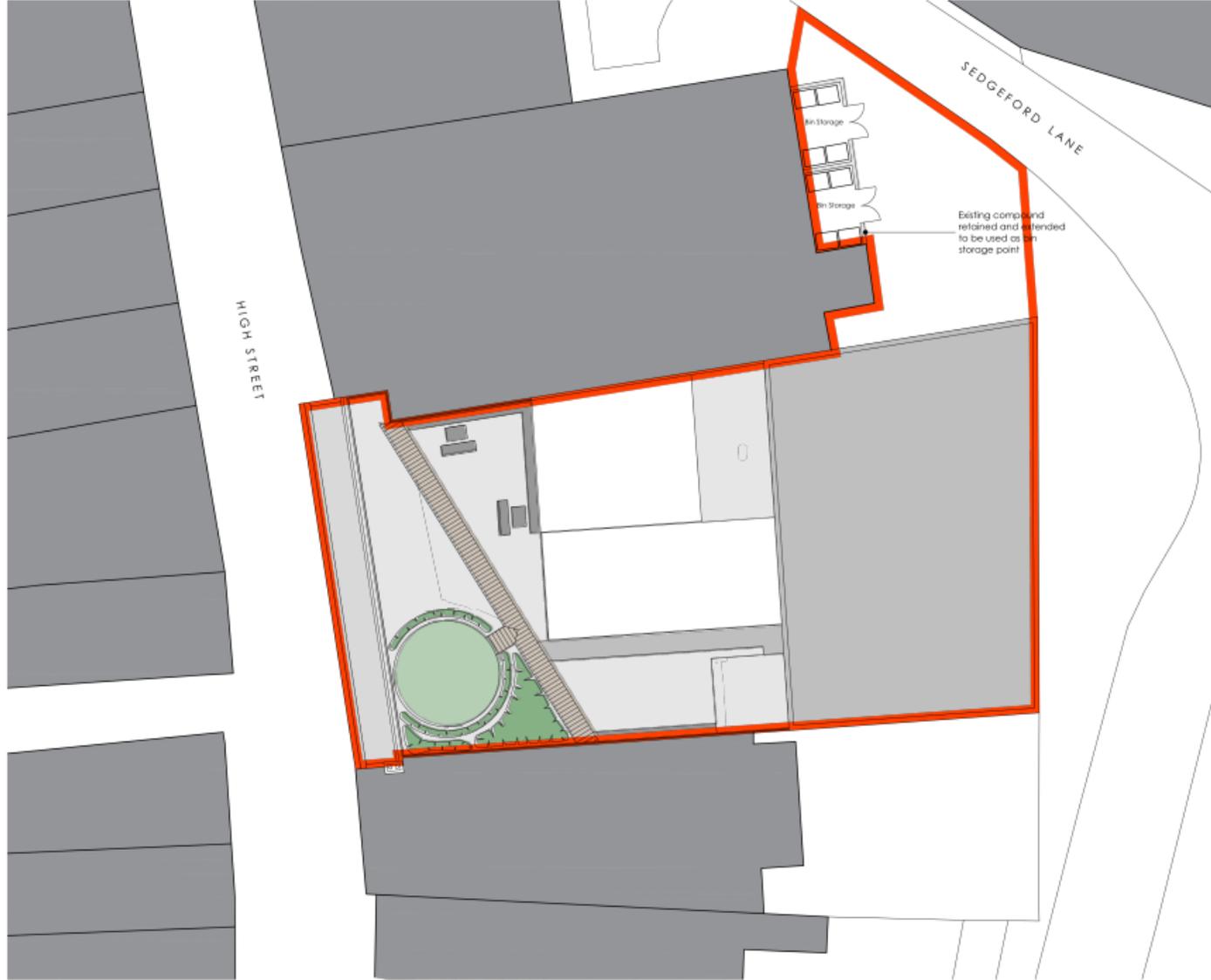


# 25/01733/FM

21-22 High Street, Kings Lynn

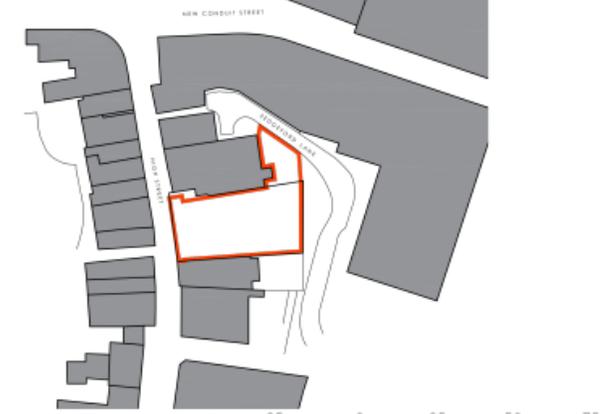
Proposed alteration, extension and conversion of upper floors to provide residential apartments.



Site Layout



All discrepancies are to be brought to the attention of the below office.  
The copyright to this drawing is owned by Studio 11 Architecture.



Location Plan



B	13.11.2025	EG	Revised to include bin storage areas.
A	09.04.2025	EG	Revised to include roof top gardens.
REVISION	DATE	DRAWN	DESCRIPTION

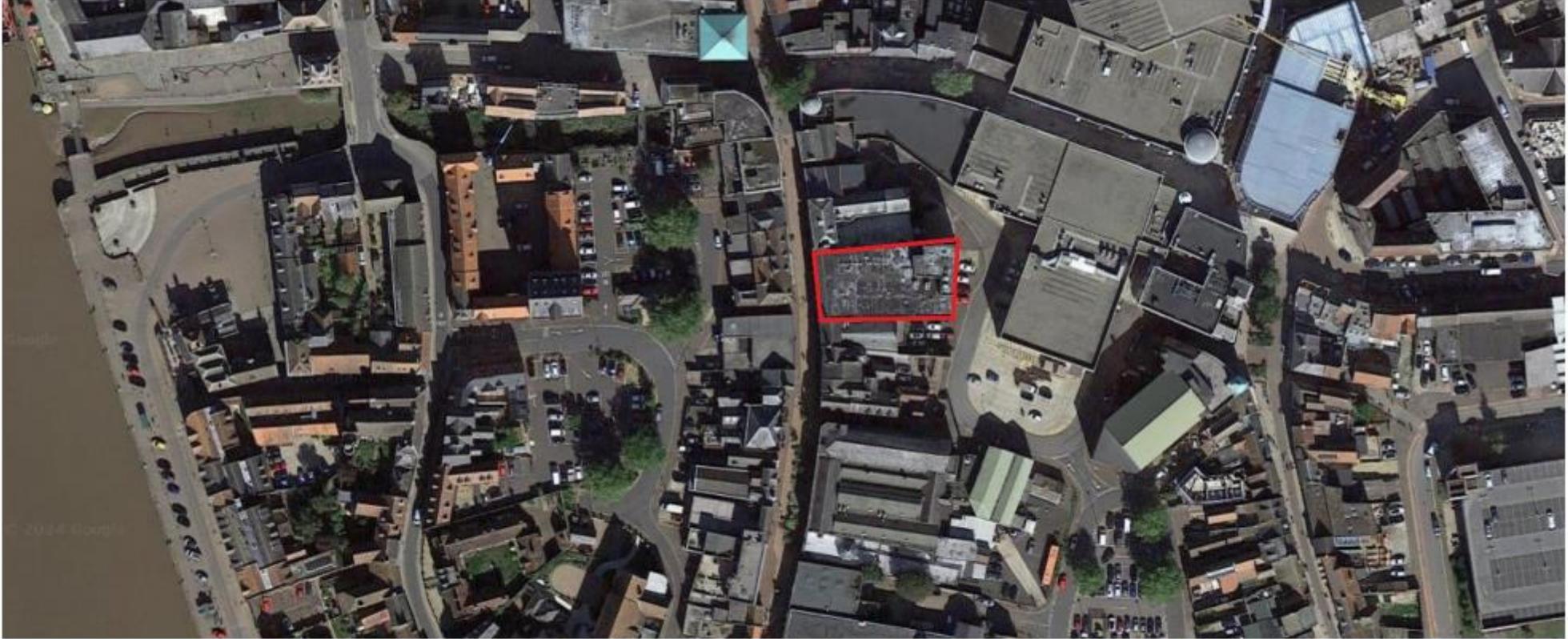
ISSUE STATUS **PLANNING**



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architecture  
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CLIENT	Bespoke Construction Group	
PROJECT	Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn	
DRAWING	Site Layout and Location Plan	

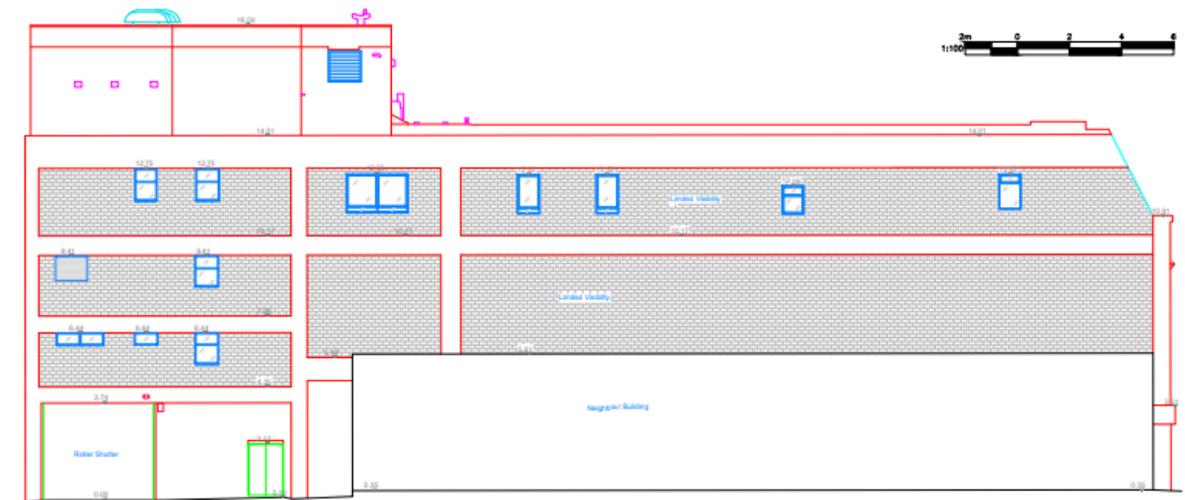
DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB
DATE	SCALE	PAPER SIZE
13.01.2025	1:200 & 1:1250	A1



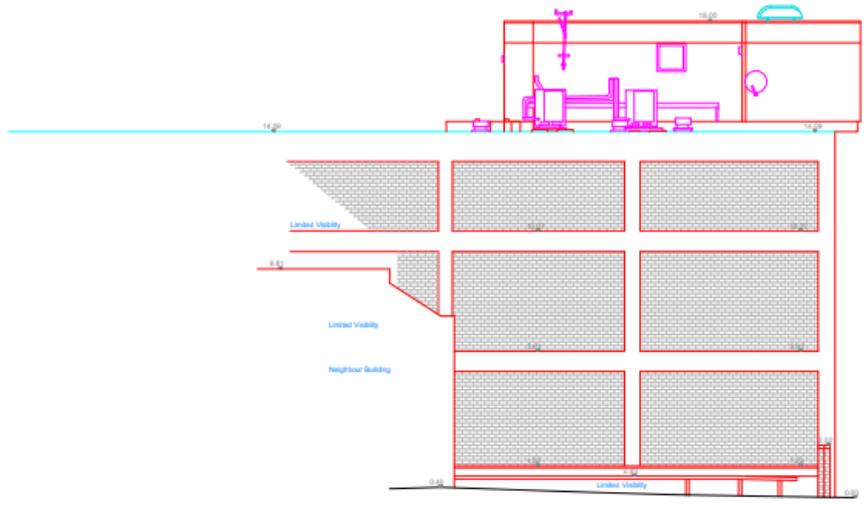
**Image Showing the Position of the Proposed Site in Relation to the Settlement of Kings Lynn**



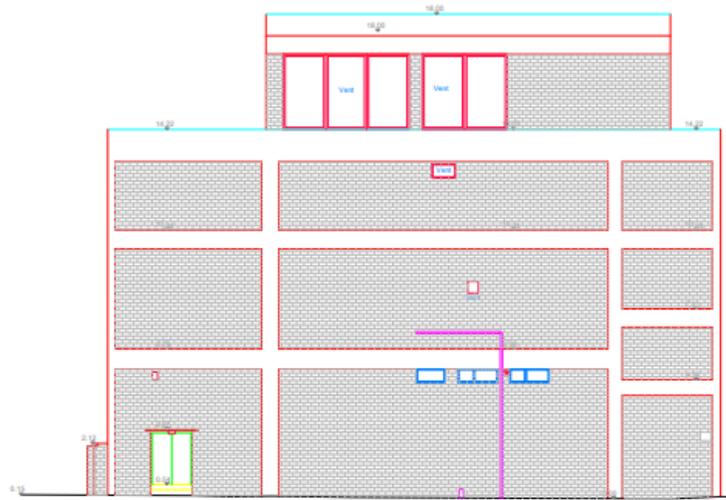
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

**NOTE:** Existing drawings undertaken by Mija Survey Ltd

REVISED	DATE	DRAWN	DESCRIPTION
ISSUE STATUS			
<b>SURVEY</b>			
 STUDIO 11 ARCHITECTURE KING'S LYNN INNOVATION CENTRE, INNOVATION DRIVE, KING'S LYNN, PLEASANTON T: 01553 475033 E: design@studio11architecture.co.uk W: www.studio11architecture.co.uk			
CLIENT: Bespoke Construction Group			
PROJECT: Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn			
DRAWING: Survey - Elevations			
DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR	
-	EG	KB	
DATE	SCALE	PAPER SIZE	
31.10.2025	1:100	A1	
DRAWING NUMBER			



**Image of Existing Western Elevation**



**Image of Existing Eastern and Northern Elevations**



**Image of Existing Eastern and Southern Elevations**



**Internal Image of Existing Ground Floor**



**Internal Image of Existing First Floor**



**Internal Image of Existing Second Floor**



West Elevation



North Elevation



South Elevation



East Elevation

**Materials Key**

- ① Existing Brickwork painted - Colour TBC
- ② Dark Grey Standing Seam
- ③ Corten Steel Cladding
- ④ Grey UPVC Windows
- ⑤ Glazed Balcony

R	22.04.2022	RS	Revised elevation elevations
D	22.04.2022	RS	Submit for peer review (Lynn) 22.04.2022
C	13.03.2022	RS	Revised materials
A	14.04.2022	RS	Revised 4.4.22 client comments
A	03.04.2022	RS	Revisions approved and new materials added
REVISION:	DATE	BY	DESCRIPTION

**ISSUE STATUS**

**PLANNING**

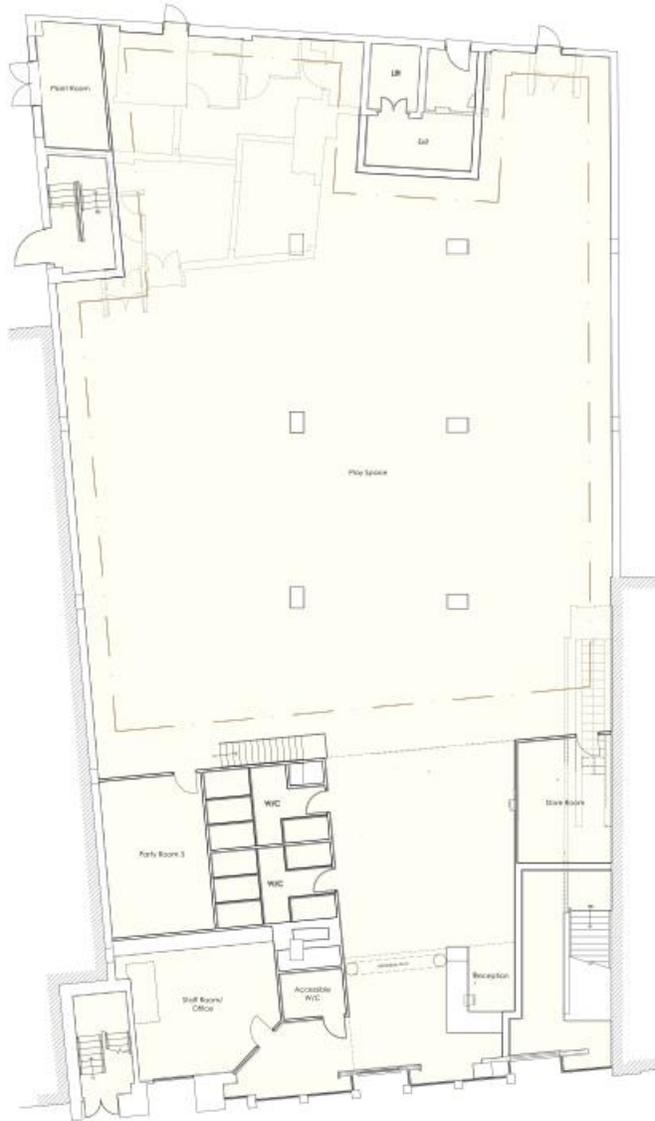


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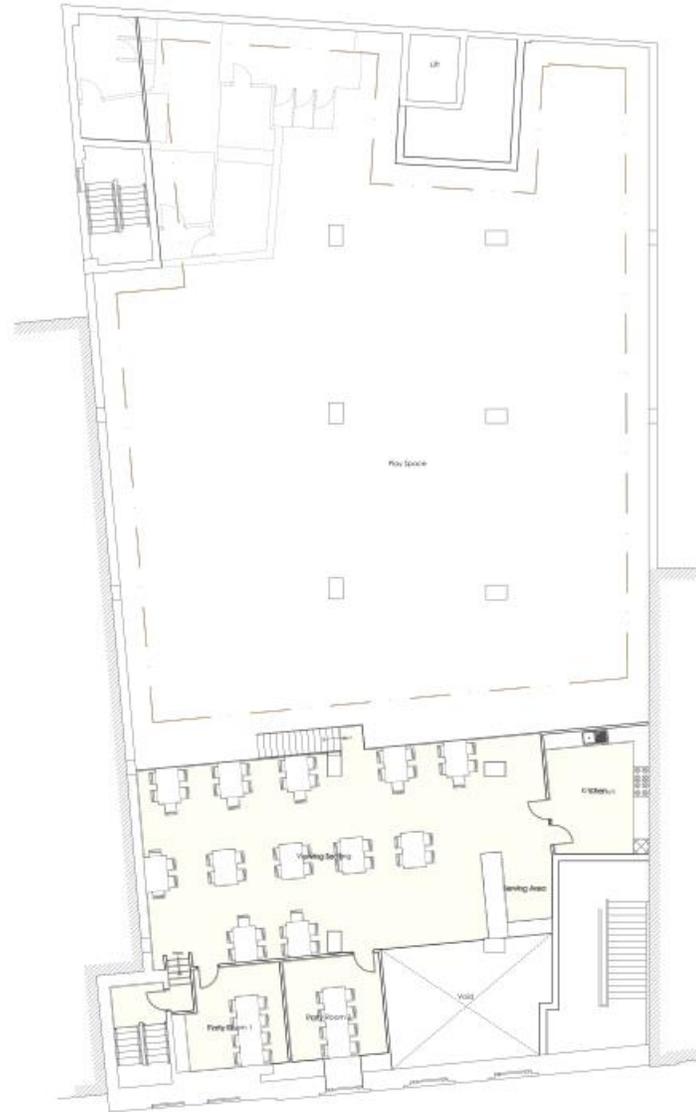
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<b>CLIENT</b>	Bespoke Construction Group
<b>PROJECT</b>	Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn
<b>DRAWING</b>	Revolutions

<b>DRAWN</b>	<b>PROJECT DESIGNER</b>	<b>PROJECT DIRECTOR</b>
EG	EG	KB



Ground Floor Plan



Mezzanine Floor Plan



10/24/2025 EG Approved for contract from meeting with client  
20/01/2025 EG Approved for planning application with client  
08/01/2025 EG Approved for planning application with client

EDGE STATUS

PLANNING



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CLIENT Bespoke Construction Group

PROJECT Proposed conversion of retail unit to  
apartments at the former  
Poundstretcher, High Street, Kings Lynn

DRAWING Ground Floor and Mezzanine Floor Plan

DRAWN EG	PROJECT DESIGNER EG	PROJECT DIRECTOR KB
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DATE 13.01.2025	SCALE 1:100	PAPER SIZE A1
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DRAWING NUMBER 632.PD.01
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First Floor Plan



Second Floor Plan

A 03.04.2025 EG Revised scheme for L1 & L2 (11.03.2025 approved)  
 04/2024 DATE DRAWN (EG) (EG) (EG)

DRAWN STATUS

**PLANNING**



**STUDIO 11**  
 ARCHITECTURE

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CLIENT Bespoke Construction Group

PROJECT Proposed conversion of retail unit to  
 apartments of the former  
 Poundstretcher, High Street, Kings Lynn

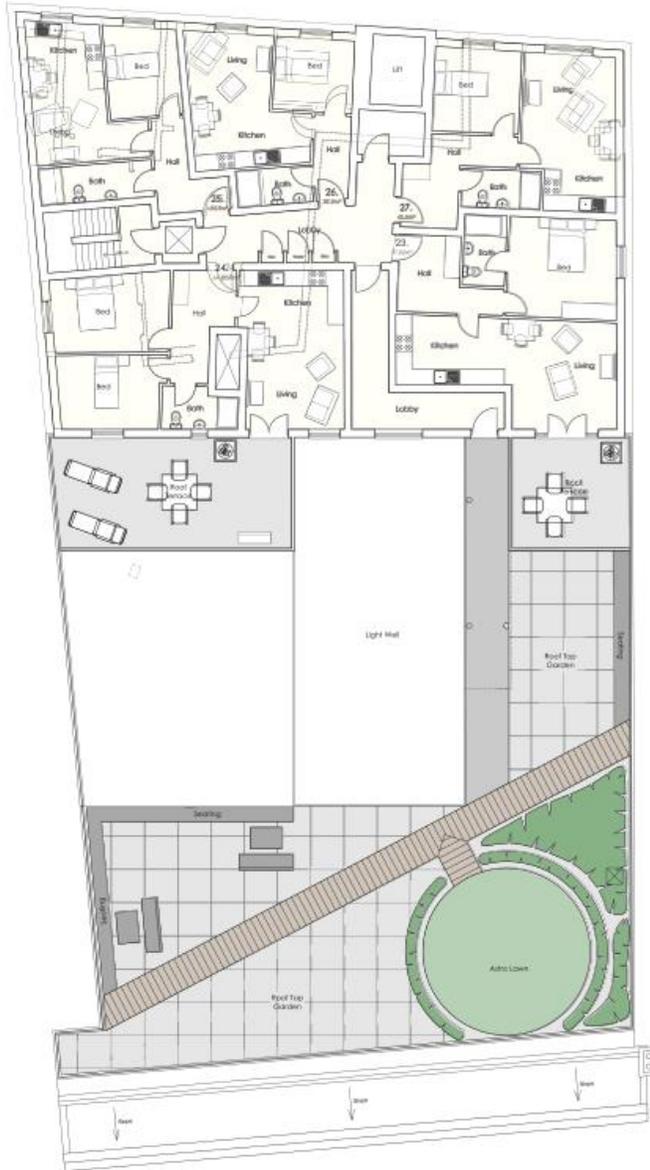
DRAWING First Floor and Second Floor Plan

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	EG	KB
DATE	SCALE	PAPER SIZE
13.01.2025	1:100	A1

DRAWING NUMBER

11033 PL02





Third Floor Plan

NO.	DATE	BY	DESCRIPTION
ISSUE STATUS			
<b>PLANNING</b>			
 STUDIO 11 ARCHITECTURE KING'S LYNN INNOVATION CENTRE, INNOVATION GARDEN, KING'S LYNN, P20, SBT T 01553 550003 E design@studio11architecture.co.uk W www.studio11architecture.co.uk			
CLIENT	Bespoke Construction Group		
PROJECT	Proposed conversion of retail unit to apartments at the former Poundstretcher, High Street, Kings Lynn		
DRAWING	Third Floor Plan		
DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR	
EG	EG	KB	
DATE	SCALE	PAPER SIZE	
13.01.2025	1:100	A1	



Key consultation responses received to date (as of 13/02/26) [full comments are available via Public Access](#)

The majority of key consultation responses (Environment Agency, Conservation Team etc) are pending and will be reported at the meeting.

- **BCKLWN Regeneration Team** – supportive of proposed addition of residential units at first floor, contributing to vitality of town centre
- **NHS Estates** – raised concern over RAAC concrete
- **Environmental Quality (Contaminated Land)** – No objection, Asbestos informative recommended due to age of property