

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee
Monday, 5th September, 2022 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

Presentation (Pages 2 - 95)

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Planning Committee

5 September 2022

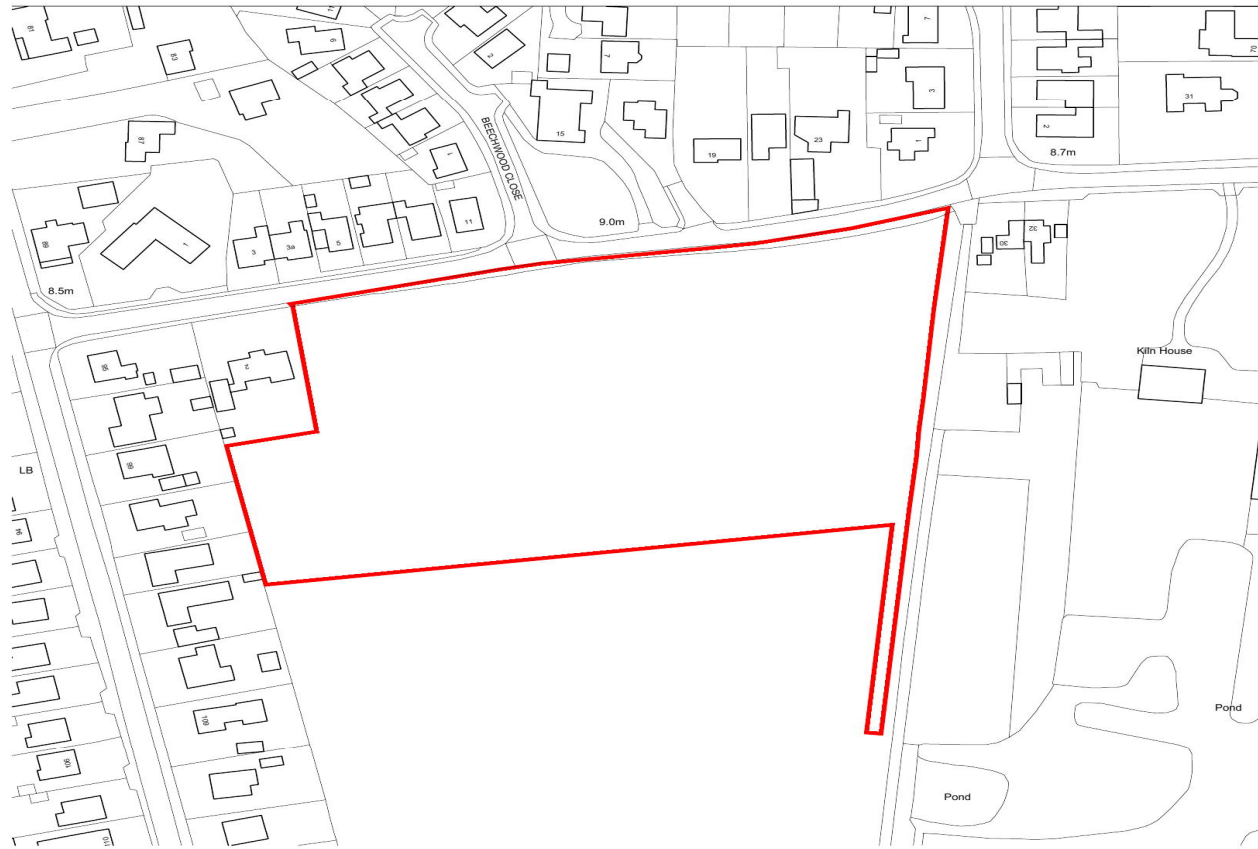
Borough Council of
King's Lynn &
West Norfolk



21/02421/FM



21/02421/FM



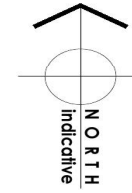
Location Plan



Slide No. 3

DO NOT SCALE FROM THIS DRAWING.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.

NOTES:



Revisions		
Suffix	Date	Amendments
A	05.11.21	Pre-submission updates

Status **Planning Submission**

The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title

Proposed Development of Land to East of
No.2 Thieves Bridge Road, Watlington for
Freebridge Community Housing

Drawing Title

PLANNING SUBMISSION
Location Plan

Date	Scale	Drawn	Dwg. No.	Rev.
Oct. 2021	1:1250@A3	AJW	FB-937-P04	

PROPOSED DEVELOPMENT OF LAND TO EAST OF NO. 2 THIEVES BRIDGE ROAD, WATLING FOR FREEBRIDGE COMMUNITY HOUSING
 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED



5

Site Plan

- BOUNDARY TREATMENTS:**
- 1.8m Chain Linked Fence
 - 1.8m High Stone Wall with concrete gravel base at changes of level where required
 - 1.2m Timber Post Fence
 - 1.8m Stone Wall
 - 1.8m High Wall

- OTHER:**
- Refuse Bin
 - Visitor Parking Location
 - Green Technology

- GREEN TECHNOLOGY:**
- Car Charging Point Provision
 - Air Source Heat Pump (ASHP) Location
 - Photovoltaic Panels Location

Revisions	Date	Amended items
A	08.11.21	Pre-submission updates
B	30.11.21	Green technology added
C	21.10.21	Proposed ground levels added
D	18.04.22	Response to consultation comments / Revision to plan
E	15.04.22	PLS 1-9
F	10.08.22	Timing, level adjusted for refuse tracking

Plan Title: **Planning Submission**

The Design Partnership
 The Design Partnership (BD) Ltd
 Church Hill House
 10 James Clouston
 Cambridge CB2 6RQ
 Tel: 01223 688111

Job Title: **Proposed Development of Land to East of No.2 Thieves Bridge Road, Watling for Freebridge Community Housing**

PLANNING SUBMISSION
 Site Plan

Date: Oct. 2021 | Scale: 1:250(B/A) | Draw: PD | Design No: FB-937-P03 | Rev: 2

21/02421/FM

Slide No. 5



- NOTES:
- HARD LANDSCAPING:**
- New Shared Surface (non-pedestrian)**
New 50m wide shared surface (non-pedestrian) constructed and constructed to A20 Highway standards.
 - New Shared Surface (pedestrian)**
New 6m wide shared surface constructed in permeable block paving.
 - Private Drives**
Private drives surfaced with permeable block paving.
 - Private Paths**
Private paths formed with 400 x 400mm slabs.
 - Visibility Splay**
A 2 x 3m visibility splay to be provided at junctions.
A 2 x 3m pedestrian visibility splay on each side.
Any planting that falls within the splay shall not exceed 1.8m high.
- SOFT LANDSCAPING:**
- Open Space**
Including amenity spaces, roads, and landscape buffers.
 - Open Space - Meadow Planting**
Native planting to margins of open space.
 - Rear Gardens**
Planting to be agreed.
 - Front Gardens**
Front gardens to be landscaped with shrubs / hedge borders.
 - Hedge Removal**
The area of existing hedges to be removed to form new amenity spaces, and areas of hedge to be cut down to provide shared amenity spaces. HEDG and other hedging to be retained and protected from construction works.
 - Proposed New Trees**
Indicates the new planting.
 - Existing Trees**
Existing trees retained.

TENURE, based on a 100% affordable housing scheme

- Shared Ownership
- Affordable Rent

Revision	Suffix	Date	Amendments
A	05.11.21	05.11.21	Pre-submission updates
B	10.08.22	10.08.22	Response to consultation comments / Revision to site
C	09.07.23	09.07.23	PLANS 1.0
D	10.06.24	10.06.24	Tenure split identified / Landings Deck allocated for refuse tracking

Planning Submission

The Design Partnership
The Design Partnership (UK) Ltd
Cherry Hill House
10 Station Road
Chislehurst, Kent
Middlesex, SE26 5AG
Tel: 01354 688111

Job Title
Proposed Development of Land to East of No.2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Project Title
PLANNING SUBMISSION
Block Plan

Date	Scale	Drawn	Design	Rev
Oct. 2021	1:500@A1	PD	FB-937-P01	0

9

Block Plan










Scale: 1:500



21/02421/FM

Slide No. 6

NOTES:

Key:

-  2b (3p) - Bungalow M4(2)
-  2b (4p) - Bungalow M4(3)
-  2b (4p) - House M4(1)
-  2b (4p) - House M4(1)
-  3b (5p) - House M4(1)
-  3b (5p) - House M4(1)
-  3b (5p) - House M4(1)
-  3b (5p) - House M4(1)
-  3b (5p) - House M4(1)

- Affordable housing policy requirements to be secured through a S106 agreement
-  First Homes
 -  Affordable rented dwellings

Revision	Date	Amendments
A	08.11.21	Pre-submission updates
B	11.04.22	Response to committee comments / Revision to mix
C	15.06.22	Revised housing design for a 10% uplift
D	09.07.22	PLANS 1.0
D	10.08.22	£100k price uplift / £100k price uplift / £100k price uplift

Planning Submission



The Design Partnership (t) Ltd
 Church House
 10 Station Road
 Cambridge CB2 1RQ
 Tel: 01223 853111

Job Title
 Proposed Development of Land to East of No.2 Thieves Bridge Road, Watlington for Freebridge Community Housing

PLANNING SUBMISSION
 Development Mix
 Draft Planning Revision (date 31-04-2022)

Date	Scale	Drawn	Design	Rev
Oct. 2021	1:500@A1	PD	FB-937-P02	E



Development Mix
 Scale: 1:500

7



1 North Elevation Facing Thieves Bridge Road (East) – Plots 1 - 3 & Plots 9 - 10



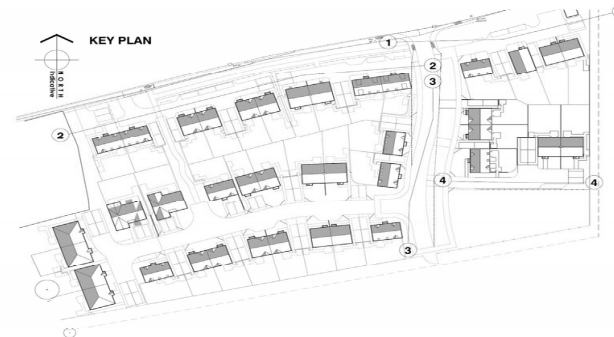
2 North Elevation Facing Thieves Bridge Road (West) – Plots 10 - 19



3 Plots 10 & 28 - 29 – East Elevation



4 Plots 6 - 9 – South Elevation



Revision	Date	Amendments
A	15-08-21	Consultant comments

Status: **Planning Submission**

The Design Partnership
 The Design Partnership (UK) Ltd
 Church Hill House
 15 Station Road
 Cottingham, York YO12 6AG
 Tel: 01534 688111

Job Title:
 Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title:
PLANNING SUBMISSION
 Street Elevations 1 - 4

Date	Scale	Drawn	Design	Rev
Oct. 2021	1:150@A1	PD	FB-937-P05	A



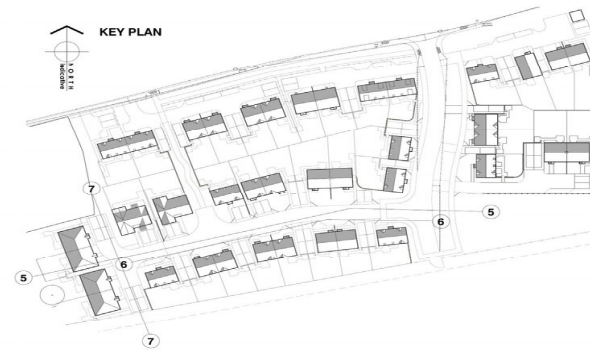
5 Plots 20 - 27 ~ South Elevation



6 Plots 29 - 36 ~ North Elevation



7 Plots 37 - 40 ~ East Elevation



Revision	Date	Amendments
1	15-08-21	Consultant comments

Status: **Planning Submission**

The Design Partnership
 The Design Partnership (t)ltd
 Charnock House
 15 Station Road
 Cambridge CB16 8AG
 Tel: 01224 688111

Job Title:
 Proposed Development of Land to East of
 No. 2 Thieves Bridge Road, Watlington for
 Freebridge Community Housing

Drawing Title:
PLANNING SUBMISSION
 Street Elevations

Date	Scale	Drawn	Design	Rev
Oct. 2021	1:150@A1	PD	FB-937-P06	A



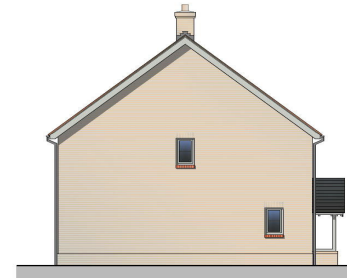
Front Elevation



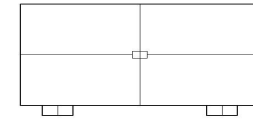
Side Elevation



Rear Elevation



Side Elevation



Roof Plan



Type F (BF1 - 93.9m)

Type F (BF1 - 93.9m)

Ground Floor Plan



First Floor Plan



Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added. Gable width updated. Rear window moved across 250mm
B	15-04-22	Response to committee comments / Revision to mix
C	09-07-22	PV updated

Status: **Planning Submission**



Job Title
 Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 House Type F - 3B House M4(1) - SO and Rent Plans and Elevations

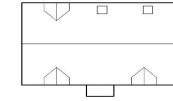
Date	Scale	Dwn	Dwg. No.	Rev.
Sept. 2021	1:100 @ A2	PD	FB-937-P15	C



Front Elevation - Buff Brick Version
 Plots - 22,27,28,29



Front Elevation - Red Brick Version
 Plots - 7,36



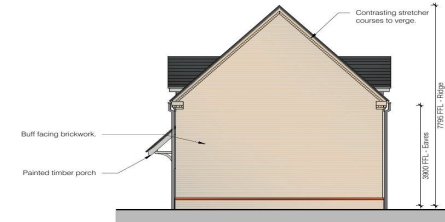
Roof Plan



Rear Elevation



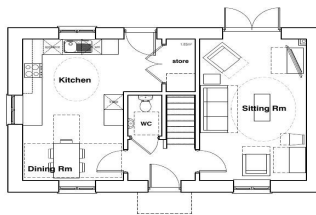
Side Elevation



Side Elevation

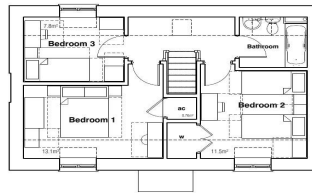


Side Elevation - Type E1-1

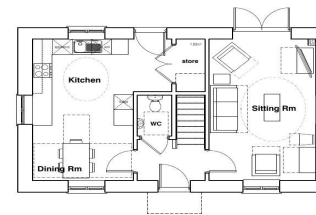


Type E1 (GFA = 96.2m²)

Ground Floor Plan



First Floor Plan



Type E1-1 (GFA = 96.2m²)

Ground Floor Plan - Type E1-1

scale 1:100

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

Status **Planning Submission**



Job Title
 Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 House Type E1 [E1-1] - 3B House M4(1) - Rent Plans and Elevations

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Sept. 2021	1:100 @ A2	PD	FB-937-P13	C

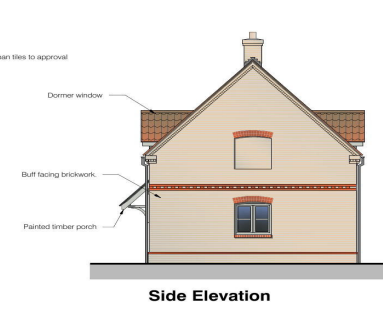
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21/02421/FM

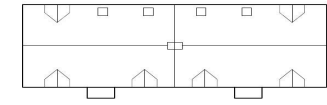
Slide No 11
 THE GENERAL PRINCIPLES CHECKED. ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SURVEYOR OR ARCHITECT.
 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



Front Elevation



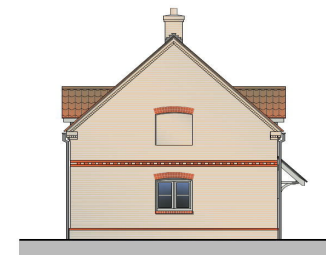
Side Elevation



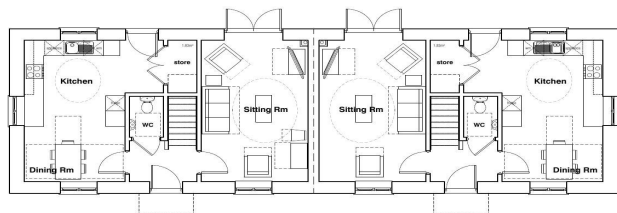
Roof Plan



Rear Elevation



Side Elevation



Type E3 (BFA - 86.2m²)

Type E3 (BFA - 86.2m²)

Ground Floor Plan



First Floor Plan

scale 1:100

Revisions		
Suffix	Date	Amendments
A	09-07-22	PV updated

Status **Planning Submission**



Job Title
 Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 House Type E3 - 3B House M4(1) - SO only
 Plans and Elevations

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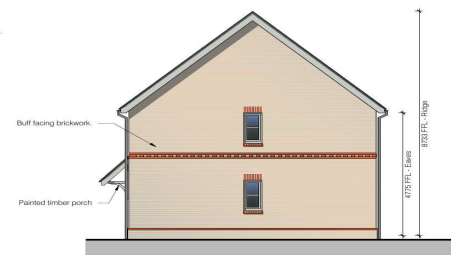
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21/02421/FM

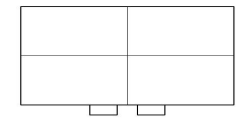
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 THE GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SURVEYOR IN WRITING.
 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



Front Elevation



Side Elevation



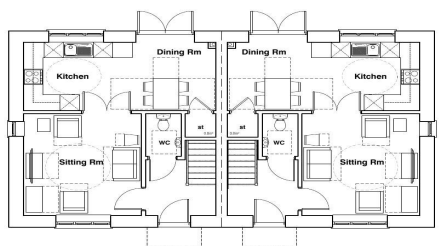
Roof Plan



Rear Elevation



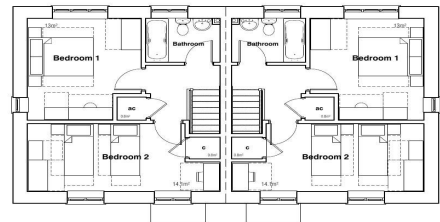
Side Elevation



Type C3 (BFA = 80.2m²)

Type C3 (BFA = 80.2m²)

Ground Floor Plan



First Floor Plan



Revisions		
Suffix	Date	Amendments
A	09-07-22	PV updated

Status

Planning Submission



The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

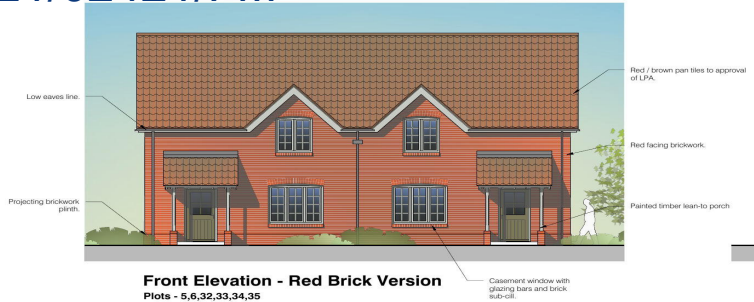
Job Title

Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title

PLANNING SUBMISSION
 House Type C3 - 2B House M4(1)
 Rent & SO, Plans and Elevations

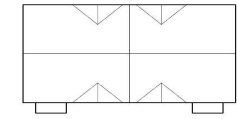
Date	Scale	Dwn	Dwg. No.	Rev.
Sept. 2021	1:100 @ A2	PD	FB-937-P21	A



Front Elevation - Red Brick Version
 Plots - 5,6,32,33,34,35



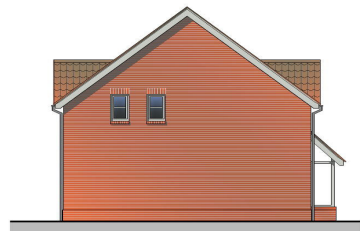
Front Elevation - Buff Brick Version
 Plots - 14,15,16,17,23,24



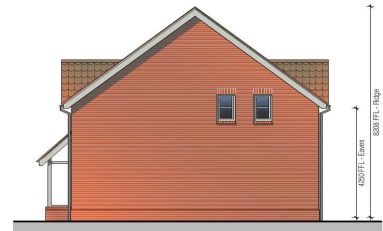
Roof Plan



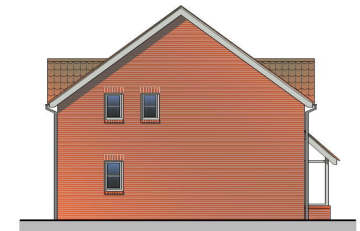
Rear Elevation



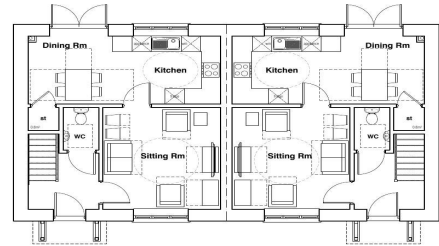
Side Elevation



Side Elevation



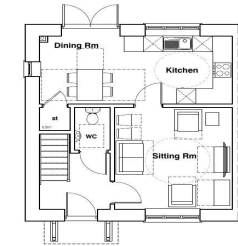
Side Elevation - C2-1



Ground Floor Plan - C2
 Type C2 (GFA = 80.2m²)



First Floor Plan



Ground Floor Plan - C2-1
 Type C2-1 (GFA = 80.2m²)

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

Status: **Planning Submission**



The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

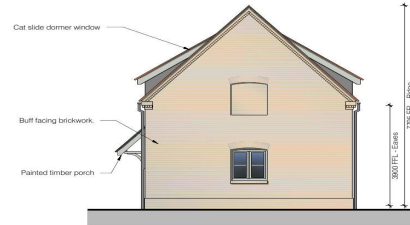
Job Title:
 Proposed Development of Land to East of
 No. 2 Thieves Bridge Road, Watlington for
 Freebridge Community Housing

Drawing Title:
 PLANNING SUBMISSION
 House Type C2 [C2-1] - 2B House M4(1)
 Rent & SO, Plans and Elevations

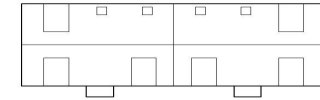
Date	Scale	Dwn	Dwg. No.	Rev.
Sept. 2021	1:100 @ A2	PD	FB-937-P11	C



Front Elevation



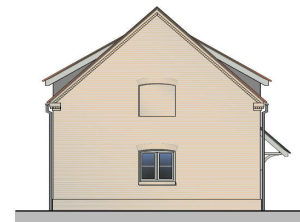
Side Elevation



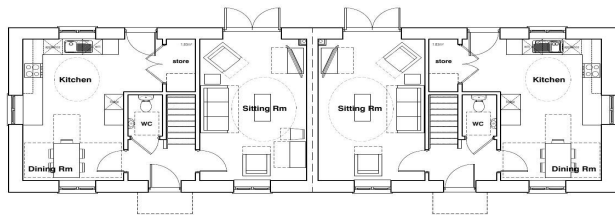
Roof Plan



Rear Elevation



Side Elevation



Type E2 (GFA = 96.2sqm)

Ground Floor Plan



First Floor Plan

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

Status: **Planning Submission**

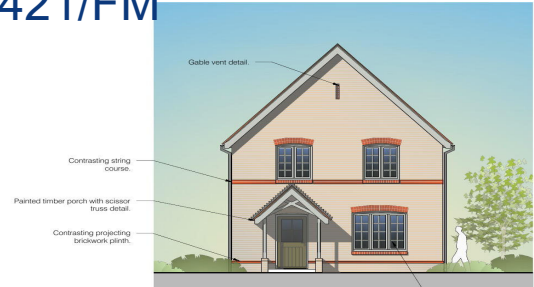


Job Title: Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title: PLANNING SUBMISSION House Type E2 - 3B House M4(1) - Affordable Plans and Elevations

Date	Scale	Dwn	Dwg. No.	Rev.
Sept. 2021	1:100 @ A2	PD	FB-937-P14	C

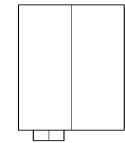
THE GENERAL PRINCIPLES CHECKED IN THIS REPORT ARE NOT TO BE USED AS A BASIS FOR ANY OTHER REPORT OR AS A BASIS FOR THE SUPERSEDED THE PRINCIPLES.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



Front Elevation



Side Elevation



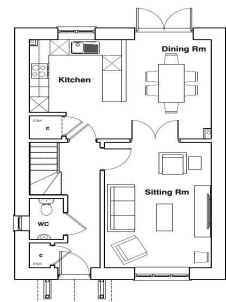
Roof Plan



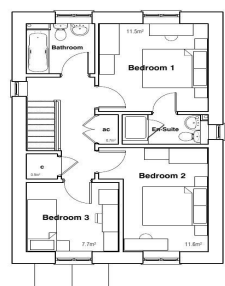
Rear Elevation



Side Elevation



Type G (GFA = 10.8m)
Ground Floor Plan



First Floor Plan

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

Status

Planning Submission



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title
PLANNING SUBMISSION
House Type G - 3B House M4(1) - SO only
Plans and Elevations

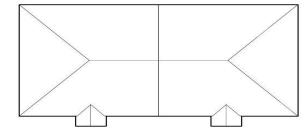
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Sept. 2021	1:100 @ A2	PD	FB-937-P16	C



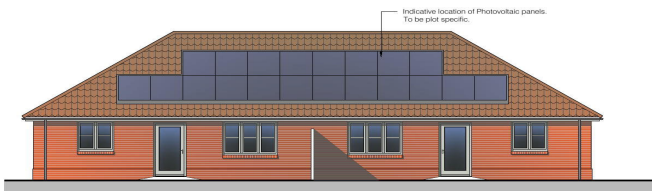
Front Elevation



Side Elevation



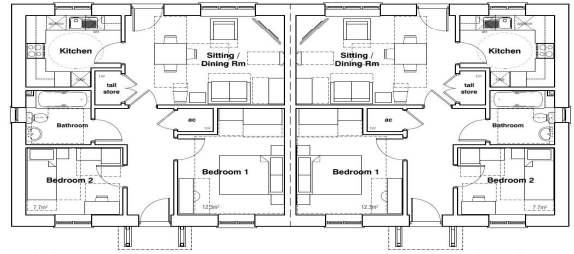
Roof Plan



Rear Elevation



Side Elevation



TYPE A (22.8m x 12.2m)

TYPE A (22.8m x 12.2m)

Ground Floor Plan



The Design Partnership

17

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

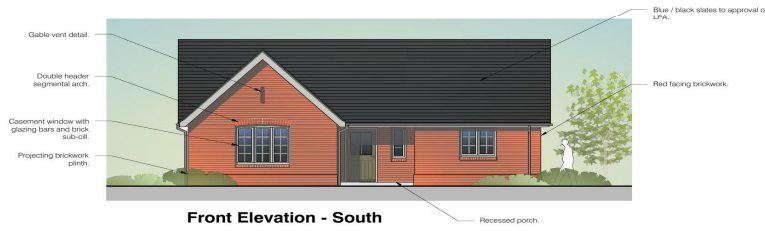
Status: **Planning Submission**

The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of Land to East of No. 2 Thieves Bridge Road, Watlington for Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 House Type A - 2B Bungalow M4(2)
 Rent & SO, Plans and Elevations

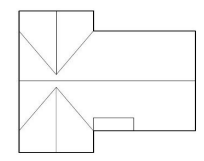
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Sept. 2021	1:100 @ A2	PD	FB-937-P08	C



Front Elevation - South



Side Elevation



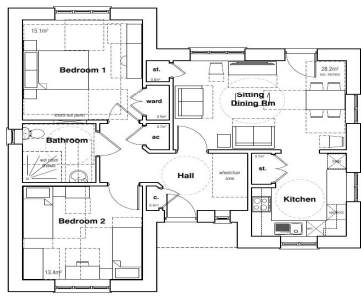
Roof Plan



Rear Elevation - North



Side Elevation



TYPE B (2B - 7m²)
 Ground Floor Plan

Revisions		
Suffix	Date	Amendments
A	Dec 21	Indicative PVs added
B	15-04-22	Response to consultee comments / Revision to mix
C	09-07-22	PV updated

Status: **Planning Submission**

The Design Partnership
 The Design Partnership (Ely) Ltd
 Claremont House,
 10 Station Road,
 Chatteris,
 Cambridgeshire PE16 6AG
 Tel: 01354 693111

Job Title
 Proposed Development of Land to East of
 No. 2 Thieves Bridge Road, Watlington for
 Freebridge Community Housing

Drawing Title
 PLANNING SUBMISSION
 House Type B - 2B Bungalow M4(3) - Rent only
 Plans and Elevations

Date	Scale	Dwn	Dwg. No.	Rev.
Sept. 2021	1:100 @ A2	PD	FB-937-P09	C

21/02421/FM

Slide No. 18

19



View along Thieves Bridge Road, looking east

21/02421/FM

Slide No. 19

20



View along Thieves Bridge Road, looking east

21/02421/FM

Slide No. 20

21



View along Thieves Bridge Road, looking east

21/02421/FM

Slide No. 21

22



View along Thieves Bridge Road, looking west

21/02421/FM

Slide No. 22

23



View north from Thieves Bridge Road, looking at Orchard Close

21/02421/FM

Slide No. 23

24



View from site looking northwest at Thieves Bridge Road

21/02421/FM

Slide No. 24

25



View from site looking north, hedge to be retained

21/02421/FM

Slide No. 25

26



View from site looking north; hedge to be retained

21/02421/FM

Slide No. 26

27



View from site looking north, hedge to be retained

21/02421/FM

Slide No. 27



View from site looking east

21/02421/FM

Slide No. 28

29



View from site looking east

21/02421/FM

Slide No. 29



View from site looking west

21/02421/FM

Slide No. 30

31



View from site looking west

21/02421/FM

Slide No. 31

32



View from site looking west

21/02421/FM

Slide No. 32

33



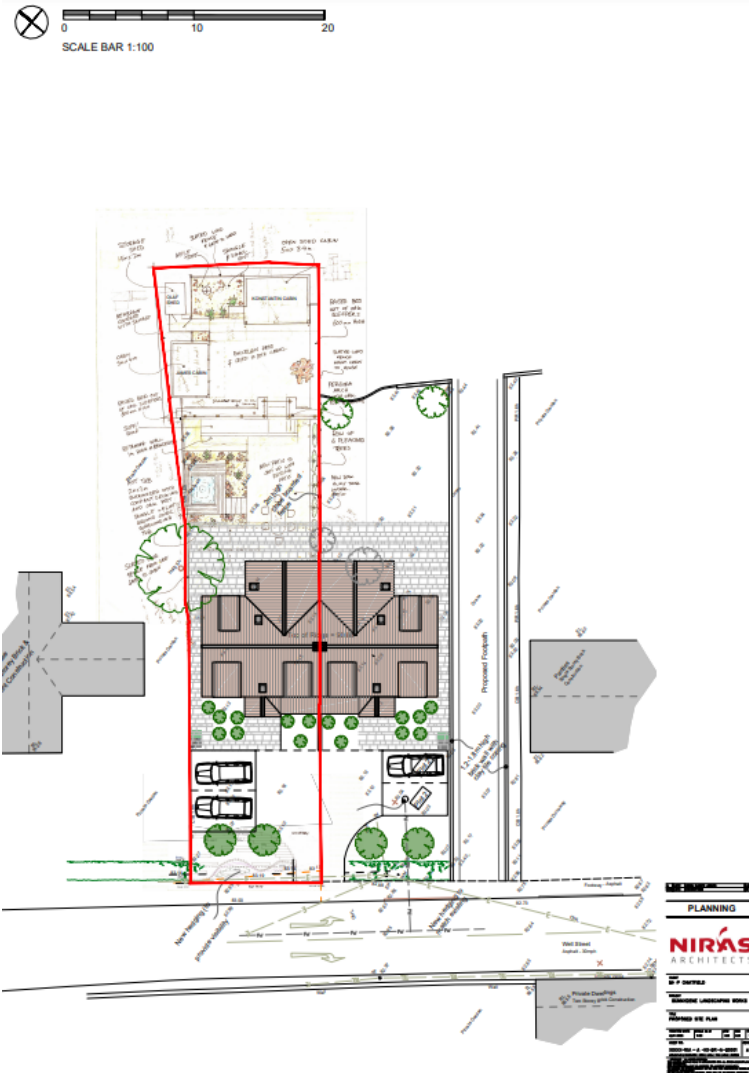
View from site looking south

22/00793/F



22/00793/F

Slide No. 34



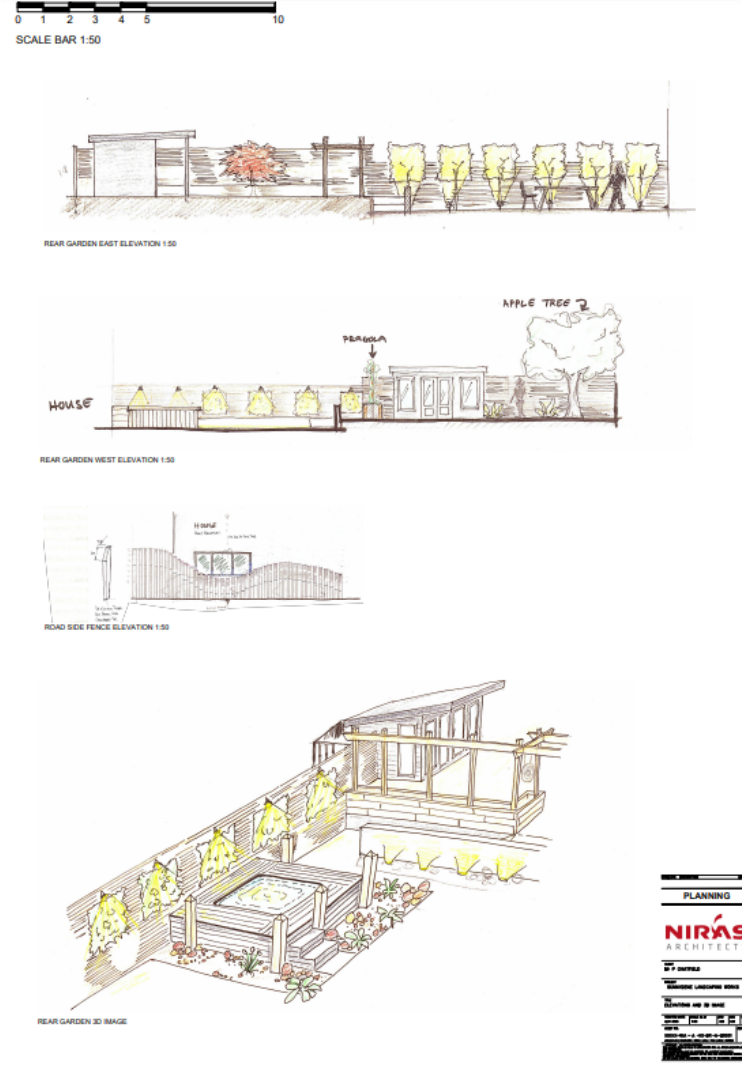
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Original Scheme



22/00793/F

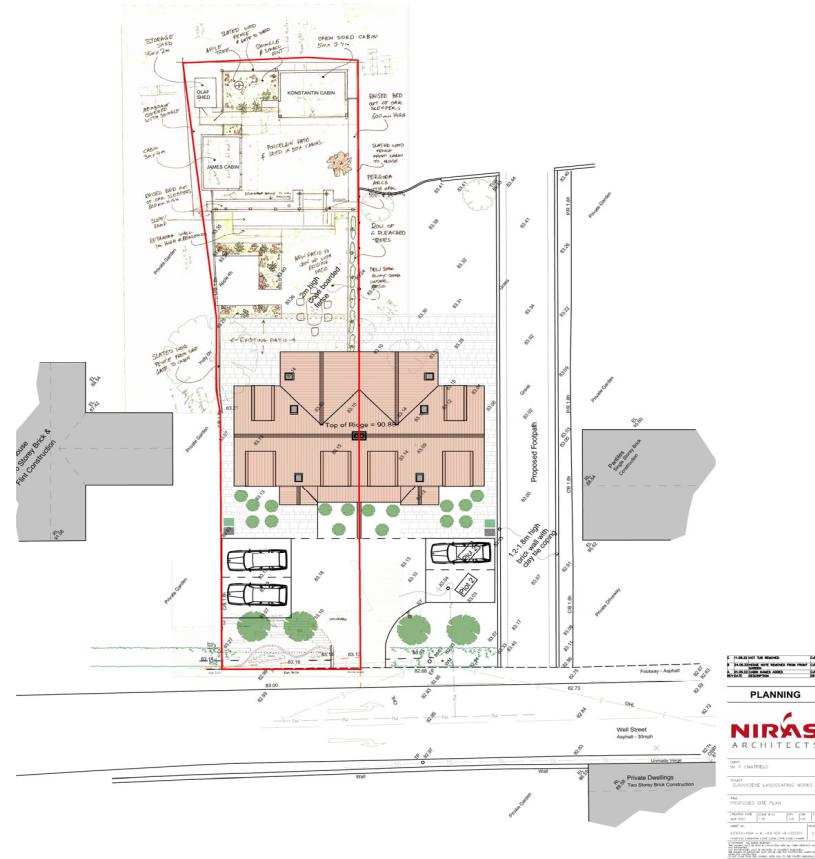
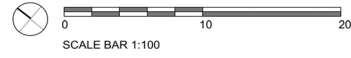
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36

Original Scheme

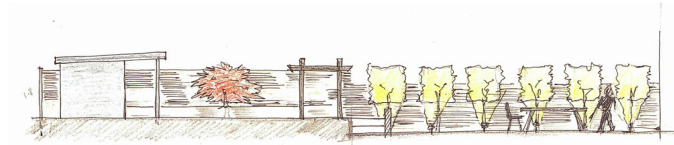
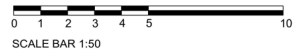




Amended Scheme

22/00793/F

Slide No. 37



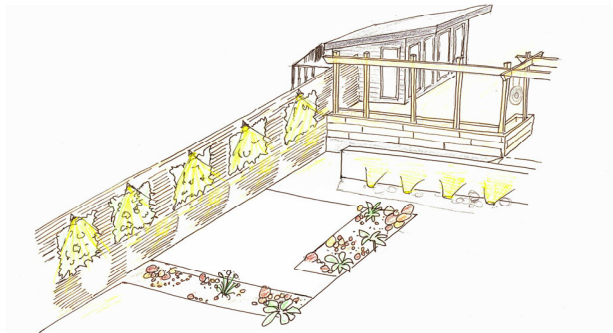
REAR GARDEN EAST ELEVATION 1:50



REAR GARDEN WEST ELEVATION 1:50



ROAD SIDE FENCE ELEVATION 1:50



REAR GARDEN 3D IMAGE

PLANNING

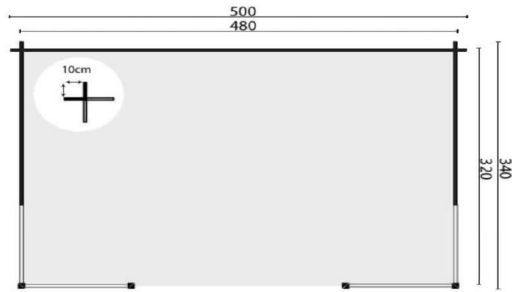
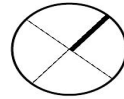
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 ARCHITECTS

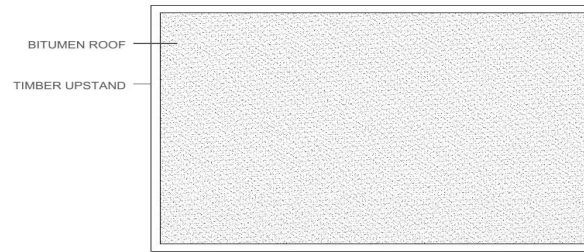
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Amended Scheme





FLOOR PLAN 1:50

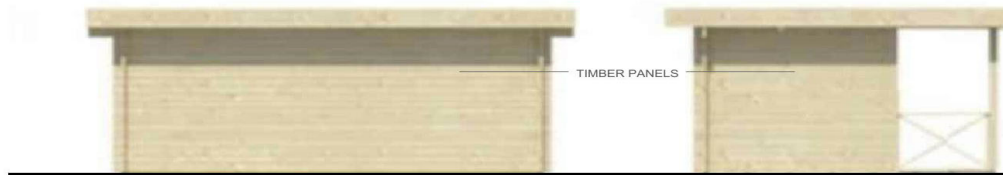


ROOF PLAN 1:50



EAST ELEVATION 1:50

NORTH ELEVATION 1:50



WEST ELEVATION 1:50

SOUTH ELEVATION 1:50

REV	DATE	DESCRIPTION	BY	CHK
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PLANNING



CLIENT
Mr P Chatfield

PROJECT
SUNNYDALE LANDSCAPING WORKS

TITLE
KONSTANTIN LOG CABIN

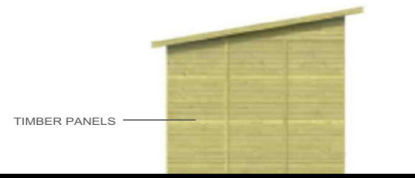
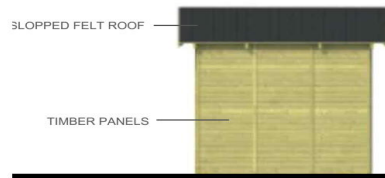
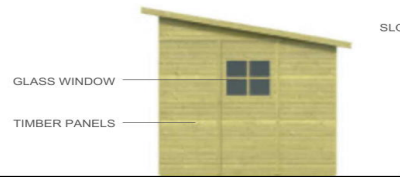
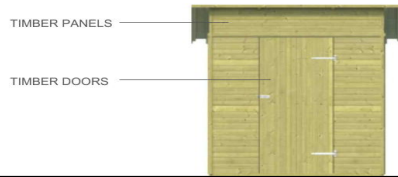
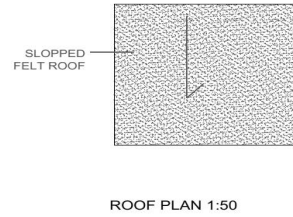
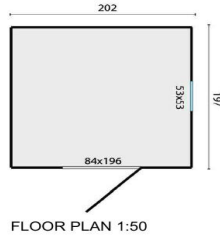
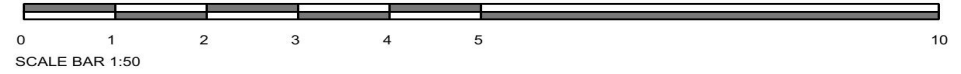
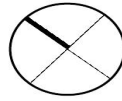
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22/00793/F

Slide No. 39



40

REV DATE	DESCRIPTION	ADD	CHK	DATE
	SLOPPED ROOF INFORMATION			

PLANNING



CLIENT
Mr P Chatfield

PROJECT
SUNNYDALE LANDSCAPING WORKS

TITLE
OLAF SHED

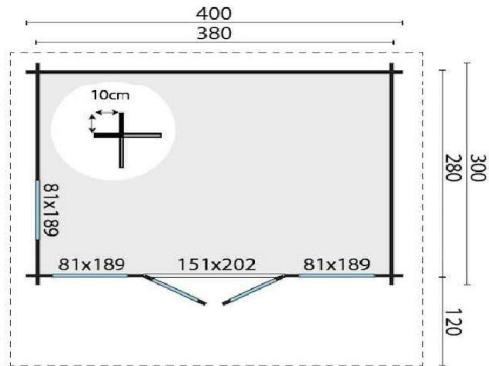
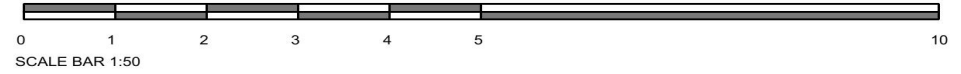
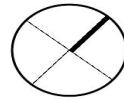
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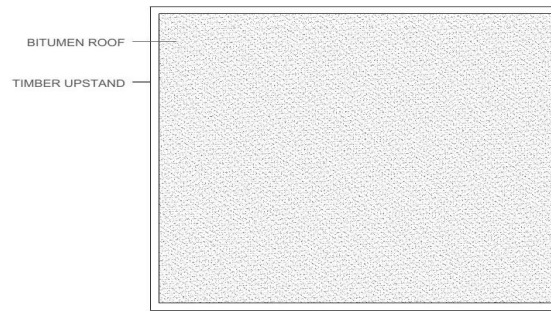
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Slide No. 40



FLOOR PLAN 1:50



ROOF PLAN 1:50

41



TIMBER PANELS
GLAZED TIMBER DOORS

EAST ELEVATION 1:50



TIMBER PANELS

NORTH ELEVATION 1:50



TIMBER PANELS
GLAZED WINDOW

WEST ELEVATION 1:50

SOUTH ELEVATION 1:50

REV DATE	DESCRIPTION	DR. CHK.
PLANNING		
NIRAS ARCHITECTS		
CLIENT Mr P Chatfield		
PROJECT SUNNYDALE LANDSCAPING WORKS		
TITLE JAMES LOG CABIN		
CREATION DATE May 2022	SCALE @ A3 1:50	DRN CJS
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PLANNING

NIRAS
ARCHITECTS

CLIENT
Mr P Chatfield

PROJECT
SUNNYDALE LANDSCAPING WORKS

TITLE
JAMES LOG CABIN

CREATION DATE May 2022	SCALE @ A3 1:50	DRN CJS	CHK CJS	STATUS CJS
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22/00793/F

Slide No. 41

42



Front boundary looking north/east

22/00793/F

Slide No. 42

43

View into rear garden looking north/east



22/00793/F

Slide No 43

44

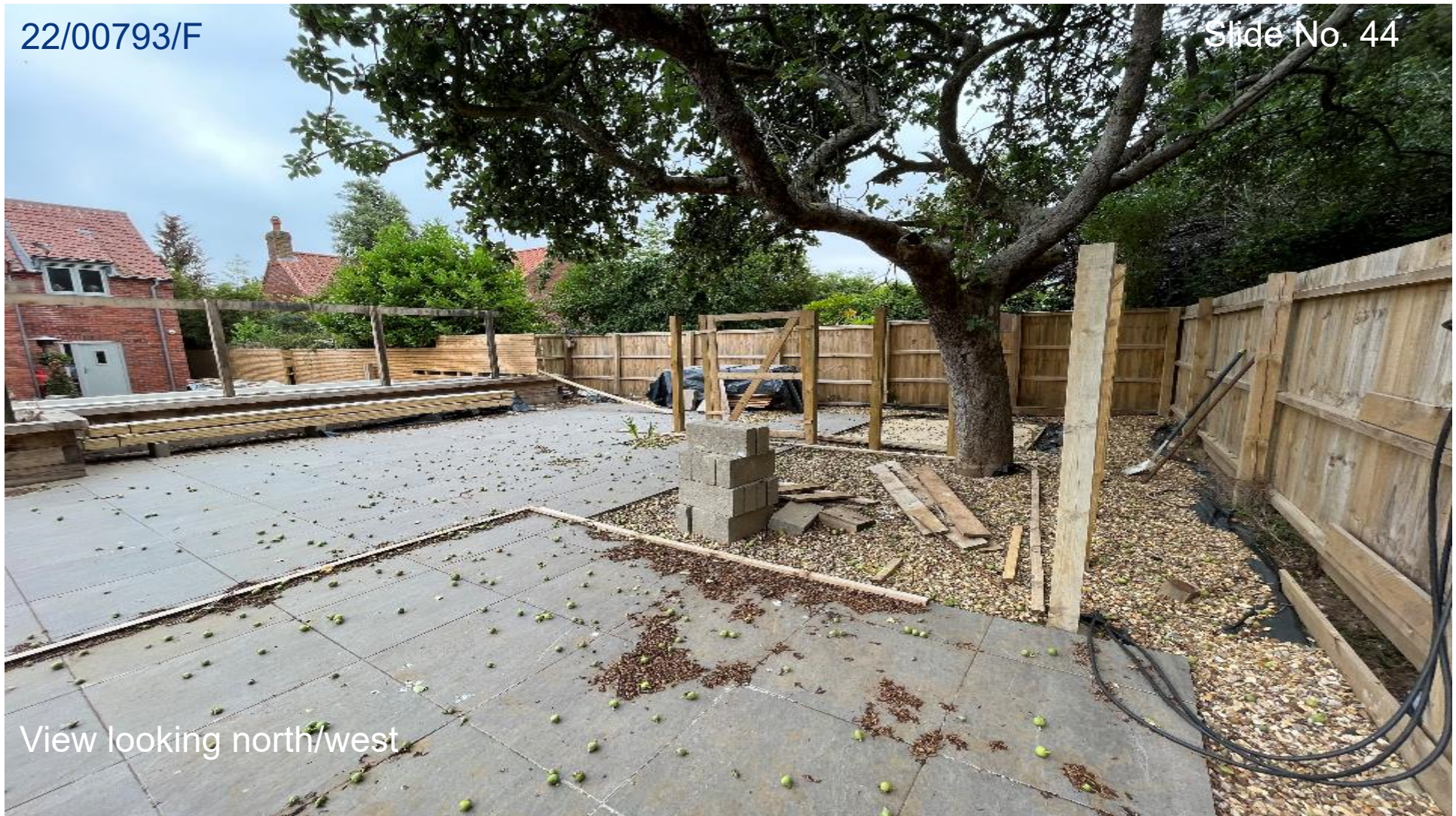


View looking north

22/00793/F

Slide No. 44

45



View looking north/west

22/00793/F

Slide No. 45

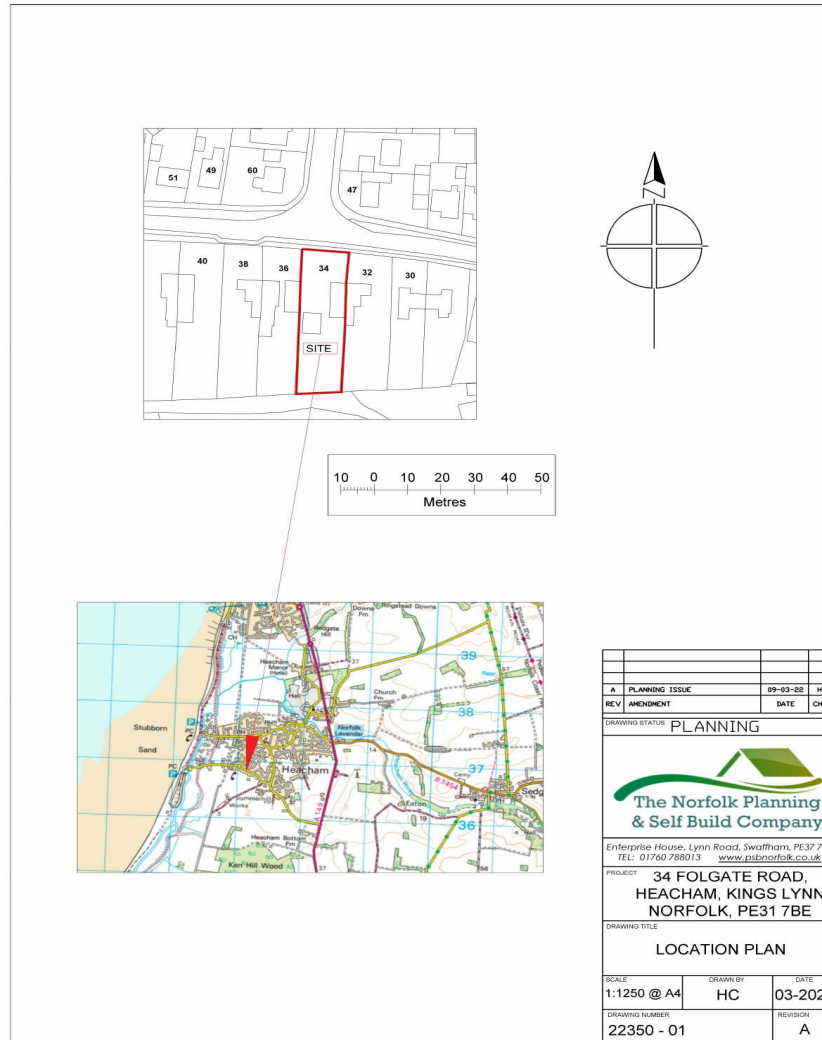
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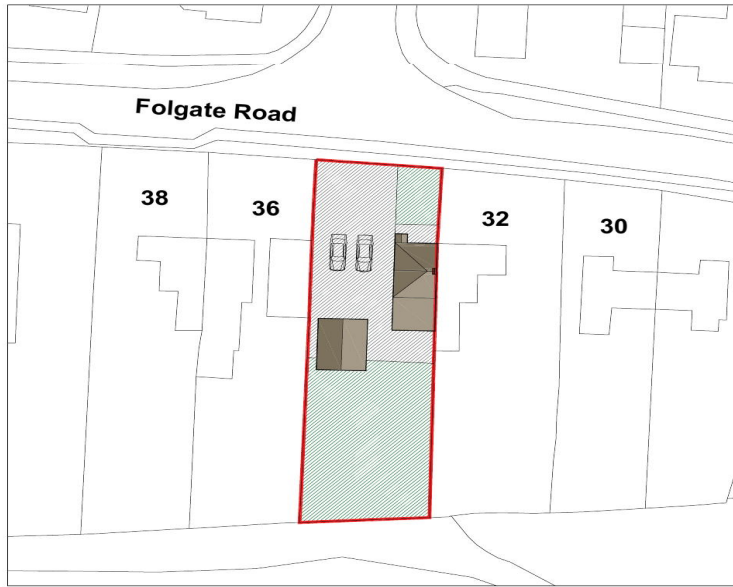
View looking south/east

22/00526/F

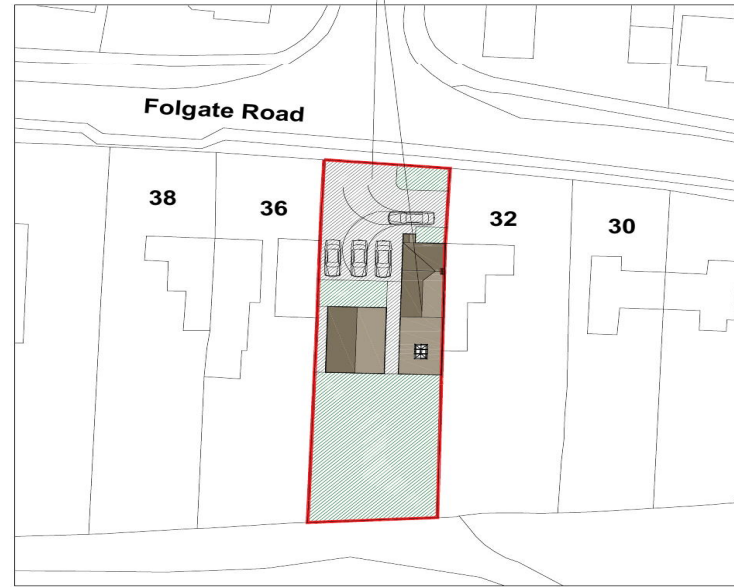





Revision B: On-site Turning Introduced
Two Storey Extension Reduced



Existing Block Plan



Proposed Block Plan

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	PROJECT		34 FOLGATE ROAD, HEACHAM, KINGS LYNN NORFOLK, PE31 7BE	
DRAWING TITLE		EXISTING AND PROPOSED BLOCK PLANS		
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REV		AMENDMENT		DATE
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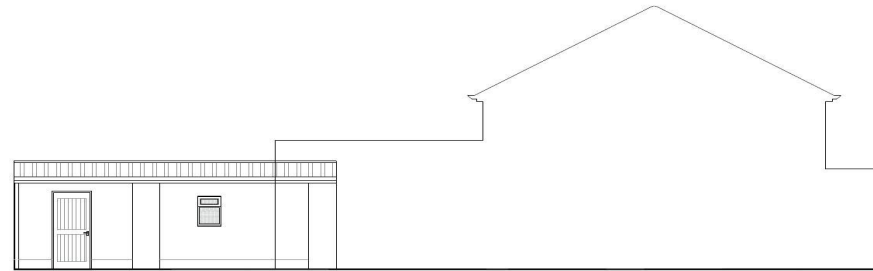
Front Elevation



Side Elevation




Rear Elevation



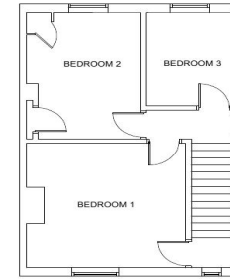
Side Elevation

50


 <p>The Norfolk Planning & Self Build Company</p> <p>Enterprise House, Lynn Road, Swaffham, PE37 7PT TEL: 01754 788013 www.norfolkplanning.co.uk</p>		DRAWING STATUS		PLANNING	
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Ground Floor

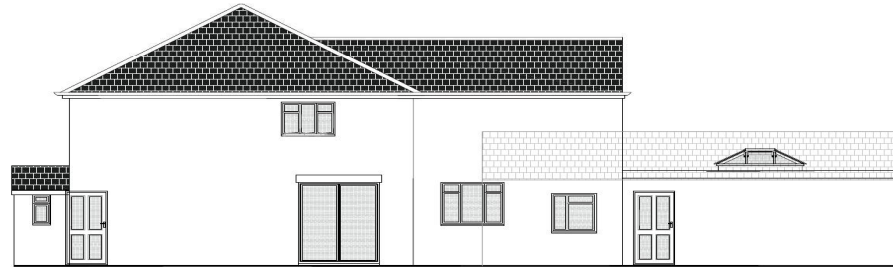


First Floor

 <p>The Norfolk Planning & Self Build Company</p> <p>Enterprise House, Lynn Road, Swaffham, PE37 7PT TEL: 01754 788013 www.thenorfolkplanning.co.uk</p>	DRAWING STATUS		PLANNING					
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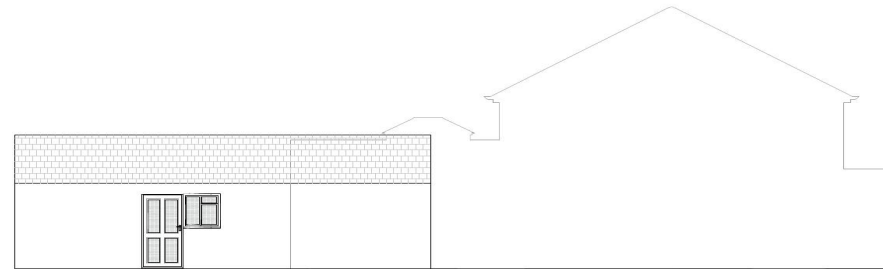
Front Elevation



Side Elevation




Rear Elevation

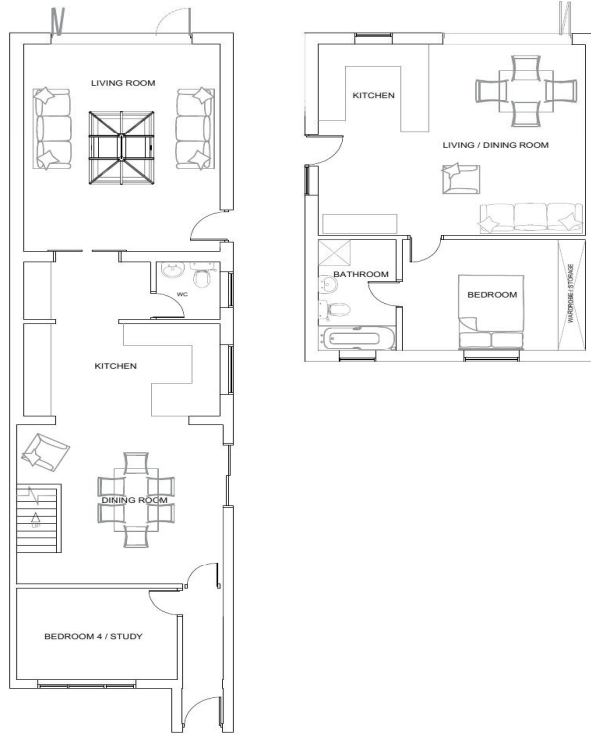


Side Elevation

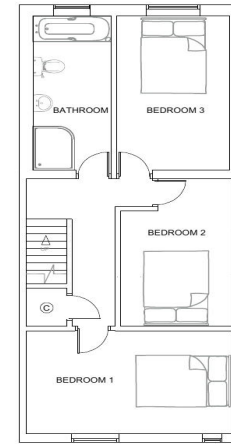
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Superseded Plans

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Ground Floor



First Floor

Superseded Plans

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Revision B: Two Storey Extension Reduced



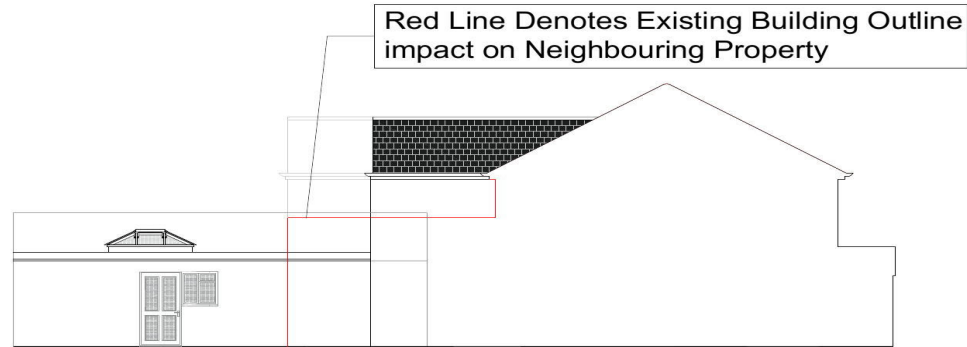
Front Elevation



Side Elevation




Rear Elevation

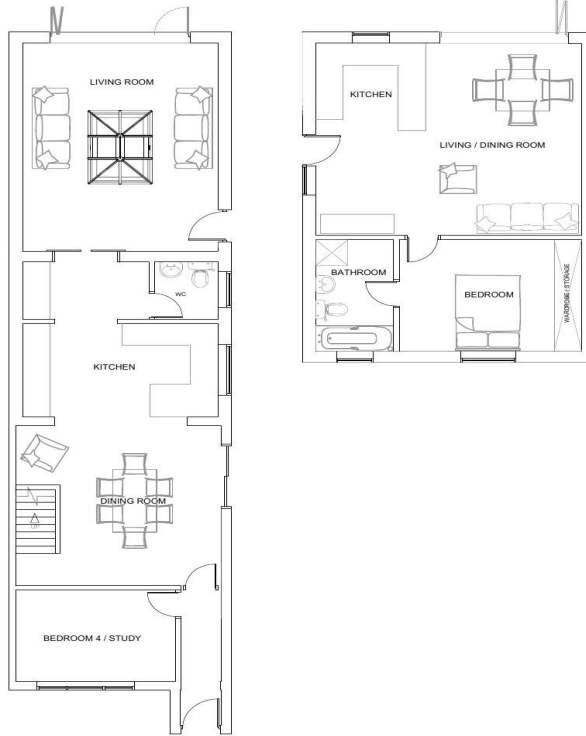


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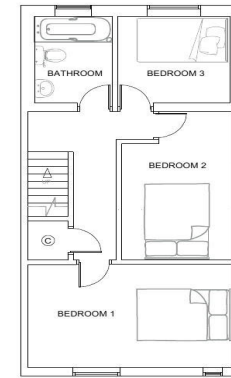
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Amended Plans

 <p>The Norfolk Planning & Self Build Company</p> <p>Enterprise House, Lynn Road, Swaffham, PE37 7PT TEL: 01754 788013 www.enorfolkplanning.co.uk</p>		DRAWING STATUS		PLANNING	
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		DATE		DATE	
		03-2022		03-2022	
		HEV		AMENDMENT	
				DATE	
				CHB	




Ground Floor



First Floor

Amended Plans

 <p>The Norfolk Planning & Self Build Company</p> <p>Enterprise House, Lynn Road, Swaffham, PE37 7PT TEL: 01754 788013 www.norfolkplanning.co.uk</p>	DRAWING STATUS		PLANNING					
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REVISION		B		SCALE		1:50 @ A1 1:100 @ A3		
DRAWN BY		HC		DATE		03-2022		
REV		AMENDMENT		DATE		CHD		

22/00526/F

Slide No. 55

56



Views looking west from neighbouring garden

22/00526/F

Slide No. 56

57



Views looking north from neighbouring garden

22/00526/F

Slide No. 57

58

Views looking north from neighbouring garden



22/00526/F

Slide No. 58

59



Rear of property

22/00526/F

Slide No. 59

69



Rear gables of both properties

22/00526/F

Slide No. 60

61

Rear of the exiting garage



22/00526/F

Slide No. 61

62

Views looking west



22/00526/F

Slide No. 62

63

Side elevation



22/00526/F

Slide No. 63

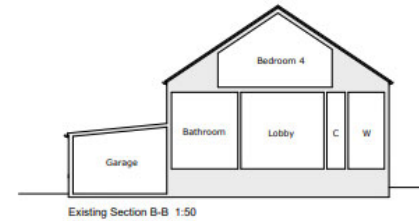
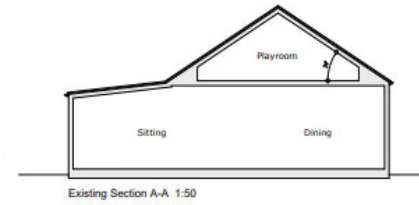
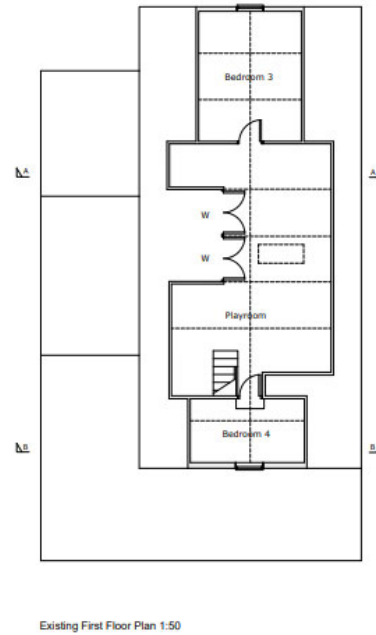
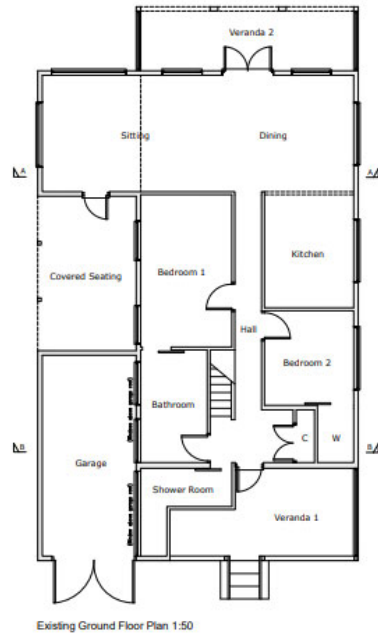
64



Front elevation of the garage

22/01083/F





PHA
PETER HUMPHREY
 ARCHITECTS

ADDRESS: 2 CHURCH ROAD, ROSEBURY, GLOUCESTERSHIRE, GL54 3AA
 TEL: 01452 861111
 WWW: www.peterhumphrey.co.uk

CLIENT:
 MR & MRS CROFTS

PROJECT:
 EXTENSION & ALTERATIONS TO BEACH HOUSE

NO: 22/01083/F

EXISTING PLANNING DRAWING

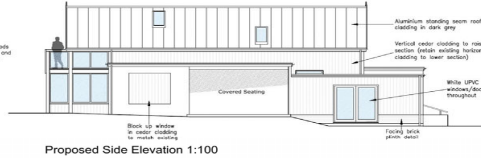
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02/10/21	A1	MAR 2022

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 6. The architect is not responsible for any other work shown on this drawing unless specifically stated otherwise.

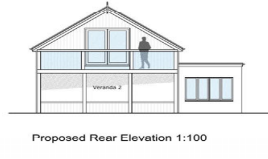
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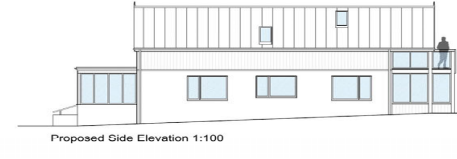
Proposed Front Elevation 1:100



Proposed Side Elevation 1:100

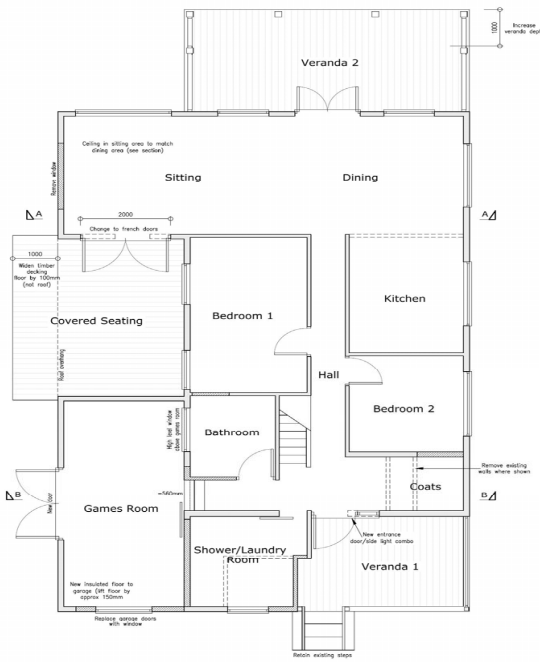


Proposed Rear Elevation 1:100

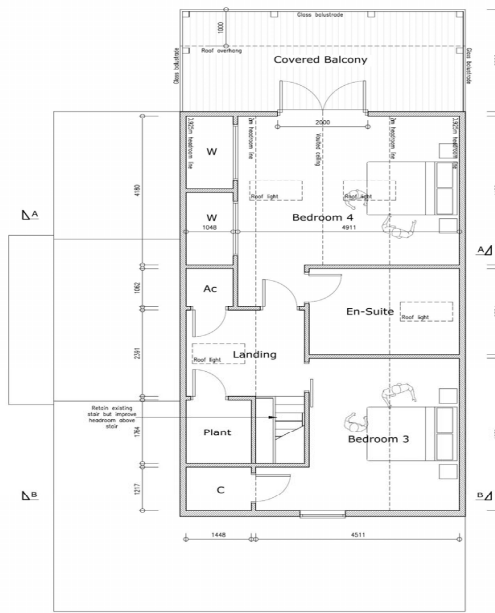


Proposed Side Elevation 1:100

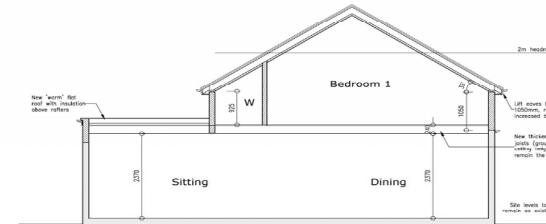
67



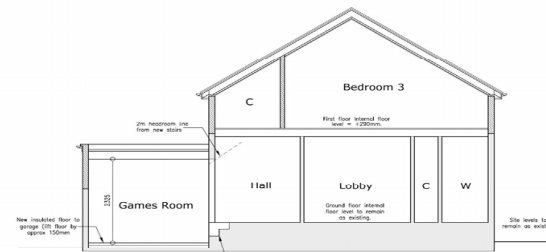
Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Section A-A 1:50



Proposed Section B-B 1:50



PETER HUMPHREY ASSOCIATES

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 TEL: 01845 874450
 FAX: 01845 874451
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CLIENT: MR & MRS CROFTS

EXTENSION & ALTERATIONS TO BEACH HOUSE

SITE: NIRVANA, 39 SOUTH BEACH, HEACHAM, NORFOLK, PE31 7LH

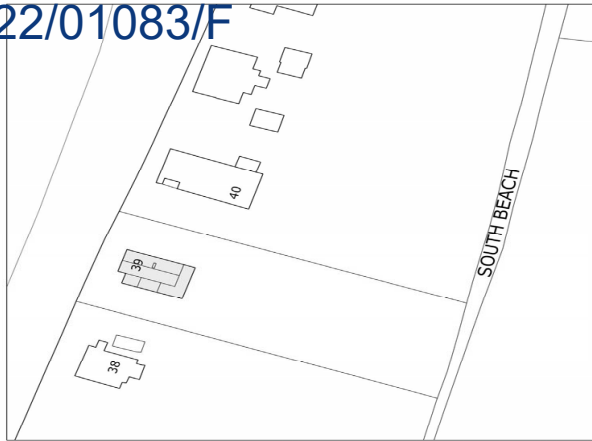
PROPOSED PLANNING DRAWING 2

JOB NO.	PAPER SIZE	DATE
6516/20C	A1	MAR 2022

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22/01083/F

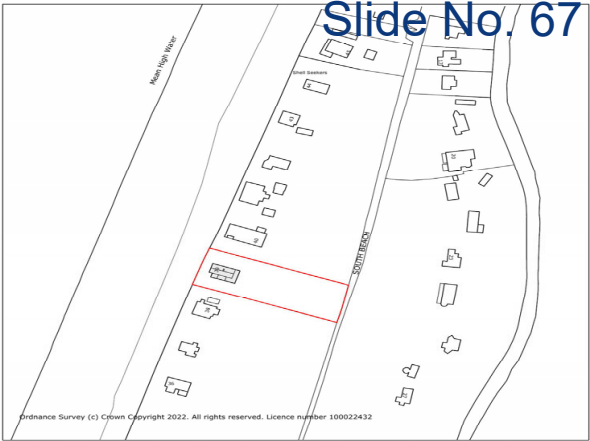
Slide No. 67



Existing Site Plan 1:500

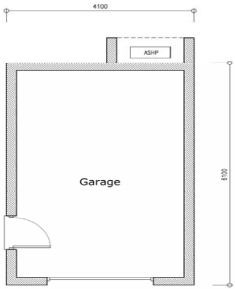
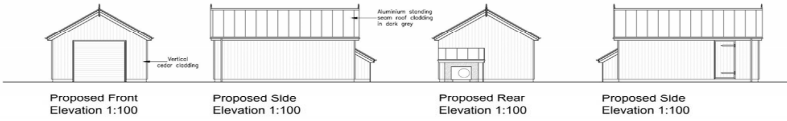


Proposed Site Plan 1:500




Location Plan 1:1250

89



Proposed Garage Floor Plan 1:50

A. NEVSONS



PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHANCEL ROAD, WIMBORNE, DORSET, DT9 9LH
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CLIENT
 MR & MRS CROFTS

PROJECT
 EXTENSION & ALTERATIONS TO BEACH HOUSE

SITE
 NIRVANA
 39 SOUTH BEACH
 HEACHAM
 NORFOLK
 NR13 7LH

DRAWING
 PROPOSED PLANNING DRAWING 2

JOB NO.	PAPER SIZE	DATE
2516/03R	A1	MAR 2022

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 Peter Humphrey Associates Ltd. Management Information System (MIS).
 We agree to supply and design of structural drawings for concrete work, whether structural or non-structural, for the design of concrete, masonry and steelwork of the building project. We will notify the client or make any other member of the building project, by email or by hand, of any errors or omissions which are identified in the final construction documents that would not otherwise be reported by a competent contractor.

22/01083/F

Slide No. 68

69



Front elevation looking west

22/01083/F

Slide No. 69

70



Neighbouring properties looking north

22/01083/F

Slide No. 70

71



Neighbouring properties looking south

22/01083/F

Slide No. 71

72



Southern side elevation

22/01083/F

Slide No. 72

73



Northern side elevation

22/01083/F

Slide No. 73

74



Rear elevation looking east

22/01083/F

Slide No. 74

75



View looking north

22/01083/F

Slide No. 75

76



View looking south- south/east

22/01083/F

Slide No. 76

77

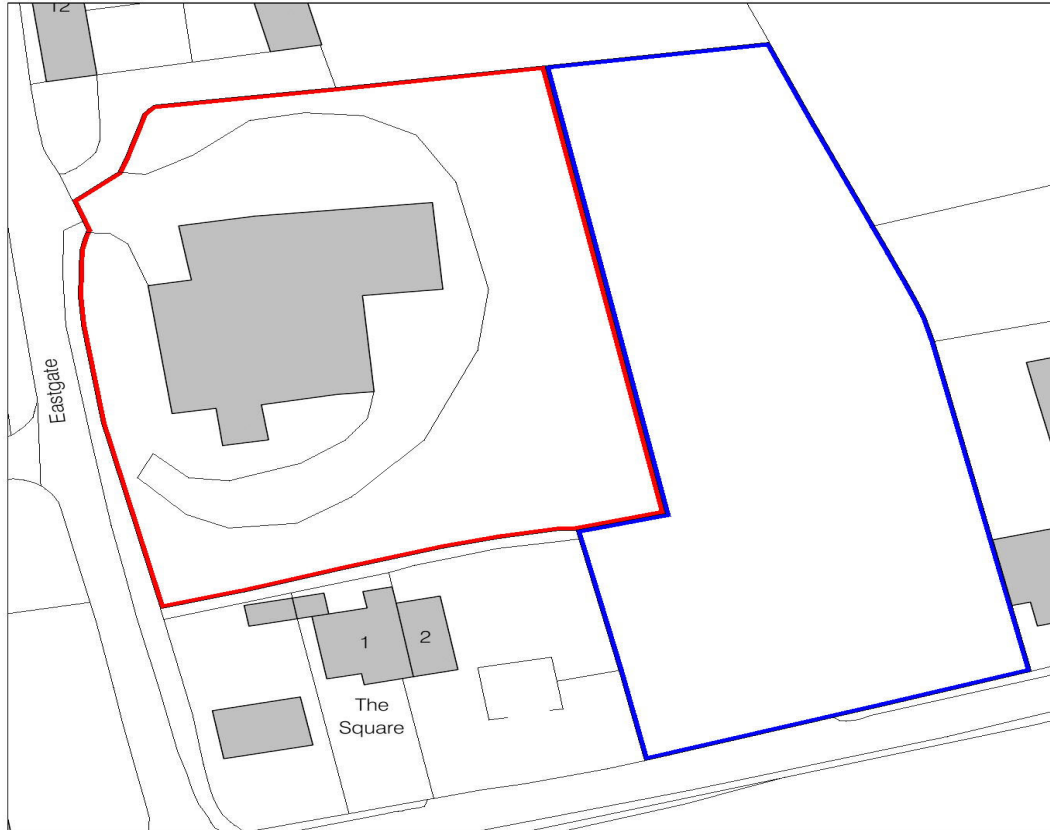


View looking west from rear

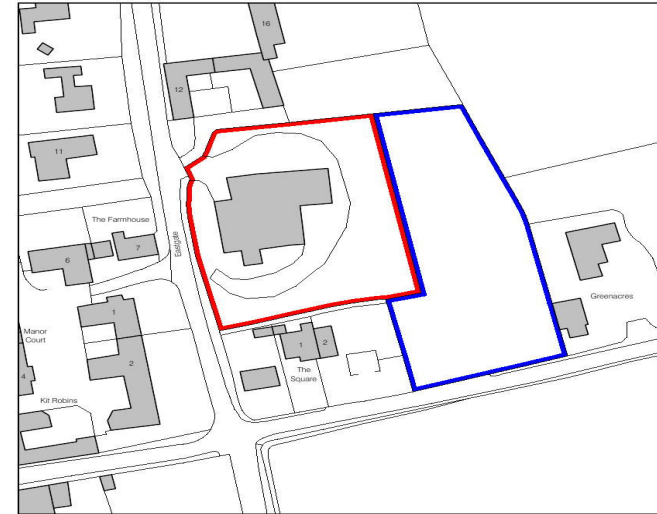
22/01947/F



Site Plan
Scale 1:500



Location Plan
Scale 1:1250



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Unit 12, Drove Orchards, Thorsham Road,
Holme-next-the-Sea, Norfolk, PE36 6LS
Tel: 01329 738239 Web: www.strataarchitecture.com

Project:
Eastgate Barn
Holme next the Sea
PE36 6LL
Title:
Location and Site Plan

Scale(s): As shown @A3 Date: 28.01.2021

Drawn: JN Checked: JL

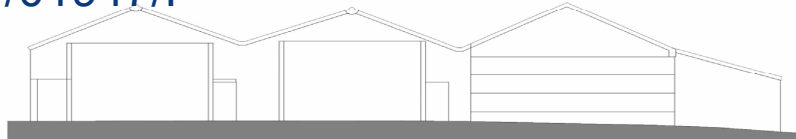
Drawing issued for: Planning

Drwg No. 543-002 Rev:

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21/01947/F

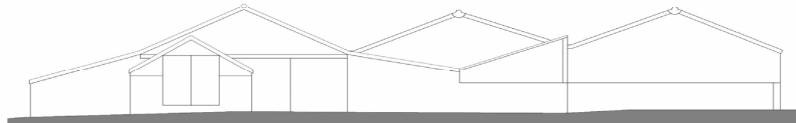
Existing Elevations



Principle Elevation
(North)



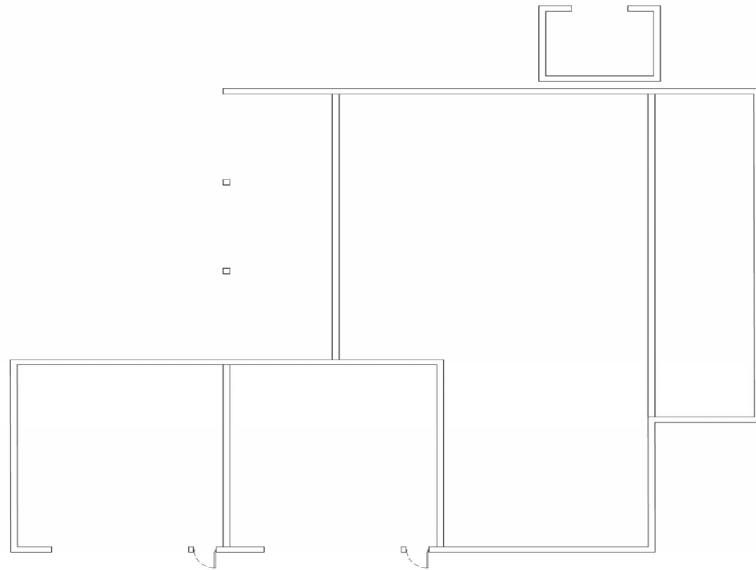
Side Elevation
(West)



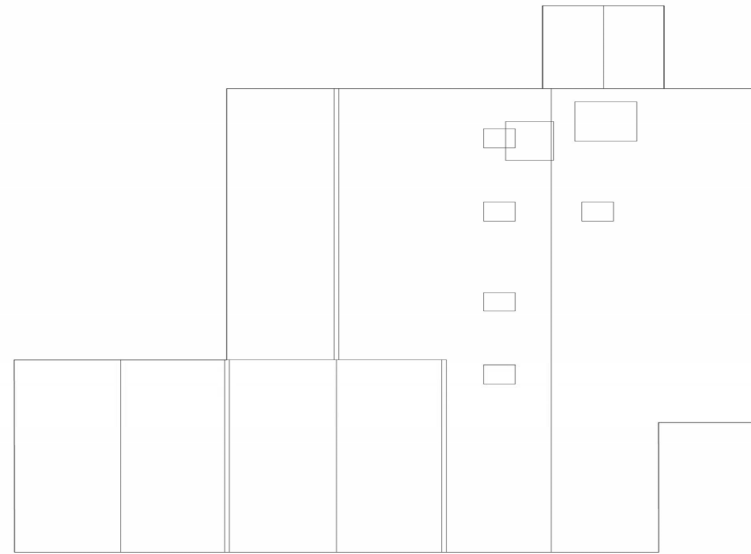
Rear Elevation
(South)



Side Elevation
(East)



Existing Floor Plan
Scale: 1:100



Existing Roof Plan
Scale: 1:100

Slide No. 79

Rev	Date	Description	Drawn

80

STRATA
ARCHITECTURE

Unit 12, Dixon Orchard, Thornton Road,
Holme next the Sea, Norfolk, PC46 6LJ
Tel: 01328 738259 Web: www.strataarchitecture.com

Project:
Eastgate
Holme next the sea

Title:
Existing Plan & Elevations

Scale: As Shown @ A1 Date: 01/10/2021
Drawn: BE Checked: JL
Drawing issued for: Planning Consent
Drawn No: 543-01 Rev: -

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Slide No. 80



Section A-A Proposed 1:100



Section B-B Proposed 1:100

81



Site Plan Proposed 1:250



Sketch View 3



Sketch View 4



Sketch View 5

STRATA ARCHITECTURE
 8 Emmaus Court, Burnham Market, Norfolk, PE31 8HG
 Tel: 01263 792334
 Web: www.strataarchitecture.com

Project:
 Eastgate
 Holme next the Sea

Title:
 Site Plan &
 Site Sections Proposed

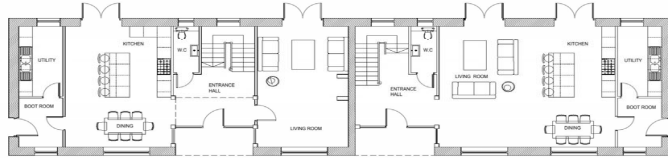
Scale(s): 1:100/250@A1 Date: 04-06-21
 Drawn: RS Checked: JK
 Drawing issued for: PLANNING

Drawn By: 543-P113 Rev: A

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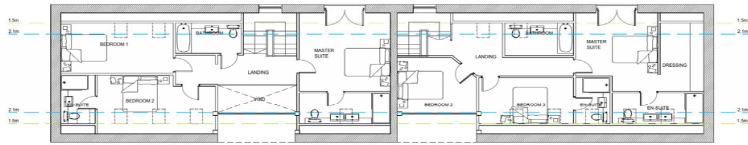
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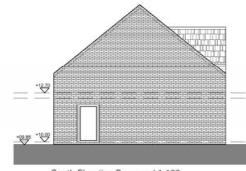
Ground Floor Plan Proposed 1:100



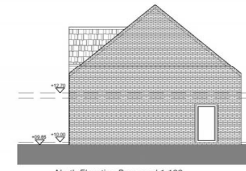
West Elevation Proposed 1:100



First Floor Plan Proposed 1:100



South Elevation Proposed 1:100



North Elevation Proposed 1:100



East Elevation Proposed 1:100



Roof Plan Proposed 1:100



Sketch Visual 2

STRATA
ARCHITECTURE

3 Birnosa Court, Burnham Market, Norfolk, PE31 8HG
Tel: 01263 792334
Web: www.strataarchitecture.com

Project:
Eastgate
Holme next the Sea

Title:
Plots A & B Floor Plans
and Elevations Proposed

Scale(s): 1:100/500@A1 Date: 04-06-21

Drawn: RS Checked: JK

Drawing issued for: PLANNING

Drawn No: 543-P112 Rev: A

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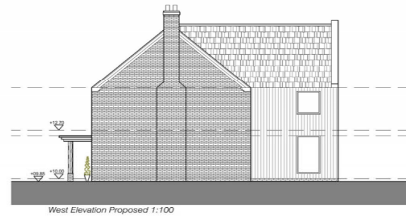
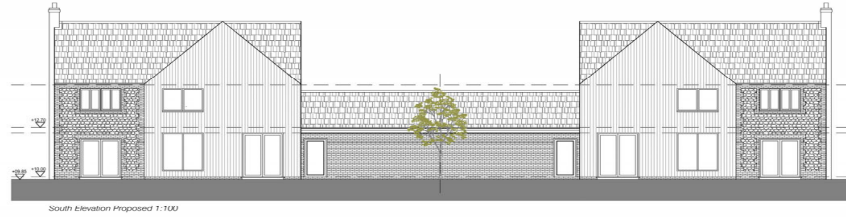
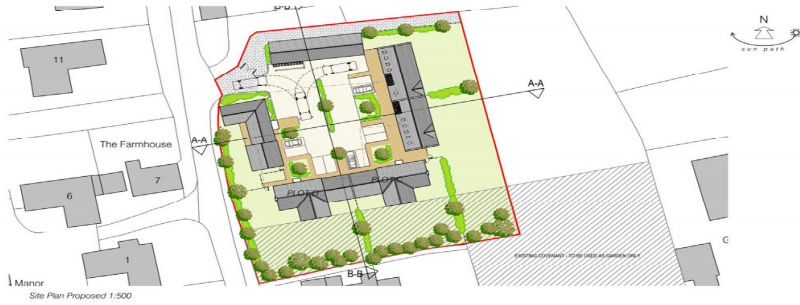
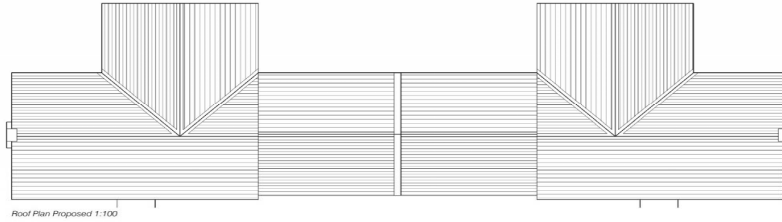
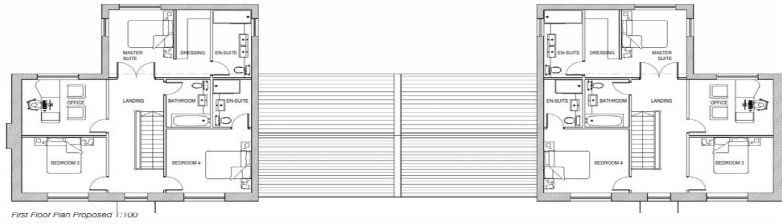
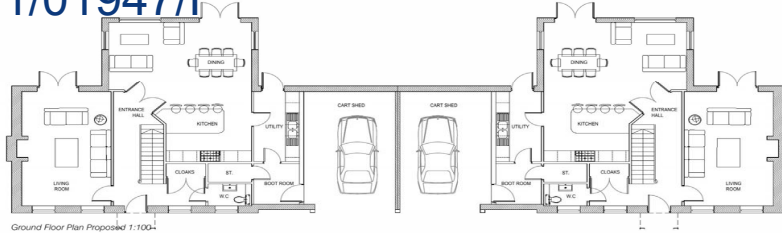
82



Site Plan Proposed 1:500

21/01947/F

Slide No. 82



STRATA ARCHITECTURE
 8 Emma's Court, Burnham Market, Norfolk, PE31 8HD
 Tel: 01328 792324
 Web: www.strataarchitecture.com

Project: Eastgate
 Home next the Sea

Title: Plots C & D Floor Plans and Elevations Proposed

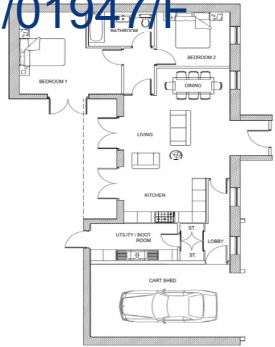
Scale(s): 1:100/500@A1 Date: 04-08-21
 Drawn: RS Checked: JK
 Drawing issued for: PLANNING

Dwg No: 543-P111 Rev: A

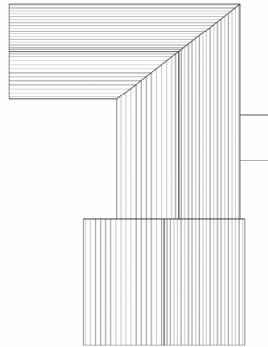
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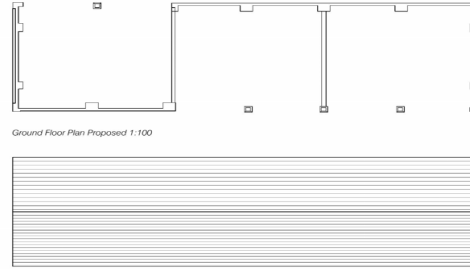
Slide No. 83



Ground Floor Plan Proposed 1:100



Roof Plan Proposed 1:100



Ground Floor Plan Proposed 1:100

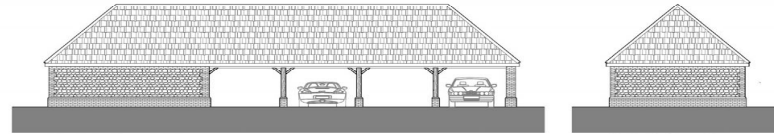


Roof Plan Proposed 1:100



East Elevation Proposed 1:100

South Elevation Proposed 1:100



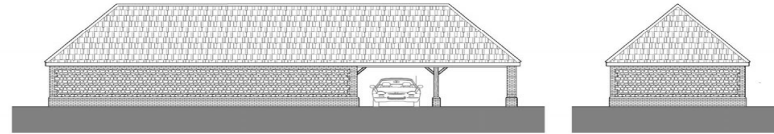
South Elevation Proposed 1:100

East Elevation Proposed 1:100



North Elevation Proposed 1:100

West Elevation Proposed 1:100

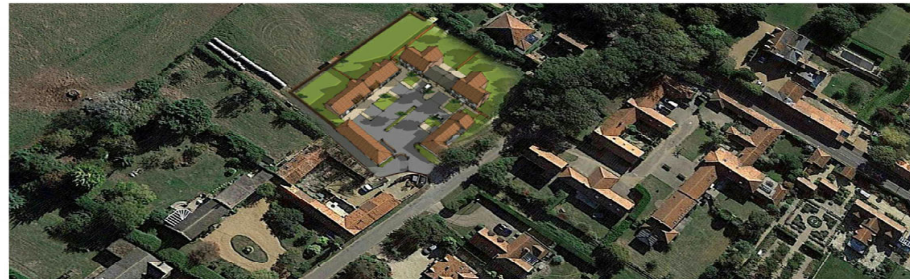


North Elevation Proposed 1:100

West Elevation Proposed 1:100



Site Plan Proposed 1:500



Sketch Visual 1

84

STRATA ARCHITECTURE
 3 Ervins Court, Burnham Market, Norfolk, PE31 8HG
 Tel: 01263 79239
 Web: www.strataarchitecture.com

Project:
 Eastgate
 Holme next the Sea

Title:
 Plot E & Car Shed Floor Plans
 and Elevations Proposed

Scale(s): 1:100/500@A1 Date: 04-06-21
 Drawn: RS Checked: JL
 Drawing issued for: PLANNING

Shop No: 543-P110 Rev: A

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View to the south from site access along Eastgate

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Slide No. 85

86



View north along Eastgate from site entrance

21/01947/F

Slide No. 86

87



View of the north of the site

21/01947/F

Slide No. 87

88



View of the existing building(s) on site

21/01947/F

Slide No. 88

89



View of the eastern side of the site

21/01947/F

Slide No. 89

06



Southern area of the site and boundary beyond

21/01947/F

Slide No. 90

91



East side of existing barn

21/01947/F

Slide No. 91

92



View of boundary hedge adjacent Eastgate from within the site

21/01947/F

Slide No. 92

93



Boundary hedge along Eastgate

21/01947/F

Slide No. 93

94



From Eastgate looking south across site

END OF PRESENTATION

