

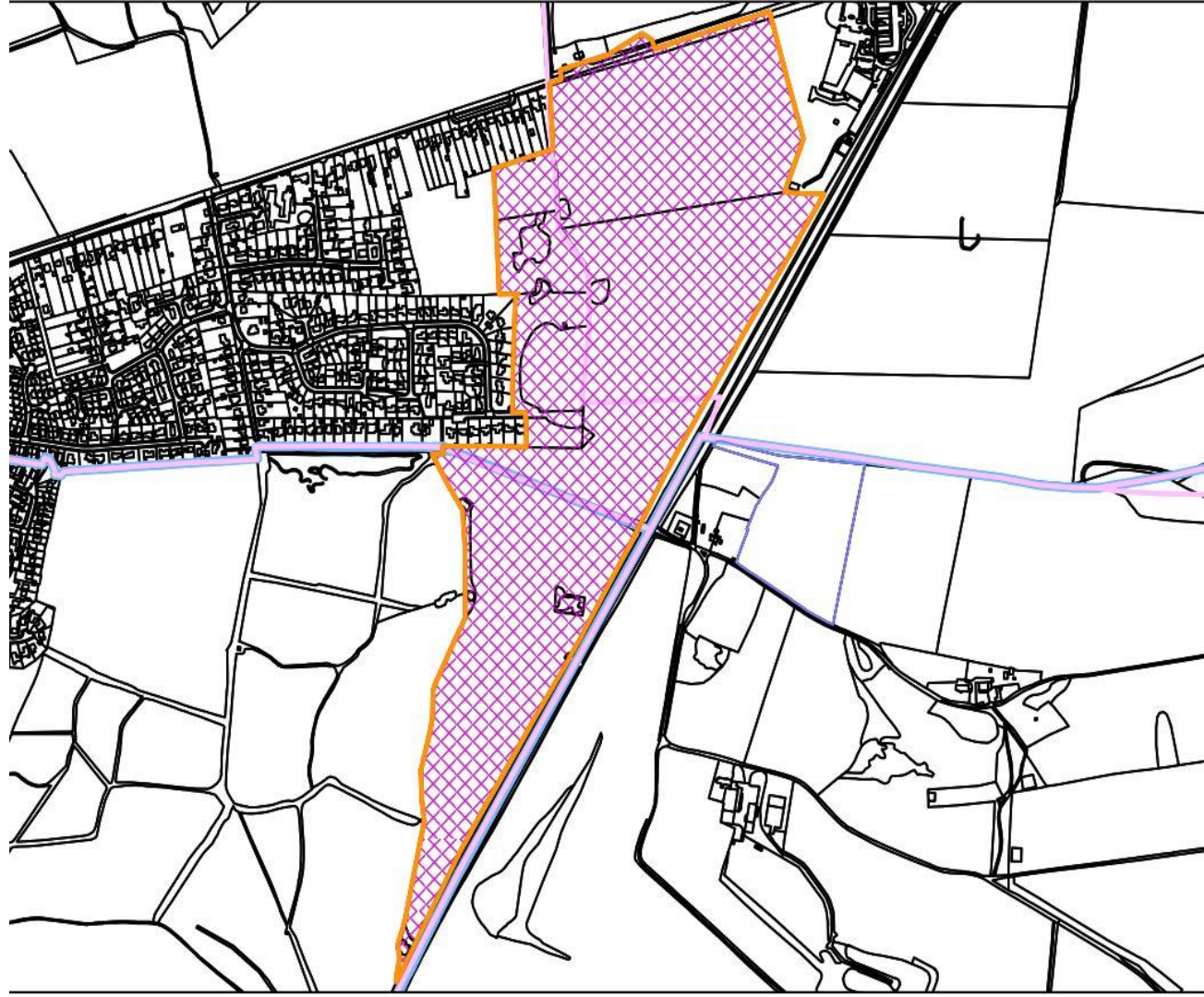
# Planning Committee

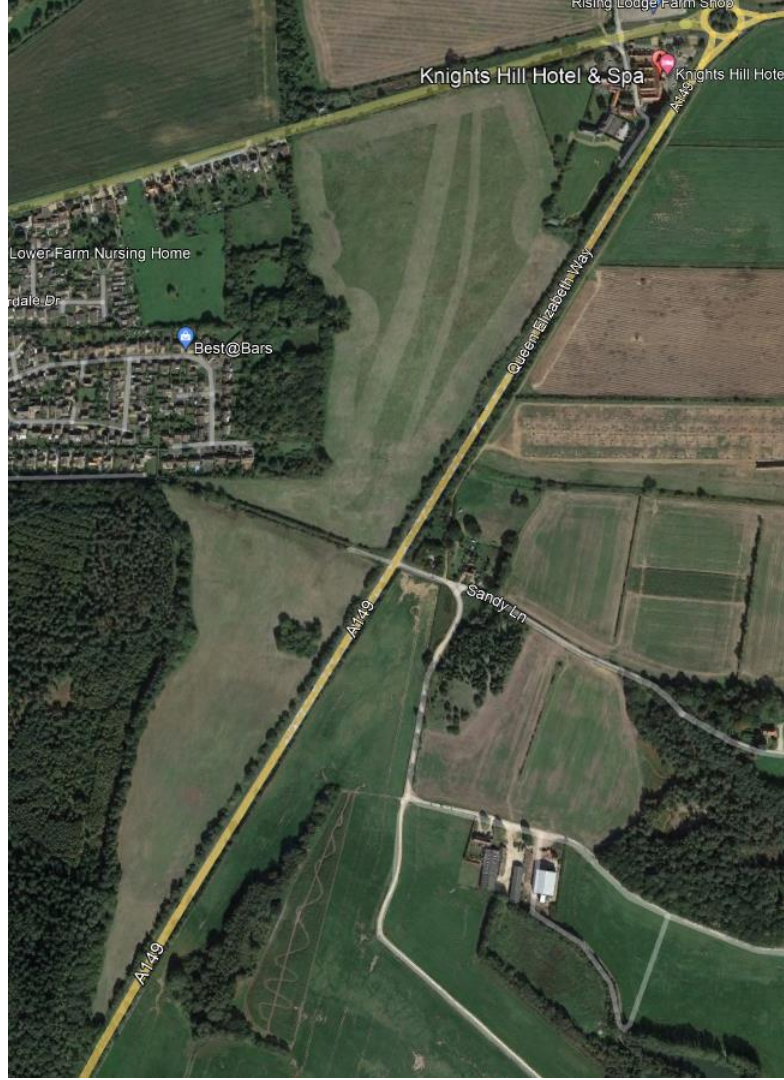
## 6 November



22/01310/RMM









**Legend**

-  Site Boundary
-  Residential Development\*
-  Zone within which Local Centre will be located \*\*
-  Zone within which Community Building will be located
-  Existing Road Network
-  Spine Road exact alignment (TBC)
-  Open Space
-  Structural Planting (Existing and Proposed)
-  Mature Tree Planting
-  Ecological Mitigation Area

\* Maximum height of development 8metres (floor to ridge level)

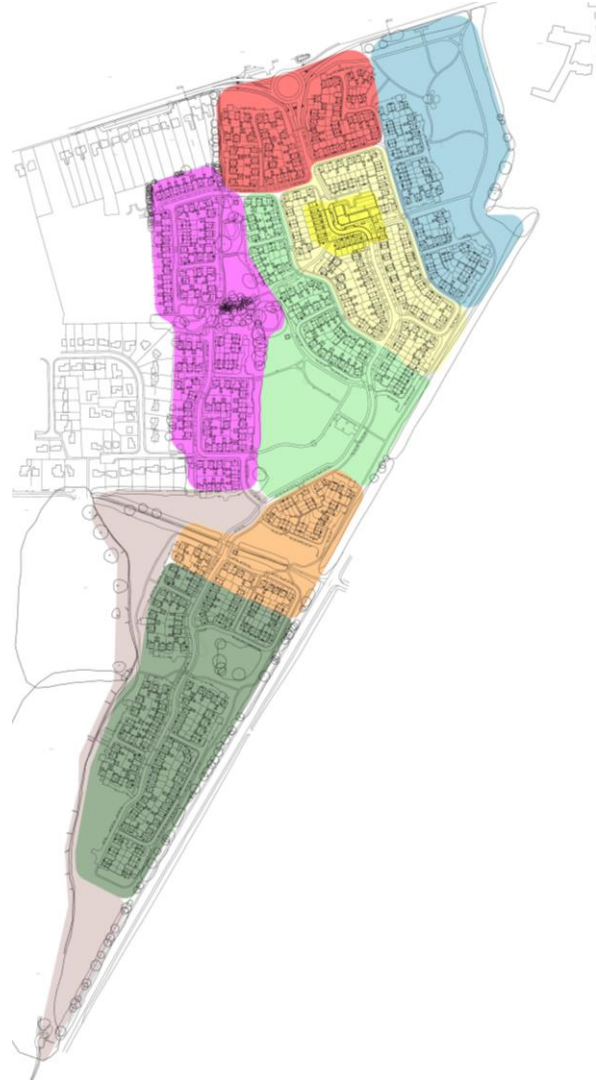
\*\* Maximum height 9.5metres (floor to ridge level) for a limited amount of development.

**Development Schedule**

Land Use	Maximum amount of development, land use
Residential (C3)	600 units
Local Centre (A1, A2, A3 and/or A5) • no more than 279 sqm. to be A1 use	600sqm
Community Building (D2)	500 sqm







-  Grimston Road
-  Wootton Rise
-  Grimston Avenue
-  Grimston Plaza
-  Reffley Park
-  Grimston Copse
-  Sandy Lane
-  Reffley Wood
-  Buffer to Reffley Wood





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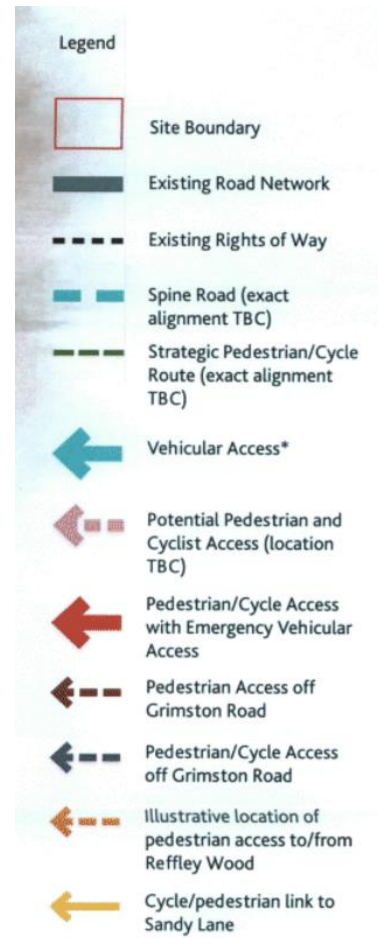
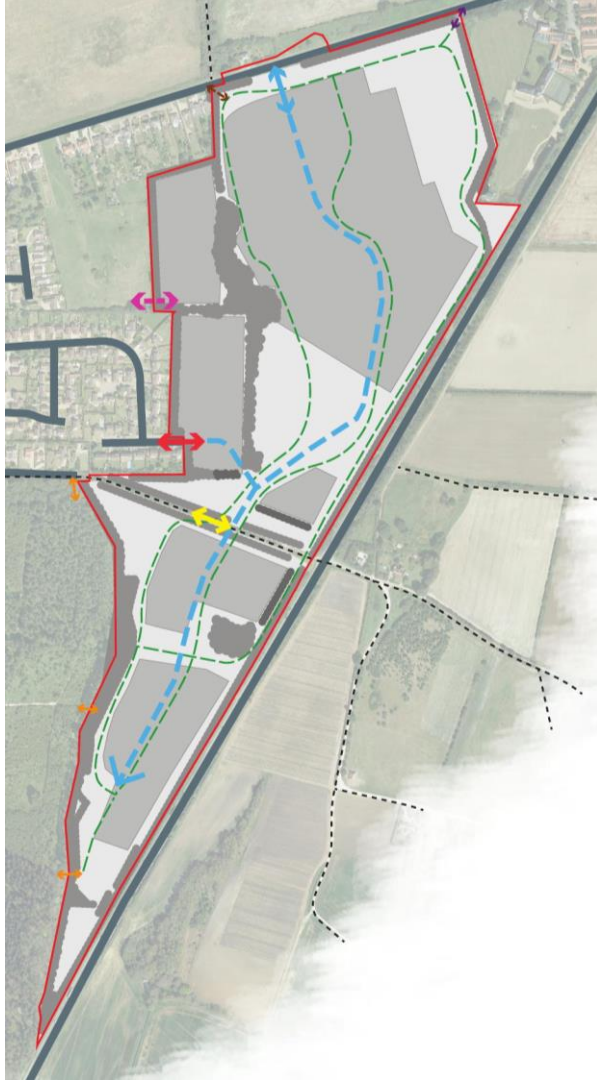
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### LEGEND

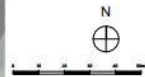
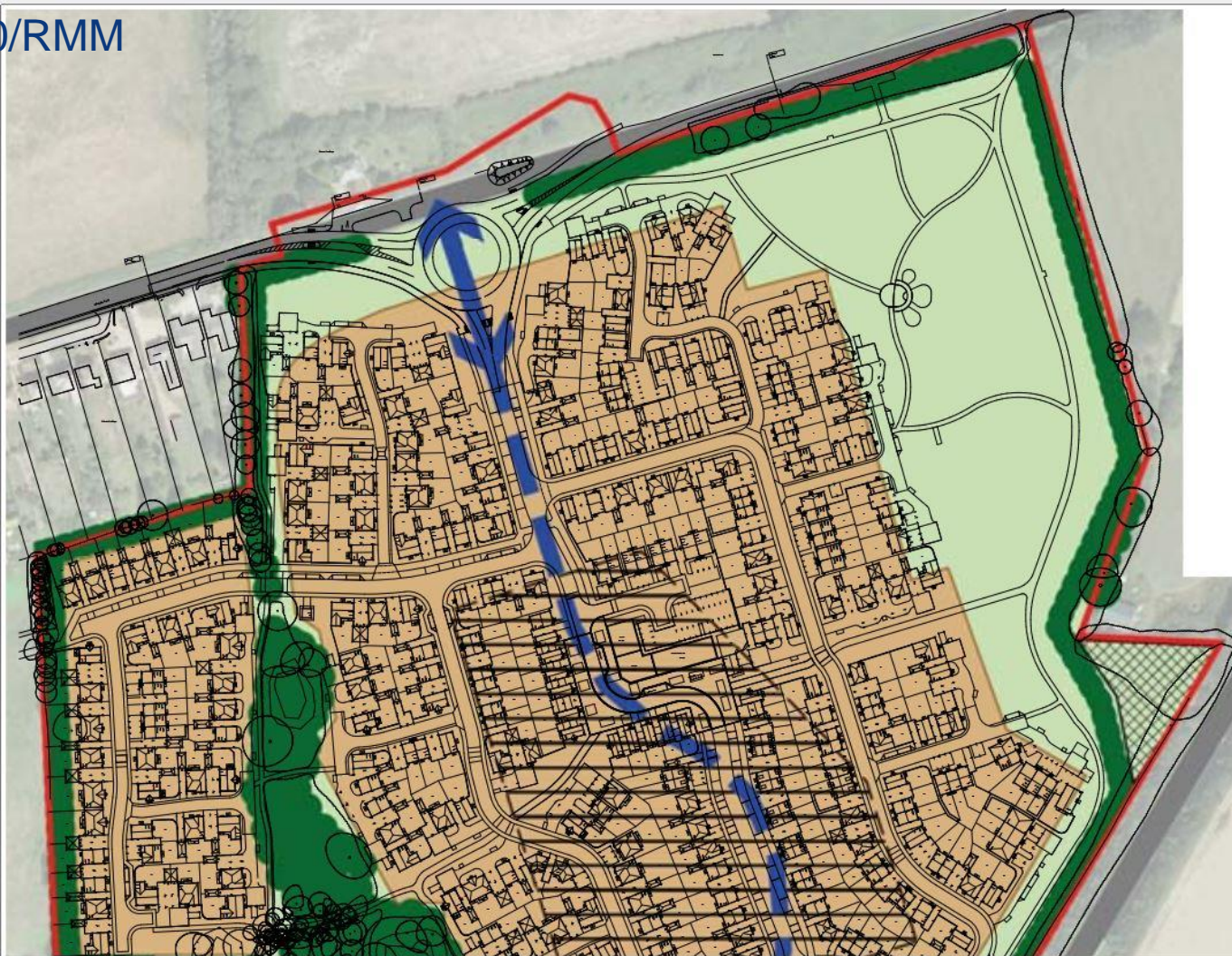
	RED LINE BOUNDARY
	PROPOSED FENCING TO CONTROLLED ACCESS ECOLOGICAL AREAS
	EXISTING RIGHT OF WAY
	PROPOSED BUND
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED TO ENABLE DEVELOPMENT
	TREE PRESERVATION ORDERS
	SEMI-NATURAL ANCIENT WOODLAND
	EXISTING WATERBODIES
	PROPOSED TREE PLANTING
	TREE AVENUES ALONG KEY ROUTES
	SHRUB PLANTING TO ROUNDABOUTS
	FORMAL HEDGEROW
	STRUCTURAL WOODLAND PLANTING (High Fine Content) 75% Transplants 25% Feathers
	PROPOSED WILDFLOWER AREA
	PROPOSED GRASS AREA
	COMMUNITY ORCHARD Species List
	4 ALLOTMENTS Will start with 450mm depth topsoil and fed with green manure
	ROUTES FOR CYCLISTS AND PEDESTRIANS
	PROPOSED PEDESTRIAN AND CYCLIST ACCESS
	CROSSING POINT
	FINGERPOSTS
	A. LAP - Local Area for Play B. LEAP(L) - Local Equipped Area for Play C. NEAP(N) - Neighbourhood Equipped Area for Play
	INFORMATION BOARDS
	PROPOSED SWALES / CULVERTS
	ACCESS INTO REFFLEY WOODS
	BRIDGES/CULVERTED ROUTES
	PROPOSED BALANCING PONDS/DRY RETENTION BASINS
	BRONZE AGE BARROW



### LEGEND

	RED LINE BOUNDARY		ALLOTMENTS Will start with 450mm depth topsoil and fed with green manure
	PROPOSED FENCING TO CONTROLLED ACCESS ECOLOGICAL AREAS		ROUTES FOR CYCLISTS AND PEDESTRIANS
	EXISTING RIGHT OF WAY		PROPOSED PEDESTRIAN AND CYCLIST ACCESS
	PROPOSED BUND		CROSSING POINT
	EXISTING TREES TO BE RETAINED		FINGERPOSTS
	EXISTING TREES TO BE REMOVED TO ENABLE DEVELOPMENT		A. LAP - Local Area for Play B. LEAP(L) - Local Equipped Area for Play C. NEAP(N) - Neighbourhood Equipped Area for Play
	TREE PRESERVATION ORDERS		INFORMATION BOARDS
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	PROPOSED WILDFLOWER AREA		
	PROPOSED GRASS AREA		
	COMMUNITY ORCHARD Species List		





Project	Adaptation of 100% Green
Client	Planning
Site	100% Green 100% Green
Location	100% Green 100% Green (100% Green)
Reference	100% Green
Scale	1:1000
Author	100% Green
Drawn	100% Green
Check	100% Green
100-831/047	



N  
+  
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

Project: Development at Kings Hill  
Site: Residential  
Site: Residential (Greenfield)  
Location: West of Kings Hill, Kings Lynn, Norfolk  
Date: 20/10/2022  
Author: 20/10/2022  
Client: CC&L  
Project No: 22/01310  
Ref: 100-83/1048

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N

0 10 20 30 40 50

**rqp**

Project: Landscape Strategy  
Title: Planning  
Author: Sarah-Jane Allen-White  
Location: Kings Lynn Riverside Development  
Date: 2022/01  
Scale: 1:1000  
Drawn: GMA  
Checked: JVA  
Date: 2022/01  
Ref: 100-831/049



- \* Denotes Affordable Rented Units
- \*\* Denotes Affordable Shared Ownership Units
- \* Denotes Bungalow







\* Denotes Affordable Rented Units

\*\* Denotes Affordable Shared Ownership Units

\* Denotes Bungalow



- \* Denotes Affordable Rented Units
- \*\* Denotes Affordable Shared Ownership Units
- \* Denotes Bungalow



\* Denotes Affordable Rented Units



\*\* Denotes Affordable Shared Ownership Units

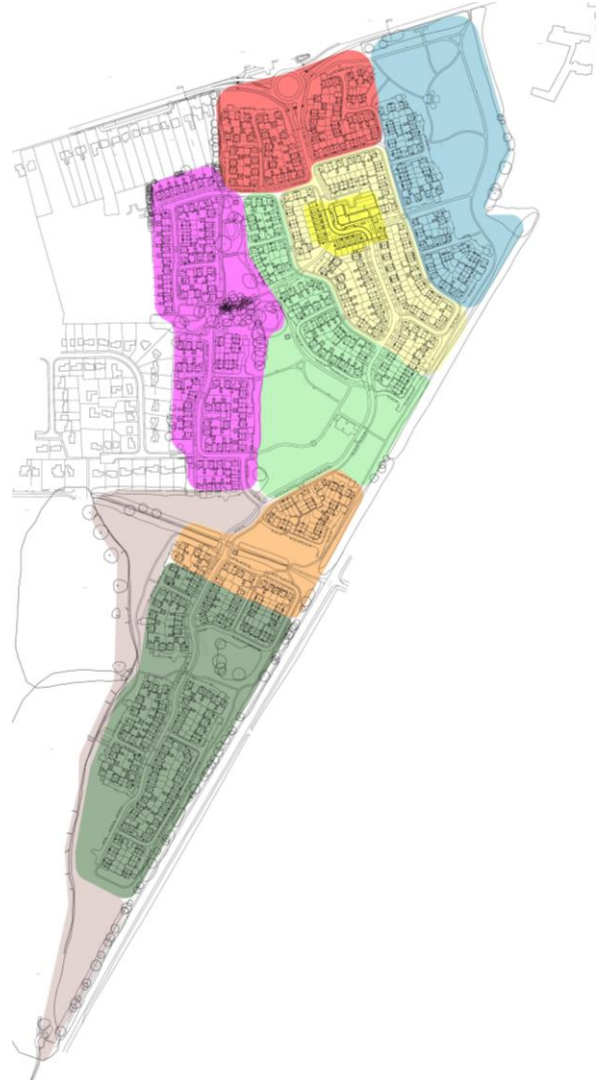











Denotes Bungalow





-  \* Denotes Affordable Rented Units
-  \*\* Denotes Affordable Shared Ownership Units
-  Denotes Bungalow



-  Grimston Road
-  Wootton Rise
-  Grimston Avenue
-  Grimston Plaza
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-  Grimston Copse
-  Sandy Lane
-  Reffley Wood
-  Buffer to Reffley Wood










### Materials Key

-  Red pantile
-  Red flat tile
-  Grey flat tile
-  Red multi brick
-  Solid red brick
-  Gault brick
-  Orange brick
-  Carrstone elevation
-  Render elevation first floor elevation
-  Black HardiePlank first floor elevation



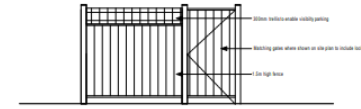
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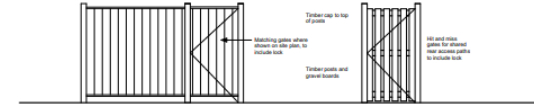




Boundary Treatment Key

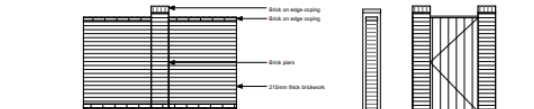


1500mm high close boarded fence with 300mm trellis top to overlook parking



1800mm Close boarded fence

Timber gate



1800mm Brick wall

Timber gate



1200mm Carstone and brick wall entrance feature

1100mm Timber post and rail fence

1100mm Low brick wall with metal railing

1050mm Low brick wall to match brickwork of house

900mm Estate railing

2000mm Close Boarded Fence

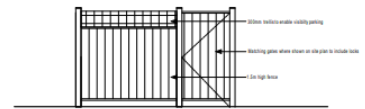
2100mm Brick wall (as per acoustic report)

2100mm Close Boarded Fence (as per acoustic report)

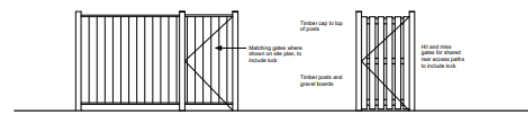




Boundary Treatment Key

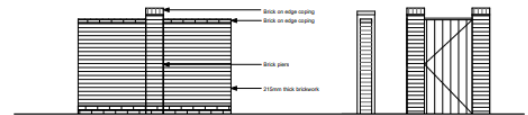


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Timber gate



1800mm Brick wall

Timber gate



1200mm Carstone and brick wall entrance feature

1100mm Timber post and rail fence

1100mm Low brick wall with metal railing

1050mm Low brick wall to match brickwork of house

900mm Estate railing

2000mm Close Boarded Fence

2100mm Brick wall (as per acoustic report)

2100mm Close Boarded Fence (as per acoustic report)

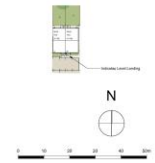




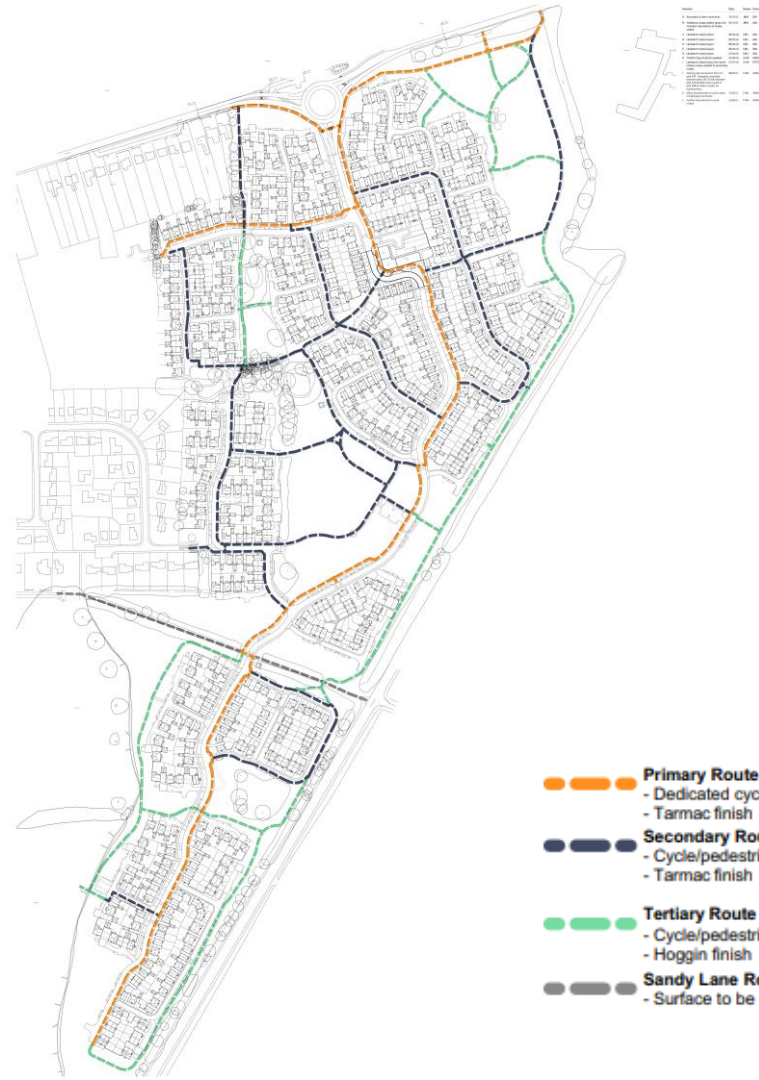




Notes	Rev	Drawn	Check
A. Updated to latest layout	20.03.22	UKR	CDW
B. Updated to latest layout	20.06.22	UKR	AKB
C. Parking spaces and layout to match approved layout	23.07.22	CDW	CDW/MSK
D. Updated to latest layout	23.07.22	CDW	CDW/MSK
E. Updated to latest layout	23.07.22	CDW	CDW/MSK
F. Updated to latest layout	23.07.22	CDW	CDW/MSK
G. Updated to latest layout	23.07.22	CDW	CDW/MSK
H. Updated to latest layout	23.07.22	CDW	CDW/MSK
I. Updated to latest layout	23.07.22	CDW	CDW/MSK
J. Updated to latest layout	23.07.22	CDW	CDW/MSK
K. Updated to latest layout	23.07.22	CDW	CDW/MSK
L. Updated to latest layout	23.07.22	CDW	CDW/MSK
M. Updated to latest layout	23.07.22	CDW	CDW/MSK
N. Updated to latest layout	23.07.22	CDW	CDW/MSK
O. Updated to latest layout	23.07.22	CDW	CDW/MSK
P. Updated to latest layout	23.07.22	CDW	CDW/MSK
Q. Updated to latest layout	23.07.22	CDW	CDW/MSK
R. Updated to latest layout	23.07.22	CDW	CDW/MSK
S. Updated to latest layout	23.07.22	CDW	CDW/MSK
T. Updated to latest layout	23.07.22	CDW	CDW/MSK
U. Updated to latest layout	23.07.22	CDW	CDW/MSK
V. Updated to latest layout	23.07.22	CDW	CDW/MSK
W. Updated to latest layout	23.07.22	CDW	CDW/MSK
X. Updated to latest layout	23.07.22	CDW	CDW/MSK
Y. Updated to latest layout	23.07.22	CDW	CDW/MSK
Z. Updated to latest layout	23.07.22	CDW	CDW/MSK



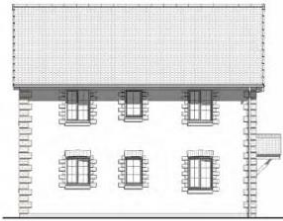
Project	A development at Highgate Hill
Client	Planning
Drawn	David Owen (RMM)
Checked	Shirley Lloyd (RMM) & J.P.
Scale	1:500 (A4)
Date	01/11/2022
Drawn	UKR
Checked	UKR
Ref	100-831/040 G



# Grimston Road Character Area



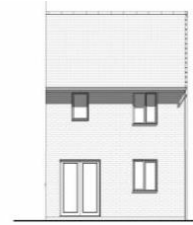
FRONT ELEVATION  
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SIDE ELEVATION  
1:100



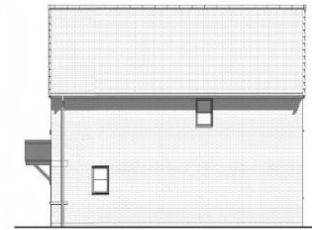
FRONT ELEVATION  
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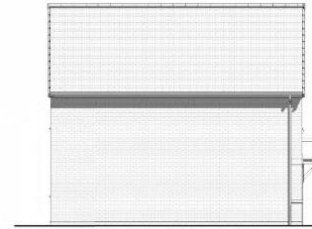
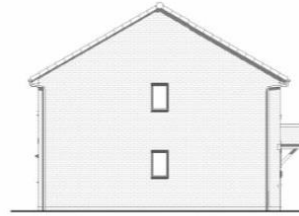
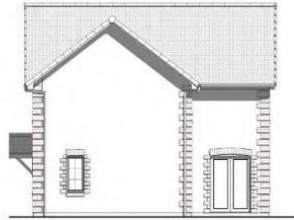
REAR ELEVATION  
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FRONT ELEVATION  
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SIDE ELEVATION  
1:100



# Grimston Road Character Area



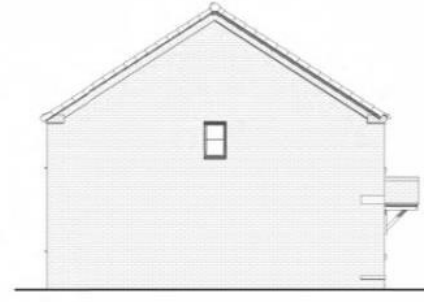
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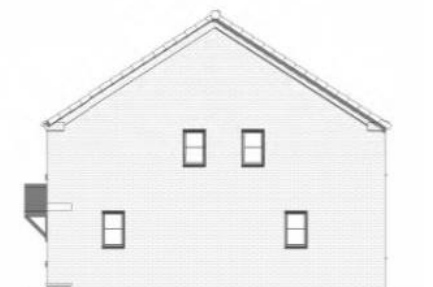
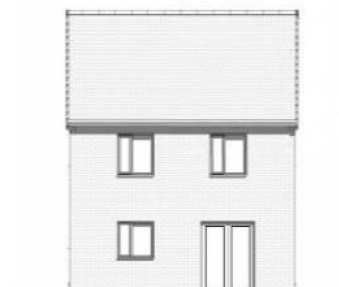
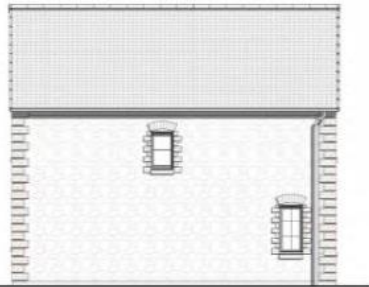
SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



# Wootton Rise Character Area



FRONT ELEVATION  
1:100

REAR ELEVATION  
1:100



FRONT ELEVATION  
1:100

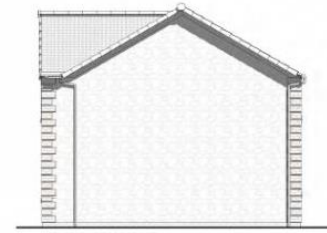
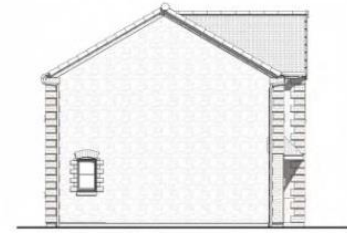
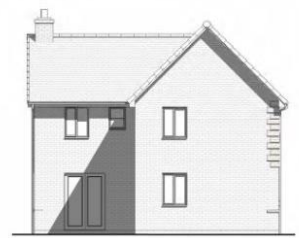
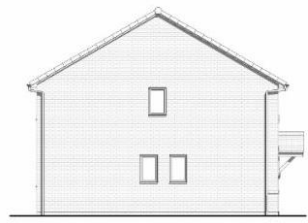
SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100





# Wootton Rise Character Area



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



FRONT ELEVATION  
1:100



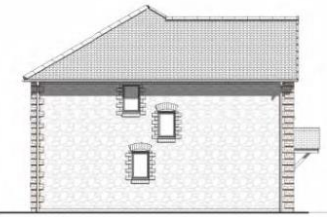
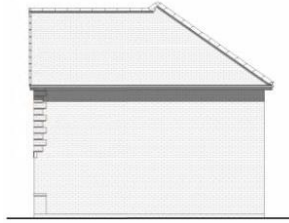
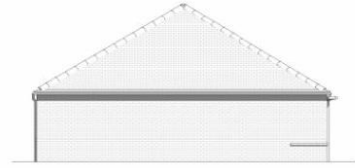
REAR ELEVATION  
1:100



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



# Grimston Avenue Character Area



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100

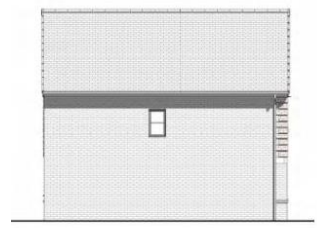
REAR ELEVATION  
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SIDE ELEVATION  
1:100



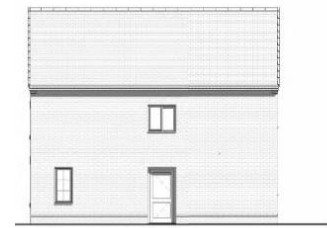
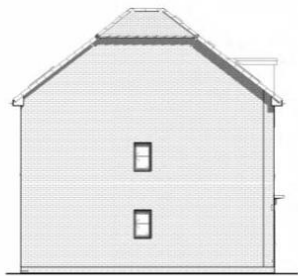
FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100



# Grimston Avenue Character Area



FRONT ELEVATION  
1:100

SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100

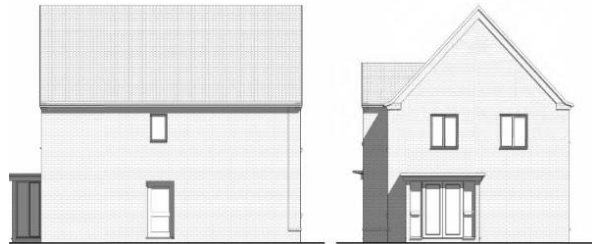
REAR ELEVATION  
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FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100

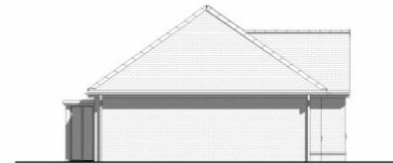
Side window does not apply for the plot:  
133 (AS), 301 (OPP), 302 (AS)



GROUND FLOOR PLAN  
1:100



SIDE ELEVATION  
1:100



# Grimston Plaza Character Area



FRONT ELEVATION  
1:100



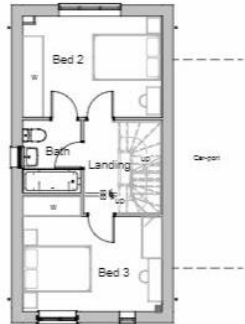
REAR ELEVATION  
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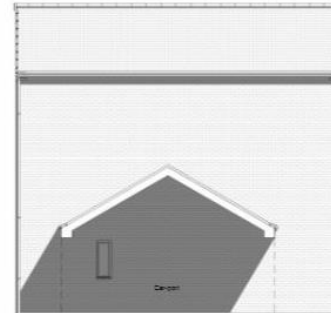
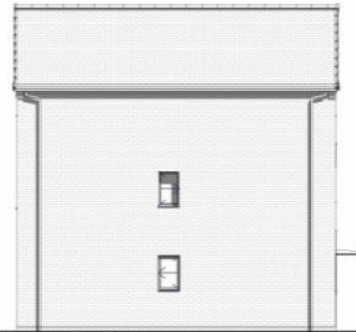
FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



Borough C  
King's  
West I



# Grimston Plaza Character Area



SIDE ELEVATION  
1:100



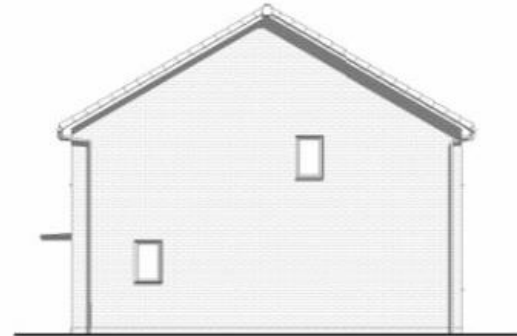
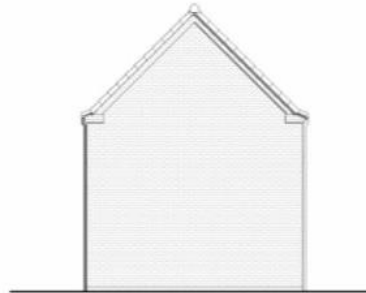
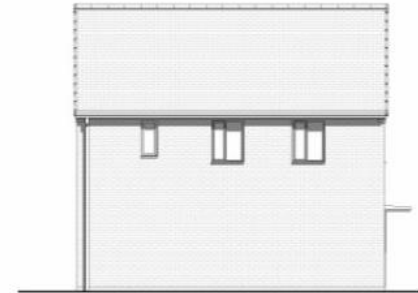
FRONT ELEVATION  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



# Grimston Copse Character Area



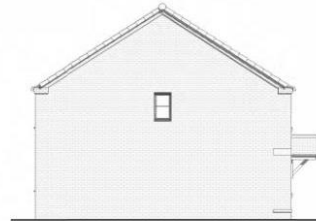
FRONT ELEVATION  
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SIDE ELEVATION  
1:100



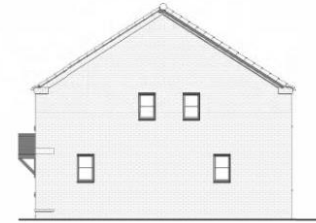
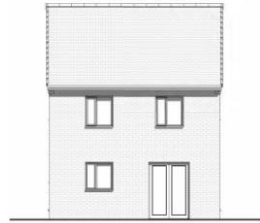
FRONT ELEVATION  
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SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



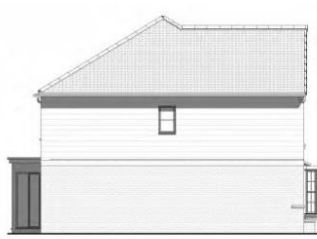
REAR ELEVATION  
1:100



# Grimston Copse Character Area



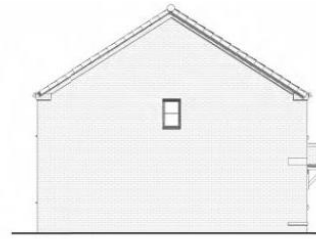
FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



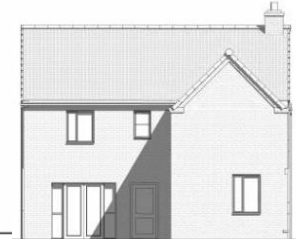
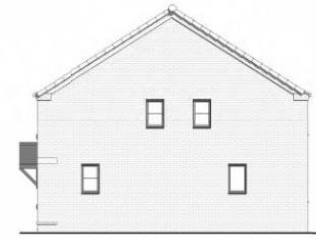
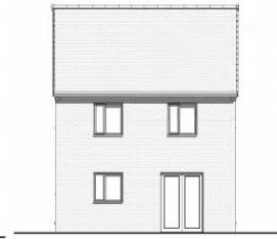
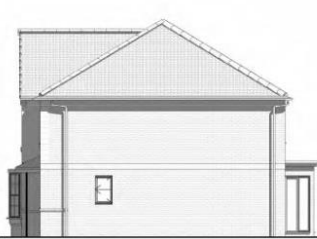
SIDE ELEVATION  
1:100



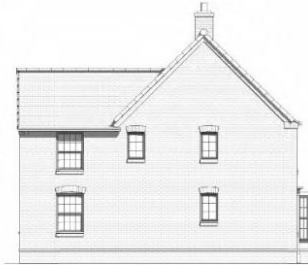
FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100

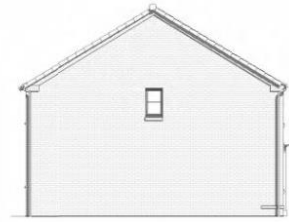


# Reffley Park Character Area



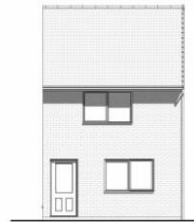
FRONT ELEVATION  
1:100

SIDE ELEVATION  
1:100



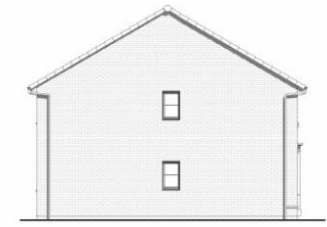
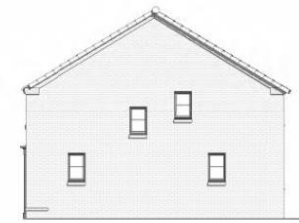
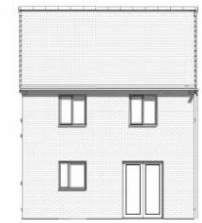
FRONT ELEVATION  
1:100

SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100

REAR ELEVATION  
1:100

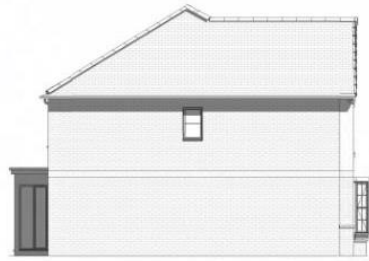




# Reffley Park Character Area



FRONT ELEVATION  
1:100



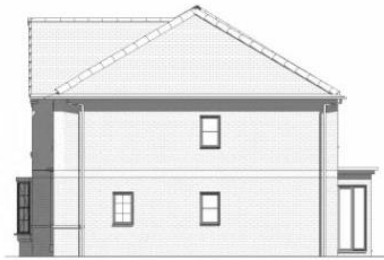
SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



# Reffley Park Character Area



FRONT ELEVATION  
1:100

SIDE ELEVATION  
1:100



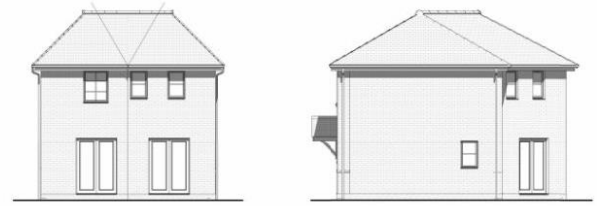
FRONT ELEVATION  
1:100

REAR ELEVATION  
1:100



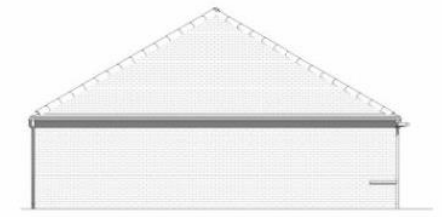
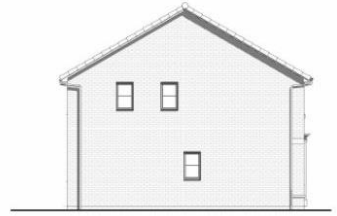
FRONT ELEVATION  
1:100

REAR ELEVATION  
1:100



REAR ELEVATION  
1:100

SIDE ELEVATION  
1:100



# Sandy Lane Character Area

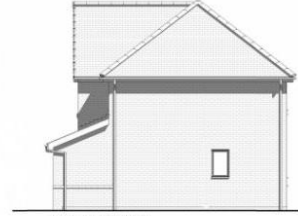


FRONT ELEVATION  
1:100

REAR ELEVATION  
1:100



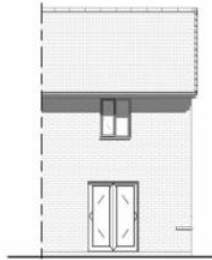
FRONT ELEVATION  
1:100



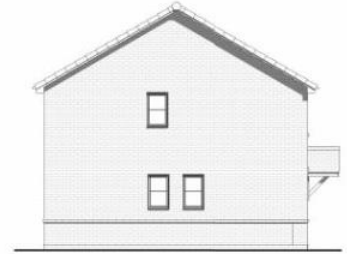
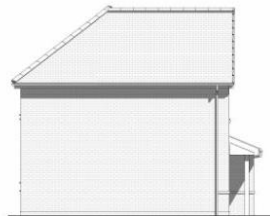
SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



# Sandy Lane Character Area



FRONT ELEVATION  
1/1-22



REAR ELEVATION  
1/1-22



FRONT ELEVATION  
1/1-24



SIDE ELEVATION  
1/1-24



SIDE ELEVATION  
1/1-24



SIDE ELEVATION  
1/1-24



REAR ELEVATION  
1/1-22



SIDE ELEVATION  
1/1-22

# Sandy Lane Character Area



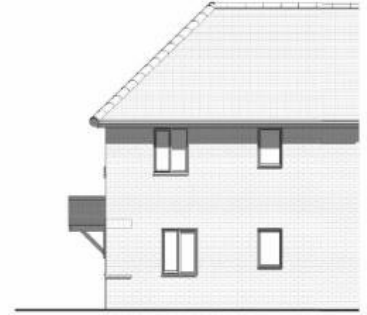
FRONT ELEVATION  
1:100



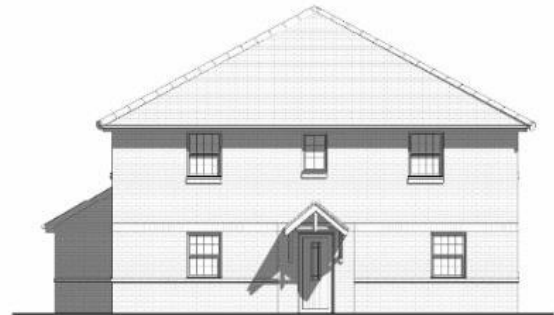
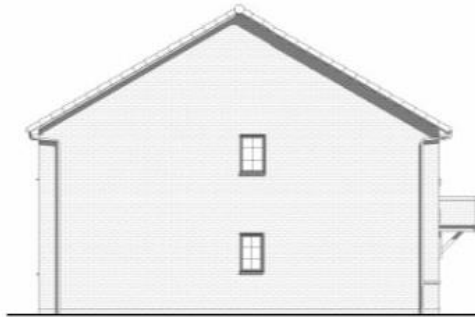
REAR ELEVATION  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



# Reffley Wood Character Area



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



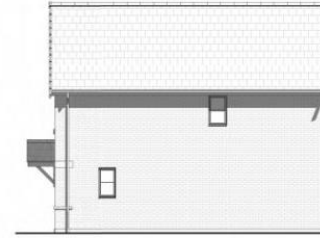
FRONT ELEVATION  
1:100



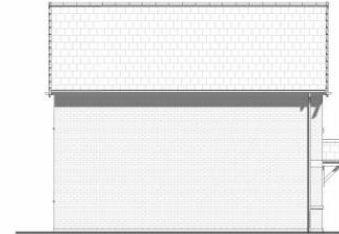
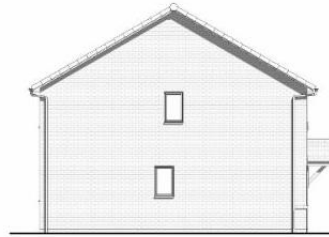
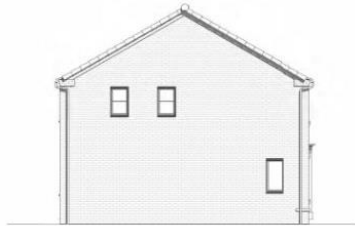
REAR ELEVATION  
1:100



FRONT ELEVATION  
1:100



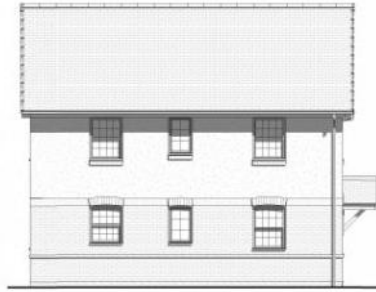
SIDE ELEVATION  
1:100



# Reffley Wood Character Area



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



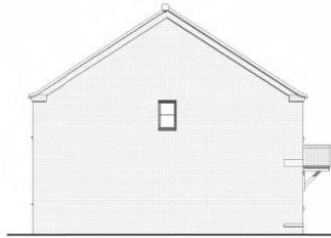
SIDE ELEVATION  
1:100



# Reffley Wood Character Area



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



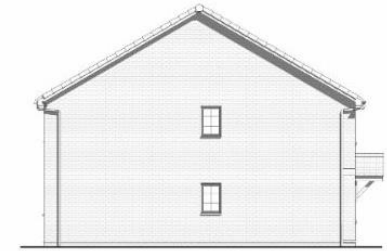
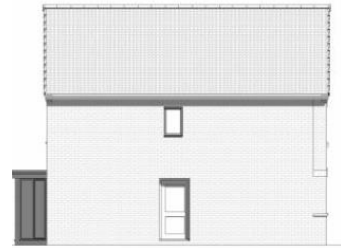
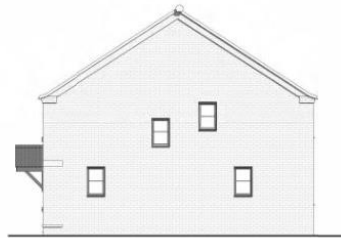
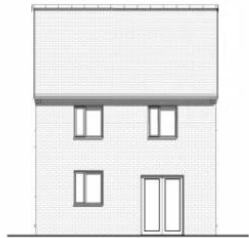
SIDE ELEVATION  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100

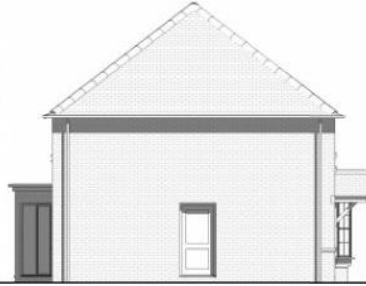




# Reffley Wood Character Area



FRONT ELEVATION  
1:100



SIDE ELEVATION  
1:100



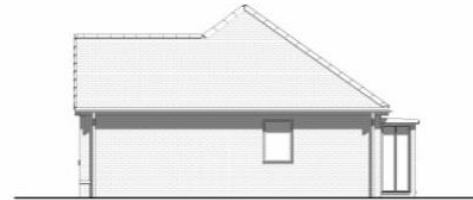
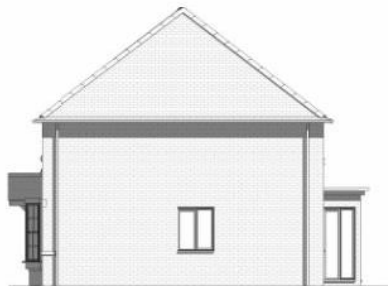
FRONT ELEVATION  
1:100



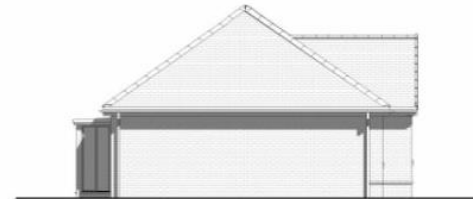
REAR ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



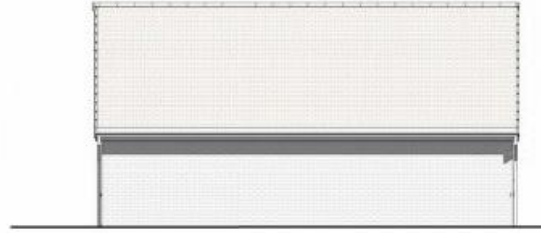
SIDE ELEVATION  
1:100



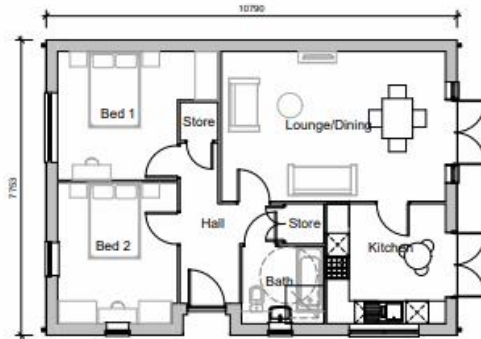
Rev	Date	Check	Drawn
A	10/01/2023	LBJ	
B	11/03/23	BBJ	LBJ
Level access shown added and door type amended			
C	23/03/23	BBJ	LBJ
Ridge dimension added			



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



SIDE ELEVATION  
1:100

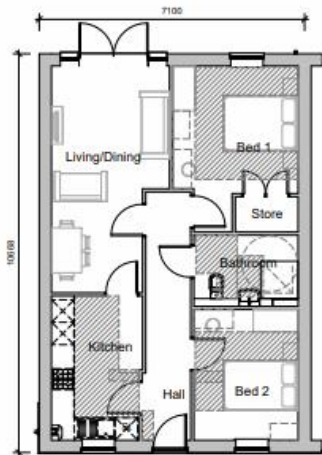


SIDE ELEVATION

- Plots: 106 (A5)
- Front door to be painted black in line with David Wilson standard door types.
- All detached garage door colours to match front door colour. All integral garage door colours to match front door colour. All soffits, fascias and barge boards to be white. All windows to be white UPVC and top hung.



Project	Knights Hill, King's Lynn
Name	Planning
Client	RGP
Drawn title	Woodton Rise - Midhurst
Scale	1:100 @A3
Date	25/03/2023
Drawn	WVW
Checked	LBJ
Ref	100831-RGP-23-ZZ-HPAV1-A-0321



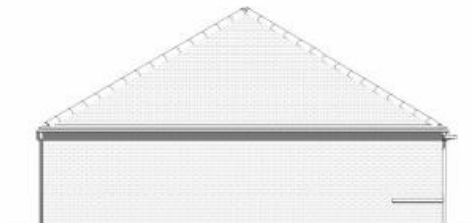
GROUND FLOOR PLAN  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100

Item	Description	Quantity	Unit
A	Roofing added (Revised in issue 04) with required eaves. External integral window for roof	1205/120	m <sup>2</sup>
B	External integral window for roof	8/100/20	mm
C	Roof eaves added	11/05/20	mm
D	Roof dimension added	11/05/20	mm

Plots: 124 (AS), 125 (AS), 126 (OPP)

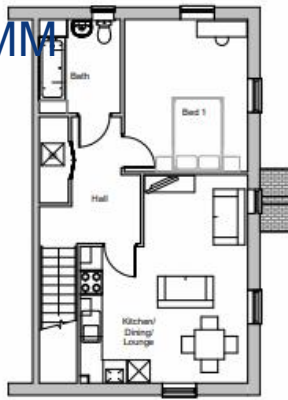
Front door to be painted Anthracite Grey RAL 7016 or similar approved.

All detached garage door colours to match front door colour. All integral garage door colours to match front door colour. All soffits, fascias and barge boards to be white. All windows to be white UPVC and top hung.



Project	Knights Hill, Kings Lynn
Status	Planning
Client	RDW
Owner	Woolton Rise - Thorford
Scale	1:100 @ A3
Date	25/01/2023
Drawn	WSW
Checked	LRU
Ref	100831-RGP-23-ZZ-HPAV1-A-0320

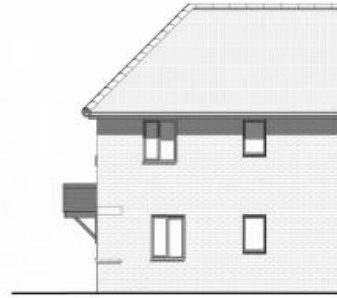
Woolton Rise, 71, Fenwick Road, Kings Lynn, Norfolk, PE33 7JH  
 01328 821111  
 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 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639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 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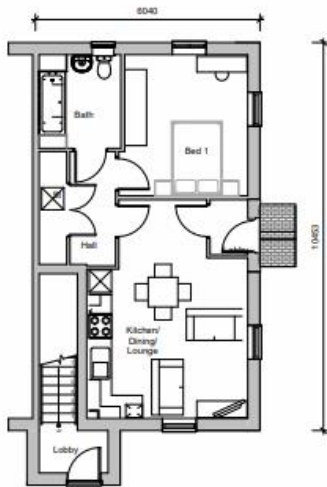
FIRST FLOOR PLAN  
1:100



FRONT ELEVATION  
1:100



REAR ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



SIDE ELEVATION  
1:100

Rev	Date	Description
A	30/06/22	ISSUED FOR DISCUSS
B	14/07/22	ISSUED FOR DISCUSS
C	20/09/22	ISSUED FOR DISCUSS
D	11/08/23	ISSUED FOR DISCUSS
E	20/09/23	ISSUED FOR DISCUSS

Plots: 447(A5), 448 (A5)

Front door to be painted black in line with David Wilson standard door types.

All detached garage door colours to match front door colour. All integral garage door colours to match front door colour. All soffits, fascias and barge boards to be white. All windows to be white UPVC and top hung.



Project: Knights Hill, King's Lynn

Name: Planning

Client: MW

House title: Raffley Wood - Type 5A/5B

Scale: 1:100 @ A3

Date: 18/05/2022

Drawn: KTB

Checked: LBU

Ref: 100821-RGP-22-ZZ-HPAV1-A-0634

Raffley House, 71 Primrose Road (West), Lakenham, Norfolk, NR16 2JH. Tel: 01553 266100. Fax: 01553 266101. E: info@rgp.co.uk. Website: www.royalgreenpark.co.uk. Registered in England. No. 02062022. Registered office: 100821-RGP-22-ZZ-HPAV1-A-0634. All drawings are for information only. No liability is accepted for reproduction or use of drawings for any purpose other than that for which they were prepared. The drawings are the property of Royal Green Park and shall remain the property of Royal Green Park. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Royal Green Park.

Rev	Date	Check	Drawn
A	19/05/21	BBP	BBP
B	12/08/21	JBR	KAB
C	20/09/21	JBR	KAV
D	27/09/21	JBR	KAV



(Proc: 336(PA), 336(M), 337(OPP), 338(OPP))

Front door to be painted Chantrel Green, Farrow & Ball or similar approved.

All attached garage door colours to match Scott door colour. All integral garage door colours to match front door colour. All soffits, fascias and barge boards to be white. All windows to be white UPVC and to be top hung.



Project: Knights Hill, Kings Lynn

Market: Planning

Client: BCW

Site Name: Raffley Wood - Weston

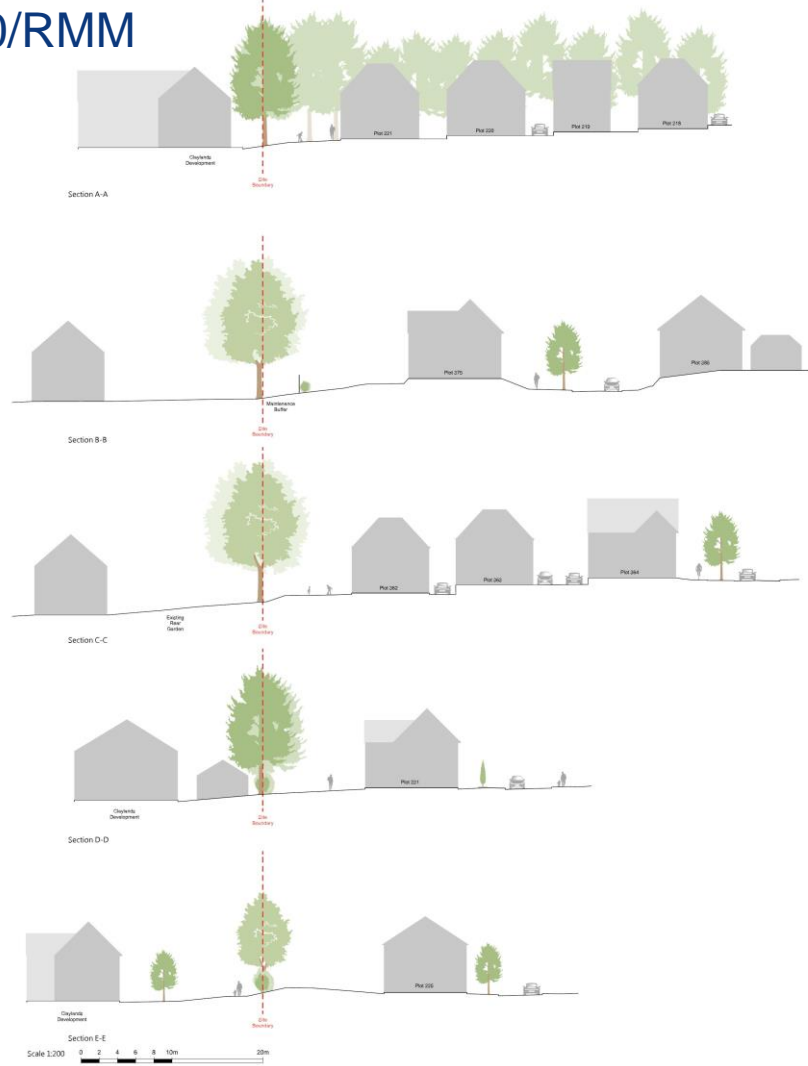
Scale: 1:100 @A2

Date: 09/02/21

Drawn: WSW

Checked: LBU

Ref: 100831-RGP-21-ZZ-HPAV1-A-0649 D





View from Grimston Road looking west





**View from Grimston Road looking southwest**







**View from Grimston Road looking south**





**View from Grimston Road looking east**





**Cottages opposite area of new roundabout**





**View from layby on Grimston Road looking east**





**Dwellings on Grimston Road Layby**





**Dwellings on Grimston Road Layby**



**Dwellings on Grimston Road Layby**





**Dwellings on Grimston Road Layby**







**Dwellings on Ullswater Avenue –  
Site is behind dwellings**





**Dwellings on opposite side of Ullswater Avenue**





**Dwellings on Ullswater Avenue –  
Site is behind dwellings**





**Dwellings on Ullswater Avenue looking east towards site and emergency vehicular access**





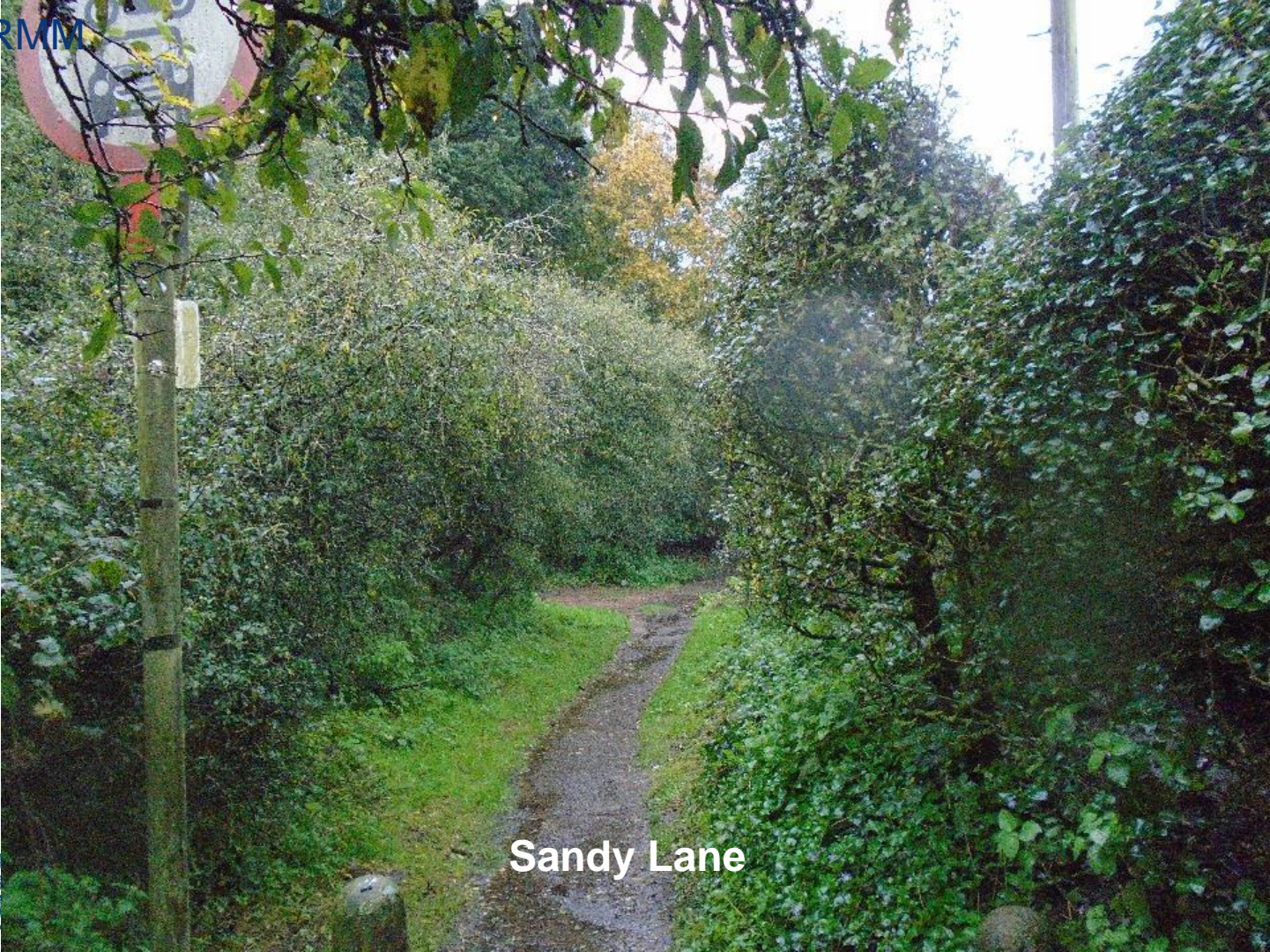
**Dwellings on Ullswater Avenue looking west towards  
footpath connection with Sandy Lane**





**Footpath facing west – Sandy Lane access via bollard**





Sandy Lane





**Sandy Lane heading east**







**Ecological mitigation zone to the north of Sandy Lane**





**Ecological mitigation zone to the north of Sandy Lane  
– dwelling on Ullswater Avenue can be seen**





**View from northwest corner of site  
towards Knights Hill**





**Approximate position of roundabout**





**View from approximate position of roundabout  
towards dwellings on Grimston Road**





**View from approximate position of roundabout  
towards dwellings on Grimston Road**





**View from approximate position of roundabout  
looking southwest**





**View from approximate position of  
roundabout looking south**







**View from approximate position of  
roundabout looking east**





**View from mid-centre of northern part  
of site facing northeast - Knights Hill can be seen**





**View from mid-centre of northern part  
of site facing east**





**View from mid-centre of northern part of site facing south – tree belt adjacent to Ullswater Avenue**





**View of Sandy Lane hedgerows from  
northern part of site**





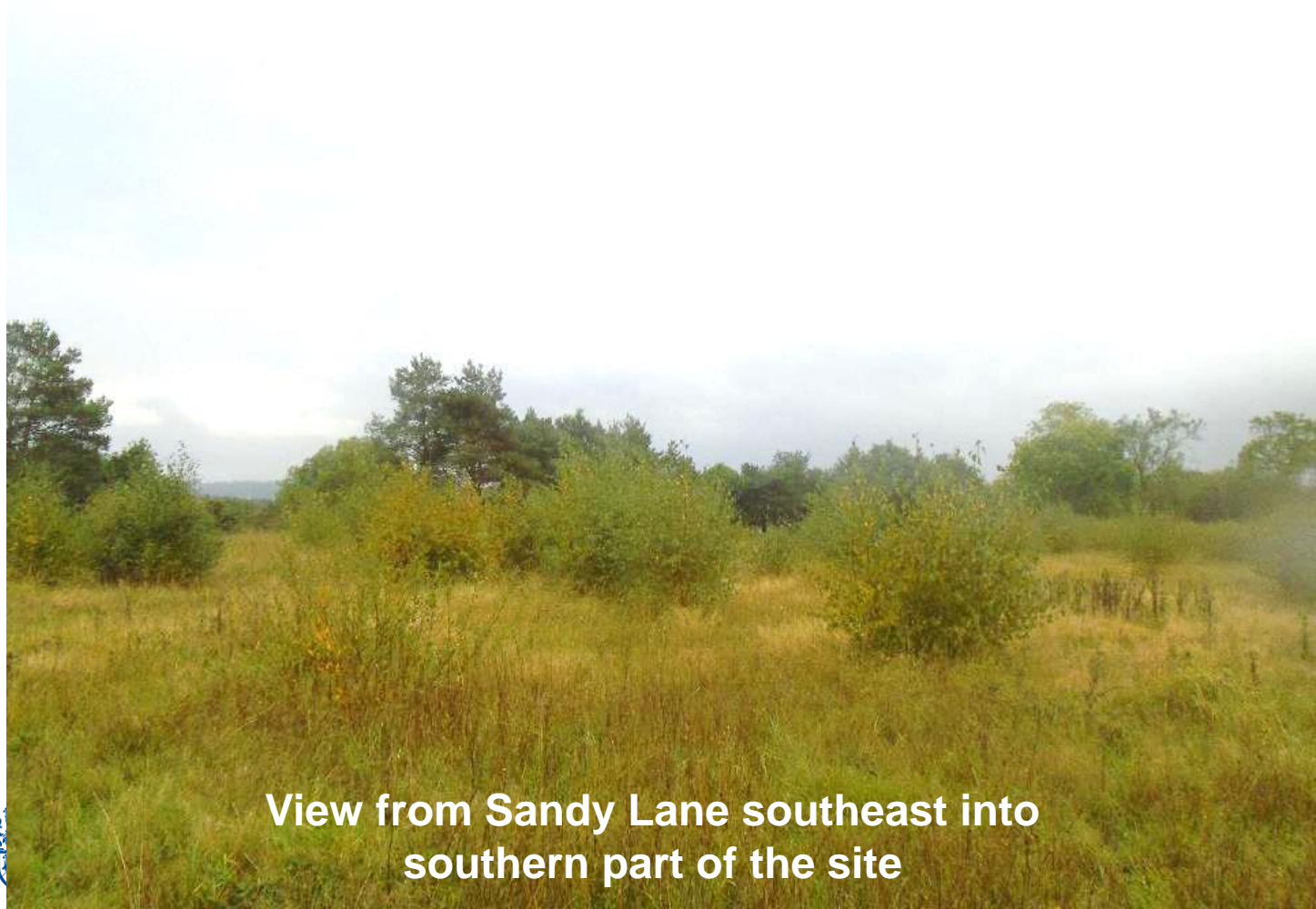
**View of Sandy Lane hedgerows facing west –  
Reffley Woods can be seen**





**View from Sandy Lane eastwards Towards the A149**





**View from Sandy Lane southeast into  
southern part of the site**





**View from Sandy Lane southwards into  
southern part of the site**





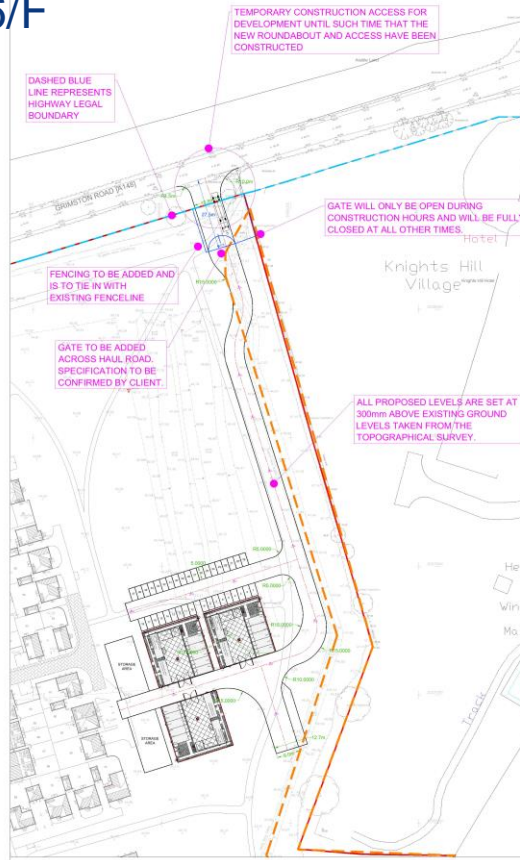
**View from Sandy Lane southwest into  
southern part of the site**



23/00086/F



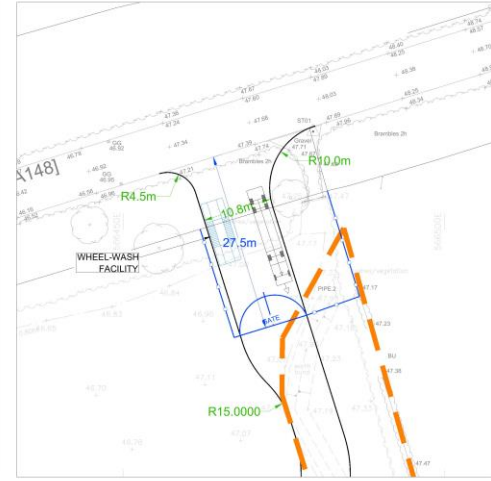




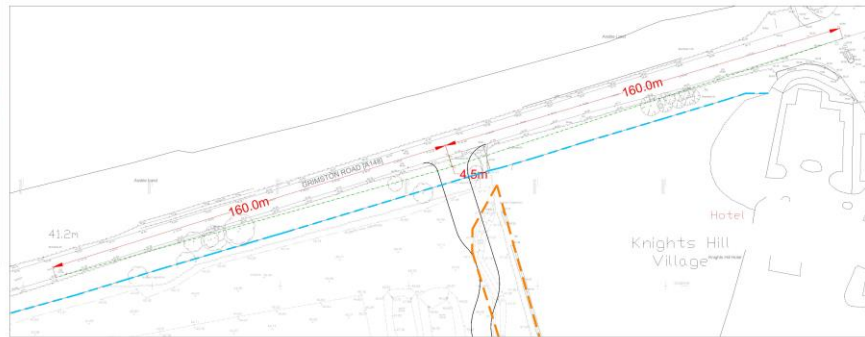
**PROPOSED LOCATION OF TEMPORARY ACCESS & HAUL ROAD**  
Scale 1 : 500



**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.



**PROPOSED JUNCTION CONFIGURATION**  
Scale 1 : 200



**JUNCTION VISIBILITY [BASED ON 50mph ROAD]**  
Scale 1 : 500

**PRELIMINARY**

**AT RISK**

**SITELAND**

**DRIVING SIMULATED**

**RACE**  
RESIDENTIAL & COMMERCIAL ENGINEERING

**BARRATT**

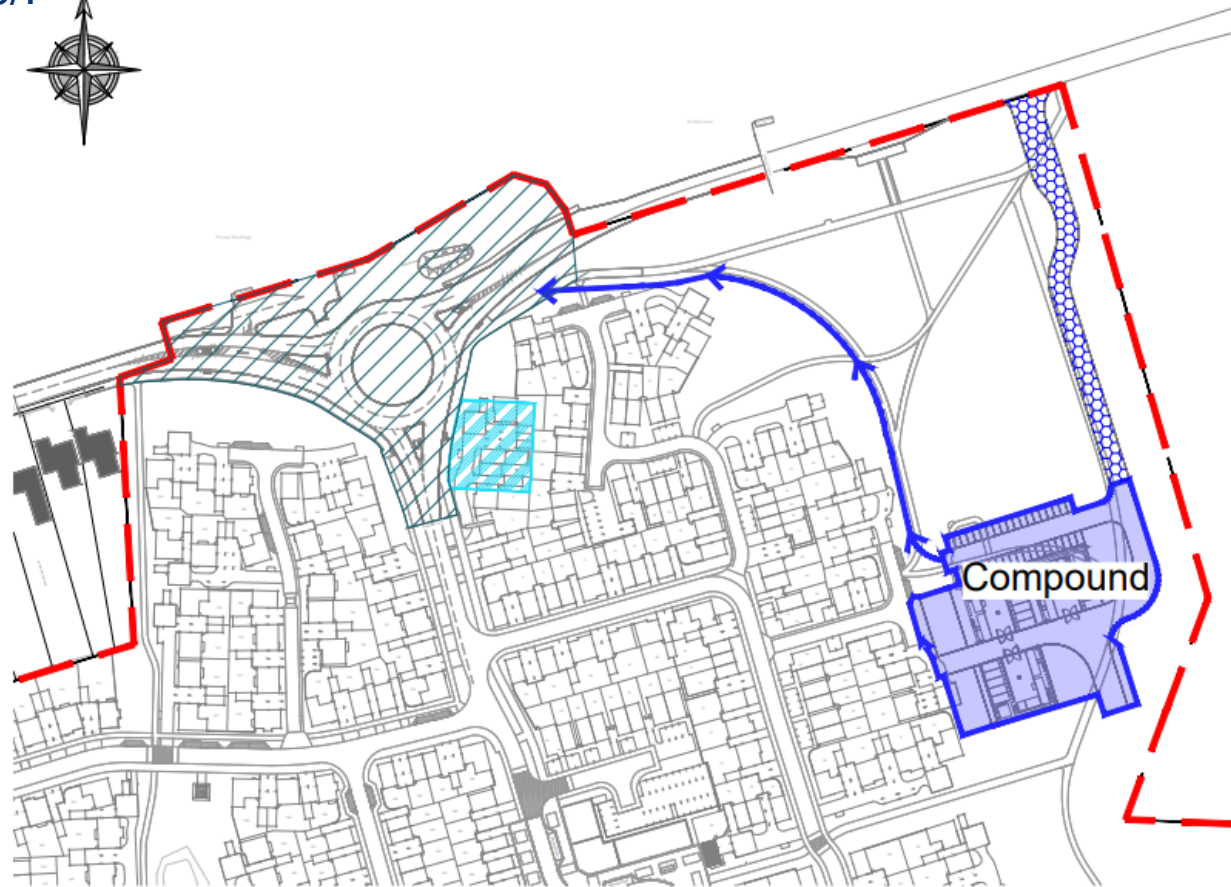
HOLD 01-607-01











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.drdconsulting.co.uk
	Rev: <b>A</b>





Closer view towards access looking west along Grimston Road





View towards access looking south across 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



22/01657/OM

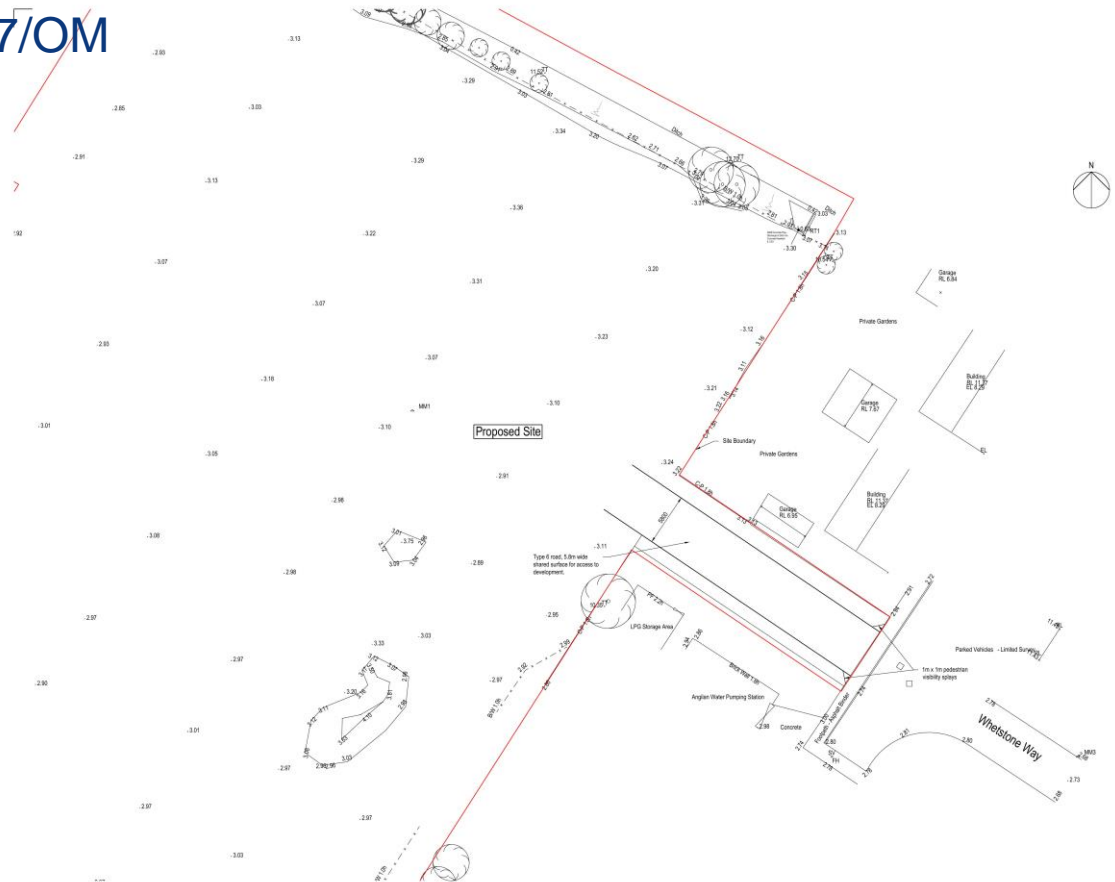






**KEY**

- SITE LOCATION (1.0HA)
- PROPOSED AREA FOR RESIDENTIAL DEVELOPMENT (UP TO 26 DWELLINGS)
- PUBLIC OPEN SPACE (0.2HA) (INCLUDING ATTENUATION BASIN AND EXISTING DRAINAGE DITCHES)



Drawings to be issued. Work to stated dimensions only.  
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REV	DATE	DESCRIPTION	ISSUED FOR	DATE
PROJ	25.03.2022	ISSUED FOR TRANSPORT STATEMENTS	EXP	PROJ
PROJ	07.12.2022	UPDATED IN ACCORDANCE WITH RAGS COMMENTS	EXP	PROJ
PROJ	15.12.2022	UPDATED FOR NEW TRUCKING INFRASTRUCTURE	EXP	PROJ

NOTE:  
1. All dimensions are in metres.

**CDM 2015 RESIDUAL RISKS**

THE POSITIONS OF UNDERGROUND SERVICES SHOWN ON THIS DRAWING HAVE BEEN TAKEN FROM ORIGINAL SURVEY INFORMATION. TO ENSURE THE LOCATION OF SERVICES SHOULD BE CONSIDERED AS APPROXIMATE AND DO NOT NECESSARILY CONSTITUTE A FULL REPRESENTATION OF ALL SERVICES ACROSS THE SITE.

BEFORE UNDERTAKING ANY WORKS, REFERENCE SHOULD BE MADE TO ALL THIRD PARTY INFORMATION ON ACCESSIBLE SITE MAPS, MANUALS, SITE OPI SURVEYS, ETC. AND ACCURATE SERVICES SURVEYS SHOULD BE COMPLETED TO CONFIRM THE VALIDITY OF THE INFORMATION PRESENTED HERE AND THAT HELD ON FILE.

ONCE ESTABLISHED, SERVICE ROUTES SHOULD BE CLEARLY DEMARKED ON THE GROUND AND APPROPRIATE STORAGE WARNINGS POSITIONED TO HIGHLIGHT THESE TO THE CONSTRUCTION WORKFORCE.

GROUND CONDITIONS MAY VARY ACROSS THE SITE AS WELL AS THE STABILITY OF ANY EXISTING AND BATTERIES. CONTRACTORS TO SEEK ADVICE FROM A GEO-TECHNICAL ENGINEER SHOULD GROUND CONDITIONS BE DIFFERENT FROM THOSE EXPECTED.

CONTRACTOR TO ENSURE NO ADJACENT STRUCTURES ARE UNDERMINED. SHOULD ANY EXISTING LEVELS VARY FROM THOSE INFORMED CONTRACTOR TO INFORM THE ENGINEER.

IF THERE ARE ADJACENT STRUCTURES IN CLOSE PROXIMITY TO THE SITE, CONTRACTOR TO ENSURE SAFE WORKING PRACTICE TO PROTECT ADJACENT BUILDINGS.

Prepared by: Pegasus Group

Project No: Land east of Whelstone Way, Colwell

**PROPOSED ACCESS**

REV	DATE	DESCRIPTION	ISSUED FOR	DATE				
21145	SMCE	ZZ	ZZ	DR	Z			
Project No: 0300								
Access No: P03								
Issue:	CP	PROJ	Date:	17.03.2022	Scale:	1:200	Sheet:	A1
<b>FOR INFORMATION</b>								
<b>S2</b>								

**STIRLINGMAYNARD**  
CONSULTING ENGINEERS

Stirling House, South Quay, Colwell, Peterborough PE3 6LJ  
Tel: 01753 662239 Fax: 01753 662220  
Email: enquiries@stirlingmaynard.com www.stirlingmaynard.com

P21145-SMCE-ZZ-ZZ-DR-A1-010



View from Whetstone Way towards site entrance





View towards rear of site from access point to the field





View along side/NE boundary of site from access to the field





View across existing open space towards bungalow abutting southern corner of the site



23/00384/F









View looking south towards the existing dwelling and front garden/parking area





View looking southwest towards the neighbour and the estate's central road- Branodunum





View looking south towards neighbouring dwelling (to the east)





View looking east along Cross Lane towards Conservation Area.





View looking north/rear of existing dwelling





View looking southeast at rear garden and neighbouring dwellings





View looking south between existing dwelling and neighbour to the west





Area of western neighbours plot adjacent to the boundary





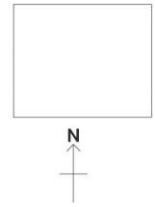


View from western neighbour towards existing dwelling



23/01371/F





OS MasterMap 1250/2500/10000  
scale  
Monday, January 28, 2019, 10:  
BW1-0073278  
maps.blackwell.co.uk

1:1250 scale print at A3, Centre:  
583042 E, 342662 N

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 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION FROM OTHER CONSULTANTS

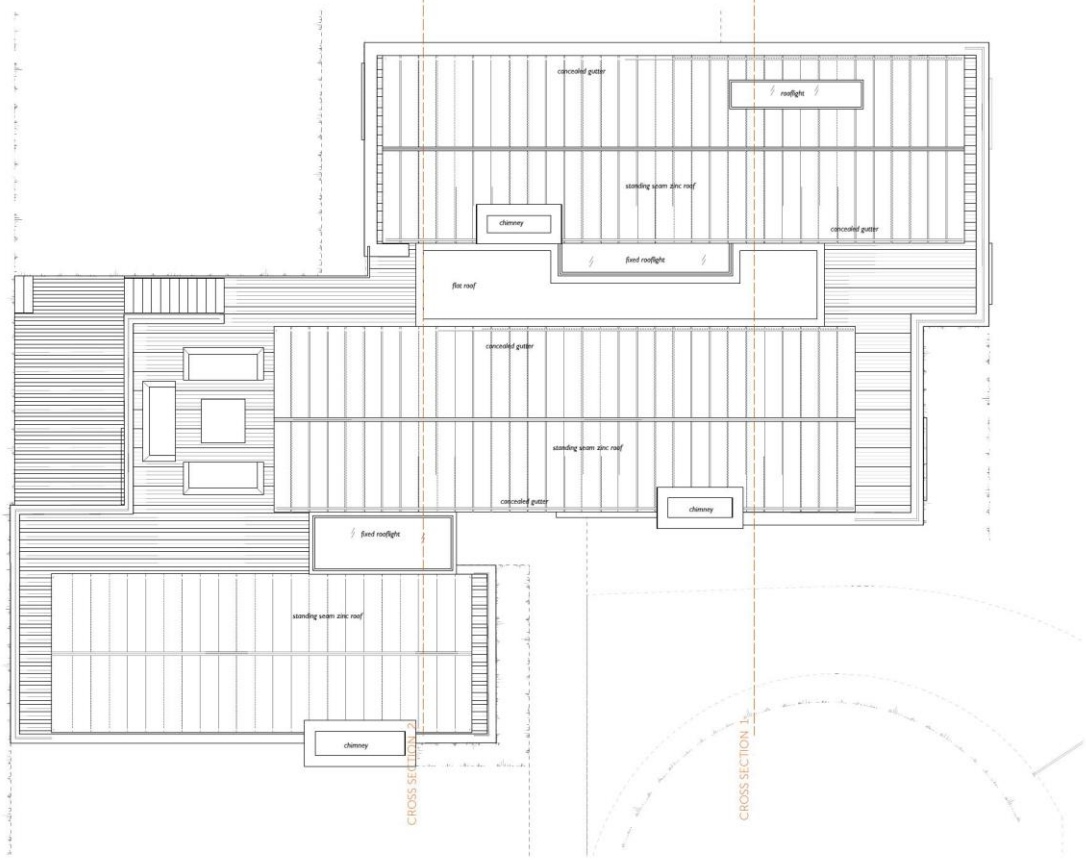


REV	DATE	NOTES
P1	August 2019	Planning Issue
P2	Sept 2020	Variation of conditions
P3	Mar 2022	Non-material amendment: window added
P4	August 2022	Minor amendment: window added
P5	Nov 2022	Angled fins added to proposed window
P6	Nov 2022	Position of proposed window corrected
P7	Dec 2022	Proposed additional window omitted
P8	July 2023	Proposed additional window with privacy slats

DRAWN  
NS  
  
CHECKED

PROJECT	Burnham Rise Replacement Dwelling	TITLE	West Elevation
	Burnham Market		
SCALE @ A1 1:	@ A3 1: 100	DATE	April 2019
		NO	1818_112
		REV	P8

Revision to previous drawing



DO NOT SCALE FROM THIS DRAWING AND CHECK ALL DIMENSIONS ON SITE  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION FROM OTHER CONSULTANTS

REV	DATE	NOTES
PI	August 2019	Planning issue

DRAWN NS	PROJECT	Burnham Rise Replacement Dwelling	TITLE	Roof Plan
		Burnham Market		
CHECKED	SCALE	@ A1 1:100	DATE	April 2019
		@ A3 1:100	NO	1818_101
			REV	PI





**View looking east from neighbouring front drive**



**View looking east from neighbouring front drive**



**View of neighbour's front drive**





**View of neighbour's front drive**





**View of neighbour's front drive**





View of neighbour's front drive from Herring Lane





**View of principal elevation with  
neighbouring property in background**



# Speaker Piers Harris







WEST ELEVATION

0 1 2 4 8m

DO NOT SCALE FROM THIS DRAWING AND CHECK ALL DIMENSIONS ON SITE  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION FROM OTHER CONSULTANTS

REV	DATE	NOTES
P1	August 2019	Plotting Issue

DRAWN	PROJECT	TITLE
NS	Burnham Rise Replacement Dwelling Burnham Market	West Elevation

CHECKED	SCALE	DATE	NO	REV
	@A1 1:100	April 2019	1818_112	P1

**cowper griffith architects**

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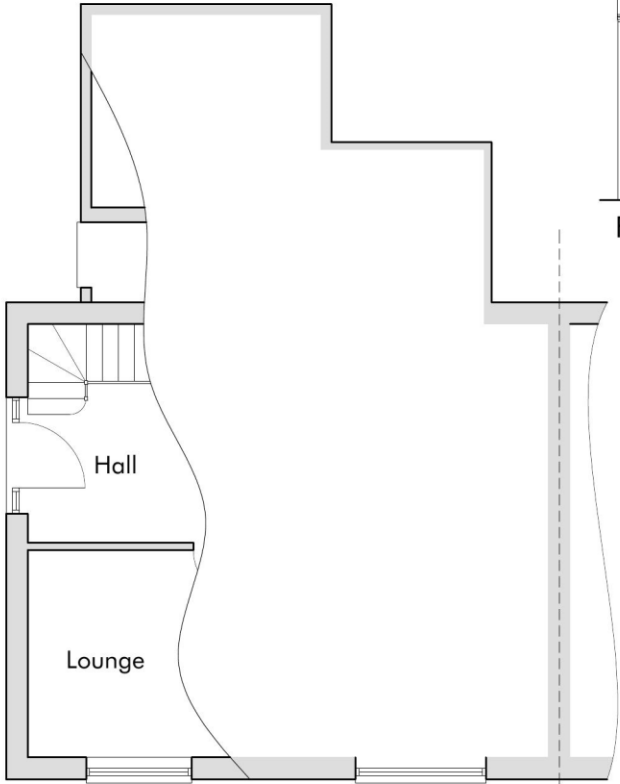




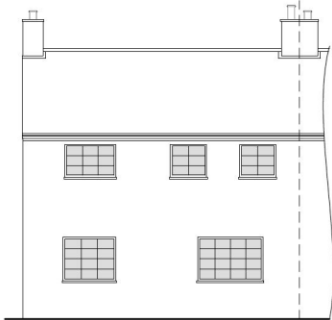


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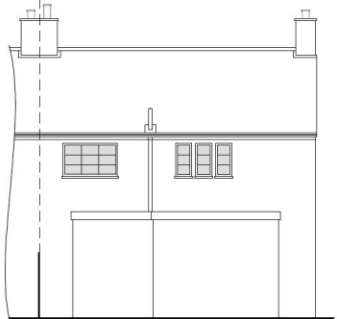
Ground Floor (1:50)



Front Elevation (1:100)



Side Elevation (1:100)



Rear Elevation (1:100)

**WAITE & Wallage**

ARCHITECTS LTD.

incorporating RICHARD C F WAITE ARCHITECTS

This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.

Proposed dwelling at 1 Newlands Avenue, King's Lynn Existing Plans & Elevations	Paper Size: A3	PLANNING
	Drawn: DIPW	3/341/1
	Date: Apr. '21	
info@wwaltd.co.uk	(01553) 772656	www.wwaltd.co.uk



Ground Levels to remain unaltered and as existing



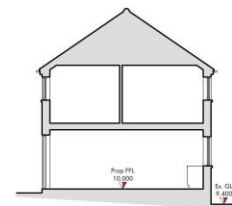
Front Elevation (1:100)



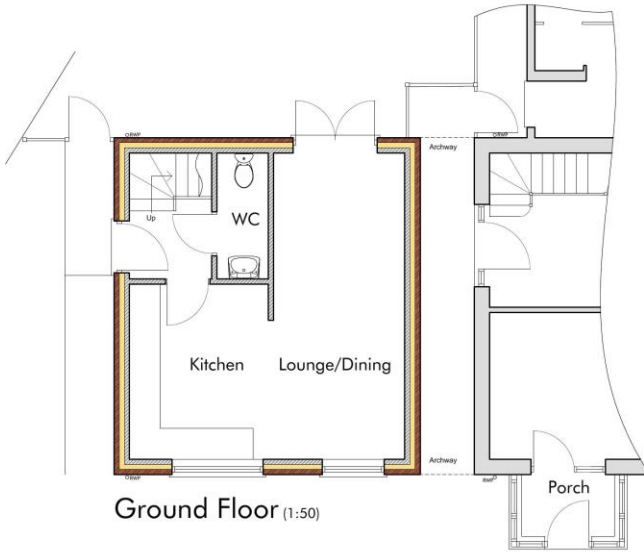
Side Elevation (1:100)



Rear Elevation (1:100)



Typical Section (1:100)



Ground Floor (1:50)



First Floor (1:50)



Location Plan (1:1250)



Site Plan (1:500)



Front elevation of donor property from Newlands Avenue





View of donor and neighbouring dwelling





View from southeast





**View off opposite side of Newlands Avenue**





**View of neighbouring properties  
on St Edmundsbury Rd**





View from southwest





**View from rear garden looking west towards  
neighbouring property on St Ed's Rd**







View from rear garden looking northwest





**View from rear garden looking north**





**View from rear garden looking north**





**View from rear garden looking northeast**





**View from rear garden looking southeast**





**View from rear garden looking south towards  
neighbouring property**





**View from rear garden looking south towards donor dwelling and site**





**View from rear garden looking south towards site**







**View from rear garden looking southwest towards  
neighbouring property on St Eds Road**



# End of Presentation

