

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



**Planning Committee**  
**Monday, 31st July, 2023 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**

1. **PRESENTATION** (Pages 2 - 120)

**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

## 31 July 2023

2

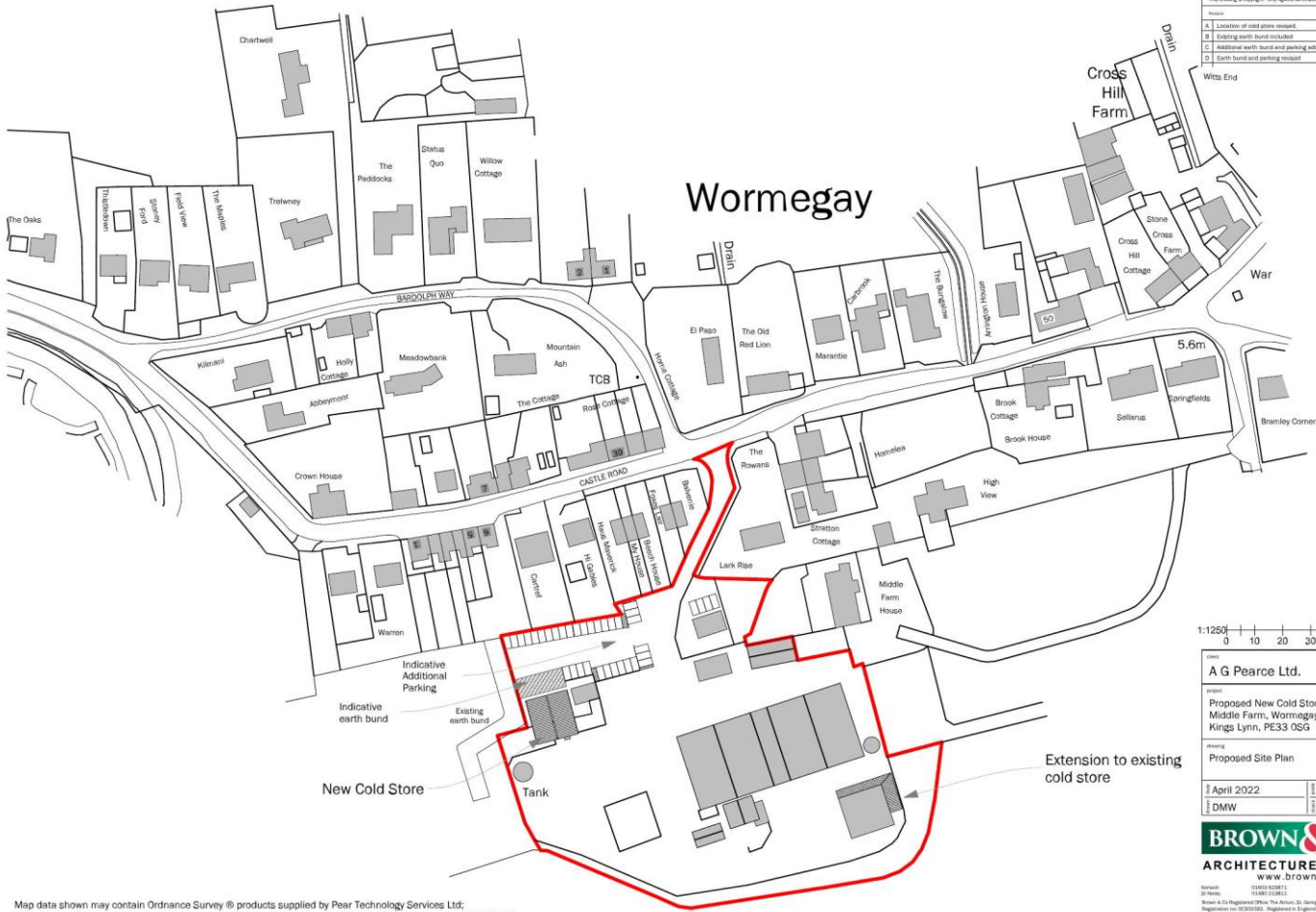


3

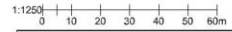
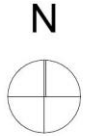
22/01333/FM



4



Planning			
Rev	Date	Issue	By
A	22.09.22	Location of road above request	DMW
B	04.11.22	Existing earth bund request	DMW
C	17.07.23	Additional earth bund and parking added	DMW
D	21.07.23	Earth bund and parking request	DMW



Client  
**A G Pearce Ltd.**

Project  
Proposed New Cold Store and Extension at:  
Middle Farm, Wormegay  
Kings Lynn, PE33 0SG

Drawing  
Proposed Site Plan

1 April 2022 1:1250 @ A3  
DMW NDM

**BROWN & CO**  
ARCHITECTURE + PLANNING  
www.brown-co.com

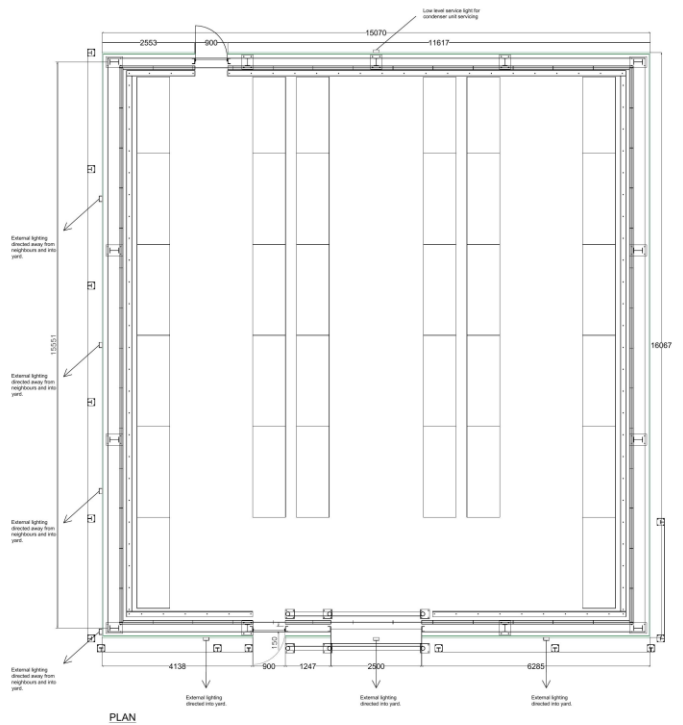
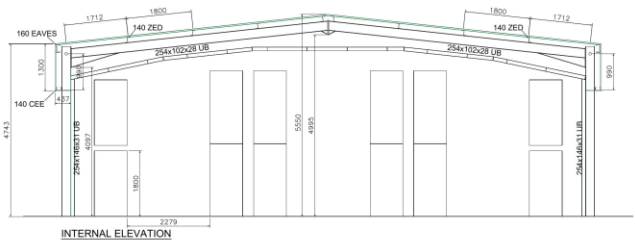
Norwich 01603 528111 01603 054830  
 Bury St Edmunds 01328 328112 01328 373888  
 Royal & Co Registered Office: The Avenue, St. George's Green, Norwich, Norfolk, NR3 1AS  
 Registered in England No. 01201920 Registered Engineer & Planner

22 041030 05 D





- SPECIFICATION:
- STEELWORK FINISH: SHOTBLAST GREY FINISH
  - PORTAL RAFTERS: 254x102x25 UB
  - PORTAL COLUMNS: 254x146x31 UB
  - GABLE COLUMNS: 203x133x25 UB
  - ROOF BRACING: 76x3.2 CHS
  - PORTAL TIES: 76x3.2 CHS
  - ROOF JOISTS: 155x1.5 ZED
  - CLADDING RAILS: 140x1.4 C SECTION
  - EAVES BEAMS: 160x2.0 EAVES BEAM
  - DOOR FRAMES: 150x75x20 CHANNEL
  - CLADDING: 40mm COMPOSITE PANEL OLIVE GREEN
  - TRIMMS: OLIVE GREEN
  - GUTTER: BLACK PVC



7

General Notes

No.	Revision/issue	Date
1	7	20.10.22

Client Name and Address

**MAGNUM**  
FABRICATIONS LTD  
MAGNUM HOUSE  
DORINGTON

Project Name and Address

**GPL Construction**  
AG Pearce  
Kings Lynn

Sheet	2
Date	19.4.22
Scale	1:50@A1





6



10



Entrance to site



11



12



On application site looking north

13



On application site looking north



14



15



On application site looking north



16



On application site looking northwest, showing earth bund





17



On application site looking east



18



On application site looking south



20



On application site looking south, existing cold store on right



21



On application site looking north with  
existing cold store on left



22



Existing cold store





Southern elevation of existing cold store



24



Staff car park and northern boundary





25



Staff car park and northern boundary

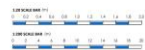


23/00626/F

26







**Notes**

The information on this property is for the purpose of providing a visual representation of the proposed development and is not intended to be used for any other purpose.

It is recommended that information is not used for any other purpose.

The drawings are the property of Trundley & Associates and are not to be used for any other purpose without the written consent of Trundley & Associates.

It is recommended that information is not used for any other purpose.

The drawings are the property of Trundley & Associates and are not to be used for any other purpose without the written consent of Trundley & Associates.

It is recommended that information is not used for any other purpose.

The drawings are the property of Trundley & Associates and are not to be used for any other purpose without the written consent of Trundley & Associates.

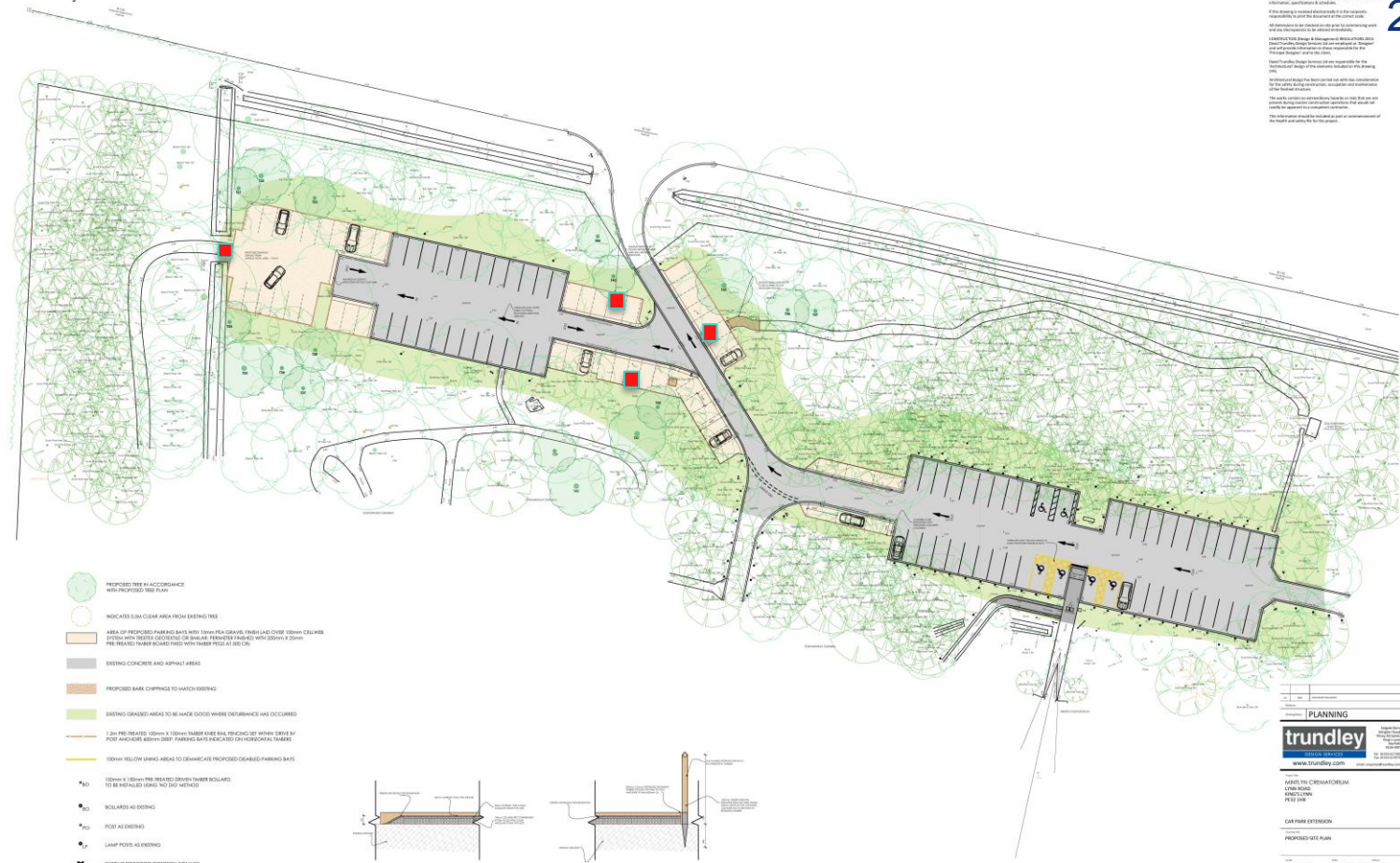
It is recommended that information is not used for any other purpose.

The drawings are the property of Trundley & Associates and are not to be used for any other purpose without the written consent of Trundley & Associates.

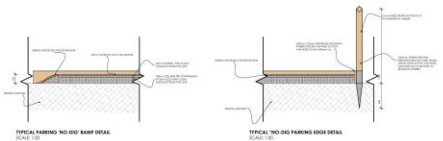
It is recommended that information is not used for any other purpose.

The drawings are the property of Trundley & Associates and are not to be used for any other purpose without the written consent of Trundley & Associates.

28



- PROPOSED TREE IN ACCORDANCE WITH PROPOSED TREE PLAN
- INDICATES 3.0M CLEAR AREA FROM EXISTING TREE
- AREA OF PROPOSED PARKING BAYS WITH 100mm PECA GRAVEL FINISH LAY OVER 100mm CONCRETE WITH 100mm REINFORCING 50mm SLAB. EXISTING PAVED WITH 100mm 20mm FINE TREATED TRAMER BOARD FINISH WITH TRAMER JOIST AT 500 CM.
- EXISTING CONCRETE AND ASPHALT AREAS
- PROPOSED BARK CHIP PATHS TO MATCH EXISTING
- EXISTING GRASED AREAS TO BE MAINTAINED WHERE DISTURBANCE HAS OCCURRED
- 1.5M FINE TREATED 100mm x 100mm TRAMER BOARD FINISH WITH 100mm 20mm FINE TREATED TRAMER BOARD FINISH WITH TRAMER JOIST AT 500 CM.
- 100mm YELLOW GRAVED AREAS TO DEMARCATATE PROPOSED GRAVED PARKING BAYS
- 100mm x 100mm FINE TREATED GREENH TRAMER BOLLARDS TO BE INSTALLED AS PER NO. 502 METHOD
- BOLLARDS AS EXISTING
- POST AS EXISTING
- LAMP POSTS AS EXISTING
- EXISTING PROPOSED DIRECTION SIGNAGE



**PLANNING**

**trundley**  
TRUNDLEY & ASSOCIATES  
www.trundley.com

PROJECT CREATOR/OWNER  
KING'S LYNN  
MAGNETIC  
PULSE LINE

CAR PARK EXTENSION  
PROPOSED SITE PLAN

DATE: 17-09-2017  
SCALE: 1:500 @ A3  
SEPTEMBER 2017 HC

**17-L38-PL003**

17-09-2017



30



Main carpark to the Crematorium

31



View westwards



32



View westwards of 6 proposed parking spaces





View north-west of proposed parking spaces to either side of the access road





View towards overflow carpark and proposed parking spaces  
either side of the access road



35



Proposed location of extension to the existing overflow carpark



36



Proposed location of extension to the existing overflow  
carpark



# SPEAKERS SLIDE

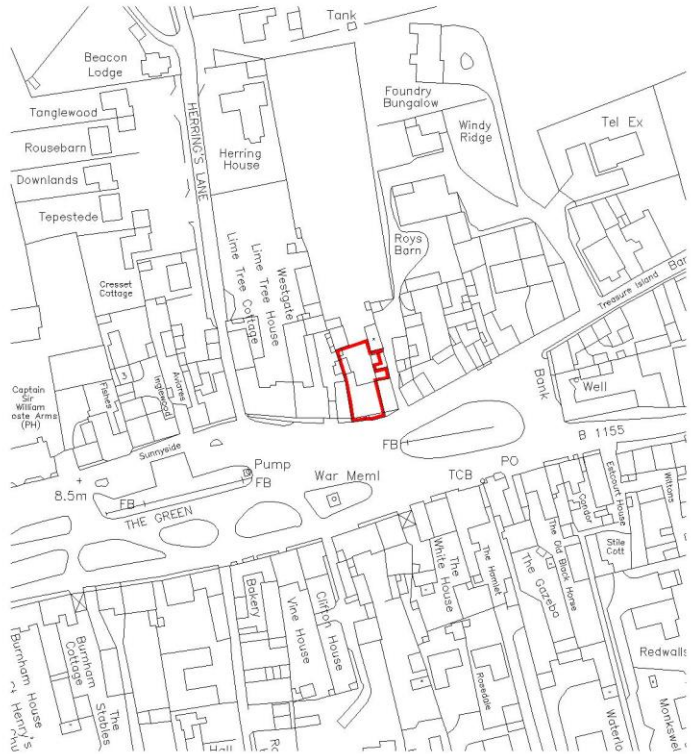
## M J RAY





23/00507/F





29/34 Market Place,  
 Burnham Market,  
 King's Lynn,  
 Norfolk.



Location Plan

Scale: 1:1250



ACS Architectural Ltd  
 14 Avenue Road, Hunstanton, Norfolk. PE30 6EW.  
 Tel: 07820 946226 E-mail: info@acs-architectural.co.uk





41

FOR PLANNING PURPOSES ONLY

acs-architectural.co.uk

**Existing West Elevation 1:100**

**Existing North Elevation**

**Existing East Elevation**

**Proposed West Elevation 1:100**

**Proposed North Elevation**

**Proposed East Elevation**

**Part Existing Site Plan 1:100**

**Part Proposed Site Plan 1:100**

**Proposed Materials**

- Classic Brick Company - Rural Multi Handmade brick slip.
- Scratcher bond with white lime based mortar and bucket handle pointing.
- Aluminium Access Doors finished in black powder coat.

Visual mock up of proposal for illustrative purposes only

**ACS ARCHITECTURAL**

A. Unit 3 Impression House 1, Parkside Drive, Colchester, Essex, CO1 7HS

T. 0206 225523

E. info@acsarchitectural.co.uk

**Project:** Proposed Planning Application for the Conversion of No. 22 Market Place, Norwich, Norfolk, NR1 1BP

**Title:** Elevations and Site Plans as Existing & Proposed

**Date:** 23/06/23

**Drawn by:** 578/23/01

**Checked by:** [Signature]

**Project No.:** 578/23/01

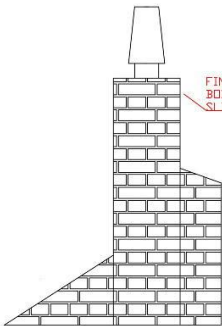
**Rev.:** 0

ALL DIMENSIONS TO BE CHECKED ON SITE

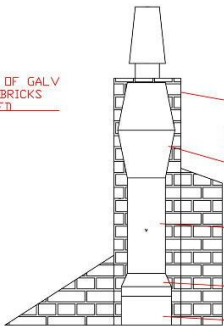
FOR DISCUSSION PURPOSES ONLY

FINISHED VIEW - FRONT

CROSS SECTION VIEW - BEFORE BOXING



FINISHED LOOK OF GALV BOXING AFTER BRICKS SLIPS INSTALLED



GALV SQUARE SURROUND TO BE FINISHED IN BRICKS SLIPS

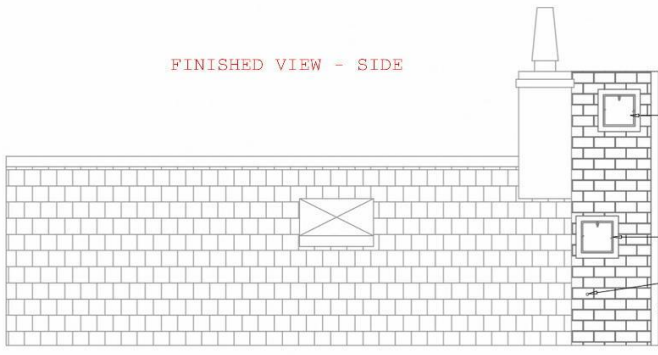
400MM VELOCITY/JET COWL ACCELERATING/PROPELLING FLAMES 10 METRES INTO ATMOSPHERE

400MM ROUND SPIRAL DUCT

400MM ROUND TO SQUARE ADAPTOR

EXISTING SQUARE DUCT

FINISHED VIEW - SIDE



ALUMINIUM ACCESS DOOR FOR CLEANING FINISHED IN BLACK POWDER COAT

ALUMINIUM ACCESS DOOR FOR CLEANING FINISHED IN BLACK POWDER COAT

DRAIN POINT OUTLET THROUGH BRICK WORK



SPECIALIST REFURBISHMENT SERVICES

NO_29_BURNHAM_MARKET			
DRAWING TITLE			
EXTRACTION_SYSTEM			
RMK	DATE	SCALE	REV
	02/09/20	A	C
KLS2159			

22-23 AUSTIN FIELDS IND EST, KINGS LYNN, NORFOLK, PE30 1PH TEL (01553) 772835 FAX (01553) 769118

42



43



Northern elevation of building / flue from rear courtyard



44



Close up of previous photo



45

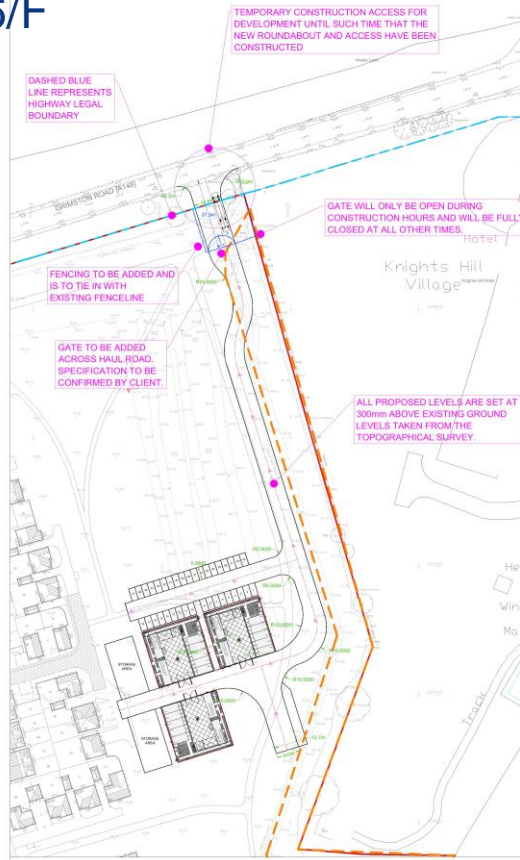


Northern elevation of building (showing that there are no long public views)

23/00086/F



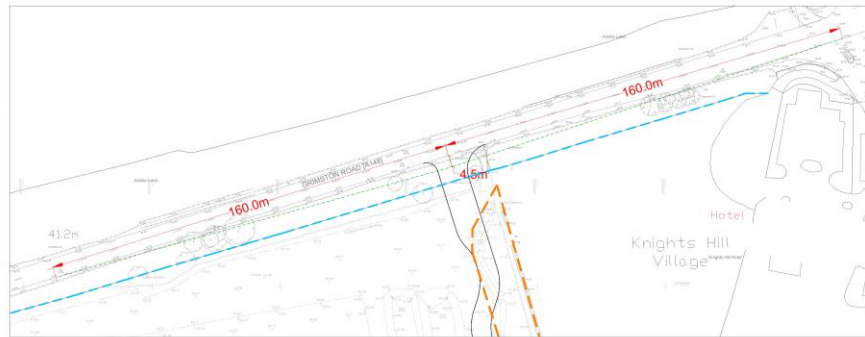
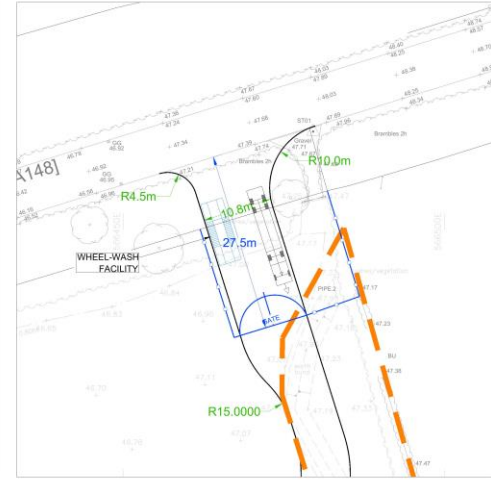




PROPOSED LOCATION OF TEMPORARY ACCESS & HAUL ROAD  
Scale 1 : 500



Site Location Plan  
The site is located to the south of Grimston Road (A148) and to the west of Queen Elizabeth Way (A149), South Wootton, Kings Lynn (nearest postcode PE30 3NG). The site is approximately centred at Ordnance Survey (OS) National Grid Reference 566180, 322270 and is 35 Hectares (Ha) in size.



**PRELIMINARY**

**AT RISK**

**SITELAND**

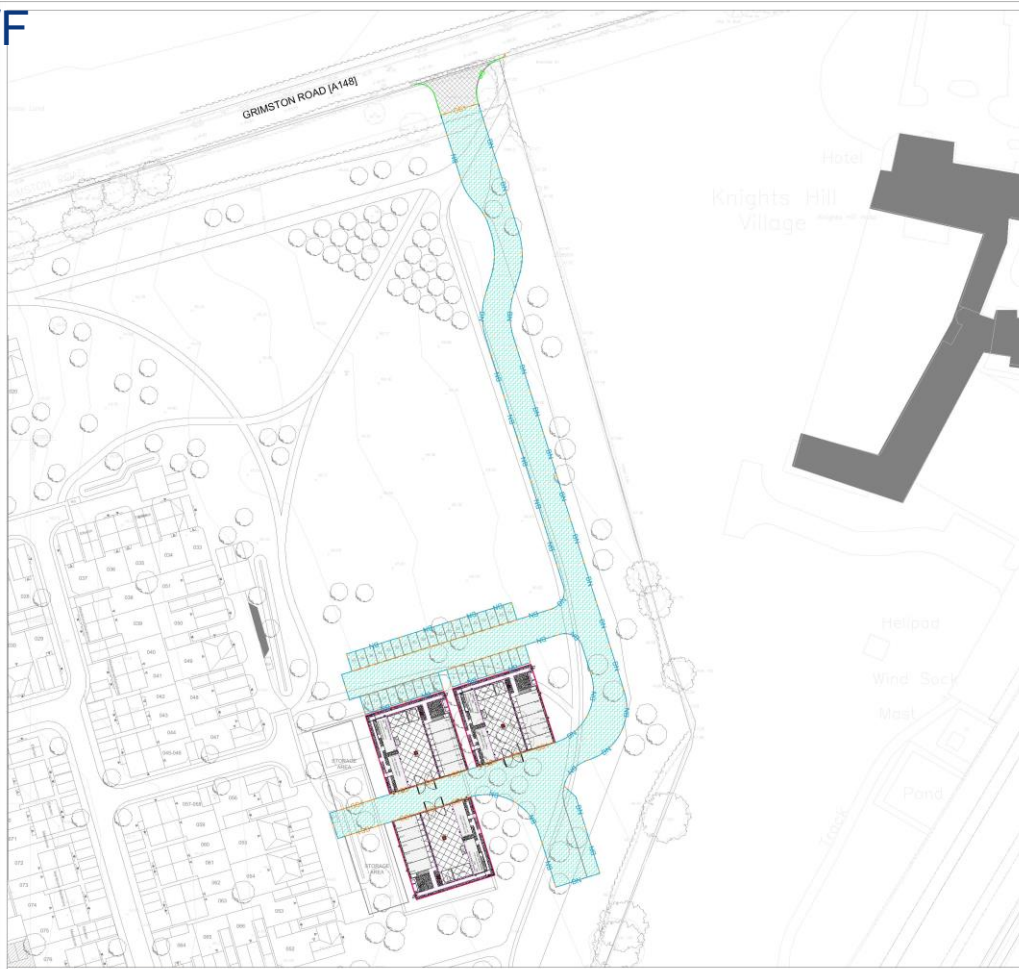
**DRIVING SIMULATED**

**RACE**  
RESURFACING & CONSTRUCTION ENGINEERING

**BARRATT**

HOLO 001-01





**KEY**

	TYPE H&I Kerb (125mm upstand)
	TYPE C&I Kerb
	TYPE BN Kerb (20mm upstand)
	TRANSITION KERB (TYPE H&I to BN)
	ASPHALT CARRIAGEWAY CONSTRUCTION -
	ASPHALT T&E IN CONSTRUCTION -
	TYPE 1 CONSTRUCTION -

The Contractor is to check and verify all existing and proposed kerbs and upstands with current British Legislation, British Standard Specifications, British Standards, Construction (Design & Management) Regulations, Party Wall Act, etc. unless it has specific approval in writing. The primary road kerb must be constructed in accordance with the relevant legislation or other special circumstances provided. The above is not intended to pre-empt or substitute any professional or general contractor's duties. Site and ground conditions should be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any support or fill should be constructed in accordance with the relevant legislation or other special circumstances provided. Any support or fill should be constructed in accordance with the relevant legislation or other special circumstances provided. Any support or fill should be constructed in accordance with the relevant legislation or other special circumstances provided.

**DRAWING STATUS**  
**PRELIMINARY**

**AT RISK:**  
An indication that the drawing is issued by the Designer/Author/Technical Approving Officer as a preliminary drawing and is not intended for construction. It is the responsibility of the Designer/Author/Technical Approving Officer to ensure that the drawing is not used for any purpose other than for the design of the proposed works.

**SITE LAYOUT**  
BASED ON THE DRAWING LAYOUT -  
ISSUED BY: [www.cambridge-engineering.com](http://www.cambridge-engineering.com)  
PROVIDED BY THE CLIENT.



**Drawing Status:**  
PRELIMINARY - Not for Construction  
RACE Residential & Commercial Engineering Ltd  
100, Newmarket Road, Cambridge CB3 9EJ



CONTACT US:  
Residential & Commercial Engineering Ltd  
100 Newmarket Road, Cambridge CB3 9EJ  
Tel: 01223 411552

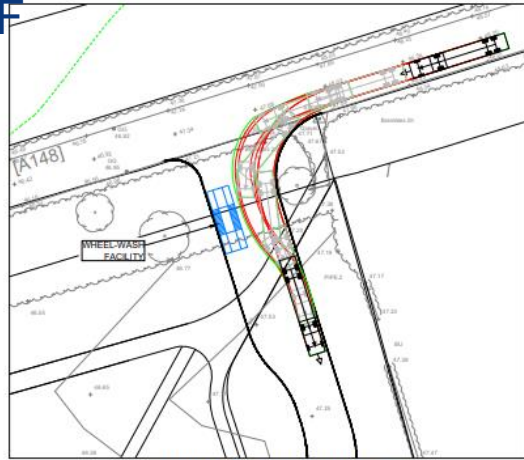
DRAWING 23/00086/F - PROJECT INFORMATION				
1	Issue 1: Approved for planning	14/12/22	AW	1
2	Issue 2: Approved for construction	17/01/23	AW	1
3	Issue 3: Approved for construction	17/01/23	AW	1
4	Issue 4: Approved for construction	17/01/23	AW	1
5	Issue 5: Approved for construction	17/01/23	AW	1



**RCA KERBING & MATERIALS PLAN** GRIMSTON ROAD (A148) (A148) (A148)

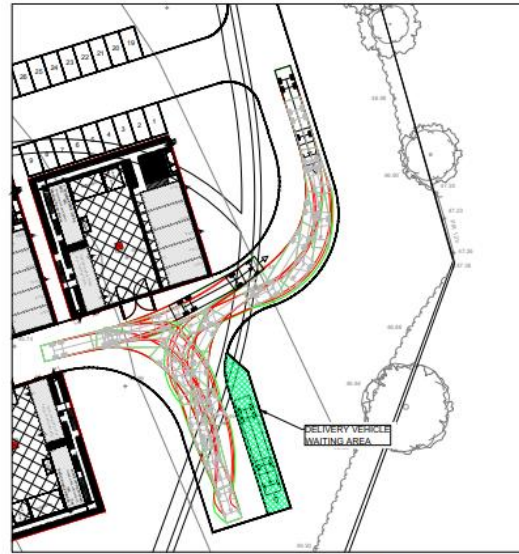
**BARRATT HOMES** Drawing No: **HL01-001-05** Rev: **C**  
Drawn by: **AW** Checked by: **AW** Date: **17/01/23**

**BOW CAMBRIDGESHIRE**  
100 Newmarket Road, Cambridge CB3 9EJ  
Tel: 01223 411552



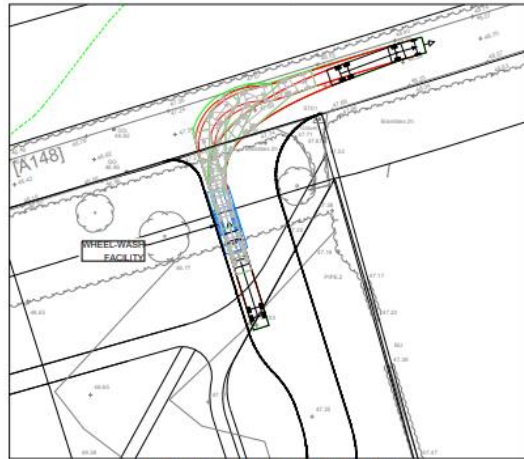
ARTICULATED LORRY ENTERING SITE

Scale 1 : 200



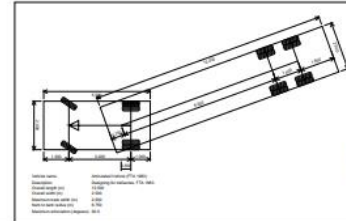
ARTICULATED LORRY TURNING WITHIN SITE

Scale 1 : 200



ARTICULATED LORRY LEAVING SITE

Scale 1 : 200



Vehicle type: Articulated lorry (P1 - 40t)  
 Wheelbase (m): 12.00  
 Wheel offset (m): 1.50  
 Articulation point (m): 1.50  
 Max. axle load (t): 4.00  
 Max. gross vehicle weight (t): 40.00



**REVISIONS**

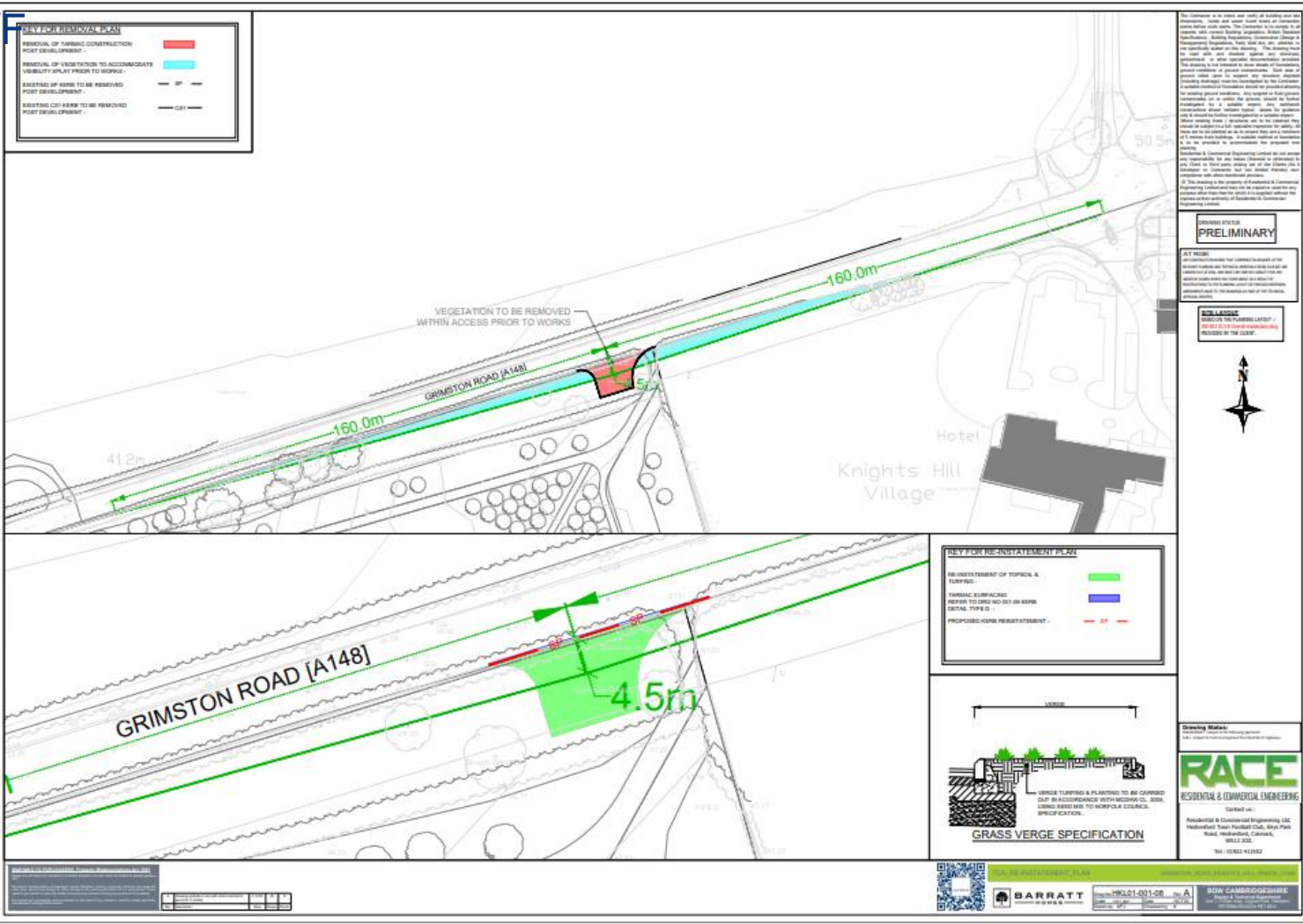
No.	Description	Date
1	Issue for comment	10/10/2023
2	Issue for comment	10/10/2023
3	Issue for comment	10/10/2023
4	Issue for comment	10/10/2023
5	Issue for comment	10/10/2023
6	Issue for comment	10/10/2023
7	Issue for comment	10/10/2023
8	Issue for comment	10/10/2023
9	Issue for comment	10/10/2023
10	Issue for comment	10/10/2023
11	Issue for comment	10/10/2023
12	Issue for comment	10/10/2023
13	Issue for comment	10/10/2023
14	Issue for comment	10/10/2023
15	Issue for comment	10/10/2023
16	Issue for comment	10/10/2023
17	Issue for comment	10/10/2023
18	Issue for comment	10/10/2023
19	Issue for comment	10/10/2023
20	Issue for comment	10/10/2023
21	Issue for comment	10/10/2023
22	Issue for comment	10/10/2023
23	Issue for comment	10/10/2023
24	Issue for comment	10/10/2023
25	Issue for comment	10/10/2023
26	Issue for comment	10/10/2023
27	Issue for comment	10/10/2023
28	Issue for comment	10/10/2023
29	Issue for comment	10/10/2023
30	Issue for comment	10/10/2023
31	Issue for comment	10/10/2023
32	Issue for comment	10/10/2023
33	Issue for comment	10/10/2023
34	Issue for comment	10/10/2023
35	Issue for comment	10/10/2023
36	Issue for comment	10/10/2023
37	Issue for comment	10/10/2023
38	Issue for comment	10/10/2023
39	Issue for comment	10/10/2023
40	Issue for comment	10/10/2023
41	Issue for comment	10/10/2023
42	Issue for comment	10/10/2023
43	Issue for comment	10/10/2023
44	Issue for comment	10/10/2023
45	Issue for comment	10/10/2023
46	Issue for comment	10/10/2023
47	Issue for comment	10/10/2023
48	Issue for comment	10/10/2023
49	Issue for comment	10/10/2023
50	Issue for comment	10/10/2023
51	Issue for comment	10/10/2023
52	Issue for comment	10/10/2023
53	Issue for comment	10/10/2023
54	Issue for comment	10/10/2023
55	Issue for comment	10/10/2023
56	Issue for comment	10/10/2023
57	Issue for comment	10/10/2023
58	Issue for comment	10/10/2023
59	Issue for comment	10/10/2023
60	Issue for comment	10/10/2023
61	Issue for comment	10/10/2023
62	Issue for comment	10/10/2023
63	Issue for comment	10/10/2023
64	Issue for comment	10/10/2023
65	Issue for comment	10/10/2023
66	Issue for comment	10/10/2023
67	Issue for comment	10/10/2023
68	Issue for comment	10/10/2023
69	Issue for comment	10/10/2023
70	Issue for comment	10/10/2023
71	Issue for comment	10/10/2023
72	Issue for comment	10/10/2023
73	Issue for comment	10/10/2023
74	Issue for comment	10/10/2023
75	Issue for comment	10/10/2023
76	Issue for comment	10/10/2023
77	Issue for comment	10/10/2023
78	Issue for comment	10/10/2023
79	Issue for comment	10/10/2023
80	Issue for comment	10/10/2023
81	Issue for comment	10/10/2023
82	Issue for comment	10/10/2023
83	Issue for comment	10/10/2023
84	Issue for comment	10/10/2023
85	Issue for comment	10/10/2023
86	Issue for comment	10/10/2023
87	Issue for comment	10/10/2023
88	Issue for comment	10/10/2023
89	Issue for comment	10/10/2023
90	Issue for comment	10/10/2023
91	Issue for comment	10/10/2023
92	Issue for comment	10/10/2023
93	Issue for comment	10/10/2023
94	Issue for comment	10/10/2023
95	Issue for comment	10/10/2023
96	Issue for comment	10/10/2023
97	Issue for comment	10/10/2023
98	Issue for comment	10/10/2023
99	Issue for comment	10/10/2023
100	Issue for comment	10/10/2023

**PRELIMINARY**

**REVISIONS**

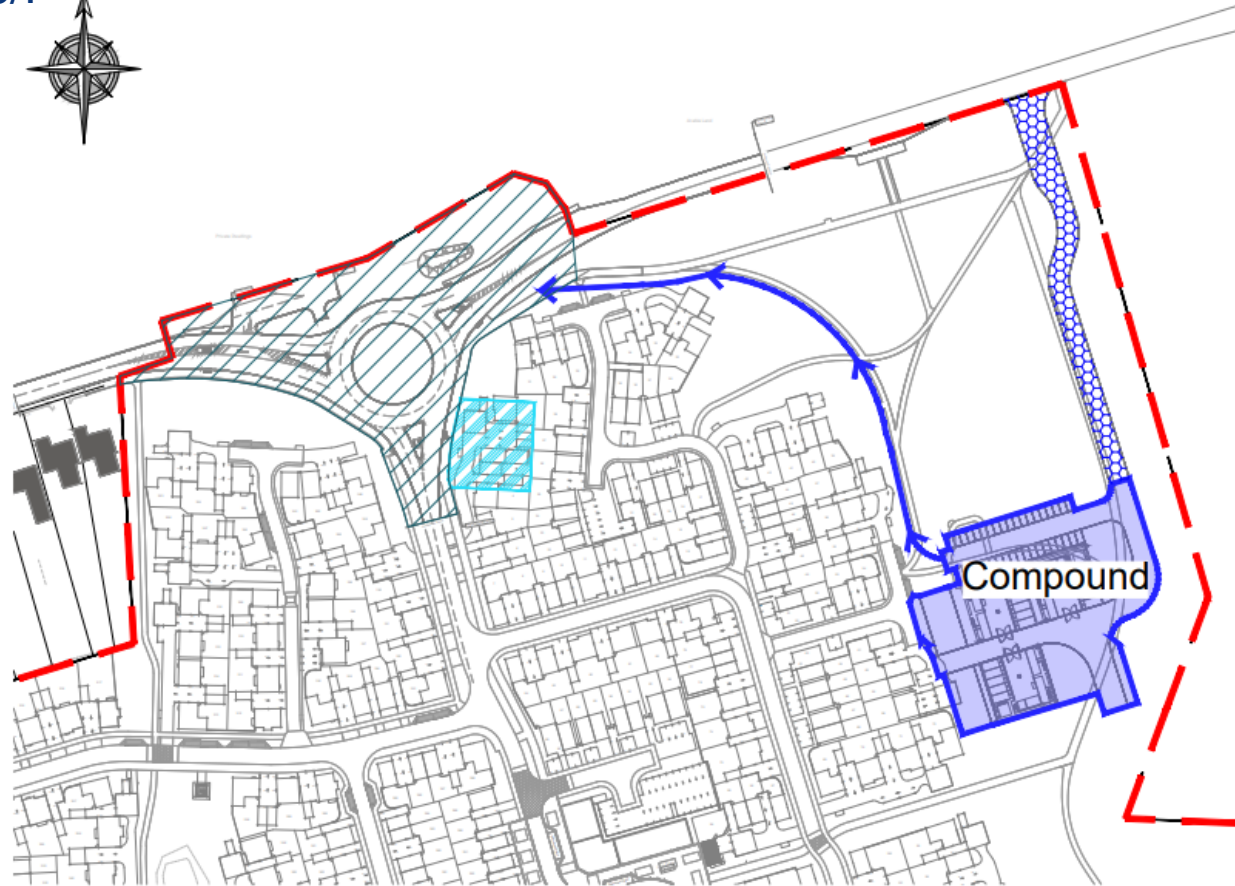
**RACE**  
 RACE CONSULTING & TRAINING ENGINEERS

Registered & Chartered Engineering Technicians  
 Institution of Engineering Technicians (IET) No. 12345678  
 Institution of Mechanical Engineers (IMECH) No. 987654321  
 Institution of Manufacturing Engineers (IME) No. 555555555  
 Tel: 01234 567890





52



Legend	
	Denotes Site Boundary.
	Denotes S278 Works.
	Hatch & Boundary Denotes Extent Of Compound Area.
	Hatch Denotes Extent Of Temporary Haul Road.
	Line With Arrow Indicates Indicative Temporary Haul Road Route From Compound To Roundabout.
	Hatch & Boundary Denotes Extent Of Roundabout Construction Set Down Area For Works.

Rev	Date	Amendment	Initials	Scale@A3	Client	Purpose of Issue
-	17.05.23	Initial Issue.	LW	NTS	BDW Cambridge	Indicative
A	05.07.23	Purpose Of Issue Updated.	LW		Project: Knights Village, Kings Lynn	
				Date: May 23	Drawing: Compound With Indicative Haul Roads Location Plan	Drawing no: DRD074-010

**DRD**  
Unlocking the Potential

DRD Consulting  
142 New London Road  
Chamford  
Epsom CM2 0AW  
T +44 (0)1246 210 849  
www.drdconsulting.co.uk

Rev: **A**

53



View towards access looking west along Grimston Road

54



Closer view towards access looking west along Grimston Road

55



View beyond access looking west along Grimston Road

56



View towards access looking south across Grimston Road



57



View away from access looking east along Grimston Road

58



Boundary fronting Grimston Road looking west

59



Boundary fronting Grimston Road looking east

60



Current access looking south into site



61



Internal site looking south



62



Internal site looking north towards access



63



Internal site looking south



64



Internal site looking north/west





65



Internal site looking west



65



Internal site looking north/west



# SPEAKERS SLIDE

# CLLR RICHARD

# COATES



- 3.2.3 Grimston Road is the proposed access points for the site. It runs along the Northern Boundary of the site. Grimston Road is a 50 mph road with good visibility for road users with no footpath access for pedestrians. In general, Grimston Road is a well maintained single carriageway with traffic flowing in both directions.







23/00185/F



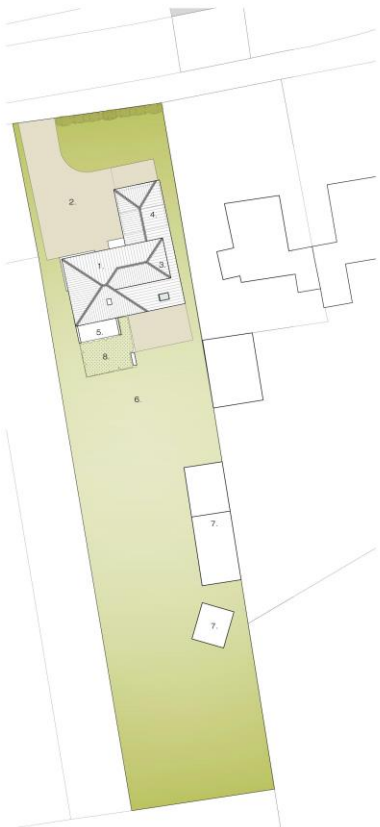
72

**PROPOSED SITE PLAN**  
 1:200

**KEY TO PROPOSED SITE PLAN:**

- Existing dwelling.
- Proposed parking and turning area. (1 Space)
- Proposed Extension.
- Proposed Carport. (2 Spaces)
- Proposed Terrace.
- Private Garden Area.
- Existing Out-buildings.
- Green roof area.

Note: All site levels to remain as existing.

**DISCLAIMER**

This plan and all information is submitted to the Council for its use in connection with the planning process. It is not intended to be used for any other purpose. The Council is not responsible for any loss or damage caused by the use of this plan and all information in any way.

**NOTE**

The Council is not responsible for any loss or damage caused by the use of this plan and all information in any way.

**DATE OF ISSUE**

The Council is not responsible for any loss or damage caused by the use of this plan and all information in any way.

**FORWARD PROJECT**

The Council is not responsible for any loss or damage caused by the use of this plan and all information in any way.

**FORWARD PROJECT**

The Council is not responsible for any loss or damage caused by the use of this plan and all information in any way.





PROPOSED NORTH ELEVATION  
1:100  
SCALE BAR PRINTED PAPER SIZE A1

PROPOSED SOUTH ELEVATION  
1:100

PROPOSED WEST ELEVATION  
1:100



PROPOSED GROUND FLOOR PLAN(115.3m²)  
1:100



PROPOSED FIRST FLOOR PLAN(84.0m²)  
1:100



PROPOSED EAST ELEVATION  
1:100



PROPOSED SECTION  
1:100

- PROPOSED MATERIALS:
- 1: Flint
  - 2: Render
  - 3: Horizontal Timber Cladding
  - 4: Vertical Timber Cladding
  - 5: Paints



EXISTING GROUND FLOOR PLAN(76.8m²)  
1:100



EXISTING FIRST FLOOR PLAN(52.0m²)  
1:100



EXISTING NORTH ELEVATION  
1:100



EXISTING WEST ELEVATION  
1:100



EXISTING SOUTH ELEVATION  
1:100



EXISTING EAST ELEVATION  
1:100

**DISCLAIMER:**  
These drawings are prepared for the purposes of the Planning application only. They are not to be used for any other purpose without the prior written consent of the Architect. The Architect shall not be responsible for any errors or omissions in these drawings or for any consequences arising therefrom. The Client shall be responsible for obtaining all necessary permissions and consents from the relevant authorities. The Architect shall not be responsible for any costs incurred by the Client in connection with the planning application process.

**CLIENT:**  
The Client is the person or persons who have commissioned these drawings and who is responsible for the accuracy of the information provided to the Architect. The Client shall be responsible for obtaining all necessary permissions and consents from the relevant authorities.

**DATE:**  
The date of these drawings is the date of the issue of these drawings.

**SCALE:**  
The scale of these drawings is as indicated on the drawings.

**PROPOSED MATERIALS:**  
The materials proposed for use in these drawings are as indicated on the drawings.

**NOTES:**  
1. All dimensions are in millimetres unless otherwise stated.  
2. All measurements are to the face of the work unless otherwise stated.  
3. All work shall be in accordance with the current British Standards.  
4. All work shall be in accordance with the current Building Regulations.  
5. All work shall be in accordance with the current Planning Regulations.

**REVISIONS:**  
The drawings shall be subject to revision as required by the Client or the relevant authorities.

**LEGEND:**  
1: Flint  
2: Render  
3: Horizontal Timber Cladding  
4: Vertical Timber Cladding  
5: Paints

**Atelier Associates**  
Architecture + design

100  
KILGOREY  
30 MAIN ROAD, HOLME HITS  
NORFOLK

PROPOSED & EXISTING PLANS & ELEVATIONS

DATE	SCALE	PROJECT	NO.
15/10/20	30	PLANNING	1/10

**KILOZ.01.04** **C**

Ben - 01693 740000  
T: 01693 722111  
www.atelierassociates.co.uk

74



Rear elevation



75



Views to the east



76



Views to the west



77



Views to the west



78



Views to the west

79



80





81



Views to the west from the front garden



82



83



Views to the neighbours west elevation

84



Rear of property



85



Existing garage



85



Front elevation

87



Views of the front elevation and garage

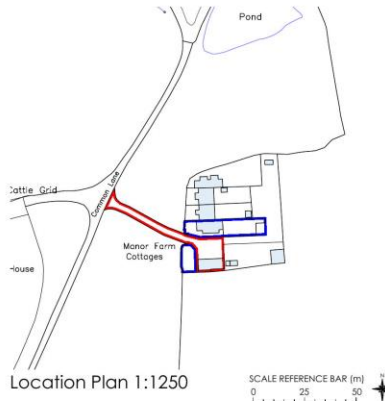
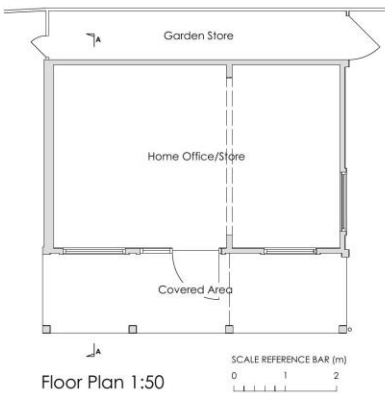
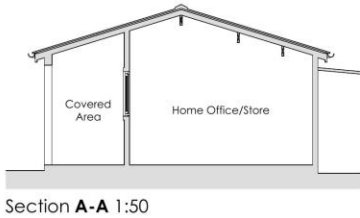


23/00591/F

88







**IAN · H · BIX Associates Ltd**  
M · C · I · A · T  
ARCHITECTURAL AND BUILDING CONSULTANTS  
SANDPIPER HOUSE, LEETE WAY, WEST WINCH  
KING'S LYNN, NORFOLK PE33 0ST  
TEL: 01353 844077 FAX: 01353 844078  
EMAIL: mail@ianhbix.co.uk WEB: www.ianhbix.co.uk

<b>Notes</b>		<b>Project</b> Extension to Outbuilding and Regularised Use as Office at 4 Manor Farm Cottages North Runcton King's Lynn
1. The copyright of this drawing is the property of Ian H Bix Associates Ltd and must not be copied without their consent. 2. Measurements to be checked on site by the Contractors prior to commencement of works and any discrepancies brought to the attention of the Designer.		
<b>Revisions</b>		<b>Drawing Title</b> Existing Plans, Elevations Site and Location Plan
A	03.03.2023	
B	04.03.2023	Red line, room name and title panel amended.
<b>Scale</b>		1:50, 1:100, 1:200 & 1:1250 @ A2
<b>Date</b>		February 2023
<b>Drawn</b>		AW
<b>Drawing No.</b>		2530-01B

68



North Elevation 1:100



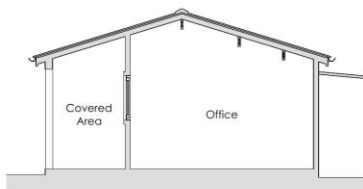
East Elevation



South Elevation

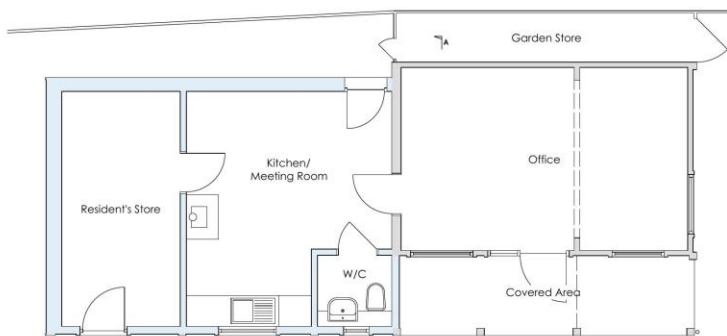


West Elevation

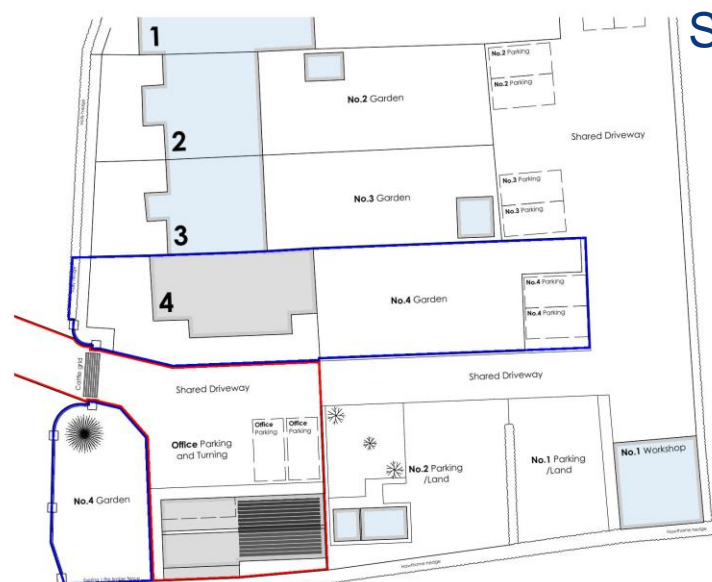
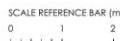


Section A-A 1:50

96



Ground Floor Plan 1:50



Site Plan 1:200



<p><b>Notes</b></p> <p>1. The copyright of this drawing is the property of Ian H Bix Associates Ltd and must not be copied without their consent.</p> <p>2. Measurements to be checked on site by the Contractors prior to commencement of works and any discrepancies brought to the attention of the Designer.</p>		<p><b>Project</b></p> <p>Extension to Outbuilding and Regularised Use as Office at 4 Manor Farm Cottages North Runcton Kings Lynn</p>		
<p><b>Revisions</b></p> <table border="1"> <tr> <td>A</td> <td>06.03.2023</td> <td>Red line amended.</td> </tr> </table>			A	06.03.2023
A	06.03.2023	Red line amended.		
<p><b>IAN · H · BIX Associates Ltd</b></p> <p>M · C · I · A · T</p> <p>ARCHITECTURAL AND BUILDING CONSULTANTS</p> <p>SANDPIPER HOUSE, LEETE WAY, WEST WINCH KING'S LYNN, NORFOLK PE33 0ST</p> <p>TEL: 01553 844077 FAX: 01553 844078 EMAIL: mol@ianhbix.co.uk WEB: www.ianhbix.co.uk</p>		<p><b>Drawing Title</b></p> <p>As-built Plan, Elevations Section and Site Plan</p>		
		<p><b>Scale</b> 1:50, 1:100 &amp; 1:200 @ A2</p> <p><b>Date</b> February 2023</p> <p><b>Drawn</b> AW</p>		
		<p><b>Drawing No.</b> 2530-02A</p>		

91



Manor Cottages from Common Lane (site on right hand side)

92





Garden store located behind building  
(south elevation)

94



Land to front of building. Boundary wall to front of site.

96



Left hand side shows extension to building

96



Neighbouring outbuildings next to proposed office



97



Neighbouring land to the east of the building with parking /  
outbuildings



98



Rear of the cottages showing gardens and parking

66



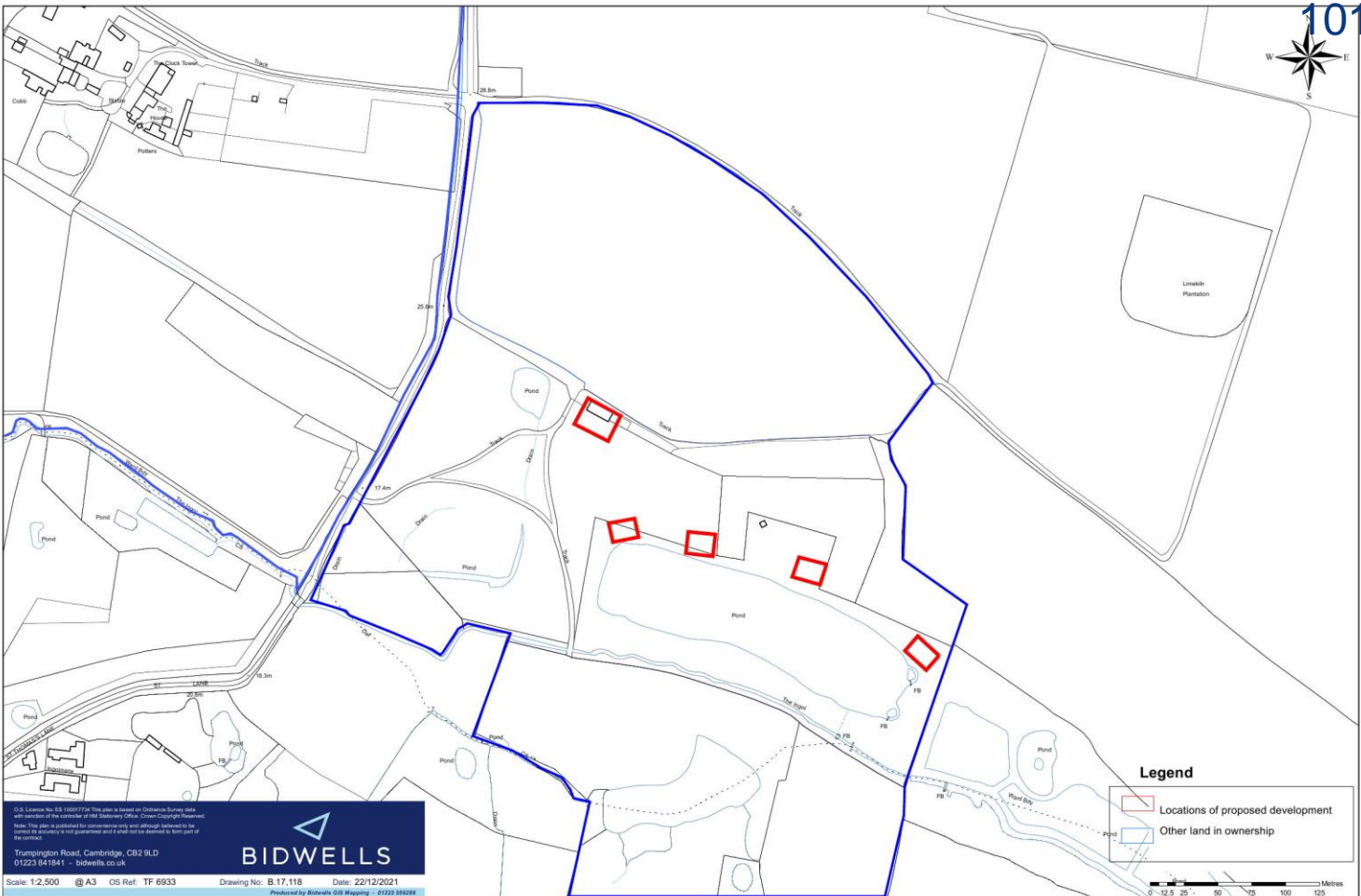
Shared access between the cottages (right) and office (left)

100



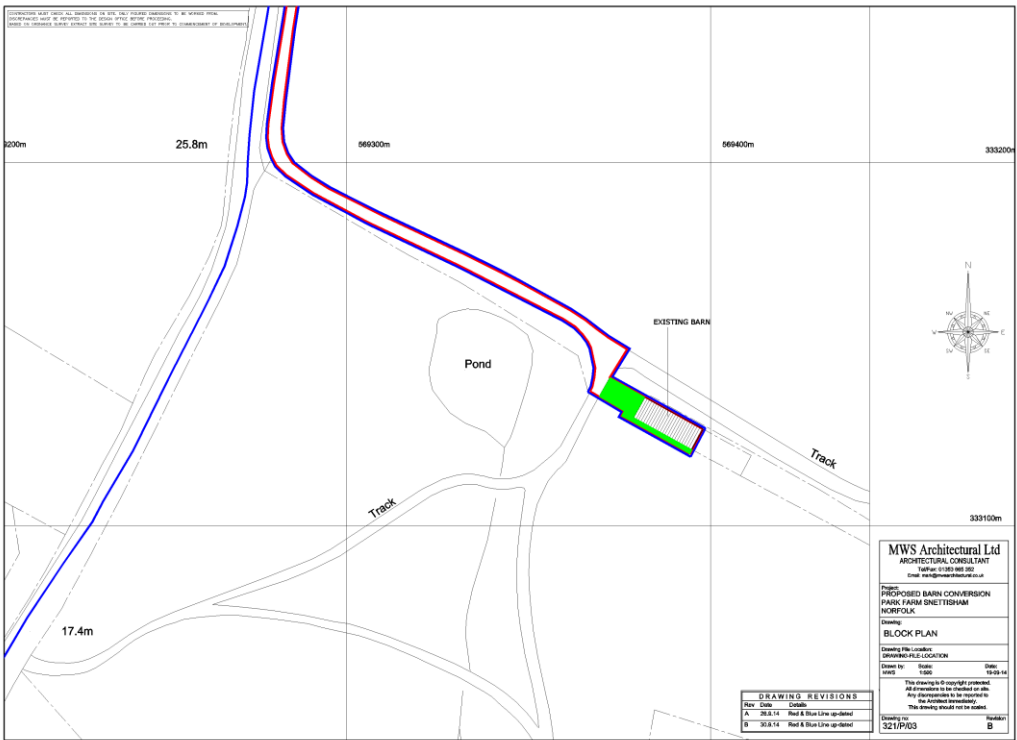
23/00367/F



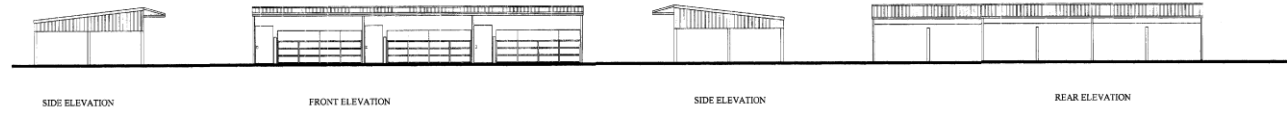


102

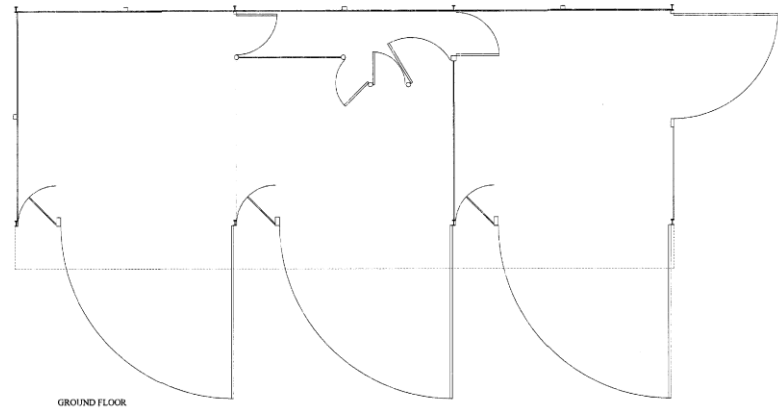
O.S. Licence No. EG 15001774. This plan is based on Ordnance Survey data with permission of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved.  
 Note: This plan is published for general use only and although intended to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.  
 Trumpton Road, Cambridge, CB2 9LD  
 01223 841841 - bidwells.co.uk  
**BIDWELLS**  
 Scale: 1:2,500 @ A3 OS Ref: TF 6933 Drawing No: B.17,118 Date: 22/12/2021  
 Produced by Bidwells GIS Mapping - 91223 352981



CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL NEW WORK INDICATED TO BE NOTED FROM EXISTING WORK. ALL WORK SHALL BE SUBJECT TO THE DESIGN OFFICE'S APPROVAL AND SIGNATURE.



104



**MWS Architectural Ltd**  
 ARCHITECTURAL CONSULTANT  
 Tel: 01603 461100  
 Email: mws@mwsonline.co.uk

Project:  
 PROPOSED BARN CONVERSION  
 PARK FARM BRETTONSHAM  
 NORFOLK

Drawing:  
 Plans as Existing

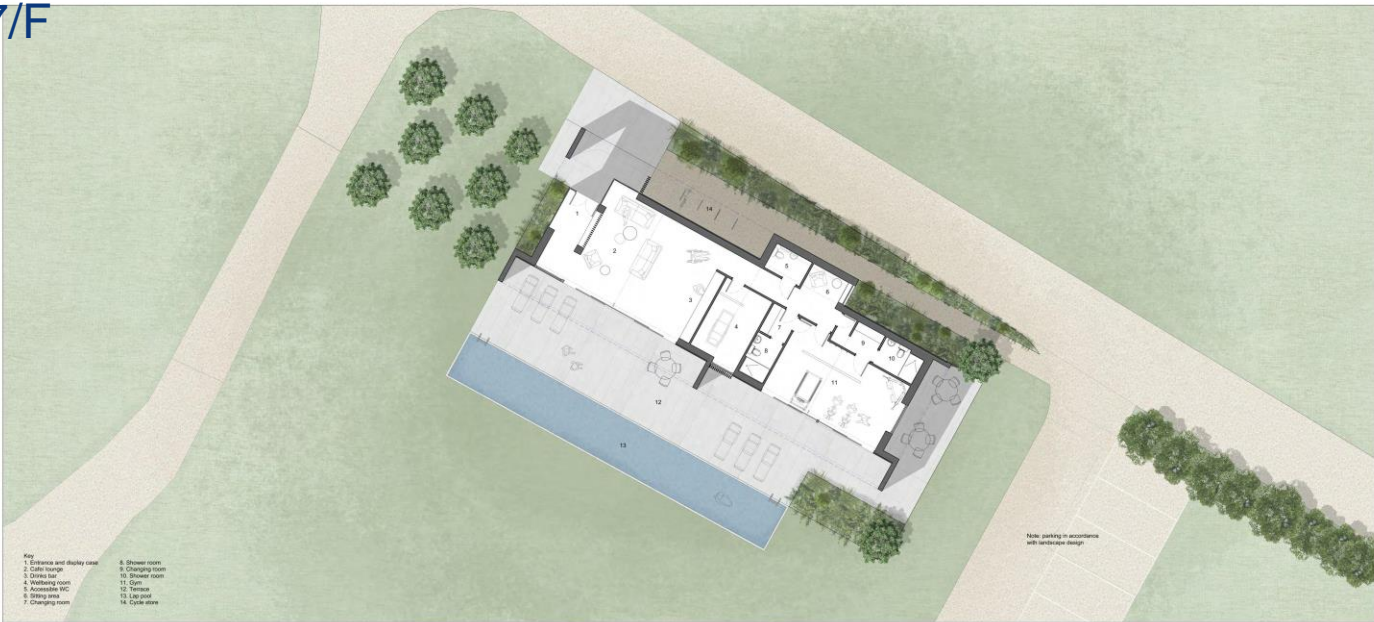
Drawn by: SAK  
 Date: 15/01/10

Checked by: SAK  
 Date: 15/01/10

This drawing is © copyright protected.  
 All dimensions to be referred to this  
 drawing shall be as indicated.  
 The Author is not liable for  
 the meaning which may be derived.

Drawing No:  
 S21/P/01





- Key
- 1. Entrance and display case
  - 2. Café/bar
  - 3. Changing room
  - 4. Shower room
  - 5. Accessible WC
  - 6. Sitting area
  - 7. Changing room
  - 8. Shower room
  - 9. Changing room
  - 10. Shower room
  - 11. Gym
  - 12. Terrace
  - 13. Lip pool
  - 14. Cycle store

1 Proposed Hub Plan  
1/100



2 South-West Elevation  
1/100



3 North-East Elevation  
1/100



4 North-East Elevation  
1/100

5 South-East Elevation  
1/100



ARCHITECTS  
111-113 SOUTH NORFOLK ROAD, KING'S LYNN, NORFOLK, PE30 1JH  
TEL: 01553 616161  
WWW.LWARCHITECTS.CO.UK

PROJECT: BARN CONVERSION TO HUB  
BIRCHAM ROAD, SNETTISHAM

PROPOSED FLOOR PLAN AND ELEVATIONS

NO.	DATE	SCALE	BY	CHK
001	01/03/2023	1:500 @ A1	DL	DL
002	02/03/2023	1:200	DL	DL
003	02/03/2023	1:200	DL	DL

APPROVAL

106



107



Views to the east of the site



108



109



110



Existing agricultural barn





Views to the west of the site

112

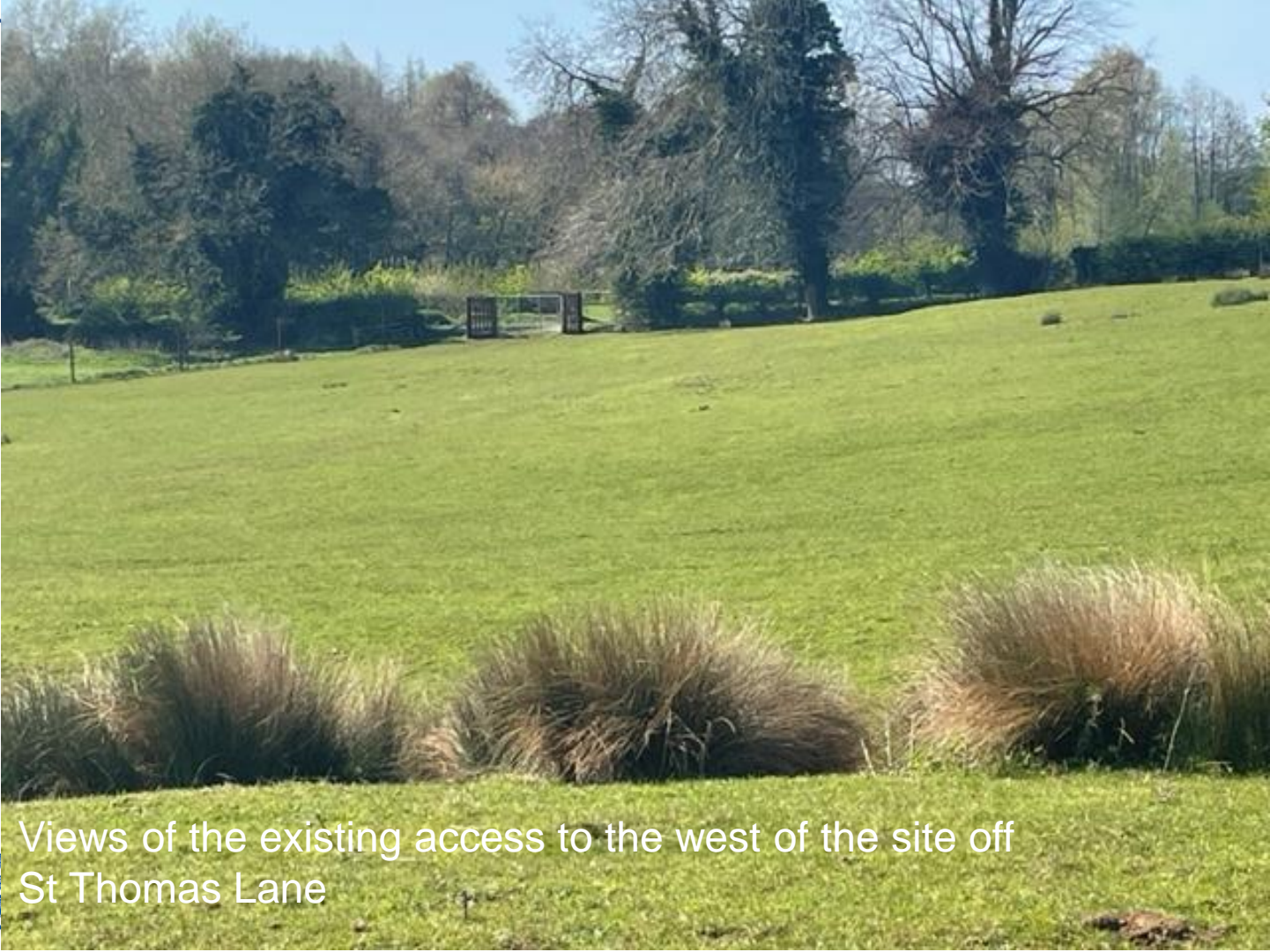


Views to the south of the site





113



Views of the existing access to the west of the site off  
St Thomas Lane



114



115



Views to the south east and the agricultural reservoir





116



Location of four person cabin

117



Location of two person cabin

118



119



Location of four person cabin



# End of Presentation

