

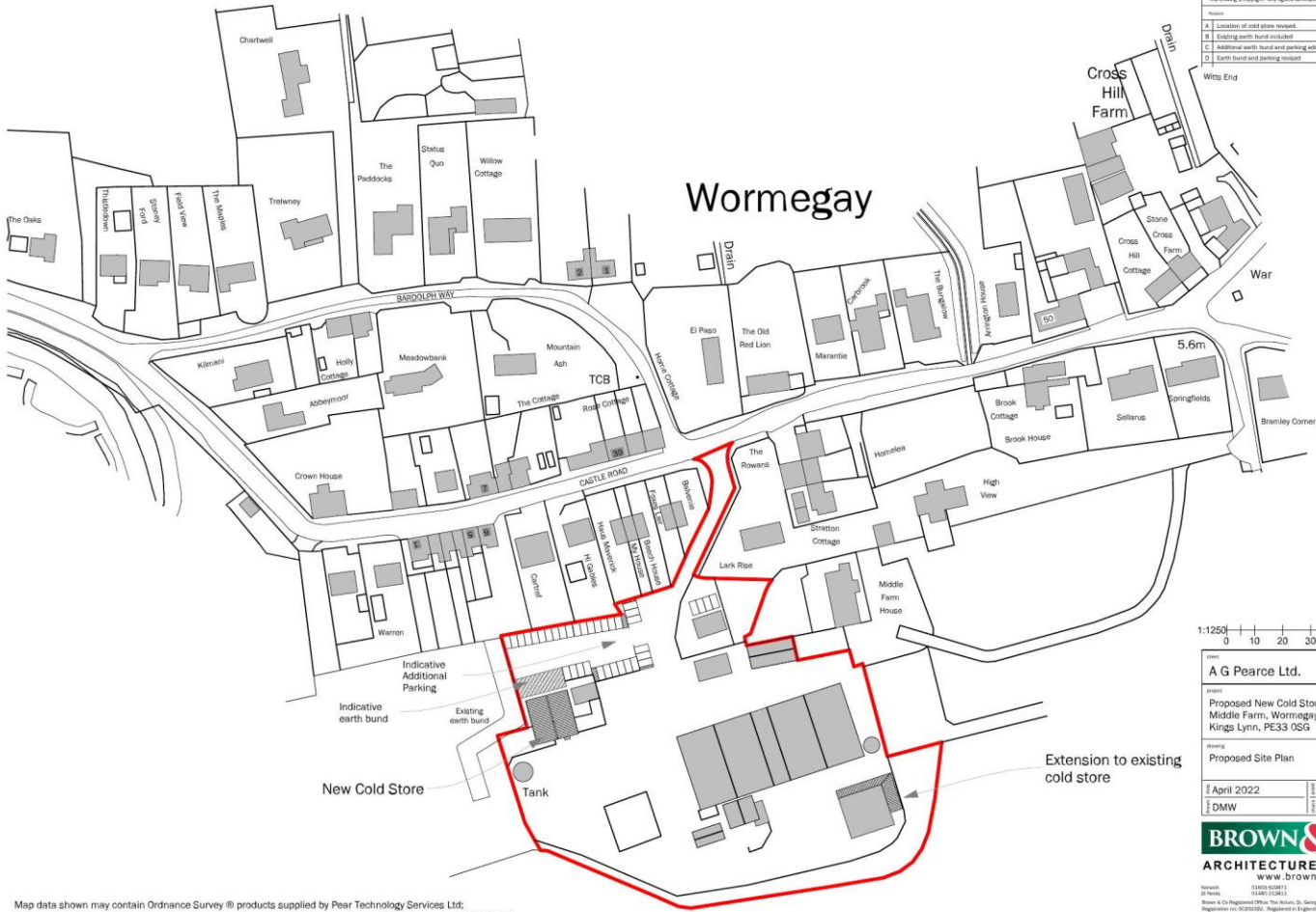
Planning Committee

31 July 2023

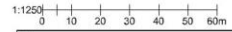
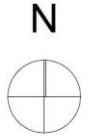


22/01333/FM





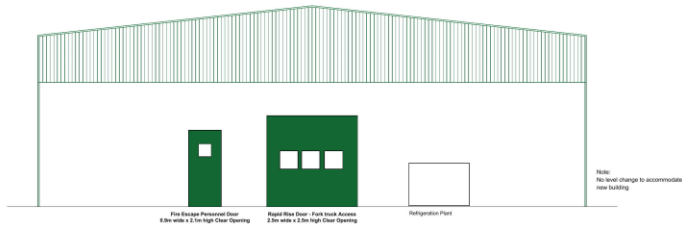
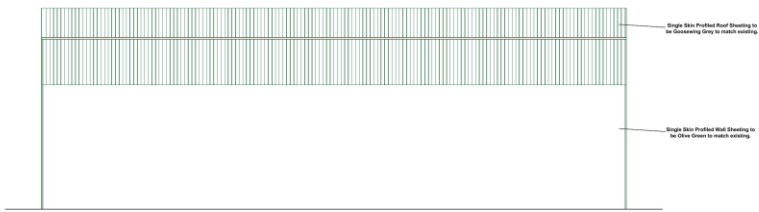
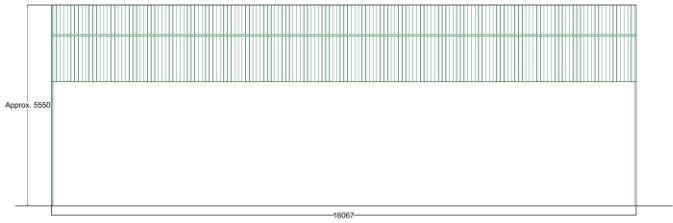
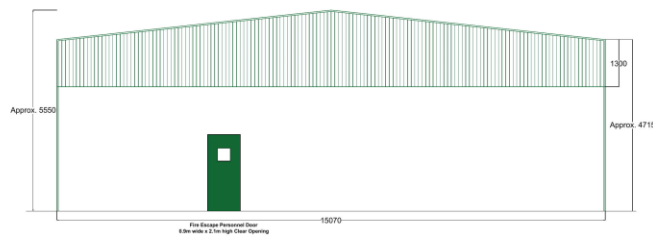
Revision			
This drawing is copyright. Only licensed decisions to be revised.			
Rev	Date	Issue	By
A	22.06.22	Location of road above revised	DMW
B	24.11.22	Existing earth bund revised	DMW
C	17.07.23	Additional earth bund and parking added	DMW
D	21.07.23	Earth bund and parking revised	DMW



Client		
A G Pearce Ltd.		
Project		
Proposed New Cold Store and Extension at: Middle Farm, Wormegay Kings Lynn, PE33 0SG		
Drawing		
Proposed Site Plan		
1 April 2022	1:1250	@ A3
DMW	NDM	

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ARCHITECTURE + PLANNING
 www.brown-co.com

Norwich 01463 528111	Brome 01263 854833
18-20 St James Street	10-12 St James Street
Norwich, Norfolk, NR1 1AS	Norwich, Norfolk, NR1 1AS
Registered Architects	Registered Engineers & Planners



General Notes

No.	Revision/Issue	Date
1		22.02.23

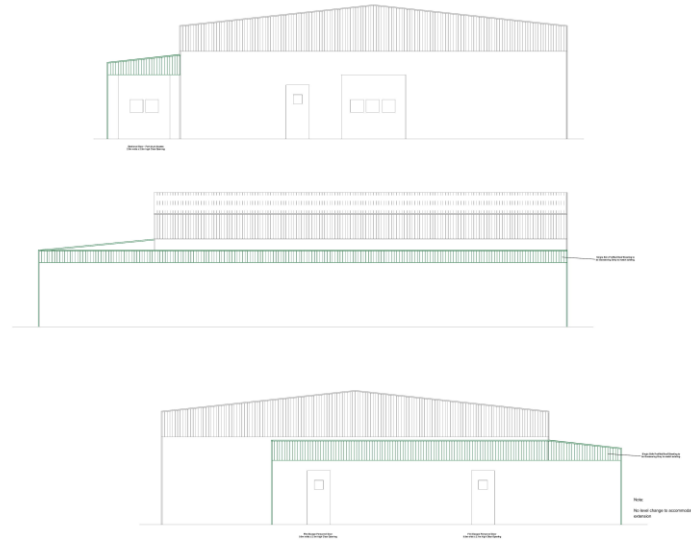
Project Name and Address

MAGNUM
FABRICATIONS LTD
MAGNUM HOUSE
DONINGTON

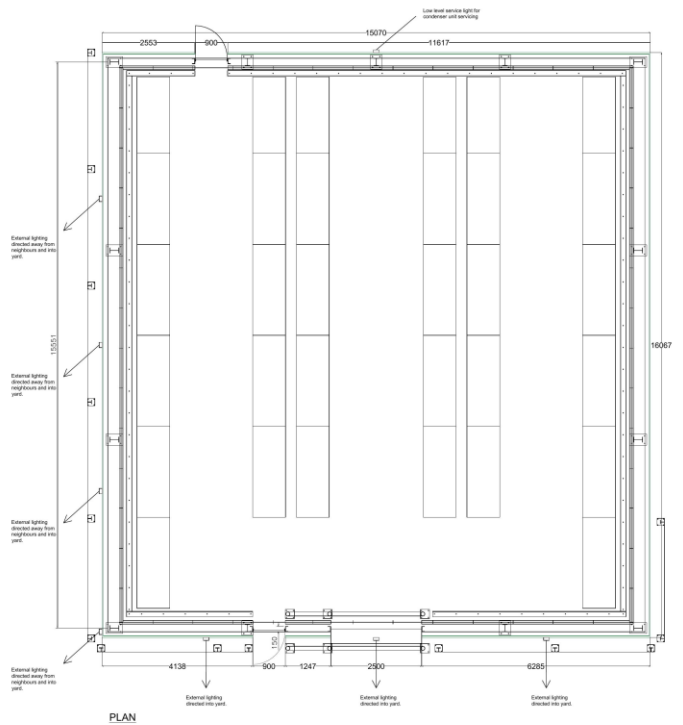
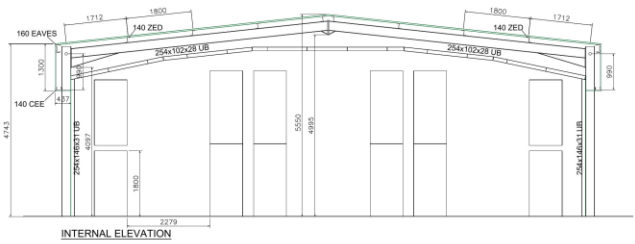
Client Name and Address

GPL Construction
AG Pearce
Kings Lynn

Project	NEW CHILL STORE	Sheet	3
Date	14.4.22		
Scale	1:50@A1		



- SPECIFICATION:
- STEELWORK FINISH: SHOTBLAST GREY FINISH
 - PORTAL RAFTERS: 254x102x25 UB
 - PORTAL COLUMNS: 254x146x31 UB
 - GABLE COLUMNS: 203x133x25 UB
 - ROOF BRACING: 76x3.2 CHS
 - PORTAL TIES: 76x3.2 CHS
 - ROOF JOISTS: 155x1.5 ZED
 - CLADDING RAILS: 140x1.4 C SECTION
 - EAVES BEAMS: 160x2.0 EAVES BEAM
 - DOOR FRAMES: 150x75x20 CHANNEL
 - CLADDING: 40mm COMPOSITE PANEL OLIVE GREEN
 - TRIMMS: OLIVE GREEN
 - GUTTER: BLACK PVC



General Notes

No.	Revision/Issue	Date
1	7	20.11.22

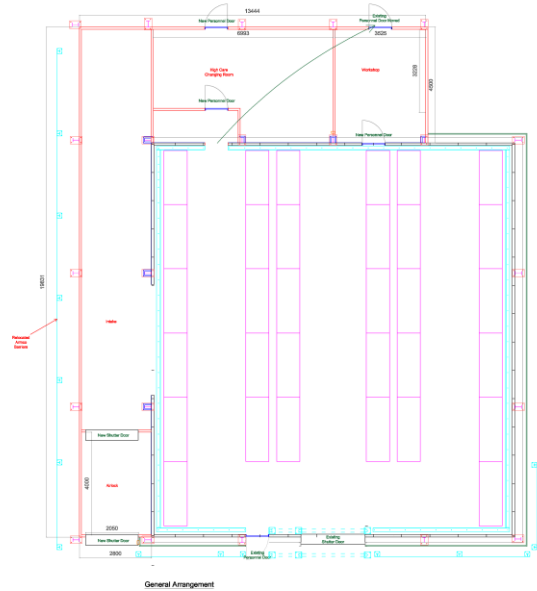
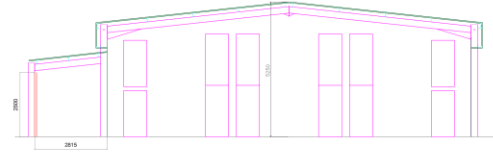
Client Name and Address

MAGNUM
FABRICATIONS LTD
MAGNUM HOUSE
DORINGTON

Project Name and Address

GPL Construction
AG Pearce
Kings Lynn

Sheet	2
Date	19.4.22
Time	1:50@A1



DATE	
NO	
CDM Co-ordinator - EDC Ltd	
Health and Safety Officer	
Project Manager	
Author	A.G Preece
Checker	Workings
Proposed CME Base Extension	
Proposed Layout and Section High Care Phase 1	
Scale	1:50
E13686/1	







Entrance to site









On application site looking north







On application site looking north





On application site looking northwest, showing earth bund



On application site looking east





On application site looking south







On application site looking south, existing cold store on right





On application site looking north with
existing cold store on left





Existing cold store





Southern elevation of existing cold store





Staff car park and northern boundary





Staff car park and northern boundary

23/00626/F





DRAWING SYMBOLS & ABBREVIATIONS

Symbol	Description	Symbol	Description
[Symbol]	Proposed Path	[Symbol]	Proposed Cycle Path
[Symbol]	Proposed Footpath	[Symbol]	Proposed Tree
[Symbol]	Proposed Wall	[Symbol]	Proposed Fence
[Symbol]	Proposed Boundary	[Symbol]	Proposed Building
[Symbol]	Proposed Wall	[Symbol]	Proposed Wall
[Symbol]	Proposed Wall	[Symbol]	Proposed Wall
[Symbol]	Proposed Wall	[Symbol]	Proposed Wall

EXISTING SITE PLAN

SCALE 1:200

PLANNING

trundley

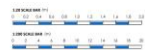
www.trundley.com

1100002303

17-L38-PL001

SEPTEMBER 2017

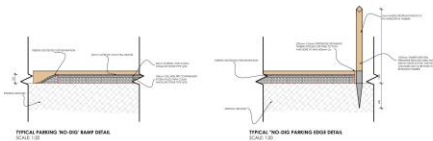
17-L38-PL001



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- PROPOSED TREE IN ACCORDANCE WITH PROPOSED TREE PLAN
- INDICATES 0.5M CLEAR AREA FROM EXISTING TREE
- AREA OF PROPOSED PARKING BAYS WITH 100mm PECA GRAVEL FINISH LAY OVER 100mm CRUSHED STONE WITH 200mm 100mm PERFORATED TRAMER BOARD FINISH WITH TRAMER PEGS AT 500 CM
- EXISTING CONCRETE AND ASPHALT AREAS
- PROPOSED BARK CHIPPINGS TO MATCH EXISTING
- EXISTING GRASSED AREAS TO BE MAINTAINED WHERE DISTURBANCE HAS OCCURRED
- 1.2M PRE-TREATED 100mm x 100mm TRAMER BOARD FINISH, FINISHED SET WITH DRIVE BY POST ANCHORED ABOVE-GROUND PARKING BAYS PROTECTED ON HORIZONTAL TRAMER
- 100mm YELLOW LINED AREAS TO DEMARKATE PROPOSED GRASSED PARKING BAYS
- 100mm x 100mm PRE-TREATED DRIVEWAY TRAMER BOLLARDS TO BE INSTALLED ABOVE 100mm METHOD
- BOLLARDS AS EXISTING
- POST AS EXISTING
- LAMP PEGS AS EXISTING
- EXISTING PROPOSED DRIVEWAY STORAGE



PLANNING

trundley
ARCHITECTS

www.trundley.com

HELENE CREATIONSBURM
LINDA BROWN
MAGG LYNNE
PHEE LING

CAR PARK EXTENSION
17-L38-PL003
PROPOSED SITE PLAN

1:500 @ A3 SEPTEMBER 2017 HC

17-L38-PL003

17/09/2017

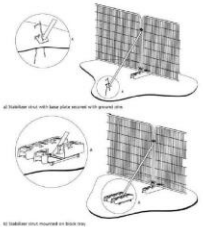


PROPOSED TREES TO BE REPLACED IN ACCORDANCE WITH TREE SCHEDULE
LINE OF PROTECTIVE TREE BARRIERS

Notes:
1. The proposed site works of these trees have been assessed in accordance with the Arboriculture Act 2002 and the Arboriculture Regulations 2005.
2. All trees shown are assumed to be in good health.
3. A recommendation for the retention of a tree is based on the following:
- The tree's location and condition in relation to the proposed site works.
- The tree's size and species.
- The tree's value to the site.
4. All trees shown are assumed to be in good health.
5. The proposed site works are subject to the approval of the relevant authorities.
6. The proposed site works are subject to the approval of the relevant authorities.
7. The proposed site works are subject to the approval of the relevant authorities.
8. The proposed site works are subject to the approval of the relevant authorities.
9. The proposed site works are subject to the approval of the relevant authorities.
10. The proposed site works are subject to the approval of the relevant authorities.

Table with 2 columns: TREE NO., CATEGORY, PROPOSED STATUS/NOTES. Lists various trees and their proposed actions.

Table with 2 columns: TREE NO., CATEGORY, PROPOSED STATUS/NOTES. Lists various trees and their proposed actions.



di 1 Barrier with low side access with ground sign

di 2 Barrier with ground sign

ALL NUMBERED TREES SHOWN IN ACCORDANCE WITH PRELIMINARY ASSESSMENT DRAWING. RELEVANT WORKS TO BE COMPLETED IN ACCORDANCE WITH PROPOSED TREE SCHEDULE. RELEVANT WORKS TO BE COMPLETED IN ACCORDANCE WITH PROPOSED TREE SCHEDULE. RELEVANT WORKS TO BE COMPLETED IN ACCORDANCE WITH PROPOSED TREE SCHEDULE.

- REPLACEMENT SPECIES:
1. BEECH
2. BIRCH
3. BIRCH
4. BIRCH
5. BIRCH
6. BIRCH
7. BIRCH
8. BIRCH
9. BIRCH
10. BIRCH
11. BIRCH
12. BIRCH
13. BIRCH
14. BIRCH
15. BIRCH
16. BIRCH
17. BIRCH
18. BIRCH
19. BIRCH
20. BIRCH

PLANNING trundley logo and contact information. Includes address: 110A ROAD, KING'S LYNN, PE33 6LW. Phone: 01328 850000. Website: www.trundley.com. Date: 13/09/2023.



Main carpark to the Crematorium







View westwards of 6 proposed parking spaces



View north-west of proposed parking spaces to either side of the access road





View towards overflow carpark and proposed parking spaces
either side of the access road





Proposed location of extension to the existing overflow carpark



Proposed location of extension to the existing overflow carpark

SPEAKERS SLIDE

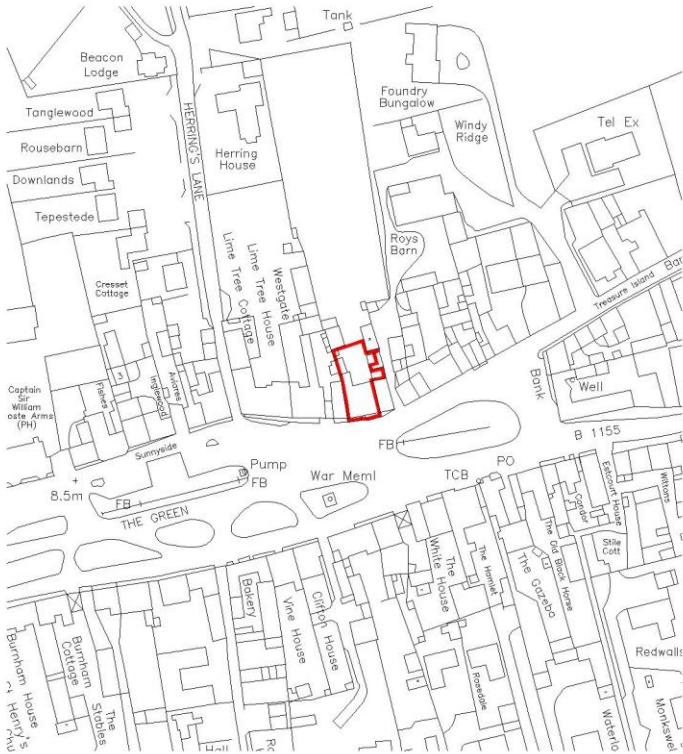
M J RAY





23/00507/F





29/34 Market Place,
 Burnham Market,
 King's Lynn,
 Norfolk.



Location Plan

Scale: 1:1250

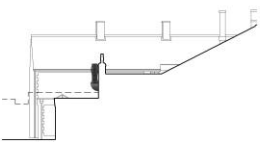


ACS Architectural Ltd
 14 Avenue Road, Hunstanton, Norfolk, PE30 6EW.
 Tel: 07820 946229 E-mail: info@acs-architectural.co.uk




FOR PLANNING PURPOSES ONLY

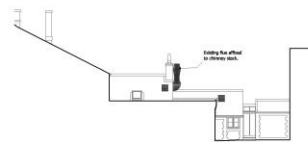
acs-architectural.co.uk



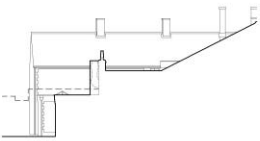
Existing West Elevation 1:100




Existing North Elevation



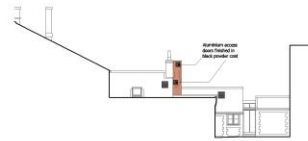
Existing East Elevation



Proposed West Elevation 1:100




Proposed North Elevation




Proposed East Elevation

Proposed Materials


- Classic Brick Company - Rural Multi Handmade brick slip.
- Scratcher bond with white lime based mortar and bucket handle pointing.
- Aluminium Access Doors finished in black powder coat.



Visual mock-up of proposed - for illustrative purposes only



Part Existing Site Plan 1:100



Part Proposed Site Plan 1:100

ACS ARCHITECTURAL

A. Unit 3 Impression House & Production Site
 22 Market Place
 Norwich
 PE1 7RE

T. 01603 03303
 E. info@acsarchitectural.co.uk

Project
 Proposed Planning Application
 No. 23/00507/F
 22 Market Place
 Norwich Norfolk
 PE1 7RE

Title
 Elevations and Site Plans
 as Existing & Proposed

Rev	Description	By	Check	Date
01	Issue for Planning	AK	AK	01/03/2023

Drawing No. 578/23/01

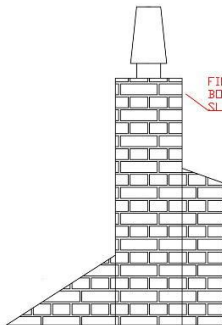


ALL DIMENSIONS TO BE CHECKED ON SITE

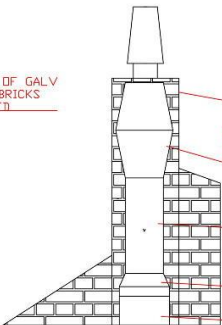
FOR DISCUSSION PURPOSES ONLY

FINISHED VIEW - FRONT

CROSS SECTION VIEW - BEFORE BOXING

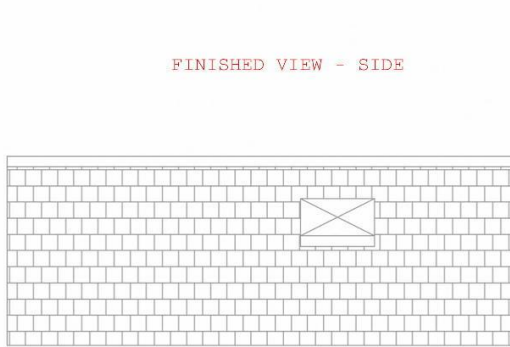


FINISHED LOOK OF GALV BOXING AFTER BRICKS SLIPS INSTALLED



- GALV SQUARE SURROUND TO BE FINISHED IN BRICKS SLIPS
- 400MM VELOCITY/JET COWL ACCELERATING/PROPELLING FLAMES 10 METRES INTO ATMOSPHERE
- 400MM ROUND SPIRAL DUCT
- 400MM ROUND TO SQUARE ADAPTOR
- EXISTING SQUARE DUCT

FINISHED VIEW - SIDE



- ALUMINIUM ACCESS DOOR FOR CLEANING FINISHED IN BLACK POWDER COAT
- ALUMINIUM ACCESS DOOR FOR CLEANING FINISHED IN BLACK POWDER COAT
- DRAIN POINT OUTLET THROUGH BRICK WORK



SPECIALIST REFURBISHMENT SERVICES

NO_29_BURNHAM_MARKET			
DRAWING TITLE			
EXTRACTION_SYSTEM			
RMK	DATE	SCALE	REV
KLS2159	02/09/20	A	C

22-23 AUSTIN FIELDS IND EST, KINGS LYNN, NORFOLK, PE30 1PH TEL (01553) 772935 FAX (01553) 769118





Northern elevation of building / flue from rear courtyard





Close up of previous photo

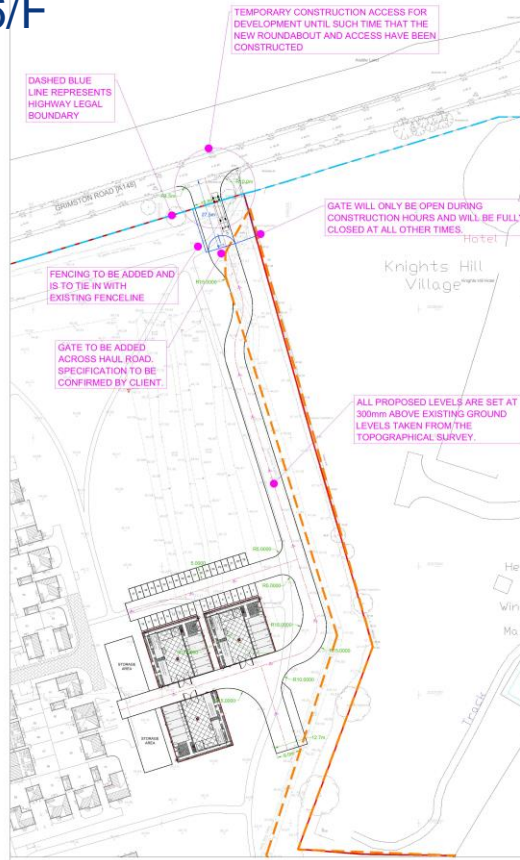


Northern elevation of building (showing that there are no long public views)

23/00086/F



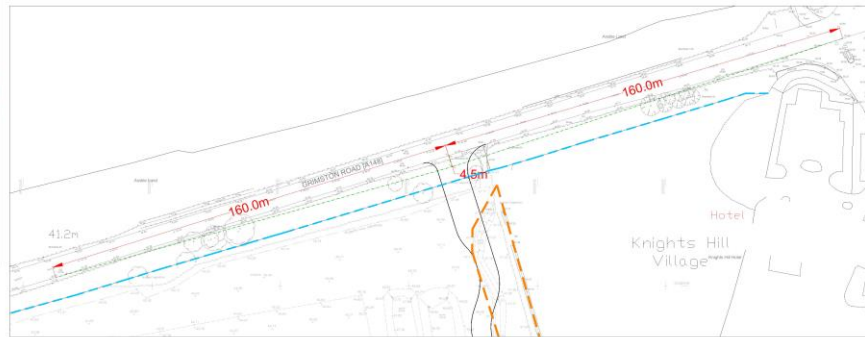
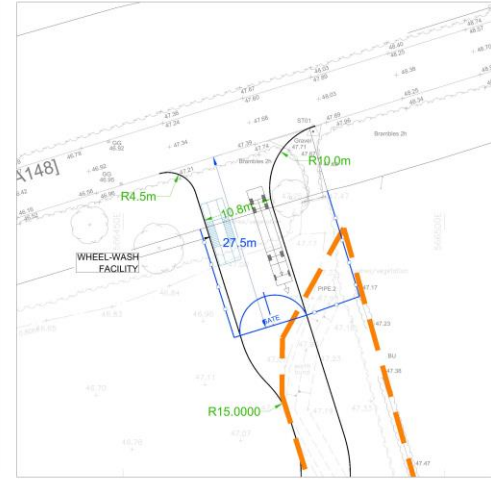




PROPOSED LOCATION OF TEMPORARY ACCESS & HAUL ROAD
Scale 1 : 500



Site Location Plan
The site is located to the south of Grimston Road (A148) and to the west of Queen Elizabeth Way (A149), South Wootton, Kings Lynn (nearest postcode PE30 3NG). The site is approximately centred at Ordnance Survey (OS) National Grid Reference 566180, 322270 and is 35 Hectares (Ha) in size.



PRELIMINARY

AT RISK

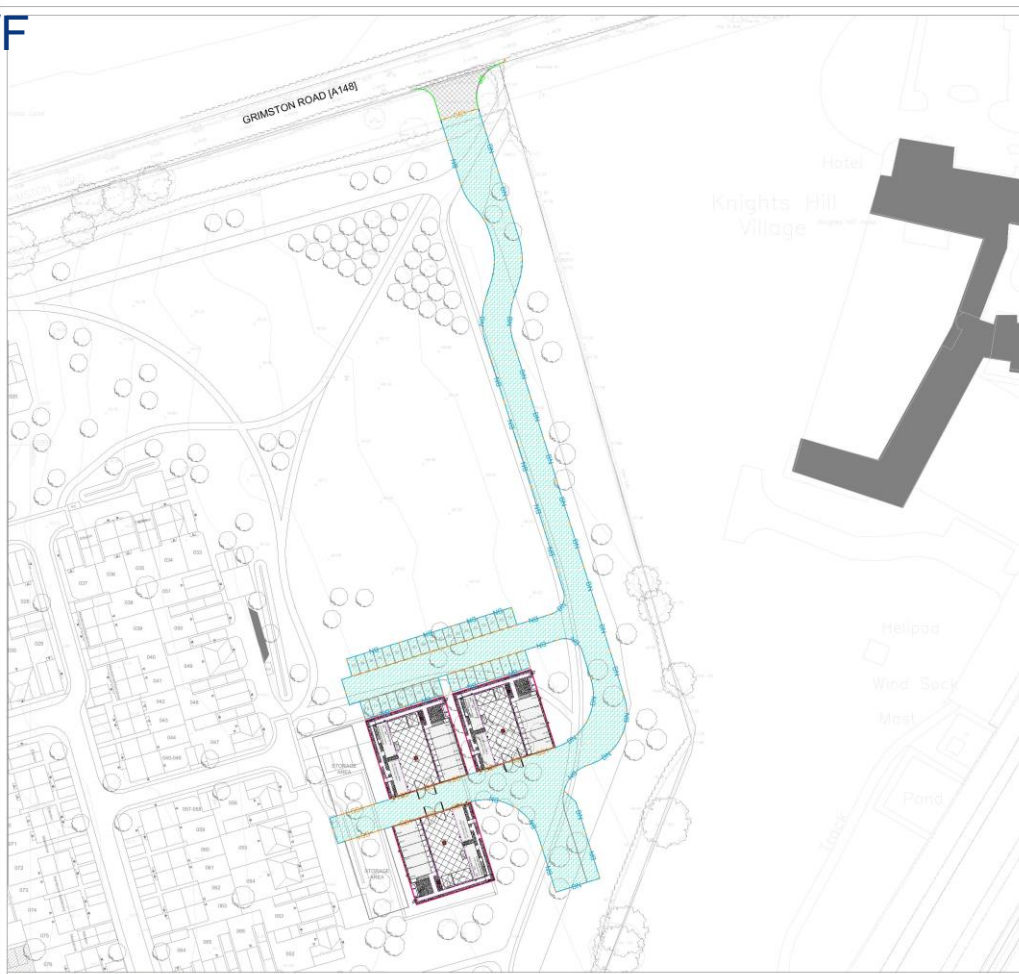
SITELAND

DRIVING SKILLS

RACE
RESIDENTIAL & COMMERCIAL ENGINEERING

BARRATT

HOLO1-001-01



KEY	
	TYPE H&2 Kerb (125mm upstand)
	TYPE C&1 Kerb
	TYPE B& Kerb (20mm upstand)
	TRANSITION KERB (TYPE H&2 to B&)
	ASPHALT CARBONFIBRE CONSTRUCTION -
	ASPHALT T&E IN CONSTRUCTION -
	TYPE 1 CONSTRUCTION -

The Contractor is to check and verify all setting and site measurements, check and verify correct levels of construction points, kerbs, walls, drains, etc. Contractor to verify all records with current Building Regulations, British Standard specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc, whether in the original or digital or both if any. The primary road is to be constructed to Class 1 or Class 2 standards, as appropriate, or other specified specification provided. The drainage is to be installed in accordance with the proposed conditions or general conditions. Site area of general nature open to accept any structural material (including drainage) must be constructed in accordance with a suitable method of foundation to be provided allowing for existing ground conditions, and depth of fill if required. The contractor is to verify all ground levels, to be undertaken in accordance with a suitable report, where necessary, and if provided, are to be retained until such as to confirm it is as intended to be retained. All levels are to be checked as set to ensure they are a minimum of 1.5 metres from buildings, or 2 metres from buildings, as a guide, unless otherwise specified.

DRAWING STATUS: PRELIMINARY

AT RISK:
 ANY INFORMATION AND/OR IMAGES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH THEY ARE PROVIDED WITHOUT LIABILITY TO THE PROFESSIONAL ENGINEERING CONSULTANT PROVIDING THEM.

SITE LAYOUT:
 BASED ON THE DRAWING LAYOUT - 28/03/21 AS IN CHARGE: www.race-engineering.com PROVIDED BY THE CLIENT.



Drawing Status:
 Prepared by: [Name], [Title]
 Checked by: [Name], [Title]



Contact us:
 Residential & Commercial Engineering Ltd
 Independent Team Footpath, Club, Rye Park
 Road, Hoddeston, Cambs,
 CB23 2DZ
 Tel: 01952 411552

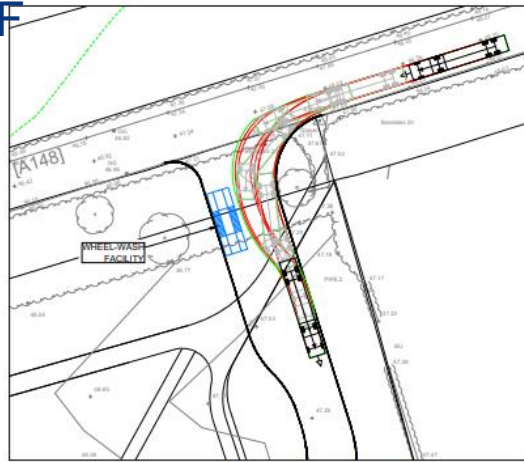
DRAWING: 23/00086/F (Phase 1) - 28/03/21				
1	Design / Update / Rev	28/03/21	21	1
2	Check / Issue	28/03/21	21	1
3	Approved / Issue	28/03/21	21	1
4	Issue / Issue	28/03/21	21	1



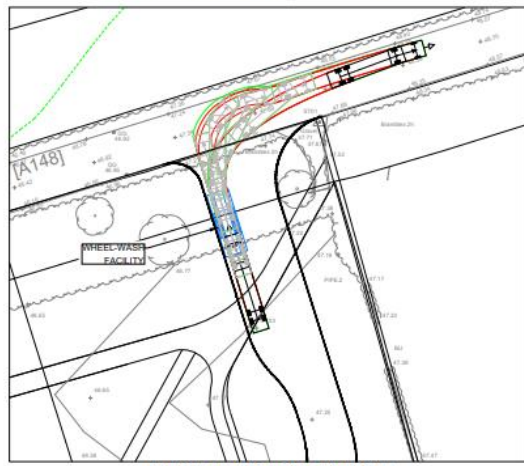
POA: KERBS & MATERIALS PLAN GRIMSTON ROAD (A148) PHASE 1 PLAN

BARRATT HOMES Drawing: HRL01-001-05 Rev: C
 Drawn by: [Name] Checked by: [Name] Date: [Date] Date: [Date]

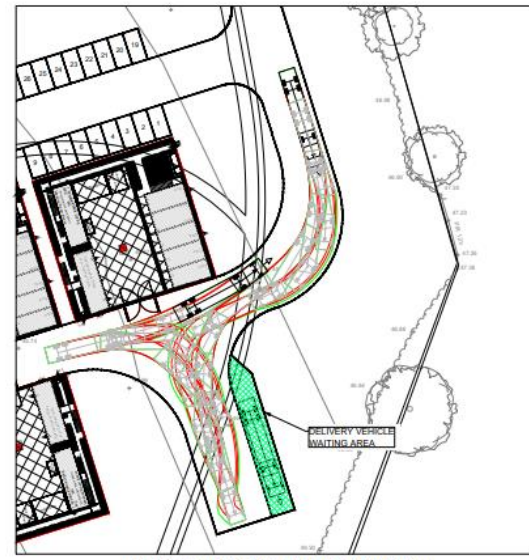
BOW CAMBRIDGESHIRE
 10011 7th Floor, Rosemary Street
 Cambridge CB2 3RQ



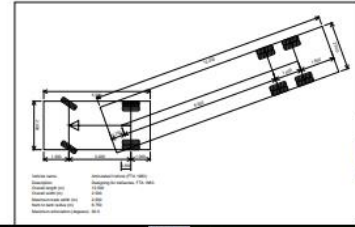
ARTICULATED LORRY ENTERING SITE
Scale 1 : 200



ARTICULATED LORRY LEAVING SITE
Scale 1 : 200

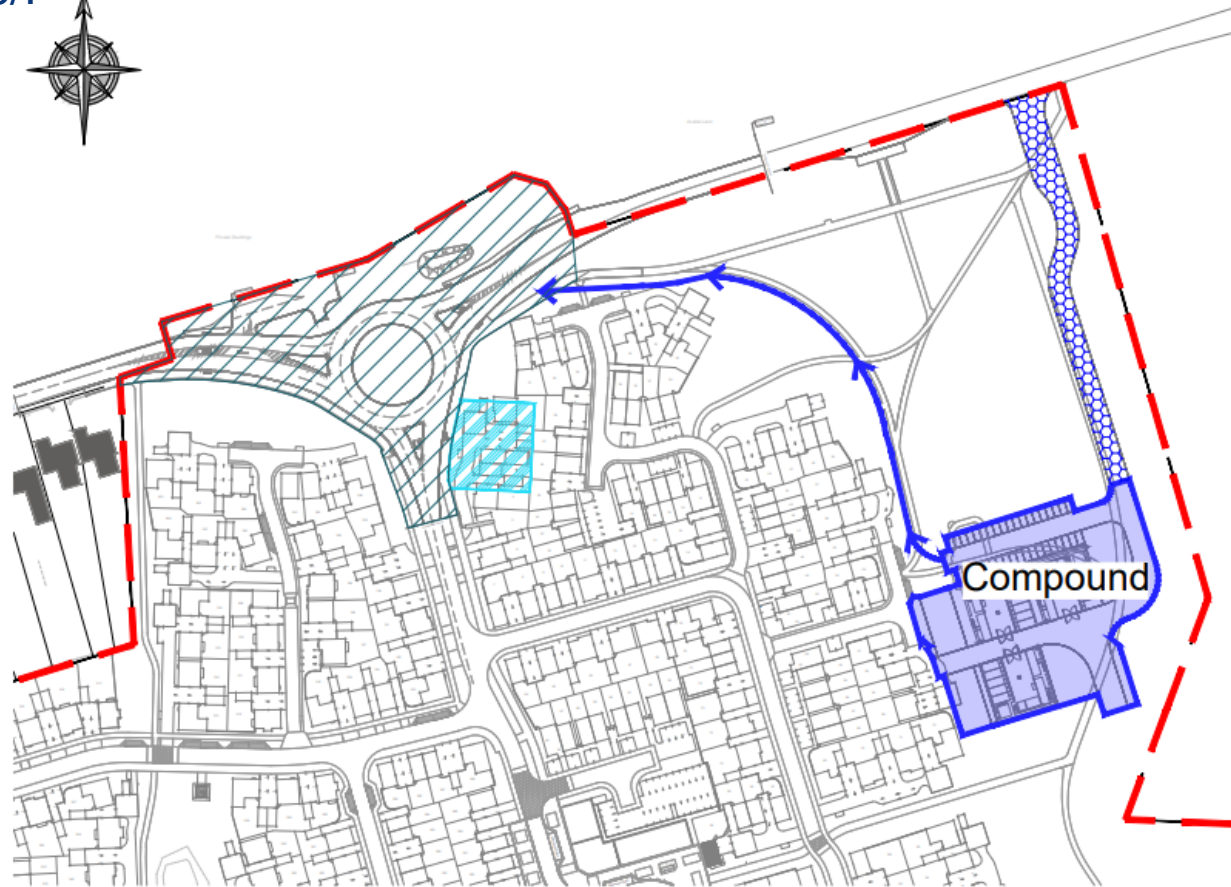


ARTICULATED LORRY TURNING WITHIN SITE
Scale 1 : 200



<p>PRELIMINARY</p> <p>This drawing is preliminary and is not to be used for construction purposes without the written approval of the author.</p>	
<p>Author:</p> <p>Checked:</p> <p>Approved:</p>	<p>Date:</p> <p>Scale:</p> <p>Sheet No.:</p>





Legend	
	Denotes Site Boundary.
	Denotes S278 Works.
	Hatch & Boundary Denotes Extent Of Compound Area.
	Hatch Denotes Extent Of Temporary Haul Road.
	Line With Arrow Indicates Indicative Temporary Haul Road Route From Compound To Roundabout.
	Hatch & Boundary Denotes Extent Of Roundabout Construction Set Down Area For Works.

Rev	Date	Amendment	Initials	Scale@A3	Client	Purpose of Issue
-	17.05.23	Initial Issue.	LW	NTS	BDW Cambridge	Indicative
A	05.07.23	Purpose Of Issue Updated.	LW		Project: Knights Village, Kings Lynn	
				Date: May 23	Drawing: Compound With Indicative Haul Roads Location Plan	Drawing no: DRD074-010

	DRD Consulting 142 New London Road Chelmsford Essex CM2 6AW T +44 (0)1245 210 849 www.driconsulting.co.uk
	Rev: A



View towards access looking west along Grimston Road



Closer view towards access looking west along Grimston Road



View beyond access looking west along Grimston Road





View away from access looking east along Grimston Road



Boundary fronting Grimston Road looking west



Boundary fronting Grimston Road looking east





Current access looking south into site





Internal site looking south





Internal site looking north towards access





Internal site looking south





Internal site looking north/west





Internal site looking west





Internal site looking north/west



SPEAKERS SLIDE

CLLR RICHARD COATES



- 3.2.3 Grimston Road is the proposed access points for the site. It runs along the Northern Boundary of the site. Grimston Road is a 50 mph road with good visibility for road users with no footpath access for pedestrians. In general, Grimston Road is a well maintained single carriageway with traffic flowing in both directions.







23/00185/F

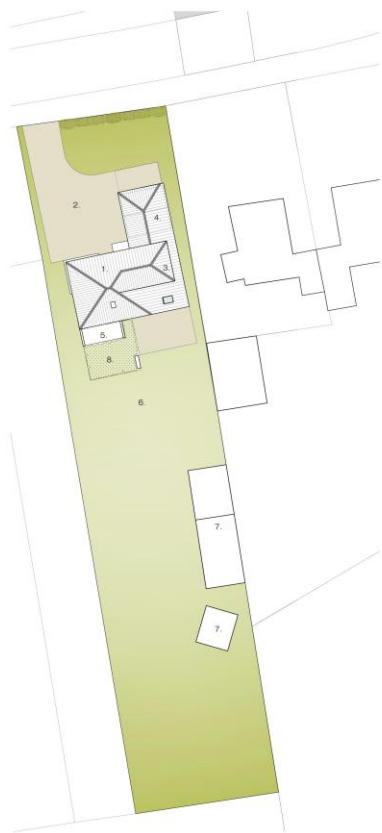


PROPOSED SITE PLAN 1:200

KEY TO PROPOSED SITE PLAN:

1. Existing dwelling.
2. Proposed parking and turning area. (1 Space)
3. Proposed Extension.
4. Proposed Carport. (2 Spaces)
5. Proposed Terrace.
6. Private Garden Area.
7. Existing Out-buildings.
8. Green roof area.

Note: All site levels to remain as existing.



Site Plan (1:200) © Crown Copyright 2022. All Rights Reserved. License Number 100036620

LOCATION PLAN
Scale: 1:1000



TITLE BLOCK
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1.0 INTRODUCTION
The purpose of this plan is to provide a detailed description of the proposed development. The information contained in this plan is based on the information provided to the design team by the client. The design team has carried out a site visit and has inspected the site and the surrounding area. The design team has also carried out a site analysis and has identified the key issues and opportunities for the development.

2.0 DESIGN PRINCIPLES
The design principles for this development are:
- To provide a high quality residential development.
- To provide a development that is sensitive to the surrounding area.
- To provide a development that is sustainable and has a low carbon footprint.
- To provide a development that is accessible and inclusive.

3.0 CONCLUSION
The design team believes that this development is a high quality residential development that is sensitive to the surrounding area, sustainable, and accessible. The design team recommends that the Council should approve this plan and the proposed development.

4.0 APPENDIX
The appendix contains the following information:
- Appendix 1: Site plan (1:200)
- Appendix 2: Location plan (1:1000)
- Appendix 3: Section 106 agreement (1:1000)

5.0 NOTES
- The site levels shall remain as existing.
- The design team is not responsible for any errors or omissions in these plans and specifications.

Atelier Associates
Architecture + design

KILOBURN
24 MANOR ROAD, KILBURN NT5
Tel: 020 8996 1000

PROPOSED SITE PLAN & LOCATION PLAN
Date: 13/10/23
Author: [Name]
Checked: [Name]
Approved: [Name]

KILO2.01.05 D

Site: [Address]
© 2023 Atelier Associates



PROPOSED NORTH ELEVATION
1:100
SCALE BAR PRINTED PAPER SIZE A1

PROPOSED SOUTH ELEVATION
1:100

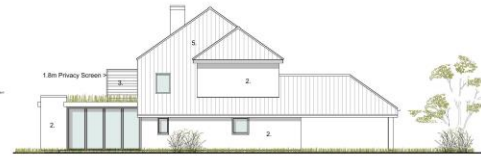
PROPOSED WEST ELEVATION
1:100



PROPOSED GROUND FLOOR PLAN (115.3m²)
1:100



PROPOSED FIRST FLOOR PLAN (84.8m²)
1:100



PROPOSED EAST ELEVATION
1:100



PROPOSED SECTION
1:100

- PROPOSED MATERIALS:**
- 1: Flint
 - 2: Render
 - 3: Horizontal Timber Cladding
 - 4: Vertical Timber Cladding
 - 5: Paints



EXISTING GROUND FLOOR PLAN (76.8m²)
1:100



EXISTING FIRST FLOOR PLAN (52.0m²)
1:100



EXISTING NORTH ELEVATION
1:100



EXISTING WEST ELEVATION
1:100



EXISTING SOUTH ELEVATION
1:100



EXISTING EAST ELEVATION
1:100

DISCLAIMER:
These drawings are prepared on the basis of information provided by the Applicant and are not intended to be used for any other purpose. The Applicant is responsible for the accuracy of the information provided. The drawings are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use. The drawings are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use.

CONTRACT:
The drawings are prepared in accordance with the terms of the contract between the Applicant and the Architect. The contract is a copy of the contract form published by the Institution of Structural Engineers and is available from the Institution of Structural Engineers. The contract is a copy of the contract form published by the Institution of Structural Engineers and is available from the Institution of Structural Engineers.

CONSENT:
The drawings are prepared in accordance with the terms of the contract between the Applicant and the Architect. The contract is a copy of the contract form published by the Institution of Structural Engineers and is available from the Institution of Structural Engineers. The contract is a copy of the contract form published by the Institution of Structural Engineers and is available from the Institution of Structural Engineers.

PLANNING PURPOSES:
These drawings are prepared for the purpose of obtaining planning permission. They are not intended to be used for any other purpose. The Applicant is responsible for the accuracy of the information provided. The drawings are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use.

DATE:
15/10/2023

SCALE:
1:100

PROJECT:
18/01/2023

NO:
18/01/2023

NO:
18/01/2023

NO:
18/01/2023

NO:
18/01/2023



Rear elevation



Views to the east





Views to the west





Views to the west





Views to the west







Views to the west from the front garden







Views to the neighbours west elevation





Existing garage





Front elevation

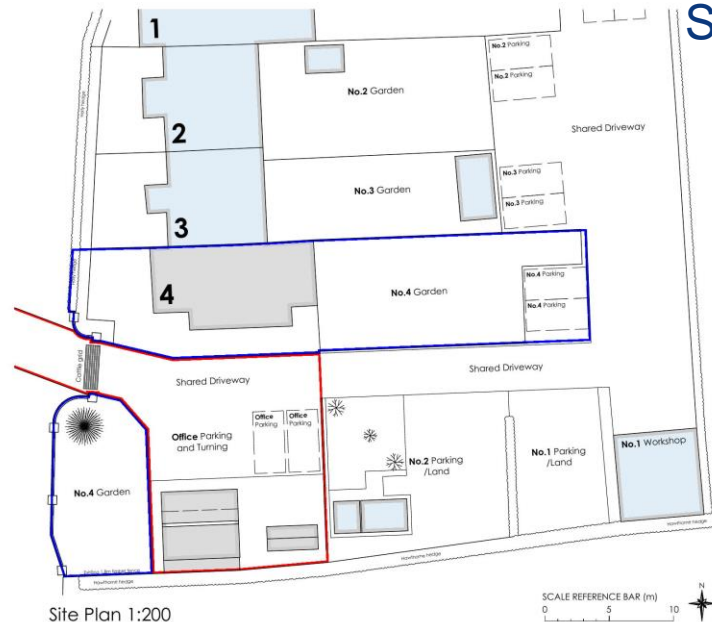
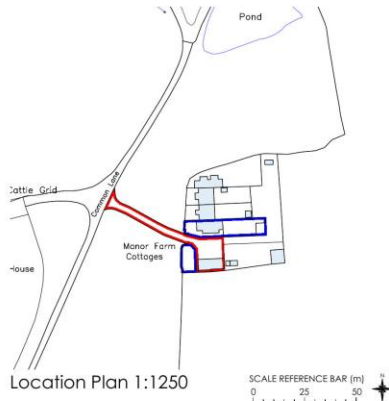
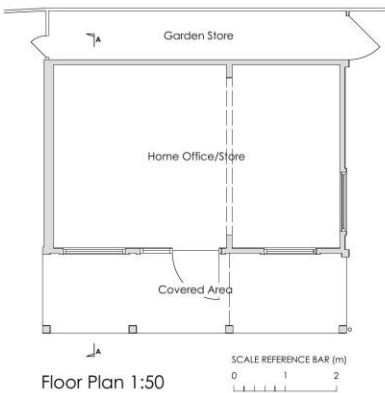
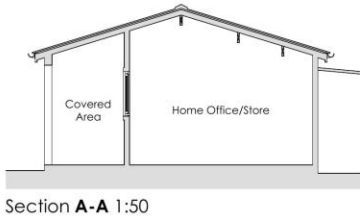


Views of the front elevation and garage



23/00591/F





Site Plan 1:200

<p>Notes</p> <p>1. The copyright of this drawing is the property of Ian H Bix Associates Ltd and must not be copied without their consent.</p> <p>2. Measurements to be checked on site by the Contractors prior to commencement of works and any discrepancies brought to the attention of the Designer.</p>		<p>Project</p> <p>Extension to Outbuilding and Regularised Use as Office at 4 Manor Farm Cottages North Runcton Kings Lynn</p>					
<p>Revisions</p> <table border="1"> <tr> <td>A</td> <td>03.03.2023</td> <td>Drawing amended to show prior extension layout.</td> </tr> <tr> <td>B</td> <td>04.03.2023</td> <td>Red line, room name and title panel amended.</td> </tr> </table>			A	03.03.2023	Drawing amended to show prior extension layout.	B	04.03.2023
A	03.03.2023	Drawing amended to show prior extension layout.					
B	04.03.2023	Red line, room name and title panel amended.					
<p align="center">IAN · H · BIX Associates Ltd</p> <p align="center">M · C · I · A · T</p> <p align="center">ARCHITECTURAL AND BUILDING CONSULTANTS</p> <p align="center">SANDPIPER HOUSE, LEETE WAY, WEST WINCH KING'S LYNN, NORFOLK PE33 0ST TEL: 01553 844077 FAX: 01553 844078 EMAIL: mol@ianhbx.co.uk WEB: www.ianhbx.co.uk</p>		<p>Drawing Title</p> <p>Existing Plans, Elevations Site and Location Plan</p>					
		<p>Scale 1:50, 1:100, 1:200 & 1:1250 @ A2</p> <p>Date February 2023</p> <p>Drawn AW</p>					
		<p>Drawing No. 2530-01B</p>					



North Elevation 1:100



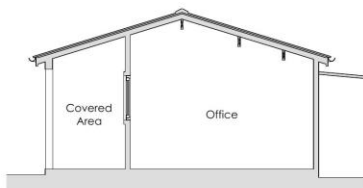
East Elevation



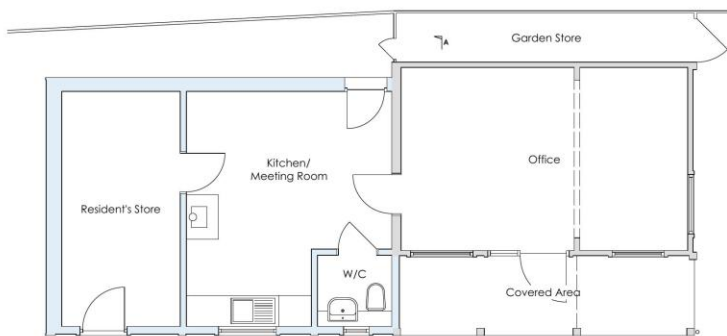
South Elevation



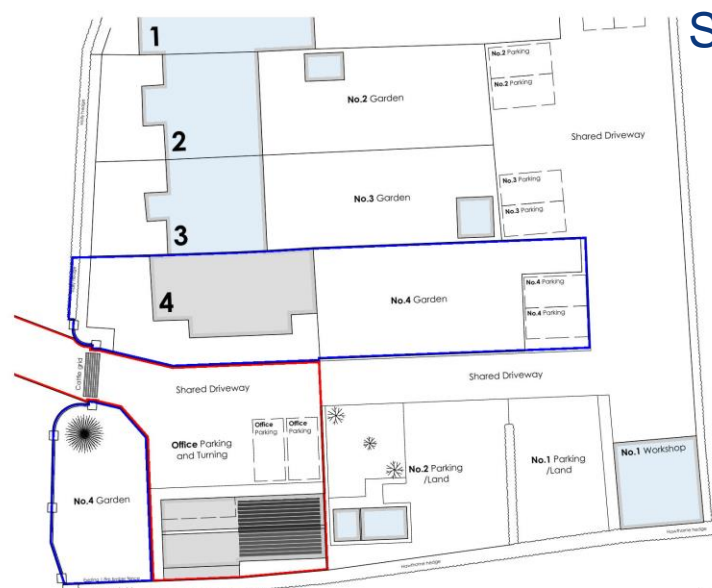
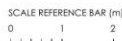
West Elevation



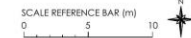
Section A-A 1:50



Ground Floor Plan 1:50



Site Plan 1:200



Notes

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2. Measurements to be checked on site by the Contractors prior to commencement of works and any discrepancies brought to the attention of the Designer.

Revisions

Revision	Date	Description
A	06.03.2023	Red line amended.

Project

Extension to Outbuilding and Regularised Use as Office at 4 Manor Farm Cottages North Runcton Kings Lynn

Drawing Title

As-built Plan, Elevations Section and Site Plan

Scale 1:50, 1:100 & 1:200 @ A2

Date February 2023

Drawn AW

Drawing No. 2530-02A

IAN · H · BIX Associates Ltd
M · C · I · A · T
ARCHITECTURAL AND BUILDING CONSULTANTS
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KING'S LYNN, NORFOLK PE33 0ST
TEL: 01553 844077 FAX: 01553 844078
EMAIL: mol@ianhbix.co.uk WEB: www.ianhbix.co.uk



Manor Cottages from Common Lane (site on right hand side)





Garden store located behind building
(south elevation)



Land to front of building. Boundary wall to front of site.





Left hand side shows extension to building



Neighbouring outbuildings next to proposed office



Neighbouring land to the east of the building with parking /
outbuildings





Rear of the cottages showing gardens and parking



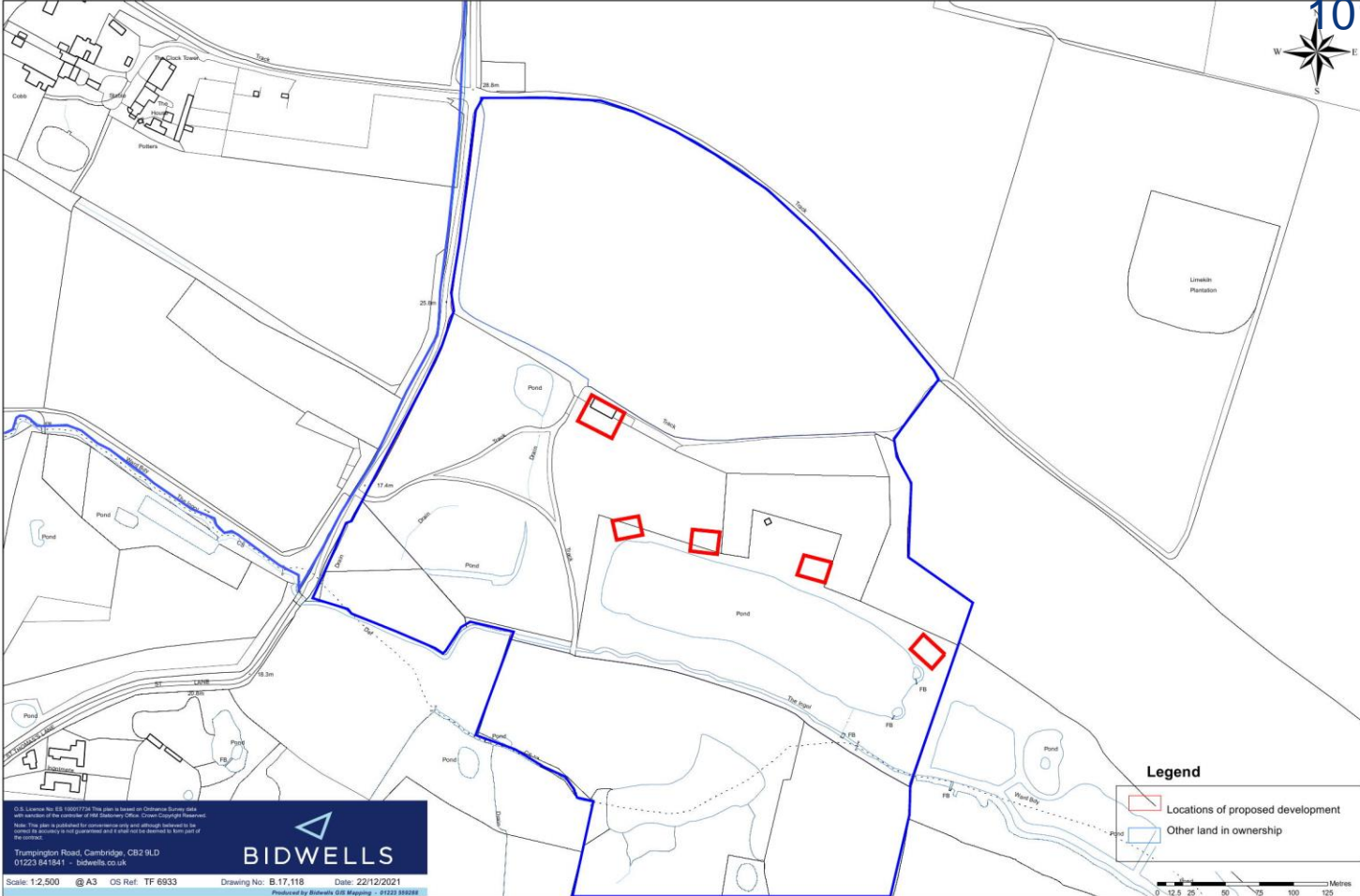
Shared access between the cottages (right) and office (left)



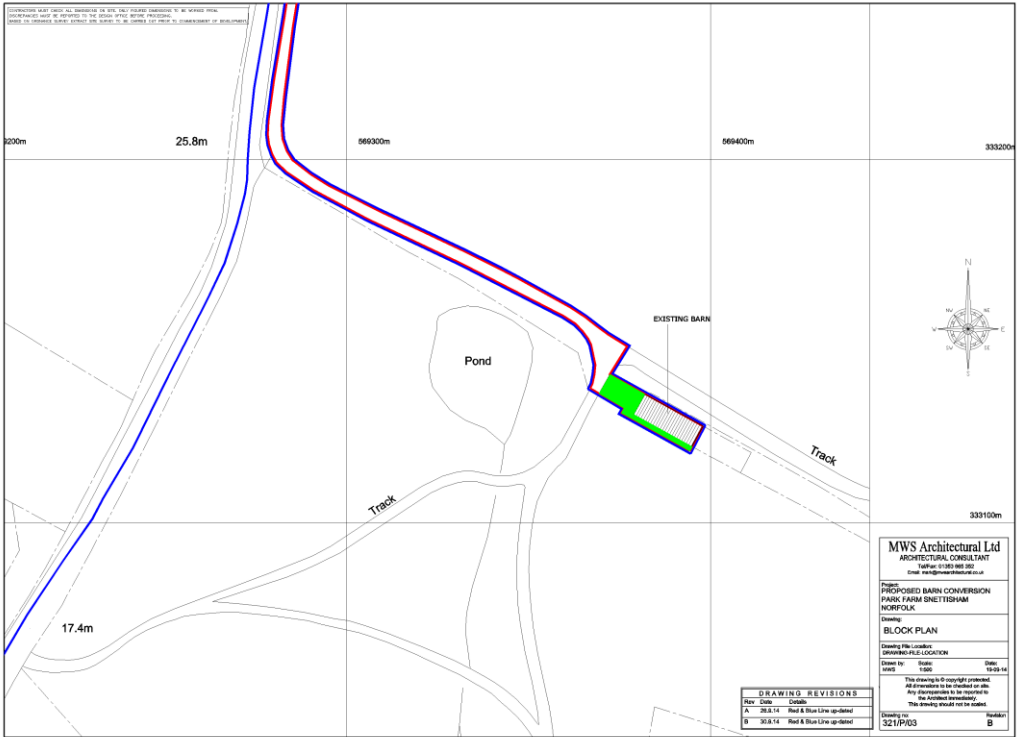


23/00367/F

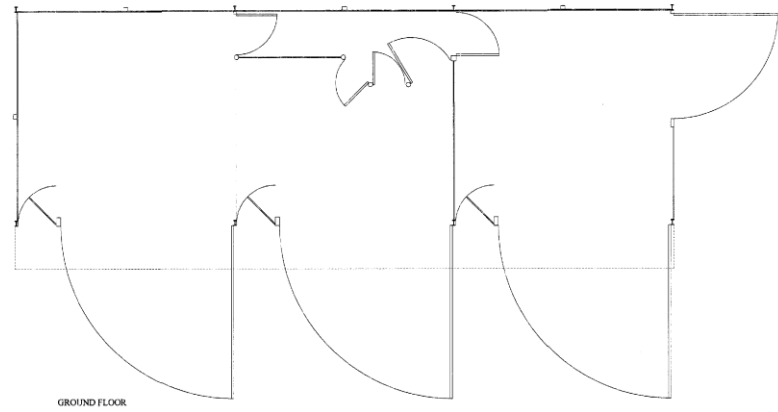
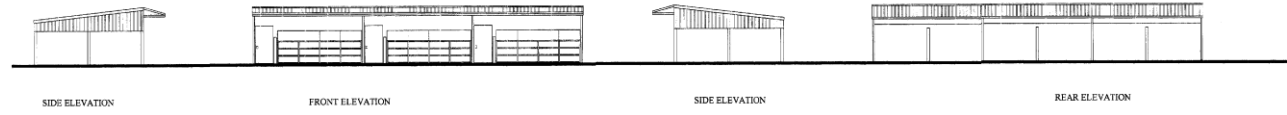




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 Scale: 1:2,500 @ A3 OS Ref: TF 6933 Drawing No: B.17,118 Date: 22/12/2021
 Produced by Bidwells GIS Mapping - 91223 352981



CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF WORK PROVIDED INDICATIVE TO BE NOTED FROM DIMENSIONS MUST BE PROVIDED TO THE DESIGN OFFICE BEFORE PROCEEDING



MWS Architectural Ltd
 ARCHITECTURAL CONSULTANT
 Tel: 01603 461100
 Email: mws@mwsmarchitectural.co.uk

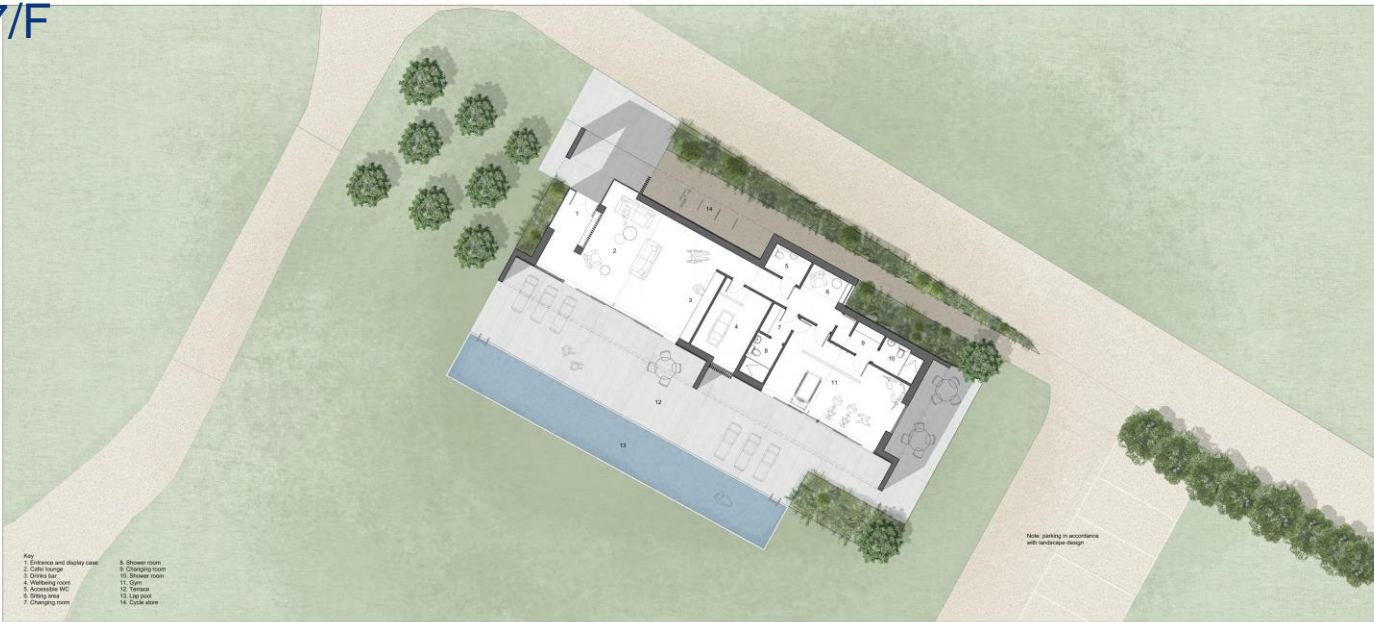
Project:
PROPOSED BARN CONVERSION
 PARK FARM BRETTFISHAM
 NORFOLK

Drawing:
Plans as Existing

Drawn by: **SAK** Date: **23/07/14**
 Checked by: **LSL** Date: **23/07/14**

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 drawing are in millimetres.
 The drawing shall not be scaled.

Drawing No: **S21/P/01** Scale: **1:50**



- Key**
- 1. Entrance and display case
 - 2. Café/bar
 - 3. Changing room
 - 4. Shower room
 - 5. Accessible WC
 - 6. Sitting area
 - 7. Changing room
 - 8. Changing room
 - 9. Shower room
 - 10. Shower room
 - 11. Gym
 - 12. Terrace
 - 13. Lip pool
 - 14. Cycle store

1 Proposed Hub Plan
1/100



2 South-West Elevation
1/100



4 North-East Elevation
1/100



3 North-West Elevation
1/100



5 South-East Elevation
1/100



ARCHITECTS
111-113 SOUTH NORFOLK ROAD, KING'S LYNN, NORFOLK, PE30 1JH
01553 626611
www.lwarchitects.co.uk

PROJECT: BARN CONVERSION TO HUB
BIRCHAM ROAD, SNETTISHAM

ISSUED FOR: PROPOSED FLOOR PLAN AND ELEVATIONS

NO.	DATE	BY	FOR
001	15/06/2023	001	001
002	22/06/2023	002	002
003	22/06/2023	003	003

APPROVAL





Views to the east of the site







Views of the west of the site





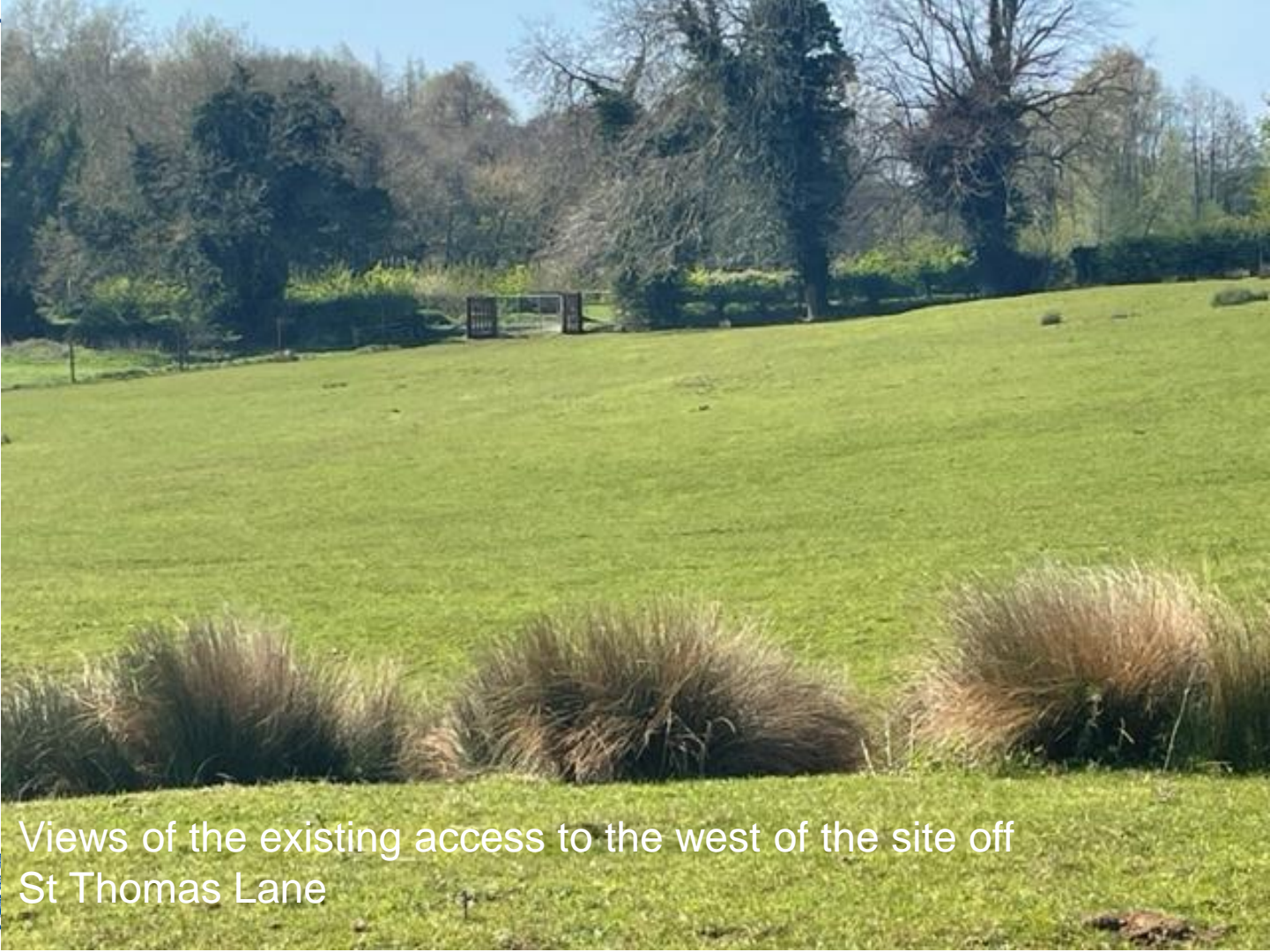


Views to the west of the site



Views to the south of the site





Views of the existing access to the west of the site off
St Thomas Lane









Location of four person cabin









End of Presentation

