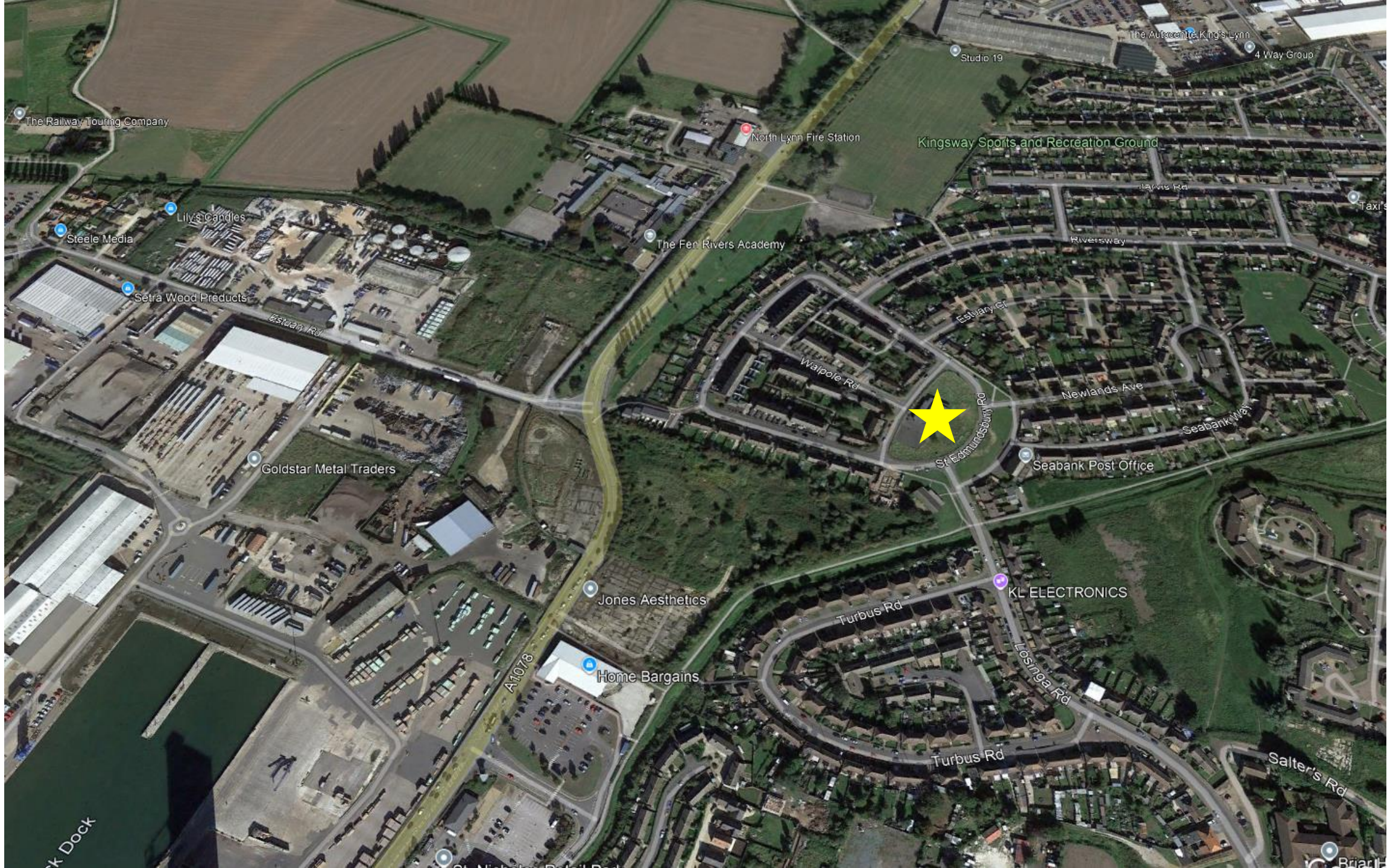




25/00627/FM

PROPOSED RESIDENTIAL DEVELOPMENT OF 22 AFFORDABLE DWELLINGS FOLLOWING DEMOLITION OF
FORMER COMMUNITY CENTRE BUILDING

FORMER NORTH LYNN COMMUNITY CENTRE, LAWRENCE ROAD, KING'S LYNN





Location Plan
Scale 1:1250



Aerial Image

Scale 1:1250

ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICES.

Revisions		
Ref	Date	Amendments
A	27-03-25	Job title updated

Status
Planning Submission



The Design Partnership
The Design Partnership (2024) Ltd
Clarendon House,
10 Station Road,
Chelmsford,
Chelmsford Essex CM1 6AG
Tel: 01204 880111

Job Title
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title
Planning Submission
Location Plan

Date	Scale	Drawn	Design No.	Rev.
August 2024	1:1250(A2)	PD	FB-968-P01	A



Block Plan



Storey Heights



Development Mix

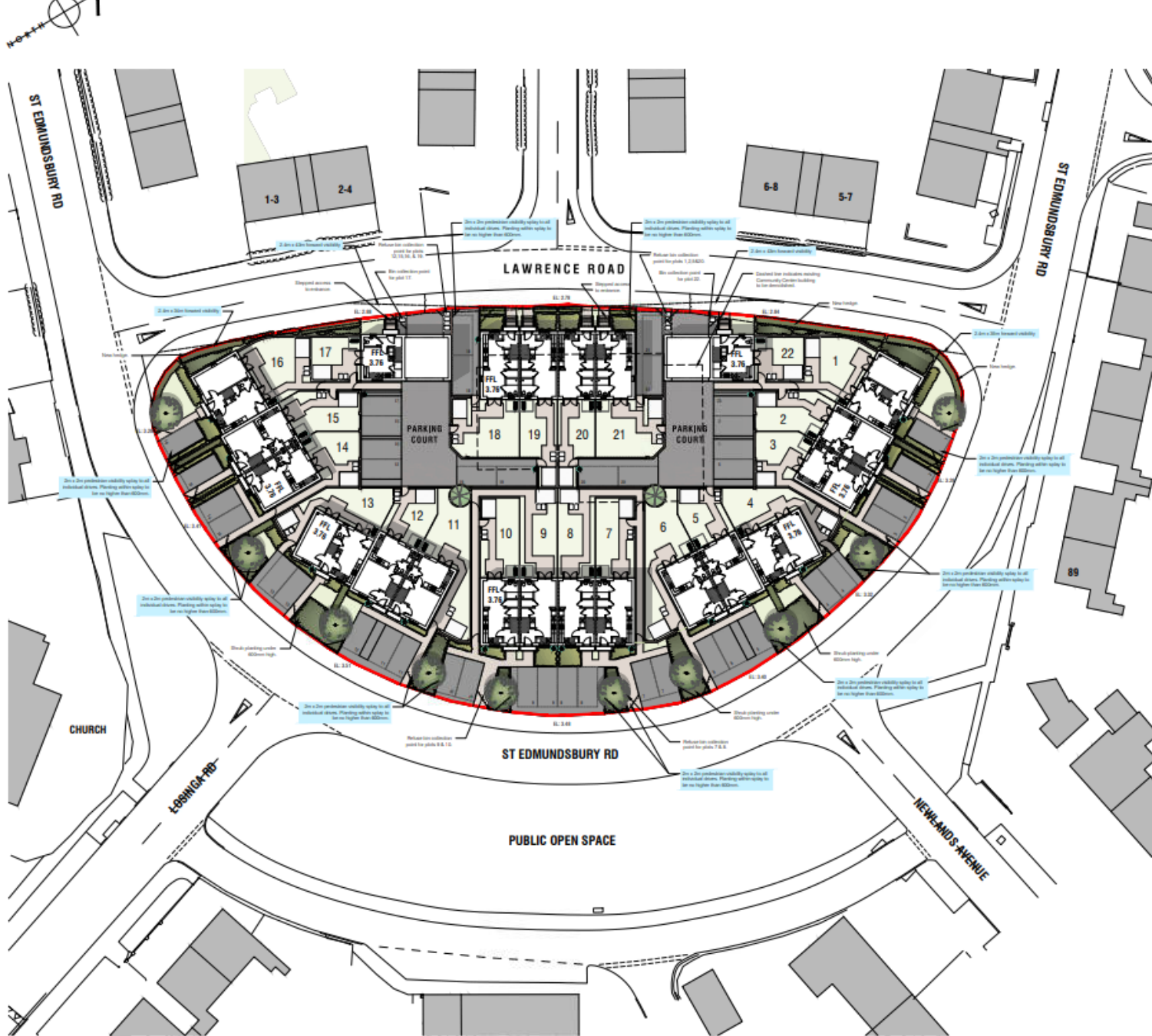


- Change to driveways positioning and layout (Local Highway Authority continue to raise concerns
- Revised Flood Risk Assessment and Drainage Strategy – out for consultation with the EA

Revisions	Date	Amendments
1	21/06/24	Added 2b (Sp) - House M4(1)
2	21/06/24	Added 2b (Sp) - House M4(1)
3	21/06/24	Added 2b (Sp) - House M4(1)

Planning Submission
Block Plan / Development Mix / Storey Heights

Date	Scale	Drawn	Check	Drawn	Check
June 2024	1:500@A1	PD	PD	FB-958-PG2	B



HARD LANDSCAPING

- Shared & Private Drives**
Perimeter drive with paving. Regular or similar to approval of local planning authority.
- Private Public Pavement**
Private highways and public footways with 200 x 200mm tiles to approval of local planning authority.

GREEN TECHNOLOGY

- Car Charging Point**
Provision of at least one car charging point.
- Air Source Heat Pump (ASHP) Location**
Location of air source heat pump, installed on parking area with ground storage to ensure zero.
- Photovoltaic Panels Location**
PV panels to be located on south or west facing roof slope. Please include shading diagrams.
- Native Plant**
Native plants to be used within outline of development.
- Native Trees**
Native trees to be used within outline of development.
- Lighting**
Lighting to be designed to approval of British Council.
- Proposed Ground Level**
Proposed ground level based on existing ground levels. To be confirmed by Civil Engineer.

1:1 Scale

BOUNDARY TREATMENTS

- 1.5m Close Boarded Fence**
1.5m high close boarded fence treated with concrete filled posts and gravel boards at changes of level where required.
- 1.5m Close Boarded Fence with Trellis**
1.5m high close boarded fence treated with 200mm x 200mm trellis above with concrete filled posts and gravel boards at changes of level where required.
- Boundary Walls 1.5m High**
Stone boundary walls, to approval of LPA.
- Boundary Walls 1.5m High**
Stone boundary walls, to approval of LPA.
- Boundary Walls 1.5m High**
Stone boundary walls, to approval of LPA.
- At least 1.5m High Rail Fence**
At least 1.5m high rail fence with three top rails, to approval of LPA.

SOFT LANDSCAPING

- Plant Borders**
Plant borders to be used within outline of development.
- Plant Borders**
Plant borders to be used within outline of development.
- New Tree Planting**
New trees to be used within outline of development.
- Planting (B&C Vegetated Garden)**
Planting to be used within outline of development.
- Shrub Planting (B&C Vegetated Garden)**
Shrub planting to be used within outline of development.
- New Native Hedger**
New native hedger to be used within outline of development.

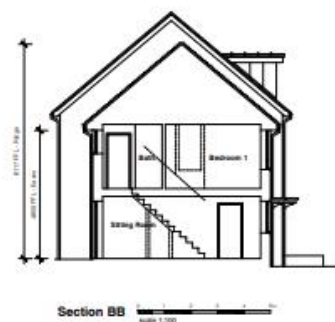
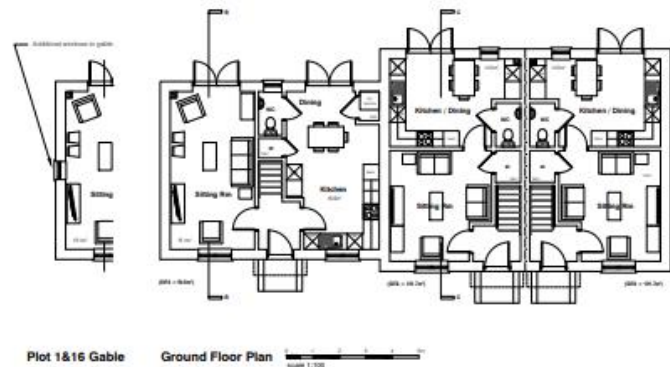
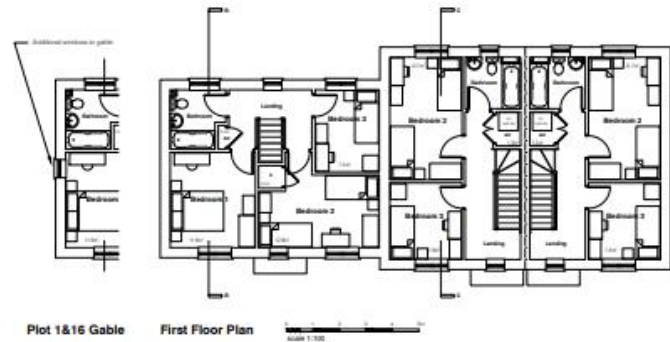
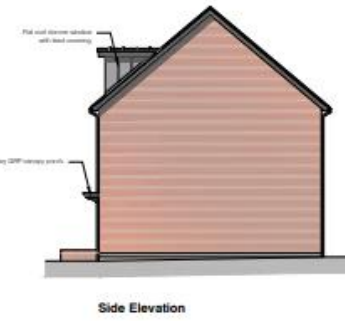
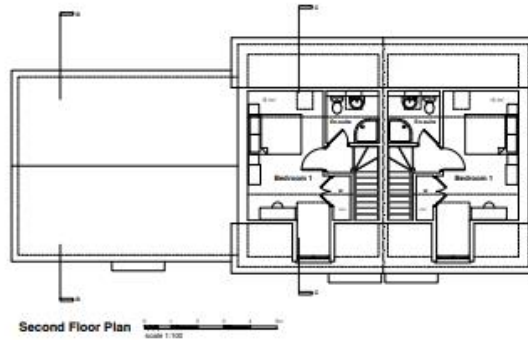
Site Plan

Scale 1:1000

Revision	Date	Amendment
1	27-09-2024	Initial Design Partnership submission
2	18-10-2024	Final Design Partnership submission - B&C comments
Status: Planning Submission		
 The Design Partnership The Design Partnership (Pty) Ltd 10 Station Road, Chichester, West Sussex PO19 1LH Tel: 01243 800111		
Job Title: Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing		
Drawing Title: Planning Submission Site Plan		
Date	Scale	Drawn
June 2024	1:500@A1	PD
Drawn By:	Check By:	Rev:
FB-968-P03	FB-968-P03	B



Receipts		
Date	Particulars	Amount
27.10.20	By Balance b/d	1000
	By Cash	500
	By Cheque	200
	By Credit	300
	By Bank	100
	By Other	50
	By Total	2150



Revision	Date	Amendment
1	21-03-20	Initial design
2	12-04-20	Design changes added to P101, 1 & 16

Planning Submission

The Design Partnership
The Design Partnership (UK) Ltd
12 Station Road
Chesham
Buckinghamshire HP8 4NR
Tel: 01494 600111

Proposed Residential Development on site of
former Community Centre, Lawrence Rd,
Kings Lynn, for Freebridge Community Housing

Plot 1-6 & 11-16 - Three Bedroom Terrace

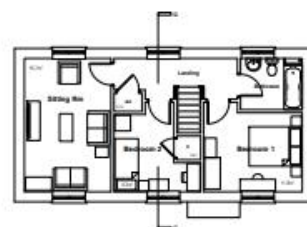
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REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.



Street Elevation (flattened) - Plots 4 to 13 - Facing St Edmundsbury Road



Street Elevation - Plots 17 to 22 - Facing St Lawrence Road



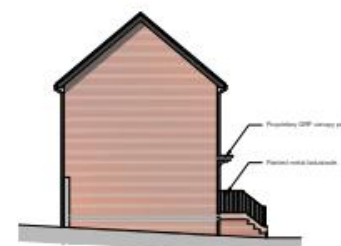
First Floor Plan



Ground Floor Plan



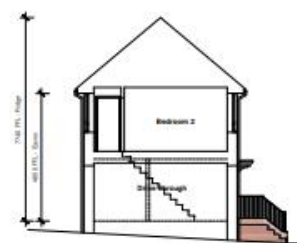
Front Elevation



Side Elevation



Side Elevation



Roof Plan

Rev	Date	Amendments
1	21/05/20	Initial design
2	21/05/20	Revised design - changes to respond to 2020 comments
3	21/05/20	Revised design - changes to respond to 2020 comments

Planning Submission

The Design Partnership
The Design Partnership (UK) Ltd
Clarendon House
10 Clarendon Road
Chalfont St Giles
Chalfont St Giles HP8 4NL
Tel: 01296 480111

Job Title
Proposed Residential Development on site of
former Community Centre, Lawrence Rd,
Kings Lynn, for Freebridge Community Housing

Drawing Title
Planning Submission
Plots 17 & 22 - Two Bedroom Maisonette









Consultation Responses and Considerations (Black, unchanged

from 9/06/25, blue, as of october reconusltation period)

- Affordable Housing – Whilst this is a Freebridge Housing scheme and would be developed as fully affordable, the Policy requirement in Kings Lynn is for 15% which amounts to three on site units. A legal agreement would secure compliance with Policy LP29
- Flooding – The Environment Agency currently OBJECT due to an inadequate Flood Risk Assessment. This is potentially resolvable through amendments. This re-consultation was accompanied by a revised FRA, and we are waiting for revised comments from the EA.
- Air Quality – The Environmental Quality Team recommend a travel plan is created to address impacts of increased vehicle movements on air quality. Noting that the Bawsey Drain Path, which links the development to the town centre is in need of improvements.
- Ecology and Biodiversity – No Objections from the Council's Ecologist subject to standard conditions
- Local Highway Authority – continue to raise concerns over highway layout and access, given number of drop kerbs, curve in road will impact visibility etc.