Borough Council of
King's Lynn &
West Norfolk

Planning Committee
Monday, 4th March, 2024 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

Supplementary Documents

1. **Presentation**

The Committee is asked to note the Index of Applications and to consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

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

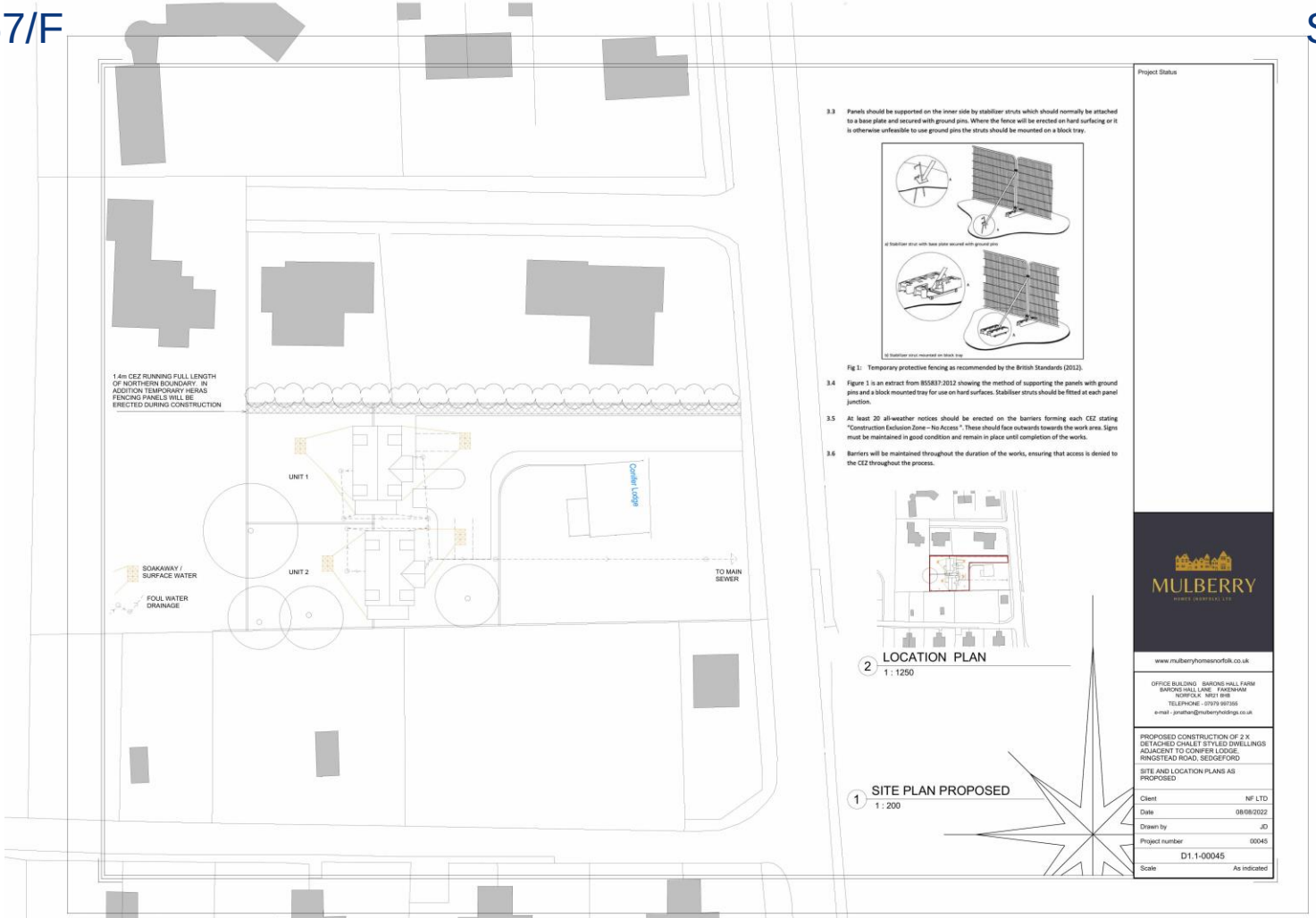
Planning Committee
4 March

Agenda Item 9

Borough Council of
King's Lynn &
West Norfolk

22/00267/F

Borough Council of
King's Lynn &
West Norfolk


1.4m CEZ RUNNING FULL LENGTH OF NORTHERN BOUNDARY. IN ADDITION TEMPORARY HERAS FENCING PANELS WILL BE ERECTED DURING CONSTRUCTION
UNIT 1
UNIT 2
Conifer Lodge
SOAKAWAY / SURFACE WATER
FOUL WATER DRAINAGE
TO MAIN SEWER
3.3 Panels should be supported on the inner side by stabilizer struts which should normally be attached to a base plate and secured with ground pins. Where the fence will be erected on hard surfacing or it is otherwise unfeasible to use ground pins the struts should be mounted on a block tray.
a) Stabilizer strut with base plate secured with ground pins
b) Stabilizer strut mounted on block tray
Fig 1: Temporary protective fencing as recommended by the British Standards (2012).
3.4 Figure 1 is an extract from BS5837:2012 showing the method of supporting the panels with ground pins and a block mounted tray for use on hard surfaces. Stabiliser struts should be fitted at each panel junction.
3.5 At least 20 all-weather notices should be erected on the barriers forming each CEZ stating "Construction Exclusion Zone – No Access ". These should face outwards towards the work area. Signs must be maintained in good condition and remain in place until completion of the works.
3.6 Barriers will be maintained throughout the duration of the works, ensuring that access is denied to the CEZ throughout the process.
2 LOCATION PLAN
1 : 1250
1 SITE PLAN PROPOSED
1 : 200
Project Status
MULBERRY
HOMES (NORFOLK) LTD
www.mulberryhomesnorfolk.co.uk
OFFICE BUILDING BARONS HALL FARM
BARONS HALL LANE TAKENHAM
NORFOLK NR21 8HB
TELEPHONE - (01379 697355
e-mail - jonathan@mulberryholdings.co.uk
PROPOSED CONSTRUCTION OF 2 X DETACHED CHALET STYLED DWELLINGS ADJACENT TO CONIFER LODGE, RINGSTEAD ROAD, SEDGEFORD
SITE AND LOCATION PLANS AS PROPOSED
Client NF LTD
Date 08/08/2022
Drawn by JD
Project number 00045
D1.1-00045
Scale As indicated

4

BEDROOM
EN-SUITE
W/D
BEDROOM
LANDING
SINGLE BEDROOM
EN-SUITE
BATHROOM
1 02 FIRST FLOOR
1 : 50
3 EAST ELEVATION
1 : 100
4 NORTH ELEVATION
1 : 100
KITCHEN
UTILITY
LIVING ROOM
STUDY
CUPD
HALLWAY
WC
2 00 GROUND FLOOR
1 : 50
5 WEST ELEVATION
1 : 100
6 Section 3
1 : 100
7 SOUTH ELEVATION
1 : 100
Project Status
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HOMES (NORFOLK) LTD
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NORFOLK NR21 8HB
TELEPHONE - (01379 697355
e-mail - jonathan@mulberryholdings.co.uk
PROPOSED CONSTRUCTION OF TWO CHALET STYLED DWELLINGS CONIFER LODGE, RINGSTEAD ROAD, SEDEGFORD, PE36 5NQ
ALL PLANS, ELEVATOINS & SECTIONS UNIT 1
Client MH LTD
Date 05/08/2022
Drawn by JJD
Project number 00045
D2.3-00045
Scale As indicated

5

1 02 FIRST FLOOR
1 : 50
2 00 GROUND FLOOR
1 : 50
3 EAST ELEVATION
1 : 100
4 NORTH ELEVATION
1 : 100
5 WEST ELEVATION
1 : 100
6 Section 3
1 : 100
7 SOUTH ELEVATION
1 : 100
Project Status
MULBERRY
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BARONS HALL LANE TAKENHAM
NORFOLK NR21 8HB
TELEPHONE - (01379 697355
e-mail - jonathan@mulberryholdings.co.uk
PROPOSED CONSTRUCTION OF TWO CHALET STYLED DWELLINGS CONIFER LODGE, RINGSTEAD ROAD, SEDEGFORD, PE36 5NQ
ALL PLANS, ELEVATOINS & SECTIONS UNIT 2
Client MH LTD
Date 05/08/2022
Drawn by JJD
Project number 00045
D10.1-00045
Scale As indicated

Parkside

Looking west from Ringstead Rd towards access and Donor dwelling(Conifer Lodge)

Looking south along Ringstead Rd

Neighbouring property to the north

Looking north along Ringstead Rd

Rear garden of donor property showing boundary with site

Rear garden of donor property looking south

Rear of donor property from site

Site facing south showing boundary with donor dwelling

Site facing west

View facing north towards site from Parkside

View facing north showing donor dwelling from Parkside

View along Parkside facing west

View facing north towards site from Parkside

View facing north towards site from Parkside

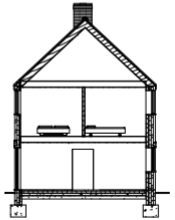
1 02 FIRST FLOOR
1 : 50

3 EAST ELEVATION
1 : 100

4 NORTH ELEVATION
1 : 100

2 00 GROUND FLOOR
1 : 50

5 WEST ELEVATION
1 : 100



6 Section 3
1 : 100

7 SOUTH ELEVATION
1 : 100

23/01743/F

Borough Council of
King's Lynn &
West Norfolk

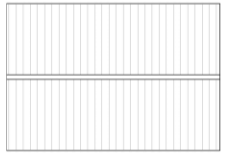
Borough Council of
King's Lynn & West Norfolk

23/01743/F

Slide No: 24

Previously approved plan 21/02377/F

Borough Council of
King's Lynn & West Norfolk



Roof Plan
Scale: 1:100

Ground Floor Plan
Scale: 1:100

Front (W) Elevation
Scale: 1:100

Side (S) Elevation
Scale: 1:100

Rear (E) Elevation
Scale: 1:100

Side (N) Elevation
Scale: 1:100

General Notes
1. This drawing shall not be scaled, figured dimensions only.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

WALL KEY

Indicates proposed walls

ELEVATION KEY

Indicates proposed brickwork

Indicates proposed slates

Indicates proposed joinery

Previous approval Barn 2 21/02377/F

Revisions

A	Oct 2022	Revised
B	Oct 2022	Revised

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t: 01945 450444 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Job Title
Proposed replacement dwellings
Quarles Farm
Burnettgate Road, Walsoken
For: Mr S McCurry

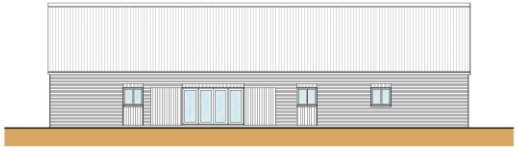
Date: October 2022
Drawn by: G.E.
Checked by:

Drawing Title
Planning Drawing
Plot 2
Floor Plan, Roof Plan and Elevations

Job No.: SE-1592
Sheet Size: A1
Dwg No.: PP-1111
Revision: B

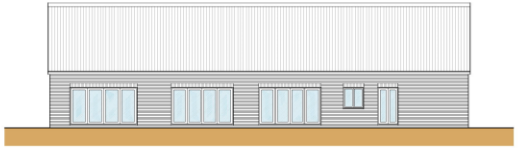
Swann Edwards Architecture Limited ©

Roof Plan
Scale: 1:100



Front (W) Elevation
Scale: 1:100

Side (S) Elevation
Scale: 1:100



Rear (E) Elevation
Scale: 1:100

Ground Floor Plan
Scale: 1:100

Side (N) Elevation
Scale: 1:100

General Notes
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WALL KEY

Indicates proposed walls

ELEVATION KEY

Indicates proposed brickwork

Indicates proposed slates

Indicates proposed joinery

Previous approval Barn 1 21/02377/F

Revisions

A	Oct 2022	Revised
C	Oct 2022	Revised

Status
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

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Job Title
Proposed replacement dwellings
Quarles Farm
Burnettgate Road, Walsoken
For: Mr S McCurry

Date: October 2022
Drawn by: G.E.
Checked by:

Drawing Title
Planning Drawing
Plot 1
Floor Plan, Roof Plan and Elevations

Job No.: SE-1592
Sheet Size: A1
Dwg No.: PP-1110
Revision: C

Swann Edwards Architecture Limited ©

23/01743/F

Slide No: 27

Current proposal

Borough Council of
King's Lynn & West Norfolk

Roof Plan
Scale: 1:100

Ground Floor Plan
Scale: 1:100

Front (W) Elevation
Scale: 1:100

Side (S) Elevation
Scale: 1:100

Rear (E) Elevation
Scale: 1:100

Side (N) Elevation
Scale: 1:100

General Notes
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WALL KEY

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ELEVATION KEY

Indicates proposed brickwork

Indicates proposed slates

Indicates proposed joinery

Status
FOR APPROVAL

SWANN EDWARDS
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t: 01945 450344 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

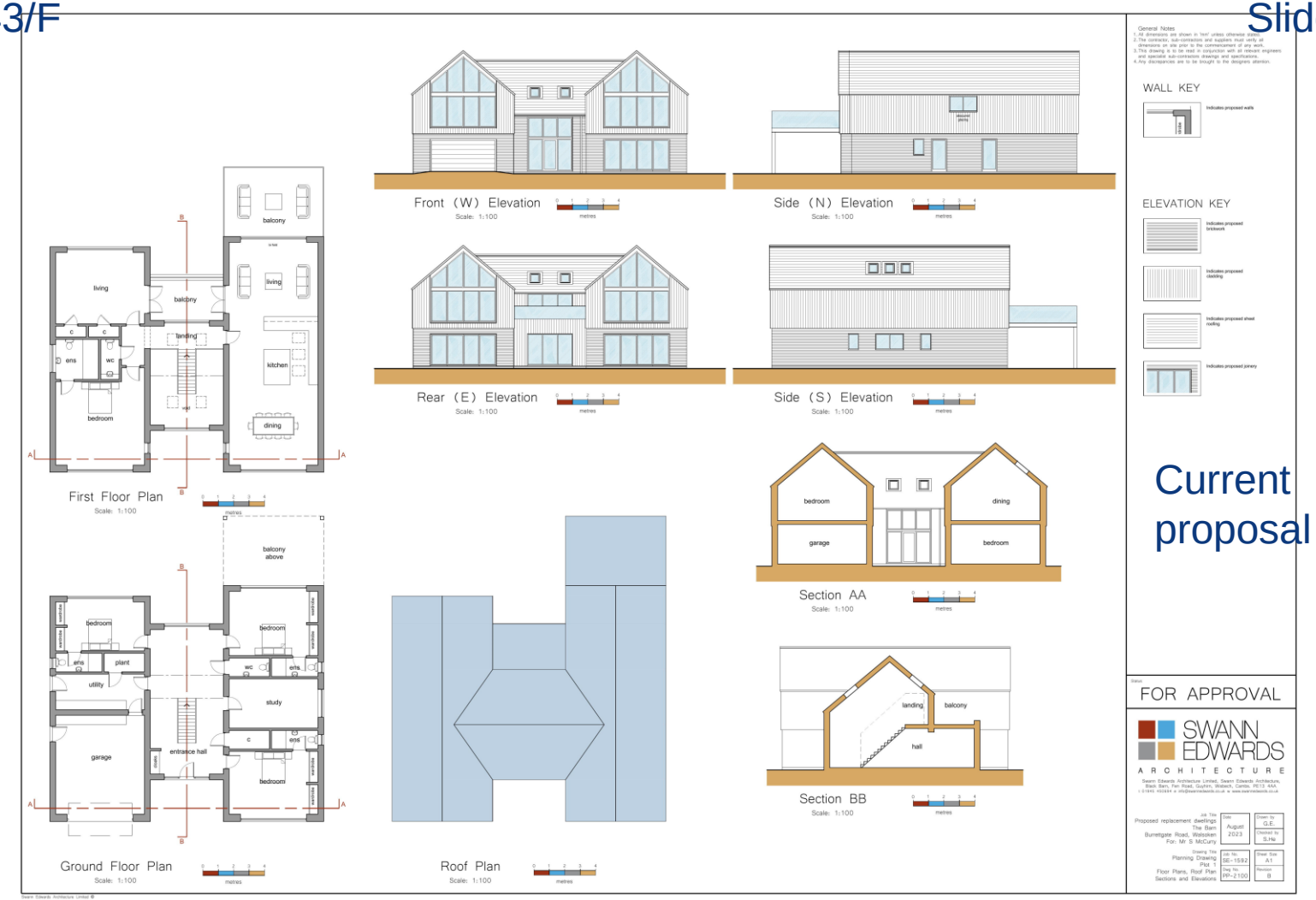
Job Title
Proposed replacement dwellings
The Barn
Burnettgate Road, Walsoken
For: Mr S McCurry

Date: August 2023
Drawn by: G.E.
Checked by: S.Ha

Drawing Title
Planning Drawing
Plot 2
Floor Plan, Roof Plan and Elevations

Job No.: SE-1592
Dwg No.: PP-2101
Sheet Size: A1
Revision: A

Current proposal Barn 2



Current proposal Barn 1

Borough Council of King's Lynn & West Norfolk

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View of Barn 2 from centre of the site – The Limes/ No. 1 beyond

View of common boundary with The Limes/No.1 from driveway

View to rear of Barn 2

View of Barn 1 from SE corner of the site

Southern boundary common with No.9

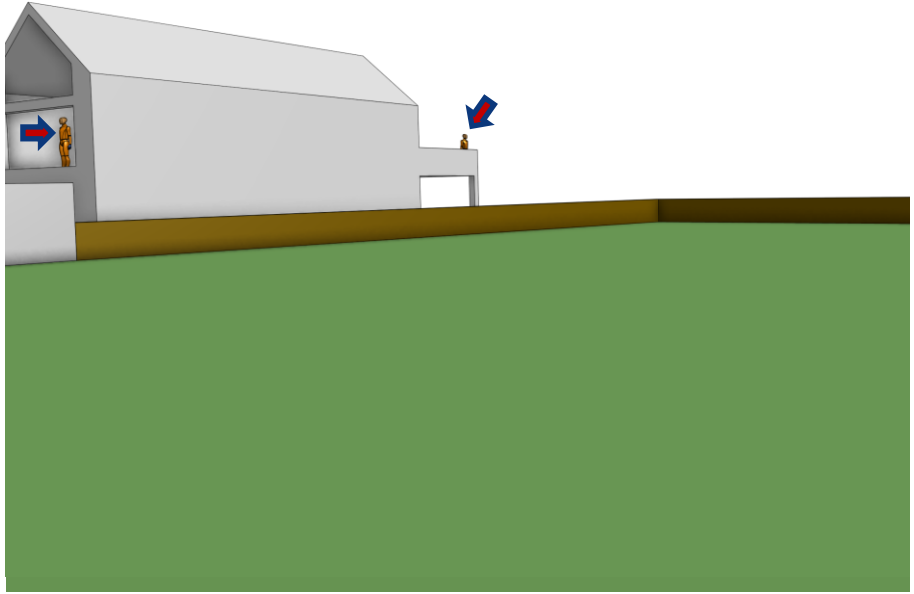
Common boundary with Nos. 5 & 7

Speaker
Duncan Ford

Overlook and Noise Pollution Impact for Garden of No.9

Current

Proposed



Summary

- Overlook impact
- Unconventional “upside-down” house

  Increased overlook (active rooms on first floor and protruding balcony)

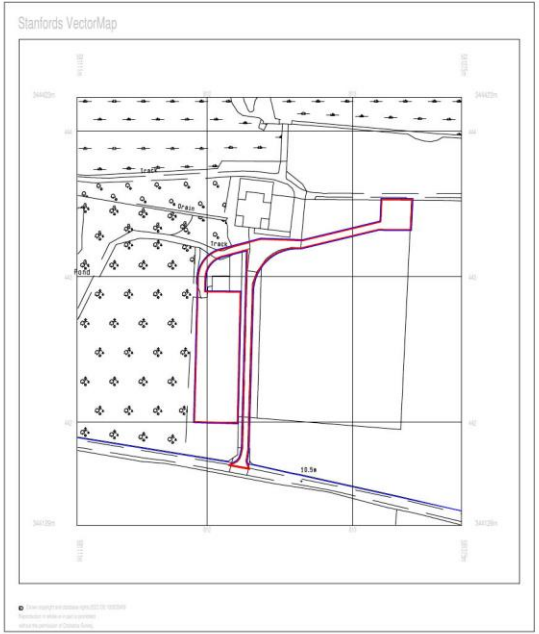
  Light pollution (large windows in active rooms on first floor)

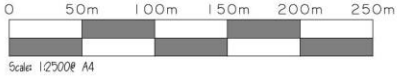
  Noise pollution (balcony for parties with unhindered overlook)
- Inconsistent with surrounding dwellings
- Unsympathetic to approved dwelling it replaces

  Change from barn to modern executive glasshouse
- No ecology impact assessment
- Breaks contract signed on purchase
- Will establish precedent for building outside the defined development area

23/00739/F

Borough Council of
King's Lynn &
West Norfolk





NOTE:

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2. No measurement to be scaled off the drawings, but measurements to be checked on site by the contractor prior to commencement of works, and any discrepancies brought to the attention of the designer.

IAN J M CABLE BSc
01366 386704
design@iajmcable.co.uk
ARCHITECTURAL DESIGN
Stow Corner Farm, Stow Corner,
King's Lynn, Norfolk, PE34 3PT

Marsh Farm,
Main Road,
Burnham Deepdale, PE31 8DD

Location Plan.

1:2500 | September 2022

1161-04

Scale 1:500 @ A3

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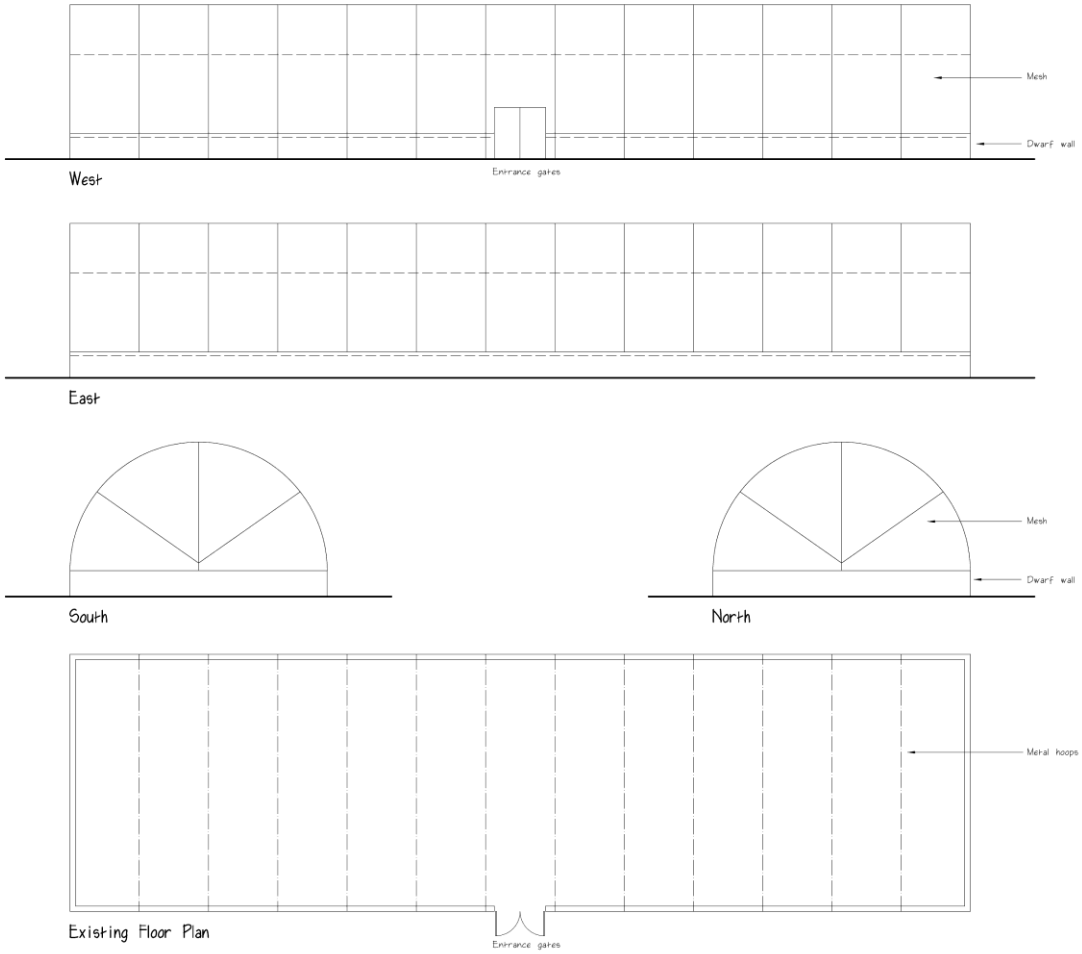
IAN J M CABLE BSc 01366 388704 ARCHITECTURAL DESIGN Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT	Marsh Farm, Main Road, Burnham Deepdale, PE31 8DD Site Plan as Existing. 1:500 September 2022 1161-05

Borough Council of King's Lynn & West Norfolk

Borough Council of King's Lynn & West Norfolk



0 2m 4m 6m 8m 10m

Scale 1:100 @ A2

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ARCHITECTURAL DESIGN

Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT

Marsh Farm,
Main Road,
Burnham Deepdale,
PE31 8DD

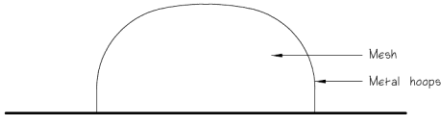
Existing Aviary.
Plan & Elevations
as Existing.

1:100

September 2022

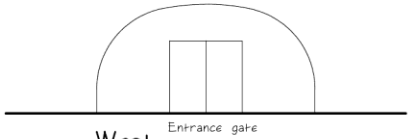
1161-01

South

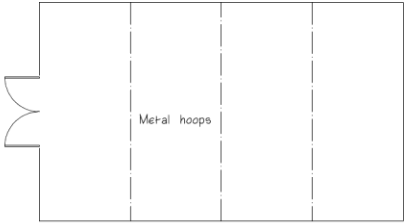


East

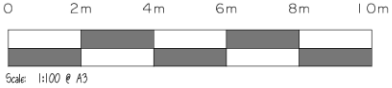
North



West



Plan



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ARCHITECTURAL DESIGN

Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT

Marsh Farm,
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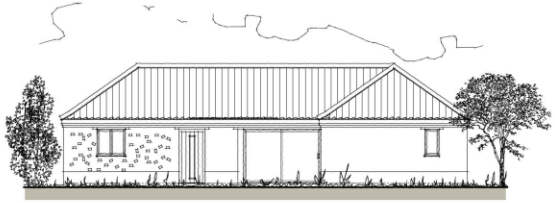
Burnham Deepdale, PE31 8DD

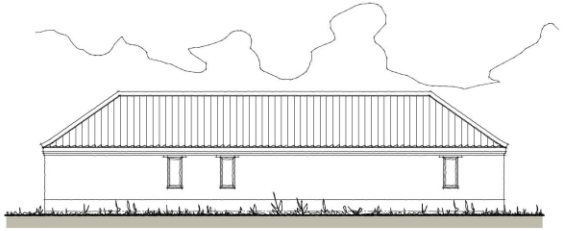
Proposed Breeding Aviary.
Plan & Elevations as Proposed.

1:100 | September 2022

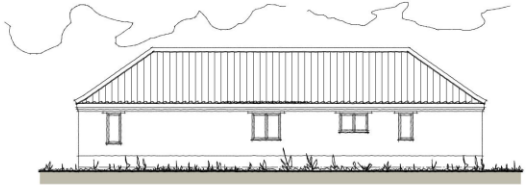
1161-02



South



East



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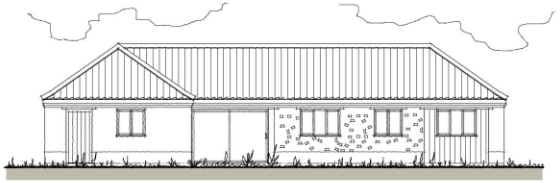
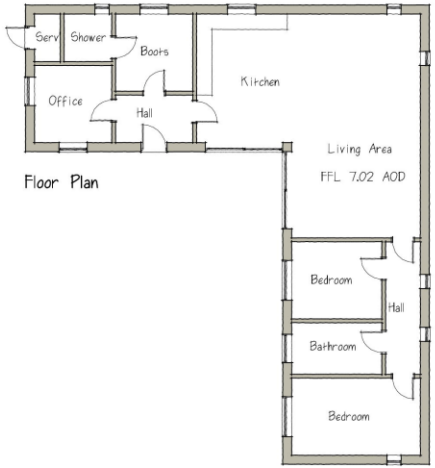


West



Floor Plan

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Stow Corner Farm, Stow Corner, King's Lynn, Norfolk, PE34 3PT

Marsh Farm,
Main Road,
Burnham Deepdale,
PE31 8DD

0 2m 4m 6m 8m 10m

Scale 1:100 @ A2

Proposed Dwelling.
Scheme Proposal.

1:100

October 2023

1161-06C

23/00739/F
Slide No: 50
Access track to Main Road

23/00739/F

Slide No: 51

Existing aviaries to be repurposed

Farm buildings to north of proposed bungalow

Site of proposed release aviaries

Existing dwelling and outbuildings

Existing Dwelling, with marshes to rear

Access visibility west, hedgerows
proposed to be set back

Access visibility east, hedgerows proposed to be set back

SPEAKER
Andrew Crean

Deepdale Marsh Ruff Reinstatement Project

23/00739/F

Andrew Crean
Deepdale Marsh
Burnham Deepdale

THE PROJECT

- Unique internationally important nature conservation project est. 2007.
- Breeding and release Ruff project now requires a site presence to support it.
- Non profit making privately funded conservation project .

PLANNING REASONS FOR APPROVAL

- Accords with NPPF para 11. Supporting conservation without any significant detrimental impact on the environment.
- Accords with Local Plan Policy DM1: any adverse impacts would be outweighed by the benefits of the project.
- No Local Plan of NPPF policies that specifically indicate project refusal.
- The proposal won't set a precedent (being a unique conservation project).
- Dwelling can be tied to conservation / farming project by condition.

23/01023/FM

Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	20.01.2023	TR	WIP Draft	
P02	18.04.2023	EB	TR	Planning
P03	26.10.2023	EB	TR	Planning
P04	20.12.2023	EB	TR	Planning
P05	27.02.2024		TR	Adjustment to Red / Blue Line following LPA comment

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
1	XXX

NOTES
XXX
XXX
XXX

0 10 20 40 m

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

Feilden+Mawson

21-27 Lord's Cordoll Street London WC1N 3NL tel: 020 7841 1080
7 Ferry Road Norwich NR1 1SJ tel: 01603 626011
6 Office Court Cambridge CB1 1BN tel: 01223 350587
email: info@feildenandmawson.com www.feildenandmawson.com

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

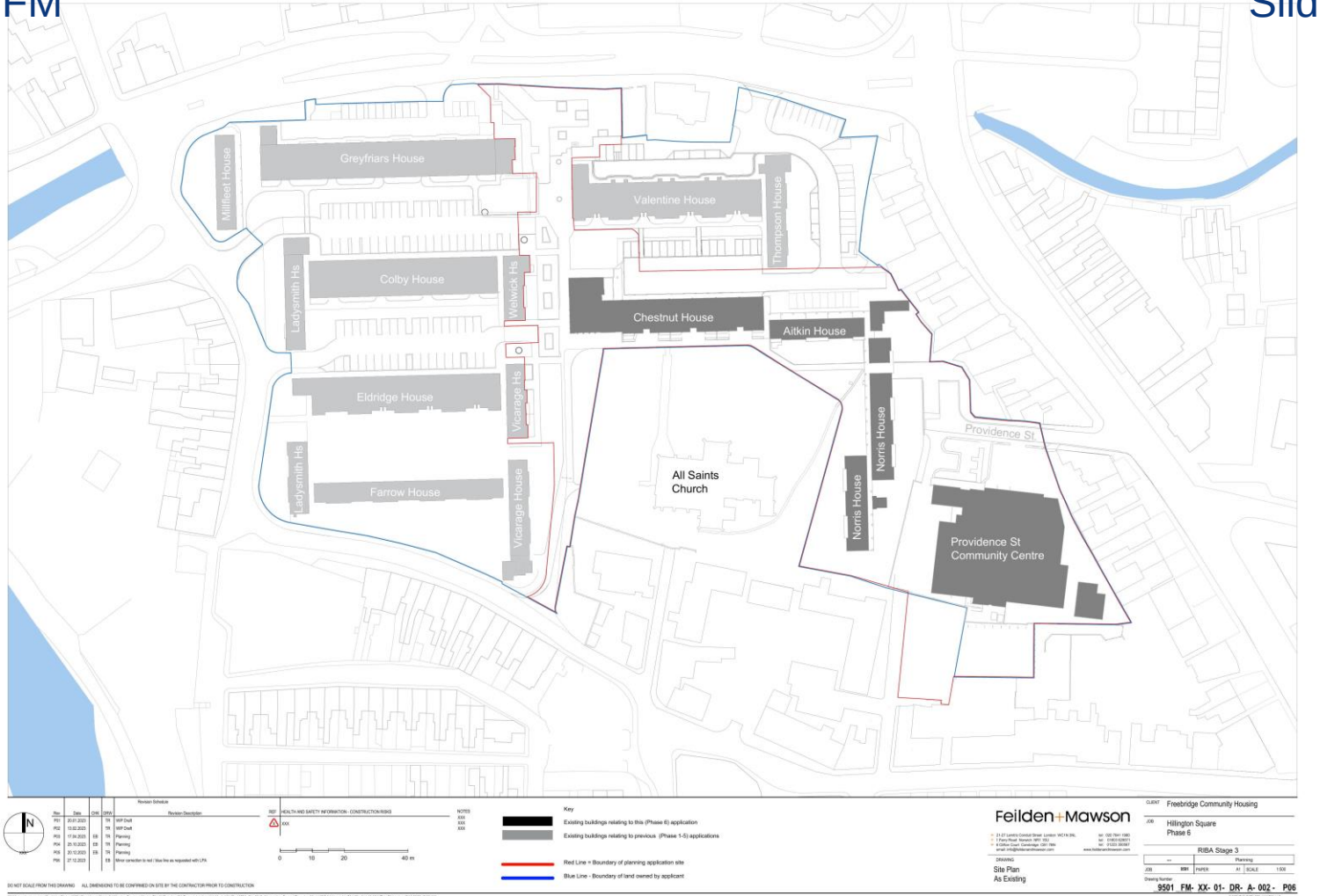
RIBA Stage 3

—	Planning
JOB 9501	PAPER A1 SCALE 1:500

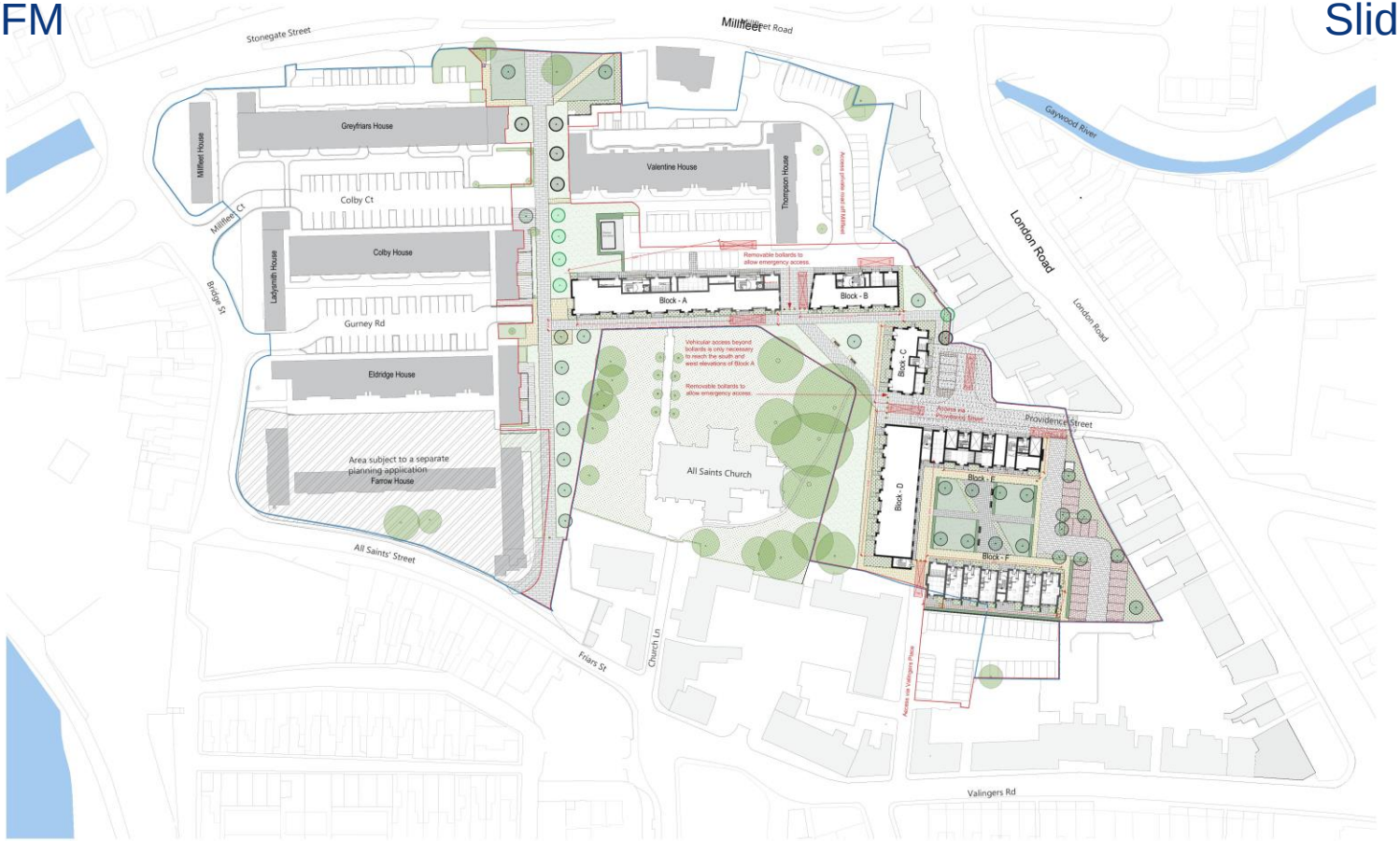
DRAWING
Proposed Site Plan
Roof Level

Drawing Number
9501 FM- XX- 01- DR- A- 0004- P05

Borough Council of
King's Lynn &
West Norfolk



Borough Council of
King's Lynn &
West Norfolk



Revision Schedule

Rev	Date	CHK	DRW	Revision Description
R01	29.09.2023	EB	TR	For Planning
R02	20.10.2023	EB	TR	Landscape Update
R03	20.12.2023	EB	TR	Highways and Fire Dept Comments
R04	27.02.2024		TR	Adjustment to Red / Blue Line following LPA comment

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
1	XXX

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Key

10.5m x 2.5m Scania Fire Appliance

45 Dimensions shown from fire appliance.
Maximum 45m hose length from fire appliance to every point on external elevation.

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DRAWING
Fire Access Strategy Plan

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

RIBA Stage 3

---		Planning			
JOB	9501	PAPER	A1	SCALE	1:500

Drawing Number
9501 FM- XX- 01- DR- A- 0007- P04

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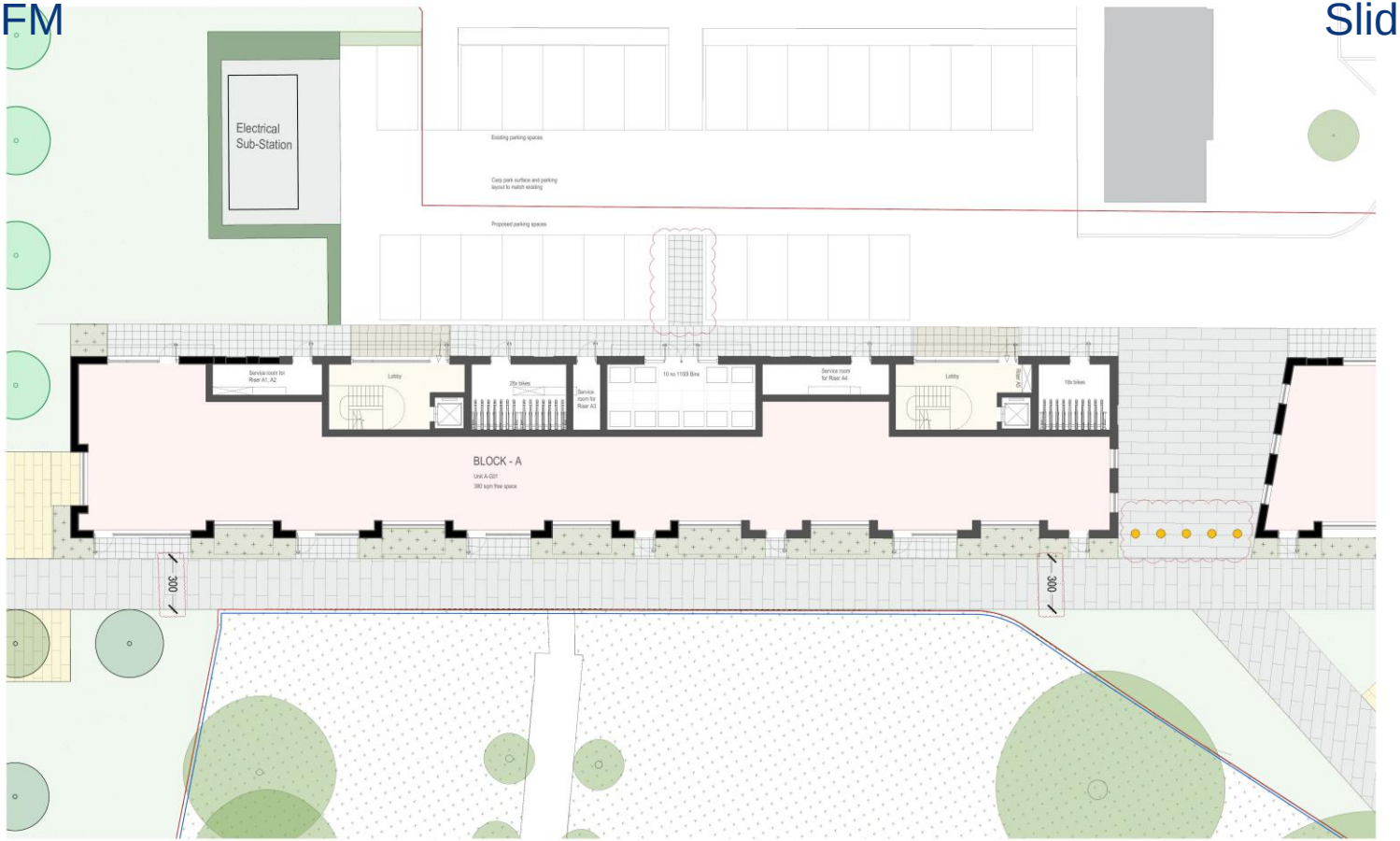
\\feildenandmawson.com\files\data\Current\9501 Providence Street & Hillington Square - Master Plan\Drawings\03 Current drawings\Ark-Model\01-Plan\0901_GA_0016_Masterplan_Ground Floor.dwg\Model\GO full-bleed A1 (594.00 x 841.00 MM)Tom Richardson\2023\2023-10-31 AM

Borough Council of
King's Lynn &
West Norfolk



Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	20.01.2023		TR	WIP Draft
P02	13.02.2023		TR	WIP Draft
P03	15.03.2023		TR	General Update, Plot Numbers, Colour Coding
P04	30.04.2023		TR	Updated Block F, Landscape, parking
P05	14.04.2023	EB	TR	Updated Landscape
P06	26.10.2023	EB	TR	Updated Landscape
P07	20.12.2023	EB	TR	Planning Comments

REF HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS

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0 5 10 m

Unit Colour Code Key

- Private Communal Areas / Access
- Private Residential Units
- Commercial Space

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CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

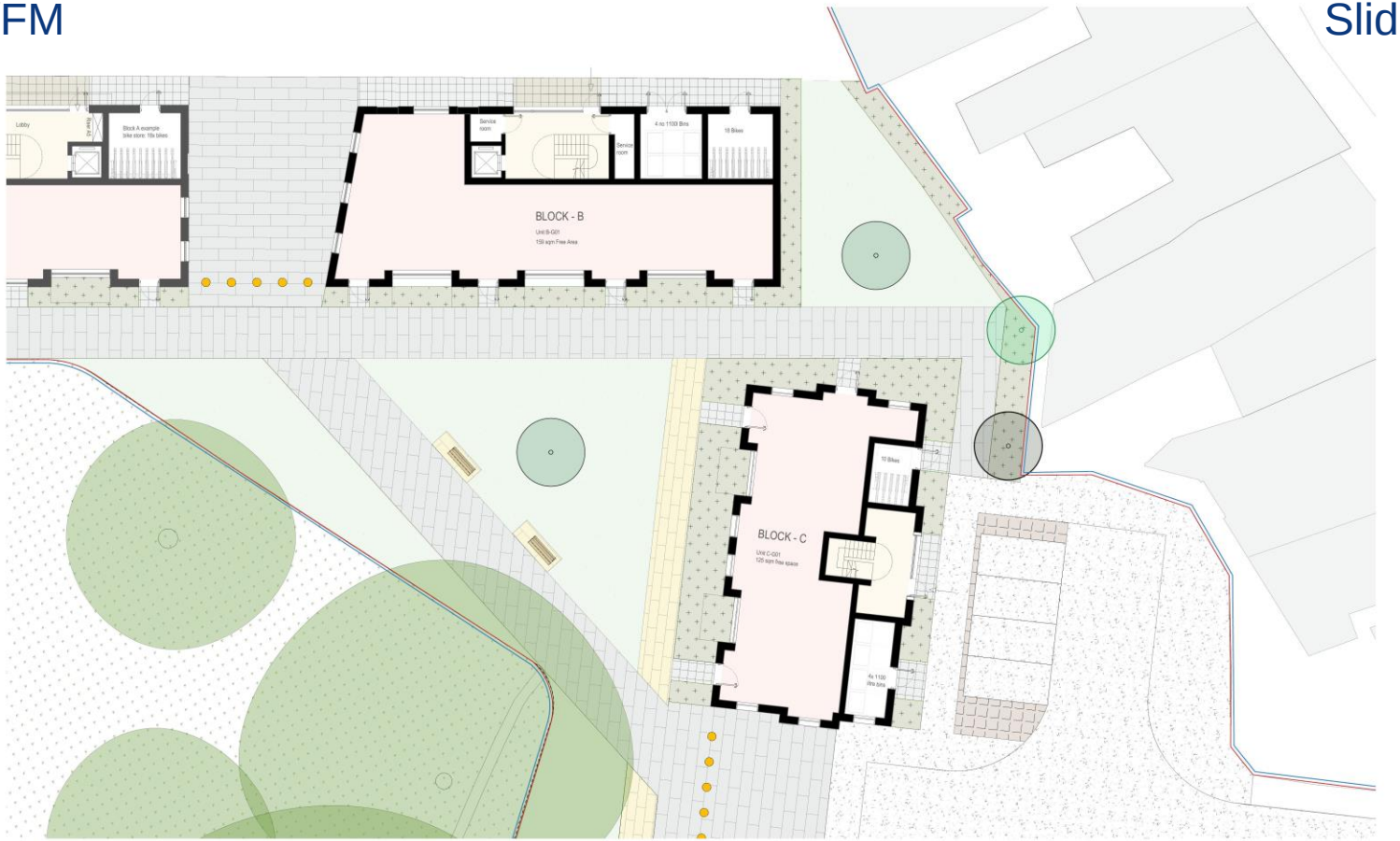
RIBA Stage 3

--	Planning		
JOB 9501	PAPER A1	SCALE 1:100	

DRAWING
Proposed GA Plan
Block A
Ground Floor Level

Drawing Number
9501 FM- XX- 01- DR- A- 0110- P07

Borough Council of
King's Lynn &
West Norfolk



Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	20.01.2023		TR	WIP Draft
P02	13.02.2023		TR	WIP Draft
P03	15.03.2023		TR	General Update, Plot Numbers, Colour Coding
P04	06.04.2023		TR	Updated Block-F, Landscape, parking
P05	14.04.2023	EB	TR	Updated Landscape
P06	26.10.2023	EB	TR	Updated Landscape
P07	20.12.2023	EB	TR	Planning comments
P08	27.02.2024		TR	Access to rear of properties on Lynton Road shown

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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Unit Colour Code Key

- Private Communal Areas / Access
- Private Residential Units
- Commercial Space

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CLIENT: Freebridge Community Housing

JOB: Hillington Square Phase 6

RIBA Stage 3

--	Planning			
JOB	9501	PAPER	A1	SCALE 1:100

DRAWING: Proposed GA Plan Block B & C Ground Floor Level

Drawing Number: 9501 FM- XX- 01- DR- A- 0120- P08

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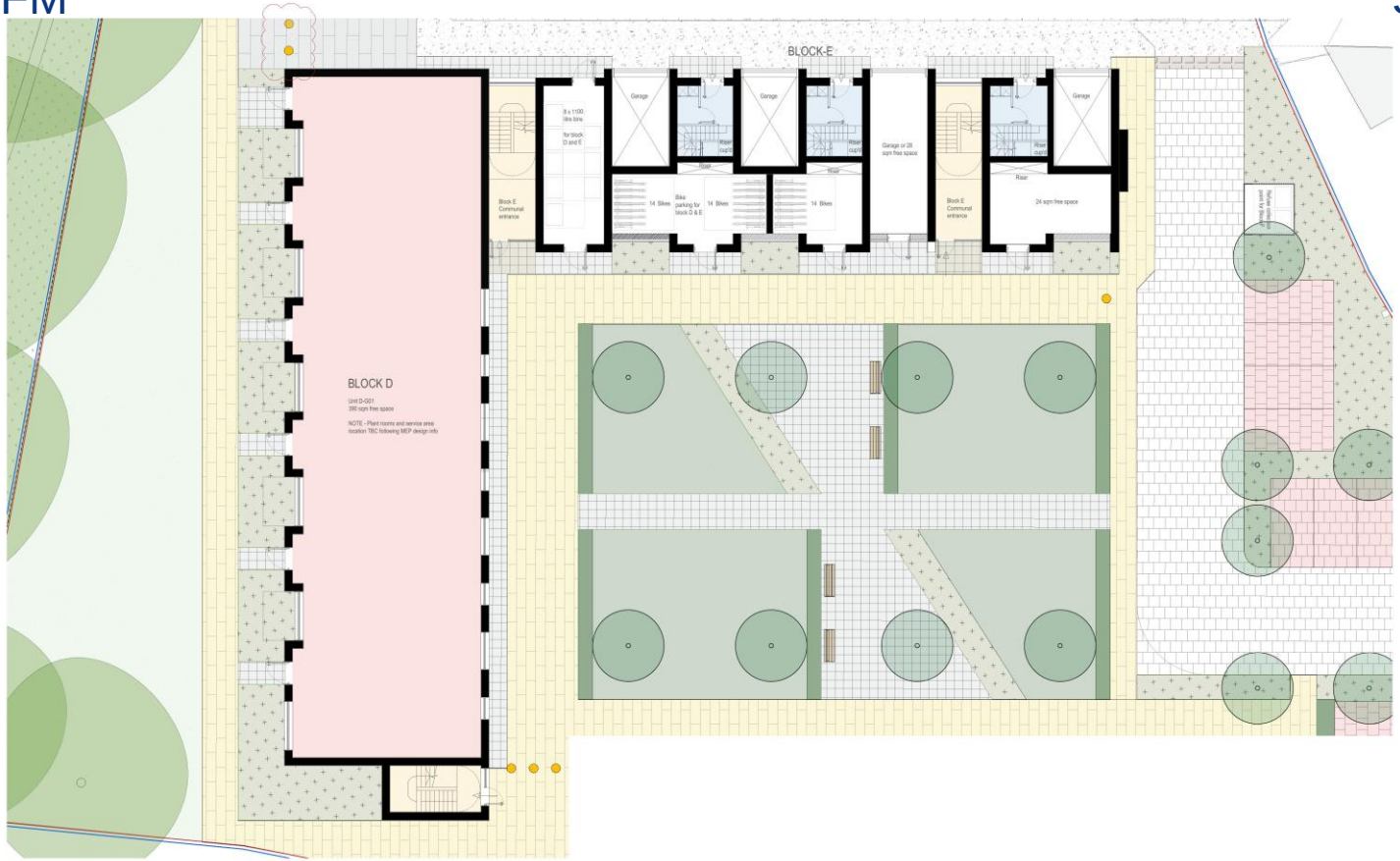

Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	20.01.2023		TR	WIP Draft
P02	13.02.2023		TR	WIP Draft
P03	15.03.2023		TR	General Update, Plot Numbers, Colour Coding
P04	30.04.2023		TR	Updated Block-F, Landscape, parking
P05	14.04.2023	EB	TR	Updated Landscape
P06	26.10.2023	EB	TR	Updated Landscape
P07	20.12.2023	EB	TR	Updated Landscape

REF HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS

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Unit Colour Code Key

- Private Communal Areas / Access
- Private Residential Units
- Commercial Space

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JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning			
JOB 9501	PAPER A1	SCALE 1:100		

DRAWING
Proposed GA Plan
Block D & E
Ground Floor Level

Drawing Number
9501 FM- XX- 01- DR- A- 0130- P07

Borough Council of
King's Lynn & West Norfolk

Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	20.01.2023	???	TR	WIP Draft
P02	13.02.2023	???	TR	WIP Draft
P03	16.03.2023	???	TR	General Update, Plot Numbers, Colour Coding
P04	06.04.2023	???	TR	Updated Block-F, Landscape, parking
P05	14.04.2023	EB	TR	Updated Landscape
P06	26.10.2023	EB	TR	Updated Landscape
P07	20.12.2023	EB	TR	Planning comments

REF HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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Unit Colour Code Key

- Private Communal Areas / Access
- Private Residential Units
- Commercial Space

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DRAWING
Proposed GA Plan
Block A
First Floor Level

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning
JOB 9501	PAPER A1 SCALE 1:100

Drawing Number
9501 FM- XX- 01- DR- A- 0111- P07

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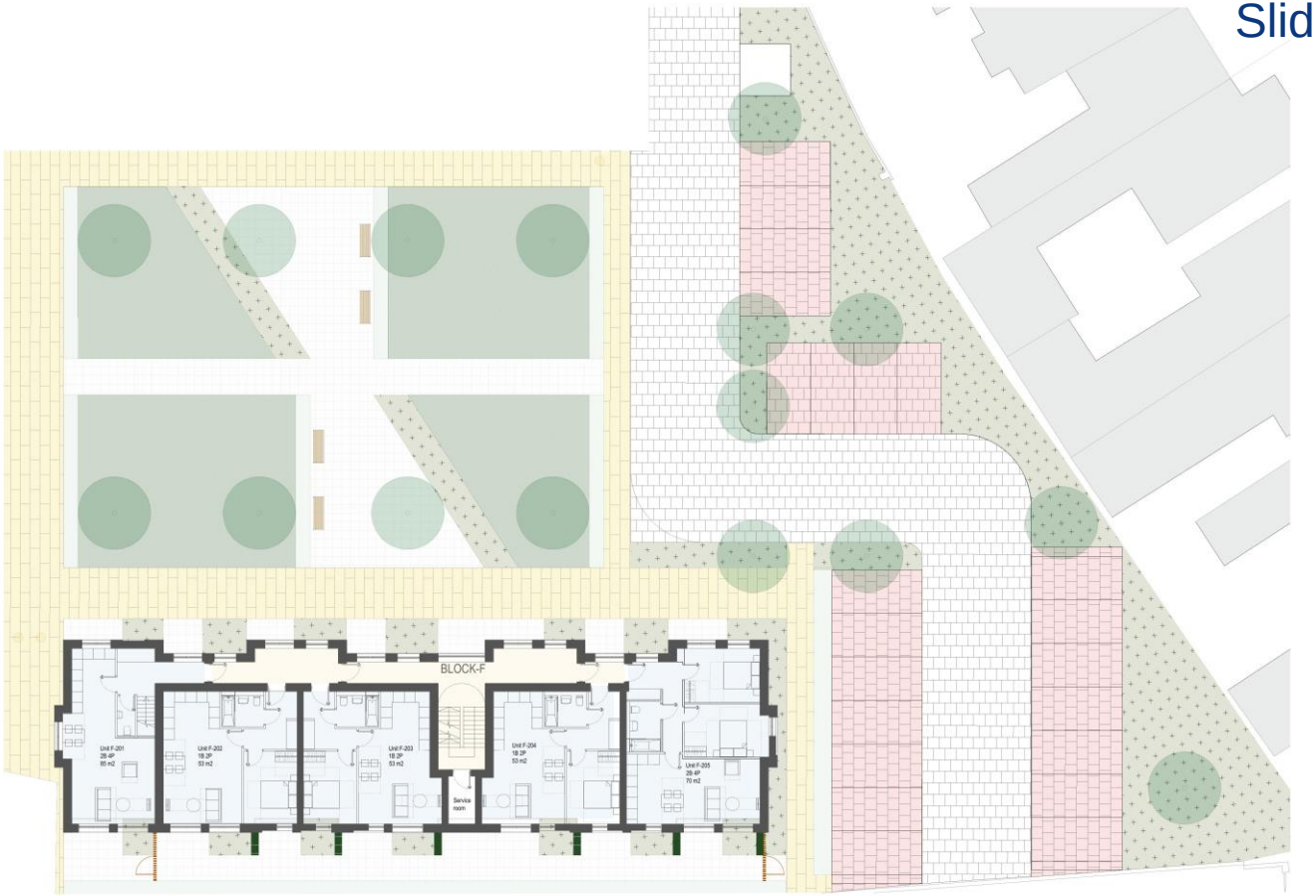
King's Lynn &
West Norfolk



Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P01	15.02.2023		TR	WIP Draft
P03	15.03.2023		TR	General Update, Plot Numbers, Colour Coding
P04	06.04.2023		TR	Updated Block-F, Landscape, parking
P05	14.04.2023	EB	TR	Updated Landscape
P06	26.10.2023	EB	TR	Updated Landscape
P07	20.12.2023	EB	TR	Planning comments

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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Unit Colour Code Key

- Private Communal Areas / Access
- Private Residential Units
- Commercial Space

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JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning

JOB	9501	PAPER	A1	SCALE	1:100

DRAWING
Proposed GA Plan
Block F
Second Floor Level

Drawing Number
9501 FM- XX- 01- DR- A- 0142- P07

Borough Council of
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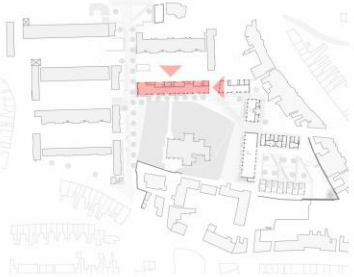
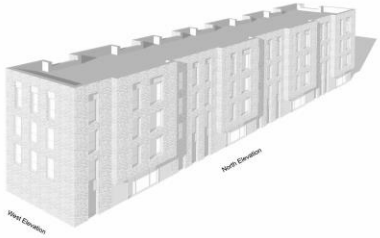
West Norfolk

Block A - North Elevation
1:100 Scale @ A1



Key Plan
NTS



Block A - Axonometric
NTS

Block A - East Elevation
1:100 Scale @ A1

Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P1	11.11.2022	–	TR	Initial Elevation Layout
P02	05.04.2023	–	TR	Planning
P03	26.06.2023	–	TR	Planning Amendment

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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DRAWING
Block A
Proposed North & East Elevations

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning
JOB 9501	PAPER A1 SCALE 1:100

Drawing Number
9501- FM- XX- 00- DR- A- 300 - P03

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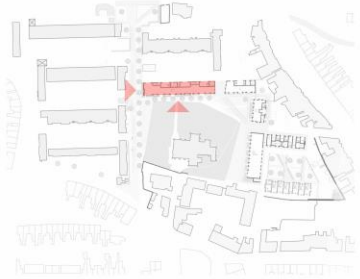
Block A - South Elevation
1@100 Scale @ A1



Key Plan
NTS

Block A - Axonometric
NTS

Block A - West Elevation
1:100 Scale @ A1

Revision Schedule

Rev	Date	CHK	DRW	Revision Description
P1	11.11.2022	–	TR	Initial Elevation Layout
P02	05.04.2023	–	TR	Planning
P03	29.09.2023	–	TR	Planning Amendment

REF | HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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CLIENT Freebridge Community Housing
JOB Hillington Square Phase 6

RIBA Stage 3

—	Planning
JOB 9501	PAPER A1 SCALE 1:100

DRAWING Block A Proposed South & West Elevation

Drawing Number 9501- FM- XX- 00- DR- A- 301 - P03

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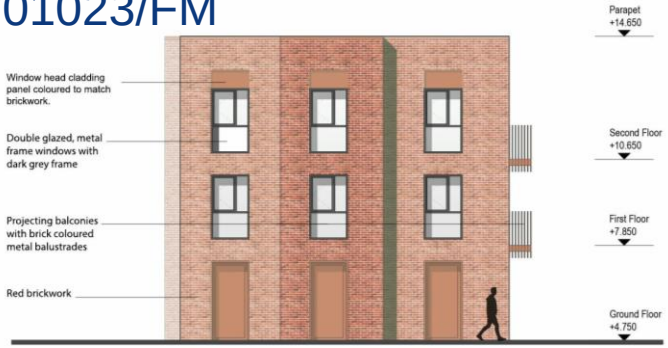
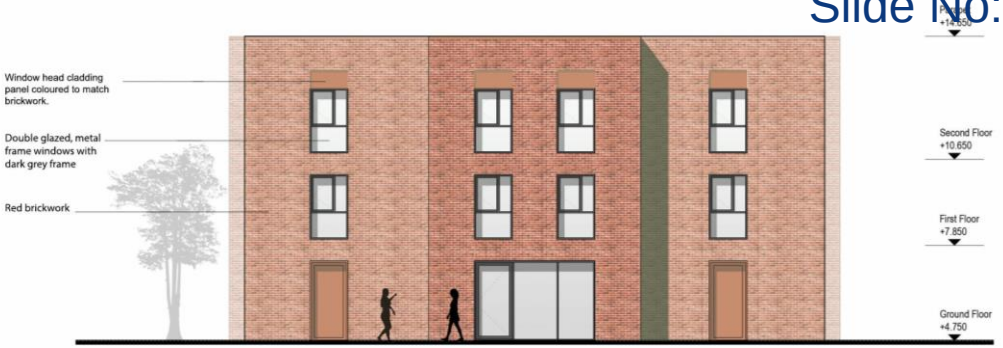
Block B - North Elevation
1:100 Scale

Block B - East Elevation
1:100 Scale



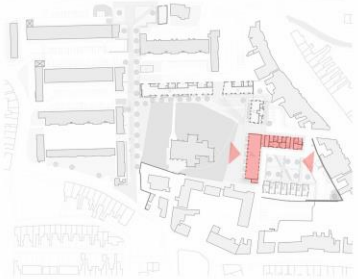
Block C - North Elevation
1:100 @ A1



Block C - East Elevation
1:100 @ A1

Block C - South Elevation
1:100 Scale @ A1

Block C - West Elevation
1:100 Scale @ A1



Key Plan
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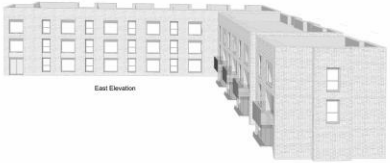

Block D - Axonometric
NTS

Block D - Axonometric
NTS

Block D & E - East Elevation
1:100 Scale

Block D - West Elevation
1:100 Scale

Revision Schedule

Rev	Date	CHR	DRW	Revision Description
P01	22.02.2023	-	TR	Initial Elevation Layout
P02	05.04.2023	-	TR	Planning
P03	29.08.2023	-	TR	Planning Amendment

REF | HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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DRAWING
Block D & E
Proposed East and West Elevations

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning		
JOB 9501	PAPER A1	SCALE 1:100	

Drawing Number
9501- FM- XX- 00- DR- A- 306- P03

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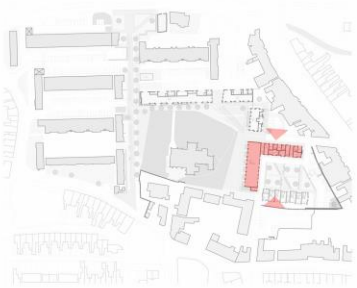

Key Plan
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Block D & E - North Elevation
1:100 Scale

South Elevation

Block E - Axonometric
NTS

Block D & E - South Elevation
1:100 Scale

Block E - Axonometric
NTS

Revision Schedule

Rev	Date	CHR	DRW	Revision Description
P02	22.02.2023	-	TR	Initial Elevation Layout
P02	05.04.2023	-	TR	Planning
P03	29.08.2023	-	TR	Planning Amendment

REF | HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
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DRAWING
Block D & E
Proposed North and South Elevations

CLIENT Freebridge Community Housing

JOB Hillington Square
Phase 6

RIBA Stage 3

--	Planning
JOB 9501	PAPER A1 SCALE 1:100

Drawing Number
9501- FM- XX- 00- DR- A- 307- P03

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Borough Council of
King's Lynn &
West Norfolk

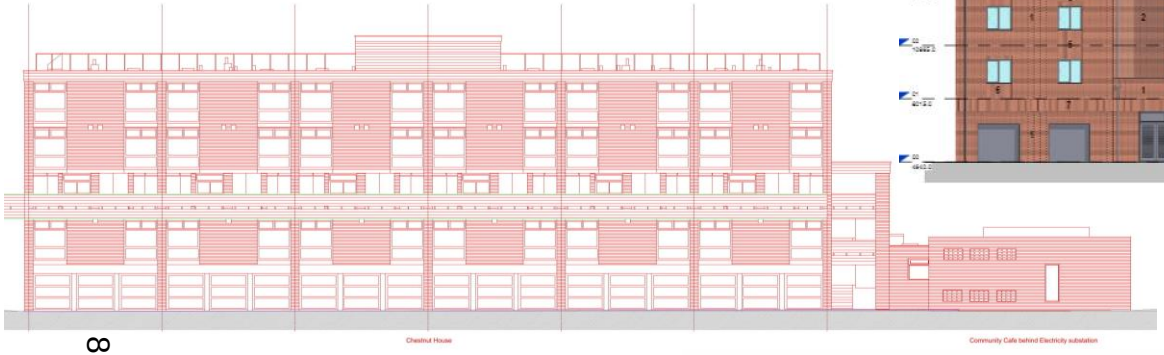
Block F - North Elevation
1:100 Scale

Block F - East Elevation
1:100 Scale

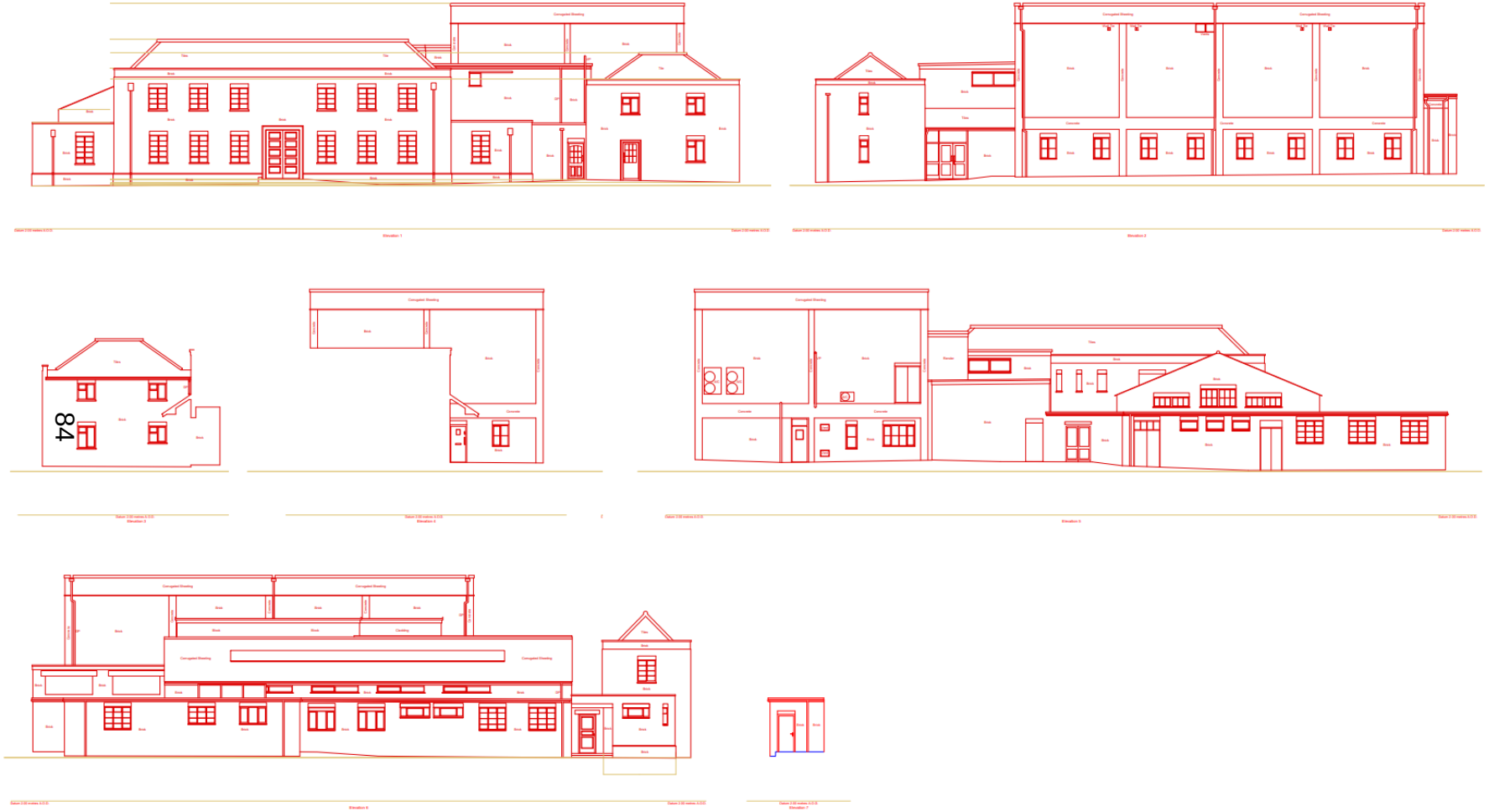
82

Block G - South Elevation
1:100 Scale

Block G - West Elevation
1:100 Scale


Chestnut House
Community Cafe behind Electricity substation

EXISTING COMMUNITY CENTRE



ELEVATIONS AS EXISTING & DEMOLITIONS

Scale - 1:100

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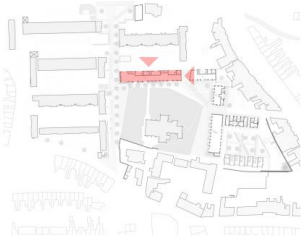
King's Lynn &
West Norfolk

Block A - Axonometric
NTS



Key Plan
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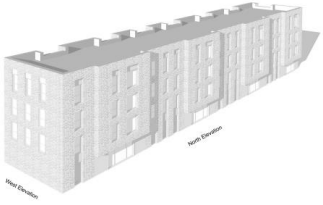
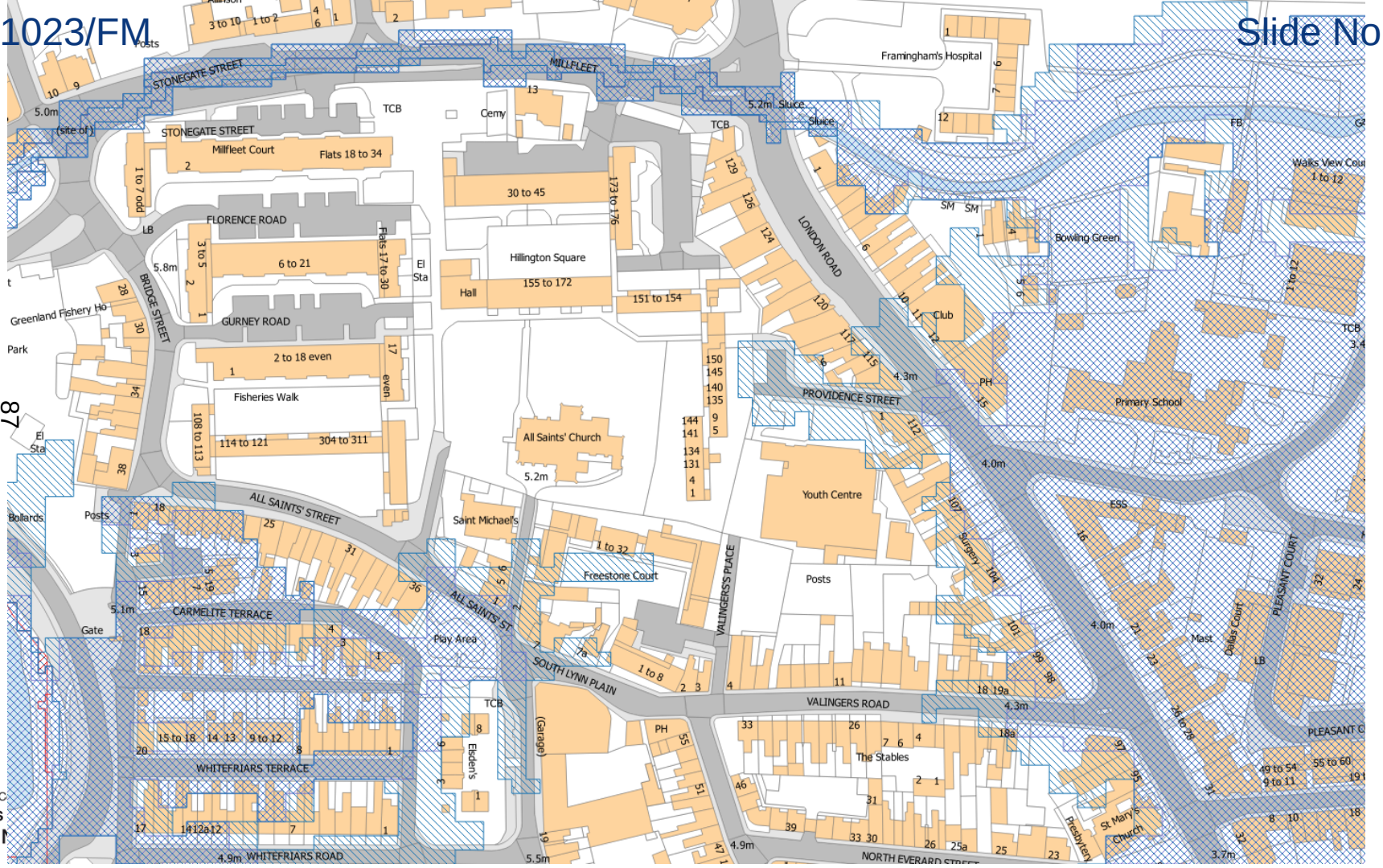


Block A - Axonometric
NTS

Borough Council of
King's Lynn &
West Norfolk



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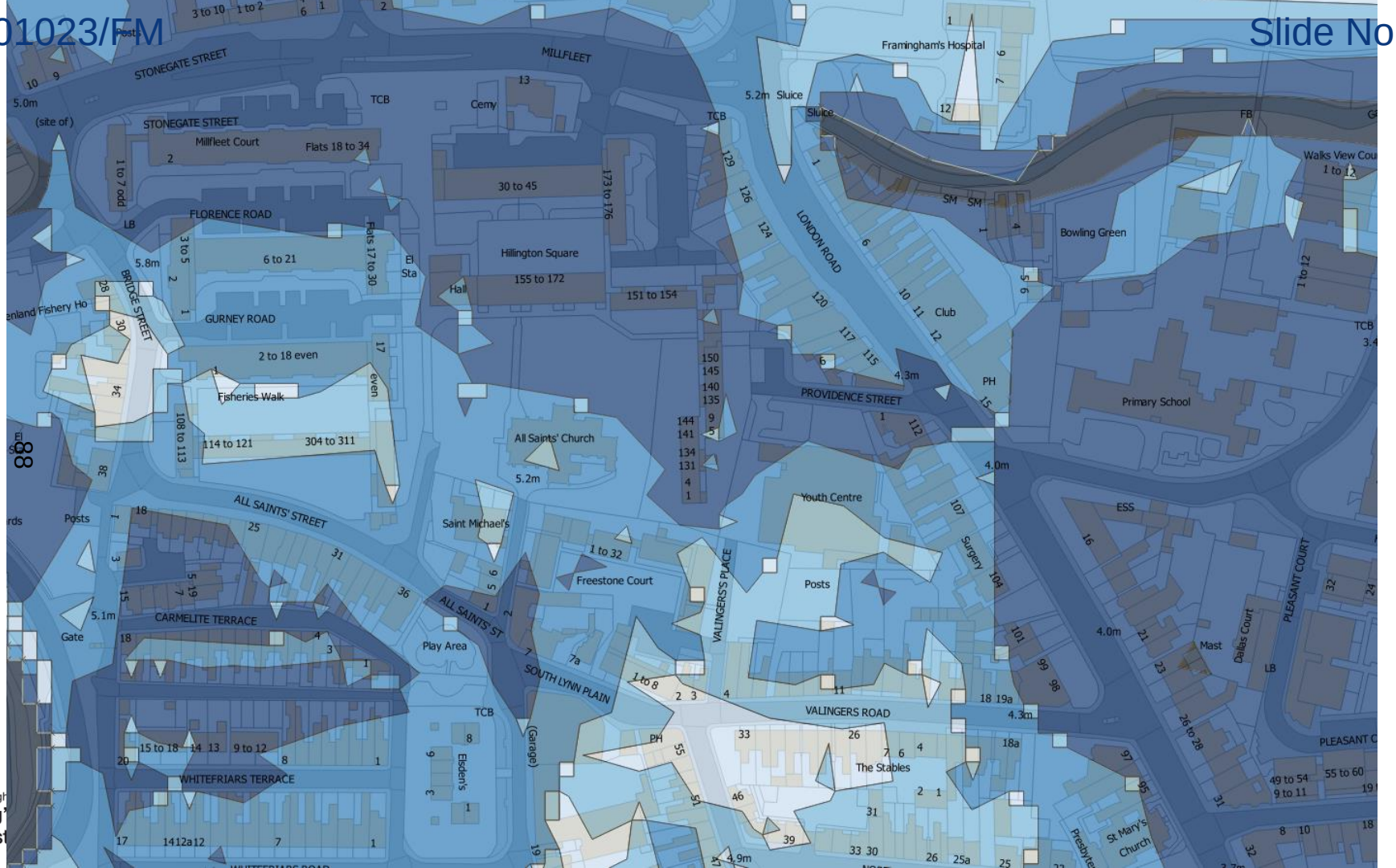
STONEGATE STREET
MILLFLEET
Framingham's Hospital
Millfleet Court
Flats 18 to 34
FLORENCE ROAD
Hillington Square
155 to 172
151 to 154
30 to 45
173 to 176
LONDON ROAD
Bowling Green
Walks View Court
1 to 12
Club
PROVIDENCE STREET
Primary School
GURNEY ROAD
2 to 18 even
Fisheries Walk
114 to 121
304 to 311
108 to 113
BRIDGE STREET
All Saints' Church
ALL SAINTS' STREET
Saint Michael's
Youth Centre
Surgery
Freestone Court
1 to 32
VALINGER'S PLACE
Posts
CARMELITE TERRACE
Play Area
ALL SAINTS' ST
SOUTH LYNN PLAIN
VALINGERS ROAD
The Stables
WHITEFRIARS TERRACE
Elden's
(Garage)
ESS
PLEASANT COURT
Dallas Court
Mast
St Mary's Church
Presbyterian
Gate
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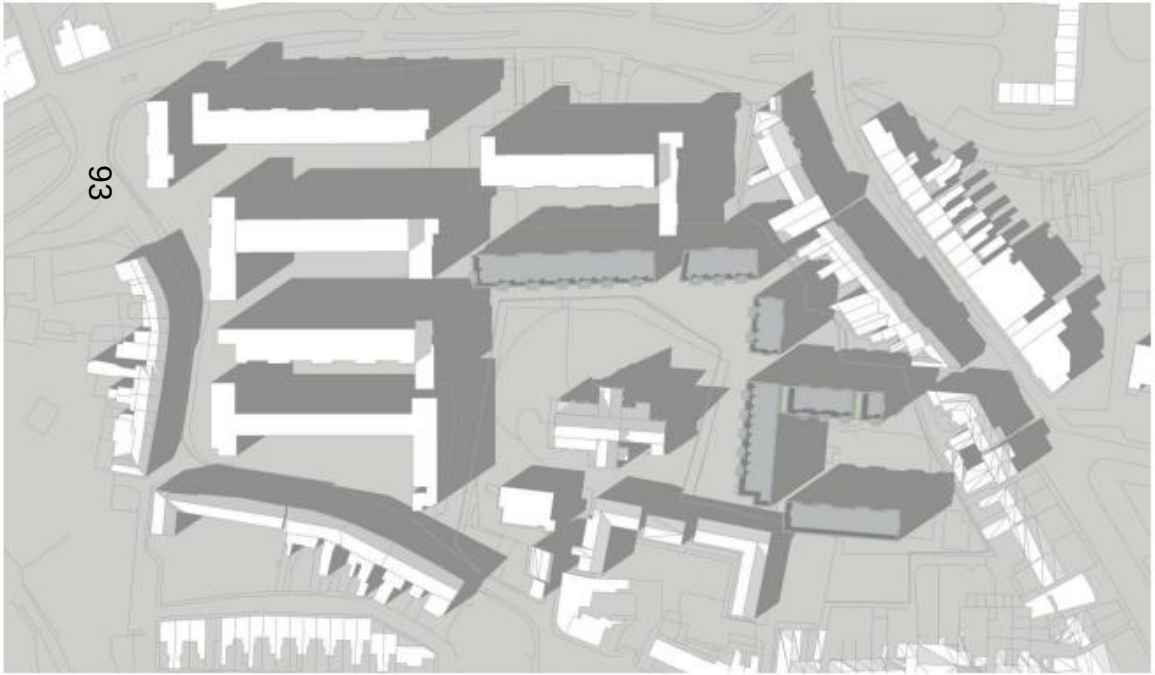
MILLFLEET
STONEGATE STREET
BRIDGE STREET
LONDON ROAD
PROVIDENCE STREET
ALL SAINTS STREET
MILLFLEET HOUSE
GREYFRIARS HOUSE
VALENTINE HOUSE
THOMPSON HOUSE
COLBY HOUSE
WELLWICK HOUSE
CHESTNUT HOUSE
AITKEN HOUSE
LADYSMITH HOUSE
GREENLAND HOUSE
VICARAGE HOUSE
FARROW HOUSE
NORRIS HOUSE

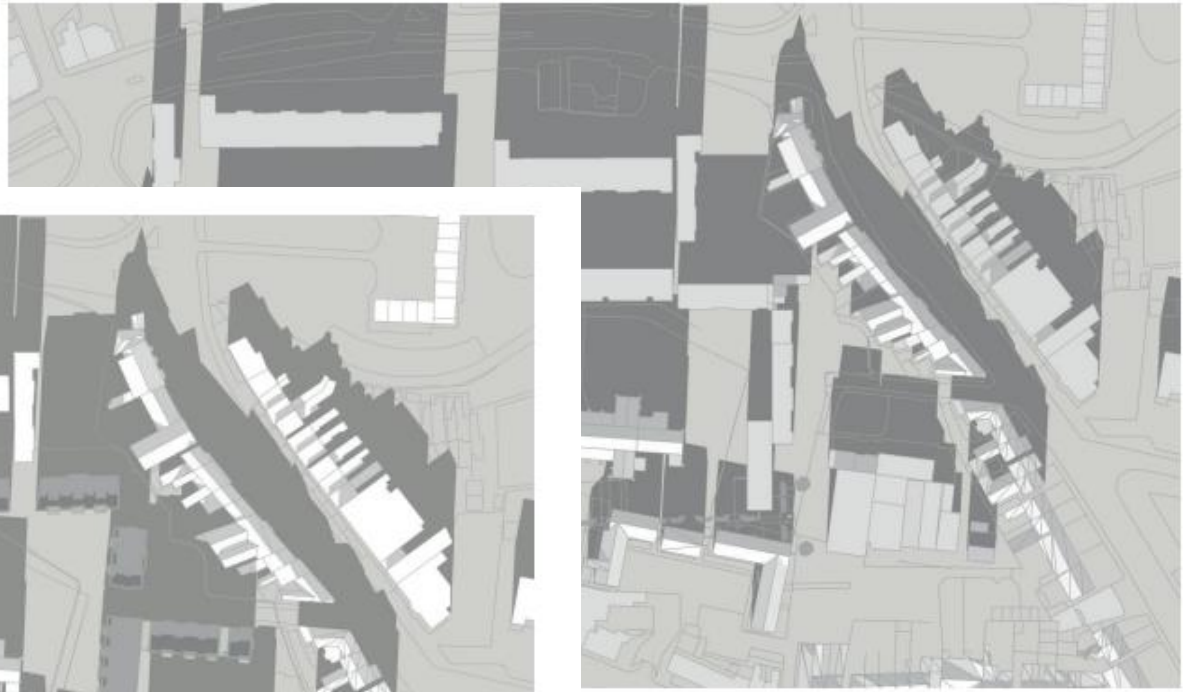
Boro
Kir
We

March 20th 15.00

June 20th 18.00



Sept 23rd 15.00



December 22nd 12.00

Looking west along Stonegate Street
Greyfriars House

Looking south toward Church
Greyfriars House on right, Valentines House on left

Looking east along Millfleet
Valentine House

Eastern elevation of Thompson House from Aitkin House

Eastern elevation of Thompson House from Aitkin House
Including rear of properties fronting London Road

23/01023/FM

Slide No: 99

Rear of properties fronting London Road from Aitkin House

23/01023/FM

Slide No: 100

Looking south through site towards All Saints Street

Looking east through site towards Bridge Street

View of the churchyard from outside
Community Café / Chestnut House

Community Café / Chestnut House

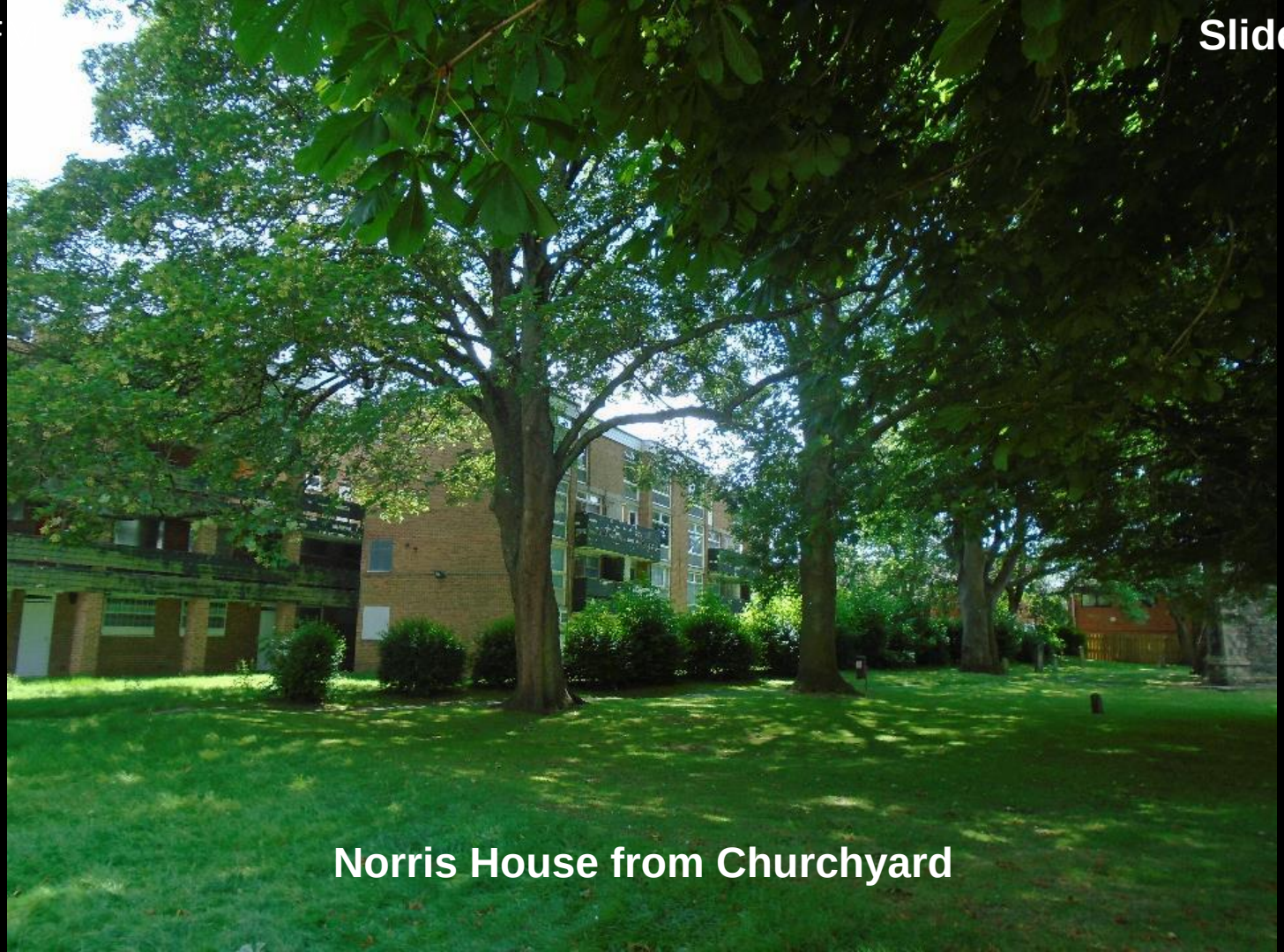
23/01023/FM

Slide No: 104

View of the churchy from outside Chestnut House

23/01023/F

Slide No: 106



Norris House from Churchyard

Rear (northern) elevation of properties on Freestone Court to the south of All Saints Church

Looking east towards Providence Street through Norris House

23/01023/FM

Slide No: 109

Looking southwest towards church from Norris House

Western elevation of Norris House

23/01023/FM

Slide No: 111

Looking east from in front of Norris House
Rear properties of London Road

23/01023/FM

Slide No: 113

Looking east along Providence Street towards London Road

Northern elevation of Providence St Community Centre

23/01023/FM

Slide No: 115

Northern elevation of Providence St Community Centre

23/01023/FM

Slide No: 116

Western elevation of Providence St Community Centre

Southern elevations of rear projections of properties facing London Road

Western (rear) elevations of properties facing London Road

23/01023/FM

Slide No: 119

Southern elevation of 113 / 113A London Road

Rear (western) elevations of properties fronting London Road from Providence St Car Park

Rear amenity areas of properties fronting London Road Adjacent Providence Street CC

23/01023/F

Slide No: 122

Rear amenity areas of properties fronting London Road
Adjacent Providence Street CC

Rear (western elevations) of properties fronting London Road from Providence Street Community Centre

Rear (western elevations) of properties fronting London Road from Providence Street Community Centre

Rear amenity areas of properties fronting London Road
Adjacent Providence Street CC

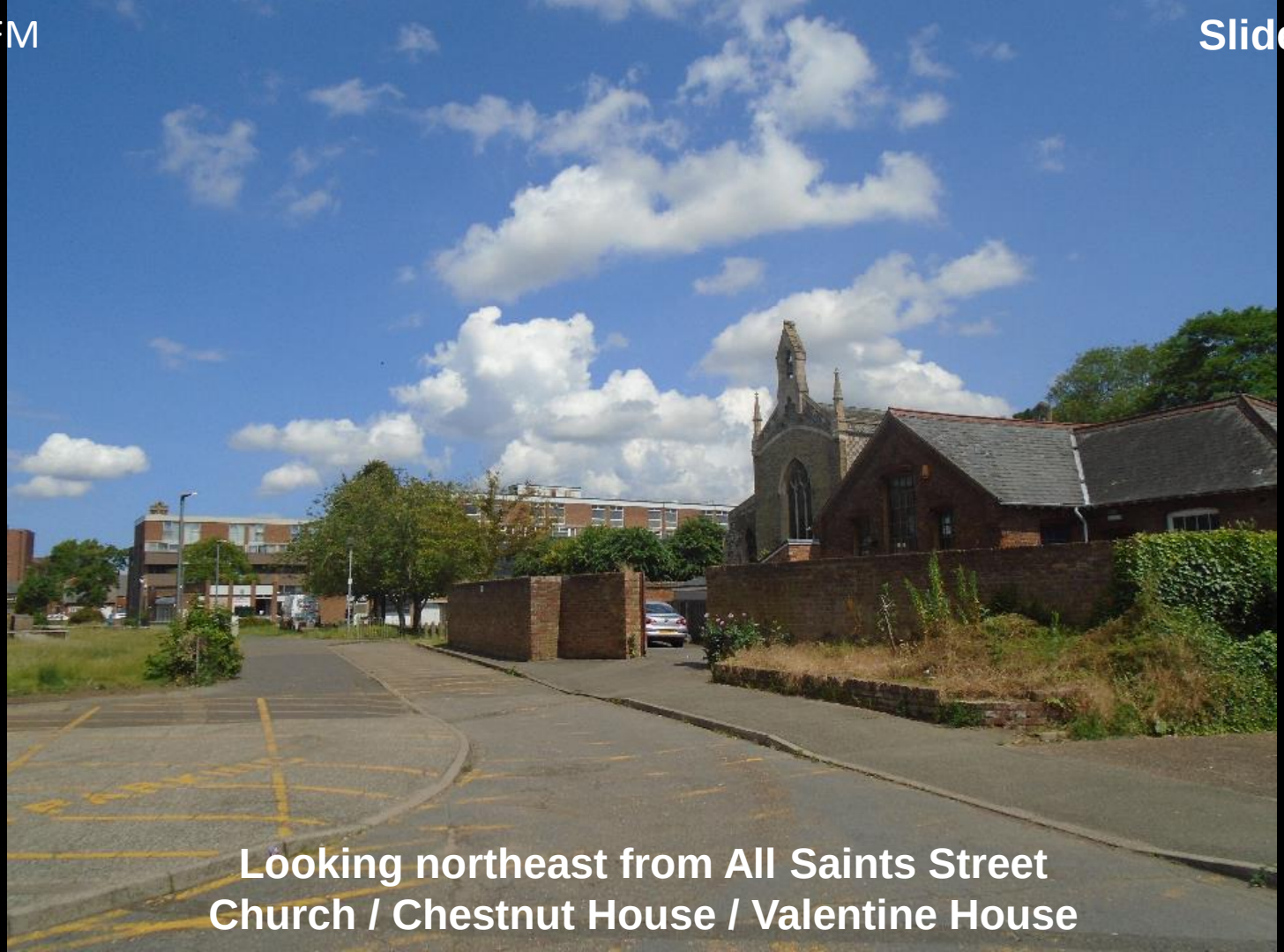
Rear of Providence Street

Rear of Providence Street from Valingers Place

23/01023/FM

Slide No: 128

Rear of Providence Street / west of Freestone Court
From Valingers Place



Looking northeast from All Saints Street
Church / Chestnut House / Valentine House

Looking west from London Road towards Providence Street
Norris House can be seen in the background

23/00177/RMM

Borough Council of
King's Lynn &
West Norfolk

23/00177/RMM

Slide No: 133

134

Borough Council of
King's Lynn & West Norfolk

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LAND OFF LYNN ROAD, STOKE FERRY | **SITE LOCATION PLAN**

TEAM/DRAWN BY: SB/RL | APPROVED BY: JW | DATE: 16/12/2022 | SCALE: 1:1000 @ A1 | DRAWING REF: P18-0840_DE_200_01 | REV: | CLIENT: AMBER REI

KEY

- PRIVATE (50)
- AFFORDABLE RENT (8)
- SHARED OWNERSHIP (4)

REV D : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL AND CLIENT MEETING. PLOT 11 ADJACENT TO LISTED BUILDING RELOCATED. CHESTER HOUSE TYPE INTRODUCED. PROW REALIGNED AND SCHEDULE UPDATED. 29.11.23

REV C : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL. 19.09.23

REV B : UPDATED PLANNING LAYOUT TO ARBORICULTURAL COMMENTS AND LANDSCAPE PROPOSAL. 23.01.23

REV A : UPDATED PLANNING LAYOUT TO HIGHWAYS COMMENTS. 10.01.12.22

PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **TENURE ALLOCATION PLAN**

TEAM/DRAWN BY: SB/RL | APPROVED BY: JW | DATE: 16/12/2022 | SCALE: 1:500 @ A1 | DRAWING REF: P18-0840_DE_200_05 | REV: D | CLIENT: AMBER REI

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SCHEDULE OF ACCOMMODATION					
HOUSE NAME	QUANTITY	FLOORS	BEDROOMS	FLOOR AREA (sqft)	TOTAL AREA (sqft)
ELAN HOMES					
BEESTON	4	2	2	692	2748
RIPLEY	14	2	3	913	12782
DEE	4	2	3	923	3692
FAIRFORD	10	2	3	933	9330
AVIEMORE	2	2	3	993	1866
FENWICK	4	2	3	975	3900
BUCKINGHAM	2	2	4	1212	2424
BERKSHIRE	1	2	4	1212	1212
CORTLAND	7	2	4	1320	9240
WOODHALL	1	2	4	1350	1350
WESTON	1	2	4	1759	1759
	50				50323
AFFORDABLE RENT					
DRAYCOTT	2	1	3B-4P	850	1700
HAYFIELD	2	2	2B-4P	819	1638
CHESTER	4	2	3B-5P	994	3976
	8				7314
SHARED OWNERSHIP					
HAYFIELD	2	2	2B-4P	819	1638
BRIDETON	2	2	3B-4P	862	1844
	4				3482
TOTAL COMBINED	62				61119

- M4(2) Compliant Units - 50% of private units
- M4(3) Compliant Units
- Veteran Trees
- Existing PROW
- Proposed Mock Chimney's
- Trees to be removed
- Size 5 Turning Head (8M x 8M)

REV F : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL AND CLIENT MEETING. PLOT 11 ADJACENT TO LISTED BUILDING RELOCATED, CHESTER HOUSE TYPE INTRODUCED, PROW REALIGNED , AND SCHEDULE UPDATED. 28.11.23

REV E : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL. 12.07.23

REV D : PLOT 11 UPDATED. 06.02.23

REV C : UPDATED PLANNING LAYOUT TO ARBORICULTURAL COMMENTS AND LANDSCAPE PROPOSAL. 23.01.23

REV B : UPDATED PLANNING LAYOUT TO HIGHWAYS COMMENTS. 10.01.23

REV A : UPDATED PLANNING LAYOUT TO CLIENTS COMMENTS. 19.12.22

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LAND OFF LYNN ROAD, STOKE FERRY | **PLANNING LAYOUT**

TEAM/DRAWN BY: SB/RL | APPROVED BY: JW | DATE: 16/12/2022 | SCALE: 1:500 @ A1 | DRAWING REF: P18-0840_DE_200_02 | REV: F | CLIENT: AMBER REI

KEY
PHASE 1
PHASE 2
FURLONG ROAD
LYNN ROAD
BUCKENHAM DRIVE
BUCKENHAM DRIVE
House
Post Office
Lynton
Travena
The Cottage
Seo Stor
Kingsholm House
Bramcote
RECREATION GROUND
Existing wall retained and extended into the site along the existing PROW
Existing dropped curb removed
Existing PROW retained
2.4m x 43m Visibility Splay (based on posted speed limit of 30mph
2.4m x 43m Visibility Splay (based on posted speed limit of 30mph)
Parking court turning area adopted by highways
2.4m x 25m Visibility Splay
Back garden vegetation Not surveyed
LYNN GREEN
9.5m
All Saints Lodge
Saints House
Crown House
Dairymaids
War Meml
(PH)
REV D : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL AND CLIENT MEETING. PLOT 11 ADJACENT TO LISTED BUILDING RELOCATED, CHESTER HOUSE TYPE INTRODUCED, PROW REALIGNED AND SCHEDULE UPDATED. 29.11.23
REV C : LAYOUT UPDATED TO COMMENTS FROM NORFOLK COUNTY COUNCIL. 16.08.23
REV B : UPDATED PLANNING LAYOUT TO ARBORICULTURAL COMMENTS AND LANDSCAPE PROPOSAL. 23.01.23
REV A : UPDATED PLANNING LAYOUT TO HIGHWAYS COMMENTS. 10.01.12.22
PEGASUS GROUP
LAND OFF LYNN ROAD, STOKE FERRY | PHASING PLAN
TEAM/DRAWN BY: SB/RL | APPROVED BY: JW | DATE: 16/12/2022 | SCALE: 1:500 @ A1 | DRAWING REF: P18-0840_DE_200_06 | REV D | CLIENT: AMBER REI
Borough Council of King's Lynn & West Norfolk
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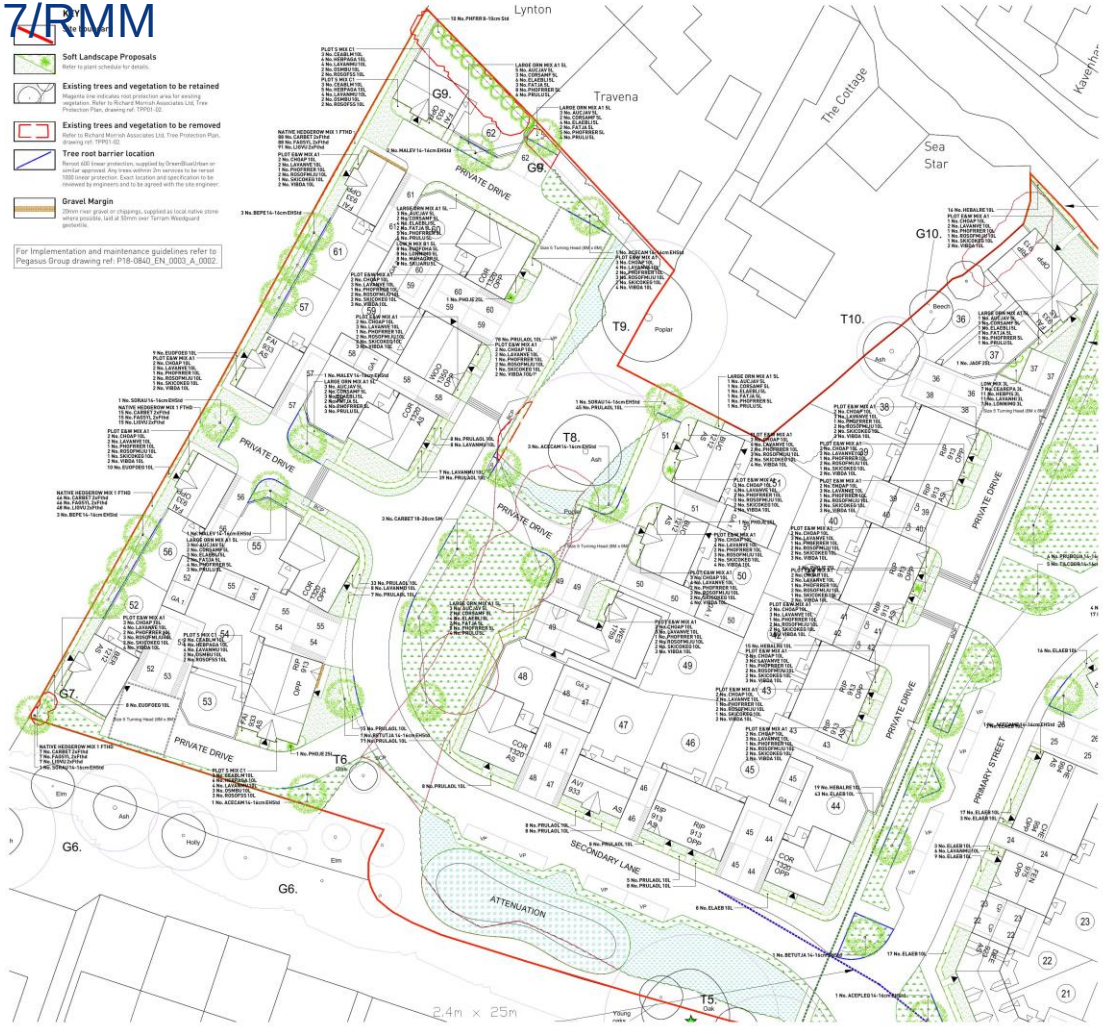

Soft Landscape Proposals
Refer to plant schedule for details.

Existing trees and vegetation to be retained
Magenta line indicates root protection area for existing vegetation. Refer to Richard Morrish Associates Ltd, Tree Protection Plan, drawing ref. TPP01-02.

Existing trees and vegetation to be removed
Refer to Richard Morrish Associates Ltd, Tree Protection Plan, drawing ref. TPP01-02.

Tree root barrier location
Rhinoll 600 linear protection, supplied by GreenBlue(Urban or similar approved. Any trees within 2m services to be rerouted 1000 linear protection. Exact location and specification to be reviewed by engineers and to be agreed with the site engineer.

Gravel Margin
20mm river gravel or chippings, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile.

For Implementation and maintenance guidelines refer to Pegasus Group drawing ref: P18-0840_EN_0003_A_0002.

PLANT SCHEDULE

SHEET LOCATION PLAN
NTS

Land off Lynn Road, Stoke Ferry

Detailed Soft Landscape Proposals

Drawing Ref: **P18-0840_EN_0003_D_0003**

Client: **Elan Homes**

Date : 23/01/2023
Drawn by : JZA
Checked by : AP
Scale : 1 : 250 @ A1

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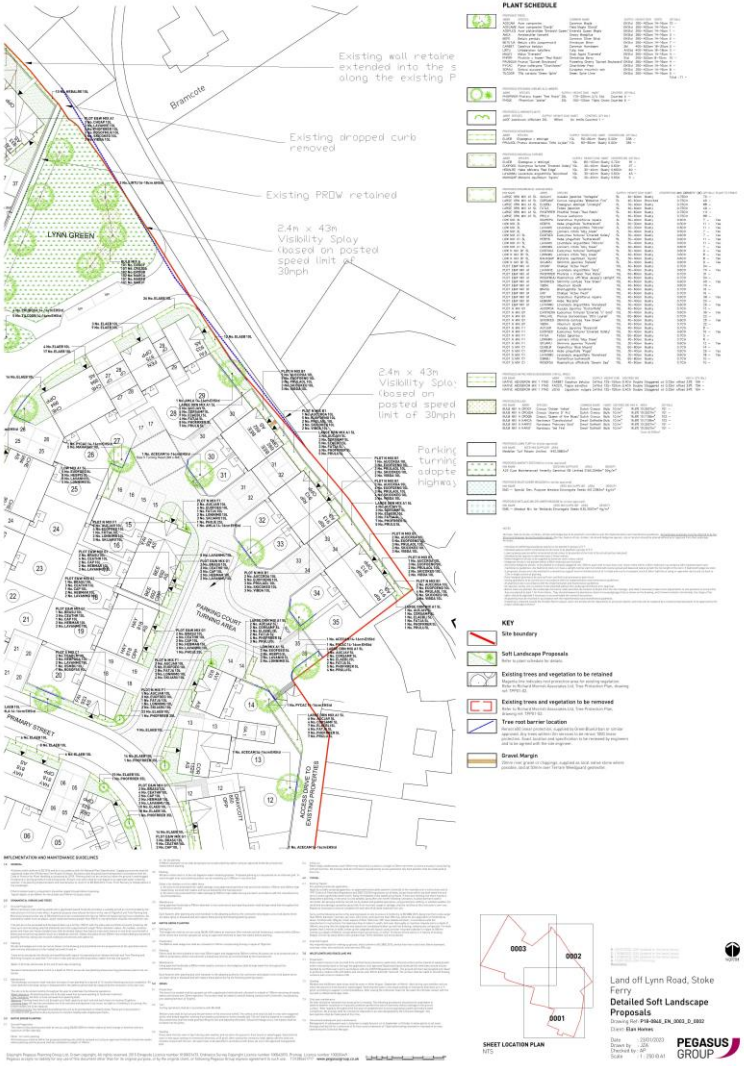

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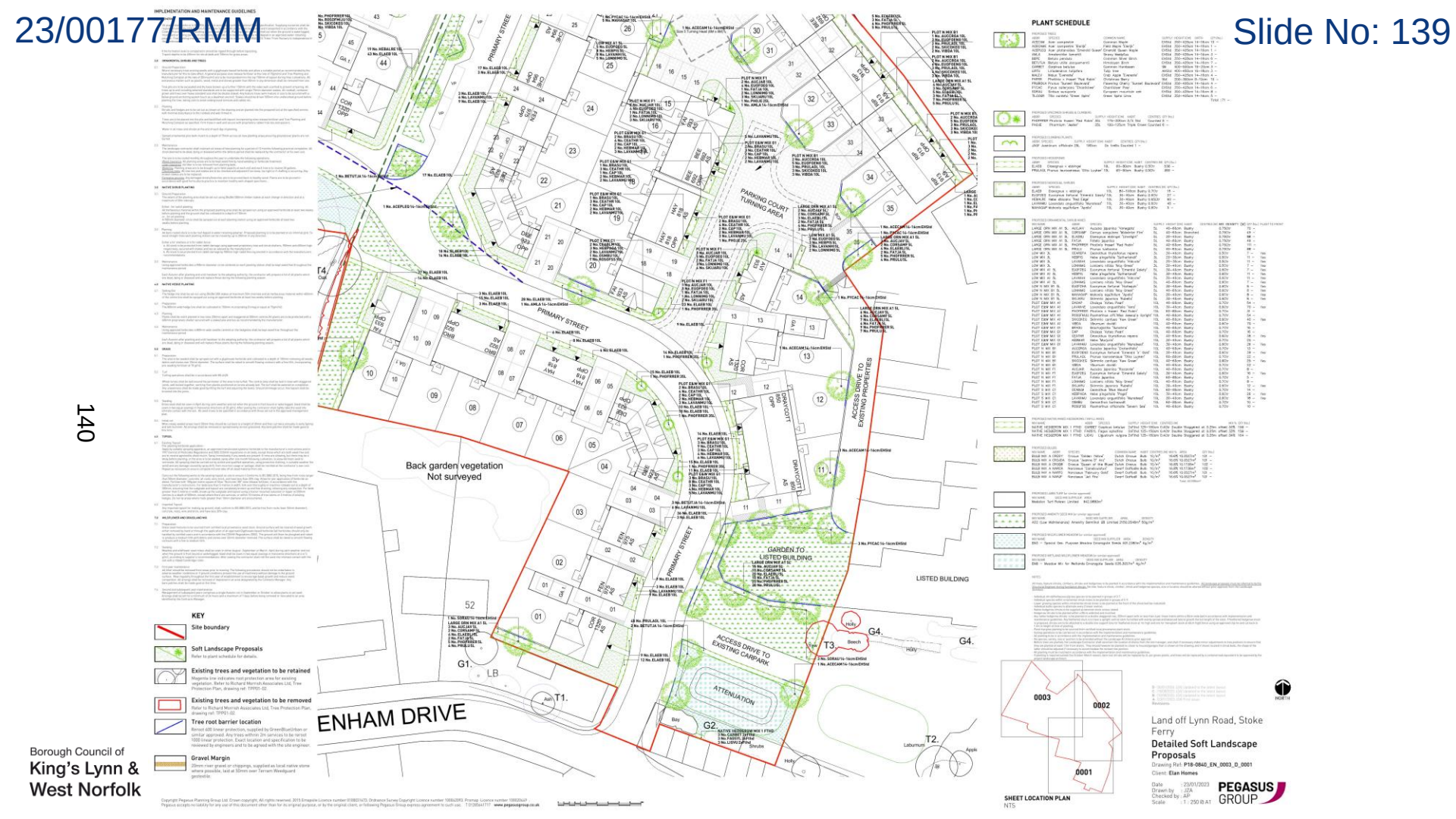
IMPLEMENTATION AND MAINTENANCE GUIDELINES
PLANT SCHEDULE
PRIMARY STREET
PARKING COURT TURNING AREA
ACCESS DRIVE TO EXISTING PROPERTIES
Back garden vegetation Not surveyed
GARDEN TO LISTED BUILDING
LISTED BUILDING
ACCESS DRIVE TO EXISTING CARPARK
ATTENUATION
ENHAM DRIVE
KEY
Site boundary
Soft Landscape Proposals
Refer to plant schedule for details.
Existing trees and vegetation to be retained
Magenta line indicates root protection area for existing vegetation. Refer to Richard Morrish Associates Ltd, Tree Protection Plan, drawing ref: TPP01-02
Existing trees and vegetation to be removed
Refer to Richard Morrish Associates Ltd, Tree Protection Plan, drawing ref: TPP01-02
Tree root barrier location
Renoir 600 linear protection, supplied by GreenBlue(Urban or similar approved. Any trees within 3m services to be renoir 1000 linear protection. Exact location and specification to be reviewed by engineers and to be agreed with the site engineer.
Gravel Margin
20mm river gravel or chippings, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile.
SHEET LOCATION PLAN
N.T.S
0003
0002
0001
Land off Lynn Road, Stoke Ferry
Detailed Soft Landscape Proposals
Drawing Ref: PT8-0840_EN_0003_D_0001
Client: Elan Homes
Date: 23/01/2023
Drawn by: JZA
Checked by: AP
Scale: 1 : 250 @ A1
PEGASUS GROUP
Revisions
Borough Council of King's Lynn & West Norfolk

PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **MATERIALS DISTRIBUTION PLAN**

TEAM/DRAWN BY: SB/RL | APPROVED BY: JW | DATE: 16/12/2022 | SCALE: 1:500 @ A1 | DRAWING REF: P18-0840_DE_200_03 | REV: D | CLIENT: AMBER REI

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Borough Council of
King's Lynn &
West Norfolk

GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION

Borough Council of
King's Lynn &
West Norfolk

0 5m

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23

PLOTS: 55; 58

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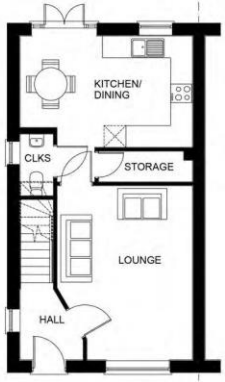
Materials shown are indicative please refer to drawing 'P18-0840_DE_200_03 - Materials Distribution Plan' for plot specific information

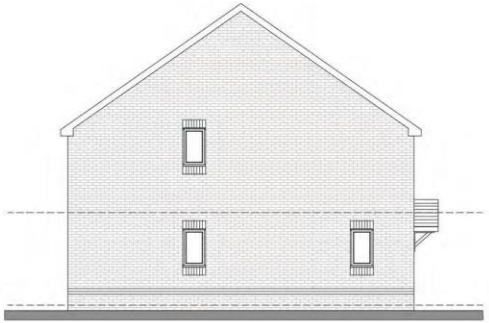
LAND OFF LYNN ROAD, STOKE FERRY | **CORTLAND (RENDER)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-20 | CLIENT: AMBER REI



GROUND FLOOR

FRONT ELEVATION



SIDE ELEVATION

FIRST FLOOR

REAR ELEVATION

Borough Council of
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0 5m

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31

PLOTS: 08; 09;

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LAND OFF LYNN ROAD, STOKE FERRY | **BROCTON (RED BRICK)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-28 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION

0 5m

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24

PLOTS: 01; 14; 45; 48

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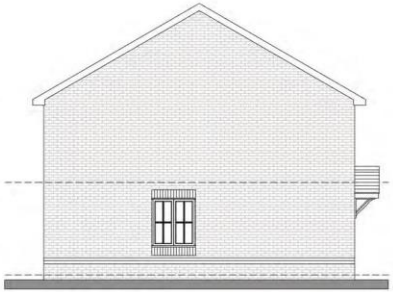
PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **CORTLAND (CARSTONE)**

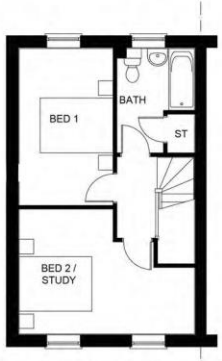
TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-21 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

REAR ELEVATION

Borough Council of
King's Lynn & West Norfolk

0 5m

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29

PLOTS: 06; 07

PEGASUS GROUP

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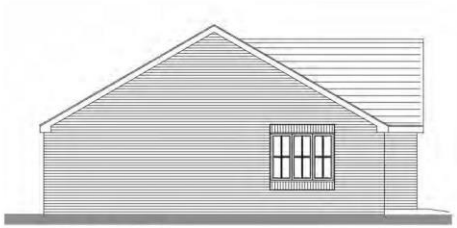
LAND OFF LYNN ROAD, STOKE FERRY | **HAYFIELD (RED BRICK)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-26 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION

0 5m

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28

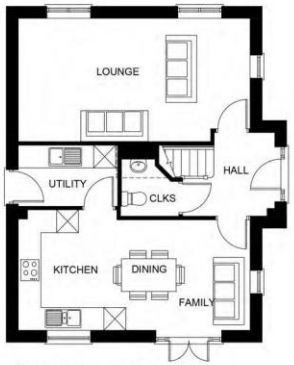
PLOTS: 11; 12

Materials shown are indicative please refer to drawing 'P18-0840_DE_200_03 - Materials Distribution Plan' for plot specific information

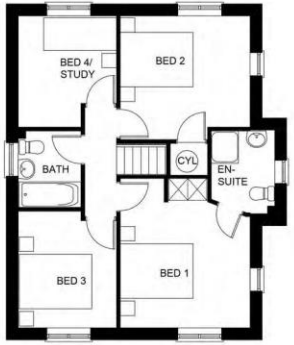
PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **DRAYCOTT (RENDER)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-25 | CLIENT: AMBER REI



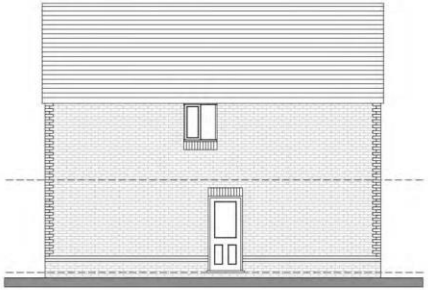
GROUND FLOOR PLAN



FIRST FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

Borough Council of
King's Lynn & West Norfolk

0 5m

Expertly Done.

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21

PLOTS: 52

PEGASUS GROUP

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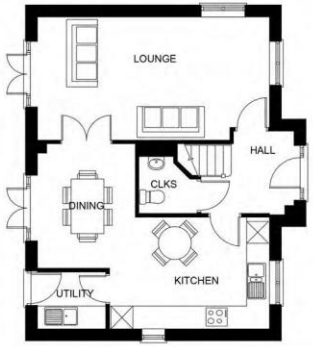
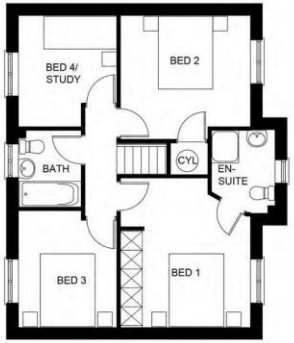
LAND OFF LYNN ROAD, STOKE FERRY | BERKSHIRE (CARSTONE)

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-18 | CLIENT: AMBER REI

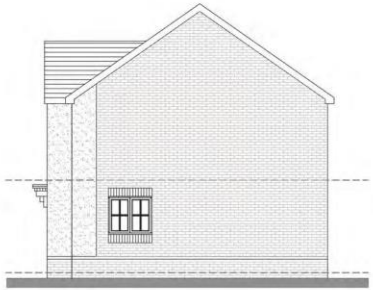


GROUND FLOOR PLAN



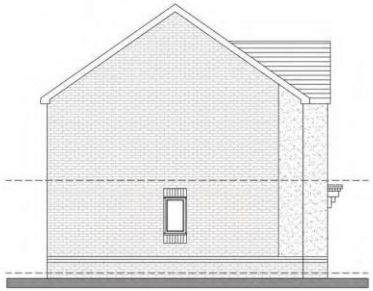
FIRST FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

0 5m

Expertly Done.

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20

PLOT: 50 PEGASUS GROUP

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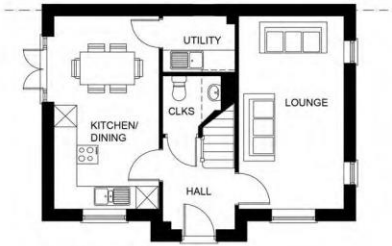
LAND OFF LYNN ROAD, STOKE FERRY | BUCKINGHAM (RENDER)

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-17 | CLIENT: AMBER REI



GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

SIDE ELEVATION

0 5m

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16

PLOTS: 53 PEGASUS GROUP

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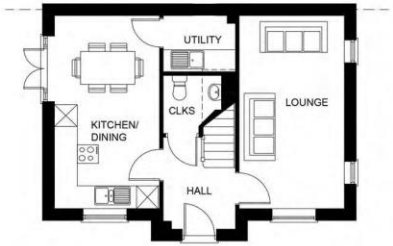
LAND OFF LYNN ROAD, STOKE FERRY | **FAIRFORD – VARIANT 2 (CARSTONE)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-13 | CLIENT: AMBER REI

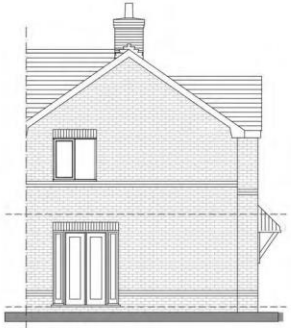


GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN



SIDE ELEVATION

Borough Council of
King's Lynn &
West Norfolk

0 5m

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15

PLOT: 16

PEGASUS GROUP

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LAND OFF LYNN ROAD, STOKE FERRY | **FAIRFORD – VARIANT 1 (RED BRICK)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-12 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION

Borough Council of
King's Lynn &
West Norfolk

0 5m

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13

PLOTS: 56; 57; 61

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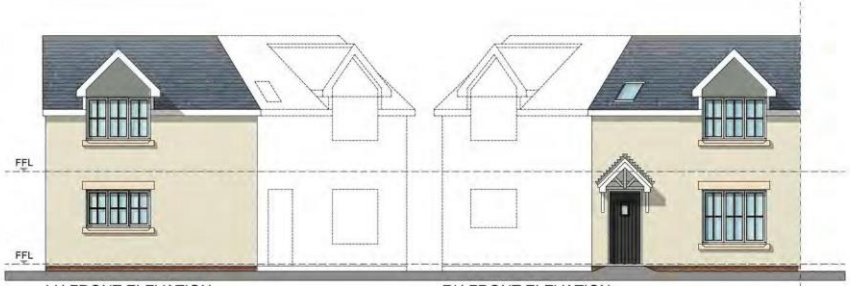
LAND OFF LYNN ROAD, STOKE FERRY | FAIRFORD (RED BRICK)

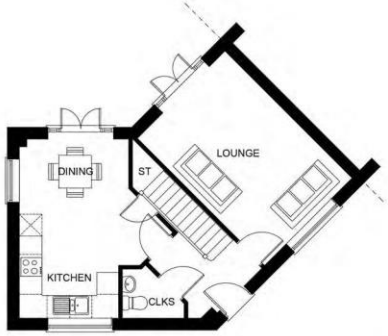
TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-10 | CLIENT: AMBER REI

FIRST FLOOR PLAN



LH FRONT ELEVATION

RH FRONT ELEVATION



GROUND FLOOR PLAN

LH REAR ELEVATION

RH REAR ELEVATION

0 5m

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12

PLOTS: 04; 05; 22; 23

Materials shown are indicative please refer to drawing 'P18-0840_DE_200_03 - Materials Distribution Plan' for plot specific information

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LAND OFF LYNN ROAD, STOKE FERRY | **DEE (RENDER)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-9 | CLIENT: AMBER REI

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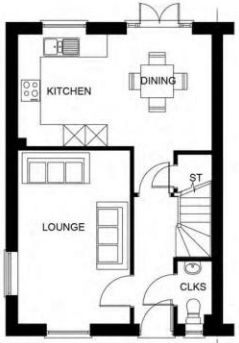
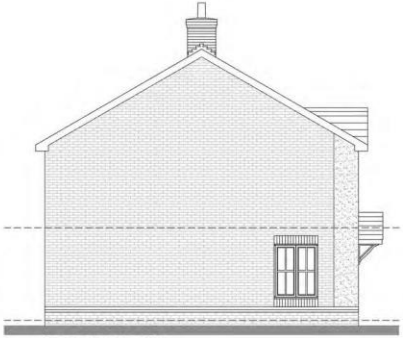
West Norfolk



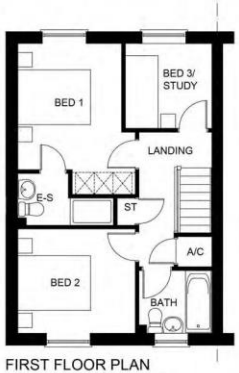
GROUND FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION

Slide No: 153



FIRST FLOOR PLAN

REAR ELEVATION

0 5m

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10

PLOTS: 41, 42 PEGASUS GROUP

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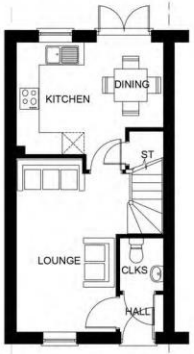
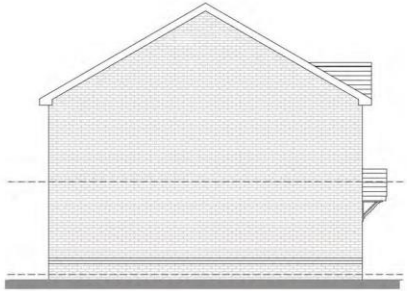
LAND OFF LYNN ROAD, STOKE FERRY | RIPLEY (RENDER)

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-7 | CLIENT: AMBER REI

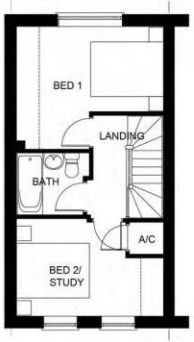


GROUND FLOOR PLAN

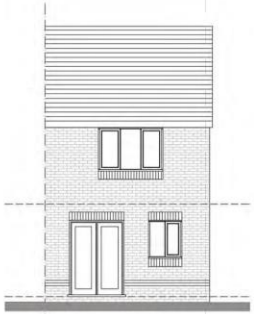
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

0 5m

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8

PLOT: 17 , 18

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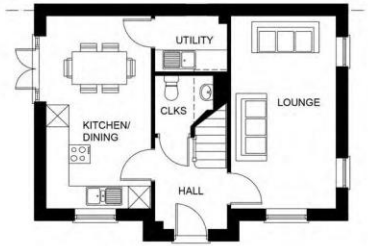
LAND OFF LYNN ROAD, STOKE FERRY | **BEESTON (RED BRICK)**

TEAM/DRAWN BY: SB | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-5 | CLIENT: AMBER REI

*WINDOW ORIEL REMOVED ON PLOT 31

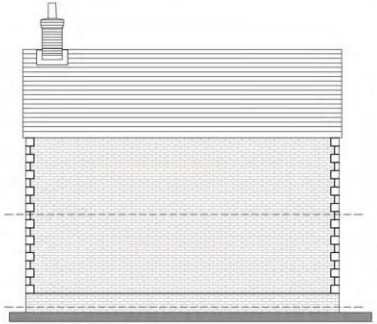


GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

0 5m

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7

PLOT: 30, 38

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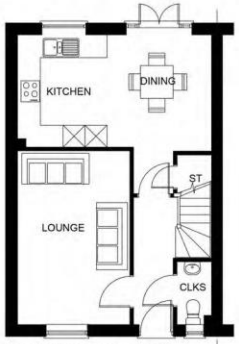
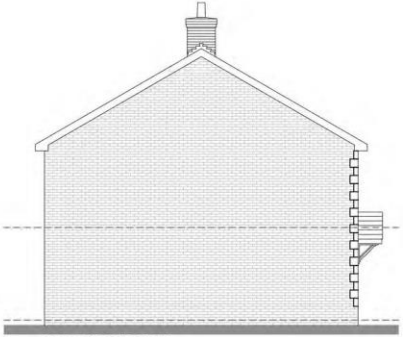
LAND OFF LYNN ROAD, STOKE FERRY | **FAIRFORD (RENDER OFF WHITE - LYNN ROAD)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-4 | CLIENT: AMBER REI



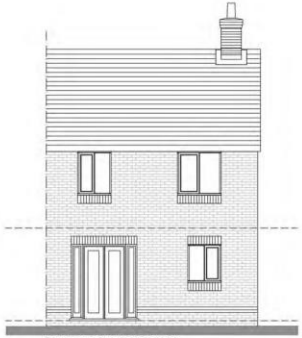
GROUND FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION

FIRST FLOOR PLAN



REAR ELEVATION

0 5m

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4

PLOTS: 33, 34, 37

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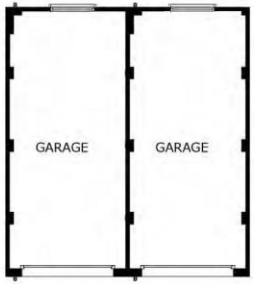
LAND OFF LYNN ROAD, STOKE FERRY | **RIPLEY (RENDER OFF WHITE - LYNN ROAD)**

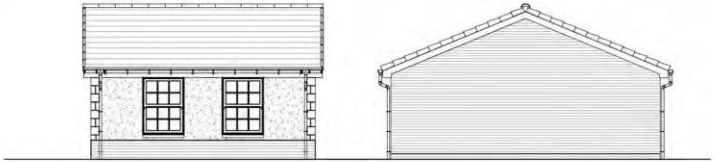
TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-01 | CLIENT: AMBER REI

FRONT ELEVATION

SIDE ELEVATION



FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

0 5m

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40

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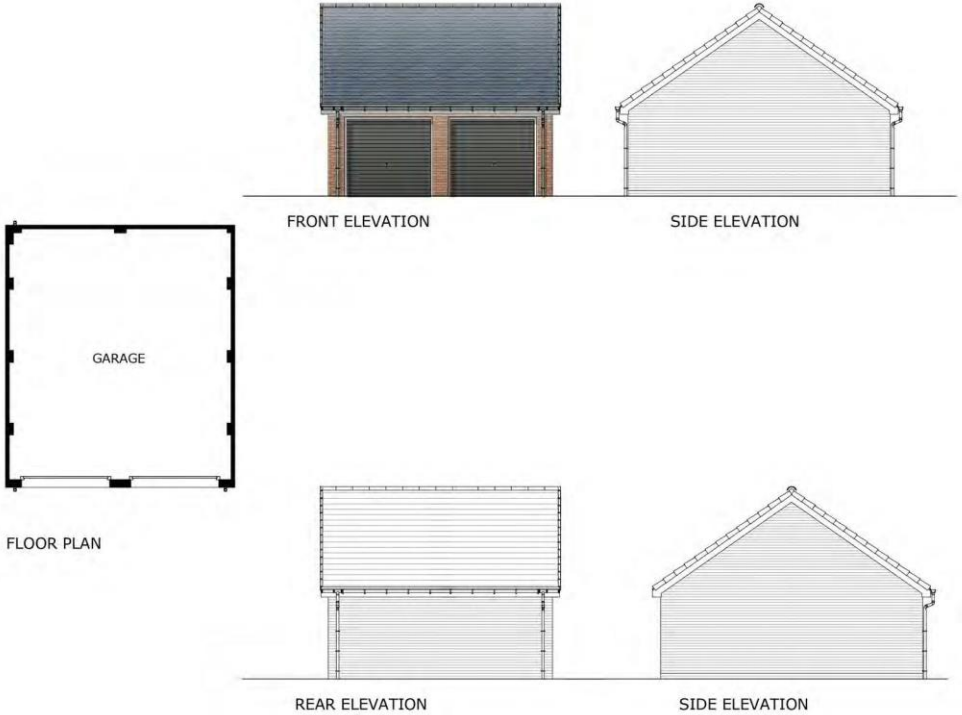
PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **TWIN GARAGE LYNN ROAD (CARSTONE)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-36 | CLIENT: AMBER REI



Borough Council of
King's Lynn &
West Norfolk

0 5m

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37

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PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **DOUBLE GARAGE (RED BRICK)**

TEAM/DRAWN BY: JR | APPROVED BY: SJW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_A_200_10-33 | CLIENT: AMBER REI

Borough Council of King's Lynn & West Norfolk

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23/00177/RMM

Slide No: 160

Looking west along Buckenham Drive showing site entrance

23/00177/RMM

Slide No: 161

Buckenham Drive - site entrance

23/00177/RMM

Slide No: 162

Buckenham Drive - site entrance

23/00177/RMM

Slide No: 163

Buckenham Drive - site entrance

23/00177/RMM

Slide No: 164

Buckenham Drive - site entrance

23/00177/RMM

Slide No: 165

Buckenham Drive

23/00177/RMM

Slide No: 166

23/00177/RMM

Slide No: 167

Southern entrance to PROW

23/00177/RMM

Slide No: 168

23/00177/RMM

Southern entrance to PROW

Slide No: 169

23/00177/RMM

Slide No: 170

Southern boundary of site

23/00177/RMM

Slide No: 171

23/00177/RMM

Slide No: 172

Southern boundary of site

23/00177/RMM

Slide No: 173

Looking north west across application site.

23/00177/RMM

Slide No: 174

Looking north west across application site.

23/00177/RMM

Slide No: 175

Looking northwest across application site.

23/00177/RMM

Slide No: 176

23/00177/RMM

Slide No: 177

Southern entrance to recreation ground

23/00177/RMM

Slide No: 178

Recreation ground

23/00177/RMM

Slide No: 179

23/00177/RMM

Slide No: 180

Looking northeast across application site.

23/00177/RMM

Slide No: 181

Looking northeast across application site.

23/00177/RMM

Slide No: 182

Looking south across application site.

23/00177/RMM

Slide No: 183

Looking south across application site.

23/00177/RMM

Slide No: 184

23/00177/RMM

Slide No: 185

Lynn Road

23/00177/RMM

Slide No: 186

Lynn Road

23/00177/RMM

Slide No: 187

23/00177/RMM

Slide No: 188

Bramcote Lynn Road, opposite application site

23/00177/RMM

Slide No: 189

Application site, Lynn Road

23/00177/RMM

Slide No: 190

Application site, Lynn Road

23/00177/RMM

Slide No: 191

Application site, Lynn Road

23/00177/RMM

Slide No: 192

Listed buildings, Lynn Road

23/00177/RMM

Slide No: 193

Listed buildings, Lynn Road

23/00177/RMM

Slide No: 194

Listed buildings, Lynn Road

23/00177/RMM

Slide No: 195

Listed buildings, Lynn Road

23/00178/RMM

Borough Council of
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SCHEDULE OF ACCOMMODATION				
HOUSE NAME	QUANTITY	BEDROOMS	FLOOR AREA (sqft)	TOTAL AREA (sqft)
LINDEN HOMES				
BIBSTON	2	2B	992	1984
HAYFIELD	6	2B	818	4908
DEE	2	3B	923	1846
FAIRFORD	3	3B	932	2796
ASHLEY**	4	3B	1276	5104
CORTLAND	2	4B	1320	2640
WOODHALL	3	4B	1350	4050
ALNSCHURCH	2	4B	1681	3362
	24			26690
AFFORDABLE RENT ●				
HAYFIELD	2	2B 4P	818	1636
CHESTER	2	3B 5P	994	1988
	4			3624
SHARED OWNERSHIP ●				
HAYFIELD	1	2B 4P	818	818
BROCTON	1	3B 4P	922	922
	2			1740
TOTAL COMBINED	30			31986

** ASHLEY TO HAVE 4TH BEDROOM CONVERTED TO STUDY

★ M4(2) COMPLIANT UNITS - 50% OF PRIVATE ALLOCATION

M4(2) COMPLIANT PARKING SPACE

PROPOSED MOCK CHIMNEY'S

Size 5 Turning Head (8M x 8M)

Trees to be removed

Root protection area

REV D - UPDATED LAYOUT TO CONSULTANT'S COMMENTS, VISITOR PARKING UPDATED, CHESTER HOUSE TYPE INTRODUCED AND TREES TO BE REMOVED UPDATED: 05.12.23
REV C - UPDATED LAYOUT TO CONSULTANT'S COMMENTS : 17.08.23
REV B - UPDATED LAYOUT TO CONSULTANT'S COMMENTS : 27.06.23
SECOND DRAFT ISSUE: 23.12.22
FIRST DRAFT ISSUE: 16.12.22

Borough Council of King's Lynn & West Norfolk

0 10 25 m

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LAND OFF FURLONG DROVE, STOKE FERRY | **PLANNING LAYOUT**

TEAM/DRAWN BY: JDW | APPROVED BY: RL | DATE: 16/12/2022 | SCALE: 1:500 @ A2 | DRAWING REF: P18-0840_DE_100_02 | REV: D | CLIENT: AMBER REI

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REV B: Updated to latest layout, 19.12.23
REV A: Updated to latest layout, 17.08.23
FIRST DRAFT ISSUE: 23.10.23

PEGASUS GROUP

LAND OFF FURLONG DROVE, STOKE FERRY | **PRESENTATION LAYOUT**

TEAM/DRAWN BY: JOW | APPROVED BY: RL | DATE: 16/12/2022 | SCALE: 1:500 @ A2 | DRAWING REF: P18-0840_DE_100_03 | REV: B | CLIENT: AMBER REI

KEY
- PRIVATE (24)
- AFFORDABLE RENT (4)
- SHARED OWNERSHIP (2)

REV B: Updated to latest layout. 20.12.23
REV A: Updated to latest layout. 17.08.23
FIRST ISSUE: 23.12.22

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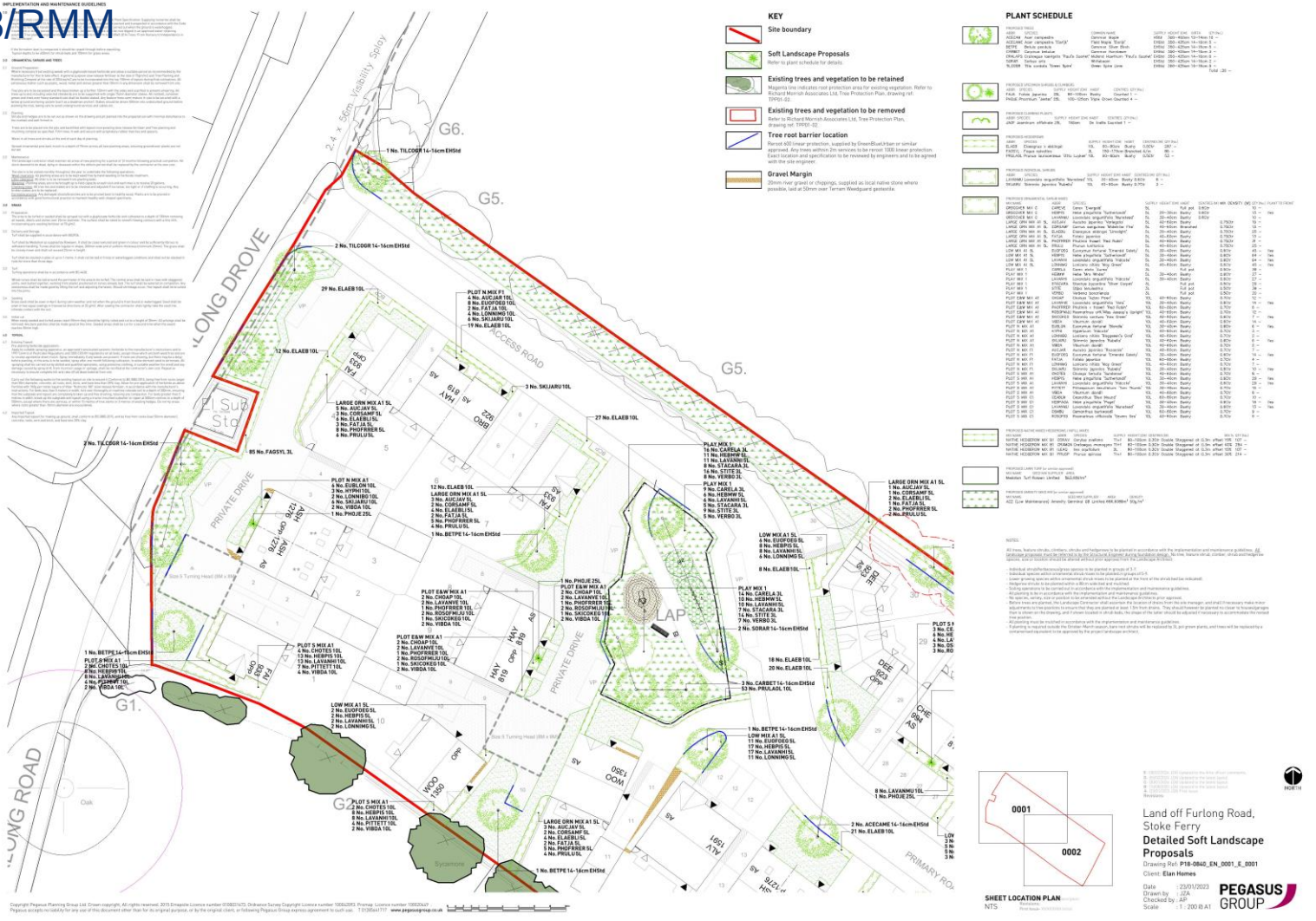
LAND OFF FURLONG DROVE, STOKE FERRY | **TENURE ALLOCATION PLAN**

TEAM/DRAWN BY: JDW | APPROVED BY: RL | DATE: 23/12/2022 | SCALE: 1:500 @ A2 | DRAWING REF: P18-0840_DE_100_06 | REV: B | CLIENT: AMBER REI

23/00178/RMM

Slide No: 200

201



Borough Council of King's Lynn & West Norfolk

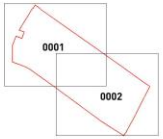
PLANT SCHEDULE

PROPOSED TREES						
CODE	SPECIES	COMMON NAME	SUPPLY HEIGHT GIRTH			QTY (No.)
ACECAM	Acer campestre	Common Maple	HSM	300-400cm 14-16cm		12 -
ACECAME	Acer campestre 'Elsrijk'	Field Maple 'Elsrijk'	EHSM	300-400cm 14-16cm		5 -
BETPE	Betula pendula	Common Silver Birch	EHSM	300-400cm 14-16cm		3 -
CARBET	Carpinus betulus	Common Hornbeam	EHSM	300-400cm 14-16cm		3 -
CARBETF	Carpinus betulus 'Fastigiata' (Pyra's Gold)	Pyramidal Hornbeam 'Pyra's Gold'	EHSM	300-400cm 14-16cm		3 -
SORAR	Sorbus aria	Whitebeam	EHSM	300-400cm 14-16cm		3 -
TILUOER	Tilia cordata 'Green Spire'	Green Spire Lime	EHSM	300-400cm 14-16cm		3 -
					Total	30 -
PROPOSED UPRIGHT SHRUBS & CONIFERS						
CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	CENTRES	QTY (No.)	
FAJA	Fatsia japonica	30L	80-100cm	Bushy	Counted	1 -
PHOJA	Prunus laurocerasus 'Otto Luyken'	10L	100-125cm	Triple Grown	Counted	4 -
PROPOSED CLIMBING PLANTS						
CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	CENTRES	QTY (No.)	
LINJP	Jasminum officinale	20L	150cm	On trellis	Counted	1 -
PROPOSED HEDGEROWS						
CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	CENTRES/M	QTY (No.)	
ELAEB	Elaeagnus x ebbingei	10L	80-90cm	Bushy	3Br/m	267 -
FAGSYL	Fagus sylvatica	B	150-175cm	Branched	4/m	95 -
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	3/3Br	53 -
PROPOSED INDIVIDUAL SHRUBS						
CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	CENTRES	QTY (No.)	
LAVANM1	Lavandula angustifolia 'Nana Alba'	5L	30-40cm	Bushy	3/m	8 -
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	2/m	3 -
PROPOSED ORNAMENTAL GRASS BEDS									
CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	SPACING/M	DENSITY (No)	QTY (No.)	PLANT TO FRONT
ORNCAR MIX C	CAREVE Carex 'Evergold'	5L	Full pot	3/M/M	9	10 -	
ORNHEBP MIX C	HEBPIS Helle japonica 'Sunkiwakiwi'	5L	20-30cm	Bushy	0.40/m	13 -	No
ORNLAVM MIX C	LAVANM1 Lavandula angustifolia 'Nana Alba'	5L	20-40cm	Bushy	0.40/m	10 -	No
LARGE ORN MIX A1 3L	AUCJAV Aucuba japonica 'Variegata'	5L	40-60cm	Bushy	0.75/m	19 -	
LARGE ORN MIX A1 5L	CORSAMF Cornus sanguinea 'Midwinter Fire'	5L	40-60cm	Bushy	0.75/m	19 -	
LARGE ORN MIX A1 3L	ELAEBL Elaeagnus ebbingei 'Limelight'	5L	20-40cm	Bushy	0.75/m	15 -	
LARGE ORN MIX A1 3L	FATJA Fatsia japonica	5L	40-60cm	Bushy	0.75/m	19 -	
LARGE ORN MIX A1 3L	PHOFRRER Photinia x fraseri 'Red Robin'	5L	40-60cm	Bushy	0.75/m	19 -	
LARGE ORN MIX A1 3L	PRULU Prunus lusitanica	5L	40-60cm	Bushy	0.75/m	25 -	
LOW MIX A1 5L	CEABLM Ceanothus x delileanus 'Trewithen Blue'	5L	20-40cm	Bushy	0.40/m	64 -	Yes
LOW MIX A1 5L	HEBPIS Hebe pinguifolia 'Sunkiwakiwi'	5L	20-40cm	Bushy	0.40/m	64 -	Yes
LOW MIX A1 5L	LAVANH Lavandula angustifolia 'Hidcote'	5L	20-40cm	Bushy	0.40/m	64 -	Yes
LOW MIX A1 5L	LONNIMG Lonicera nitida 'Ning Green'	5L	40-60cm	Bushy	0.50/m	48 -	Yes
PLAY MIX 1	CARELA Carex elata 'Aurea'	2L	Full pot	0.80/m	38 -		
PLAY MIX 1	CARBET Carpinus betulus	2L	20-40cm	Bushy	0.80/m	38 -	
PLAY MIX 1	LAVANM Lavandula angustifolia 'Hidcote'	2L	20-40cm	Bushy	0.80/m	27 -	
PLAY MIX 1	STYCAPA Stachys byzantina 'Silver Carpet'	2L	Full pot	0.80/m	28 -		
PLAY MIX 1	VERBO Verbena bonariensis	2L	Full pot	0.80/m	38 -		
PLAY MIX 1	ASTRSD Aster x frikartii 'Mönch'	2L	Full pot	0.80/m	20 -		
PLOT E&W MIX A1	CHOAP Choisya ternata 'Aztec Pearl'	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT E&W MIX A1	LAVANM Lavandula angustifolia 'Nana'	10L	40-60cm	Bushy	0.70/m	6 -	Yes
PLOT E&W MIX A1	PHOFRRER Photinia x fraseri 'Red Robin'	10L	60-80cm	Bushy	0.70/m	6 -	
PLOT E&W MIX A1	ROSOFMLIU Rosa 'Ballerina' (Multiflora Hybrid)	10L	40-60cm	Bushy	0.70/m	6 -	Yes
PLOT E&W MIX A1	SKICOKES Skimmia confusa 'Kew Green'	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT E&W MIX A1	VIBDA Viburnum davidii	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT M MIX F1	AUCJAR Aucuba japonica 'Rozanne'	10L	40-60cm	Bushy	0.70/m	2 -	
PLOT M MIX F1	EUOFOEG Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.80/m	14 -	Yes
PLOT M MIX F1	FATJA Fatsia japonica	10L	40-60cm	Bushy	0.70/m	2 -	
PLOT M MIX F1	LONNIMG Lonicera nitida 'Ning Green'	10L	40-60cm	Bushy	0.70/m	1 -	
PLOT M MIX F1	SKIJARU Skimmia japonica 'Rubella'	10L	20-30cm	Bushy	0.80/m	10 -	Yes
PLOT M MIX F1	ONOTRS Onopordum tauricum 'Silver Rosette'	10L	40-60cm	Bushy	0.70/m	2 -	
PLOT S MIX A1	HEBPIS Hebe pinguifolia 'Sunkiwakiwi'	10L	20-30cm	Bushy	0.80/m	28 -	Yes
PLOT S MIX A1	LAVANH Lavandula angustifolia 'Hidcote'	10L	20-30cm	Bushy	0.80/m	28 -	Yes
PLOT S MIX A1	PITTOBT Pittosporum tenuifolium 'Tom Thumb'	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT S MIX A1	VIBDA Viburnum davidii	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT S MIX C1	ILEAQ Ilex aquifolium 'Golden Milkboy'	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT S MIX C1	HEBPIGR Hebe pinguifolia 'Pagei'	10L	20-30cm	Bushy	0.80/m	19 -	Yes
PLOT S MIX C1	LAVANM1 Lavandula angustifolia 'Nana Alba'	10L	20-30cm	Bushy	0.80/m	13 -	Yes
PLOT S MIX C1	OSMBU Osmanthus burkwoodii	10L	40-60cm	Bushy	0.70/m	6 -	
PLOT S MIX C1	ROSOFSS Rosa rugosa officinalis 'Sweet Sea'	10L	40-60cm	Bushy	0.70/m	6 -	
PROPOSED NATIVE MIXED HEDGEROWS (TRIPLE MIXES)						
MIX NAME	CODE	SPECIES	SUPPLY HEIGHT CONT	GRADE	MIX %	QTY (No.)
NATIVE HEDGEROW MIX B1	CORAV Corylus avellana	Tray	80-100cm	2.3Br	Double Staggered at 0.3m apart	105 -
NATIVE HEDGEROW MIX B1	CRAMONT Crataegus monogyna 'Stricta'	Tray	80-100cm	2.3Br	Double Staggered at 0.3m apart	283 -
NATIVE HEDGEROW MIX B1	ILEAQ Ilex aquifolium	3L	80-100cm	3.3Br	Double Staggered at 0.3m apart	107 -
NATIVE HEDGEROW MIX B1	PRUSP Prunus spinosa	Tray	80-100cm	2.3Br	Double Staggered at 0.3m apart	214 -
PROPOSED LARGE TURF (or similar approved)						
MIX NAME	SPECIES/ SUPPLIER	AREA				
Meadow Turf Flower Limited	Mix2-100/m²					
PROPOSED AMENITY MIXES (MIX or similar approved)						
MIX NAME	SEED MIX/SUPPLIER	AREA	DENSITY			
A22 (Low Maintenance) Amenity Germinal	GE Limited	498.808m²	50g/m²			

NOTES

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. All proposed ornamental shrubs to be planted in the Ornamental Enhancement and Boundary areas. All tree, feature shrub, climber, shrub and hedgerow species, sizes & locations shall not be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3-7.
- Individual species within ornamental shrub mixes to be planted in groups of 3-5.
- Hedgerow shrubs to be planted within a 30cm wide bed and mulched.
- Seeding operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Any trees, shrubs or plants that are found to be in unsuitable locations shall be reported to the site manager, and shall immediately make minor adjustments to new positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to existing services than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised planting.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



SHEET LOCATION PLAN
NTS

Revisions

Land off Furlong Road, Stoke Ferry

Detailed Soft Landscape Proposals

Drawing Ref. **P18-0840_EN_0001_E_0002**

Client **Elan Homes**

Date : 23/01/2023
Drawn by : JZA
Checked by : AP
Scale : 1 : 200 @ A1

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KEY

- 1800mm BRICK SCREEN WALL
- 1800mm CLOSEBOARD TIMBER FENCING
- 1800mm CLOSEBOARD TIMBER GATE
- HEDGEROW
- 1100mm IRON ESTATE RAILING
- 1000mm HIGH BOW TOP RAILING
- 1200mm POST AND RAIL FENCE

REV D: Post and Rail Fence added. 13.03.23
REV C: High bow top railings. 12.03.23
REV B: Updated to latest layout. 20.12.23
REV A: Updated to latest layout. 17.08.23
FIRST ISSUE: 23.12.22

Borough Council of King's Lynn & West Norfolk

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LAND OFF FURLONG DROVE, STOKE FERRY | **BOUNDARY TREATMENTS PLAN**

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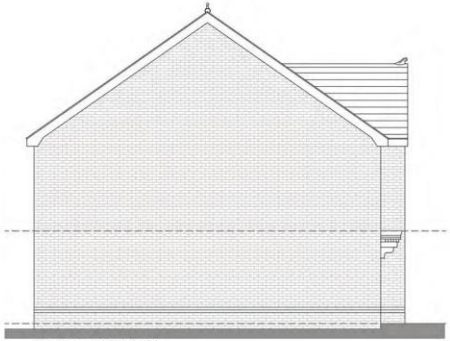
23/00178/RMM

Slide No: 203

GROUND FLOOR PLAN

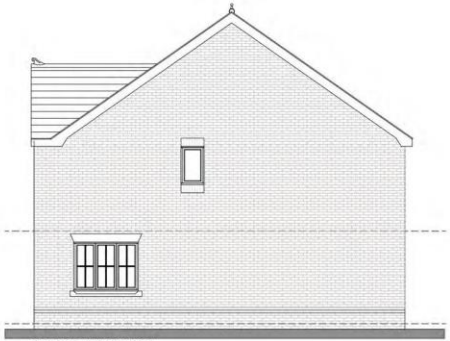
FIRST FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

Borough Council of King's Lynn & West Norfolk

0 5m

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17

PLOT: 12, 19

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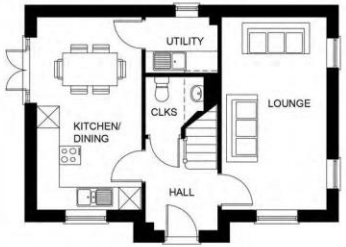
Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 - Materials Distribution Plan' for plot specific information

LAND OFF FURLONG DROVE, STOKE FERRY | **ALVECHURCH (RED BRICK)**

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-14 | CLIENT: AMBER REI



GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION

0 5m

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4

PLOTS: 01; 04;

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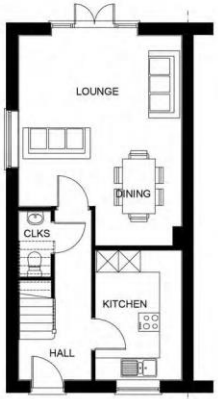
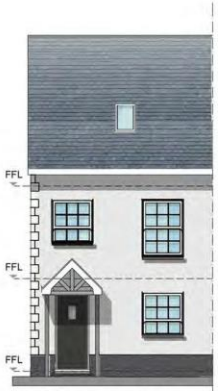
LAND OFF FURLONG DROVE, STOKE FERRY | **FAIRFORD (RENDER LINEN)**

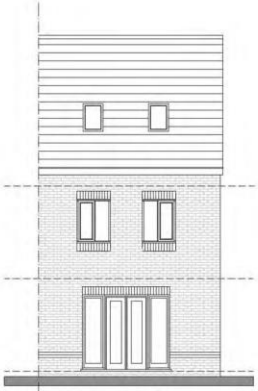
TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-01 | CLIENT: AMBER REI



GROUND FLOOR PLAN

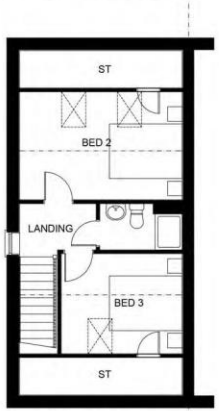


FRONT ELEVATION

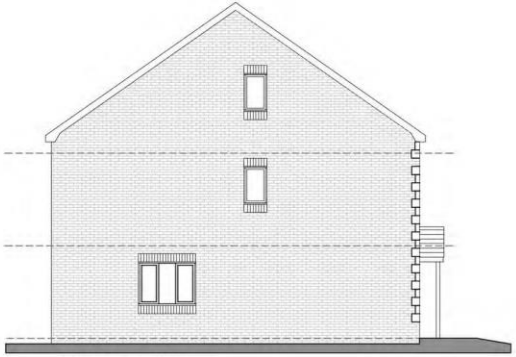


REAR ELEVATION

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SIDE ELEVATION

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0 5m

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5

PLOTS: 2, 3,

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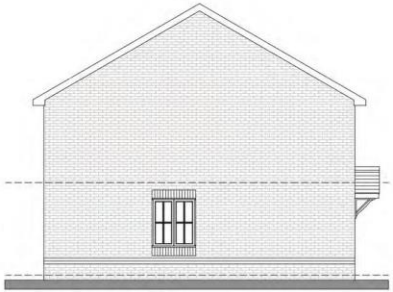
Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 - Materials Distribution Plan' for plot specific information

LAND OFF FURLONG DROVE, STOKE FERRY | **ASHLEY (RENDER OFF WHITE)**

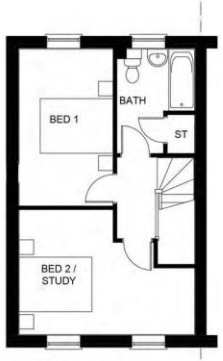
TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-02 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

REAR ELEVATION

Borough Council of King's Lynn & West Norfolk

0 5m

Expertly Done.

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7

PLOTS: 23; 24

PEGASUS GROUP

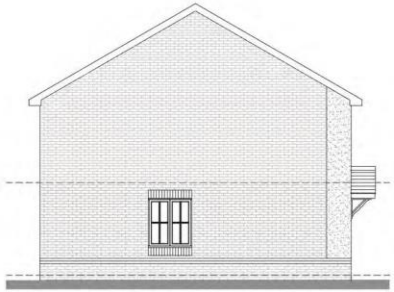
Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 - Materials Distribution Plan' for plot specific information

LAND OFF FURLONG DROVE, STOKE FERRY | **HAYFIELD (BUFF BRICK)**

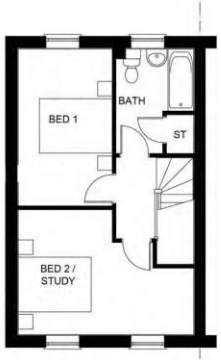
TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10_4 | CLIENT: AMBER REI

GROUND FLOOR PLAN

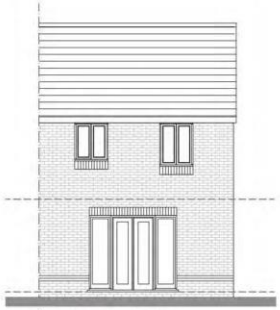
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

Borough Council of King's Lynn & West Norfolk

0 5m

Expertly Done.

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9

PLOTS: 05, 08; 09;

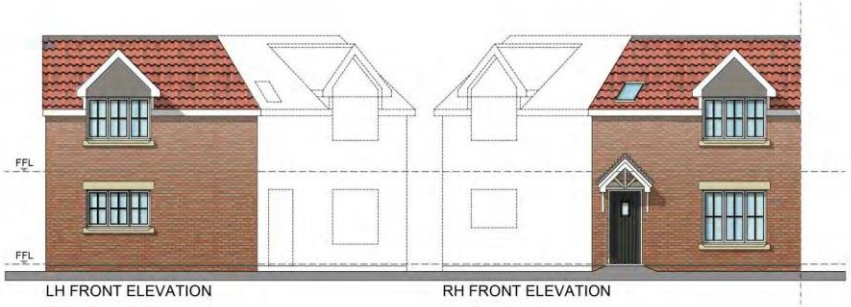
Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 - Materials Distribution Plan' for plot specific information

PEGASUS GROUP

LAND OFF FURLONG DROVE, STOKE FERRY | **HAYFIELD (OFF WHITE RENDER)**

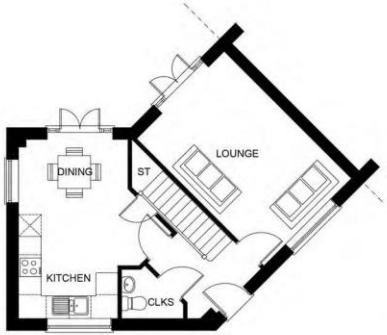
TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-06 | CLIENT: AMBER REI

FIRST FLOOR PLAN



LH FRONT ELEVATION

RH FRONT ELEVATION



GROUND FLOOR PLAN

LH REAR ELEVATION

RH REAR ELEVATION

Borough Council of King's Lynn & West Norfolk

0 5m

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11

PLOTS: 29; 30

PEGASUS GROUP

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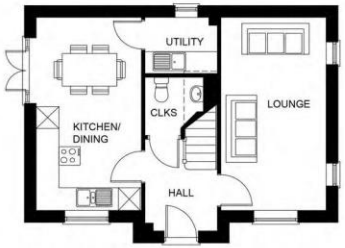
LAND OFF FURLONG DROVE, STOKE FERRY | **DEE (RED BRICK)**

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-08 | CLIENT: AMBER REI

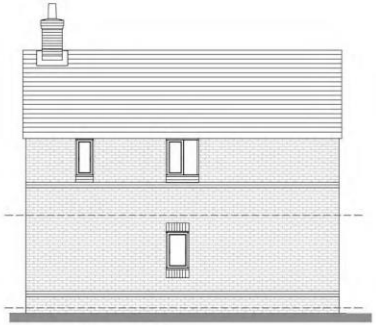


GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

0 5m

Expertly Done.

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12

PLOTS: 07 PEGASUS GROUP

Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 - Materials Distribution Plan' for plot specific information

LAND OFF FURLONG DROVE, STOKE FERRY | FAIRFORD (BUFF BRICK)

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-09 | CLIENT: AMBER REI

Borough Council of
King's Lynn & West Norfolk

0 5m

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13

PLOTS: 13 14

PEGASUS GROUP

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LAND OFF FURLONG DROVE, STOKE FERRY | **ASHLEY (BUFF BRICK)**

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-10 | CLIENT: AMBER REI

GROUND FLOOR PLAN

FRONT ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION

0 5m

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14

PLOT: 20, 21

PEGASUS GROUP

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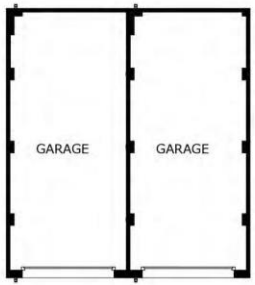
LAND OFF FURLONG DROVE, STOKE FERRY | **CORTLAND (OFF WHITE RENDER)**

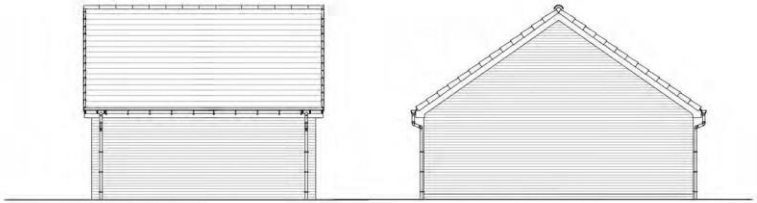
TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-11 | CLIENT: AMBER REI

FRONT ELEVATION

SIDE ELEVATION



FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

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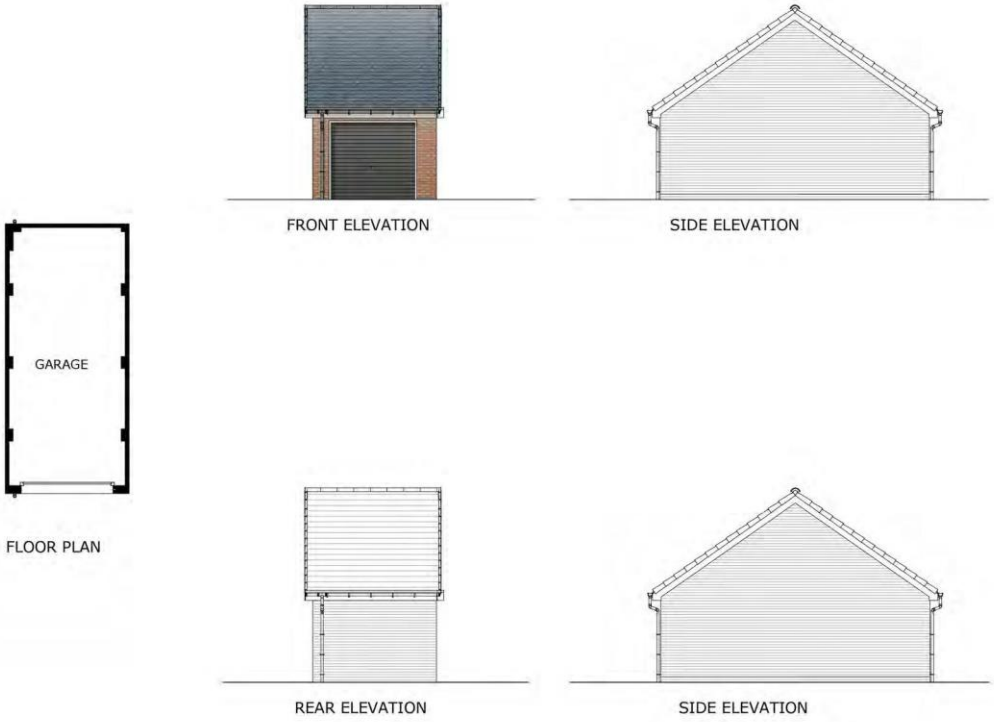
Materials shown are indicative please refer to drawing 'P18-0840_DE_100_04 – Materials Distribution Plan' for plot specific information

PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **TWIN GARAGE (RED BRICK)**

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-18 | CLIENT: AMBER REI



Borough Council of
King's Lynn & West Norfolk

0 5m

Expertly Done.

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21

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PEGASUS GROUP

LAND OFF LYNN ROAD, STOKE FERRY | **SINGLE GARAGE (RED BRICK)**

TEAM/DRAWN BY: JDW | APPROVED BY: JW | DATE: 22/12/2022 | SCALE: 1:100 @ A3 | DRAWING REF: P18-0840_DE_100_10-16 | CLIENT: AMBER REAL ESTATE INVESTMENTS

23/00178/RMM

Slide No: 214

Furlong Road site entrance

23/00178/RMM

Slide No: 215

Furlong Road site entrance

23/00178/RMM

Slide No: 216

Furlong Road site entrance

23/00178/RMM

Slide No: 217

Furlong Road site entrance

23/00178/RMM

Looking north on Furlong Road

Slide No: 218

23/00178/RMM

Slide No: 219

Furlong Road site entrance

23/00178/RMM

Slide No: 220

Furlong Road looking north

23/00178/RMM

Slide No: 221

Furlong Road

23/00178/RMM

Slide No: 222

Indigo Road with site in distance

23/00178/RMM

Indigo Road with site in distance

Slide No: 223

23/00178/RMM

Slide No: 224

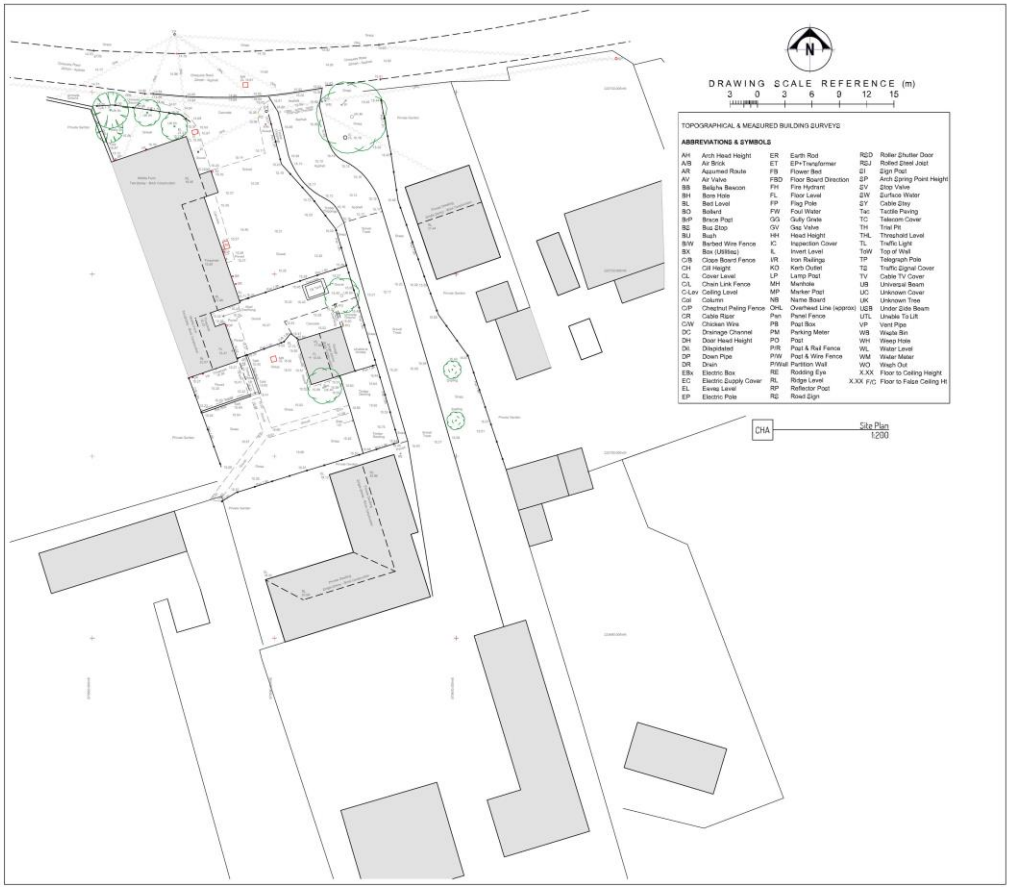
Furlong Road opposite site

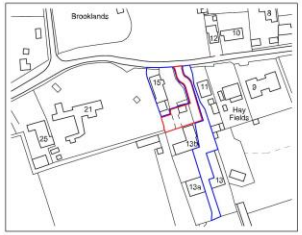
23/00178/RVM

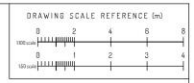
Slide No: 225

Furlong Road opposite site

23/00234/F







revision date description

CIAT REGISTERED PRACTICE

claxton hall architectural ltd

tel : 01328 862228

address: 1 Vine House, 2 Oak Street, Fakenham, Norfolk, NR21 9DX

e-mail : design@claxton-hall.co.uk web: www.claxton-hall.co.uk

project: Proposed New Dwelling House, Chequers Lane Grimston, Kings Lynn, PE32 1AJ

drawing: Existing Site Plan & Location Plan

paper size: A0

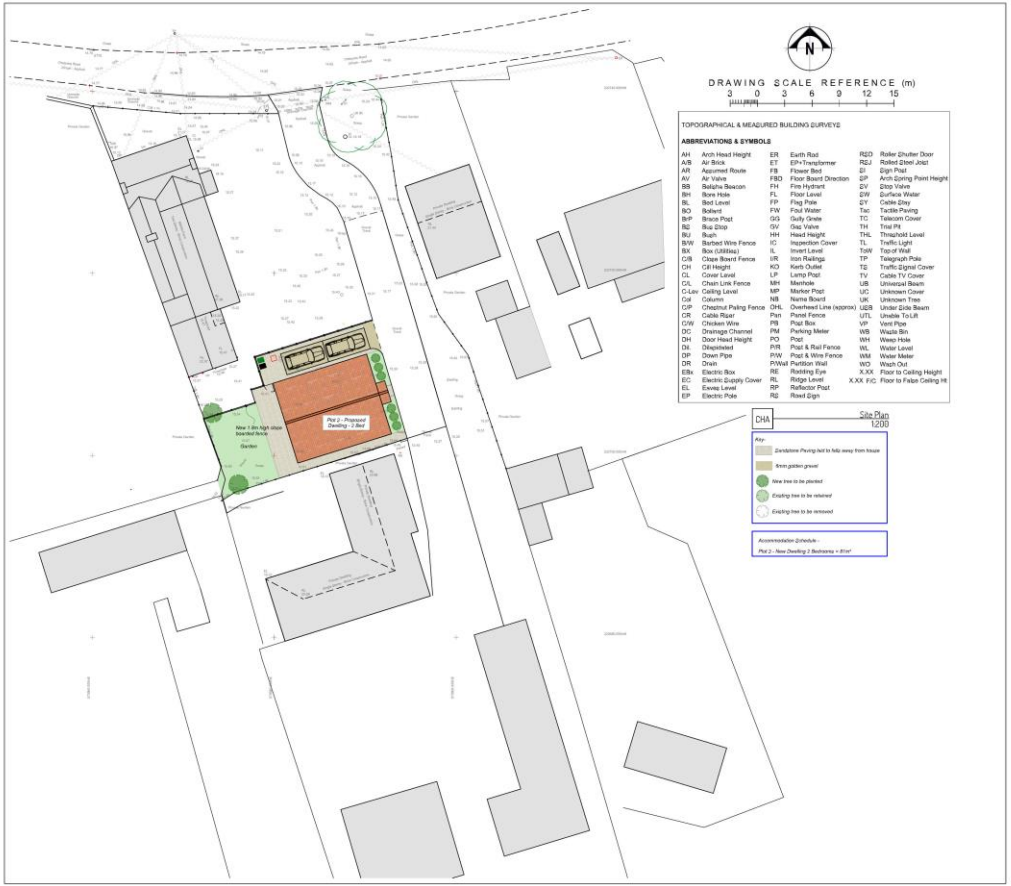
date: January 2023

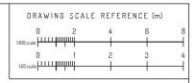
scale: As Shown

revision:

job: 1659 - 07

Borough Council of King's Lynn & West Norfolk





revision	date	description
A	04.07.2022	Scheme revised to client comments

CIAT REGISTERED PRACTICE

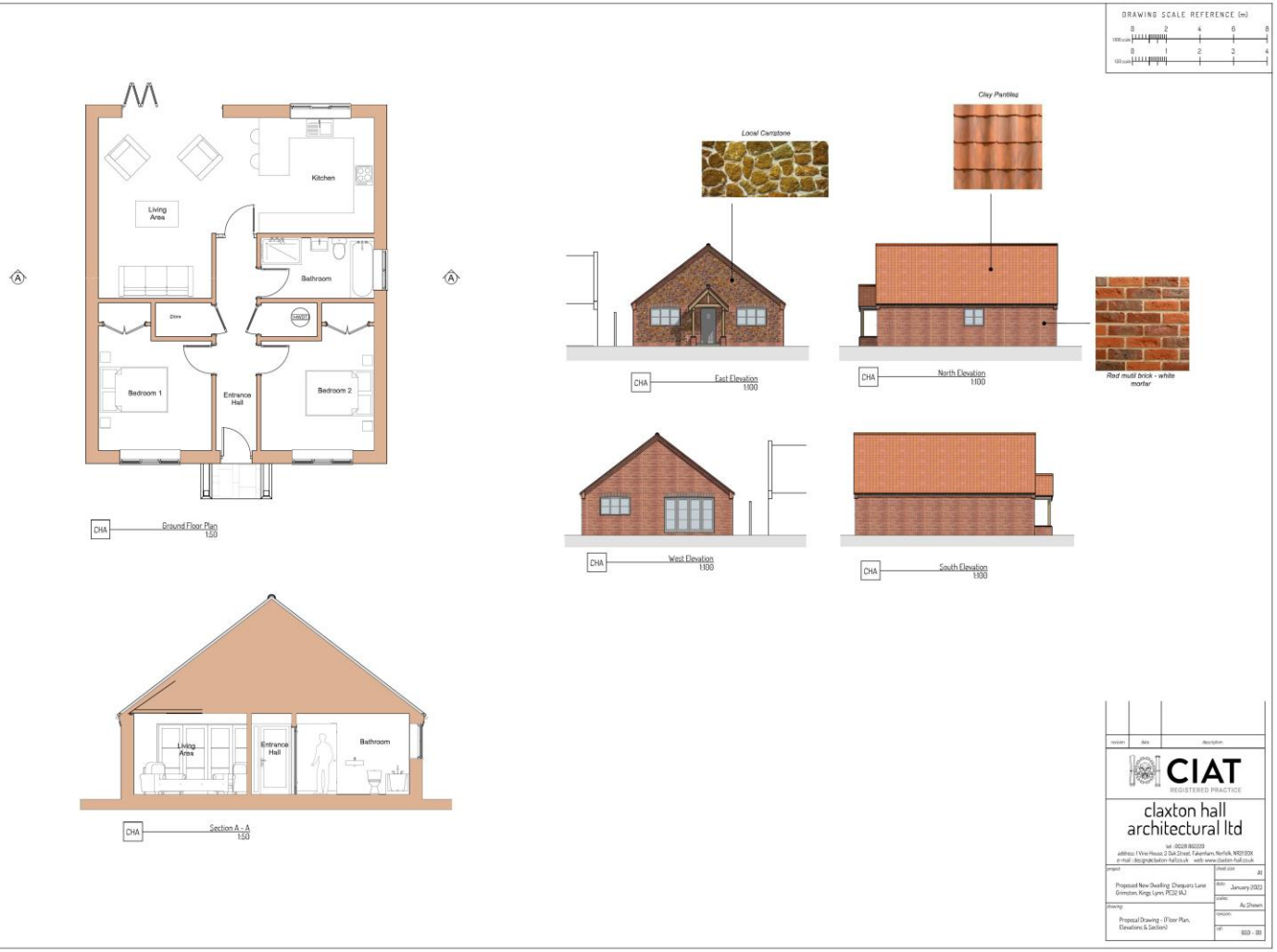
claxton hall architectural ltd

tel : 01328 862228
address: 1 Vine House, 2 Oak Street, Fakenham, Norfolk, NR21 9DX
e-mail : design@claxton-hall.co.uk web: www.claxton-hall.co.uk

project
Proposed New Dwelling
Chequers Lane
Grimston, Kings Lynn, PE32 1AJ

drawing
Proposed Site Plan

paper size: A0
date: January 2022
scale: As Shown
revision: A
dwg no: 653 - 08


DRAWING SCALE REFERENCE (m)
Kitchen
Living Area
Bathroom
Bedroom 1
Entrance Hall
Bedroom 2
CHA
Ground Floor Plan
1:50
Local Carrstone
Clay Pantiles
East Elevation
1:100
North Elevation
1:100
Red multi brick - white mortar
West Elevation
1:100
South Elevation
1:100
Living Area
Entrance Hall
Bathroom
Section A - A
1:50
CIAT
REGISTERED PRACTICE
claxton hall architectural ltd
Proposed New Dwelling, Chequers Lane Grimston, Kings Lynn, PE32 1AJ
Proposal Drawing - (Floor Plan, Elevations & Section)
A1
January 2023
As Shown
0103 - 00

23/00234/F

Slide No: 230

Front elevation of application site, bedroom window visible

23/00234/F

Slide No: 231

Application site as viewed from east

23/00234/F

Slide No: 232

Donor dwelling as viewed from Chequers Road

23/00234/F

Slide No: 233

Access point as viewed from Chequers Road

23/00234/F

Slide No: 234

Neighbouring dwellings

23/00234/F

Slide No: 235

View from application site towards Chequers Road

Borough
King'
West

SPEAKER
Jerry Stone

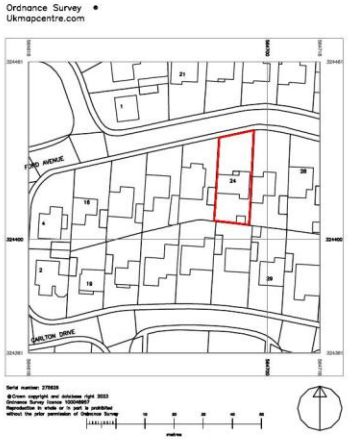
23/00234/F

Slide No: 237

Borou
Kin
We

23/02202/CU

NORTH WOOTTON



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LOCATION MAP 1:1250

1070/23-DW

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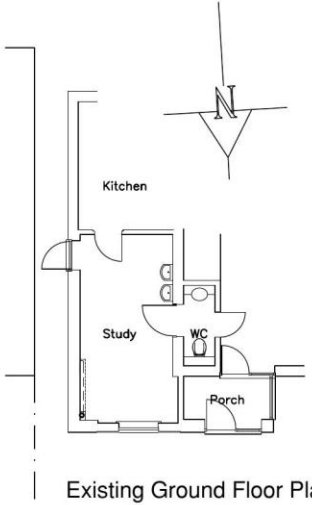
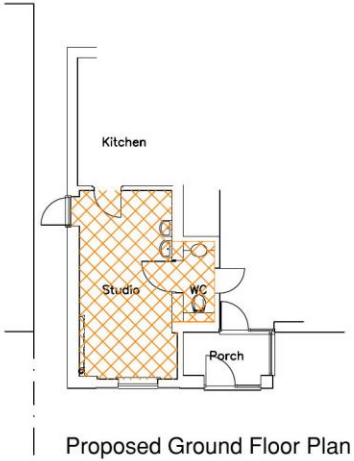
5. Contractors and their sub-contractors are to check and verify all measurements and levels on site prior to manufacture and commencement of works.
6. Only use figured dimensions.
7. Any discrepancies to be brought to the Designers immediate attention.

0 — 50mm

SCALE REFERENCE – 50mm LINE



Existing Ground Floor Plan



Proposed Ground Floor Plan

SITE PLAN

Site levels to remain as existing.
New Floor level to be same level as existing floor level.

Drainage
Foul & surface water drains to remain as existing except internal waste pipe modifications.

REV	DESCRIPTION	DATE

MG DESIGN
6 Hawthorn Close
Watlington
King's Lynn
Norfolk
PE33 0HD
Tel: 01553 811564
Email: mattgosling@aol.com

Project Title
PROPOSED STUDIO
24 RORD AVENUE
NORTH WOOTTON
KING'S LYNN

Drawing Title
EXISTING & PROPOSED PLANS & SITE PLAN

Scale	Date	Drawn
1:100,500	Nov 23	MG

Drawing No: 1070/23 - 01 Rev:

PRELIMINARY - SUBJECT TO PLANNING APPROVAL

23/02202/CU

Slide No: 241

Borough Council of King's Lynn & West Norfolk

Front view of 24 Ford Avenue

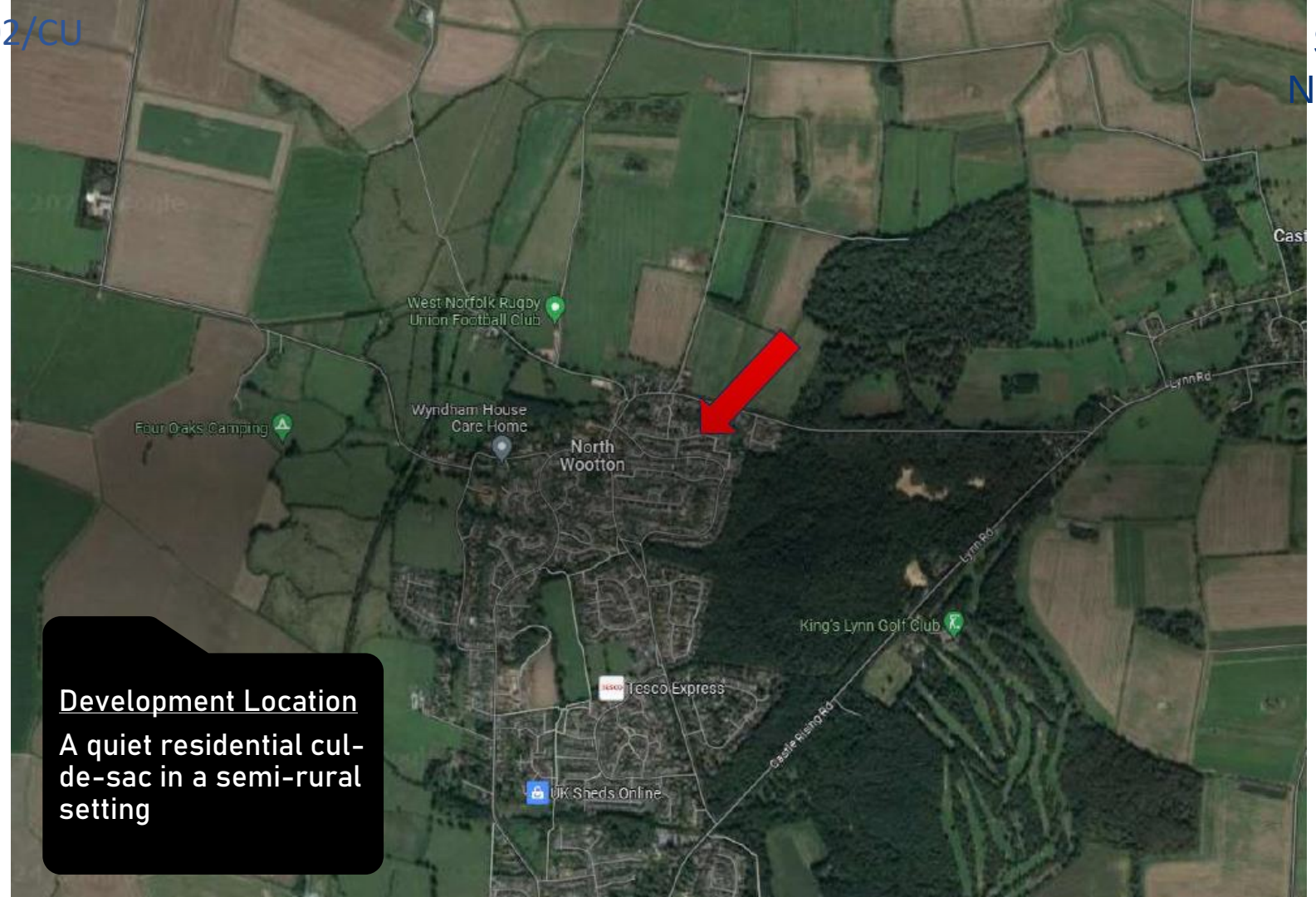
Front view of 24 Ford Avenue

Front garden and part of parking area

SPEAKER GORDON JACKSON-HOPPS

Borough Council of
King's Lynn &
West Norfolk

Planning Application
23/02202/CU
Supplement to Objection Statement
Ford Avenue Residents



Development Location

A quiet residential cul-de-sac in a semi-rural setting

Development Site

A quiet residential cul-de-sac in a semi-rural setting

Tattoo Shop Entry & Exit

Immediately adjacent residential premises

Public Access

Turning Head
Ford Ave
Ford Ave
Ford Ave
Ford Ave
Ford Ave
Sandringham Cres
Cambridge Rd
Cambridge Rd
Carlton Dr
Carlton Dr
Carlton Dr
Development Site
Vehicular movements

Development Location
Street view towards cul-de-sac

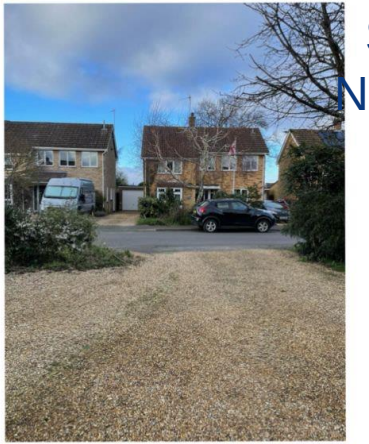
Development Location
cul-de-sac turning head

SPEAKER
DANIEL WELLS

Borough Council of
King's Lynn &
West Norfolk

23/02202/CU

Slide No: 254



255

Borough Cou
King's L
West N

23/02202/CU

Slide No: 255

Borough Council of King's Lynn & West Norfolk

21:22

gordon jackson-hopps in Wootton...

Filters | Posts you've seen | Most recent | Posted

Wootons Community (King's Lynn)

Top Gordon Jackson-Hopps · 7 Dec 2022 ·

Any donations can be dropped at 22 Ford Avenue, North Wootton.... Thank You

23/02202/CU

Slide No: 257

258

Borc
Ki
W

21:10

gordon jackson-hopps in Wootton...

Filters | Posts you've seen | Most recent | Postec

Wootton Community (King's Lynn)

Top James Nichols · 31 Jan 2023

Supporting Local Business

South Wootton Post Office

I have always used DPD collection service for when sending parcels, however a few people keep telling me to support local business so today I decided I would do just that. Having read about the new cafe my plan was to grab some food after the parcel drop off.

I had five small parcels to send so headed to the South Wootton Post Office. I carried my first three parcels in and advised I had a couple more from the car to collect to be meet with a complete silence. On my return to the counter I was was greeted by a young gentlemen. Firstly he growled did you not read the sign on the door. I was taken aback by his tone, he advised me the sign stated I needed to close the door. I didn't realise that allowing the door to self close was an issue. I was then told I had also failed to follow the queuing system and had not walked all the way around the rope, instead of heading to the counter. I then advised I needed to send special delivery.
I will stress I was the only person in the premises at the time. I was then told I needed to walk around the rope to be served. Slightly confused as i stood in front of the counter with parcels waiting to be weighed. I then replied why as I've not jumped any queue and I'm here. He stated it was the rules and

Home | Video | Friends | Marketplace | Notifications | Menu

21:10

gordon jackson-hopps in Wootton...

Filters | Posts you've seen | Most recent | Postec

delivery.
I will stress I was the only person in the premises at the time. I was then told I needed to walk around the rope to be served. Slightly confused as i stood in front of the counter with parcels waiting to be weighed. I then replied why as I've not jumped any queue and I'm here. He stated it was the rules and there were enough signs advising this. If I wanted to be served I needed to collect the parcels and walk round the rope system back to where I was already standing. I was totally taken back, so I did collect all my parcels slightly struggling to hold all five but headed straight out the door!!!!

Parcels in car I drove off never to return. I logged on to DPD to arrange collection once back home. The parcels were collected just after 3pm by a very friendly courier. Not only did the post office lose business unfortunately for the new cafe I was in no mood to grab some food, so they lost out as well.

So supporting local business is not always good from my experience today. You have been warned!!!

Home | Video | Friends | Marketplace | Notifications | Menu

21:07

Wootton Community (King's Lynn)

Top James Nichols · 31 Jan 2023

49 w Like

Janet Curtis
I have always found the lady and young man to be polite, helpful and knowledgeable and use the service frequently.
49 w Like 8

James Wharf
So so rude- especially the older woman. Was very hostile when entering, she was stood by the door dressing the window, could see me trying to enter and wouldn't just step to the left to allow me to enter. Instead I had to squeeze through the door. Then when returning 2 parcels before Christmas,she stuck the labels on the wrong parcels and somehow that was my fault for handing them over in the wrong order After she asked me hand over both at the same time.. Ofc trying to fix the problem was made very difficult very very poor
49 w Like 4

Kaisha Jade
Tara Johnson the awful mannered post office strikes again absolutely disgusting

Home | Video | Friends | Marketplace | Notifications | Menu

21:08

Wootton Community (King's Lynn)

Top James Nichols · 31 Jan 2023

did very generously suggest other personal paperwork that could be used as 'proof' too. I took exception to it as it was made very clear during lockdowns that if someone is exempt from masks then they are exempt and that shops shouldn't be challenging or policing it
49 w Like 1

Kaisha Jade
Rachel Wood Tara Johnson
49 w Like

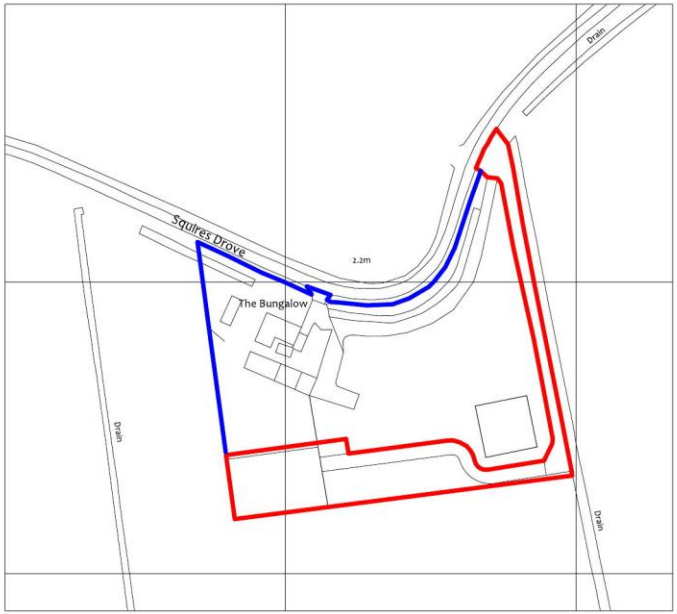
Vicki Hopps
Oh that's a shame, Ive always had a really good experience at the post office
49 w Like 7

John Connolly
First class service as always from that chap
49 w Like 2

Sara Jane Tomlinson
I find the lady is always very polite and helpful but with him I think it depends what mood he's in, I had the same issue with no one in there and went to the counter but got asked to walk round

Home | Video | Friends | Marketplace | Notifications | Menu

23/01843/F



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This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications, along with any other drawings, specification and details prepared by Anglia Building Consultants for the project.

0 10m 20 30 40 50m
Scale

N

Anglia Building Consultants

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No	Date	Revision

Issue: For Planning Approval

Site: The Bungalow, Squires Drove, Three Holes, Norfolk, PE14 9JY

Project: Sitting of Glamping Pods and Shower Unit for use as holiday lets

Drawing Title: Location Plans

Client: Mr B Cook

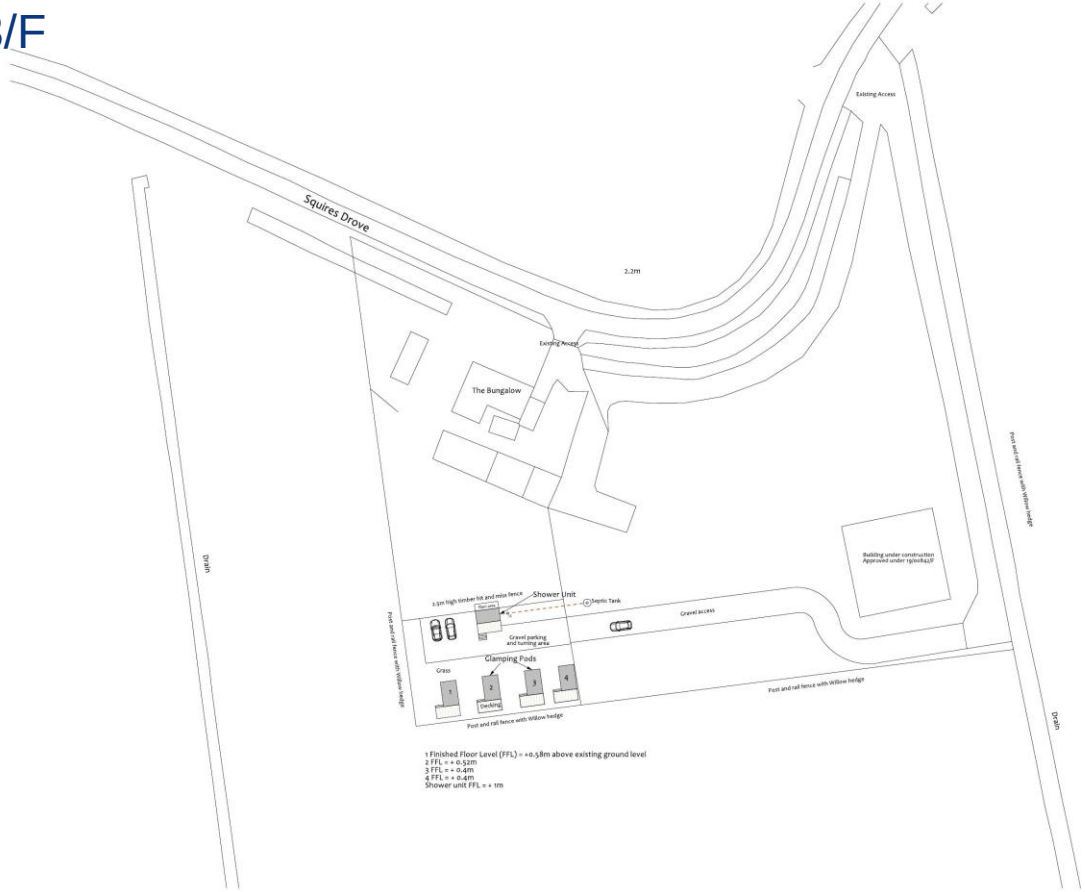
Date November 2022

Scale 1:1250 at A3

Drawing Number P-22-2308-1

RICS Regulated by RICS

Location Plan



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0 10m 20 30 40 50m

Scale 1:500

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No	Date	Revision

Issue: For Planning Approval

Site: The Bungalow, Squires Drove, Three Holes, Norfolk, PE14 9JY

Project: Sitting of Glamping Pods and Shower Unit for use as holiday lets

Drawing Title: Site Plan

Client: Mr B Cook

Date November 2022

Scale 1:500 at A2

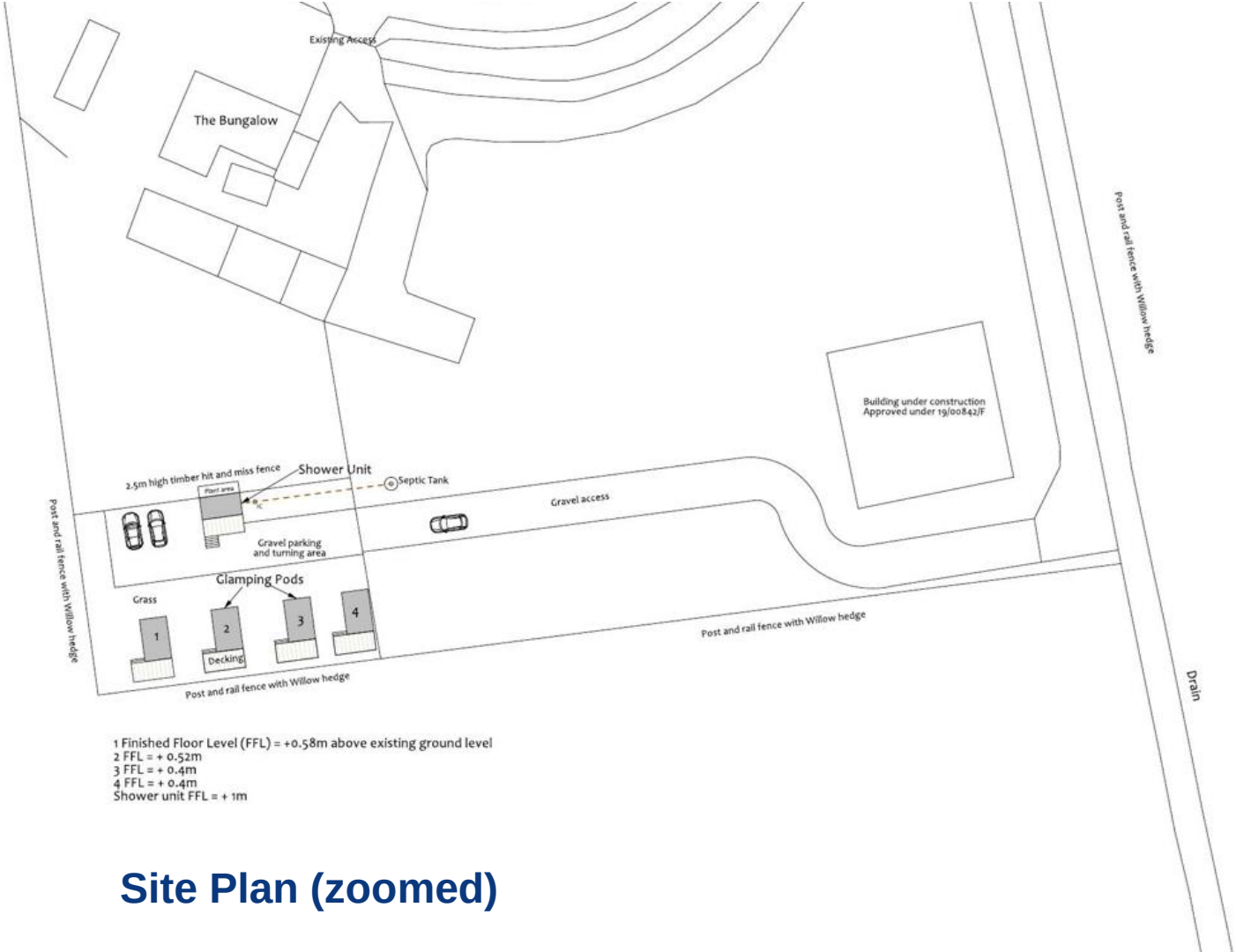
Drawing Number P-22-2308-2

RICS Regulated by RICS

Site Plan

23/01843/F

Slide No: 262



1 Finished Floor Level (FFL) = +0.58m above existing ground level
2 FFL = + 0.52m
3 FFL = + 0.4m
4 FFL = + 0.4m
Shower unit FFL = + 1m

Site Plan (zoomed)

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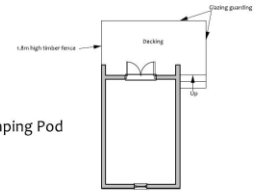
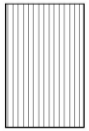
0 1m 2m 3m 4m 5m

Scale 1:100

Glamping Pod

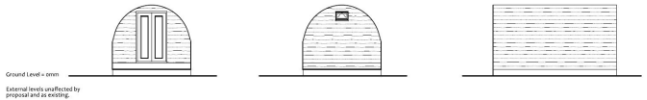


Floor Plans



Roof Plans

Materials
Walls and roof - Timber clad
Doors/windows - UPVC



Front Elevation

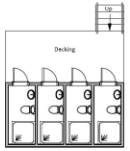
Rear Elevation

Side Elevation

Finished Floor Level and decking levels
Unit 1 = +0.18m above existing ground level
Unit 2 = + 0.52m
Unit 3 = + 0.4m
Unit 4 = + 0.4m

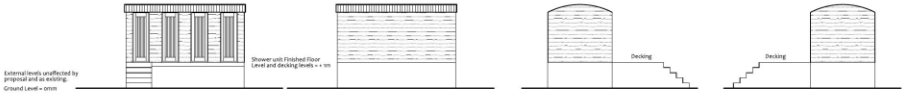
264

WC/Shower Unit



Floor Plans

Materials
Walls– Timber clad
Roof – Tin Sheeting
Doors - Timber



Front Elevation

Rear Elevation

Side Elevation

Roof Plans

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No	Date	Revision

Issue: For Planning Approval

Site: The Bungalow, Squires Drove, Three Holes, Norfolk, PE14 9JY

Project: Sitting of Glamping Pods and Shower Unit for use as holiday lets

Drawing Title: Glamping Pod and WC/Shower Unit Plans

Client: Mr B Cook

Date: January 2023

Scale: 1:100 at A2

Drawing Number: P-22-2308-3

Proposed Elevations

23/01843/F

Slide No: 264

Site access in relation to Squires Drove

23/01843/F

Slide No: 265

Trees bounding the front of the site and bend in the road.

23/01843/F

Slide No. 266

Closer look at site access

23/01843/F

Slide No: 267

Proposed glamping units

23/01843/F

Slide No: 268

Glamping unit in relation to surrounding countryside. Willows to site boundary

23/01843/F

Slide No: 269

Internal site view with toilet block to left and glamping units on right

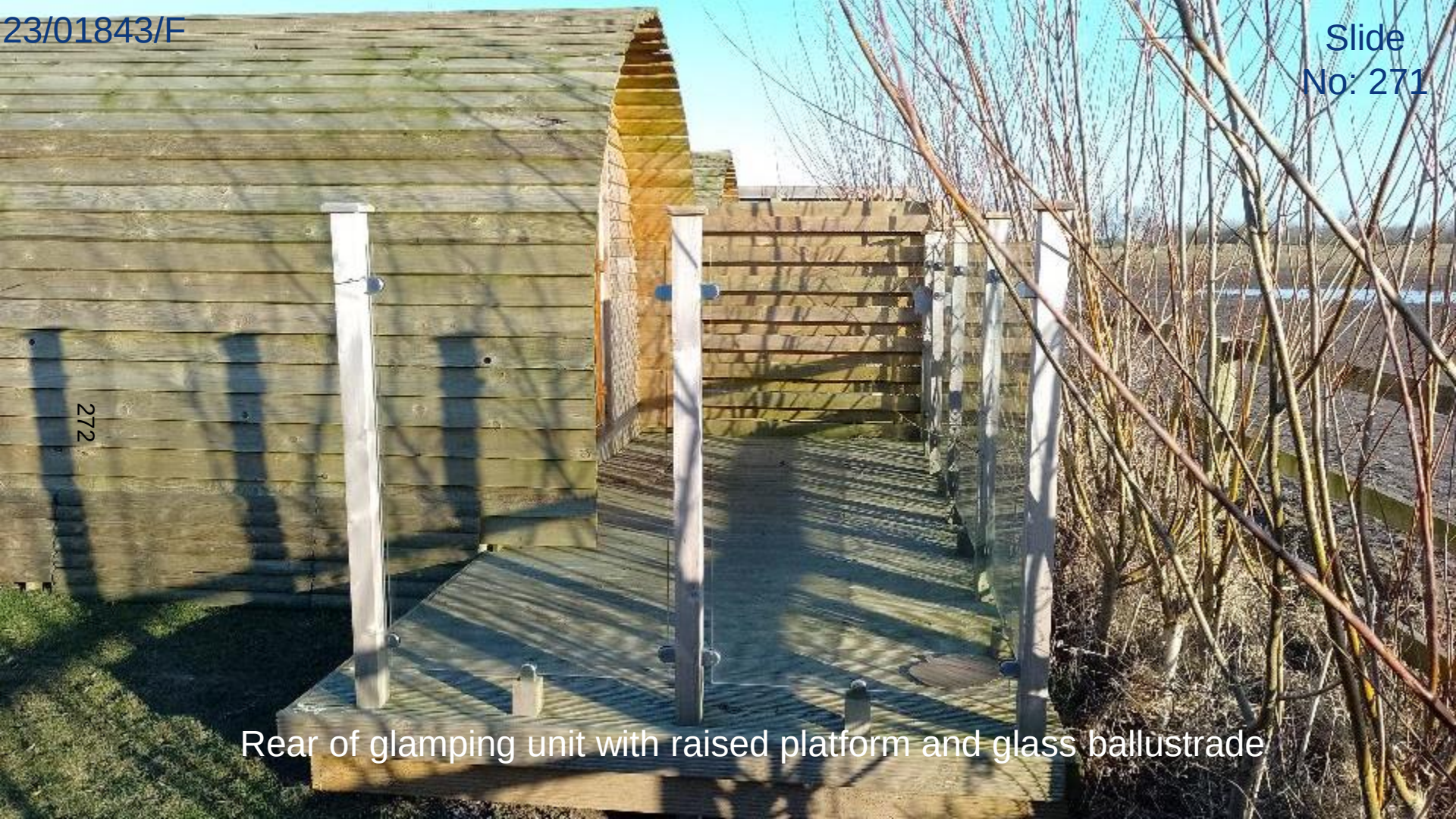
23/01843/F

Slide No: 270

Proposed toilet block

23/01843/F

Slide No: 271



Rear of glamping unit with raised platform and glass ballustrade

23/01843/F

Slide No: 272

23/01843/F

Slide No: 273

Landscape view from the west

SPEAKER
Nick Seaton

Borough Council of
King's Lynn &
West Norfolk

23/01843/F

Slide No: 275

276

23/01843/F

Slide No: 276

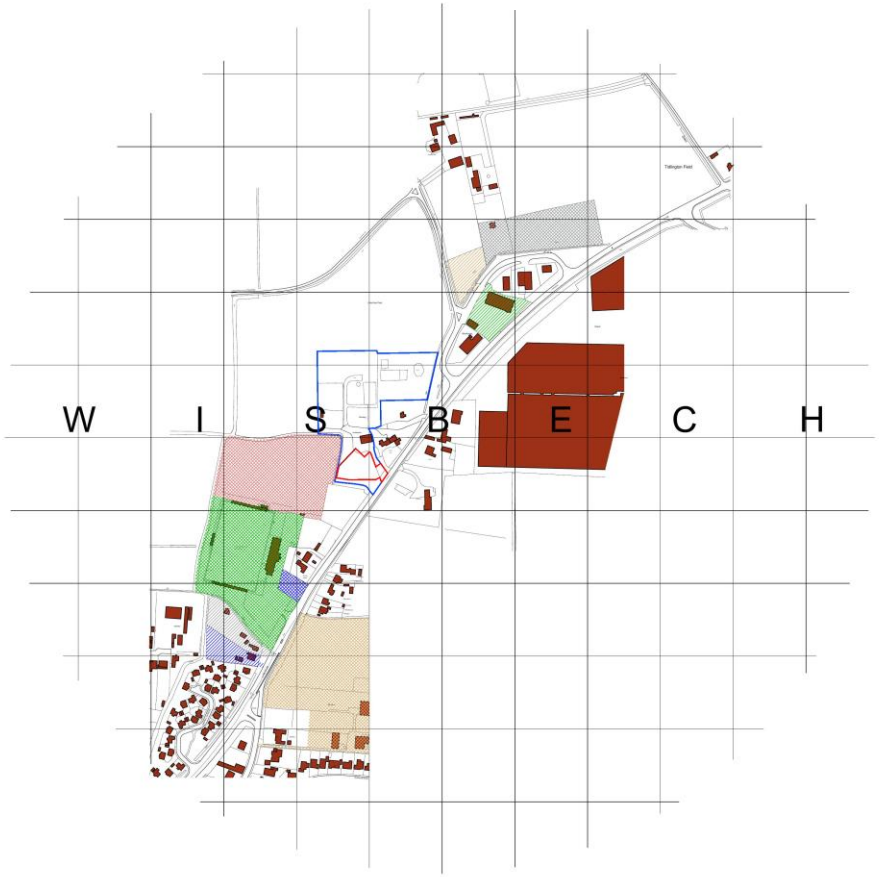
277

23/01843/F

Slide No: 277

278

23/01860/O



N

General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

KEY

- Indicates proposed site
- Indicates other land owned by applicant
- Indicates Wisbech Town Football Club - 07/00392/RM
- 17/01666/F - Proposed sand skating and cycling track approved
- F/YR15/1023/F - Application for 3 dwellings approved FDC
- F/YR16/0445/O - 3 dwellings approved FDC
- 16/00162/O - Dwelling approved
- F/YR12/0589/O - Live application for 140 dwellings FDC
- 14/00922/F - Paragon Motor Company
- 19/00010/RM - Industrial/Commercial Units
- 19/00812/RMM - Mixed Industrial Units

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450624 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title: Proposed Residential Development Little Eastfield Barn, Lynn Road Wisbech, PE14 7AL for: Mr Lambert
Date: September 2022
Drawn by: HM
Checked by: JB
Drawing Title: Planning Drawing Location Plan
Drawing No: SE-1855
Sheet Size: A1
Dwg No: PP-100
Revision:

Location Plan
Scale: 1:2500
0 20 40 60 80 metres

Site location plan

Swann Edwards Architecture Limited ©

Indicative site plan

23/01860/O

Slide No: 281

Little Eastfield Barn and neighbouring dwellings to east.

23/01860/O

Slide No: 282

Looking into the site from the east

23/01860/O

Slide No: 283

Standing in the site looking towards the west boundary

23/01860/O

Slide No: 284

Standing at the west of the site looking towards Little Eastfield Barn

23/01860/O

Slide No: 285

Standing to the west of the site looking towards the site access

23/01860/O

Slide No. 286

West boundary of the site as seen from he road

23/01860/O

Slide No. 287

Street scene of Lynn Road looking north east

23/01860/O

Slide No: 288

Street scene of Lynn Road looking south west

23/01860/O

Slide No: 289

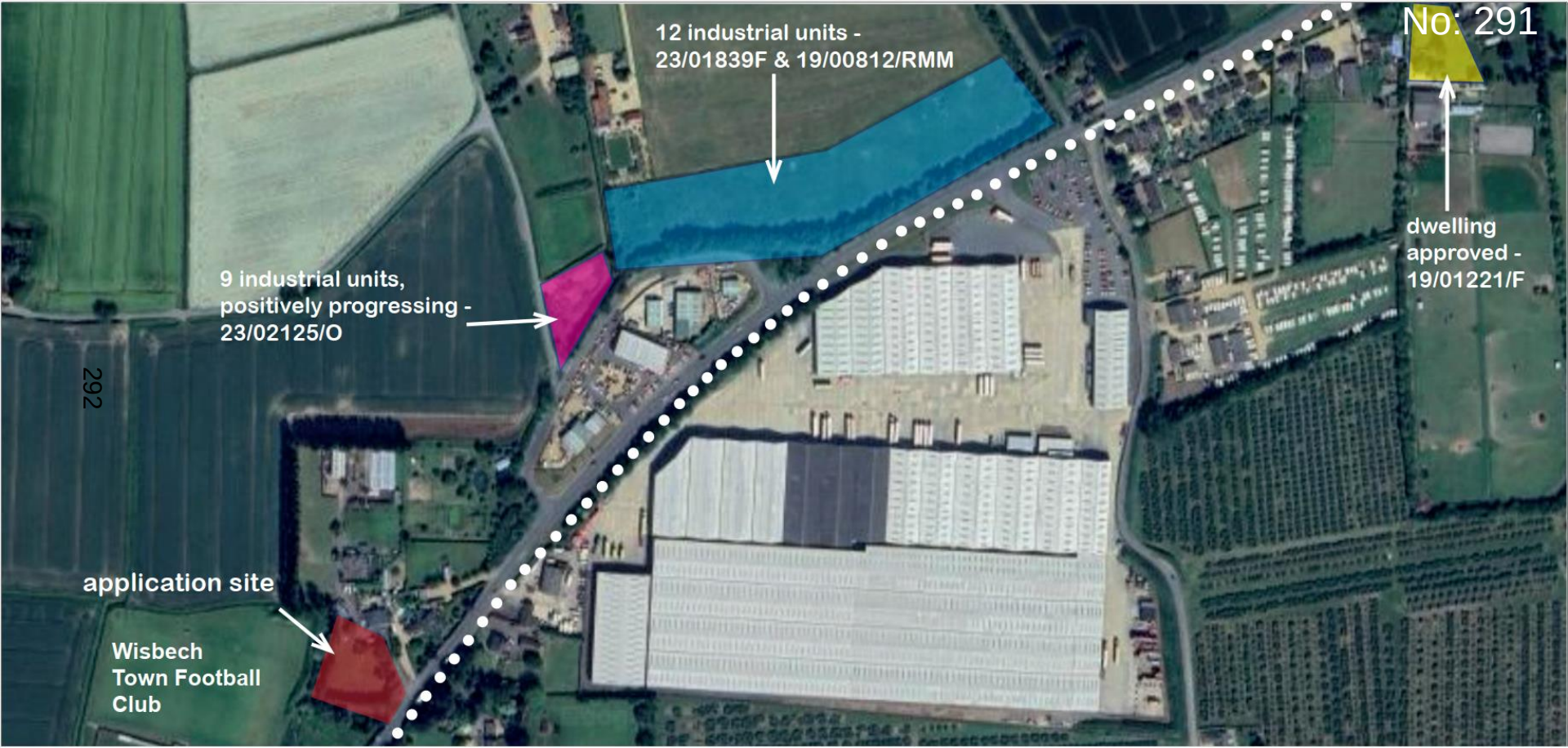
Standing at site access looking at land opposite to the south east

SPEAKER
Shanna Jackson

Borough Council of
King's Lynn &
West Norfolk

23/01860/O

Slide No: 291



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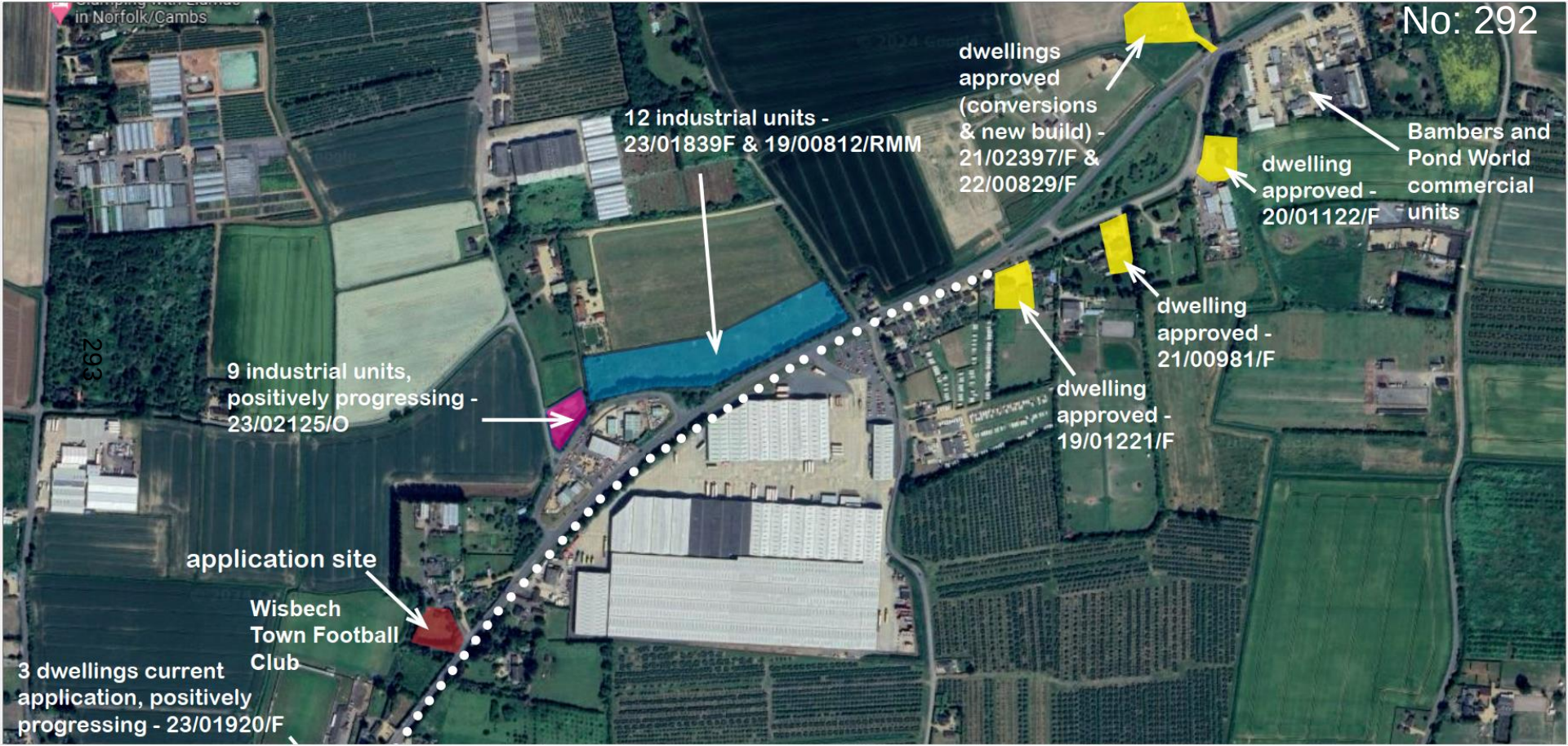
23/01860/O

Slide No: 292



King's Lynn & West Norfolk

END OF PRESENTTION

Borough Council of
King's Lynn &
West Norfolk