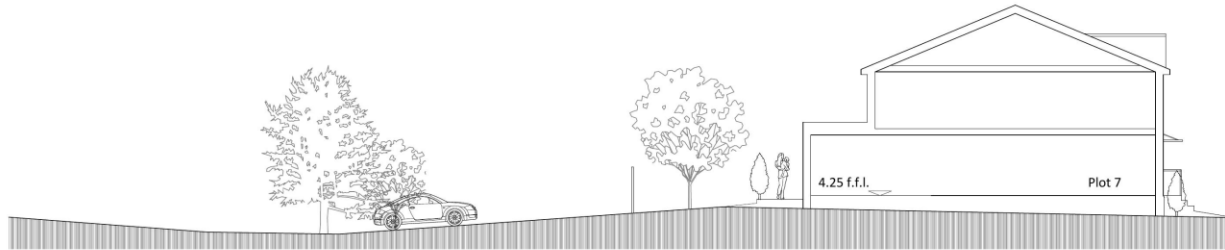
Project No. NA 191	Scale 1:100
Drawing No. FR-DM-N-05 B	Date December 2022



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Ensure any CIL Payments are completed prior
to commencing work on site.
Ensure CDM 2015 Requirements have been fulfilled
prior to commencing work on site.



SITE SECTION B-B



SITE SECTION A-A

B. Design amended
A. Levels updated
Rev.



64-66 Westwick Street
Norwich
NR2 4SE
mob: 07816332098
email: nigel.cooper@norwicharchitects.com

Client :
Bespoke Norfolk Group Ltd.

Project :
Fairfield Road, Downham Market
Norfolk

Drawing Title:
Proposed Site Sections

Project No. NA 191	Scale 1:100
-----------------------	----------------

Drawing No. FR-DM-N-05 B	Date February 2023
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35



Existing buildings





36

Existing buildings



37



View northwards along Fairfield Road from application site



38



View southwards of adjoining residential development site





Carriageway in front of the site



Application site



40

End of adopted highway looking northwards

23/00348/F



42



Existing Site Plan
Scale 1:250



Unit 12, Dove Orchards, Thorpe Road,
Horse-well-the-Sea, Norfolk, PE26 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
Land to the East of Tower House
15 Lincoln Street
Hunstanton
PE36 6AS

Title:
Proposed New Dwelling
Existing Site Plan

Scale(s): 1:250 @A3 Date: 23/02/2023

Drawn: EA Checked: JL

Drawing issued for: Planning

Dwg No: 674-100 Rev: -

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23/00348/F

Proposed Elevations
Scale 1:100



South Elevation



East Elevation



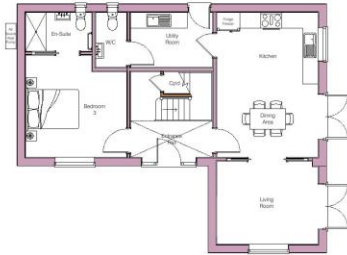
North Elevation



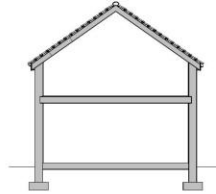
West Elevation

Slide
No. 42

43



Proposed Ground Floor Plan
Scale 1:100



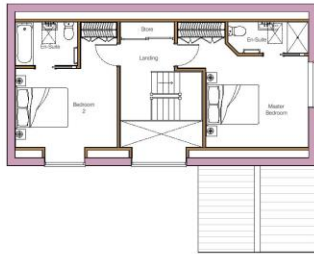
Proposed Section
Scale 1:100



Proposed Site Plan
Scale 1:250



Location Plan
Scale 1:1250



Proposed First Floor Plan
Scale 1:100



3D Front Perspective
Not to Scale



3D Side Perspective
Not to Scale



Unit 12, Drove Orchards, Thornham Road,
Horse-rad-the-Sea, Norfolk, PE36 6LS
Tel: 01263 738239 Web: www.strataarchitecture.com

Project:
Land to the East of Tower House
15 Lincoln Street
Hunstanton
PE36 6AS
Title:
Proposed New Dwelling
Proposed Floor Plans, Elevations
Section, Site and Location Plan

Date: 17/02/2022

As Shown @A2

Checked: JL

Planning

674-101

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23/00348/F

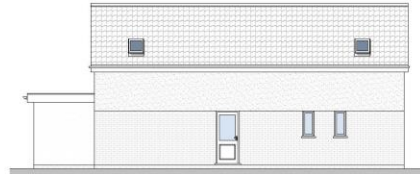
Proposed Elevations
 Scale 1:100



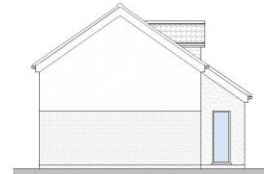
South Elevation



East Elevation



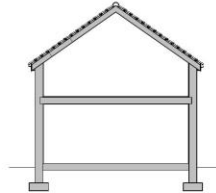
North Elevation



West Elevation



Proposed Ground Floor Plan
 Scale 1:100



Proposed Section
 Scale 1:100



Proposed Site Plan
 Scale 1:250



Location Plan
 Scale 1:1250



Proposed First Floor Plan
 Scale 1:100



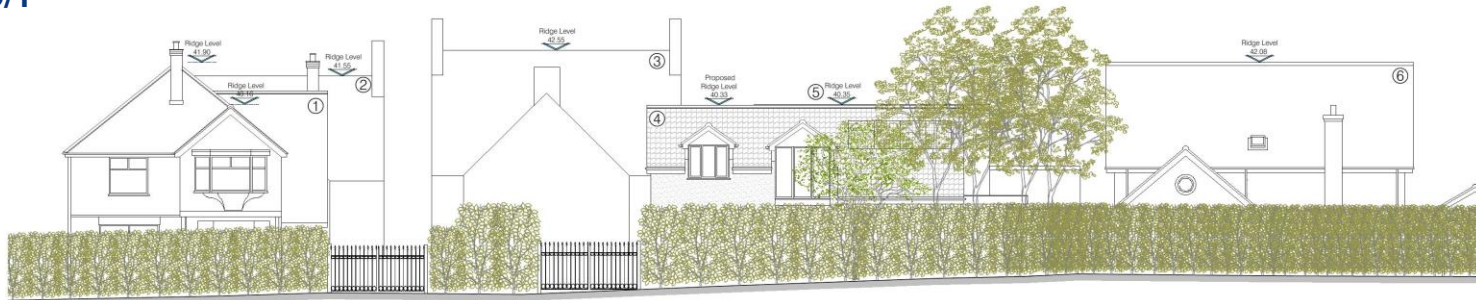
3D Front Perspective
 Not to Scale



3D Side Perspective
 Not to Scale

44

23/00348/F



Proposed Street Scene (South)
Scale 1:100

45



Proposed Street Scene (East) showing separation of No. 20 Glebe Avenue
Scale 1:100



Proposed Site Plan
Scale 1:500

KEY

- 1 - 15 Lincoln Street
- 2 - 14 Glebe Avenue
- 3 - 16 & 18 Glebe Avenue
- 4 - Proposed Dwelling
- 5 - 20 Glebe Avenue
- 6 - 22 Glebe Avenue



Unit 12, Crown Orchards, Thornham Road,
Hornsea-on-the-Sea, Norfolk, PE36 6LS
Tel: 01263 738539 Web: www.strataarchitecture.com

Project:
Land to the East of Tower House
15 Lincoln Street
Hunstanton
PE36 6AS
Title:
Proposed New Dwelling
Proposed Street Scene

Scale(s): As Shown @A2 Date: 14/08/2023

Drawn: EA Checked: JL

Drawing issued for: Planning

Drawg No: 674-200 Rev: -

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23/00348/F


Slide
No. 45



View towards the site looking North from the A149 (Cromer Road)

23/00348/F

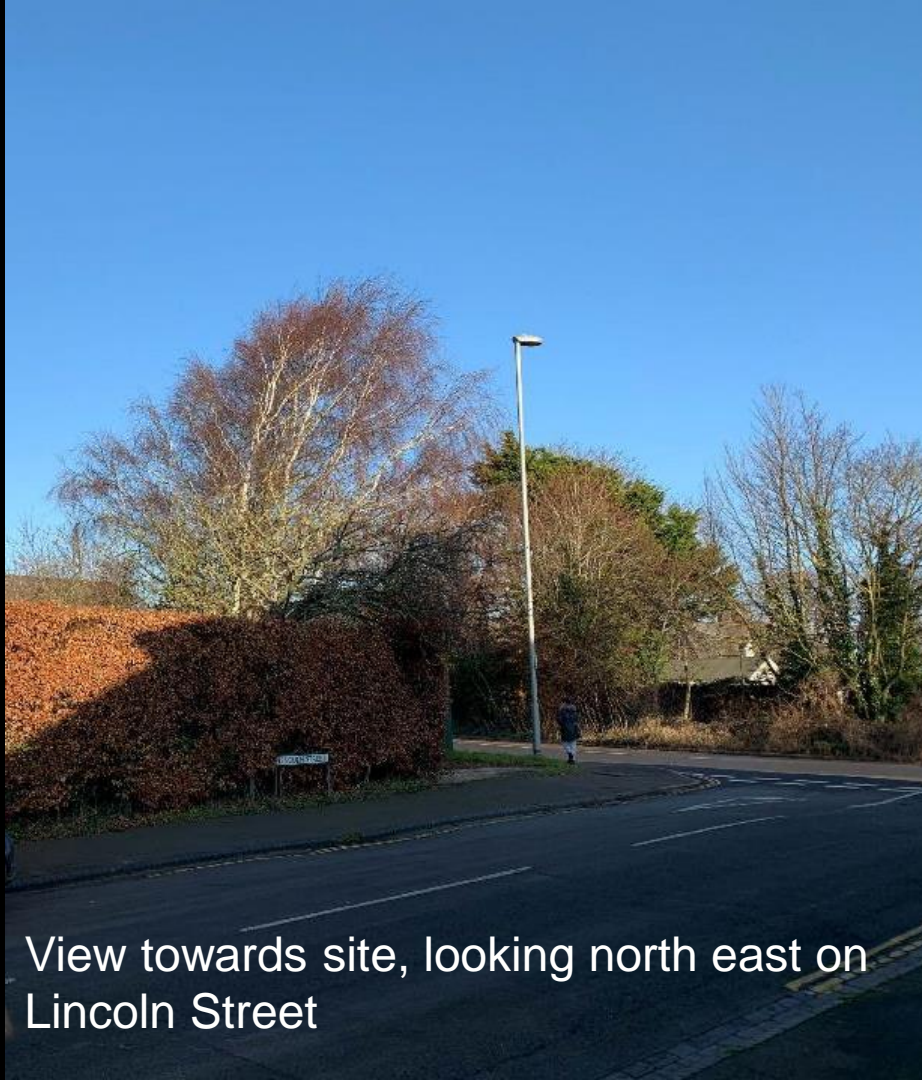
Slide
No. 46



View away from the site looking south from the A149 (Cromer Road)

23/00348/F

Slide
No. 47



View towards site, looking north east on
Lincoln Street

23/00348/F

Slide
No. 48



View towards host dwelling, looking north on Lincoln Street

23/00348/F

Slide
No. 49



View towards internal area of site, looking north east on Lincoln Street

23/00348/F

Slide
No. 50



View towards internal area of site, looking north east

23/00348/F

Slide
No. 51



View from internal area of site, looking north

23/00348/F

Slide
No. 52



View from internal area of site, looking at the northern boundary

23/00348/F

Slide
No. 53



View from internal area of site, looking west to host dwelling

23/00348/F

Slide
No. 54



View towards site from northern neighbour

23/00348/F

Slide
No. 55



View towards site from northern neighbour

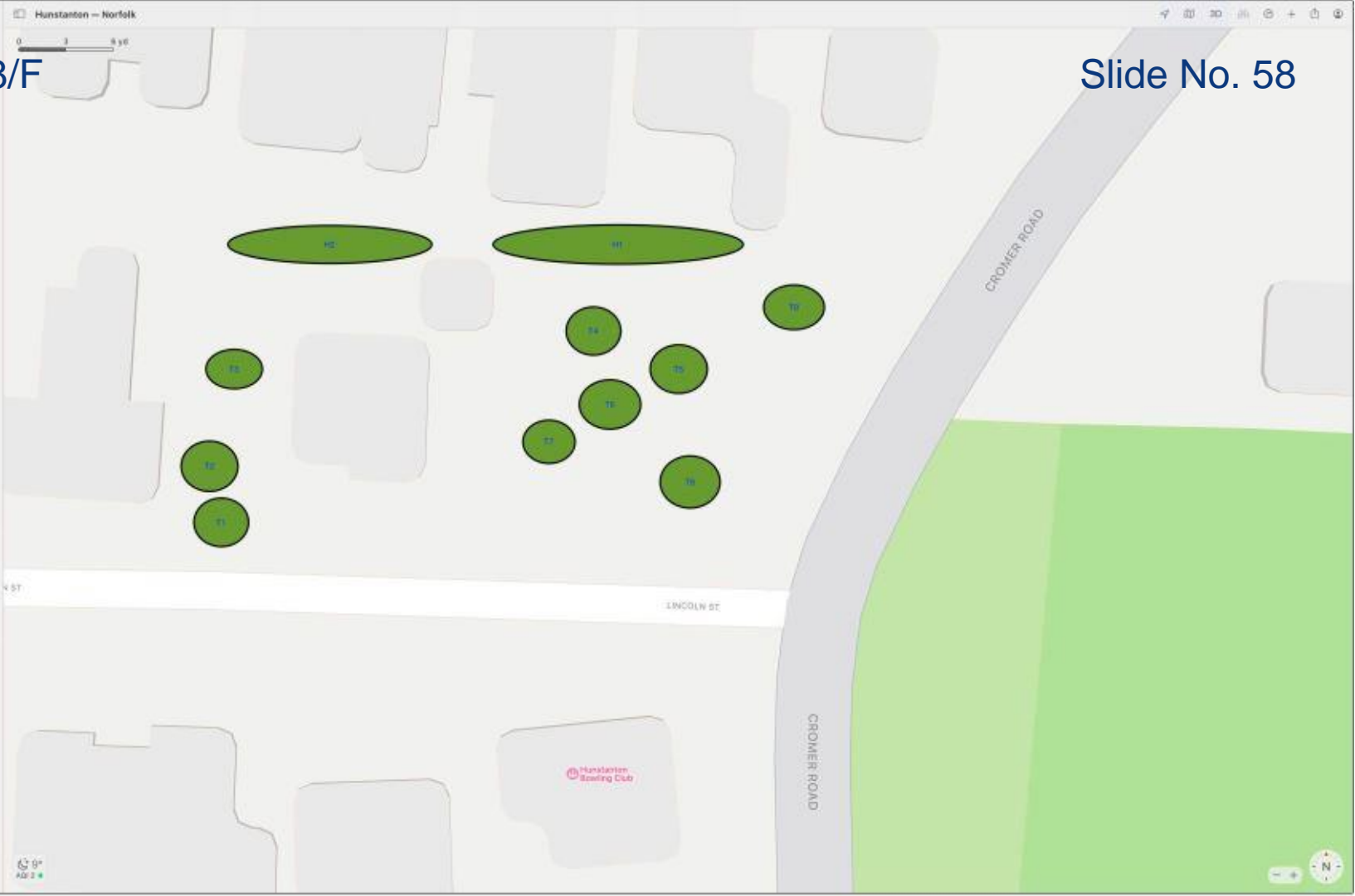
Speaker Trevor Bruce





23/00348/F

59



Our ref: 22/00215/TREECA
Please ask for: Richard Fisher
Direct dial: (01553) 616386
Direct fax: 01553 616652
E-mail: richard.fisher@west-norfolk.gov.uk

Borough Council of
King's Lynn &
West Norfolk



Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

Joyce
c/o Arborcraft
Mr James Joyce
33 Hunstanton Road
Heacham
PE31 7JY

Status: Conservation Area
Decision: Delegated

23 November 2022

Dear Sir or Madam

APPLICATION FOR TREE WORK

APPLICATION NO: 22/00215/TREECA

DESCRIPTION: T1 Tamerisk, T2 Laburnum, T3 Pyracantha, T4 pear, T5 apple, T6 apple, T7 pear, T8 apple, T9 spruce, H1 Leylandii, H2 Privet

Fell all. All in poor condition, or problematic location.

LOCATION: 15 Lincoln Street Hunstanton Norfolk PE36 6AS

I refer to your application for Tree Work received 16 November 2022.

Further to my inspection on 22 November 2022, I can confirm that the Council has **No Objection** to the works detailed above.

I confirm that because the above works will not have a significant impact within the Hunstanton Conservation Area, this Council has **No Objection** to them proceeding

Please note that all works should be carried out to modern safety and technical standards. Final pruning cuts should be made to a branch collar or a suitable growing point.

This letter of consent will remain valid for 2 years from the date of writing.

Prior to any tree works being carried out it is recommended that the tree(s) are inspected to ascertain the presence of any legally protected species (in particular birds, bats and badgers) that are likely to be affected by the approved works. If any protected species are discovered advice should be sought from appropriate organisations (RSPB or Natural England).

This letter does not convey any rights to enter upon land not in your ownership or to carry out any work on or over land not in your ownership without first obtaining the express consent of the owner of the land concerned.

Yours Faithfully,

Richard Fisher
Arboricultural Officer

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
DX 57825 KING'S LYNN

Chief Executive - Lorraine Gore



23/00348/F

Slide No. 60

61



23/00348/F

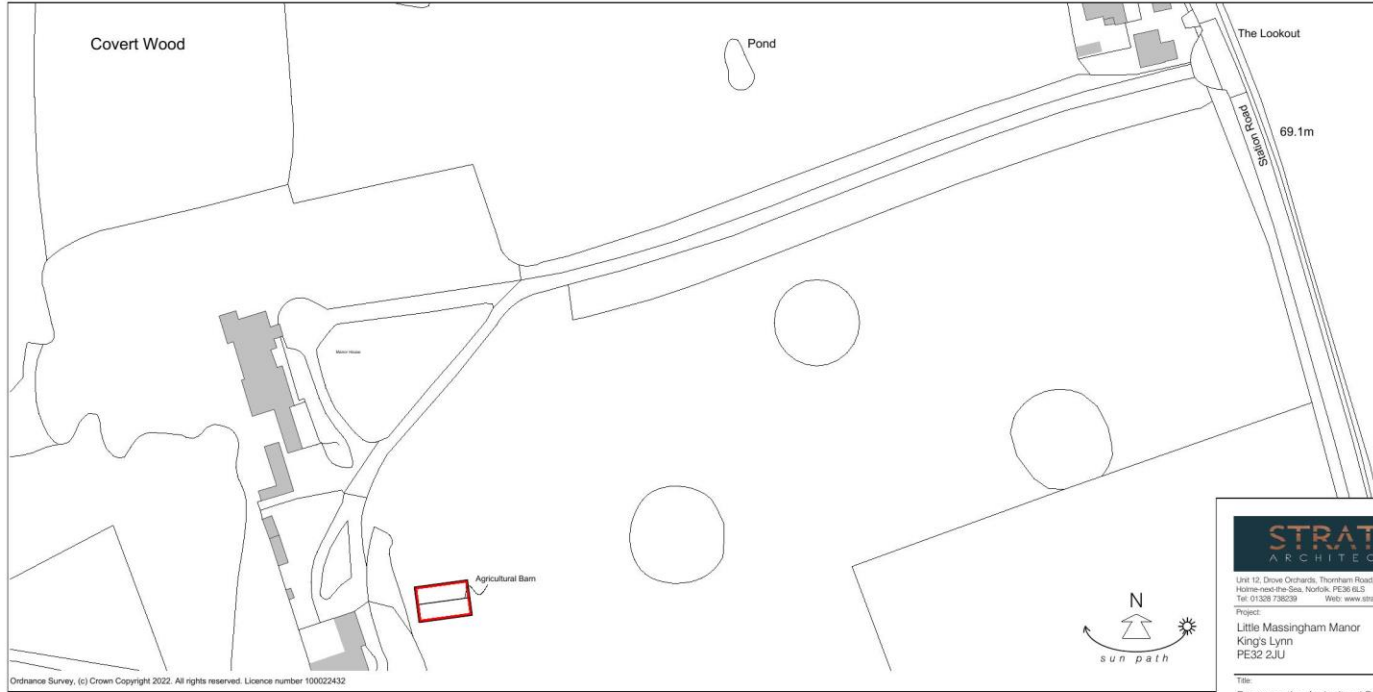
62



23/01104/F

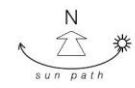


64



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Location Plan
Scale 1:1250



Unit 12, Drove Orchards, Thornham Road,
Horse-well-the-Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
Little Massingham Manor
King's Lynn
PE32 2JU

Title:
Retrospective Agricultural Barn
Prior Approval
Existing
Location Plan

Scale(s): 1:1250@A3 Date: 28/05/23

Drawn: SS Checked: JL

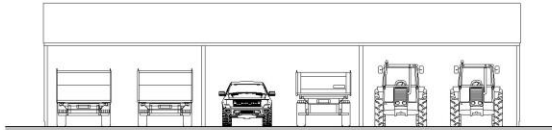
Drawing issued for: Planning

Dwg No. 676 - 002 Rev: -

Copyright of the drawing is retained by Strata Architecture. All dimensions must be checked on site by the Contractor.

23/01104/F

Existing Elevations
Scale 1:100



South Elevation



West Elevation

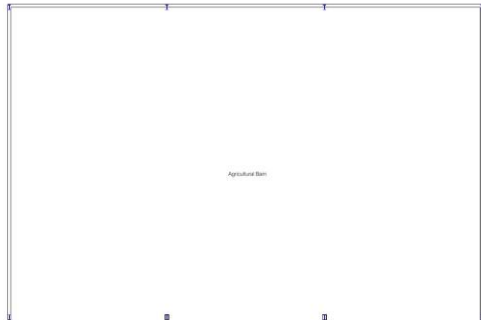


North Elevation



East Elevation

65



Existing Floor Plan
Scale 1:100



Existing Site Plan
Scale 1:250

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Rev. Date Description Drawn

Slide No. 64

Material Legend:
Walls - Timber Cladding on Steel Frame
Roof - Corrugated Steel
Doors & Windows - N/A



Unit 12, Grove Orchards, Thornham Road,
Horse-ree-the-Sea, Norfolk, PE36 6LS
Tel: 01263 738539 Web: www.strataarchitecture.com

Project:
Little Massingham Manor
King's Lynn
PE32 2JU

Title:
Retrospective Agricultural Barn
Prior Approval

Location Plan
Scale(s): As Shown@A2 Date: 28/05/23

Drawn: SS Checked: J.L.

Drawing issued for: Planning

Drawg No: 676 - 001 Rev: -

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All dimensions must be checked on site by the Contractor.



Northern elevation of the building taken from driveway access



23/01104/F

67

Slide
No. 66



North and east elevation of the building



23/01104/F

Slide
No. 67

68



Southern elevation of the building







Inside the building

23/01104/F

70

71





Building in context with existing buildings on site



23/01104/F

73



Slide
No. 72



View south-westwards

23/01104/F

Slide
No. 73

74



View south-westwards



View north-westwards of wider site – main property



23/01104/F

Slide
No. 75

76



View north-eastwards across the parkland towards the road

23/01104/F

Slide
No. 76

77



View eastwards across the parkland towards the road



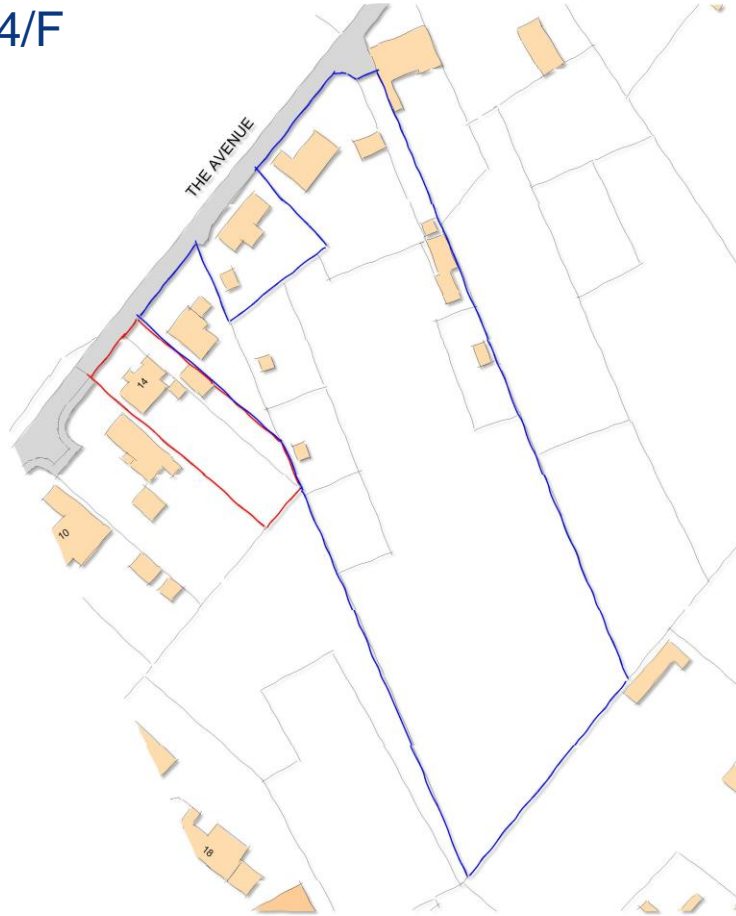


23/00914/F



23/00914/F

80



1 Existing Site Plan
Scale: 1:200



2 Location Plan
Scale: 1:1250

DO NOT SCALE FROM THIS DRAWING

This drawing is a plan and must not be scaled except where required for planning submissions. All new and existing dimensions and levels shown on the drawings to be checked prior to commencement of work and any discrepancies to be reported to Claxland Architects.

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REV	DATE	BY

Slide
No. 79

REV	DATE	BY

PLANNING

All drawings are submitted to the planning authority as a condition of the contract to assist in the planning process.



The Claxland House, Litchfield Gardens
Litchfield Road, Norwich, Norfolk, NR2 1JG, UK
info@claxlandarchitects.co.uk www.claxlandarchitects.co.uk

CLIENT:
Replacement Dwelling
14 The Avenue
Strawfield
Norfolk

DRAWING TITLE:
Location Plan

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
DATE: 06/03/2023	A1	01	
DRAWN BY: JEN HARRIS	CHECKED: 22/03/23	CREATED: 22/03/23	ISSUED APPROVED:

THE ABOVE DRAWING APPROVES CORRECT ACCORDANCE OF THESE DRAWINGS



3 Proposed Site Plan
Scale: 1:500



DO NOT SCALE FROM THIS DRAWING

This drawing is a plan and must not be scaled except where required for planning submissions. All new and existing dimensions and levels shown on the drawings to be checked prior to commencement of work and any discrepancies to be reported to Clayland Architects.

Any construction work carried out prior to receiving all necessary approvals is at the client's risk.

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REV	DATE	REVISION	BY

Slide
No. 80

REV	DATE	REVISION	BY

PLANNING

All drawings are submitted to the Planning Dept. as a condition of all applications to either the Council or the Secretary of State.



The Glass House, Lumbard Gardens
Lynchford Road, Norwich, Norfolk, NR6 3JG
info@claylandarchitects.co.uk www.claylandarchitects.co.uk

CLIENT:
Replacement Dwelling
14 The Avenue
Stratford
Norfolk

DRAWING TITLE:
Proposed Site Plan

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
DATE: 08/03/2023	A1	02	
DRAWN BY: JEN HARRIS 22253	CHECKED BY: 	ISSUED APPROVED BY: 	

*THE ABOVE DRAWING APPROVES GENERAL ACCEPTANCE OF THESE DRAWINGS

DO NOT SCALE FROM THIS DRAWING
 This drawing is a print and must not be scaled except where required for planning submissions. All sizes and setting dimensions and levels shown on the drawings to be checked prior to commencement of work, and any discrepancies to be reported to Clayland Architects.
 Any construction work started prior to receiving all necessary approvals is contrary to the planning law.
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NO	DATE	REVISED	BY



1 Left Elevation
Scale: 1:50



3 Front Elevation
Scale: 1:50

82



2 Right Elevation
Scale: 1:50



4 Rear Elevation
Scale: 1:50

NOV	DATE	REVISED	BY

PLANNING

Clayland architects

The Glass House, Linstead Gardens
 Lynnhall Road, Mundford, Norfolk, IP20 9JG
 info@claylandarchitects.co.uk www.claylandarchitects.co.uk

CONTRACT
 Replacement Dwelling
 14 The Avenue
 Stroudville
 Norfolk

DRAWING TITLE
 Elevations

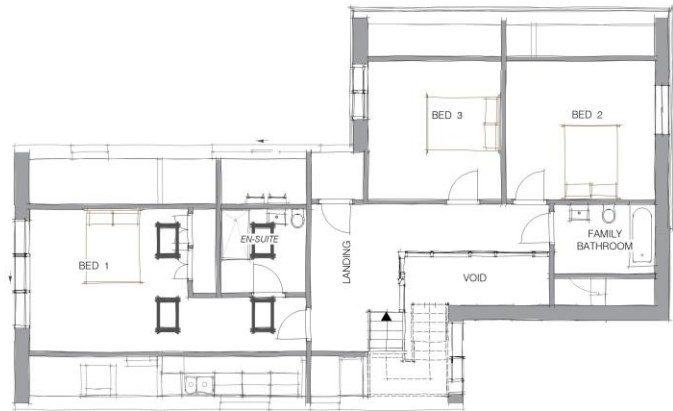
SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
DATE	18/03/2023	04	
DRAWN BY	RAF	CHECKED	
JOB NUMBER	22263	CREATED	

THE ABOVE DRAWING APPROVES GENERAL ACCEPTANCE OF THESE ELEVATIONS

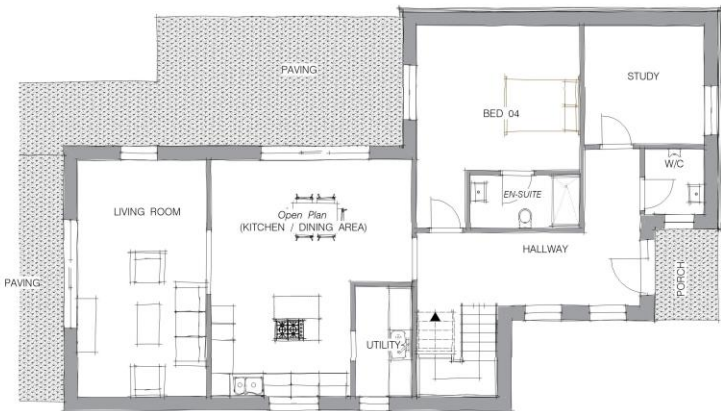
23/00914/F

Slide
No. 82

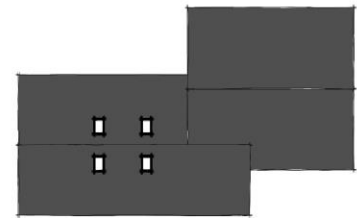
83



2 First Floor
Scale: 1:50



1 Ground Floor
Scale: 1:50



3 Roof Plan
Scale: 1:100

DO NOT SCALE FROM THIS DRAWING
This drawing is a print and must not be scaled except where required for planning submissions. All lines and existing dimensions and levels shown on the drawings to be checked prior to commencement of work, and any discrepancies to be reported to Clayland Architects.
Any construction work carried out prior to receiving all necessary approvals is entirely at the client's risk.
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NO	DATE	REVISION	BY

NO	DATE	REVISION	BY

PLANNING
All content on applications to the council must be in compliance with the conditions of use of the council website.

Clayland architects
The Glass House, Linstead Gardens
Lynnhall Road, Mundford, Norfolk, IP25 3JG
info@claylandarchitects.co.uk www.claylandarchitects.co.uk

CONTRACT
Replacement Dwelling
14 The Avenue
Stowbridge
Norfolk

DRAWING TITLE
Floor Plans

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
DATE: 08/03/2023			03
DRAWN BY: RLF			
JOB NUMBER: 22253	CHECKED:	ISSUED APPROVED:	

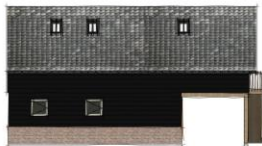
THE ABOVE DRAWING APPEARS CORRECTLY ON ACCOUNT OF THESE REVISIONS



3 Front
Scale: 1:100



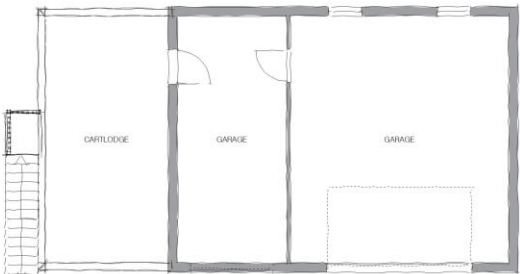
4 Side
Scale: 1:100



5 Rear
Scale: 1:100



6 Side
Scale: 1:100



1 Ground Floor (Garage) Plan
Scale: 1:50



2 First Floor (Annexe) Plan
Scale: 1:50



7 Perspective Sketch
Scale: 1:100



8 Roof Plan
Scale: 1:100

DO NOT SCALE FROM THIS DRAWING

This drawing is a print and must not be scaled unless where required for planning submissions. All sizes and setting dimensions and levels shown on the drawings to be checked prior to commencement of work, and any discrepancies to be reported to Clayland Architects.

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NO	DATE	REVISION	BY

Slide
No. 83

NO	DATE	REVISION	BY

PLANNING

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The Glass House, Linstead Gardens,
Lynnhall Road, Mundford, Norfolk, IP25 3JG

info@claylandarchitects.co.uk www.claylandarchitects.co.uk

CONTRACT
Replacement Dwelling
14 The Avenue
Stratfield
Norfolk

DRAWING TITLE
Garage Plans

SCALE: 1:50 1:100 1:200 1:500 1:1000

DATE: 16/03/2023

DRAWN BY: JAW
CHECKED BY: JAW
DATE: 22/03/23

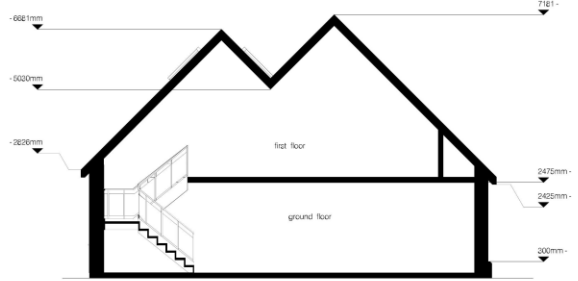
BY: 06

THIS DRAWING APPROVES CONSENTS ACCEPTANCE OF RULES APPLICABLE

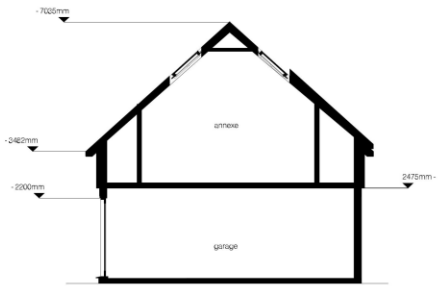
DO NOT SCALE FROM THIS DRAWING
 This drawing is a plan and must not be scaled unless shown
 marked for scaling purposes. All new and existing dimensions
 and levels shown on the drawings to be checked prior to
 commencement of work and any discrepancies to be reported to
 Clayland Architects.
 Any replacement work noted on plan to remedy all necessary
 approvals is shown on the drawings.
 This drawing is the copyright of Clayland Architects and shall not
 be used for any other project, modified or reproduced without their prior
 written consent.

NO	DATE	NOTES	BY

Slide
No. 84



1 Chalet Section
Scale: 1:50



2 Garage Section
Scale: 1:50

NO	DATE	NOTES	BY

PLANNING
 All drawings are made to the scale shown on the drawings unless otherwise stated.

 The Glass House, Linton Gurdale,
 Linton Road, Mundesley, Norfolk, IP20 9JG
 01509 626200 / 01509 626201 www.claylandarchitects.co.uk

DRAWING TITLE
Sectional Drawings

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
DATE	18/08/2023	08	
DRAWN BY	ML		
JOB NUMBER	22203	CHECKED	CLIENT APPROVED

*THE SCALE SHOWN APPLICABLE TO ALL DIMENSIONS UNLESS OTHERWISE STATED





View northeast along the south side of The Avenue



23/00914/F

Slide
No. 88

89

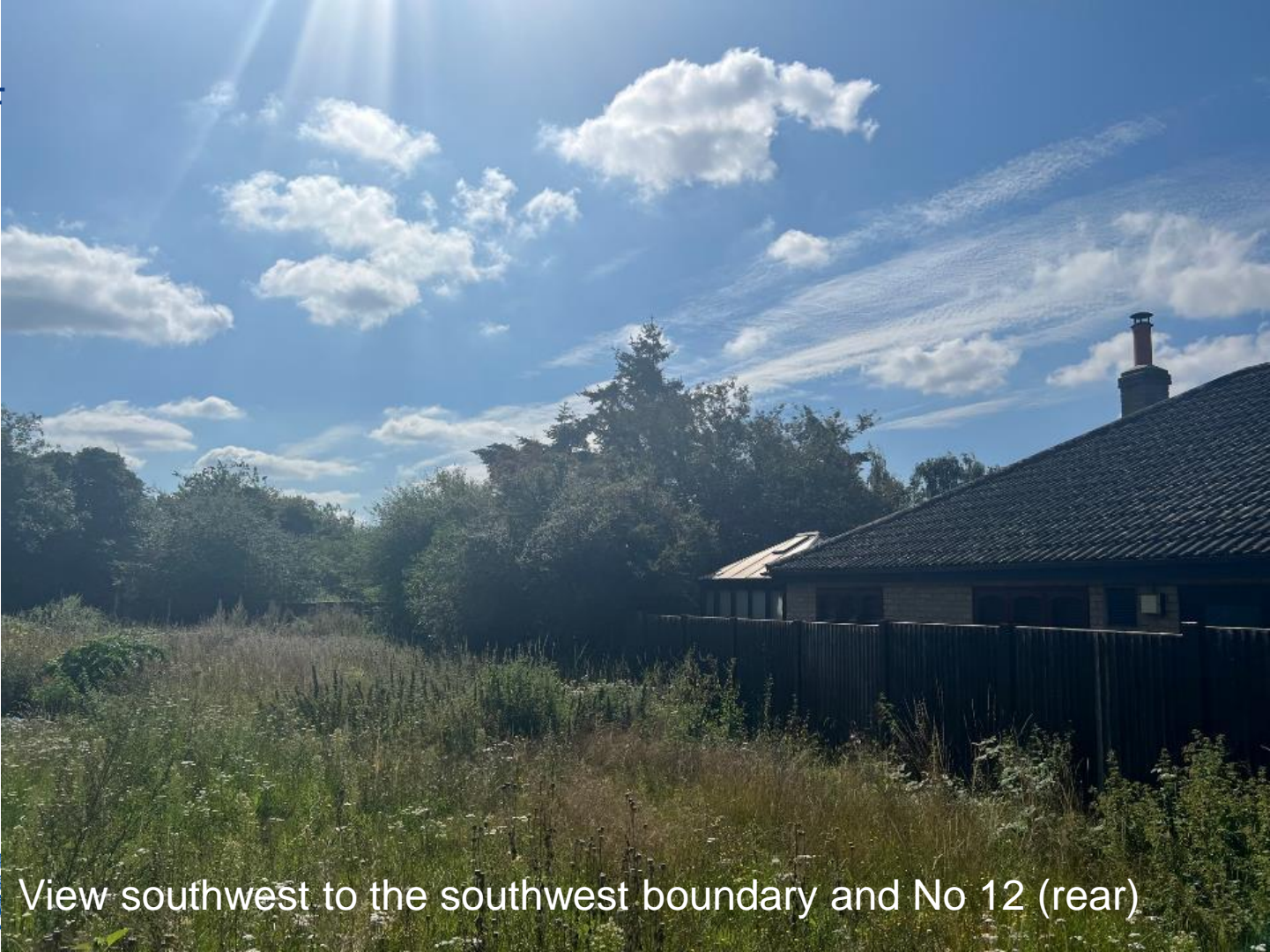






View south to the rear boundary





View southwest to the southwest boundary and No 12 (rear)



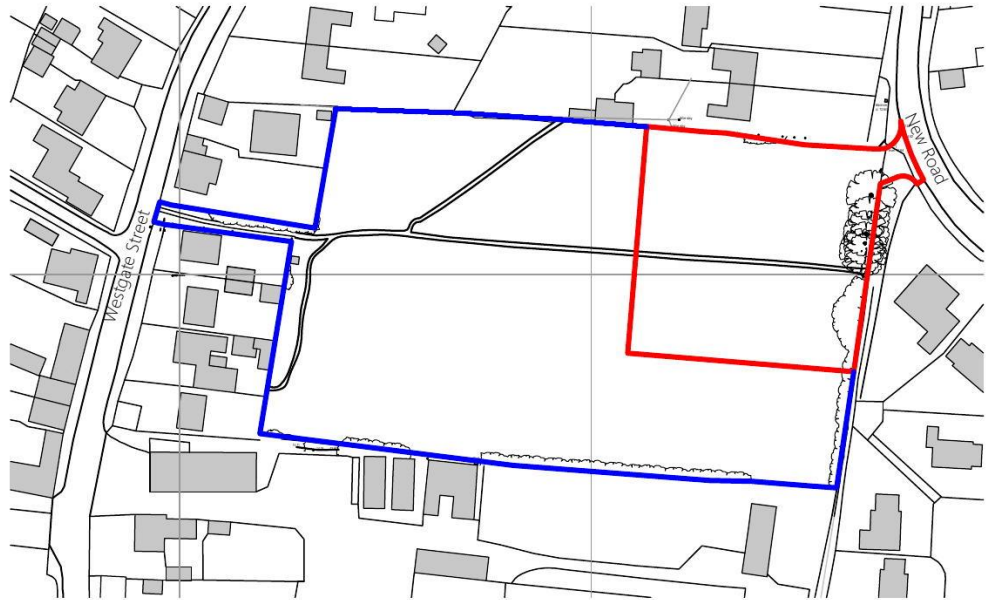
Approximate position
of the application site



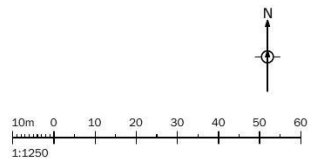
View from Main Road, Brookville, looking southeast towards the site

23/00056/F





96



A		14/12/22	General drawing updates
Date:	Revision:	Description:	
 <p>Info@vertexarchitecture.co.uk www.vertexarchitecture.co.uk 2-3 Northgate Precinct, Hunstanton, Norfolk PE36 6EA Tel: 01465 532286 St. Georges Works, 51 Colegate, Norwich, Norfolk NR3 1DD Tel: 01603 576466</p>			
Project: Land off New Road, Shouldham			
Subject: Location Plan			
Date: 06/12/22		Scale: 1:1250 @ A4	
Project No.: 21270		Drawing No.: 01	Revision: A



Gate to allow for vehicular access
Connect to existing right of way running towards West Gate Street

2m Close boarded fence to enclose private garden

Existing access to dwelling adjacent to the site readjusted within assumed highways land




Bin Collection Point
Drop kerb access off new road

Estate railings to Plot 1 frontage
Existing tree removed to facilitate access

8m x 8m turning place

Formalised existing right of way connecting onto the historic track Lamson's Lane

2m Close boarded fence to enclose private garden, with mixed native species trees and hedgerow with estate railing facing onto existing right of way

-  Air source heat pump
-  110L Bin
-  Electric vehicle charging point

C	11/04/23	Revised access and plots
B	05/01/22	Existing footpath route added
A	14/12/22	General drawing updates
Rev	Description	Author
VERTEX ARCHITECTURE		
<small>11, Shoultham Road, Shoultham, Havant, Hampshire, PO15 8JL All drawings shall be checked, approved and signed by the Principal Designer</small>		
Land off New Road, Shoultham		
Revision: Proposed Site Plan		
Date:	04/12/22	Scale: 1:200 @ A1
Project No:	21270	Drawing No: 03
Revision:		Revision: C



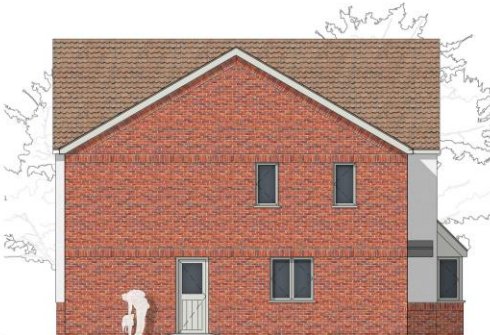
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plots
1 & 3 (mirrored)

Materials
Red brick
White render
Red pantile
Flint



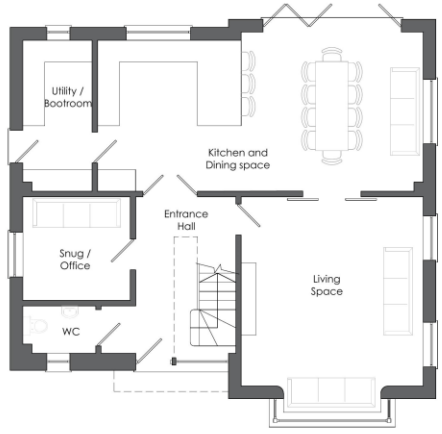
C	11/04/23	Updated notes
B	03/02/23	Finished floor levels included
A	05/01/23	Flint detail to front elevation added



Land off New Road, Shoukham		
House Type A Elevations		
Date:	Scale:	
06/12/22	1:50 @ A1	
Plot No.:	Drawing No.:	Revision
21270	05	C



First Floor 1:50



Ground Floor 1:50

Plots 1 & 3 (mirrored)

Materials
 Red brick
 White render
 Red pantile
 Flint



A		11/04/23	Updated notes
Drawn	Reviewed	Authorised	
 VERTEX ARCHITECTURE			
<small> 48-50 South Street, Norwich, Norfolk, NR1 1JL. Tel: 01603 414141 2, The Grange, Norwich, Norfolk, NR1 1JL. Tel: 01603 414141 All drawings remain the copyright of Vertex Architecture Limited. No part of this drawing may be reproduced without the written permission of Vertex Architecture Limited. </small>			
Project: Land off New Road, Shoulham			
Subject: House Type A Plans			
Date:	06/12/22	Scale:	1:50 @ A1
Plot No.:	21270	Drawing No.:	07
Rev:		Revision:	A



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plots
2 & 5

Materials
Red brick
Timber cladding
Red pantile
Flint

B	03/10/23	Finished floor levels included
A	05/01/2023	Flint detail added to front elevation
DATE	REVISION	DESCRIPTION

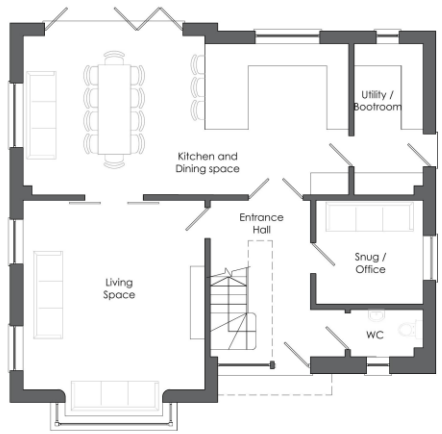
Land off New Road, Shoulham

Scale: House Type B Elevations

Date:	06/12/22	Scale:	1:50 @ A1
Plot No.:	21270	Drawing No.:	07
		Revision:	B



First Floor 1:50



Ground Floor 1:50

Plots
2 & 5

Materials
Red brick
White render
Red pantile
Flint



VERTEX ARCHITECTURE
 11, The Kings Arms, Norwich, Norfolk NR1 1AA, UK
 Tel: 01603 414141
 www.vertex-architecture.co.uk

Project: Land off New Road, Shouldham			
Series: House Type B Plans			
Date: 06/12/22	Scale: 1:50 @ A1		
Plot No: 21270	Drawing No: 08	Revision:	



Front Elevation



Side Elevation



Rear Elevation



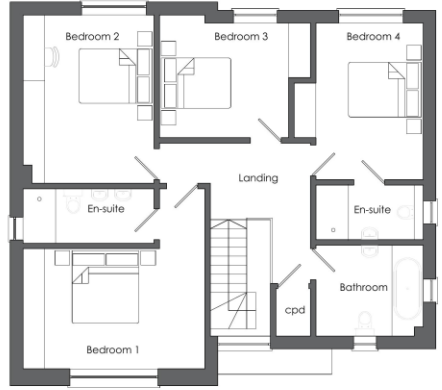
Side Elevation

Plots
4

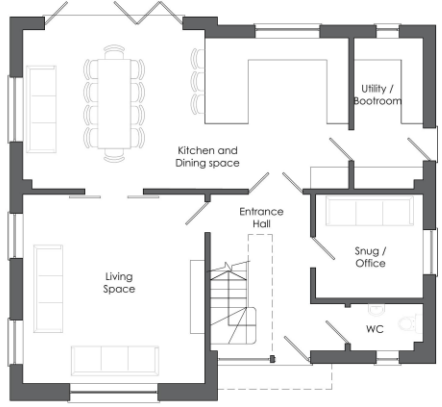
Materials
Red brick
Timber cladding
Red pantile
Flint



B	03/02/23	Finished floor levels included
A	05/01/23	Flint detail added to front elevation
Date	Revision	Description
 VERTEX ARCHITECTURE		
<small>Vertex Architecture (UK) Limited is a limited liability company registered in England and Wales. Registered office: 10, Longwalk Road, Longwalk, Middlesex, TW20 1LH. Tel: 0181 871 2222. Email: info@vertex-arch.co.uk</small>		
Project: Land off New Road, Shouldham		
Drawn: House Type C Elevations		
Date:	Scale:	
06/12/22	1:50 @ A1	
Project No.:	Drawing No.:	Revision:
21270	09	B



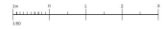
First Floor 1:50



Ground Floor 1:50

Plots 4

Materials
 Red brick
 Timber cladding
 Red pantile
 Flint

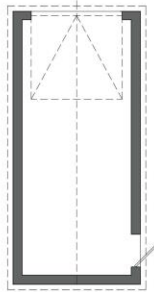
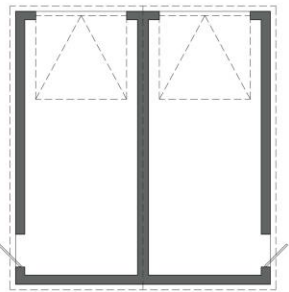


A		05/1/23	Drawing updates
 VERTEX ARCHITECTURE			
48-50 South Street, Norwich, Norfolk NR1 1LH, UK 01603 250000 www.vertex-architecture.co.uk 2, The Grange, Norwich, Norfolk NR1 1LH, UK 01603 250000 www.vertex-architecture.co.uk			
Land off New Road, Shoultham			
Plots 4			
Material House Type C Plans			
Date:	06/12/22	Scale:	1:50 @ A1
Plot No.:	21270	Drawing No.:	08
Rev:		Revision:	A

23/00056/F



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<p>VERTEX ARCHITECTURE</p> <p>44-46 Colchester Road, Colchester, Essex, CO1 1JH 2, The Grange, Westwood, Norwich, Norfolk NR6 6JH 21, Colchester Road, Colchester, Essex CO1 1JH</p>	
<p>Land off New Road, Shoulham</p>	
<p>Project: Garage Layouts</p>	
Date: 06/12/22	Scale: 1:50 @ A1
Project No: 21270	Drawing No: 10



23/00056/F

104



New Road with access to application site

23/00056/F

Slide
No. 104

105



106





Application site, looking north





Application site and existing PROW



23/00056/F

Slide No.
108

109



Existing PROW



23/00056/F

Slide
No. 109

110



Existing PROW, and neighbouring dwelling to south



Existing PROW across site





Application site, looking northeast





Application site, looking north





Application site, looking northwest





Application site, looking west



23/00056/F

Slide
No. 115

116



Application site, looking west

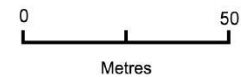


23/00884/F

117



118

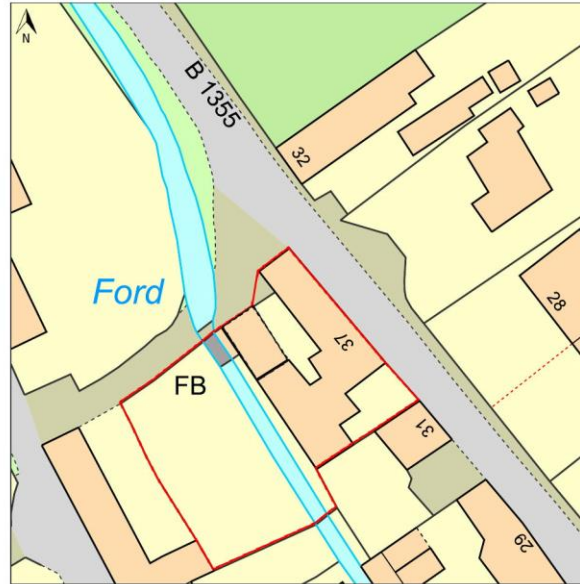


23/00884/F

37, FRONT STREET, SOUTH CREEKE, NORFOLK, NR21 9PF

UPRN: 10000054055

HMLR Title No: NK472079



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0100031673 Created using Plans by Emapsite



Scale: 1:500

Paper Size: A4

Notes:

Mr Van Rooyen
Block Plan

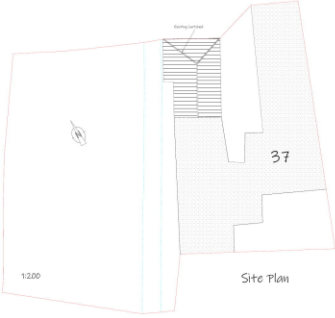
119



Existing Elevations



Proposed Elevations

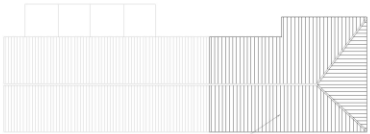
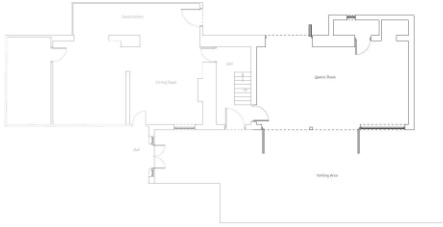


Site Plan

Existing Ground Floor



Proposed Ground Floor



Existing & Proposed Roof Plan



Project	
Retrospective Change of existing cart shed to games room	
Date	26th June 2023
Scale	1:500 1:200
Elevations, Floor Plans & Site Plan	
Mr Van Toogen The Old Grocers 93 Front Street South Creake Fakenham Norfolk NR21 0PF	
Plans and Building Design Norfolk Ltd info@plansandbuildingdesignnorfolk.co.uk 01984 622770	
Plan No: 2307/23	
No measurements to be scaled off these. Measurements to be checked by contractor prior to commencement of work. Any discrepancies to be referred to the designer.	
This drawing is for information and Local Authority approval purposes	



Driving south on Front Street



23/00884/F

Slide No.121



23/00884/F

123

Slide
No. 122



23/00884/F

Slide
No. 123

124



Front of games room



23/00884/F

125

Slide
No. 124



Rear boundary



23/00884/F

126

Slide
No. 125



Rear (west) of games room



23/00848/F

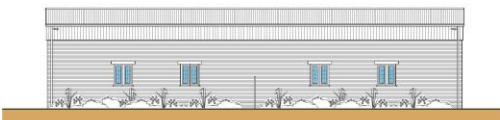




Side Elevation (E)
Scale 1:100



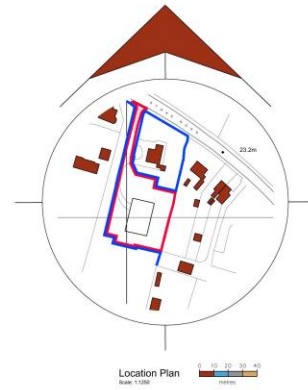
Front Elevation (N)
Scale 1:100



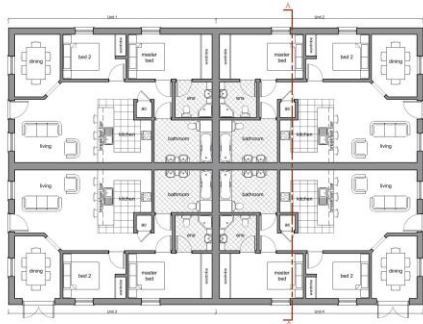
Side Elevation (W)
Scale 1:100



Rear Elevation (S)
Scale 1:100



Location Plan
Scale 1:1250



Ground Floor Plan
Scale 1:100



Section A-A
Scale 1:100



Site Plan
Scale 1:500

General Notes

- All dimensions are shown in their unrounded original state.
- The contractor shall coordinate and coordinate their work with other contractors on site prior to the commencement of any work.
- This drawing is to be used in consultation with all relevant engineers and specialist subcontractors, designers and manufacturers.
- Any discrepancies are to be sought by the designers attention.

CONSTRUCTION DESIGN MANAGEMENT REGULATIONS

The following information must be read in conjunction with the project Risk register. The primary highlights significant safety related matters & Safety Issues present during Construction phases and Request Plans which concern and consider the Health & Safety risks associated with Construction Activities to be avoided and not be undertaken by the Principal Contractor or any subcontractors. Design Plans relating to associated design items must be provided by the relevant approved design professionals and issued to the Principal Designer.

SITE PLAN KEY

- Indicates proposed tree preservation
- Indicates on-site proposed lighting plan from 100 lamp
- Indicates approximate location of on-site proposed trees and hedges
- Indicates existing site access
- Indicates proposed roadway
- Indicates proposed grass
- Indicates proposed paths

FOR APPROVAL



SWANN EDWARDS ARCHITECTURE LIMITED, SUITE 10000, 10000 BROADWAY, BROADWAY, WEST HAM, ESSEX, S.S.16 5JL

Drawn By	OT
Checked By	OT
Date	April 2023
Project No.	S.E.21
Client	AT
Project Name	A

With The Proposed Dwelling at Home Oak, Stoke Road, Westham, Downham Market, For Mr. Gull

Planning Drawing

Drawn By	OT
Checked By	OT
Date	18/10/23
Project No.	23/1201



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129

Application site





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130

Stoke Road looking southeast

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Slide
No. 130

131





Stoke Road looking northwest





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133



Application site and protected trees

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Slide
No. 133

134



Existing dwelling

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135



Slide
No. 134

Existing buildings



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Slide
No. 135

136



Existing barn



137



Existing barn and looking south from site.





Looking south from site.

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Slide
No. 138

139



Neighbouring dwelling to west



Opposite application site



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Slide
No. 140

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Opposite application site

