



**Planning Committee**  
**Monday, 5th December, 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**

- a) Decisions on Applications (Pages 2 - 125)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

**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](mailto:democratic.services@west-norfolk.gov.uk)

# Planning Committee

## 5 December 2022

Agenda Item 8a

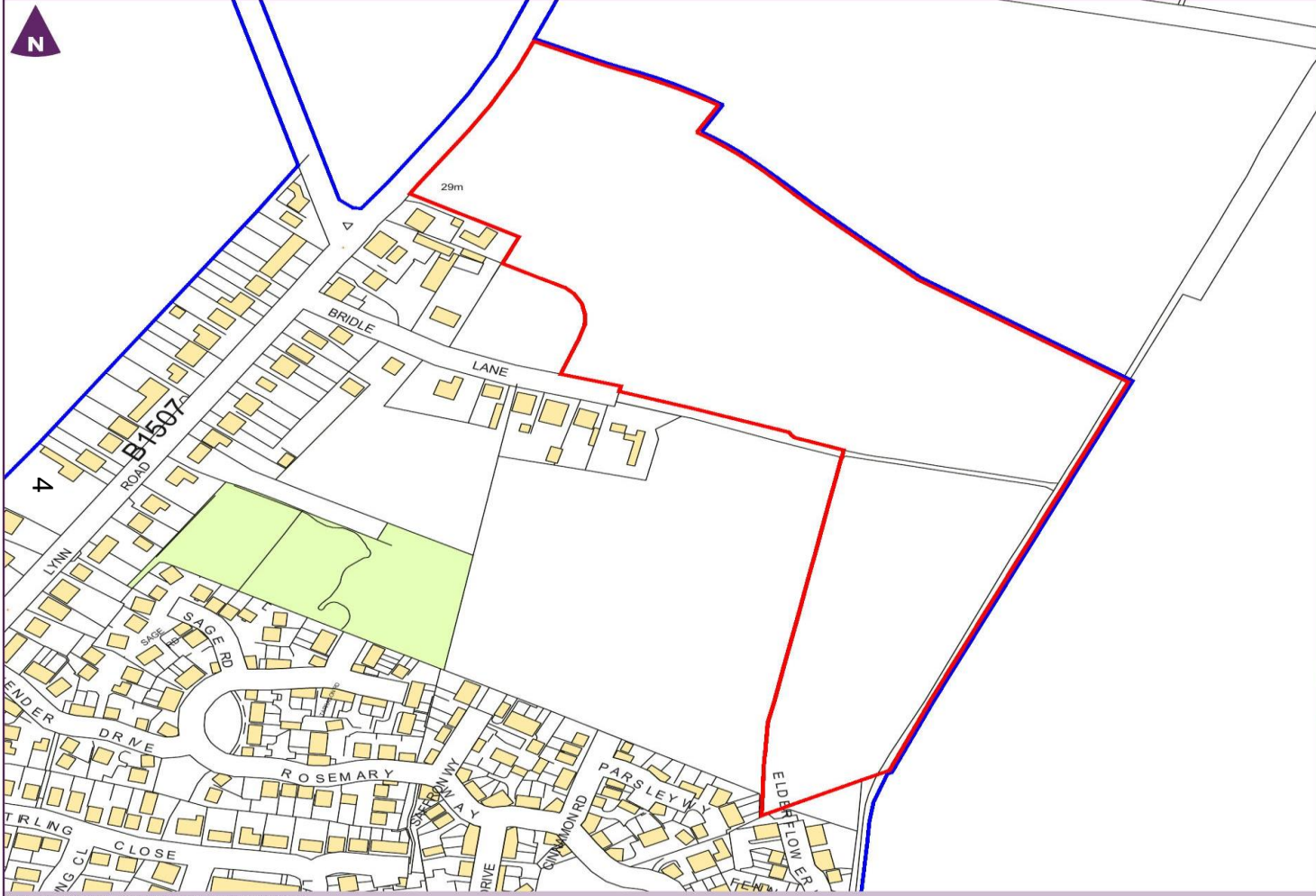
2



3

21/01121/RMM





- Key
- Site boundary - 9.20ha
  - Additional Land in control of Albanwise Ltd



Client



Land North East of Downham Market



Site boundary





Place Making Key:

-  attenuation
-  allotments
-  green corridors
-  key views
-  key nodes
-  key frontage
-  indicative pedestrian access
-  community hub

Project  
Bridle Lane, Downham Market

Client  
Persimmon Homes

Drawing Title  
**Place Making Framework**

Job No: NR5041B	Date: 25.05.2022
Drawing No: SK07	Scale: 1:1000 @ A1

Revision  
E

BE1 Architects Ltd  
 9 Abbey Court,  
 Fraser Road,  
 Pricy Business Park,  
 Bedford, MK44 3WH  
 tel: 01234 261 266 email: enquiries@be-1.co.uk  
 www.be1architects.co.uk







## Green Strategy Key:

-  proposed development
-  existing settlement
-  proposed attenuation
-  formal POS & proposed planting
-  proposed hedgerow/screening
-  existing brideway
-  existing bus stop
-  proposed LEAP
-  indicative pedestrian access



Project  
**Bridle Lane, Downham Market**

Client  
**Persimmon Homes**

Drawing Title  
**Development Framework Plan**

Job No: NR5041B Date: 25.05.2022

Drawing No: SK05 Scale: 1:1000 @ A1

Revision  
E

BE1 Architects Ltd  
 9 Abbey Court,  
 Fraser Road,  
 Priors Business Park,  
 Bedford, MK44 3WY  
 tel: 01234 261 266 email: enquiries@be-1.co.uk  
 www.be1architects.co.uk







Character Areas Key:

- Gateway
- The Avenue
- The Outlooks
- Tree Tops

Project  
Bridle Lane, Downham Market

Client  
Persimmon Homes

Drawing Title  
Place Making & Character Areas

Job No. <b>NR5041B</b>	Date <b>26.05.2022</b>
Drawing No. <b>SK08</b>	Scale <b>1:1000 @ A1</b>

Revision  
**D**














BE1 Architects Ltd  
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 Fraser Road,  
 Pricery Business Park,  
 Bedford, MK44 3WH  
 tel: 01234 261 266 email: enquiries@be-1.co.uk  
 www.be1architects.co.uk







Access & Movement Key:

-  primary distributor
-  secondary road
-  pedestrian priority zone
-  tertiary road/shared surface
-  shared private drive
-  vehicular access
-  indicative pedestrian access
-  existing bus stops
-  PROW & pedestrian routes
-  indicative pedestrian routes
-  committed cycle corridor
-  indicative cycle route
-  future development access

Project  
Bridle Lane, Downham Market

Client  
Persimmon Homes

Drawing Title  
**Access & Movement Framework**

Job No. NR5041B	Date 26.05.2022
Drawing No. SK09	Scale 1:1000 @ A1

Revision  
D

BE1 Architects Ltd  
 9 Abbey Court,  
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 Priory Business Park,  
 Bedford, MK44 3WH

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 www.be1architects.co.uk







Green Strategy Key:

-  attenuation
-  formal POS & proposed planting
-  allotments
-  existing trees
-  proposed planting
-  buffer planting
-  indicative pedestrian access
-  existing bridleway/PROW
-  indicative pedestrian routes
-  indicative LEAP location

Project  
Bridle Lane, Downham Market



Client  
Persimmon Homes

Drawing Title  
**Green Strategy Framework**

Job No: NR5041B	Date: 26.05.2022	Revision
Drawing No: SK10	Scale: 1:1000 @ A1	D

BE1 Architects Ltd  
 9 Abbey Court,  
 Fraser Road,  
 Priddy Business Park,  
 Bedford, MK44 3WH  
 tel: 01234 261 266 email: enquiries@be-1.co.uk  
 www.be1architects.co.uk



-  Affordable Rent
-  Shared Ownership



D	SO's updated	09/11/22	AT
W	LEAP and LAP amended	02/11/22	AT
M	Visitor parking spaces added	01/11/22	AT
L	BCP 11 amended	31/10/22	AT
K	Scale amended	12/10/22	AT
J	Plans 24/25 & 210-211 swapped	07/10/22	AT
I	Layout amended	21/09/22	AT
H	Layout amended	15/09/22	AT
G	Layout amended	08/09/22	AT
F	Layout amended	05/09/22	AT
E	Existing buildings added	31/08/21	AT
D	House type mix amended	22/08/22	AT
C	Plot 3 turning head amended	26/07/22	AT
B	Layout amended	28/06/22	AT
A	Form amended	10/06/22	AT
Rev		Date	By

**PERSIMMON**  
 Persimmon Homes Ltd.  
 Persimmon House  
 19 Commercial Road  
 Liphewood Business Park  
 Liphewood Heath  
 PE2 6LR  
 Tel: 01753 497200

**Site Name:**  
**Bridle Lane**  
**Downham Market**

**Drawing:**  
**Proposed**  
**Planning**  
**Layout**

Scale@A1:	Drawn By:	Date:
1:1000	AT	11/05/22
Version:	Drawing No:	Rev:
	BL/DW/PPL/100	0



11



**KEY TO MASTERPLAN**

Soft Landscape	Tree Strategy	Hard Landscape	Enclosures
Proposed Former Hedgcs Along Site Access and Gateway	Proposed Paddock Trees	Proposed Concrete Block Paving Shared Spaces - Bricks	Glass and Planting in Apartment Balconies
Proposed Ornamental Hedgcs	Proposed Garden Trees	Proposed Concrete Block Paving Shared Spaces - Asphalt Tiles	Play Area Paving
Proposed Shrubs	Proposed Ornamental Trees	Proposed Paved Area in Parking Spaces	Plantation
Grassland Grass	Proposed Native Trees	Proposed Paved Area in Building	Hard and Soft Paving
Food Garden Grass	Proposed Street Trees	Proposed Paved Area in Pathways	Water Paving in Wet Drainages
Soft Garden Grass	Proposed Fruit Trees	Proposed Terrace Paved Surfacing	Green-Roof Landscaping
Proposed Native Hedgcs	Proposed Plant Trees	Proposed Paving in Private Pathways	
Wildflower Meadows	Existing Vegetation Along Site Boundaries	Gravel Surf	
Soft Meadow Meadows	Wildflower Meadows of Grassland (grass)	<b>Areas of Play</b>	
Native Bush Planting		Play Area Equipment	
Integrative Bush with Strategic Planting			

Rev	Date	Comments
1	05/11/22	Approved by the Mayor 8/11/22
2	05/11/22	Approved by the Mayor 22/10/22
3	05/11/22	Approved by the Mayor 22/10/22
4	05/11/22	Approved by the Mayor 22/10/22

**J&B 2210121001**  
Landscape Masterplan for Phase and F&S

Drawn by	Scale	Date	Drawn
PK	1:500 (B 41)	05/11/22	PK

Project: Newham Lane W&A Site  
 Project Manager: James Blake  
 Site: Bridge Lane, Overham Market

**JAMES BLAKE ASSOCIATES**





Indicative layout plan - original outline permission



- Phase 1
- Phase 2
- Phase 3



13

Indication of phasing

Rev \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_

**PERSIMMON**  
 Persimmon Homes Ltd.  
 Persimmon House  
 55 Commercial Road  
 Letchworth Business Park  
 Letchworth  
 SG2 6LR  
 Tel: 01438 307200

Site Name:  
**Bridle Lane  
Downham Market**

Drawing:  
**Phasing Plan**

Scale@A1: 1:1000	Version:	Drawn By: AT	Date: 24/06/22	Rev:
		Drawing No: BL/DW/DP/100		





14









16







18







19





20



21









Front Elevation



Rear Elevation



Side Elevation

23



Ground Floor



First Floor



Side Elevation





Front Elevation



Rear Elevation

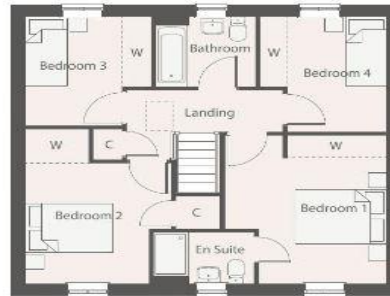


Side Elevation

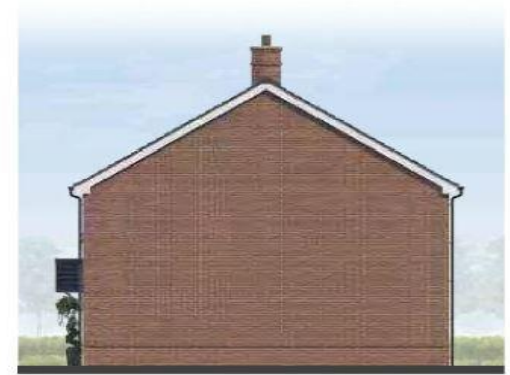
24



Ground Floor



First Floor



Side Elevation



Front Elevation



Side Elevation



Side Elevation

25



Ground Floor



First Floor







View south-westwards from Lynn Road frontage close to junction with New Road





28

View from Lynn Road close to NW corner of the site





Northern side of No.226 Broomhill





30

View eastwards along southern boundary of site adjoining No.228 Broomhill





31

View of rear of No.228 Broomhill





32

View of rears of Nos.7 & 9 Bridle Lane from site boundary





33

View southwards from rear corner of No.11 Bridle Lane





34

View of eastern flank of No.11 Bridle Lane





View westwards further along edge of site/field parallel to Bridle Lane





36

View SW from bridleway close to junction with New Road



37



D	SO's updated	09/11/22	AT
W	LEAP and LAP amended	02/11/22	AT
M	Visitor parking spaces added	05/11/22	AT
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Rev		Date	By

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 Persimmon House  
 19 Commercial Road  
 Liphrood Business Park  
 Liphrood Heath  
 PE2 6LR  
 Tel: 01753 497200

Site Name:  
**Bridle Lane  
Downham Market**

Drawing:  
**Proposed  
Planning  
Layout**

Scale@A1:	Drawn By:	Date:
1:1000	AT	11/05/22
Version:	Drawing No:	Rev:
	BL/DW/PPL/100	0

22/01203/F



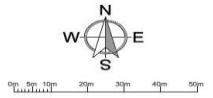
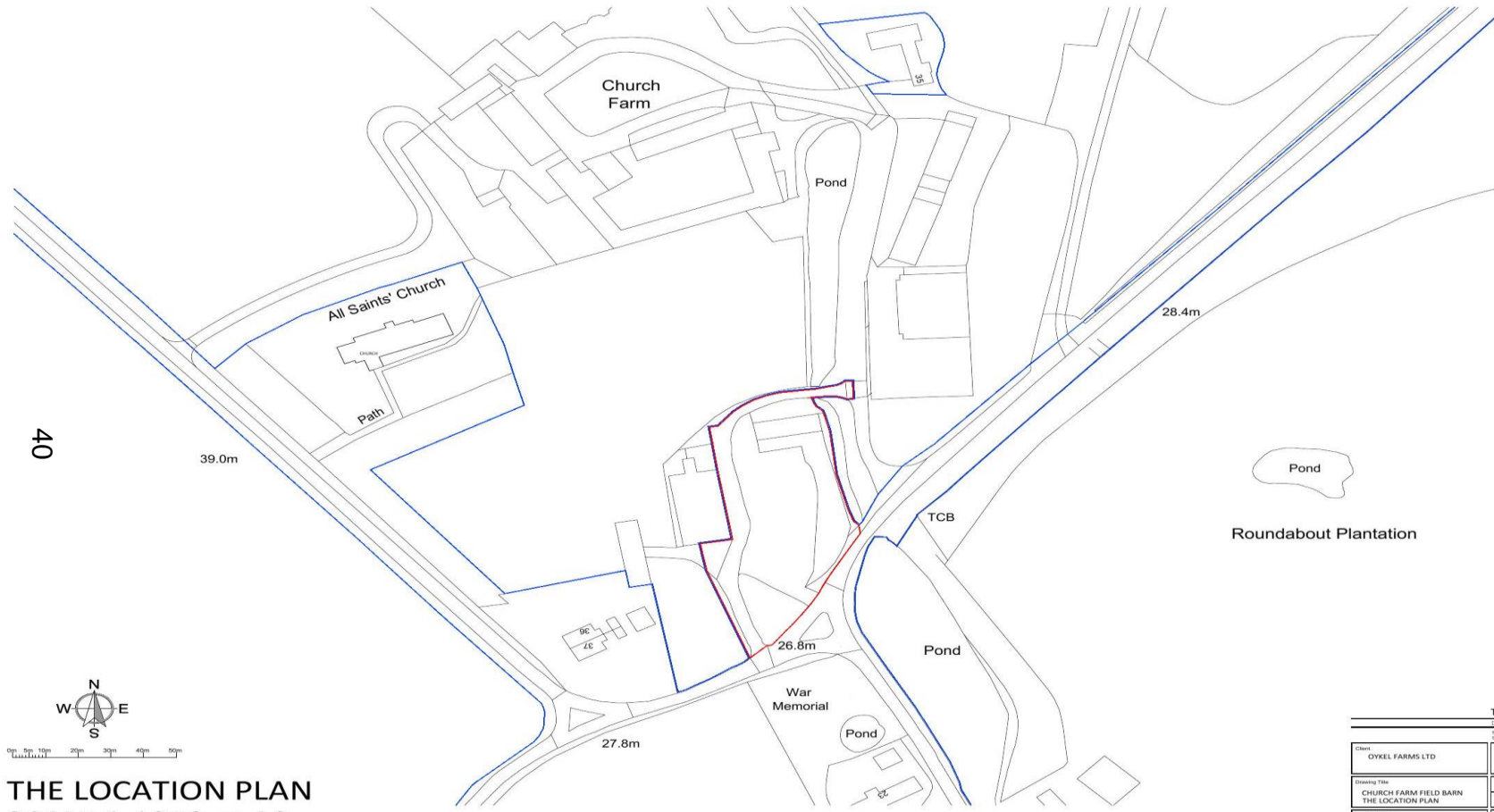




Existing Roof/Block Plan  
Scale 1:200 at A1



<b>Tidswell Childs</b> 22/01203/F			
Client <b>ORIEL FARMS LTD</b>		Project Proposed replacement of existing farm buildings, including a new welcome barn and track access	
Drawn by <b>FIELD BARN</b>	Checked by <b>EXISTING BLOCK/ROOF PLAN</b>	Date <b>May 2023</b>	Scale <b>A1</b>
Project number <b>22.019</b>	Drawings number <b>002</b>	Revision <b>D</b>	Issue date <b>06/10/23</b>

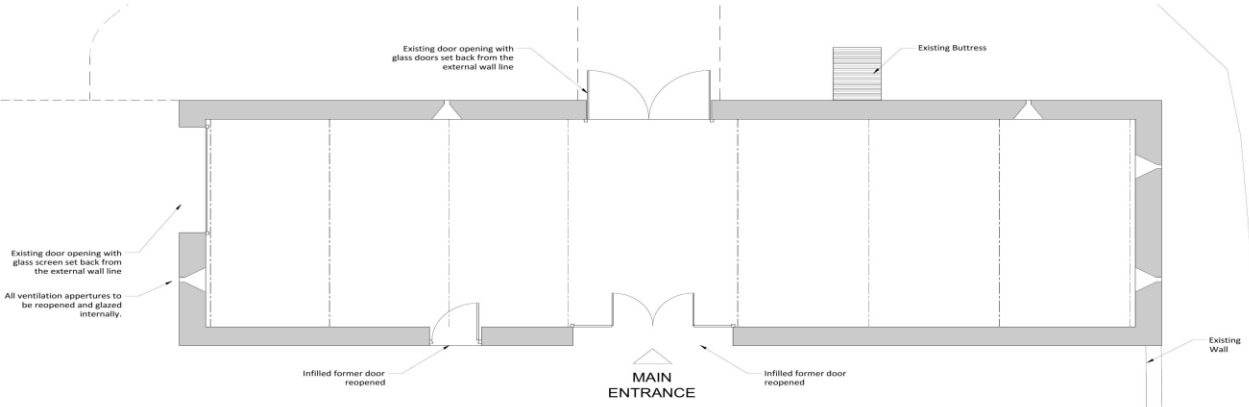


THE LOCATION PLAN  
SCALE 1:1250 at A3

<b>Tidswell Childs</b>			
SURVEYORS & ARCHITECTS			
Riverside House, 100-102A 100-102A			
Client	OYKEL FARMS LTD	Project	Proposed Change of Use, Field Barn to Reception Hub and Class E Use, Church Farm, Fring.
Drawing Title	CHURCH FARM FIELD BARN THE LOCATION PLAN	Drawn	JCB
Project Number	22.019	Date	MAY 2022
Drawing Number	001	Scale	1:1250 @ A3
Revision	B	Sheet	A3
Revision Date	07.06.22		



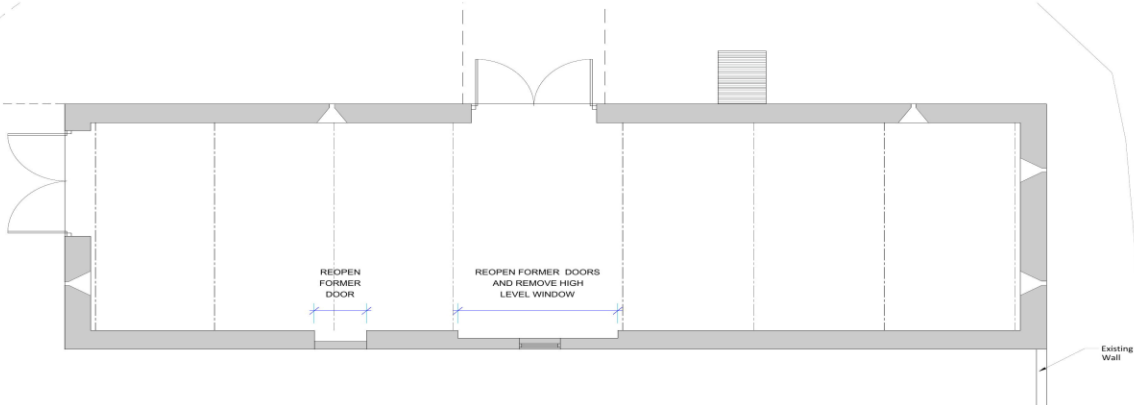




Proposed Floor Plan. Scale 1:50 at A1

POND

42

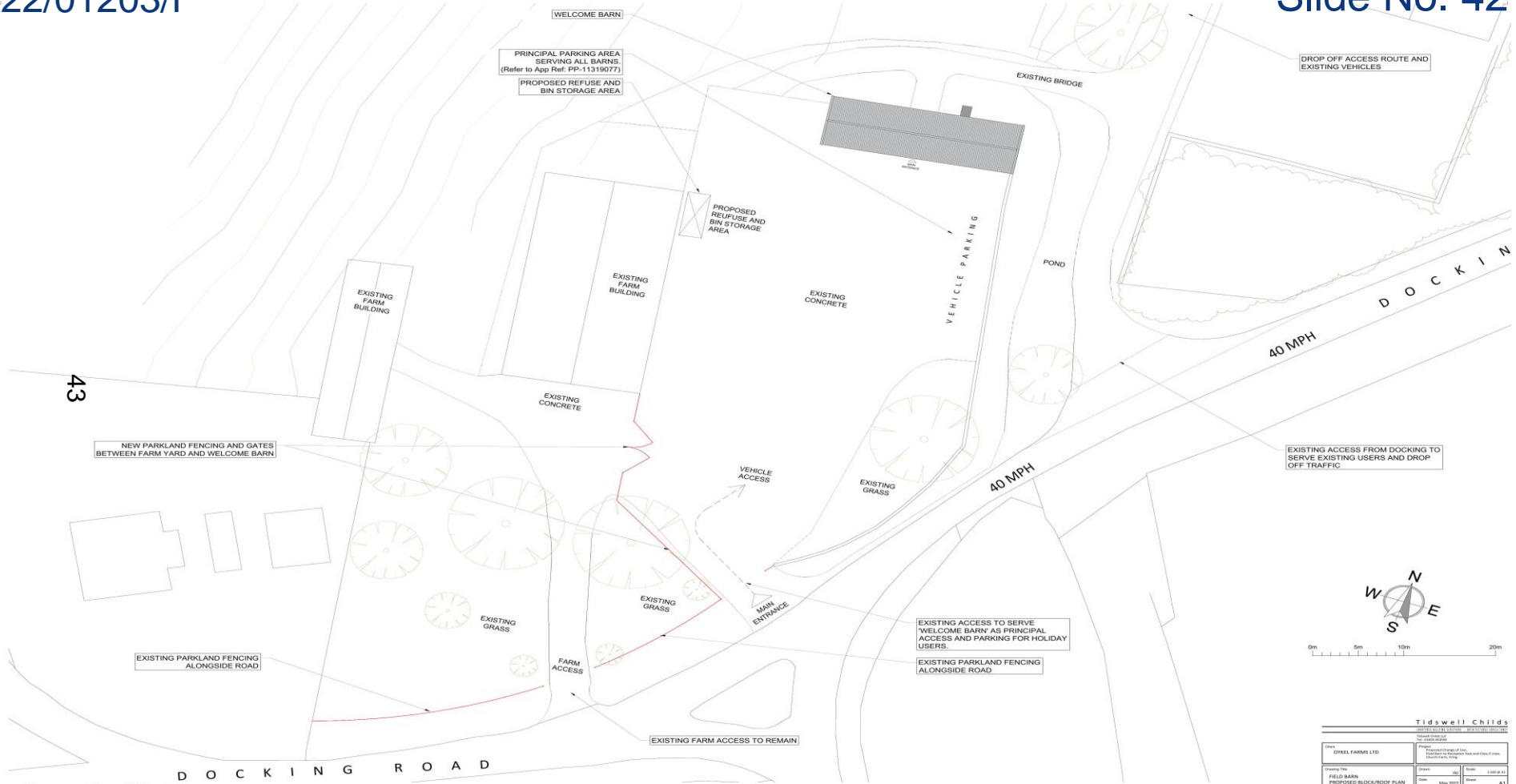


Existing Floor Plan. Scale 1:50 at A1

POND

<b>Tidswell Childs</b> ARCHITECTS LTD			
Client	Project	Drawn	Scale
DIKEL FARMS LTD	FIELD BARN - EXISTING AND PROPOSED FLOOR PLANS	004	1:50 @ A1
Drawn by	Site	Date	Sheet
DIKEL FARMS LTD	May 2022	004	A1
Project No.	Drawing No.	Revision	Scale
22.019	004	D	1:50 @ A1





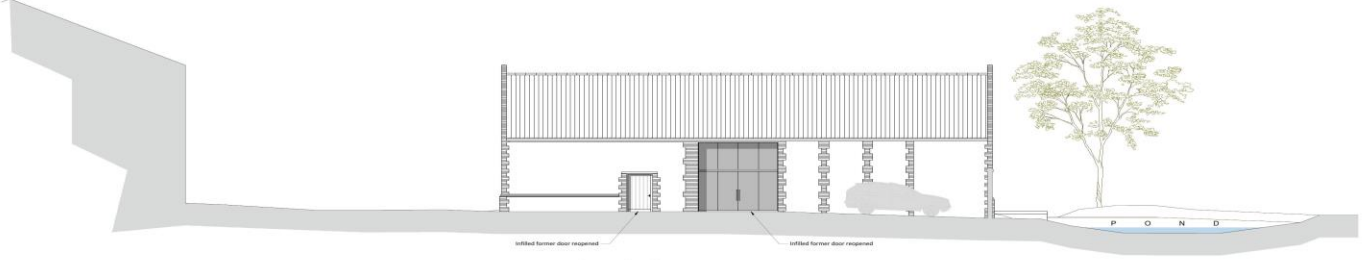
Proposed Roof/Block Plan  
Scale 1:200 at A1

EXISTING ACCESS FROM DOCKING TO SERVE EXISTING USERS AND DROP OFF TRAFFIC

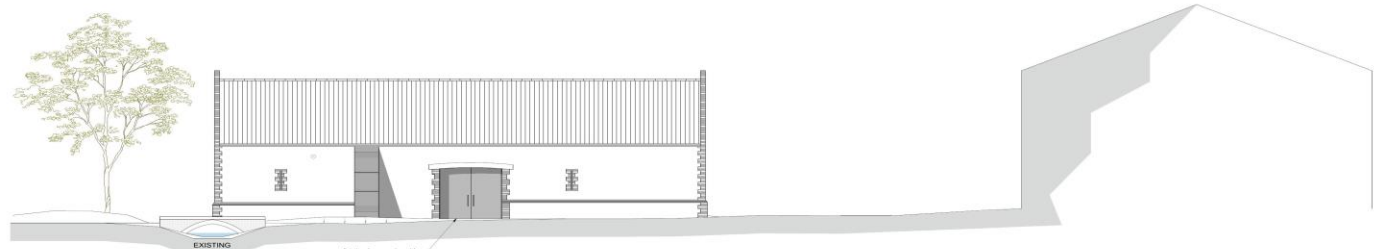


<b>Tidswell Childs</b> <small>Architectural and Planning Services</small>			
<b>Client</b> DIXIEL FARMS LTD	<b>Project</b> FIELD BARN PROPOSED BLOCK/ROOF PLAN	<b>Drawn</b> JCL	<b>Date</b> 1.08.22
<b>Drawn</b> JCL	<b>Checked</b> JCL	<b>Scale</b> As Shown	<b>Sheet</b> A1
<b>Project No.</b> 22.019	<b>Drawn No.</b> 005	<b>Revision</b> D	<b>Date</b> 06/05/22

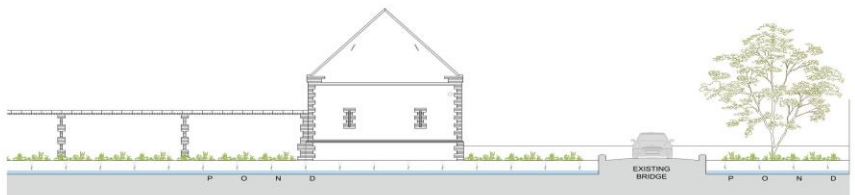
44



Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Proposed West Elevation

Proposed Elevations  
1:100 at A1

<b>Tidswell Childs</b> <small>ARCHITECTS AND PLANNERS</small>			
<small>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</small>			
<small>Client:</small>	<small>Project:</small>	<small>Drawn:</small>	<small>Scale:</small>
DIKEL FARMS LTD	FIELD BARN PROPOSED ELEVATIONS	006	1:100 at A1
<small>Drawn by:</small>	<small>Site:</small>	<small>Date:</small>	<small>Sheet:</small>
DIKEL FARMS LTD	FIELD BARN PROPOSED ELEVATIONS	May 2022	A1
<small>Project No.:</small>	<small>Drawing No.:</small>	<small>Revision:</small>	<small>Scale:</small>
22.019	006	D	1:100 at A1





45

South elevation of barn with existing hard standing



Neighbouring existing agricultural building to the west





47

Existing entrance to the area of hard standing and barn from Docking Road



48

East elevation of the barn and existing brick and flint wall



49



Existing bridge (access) with All Saints Church



50

East elevation and existing bridge



51

Existing bridge





52

Grassed area positioned to the south of the barn in front of the existing agricultural building







53

Entrance of neighbouring agricultural building



54

Rear of neighbouring agricultural building



55

Rear of existing barn

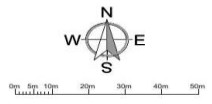
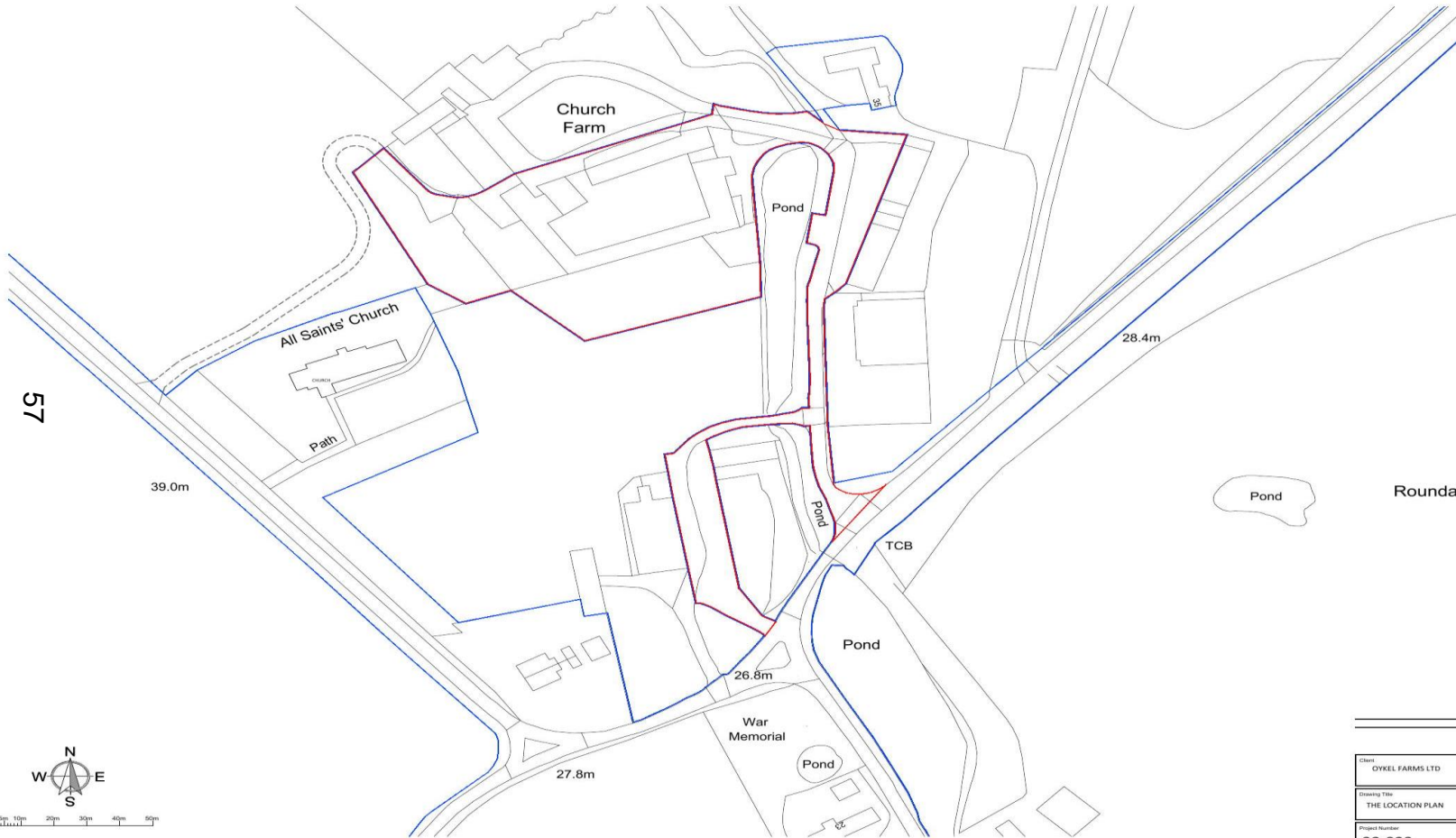


55

22/01216/F



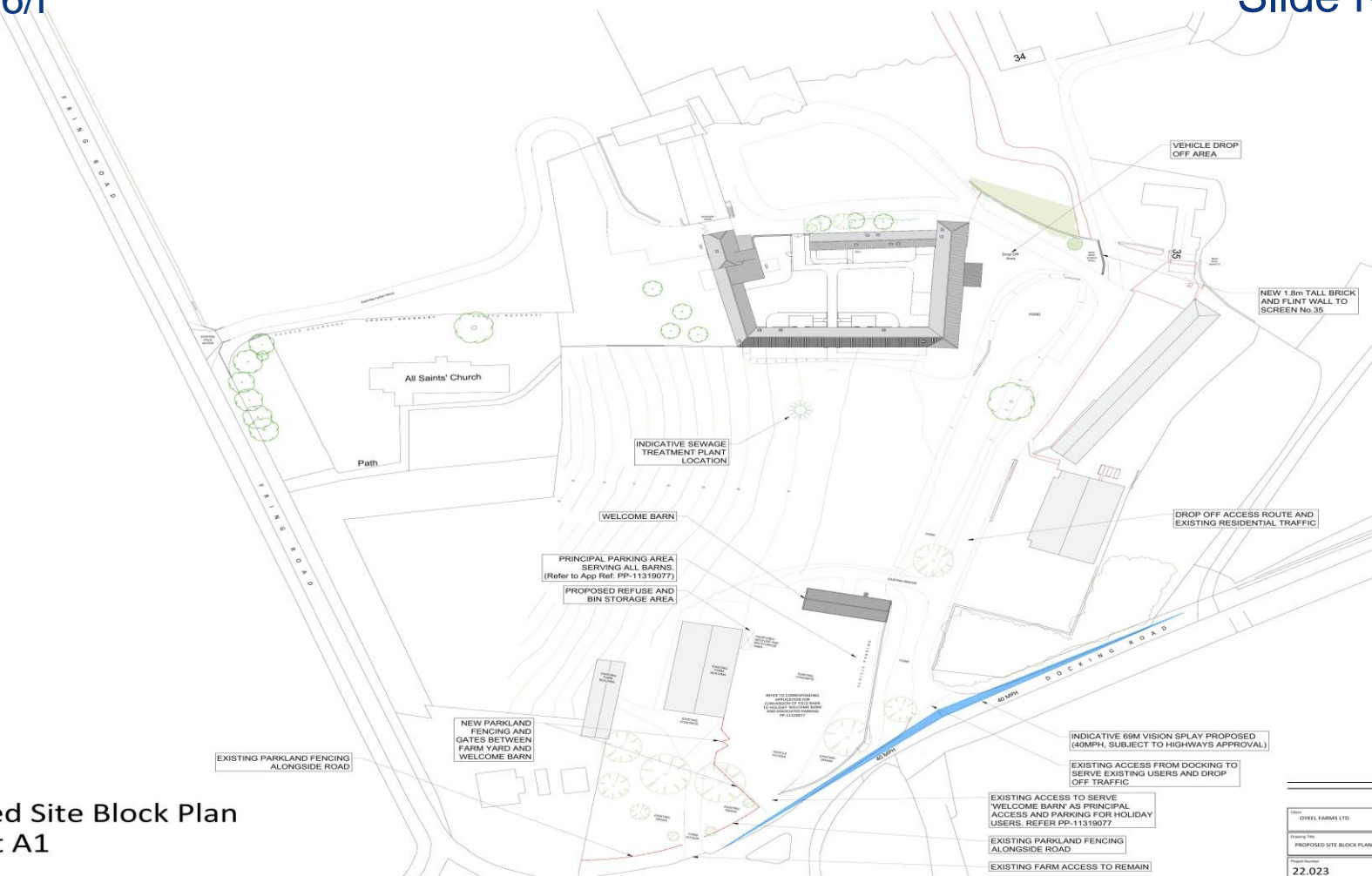




<b>Tidswell Childs</b>			
<small>EMERGENCY BUILDING LIMITED - ARCHITECTURAL CONSULTANTS</small>			
<small>Tidswell Childs LLP 100, GOSWOLD ROAD</small>			
Client <b>OYKEL FARMS LTD</b>		Project Proposed Conversion of Church Farm Barns, 171g to Holiday Accommodation	
Drawing Title <b>THE LOCATION PLAN</b>		Drawn FC	Scale 1:1250 @ A3
Project Number <b>22.023</b>		Date JUNE 2022	Sheet A3
Drawing Number <b>001</b>		Revision <b>B</b>	Revision Date 19.10.22



58

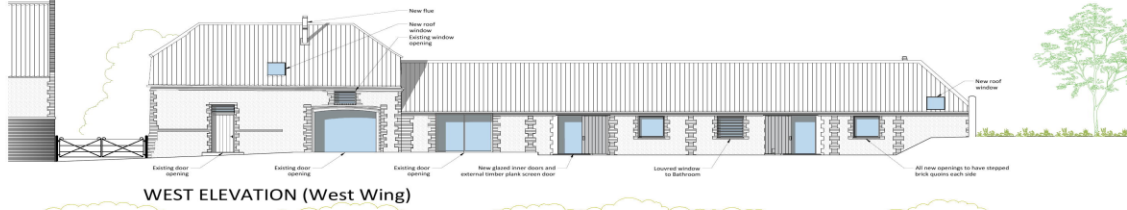


Proposed Site Block Plan  
1:500 at A1

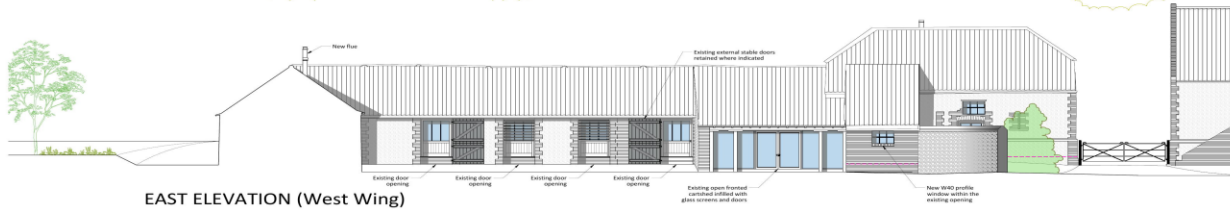
<b>Tidswell Childs</b>			
<small>Surveyors &amp; Planners</small>			
<small>Client</small>	<small>Project</small>	<small>Drawn</small>	<small>Scale</small>
DIKEL FARMS LTD	Principal Conversion of Church Farm, Barns, Flng to Holiday Accommodation	ML	1:500 at A1
<small>Drawing Title</small>	<small>Date</small>	<small>Drawn</small>	<small>Scale</small>
PROPOSED SITE BLOCK PLAN	JUNE 2023	ML	A1
<small>Reference</small>	<small>Revision</small>	<small>Author</small>	<small>Date</small>
22.023	002	D	26/10/24







WEST ELEVATION (West Wing)

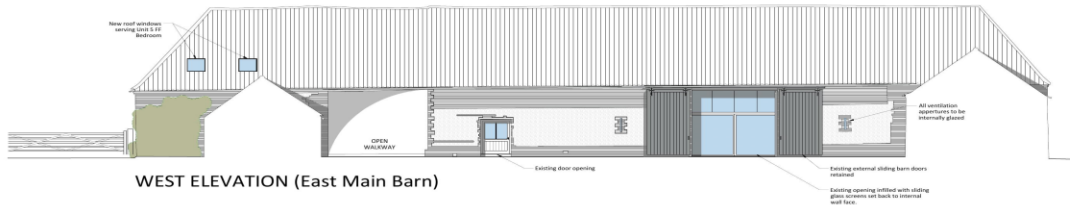


EAST ELEVATION (West Wing)

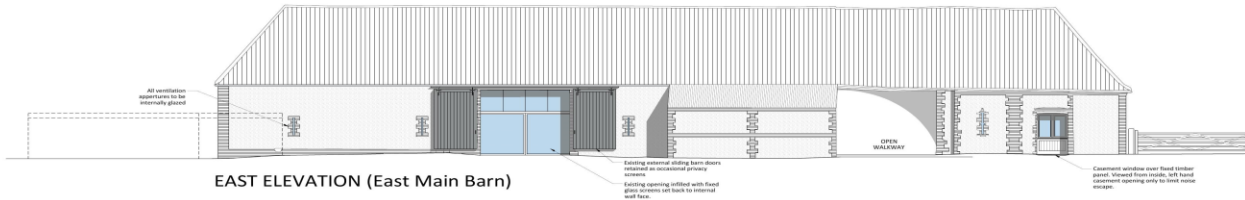


EAST ELEVATION (West Wing) (Garden Wall Removed)

09



WEST ELEVATION (East Main Barn)

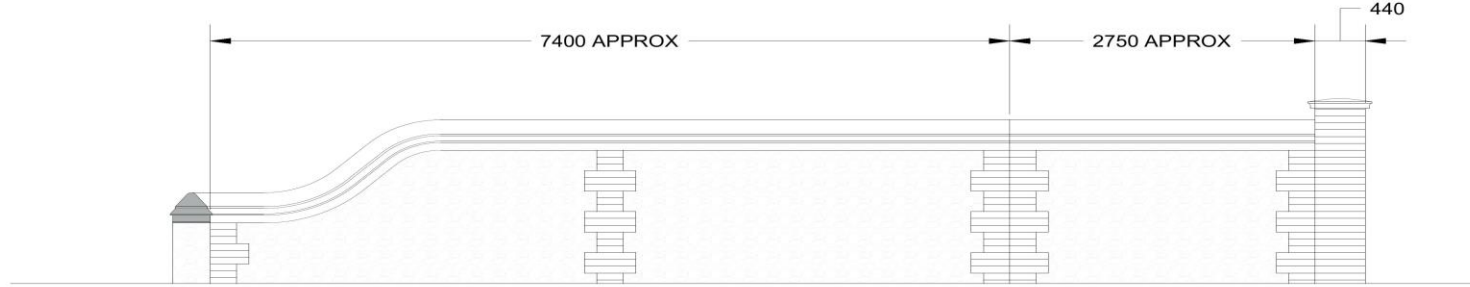


EAST ELEVATION (East Main Barn)

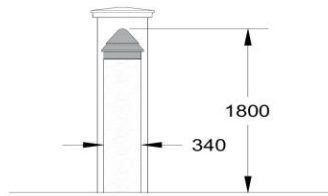
Tidswell Childs			
Tidswell Childs Ltd Tel: 01802 443344			
Client <b>OYKEL FARMS LTD</b>	Project Proposed Conversion of Church Farm Barns, Fing to Holiday Accommodation.	Drawn <b>TC</b>	Scale 1:100 @ A1
Drawing Title <b>PROPOSED ELEVATIONS SHEET 1 OF 2</b>	Date <b>JUNE 2022</b>	Sheet <b>A1</b>	
Project Number <b>22.023</b>	Drawing Number <b>004</b>	Revision <b>D</b>	Revision Date <b>06.10.22</b>





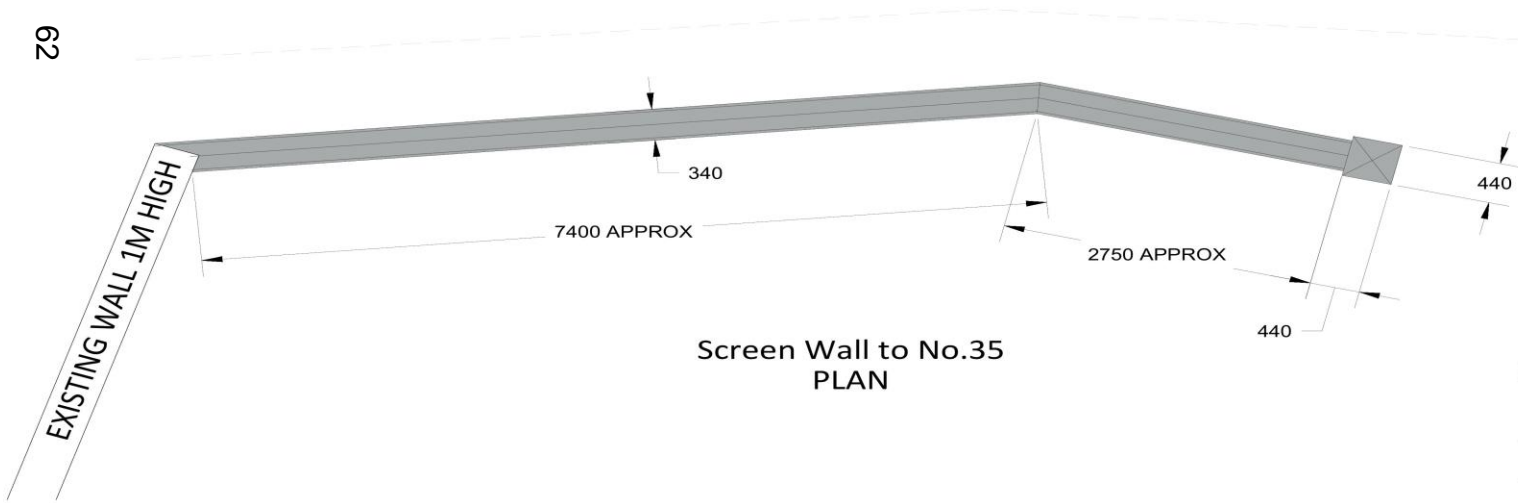


Screen Wall to No.35  
West Elevation



Typical New  
Wall Section

62



Screen Wall to No.35  
PLAN

Tidswell Childs  
LANDSCAPE ARCHITECTS

Head Office: 15/17  
Tel: 01503 443344

Client OYKEL FARMS LTD	Project Proposed Conversion of Church Farm Barns, Frog to Holiday Accommodation.	Scale 1:20 @ A1
Drawing Title SCREEN WALL TO No. 35	Drawn JFC	Sheet A1
Project Number 22.023	Date OCT 2022	Revision Date
Drawing Number SW01	Revision D	Revision Date 06.10.22



63



Main entrance of the site (north)



64

Existing entrance (south)



65



South elevation of existing barns



66

Historic cart sheds and no.35 positioned to the east of the barns





67

South elevation of existing barns



68

Proposed courtyard area





69

Existing brick and flint wall to be extended



70



East elevation of the barns





71



72

Barns with All Saints Church



73

**SPEAKER**  
**STEVEN ARROWSMITH**




# 220126/F - CHURCH FARM FRING

 AGRICULTURE

 RESIDENTIAL

  
  
 FRING ESTATE  
HOLIDAYS

  
  
 PROPOSED  
CHANGE OF USE  
& EXTENSION OF  
FRING ESTATE  
HOLIDAYS





Amenity

Density -  
75 units &  
events

Mixed agricultural & residential site  
to be developed into holiday site,  
dominating the village

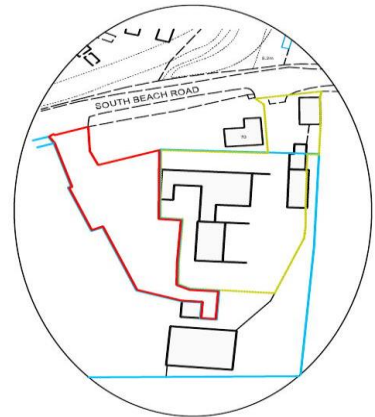
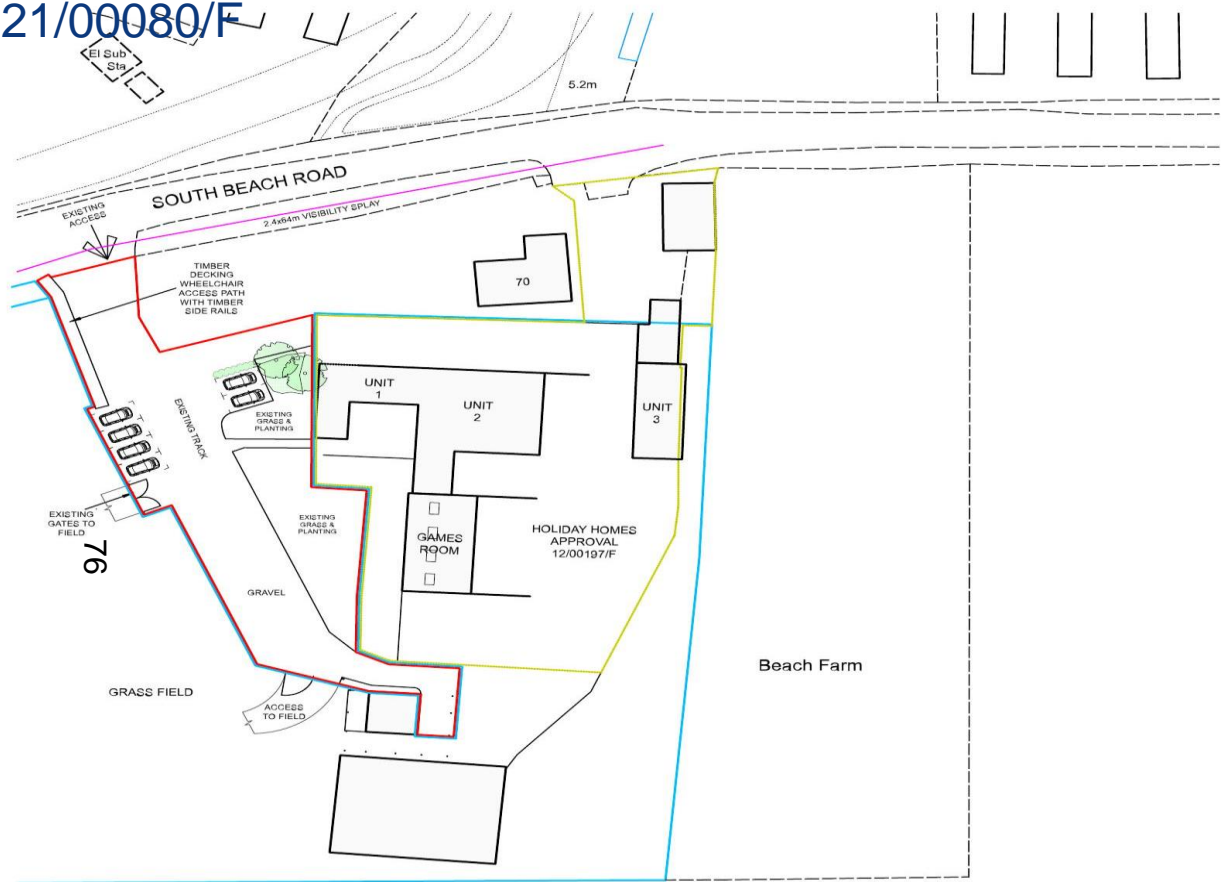
Safety - Increasing mix of farming,  
residents, holiday guests, cars,  
vans, bikes, people, dogs...no  
pathways or safe access to walking  
trails



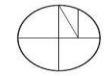
75

21/00080/F





LOCATION PLAN 1:1250



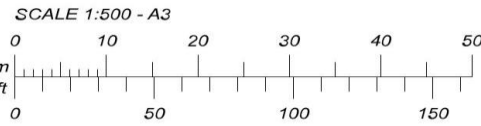
**KEY**

-  = PARKING SPACE MIN 2.5 x 5m
-  = APPLICATION SITE BOUNDARY 12/00197/F
-  = NEW TREES
-  = NEW PLANTING
-  = REFUSE BIN COLLECTION POINT

REVISIONS  
A - 20.09.22 - LAYOUT AMENDED

**ba**  
brand  
associates  
architects  
2A Dartford Road  
Marsh PE15 8AB  
tel [01354] 653 818  
fax [01354] 651 951  
mail@brand-associates.net

CHANGE OF USE LAND SOUTH WEST OF 70 SOUTH BEACH ROAD HEACHAM PE31 7BB	
NIGEL MARSH	
SITE PLAN	
1:500	NEM 1 SEP20
MAR20	1 : A







77

Entrance to site from South Beach Road



78

Looking north along South Beach Road





79

Looking south along South Beach Road



08

Land to west





81

Northern boundary of approved holiday let site



82

Approved holiday lets



83

Pedestrian access ramp adjacent to access and parking area





84

Parking area adjacent to barns





85

View to the north from inside the site

85

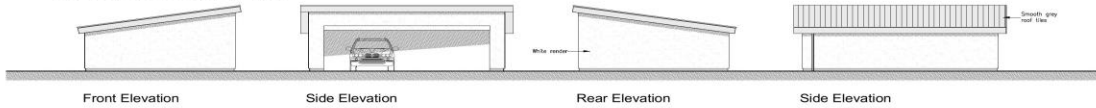
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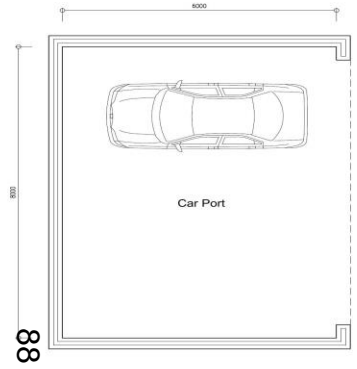




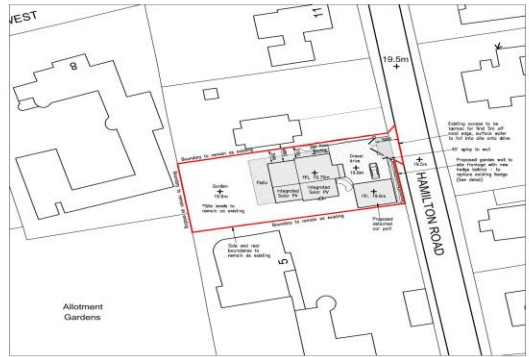
Proposed Car Port Elevations 1:100



Proposed Street Scene 1:100



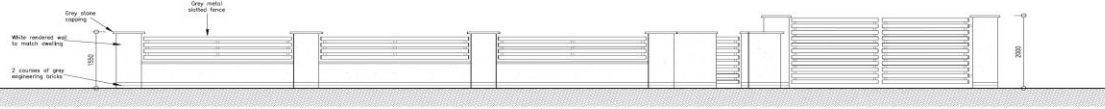
Proposed Car Port Floor Plan 1:50



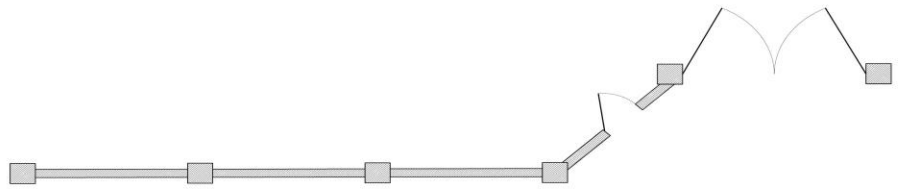
Proposed Site Plan 1:500



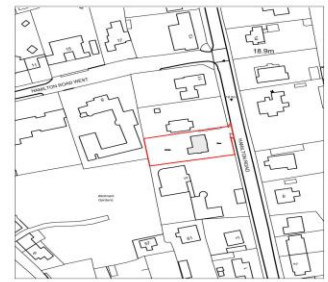
Existing Site Plan 1:500



Proposed Wall Elevation 1:50



Proposed Wall Floor Plan 1:50



Location Plan 1:1250

© Resurfacing provided  
REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT: MR & MRS PEGGS

PROPOSED REPLACEMENT DWELLING

SITE: No. 7 HAMILTON ROAD, OLD HUNSTANTON, NORFOLK, PE8 5JA

REVISION: PLANNING DRAWING 3

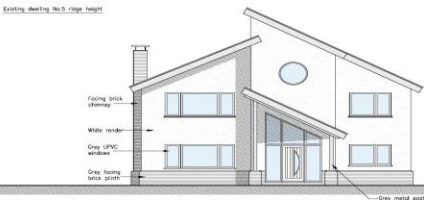
JOB NO.	FORMAT	DATE
5847/04C	A1	JULY 2021

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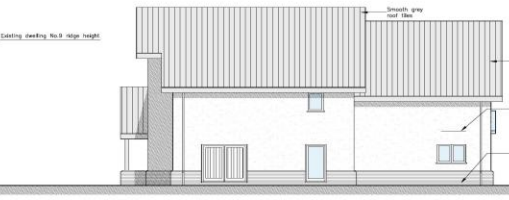
All dimensions shown on this drawing are in millimetres unless stated otherwise. If any dimension is shown in metres, it shall be taken as the metric equivalent. All dimensions are to be checked on site prior to construction and any discrepancies to be highlighted immediately.

This is a preliminary drawing and may be subject to change without notice. The client agrees to indemnify and hold Peter Humphrey Associates and its agents harmless from all claims, damages, losses and expenses, including reasonable legal costs, arising from the use of this drawing for any purpose other than that for which it was prepared. The client agrees to indemnify and hold Peter Humphrey Associates and its agents harmless from all claims, damages, losses and expenses, including reasonable legal costs, arising from the use of this drawing for any purpose other than that for which it was prepared.





Proposed Front Elevation 1:100



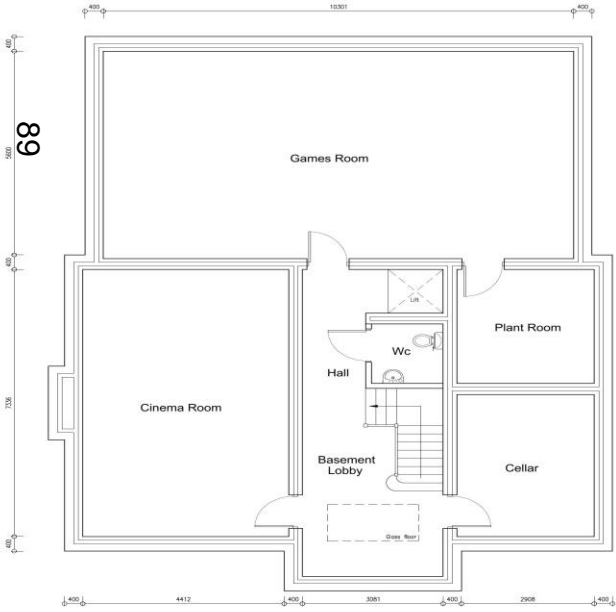
Proposed Side Elevation 1:100



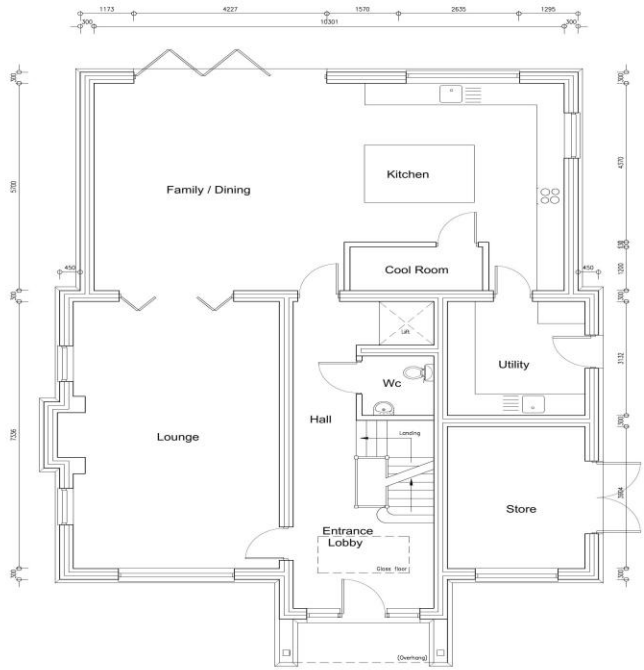
Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Basement Plan 1:50



Proposed Ground Floor Plan 1:50

9. Roof covering area and dimensions

**PETER HUMPHREY & ASSOCIATES**  
 ADDRESS: 2 CHAPEL ROAD, WISBECK, CAMBS, PE13 1HG.  
 TEL: 01832 350000 (DIAL 9)  
 EMAIL: info@peterhumphrey.co.uk  
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CLIENT: MR & MRS PEGGS

PROJECT: PROPOSED REPLACEMENT DWELLING

NO: No. 7 HAMILTON ROAD OLD HUNSTANTON NORFOLK PE36 6JA

DATE: JULY 2021

JOB NO: 5847/02B DRAWN BY: A1

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View towards existing dwelling from Hamilton Road, looking west.





View towards existing dwelling and northern neighbouring dwelling looking west.





95

View towards existing dwelling and southern neighbouring dwelling looking west.



96



Northern boundary and neighbouring dwelling.





Southern boundary and neighbouring dwelling.





96

View along Hamilton Road, looking north.





View along Hamilton Road, looking south.



Street scene- eastern side of Hamilton Road.





Neighbouring property to east.

21/02311/F





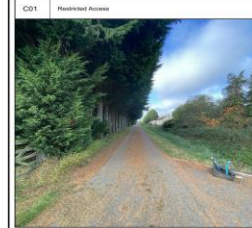


**SITE PLAN KEY**

- Indicates existing trees and hedgerows (un-surveyed trees positions are approximate)
- Indicates positions of existing water features (un-surveyed)
- Indicates neighbouring properties from OD location plan
- Indicates site access point
- Indicates site boundary line
- Indicates high voltage electricity cables

**CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2013**

1. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. Any discrepancies are to be brought to the designer's attention.
4. Any discrepancies are to be brought to the designer's attention.



AS EXISTING

**SWANN EDWARDS ARCHITECTURE**

Swann Edwards Architecture Limited, Swann Edwards Architecture, 5 Black Barn, Fox Road, Garsdon, Walsoken, Cambridgeshire, PE13 3AA  
 T 01553 653562 E info@swannedwards.co.uk www.swannedwards.co.uk

Site Title	Drawn By	Drawn By
Proposed Temporary Home Land Adjacent Zorro Cottage, Green Lane, Walsoken, PE14 7BJ, Fox, Walsoken	MC	MC
	October 2021	October 2021
	Checked By	Checked By
	RS	RS
Drawn By	Scale	Sheet Size
SE-17336	A1	A1
Day No.	Revised	Revised
100		

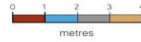






Side Elevation (W)

Scale: 1:100



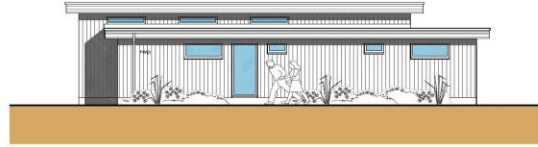
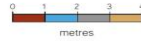
Rear Elevation (N)

Scale: 1:100



Side Elevation (E)

Scale: 1:100



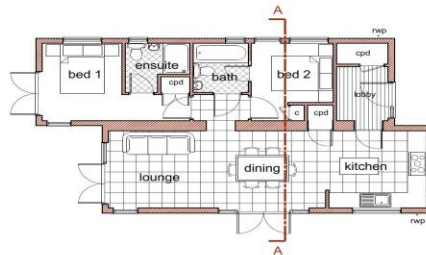
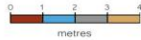
Front Elevation (S)

Scale: 1:100



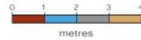
Section A-A

Scale: 1:100



Floor Plan

Scale: 1:100



ELEVATION KEY



Proposed vertical timber cladding



Proposed horizontal timber cladding



Proposed timber joinery



Proposed green roof

General Notes

1. All dimensions are given in mm unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

Status  
FOR APPROVAL



Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fan Road, Gwynn, Wisbech, Cambs. PE13 4AA. 1 01945 450834 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Temporary Home Land Adjacent Zoar Cottage, Green Lane, Walsoken, PE14 7BJ For: Mr Peppercorn	Date November 2021	Drawn by MC Checked by RS
Drawing Title Planning Drawing Plan, Elevations & Section	Job No. SE-1736	Sheet Size A2
	Dwg No. PP1100	Revision

106



View along Green Lane to west



107



View along Green Lane to east



Site access as viewed from Green Lane





109

Site as viewed from Green Lane





West boundary, access to Green Lane





West boundary

112



View from existing parking area to north



113



View to South from inside site





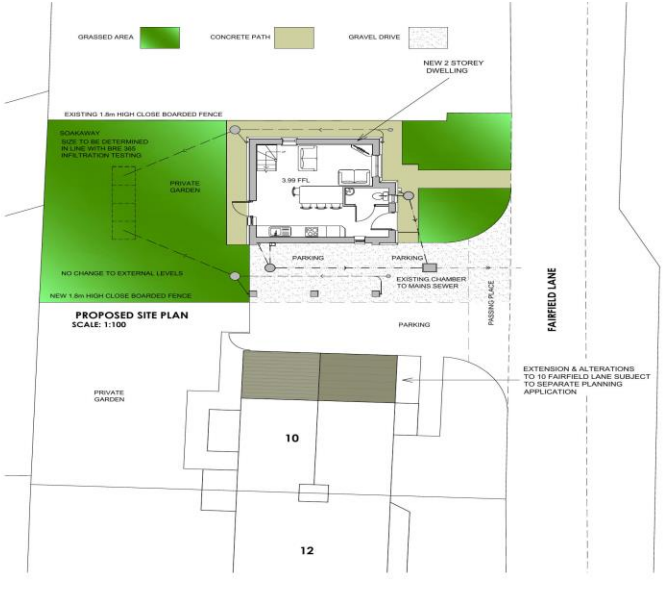
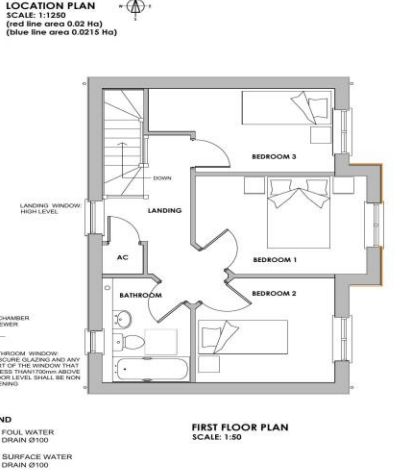
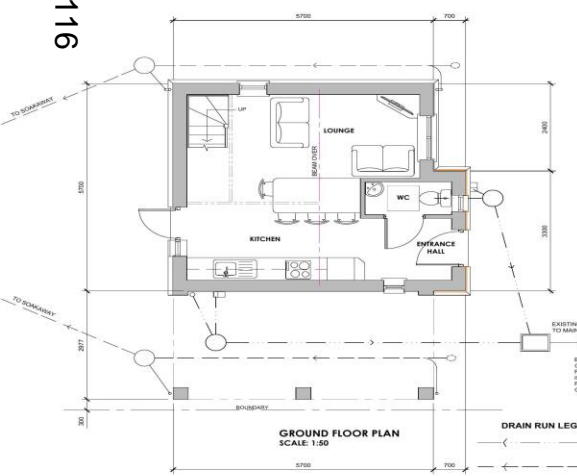
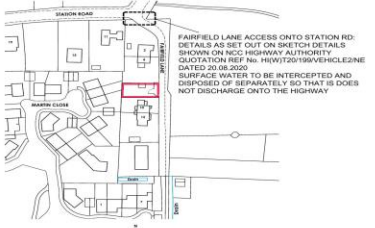
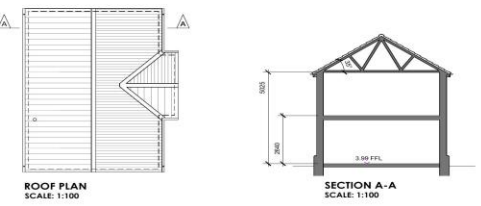
114

East boundary



22/01577/RM





**Project:**  
10 Fairfield Lane  
Waltham  
Kings Lynn  
Norfolk  
PE33 0JE

**Client:**  
M

**Title:**  
Plot Adjacent 10 Fairfield Lane  
Proposed Floor Plans, Elevations,  
Roof Plan, Site and Location Plan

**Revision Details:**  
-

**Issue Date:** 29.04.22





117



South boundary and donor dwelling





118

West boundary and rear of No 8, 10, 12 Martin Close





119

North boundary



View southwest to site from No 4 Fairfield Lane





View south along Fairfield Lane





View north along Fairfield Lane





123

South boundary (rear of donor dwelling, No 10 Fairfield Lane )





North boundary (rear of No 4 Fairfield Lane)



# END OF PRESENTATION

