

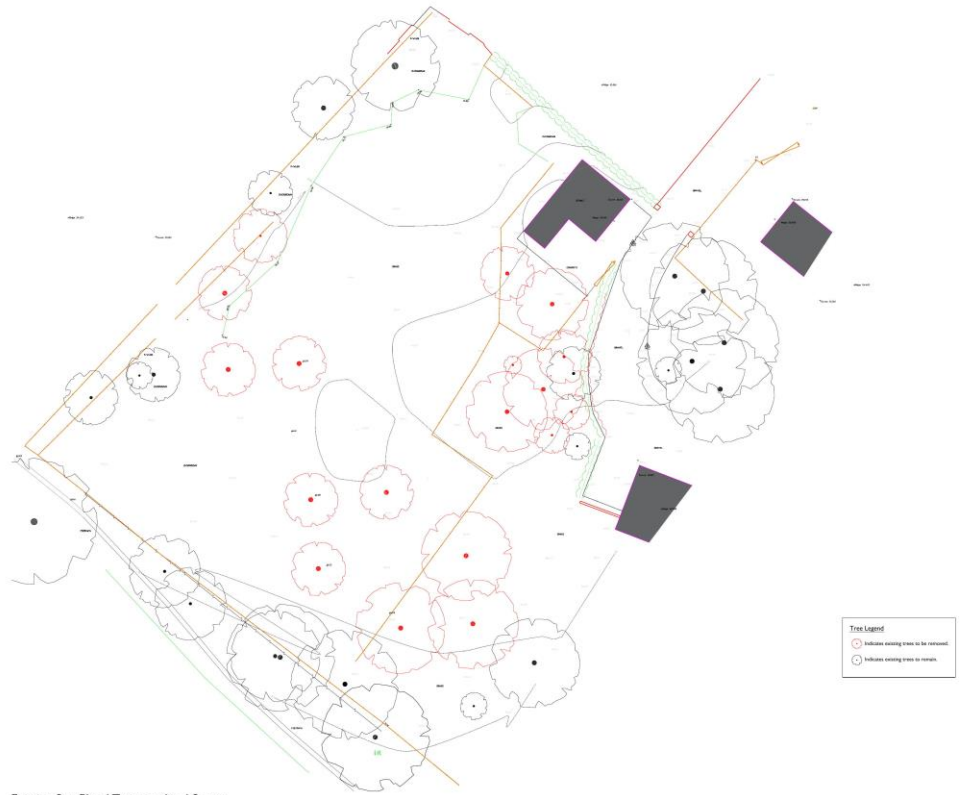
Planning Committee

29 July 2024

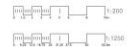


23/00932/F





Existing Site Plan / Topographical Survey
Scale 1:200



Location Plan
Scale 1:1250

A: UPDATED TO SUIT NEW TOPOGRAPHICAL SURVEY 07.03.2024
 AND NEW TREE SURVEY.
 Revision : _____ Date : _____
 Project : Russen & Turner
 Land Adjacent The Orchard 17 High Street
 King Lane
 Norwich
 PE2 1BP
 Phone 0153 768256

Client :
Mr C Rossiter

Drawing Title :
Existing Site & Location Plan

Date : 4 Apr 2023 Paper Size : A1
Drawing Number : 18X0322/F/03/4 Rev : A



SITE PLAN LEGEND

- EXISTING TREES
- PROPOSED TREES / HEDGING
- FRONT GARDEN
- PRIVATE GARDEN
- HARSTANDING TBC BY CLIENT
- PROPOSED SHINGLE / GRAVEL
- PROPOSED BRICKWEAVE
- PROPOSED 1.2m HIGH POST & RAIL FENCE
- PROPOSED 1.8m HIGH CLOSE BOARDED FENCE
- PROPOSED FOLD DRAINAGE BELOW GROUND
- PROPOSED SURFACE WATER
- PROPOSED SIZE 2'4" TURNING HEAD
- SECTION LINES

TEMPORARY HERAS FENCING FOR RPA's TO BE INSTALLED PRIOR TO WORKS STARTING. REFER TO ARCHITECTURAL OFFICERS BEFORE.
 PREPARED BY RICHARD MORRIS ASSOCIATES LTD.

G. PLOT 3 UPDATED TO ALIGN WITH TREE SURVEY RECOMMENDATIONS AND RPA ADDED TO ADJACENT TREES. SITE PLAN MODIFIED TO SHOW ADDITIONAL SURROUNDING BUILDINGS BASED ON ORDINANCE SURVEY DATA.	22.05.2024
F. ORCHARD & SOFT LANDSCAPING NOTES ADDED & LEGEND UPDATED.	01.05.2024
E. PLOT 3 UPDATED TO SUIT DESIGN CHANGE.	25.03.2024
D. UPDATED TO REFLECT LATEST TOPOGRAPHICAL SURVEY, NEW ARBORICULTURAL REPORT AND RE-DESIGN.	09.02.2024
C. UPDATED TO REFLECT REARS MEETING WITH PLANNING OFFICER AND CONSERVATION OFFICER ON 28.2.24.	05.12.2023
B. PLOT 2 UPDATED TO REFLECT CLIENTS COMMENTS.	24.08.2023
A. PLOT 2 UPDATED TO REFLECT CONSERVATION OFFICERS COMMENTS & TREE PROTECTION FENCING ADDED.	25.08.2023

Revision : _____ **Date :** _____
Project : Russen & Turner
 17 High Street
 King Lane
 Norwich
 NR2 1BP
 Phone: 01553 748256

Proposed Site Plan
 Scale 1:200

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Proposed Phase Plan
 Scale 1:200

PHASE PLAN

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

A: PLOT 3 UPDATED TO ALIGN WITH TREE SURVEY RECOMMENDATIONS 23.05.2024

Revision : _____ Date : _____

Project : Russen & Turner
 Land Adjacent The Orchard
 Senners Road, Bessingham
 Norfolk
 PE20 1BP
 Phone 01553 768256

Client : Mr C Rosellier
 Drawing Title : Proposed Phase Plan

Date : 4 Apr 2023 Paper Size : A1
 Drawing Number : 18X45221PUB04 Rev : A

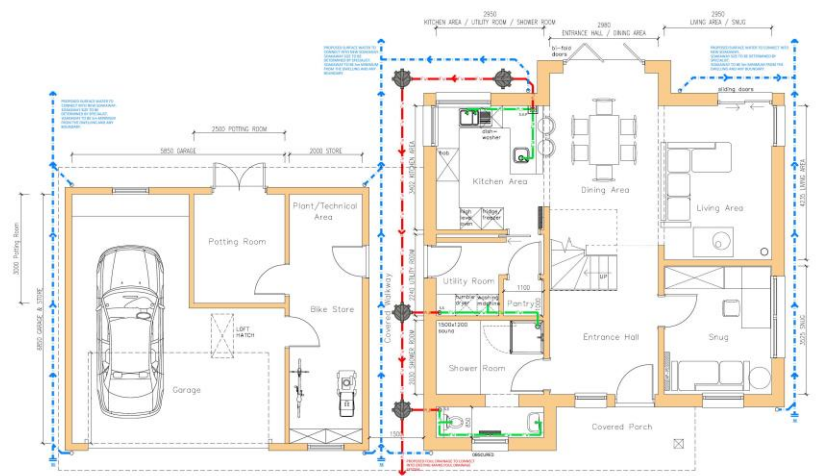


Proposed North Elevation (PLOT 1)
 Scale 1:100

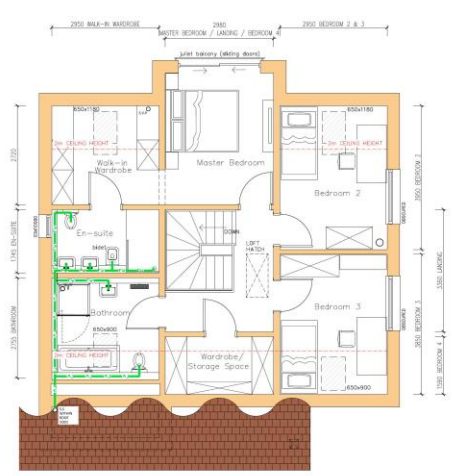
Proposed East Elevation (PLOT 1)
 Scale 1:100

Proposed South Elevation (PLOT 1)
 Scale 1:100

Proposed West Elevation (PLOT 1)
 Scale 1:100



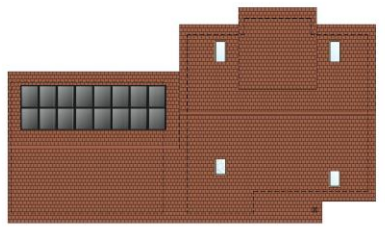
Proposed Ground Floor Plan including Garage (PLOT 1)
 Scale 1:50



Proposed First Floor Plan (PLOT 1)
 Scale 1:50

Elevations Legend

- Proposed and Brick Paving Elements / Paving Pockets
- Subsoil/Footing Wall
- Proposed sliding door/ Natural horizontal timber sliding
- Brick / Paved/Stone Grey
- Proposed Stone Block / Anticrete Grey
- Proposed window glazing Light Grey
- Proposed window glazing Timber (Winged & Absorbent)
- Blue Timber
- Proposed long brickwork
- Proposed concrete



Proposed Roof Plan - Dwelling/Garage (PLOT 1)
 Scale 1:100

C. ROOF PLAN UPDATED	08.07.2024
B. REAR ELEVATION UPDATED TO REFLECT CLIENTS COMMENTS	31.05.2023
A. ROOF PLAN ADDED	26.05.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King's Lynn Norfolk PE30 1BP
	Phone 01553 768256

Client :
 Mr C Rosser

Drawing Title :
 Proposed Plans & Elevations - PLOT 1



Proposed North Elevation (PLOT 2)
Scale 1:100



Proposed East Elevation (PLOT 2)
Scale 1:100



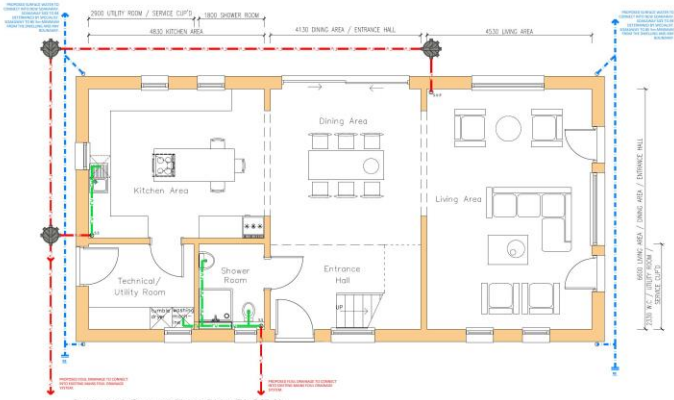
Proposed South Elevation (PLOT 2)
Scale 1:100



Proposed West Elevation (PLOT 2)
Scale 1:100

Elevations Legend

- Proposed roof tiles: Pinky Elegance - Pinky Modern Duo
- Proposed brick: Red
- Proposed glazing: Dark - Natural horizontal order cladding
- Proposed window & door: UPVC (green office)
- Proposed brickwork



Proposed Ground Floor Plan (PLOT 2)
Scale 1:50

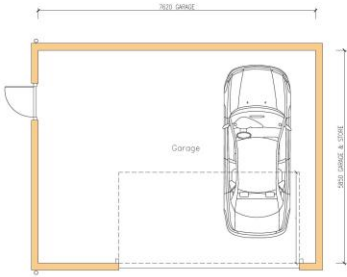


Proposed Front Elevation (PLOT 2 GARAGE)
Scale 1:100

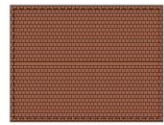
Proposed Side Elevation (PLOT 2 GARAGE)
Scale 1:100

Proposed Rear Elevation (PLOT 2 GARAGE)
Scale 1:100

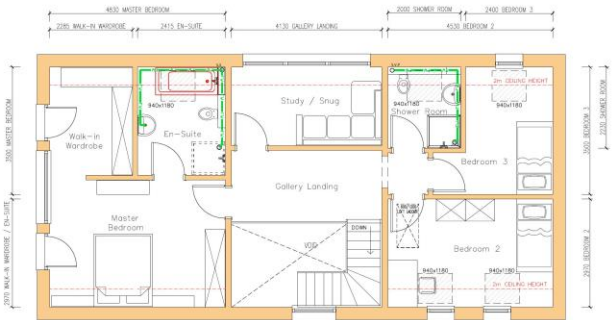
Proposed Side Elevation (PLOT 2 GARAGE)
Scale 1:100



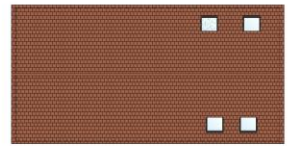
Proposed Floor Plan (PLOT 2 GARAGE)
Scale 1:50



Proposed Roof Plan - Garage (PLOT 2)
Scale 1:100



Proposed First Floor Plan (PLOT 2)
Scale 1:50



Proposed Roof Plan - Dwelling (PLOT 2)
Scale 1:100

G : ROOF PLAN UPDATED:	08.07.2024
F : GLAZING UPDATED TO REFLECT PLANNING OFFICERS COMMENTS	13.09.2023
E : MASTER BEDROOM FLOOR PLAN RERWORKED TO REFLECT CLIENTS COMMENTS	31.08.2023
D : FLOOR PLAN UPDATED TO REFLECT CLIENTS COMMENTS	29.08.2023
C : UPDATED TO REFLECT CONSERVATION OFFICERS COMMENTS	25.08.2023
B : ROOF PLANS ADDED	26.05.2023
A : WINDOW MATERIALS UPDATED TO SUIT CLIENTS REQUEST	13.04.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King Lane Norwich NR2 1BP Phone 01553 768256

Client :
Mr C Rosellier

Drawing Title :
Proposed Plans & Elevations - PLOT 2



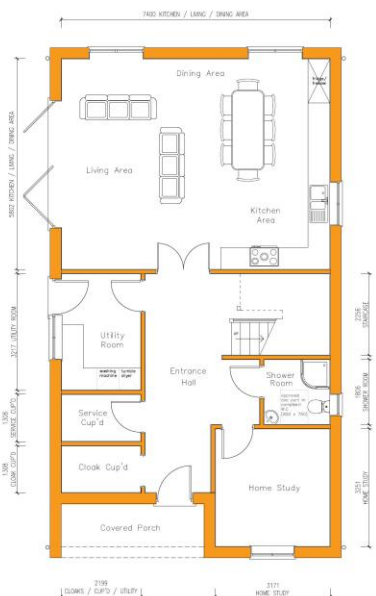
Elevations Legend

- Proposed roof (Red Flat) Edgeboards / Parapet Modern Clad
- Proposed Wall
- Proposed cladding (Dark Redwood Horizontal timber cladding)
- Black / Anthracite Grey
- Proposed Window (Black Anthracite Grey)
- Proposed window glazing (Light Grey)
- Proposed window & door (Timber (Integrated in Aluminium))
- Proposed Floor (Dark)
- Proposed Fencing (Dark Green)

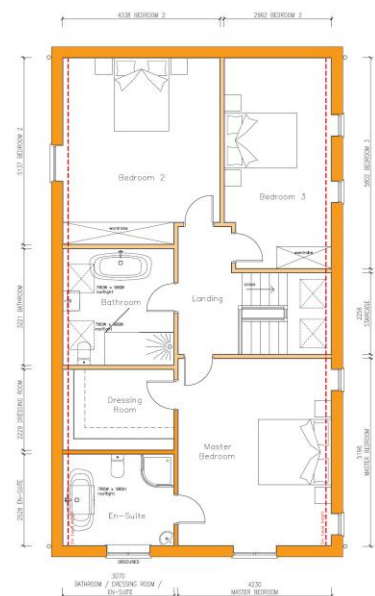
RUSSEN & TURNER
 COMMERCIAL PROPERTY SURVEYORS & VALUERS
 BUILDING SURVEYORS & VALUERS
 ARCHITECTURAL DESIGNERS
 ESTATE AGENTS

1:50
1:100

Proposed South Elevation (PLOT 3) Scale 1:100
 Proposed East Elevation (PLOT 3) Scale 1:100
 Proposed North Elevation (PLOT 3) Scale 1:100
 Proposed West Elevation (PLOT 3) Scale 1:100



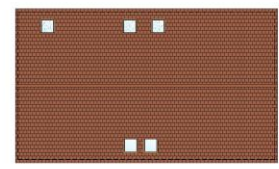
Proposed Ground Floor Plan (PLOT 3) Scale 1:50



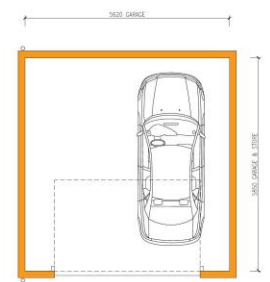
Proposed First Floor Plan (PLOT 3) Scale 1:50



Proposed Front Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Side Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Rear Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Side Elevation (PLOT 3 GARAGE) Scale 1:100



Proposed Roof Plan - Dwelling (PLOT 3) Scale 1:50



Proposed Floor Plan (PLOT 3 GARAGE) Scale 1:50

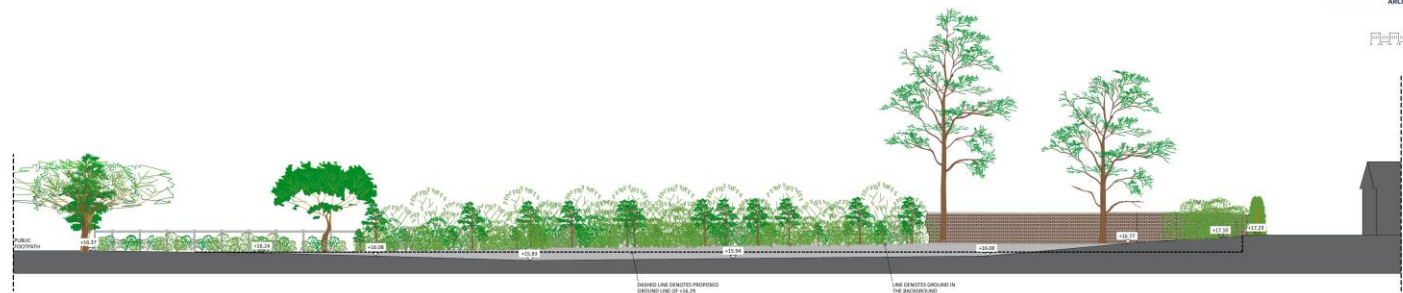


Proposed Roof Plan - Garage (PLOT 3) Scale 1:50

E - PLOT 3 UPDATED TO ALIGN WITH TREE REPORT.	22.05.2024
ROOF PLAN TO DWELLING REDUCED.	
D - UPDATED TO REFLECT COMMENTS FROM THE CONSERVATION OFFICE.	05.03.2024
C - FLOOR PLANS, ELEVATIONS & ROOF PLAN FOR DWELLING RE-DESIGNED TO SUIT COMMENTS FROM PLANNING OFFICE AND CONSERVATION OFFICE.	09.03.2024
B - LABELS FOR WEST ELEVATION UPDATED.	25.06.2023
A - ROOF PLANS ADDED.	24.05.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King Lane Norwich NR2 1BP
Project :	Lord Adjacent The Orchard Sextons Road, Birmingham
Phone 01533 748256	

Client :
 Mr C Rosseter

Drawing Title :
 Proposed Plans & Elevations - PLOT 3



Existing Ground Line (north-east to south-west of site) - Section A-A
Scale 1:100



Proposed Ground Line with Side Elevations of Plot 2 & Plot 3 (north-east to south-west of site) - Section A-A
Scale 1:100

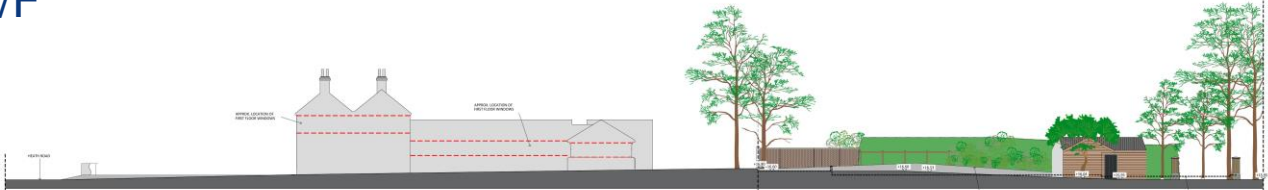
SECTION AA (EXISTING AND PROPOSED)	22.05.2024
UPDATED	01.05.2024
A. UPDATED TO SUIT LATEST DESIGN	
Revision :	Date :
Project :	Russell & Turner 17 High Street King's Lynn Norfolk PE20 1BP Phone: 01553 768256

Client :
Mr C Rossiter

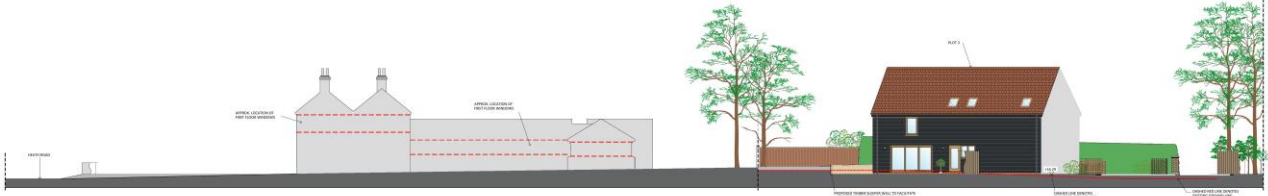
Drawing Title :
Site Sections for Plots 2 & 3 inc. ground lines.

Date : 4 Apr 2023 Paper Size : A1
 Drawing Number : 18545/22/1/PL02G Rev : 0

Sections lines shown on drawing 18545/22/1/PL02G - Proposed Site Plan



Existing Ground Line (north-west to south-east of site) - Section B-B
Scale: 1:100



Proposed Ground Line with Side Elevation of Plot 3 and Heath Road (north-west to south-east of site) - Section B-B
Scale: 1:100

Sections lines shown on drawing 1854/22/1/PL02G - Proposed Site Plan

Revision	Date
1	20/01/2023

Client: Mr. J. Brindley

Drawing Title: Site Sections for Plot 3 for Heath Road and ground

Date: 20/01/2023 Paper Size: A3 Drawing Number: 1854/22/1/PL02G Rev: 1























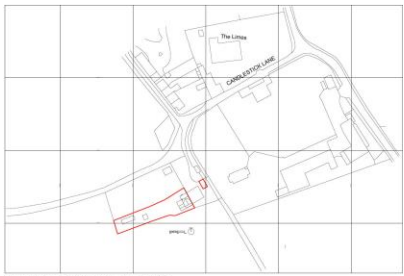




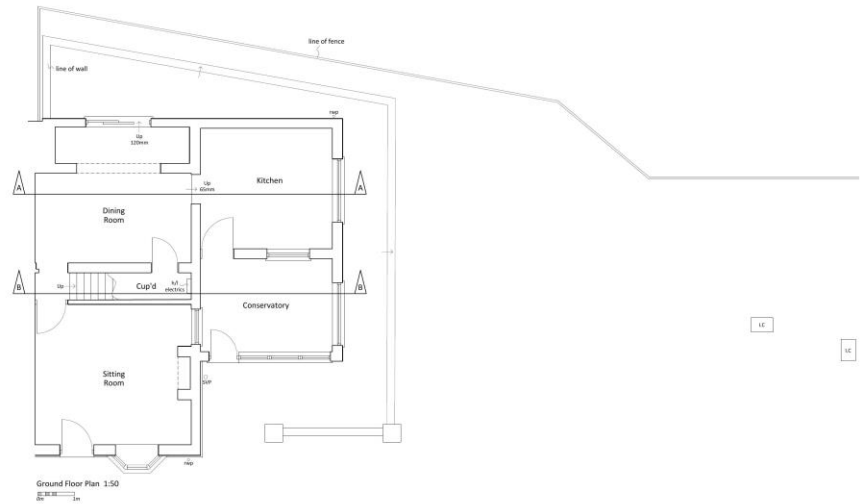


23/01446/F





Location Plan 1:1250 @ a1



Ground Floor Plan 1:50



First Floor Plan

This drawing is for Planning Application purposes only - NOT FOR CONSTRUCTION.
 All measurements and boundaries must be checked (do not scale this drawing) and verified on site and all services must be established (checked for and located by contractor prior to any works being carried out).
 This drawing must be read in conjunction with other consultant drawings/calculations, any variation or construction should be raised and reported immediately.
 All construction must be carried out to comply with British Standards, Codes of Practice and HSE legislation.
 Existing building must be assessed for asbestos/fibrous containing materials, via R&D Survey and appropriate actions undertaken and measures in place to remove carefully and dispose in accordance with current standards prior to any demolition.
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Borough Council of
 King's Lynn &
 West Norfolk

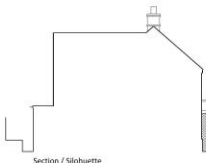
Darren French Architect
 4041 Ltd www.architect4041.co.uk
 (t) 07788721087
 (e) darren.french@architect4041.co.uk



Rose Cottage, Watery Lane, Grimston
 Existing
 Drawing No. : 4041_281/01 Rev D a1paper



Front Elevation - North (1:100)



Section / Silhouette



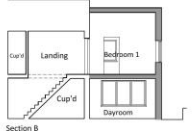
Rear Elevation - South



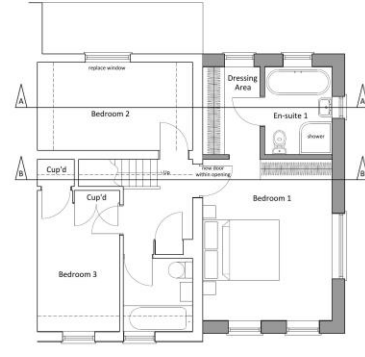
Side Elevation - West



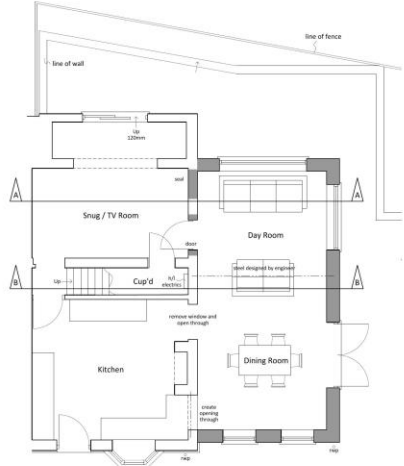
Section A



Section B



First Floor Plan



Ground Floor Plan (1:50)



Site Plan 1:500



View south from access at the corner of Candlestick and Watery Lane



View towards Candlestick Lane





View towards Watery Lane



View towards neighbouring dwelling, their plot and application site beyond.





View west towards neighbouring amenity space with further land in ownership beyond and application site.





View south showing neighbouring dwelling, their plot/land in ownership and application site.





View towards application site and boundary.





View east within land in ownership of neighbour to the north of application site.





View south-east towards application site within land in ownership of neighbour to the north of application site.





Rear of neighbouring dwelling looking west towards application site.





Rear of neighbouring dwelling looking west towards application site.





Front elevation of dwelling.



Existing side projection to west of dwelling



View west within application site.





Additional view west towards further outbuilding.



View east within application site towards existing dwelling.





Rear of existing dwelling looking east towards neighbouring plot.





Rear of existing dwelling looking east towards neighbouring plot/rear amenity space.





View north from application site.





Google Maps view of site and surroundings.

Google

Speaker Mark Dye

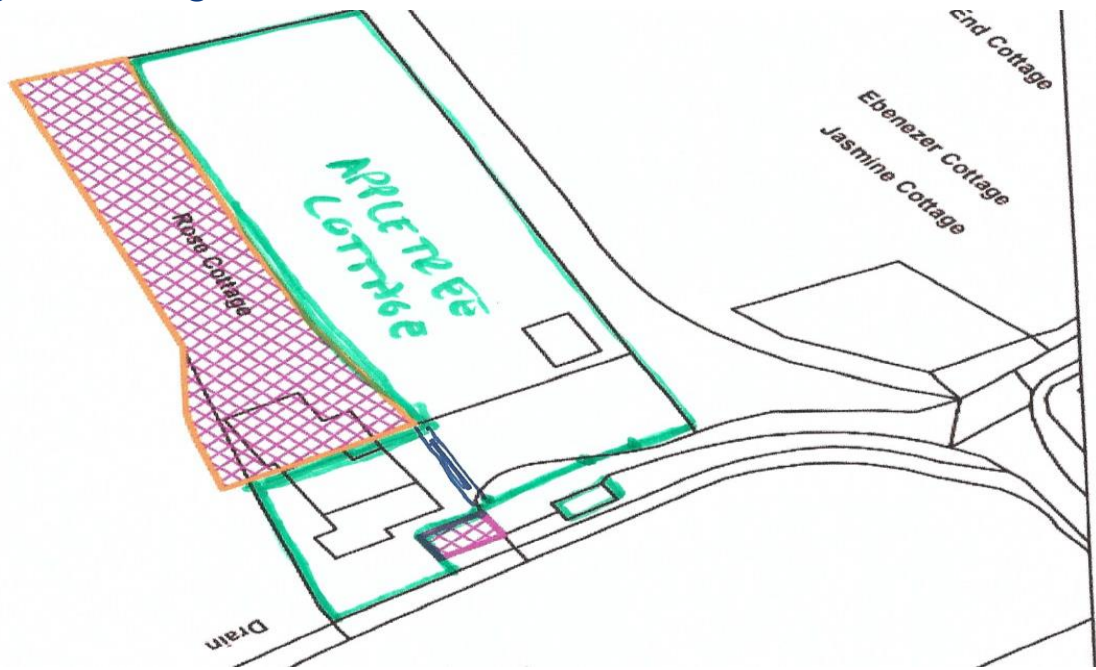


Objection to proposed extensions and alterations to Rose cottage

Carolyn Billingham and Mark Dye
Appletree Cottage



How Rose Cottage is completely landlocked with no private driveway or curtilage for access



Borough Council of
King's Lynn
West Norfolk



How our private front garden would be overlooked



How our private front garden would be overlooked



Trees to the side which provide privacy after large historical hedge removed by owners of Rose cottage



How our private back garden would be overlooked



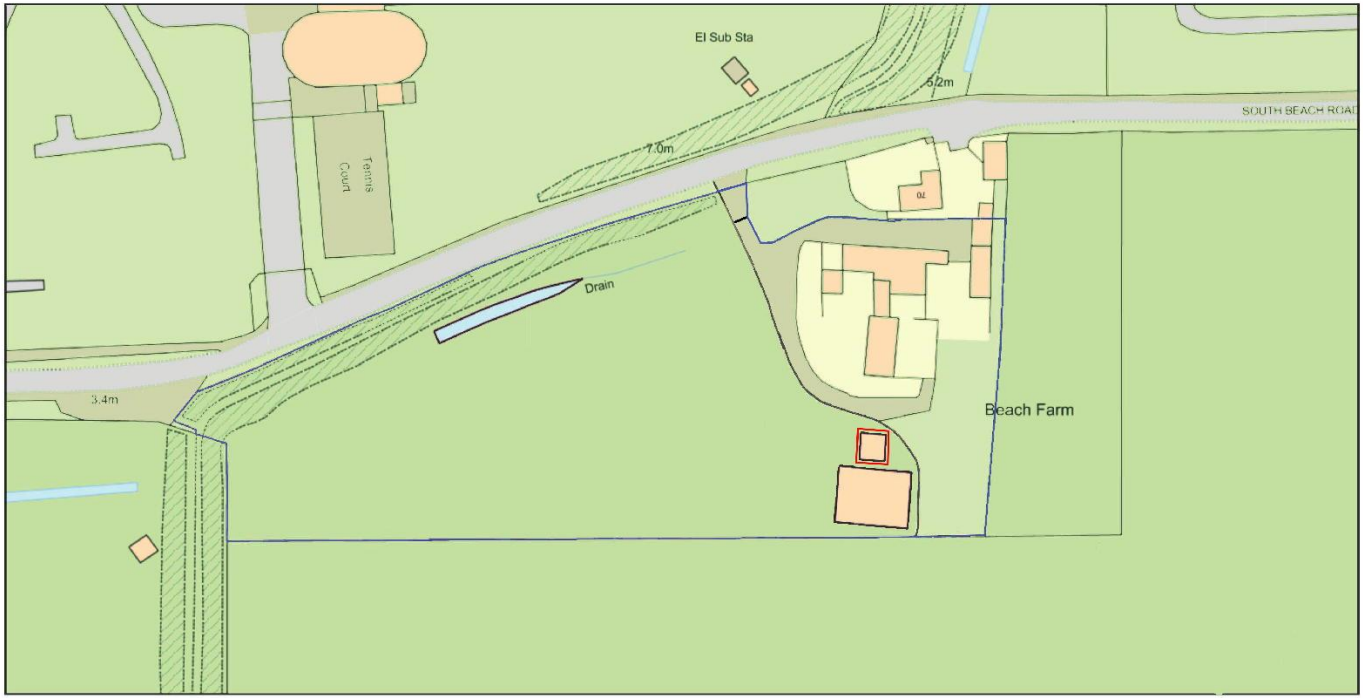
How our private back garden would be overlooked



24/00911/F

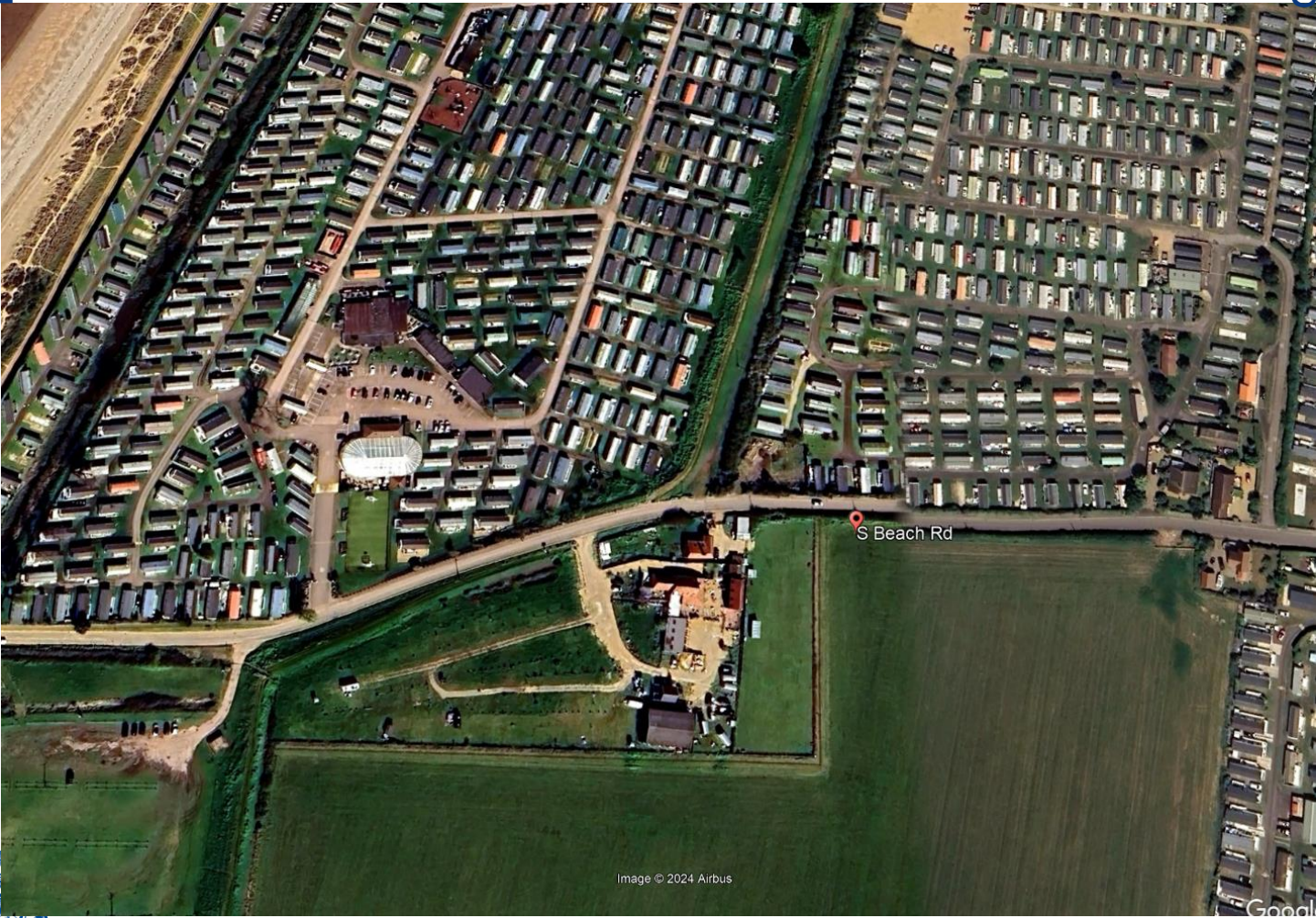


Heacham Camp



Plan Produced for: Nigel Marsh
 Date Produced: 19 Mar 2018
 Plan Reference Number: TQRQM18078140756248
 Scale: 1:1250 @ A4







Scaling of this drawing is only permitted for planning application purposes
 All dimensions to be checked on site
 Notes

block & roof plan 1:500
 This drawing is based on Ordnance Survey data
 and any difference between Ordnance Survey data
 and any other planning or other data shall be
 referred to when producing any other drawings

Revision:

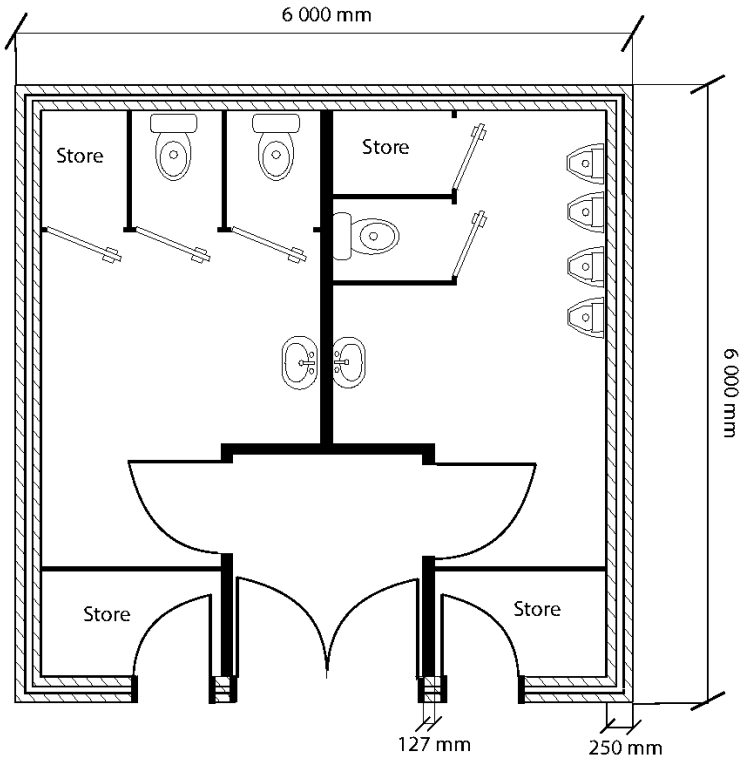
Project: 72 South Beach Road Heacham King's Lynn PE31 7BB		
Drawing Title: Block/roof plan		
Date of A1: as noted	Rev: 05 2024	Drawn: MH
Drawing No: 351-2024 10		
Drawing Issue: Planning		

NKF Planning Consultancy
 18 St. James Street
 King's Lynn
 PE30 1JX
 01553 663 376
 E: info@nkfplanning.co.uk
 © NKF Planning Consultancy





Site: Land South of 70 South beach RD Heacham, Norfolk pe31 7bb - "agricultural land"	Drawing: 5	
Title: Post - work East Elevation	Scale: 1:50 at A4	Date: 07-10-2019





Rear (western) elevation of toilet block with
'agricultural' building in background



Rear (western) and part side (northern) elevations of toilet block with 'agricultural' building in background





Front (eastern) elevation of toilet block



Front (eastern) elevation of toilet block





Side(southern) elevation of toilet block



Wider site showing access with South Beach Road



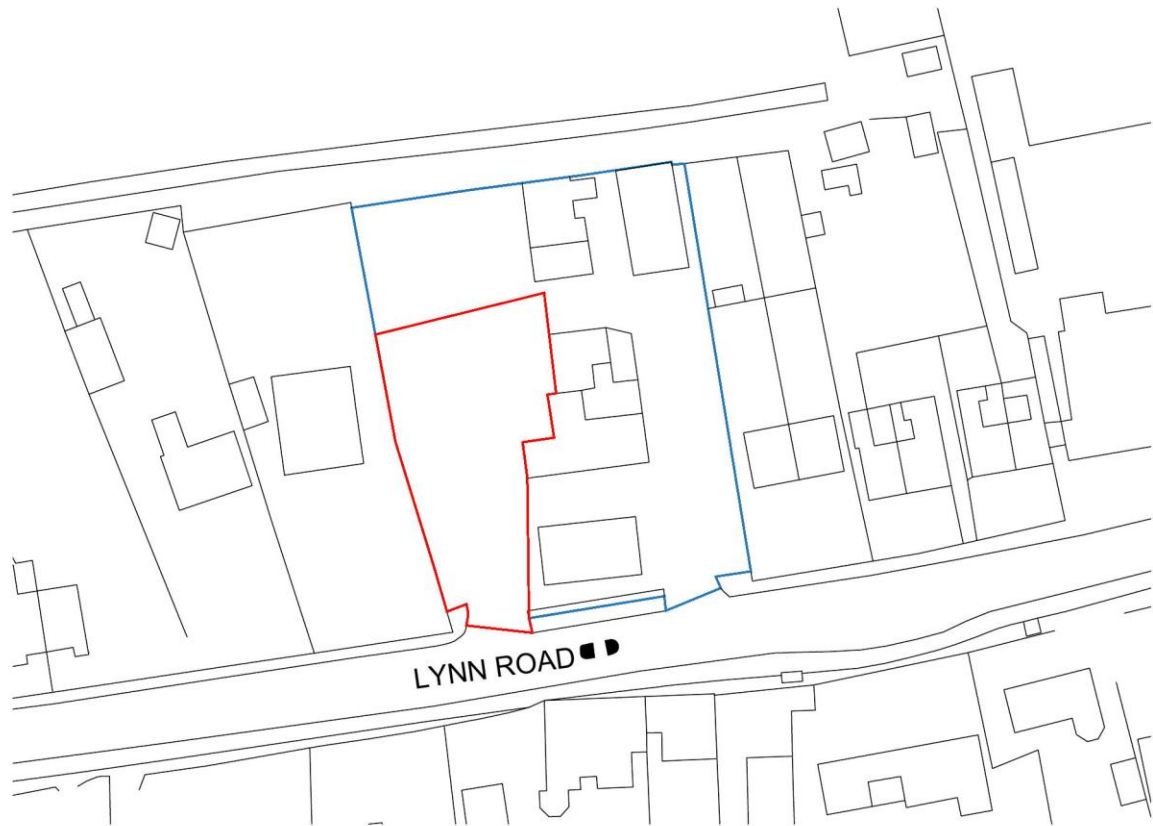


Wider site showing toilet block and 'agricultural' building



23/00720/F





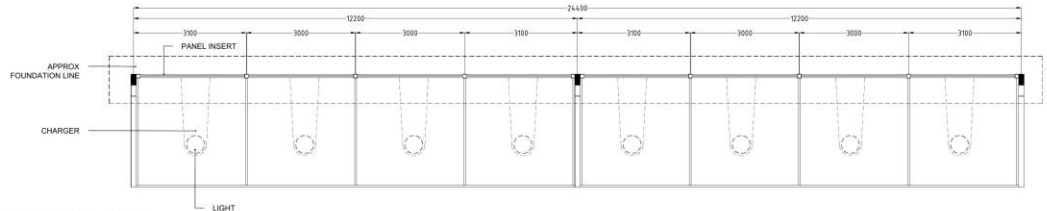
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KEY PLAN
 SITE BOUNDARY LINE
 AREA - 2666SQM - 0.2666 HECTARES
 SITE APPLICATION LINE
 AREA - 1652SQM - 0.1652 HECTARES

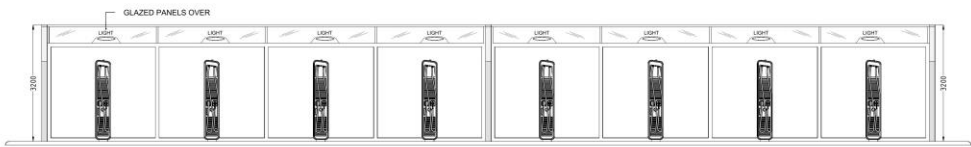
LYNN ROAD



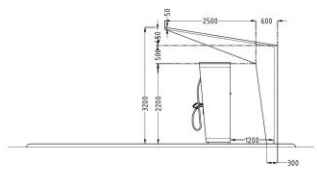
NO.	DATE	DESCRIPTION	APPROVED BY
PLANNING			
 <small>MBH Design Limited Rosemary House, Church Hill Farm, 2012 Station, Sandy, Bedfordshire www.mbhdesign.com Tel: 01295 211700 Fax: 01295 261140</small>			
 <small>Middlesex Farm Group</small>			
REFERENCE: FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
DRAWING TITLE: BLOCK PLAN			
DRAWN BY:	DATE:	SCALE:	PAPER SIZE:
KM	06.12.2022	1:500	A3
CHECKED BY:	DRAWING NO / REV:		
RRB	13664-BP-FS693	-	



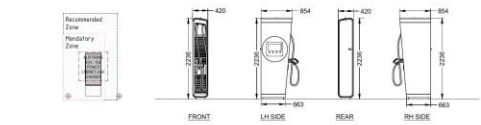
EV CANOPY - PLAN
Scale 1:50



EV CANOPY - FRONT ELEVATION
Scale 1:50



EV CANOPY - SIDE ELEVATION
Scale 1:50



ALPITRONIC 150 HYC CHARGER
Scale 1:50

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Materials

- Powder coated aluminium cladding panels, blue RAL 5015
- Steel frame columns and rafters, powder coated blue RAL 5015
- Glass support beam SHS finished in grey RAL 7016.
- Roof finished in 10mm toughened glass

Lighting

- LED Down lights to achieve 100 lux on each bay



REV	DATE	DESCRIPTION	DRAWN/REVISED

PLANNING

mbh
MBH Design Services Ltd.
Riverside House, 100 Mill Lane, Mill Lane, Bury, ST16 2JH
www.mbhdesign.com | 01252 502 727 | 01252 502 740

mfg
motor fuel group

PROJECT:
FS693 - HILLINGTON SERVICE STATION
LYNN ROAD
HILLINGTON KINGS LYNN, NORFOLK,
PE31 6BJ

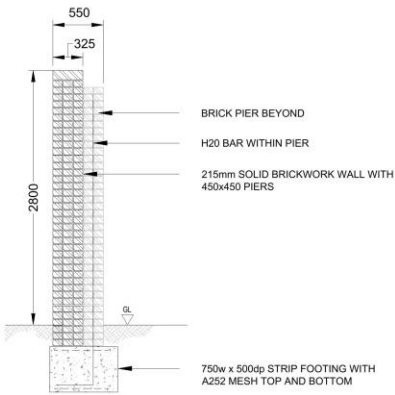
DRAWING TITLE:
EV CANOPY DETAIL

DRAWN BY	DATE	SCALE	PAPER SIZE
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CHECKED BY	DRAWING NO./PROJECT NO.	REV.	
RHB	13664-P03-FS693	-	

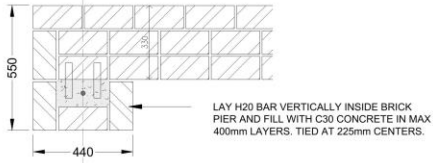
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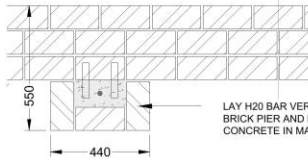
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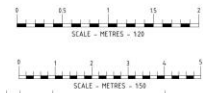
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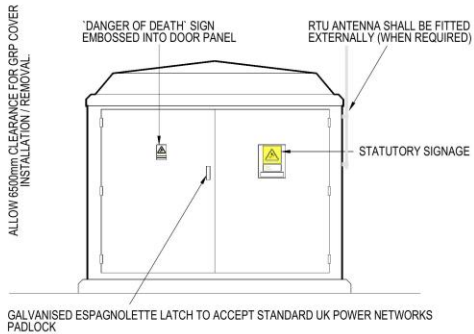
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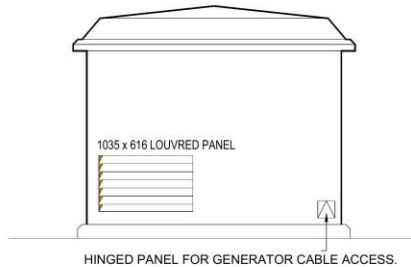
CENTRE PIER
 Scale: NTS



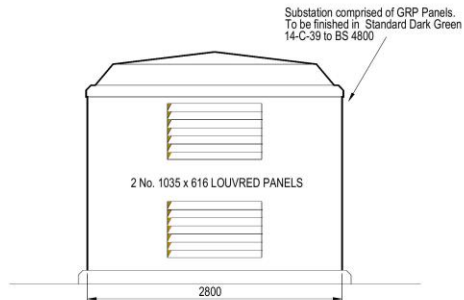
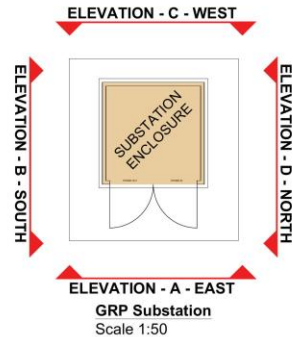
REV	DATE	DESCRIPTION	DRAWN/REVISED
REVISION NOTES			
PLANNING			
 MBH Design Services Ltd. Registration Office, Northwood Park Lane, Wood End, Saffron, BT16 6JG www.mbhdesign.com T: 02832 302107 F: 02832 302140			
 mfg mfg Group			
PROJECT			
FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
DRAWING TITLE			
FIRE WALL DETAILS			
DRAWN BY	DATE	SCALE	PAPER SIZE
DT	28.05.2024	1:20/1:50	A1
DRAWN BY	DRAWING NO./PROJECT	REV.	
NS	13664-P07-FS693	-	



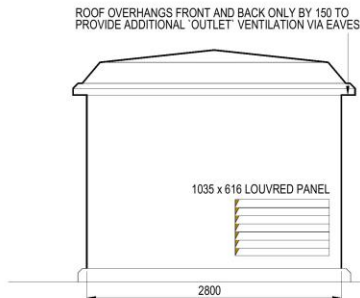
GRP Substation
Elevation A - East



GRP Substation
Elevation B - South

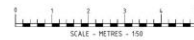


GRP Substation
Elevation C - West



GRP Substation
Elevation D - North

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REV	DATE	DESCRIPTION	DRAWN/REVISED
REVISIONS			
PLANNING			
<small>MBH Design Solutions Ltd. Resource Management, 1000 Hill Farm Road, West Suffolk, Sudbury, IP10 0JG www.mbhdesign.com t: 01202 300 101 f: 01202 300 140</small>			
<small>CLIENT</small> 			
<small>PROJECT</small> FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
<small>DRAWING TITLE</small> SUBSTATION ELEVATIONS			
<small>DRAWN BY</small>	<small>DATE</small>	<small>SCALE</small>	<small>PAPER SIZE</small>
KM	06.12.2022	1:20	A1
<small>CHECKED BY</small>	<small>DRAWING NO./NO.</small>	<small>REV.</small>	
RHB	13664-P04-FS693	-	



Existing forecourt & west boundary





Existing forecourt



View along west boundary to south



Existing hedgerow

24hr

23/00720/F



View from front boundary to the east



Proposed substation position & neighbouring dwelling



Garaging/Car Sales use to rear

Speaker Jon Lockwood



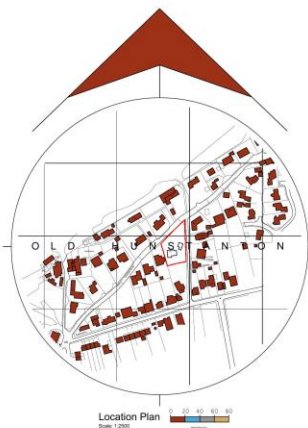
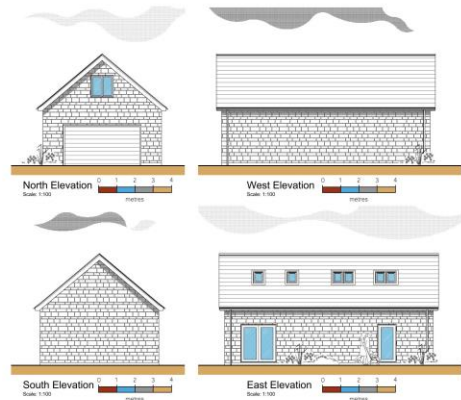






24/00601/F





General Notes
 1. Figure dimensions only to be used.
 2. All dimensions and details to be given unless otherwise stated.
 3. The contractor shall coordinate and regulate their own all dimensions on site prior to the commencement of any work.
 4. This drawing is to be kept in accordance with all relevant contracts and applicable sub-contractor drawings and specifications.
 5. Some dimensions are to be through to the finished element.

- SITE PLAN KEY**
- Indicate proposed buildings to be constructed
 - Indicate an existing building where form (to be kept)
 - Indicate proposed replacement dwelling
 - Indicate existing site access points
 - Indicate position of trees and planting
 - Indicate position of proposed garden
 - Indicate position of existing or proposed driveway

Schedule of Sizes

Internal Floor Areas	
Dwelling	
Ground Floor	230.0m ²
First Floor	15.0m ²
Second Floor	65.0m ²
Total	410.0m²
Garage	
Ground Floor	61.0m ²
First Floor	54.0m ²
Total	115.0m²

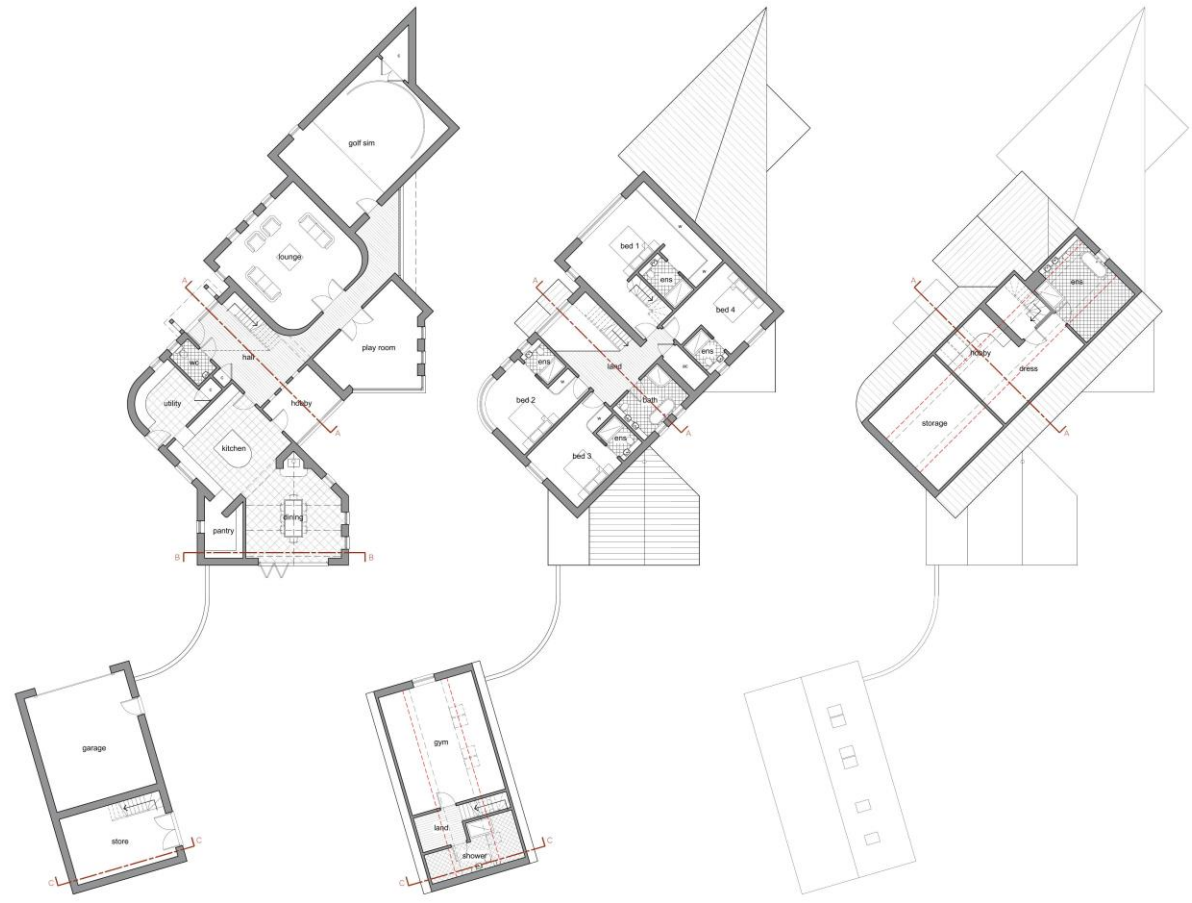
PLANNING

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture
 14 Golf Course Road, Old Hullington, Norfolk, Great Britain PE13 6AA
 1100 1100 (01263) 410000 or 4100000000 or www.swannedwards.co.uk

Proposed Replacement Dwelling	Date	Drawn by
14 Golf Course Road Old Hullington, Norfolk for Mr and Mrs Tawse	March 2024	CH/2024
Checked by	Drawn by	
Planning Drawing Scale: 1	Ref No: 24C-2066	Sheet Size A1
Site and Location Plan Gauge: Elevations	Proj No: 24/00601	Region

Swann Edwards Architecture Limited ©

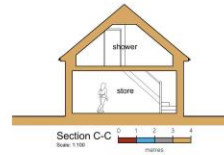


General Notes
 1. Figure dimensions only to be used.
 2. All dimensions are shown to face unless otherwise stated.
 3. The contractor shall coordinate the heights of all levels and dimensions on site prior to the commencement of any work.
 4. This drawing is to be used in conjunction with all relevant regulations and specific sub-contractor drawings and specifications.
 5. Some dimensions are to be brought to the designers attention.

PLANNING





SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, Seven Stables, Architecture
 14, Golf Course Road, Old Wymondley, Norfolk, Cambs. PE33 6AA
 T: 01603 853274 • E: info@swannedwards.co.uk • www.swannedwards.co.uk

Proposed Replacement Dwelling 14, Golf Course Road Old Wymondley, Norfolk for Mr and Mrs Towe	Date: March 2024	Drawn by: RSD
Quantity: Planning Drawing Scheme 1 Floor Plans	Rev No.: 02-2066	Sheet Size: A1
	Rev To: 04/1/2024	Revision:



General Notes
 1. Figure dimensions only as far as possible.
 2. All dimensions are shown in feet unless otherwise stated.
 3. The contractor shall coordinate with suppliers for any all dimensions on site prior to the commencement of any work.
 4. This drawing is to be kept in accordance with all relevant regulations and specific sub-contractor drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

MATERIAL KEY

-  Hatched indicates vertical cladding
-  Hatched indicates masonry
-  Hatched indicates roof tiles
-  Indicates window openings and doors

PLANNING



Swann Edwards Architecture Limited, Swann Edwards Architecture
 14 Golf Course Road
 Old Wymondley, Norfolk
 10

Proposed Replacement Dwelling 14 Golf Course Road Old Wymondley, Norfolk for Mr and Mrs Tawse	Site No. SIC-2056	Drawn by RSD
Planning Drawing Scheme 1 Elevations and Sections	Scale A1	Checked by RSD
Rev No. 001/2020	Sheet Size A1	Revision



- Notes
- All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network, OSGB83(2). Translated from ETR089 using COGNIS and OSTN15 models. Control station information may not be shown on this drawing.
 - All levels shown adjacent to kerb lines have been taken at channel face unless stated otherwise.
 - Not all existing services are necessarily shown on this drawing. All services that could be located at the time of the survey have been positioned but should be taken as approximate and used as a guide to their presence. Clarification of all underground routes should be confirmed by the individual service provider and prior to project construction.
 - Land ownership boundaries and legal title extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at base or top of main stems, see drawing note to specify.
 - Not all trees have been surveyed, level relates to ground at base of trunk. Areas of non surveyed planting, positions shown indicating only, or generic surveys where level information is present.
 - This survey has been merged with Ordnance Survey Master Map Data. Boundaries and physical objects have only been fixed where level information is present. All Ordnance Survey mapping is subject to their own accuracy and tolerances.
 - The information presented in this survey is a recording of what was present and accessible at the time of survey. Areas of the site not surveyed are represented by Ordnance Survey mapping (shown in grayscale).
 - Not all boundaries were surveyed due to extensive vegetation.
- Survey completed on 08.02.2024 & updated 16.02.2024.



Index	Ref	Revisions

Project
**14 Golf Course Road
 Old Hunstanton, Norfolk**


Title
Topographical Survey

Scale
1:200 @ A1

Drawn
AC

Reviewed
AC

Date
25.02.2024



Drawing
 Number
1651-0000-001-RevA

COBBS ENGINEERING LTD
 1405, North Road, King's Lynn, Norfolk, PE30 2JH, UK
 Email: info@cobbs-engineering.co.uk

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General Notes
 1. Figures dimensions only to be used.
 2. All dimensions are shown to face unless otherwise stated.
 3. The contractor shall coordinate and register their utility all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant documents and separate sub-contractor drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

PLANNING



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 PE12 6AA
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Proposed Replacement Dwelling	Date	Drawn by
14 Golf Course Road Old Wymondley, Norfolk for Mr and Mrs Towe	March 2024	MSD
Checked by	Scale	Sheet Size
	A2-2066	A1
Issued for Planning Drawing Scale 1 3D Images	Proj No 24/00601/F	Revision



Existing dwelling



Front access point, existing garage & shared boundary



Rear elevation of existing dwelling, neighbours side elevation



Side/rear elevation of existing dwelling, neighbours side elevation



Neighbouring dwelling (west), window towards proposed garage



South east corner of the application site



South boundary, adjoining dwelling & balcony



Neighbour to east, adjacent to Sandy Lane



Dwellings opposite, showing existing mix of materials



Access point to east, to Sandy Lane



Street scene, facing east



Neighbouring dwelling (west),

End of Presentation

