



Planning Committee
Monday, 29th July, 2024 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 on Applications (Pages 2 - 106)**

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

29 July 2024

Agenda Item 9

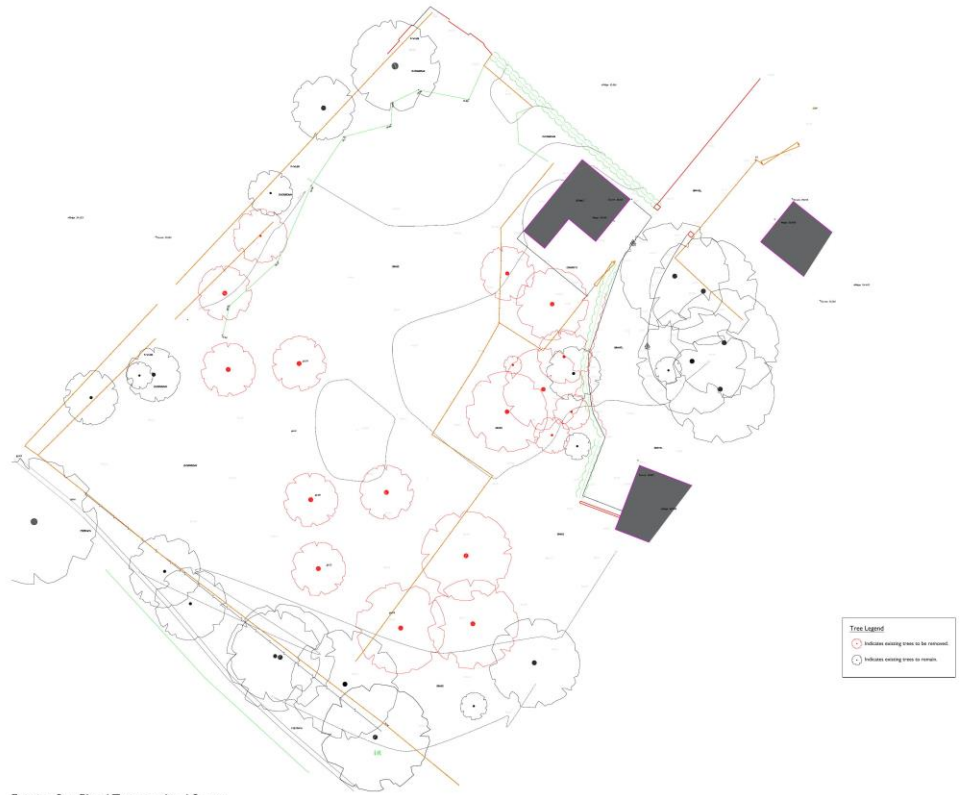
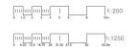
2



3

23/00932/F





Existing Site Plan / Topographical Survey
 Scale 1:200



Location Plan
 Scale 1:1250

A: UPDATED TO SUIT NEW TOPOGRAPHICAL SURVEY 07.03.2024
 AND NEW TREE SURVEY.

Revision :	Date :
Project :	Russell & Turner 17 High Street King's Lynn Norfolk PE2 1BP Phone: 01553 768256

Client :
 Mr C Rosellier

Drawing Title :
 Existing Site & Location Plan

Date : 4 Apr 2023 Paper Size : A1
 Drawing Number : 18X0522/F/02/04 Rev : A



5



SITE PLAN LEGEND

- EXISTING TREES
- PROPOSED TREES / HEDGING
- FRONT GARDEN
- PRIVATE GARDEN
- HARSTANDING TBC BY CLIENT
- PROPOSED SHINGLE / GRAVEL
- PROPOSED BRICKWEAVE
- PROPOSED 1.2m HIGH POST & RAIL FENCE
- PROPOSED 1.8m HIGH CLOSE BOARDED FENCE
- PROPOSED FOLD DRAINAGE BELOW GROUND
- PROPOSED SURFACE WATER
- PROPOSED SIZE 2" x 4" TURNING HEAD
- SECTION LINES

TEMPORARY HERAS FENCING FOR RPA's TO BE INSTALLED PRIOR TO WORKS STARTING. REFER TO ARCHITECTURAL OFFICERS BEFORE.
 PREPARED BY RICHARD MURKISH ASSOCIATES LTD.

G. PLOT 3 UPDATED TO ALIGN WITH TREE SURVEY RECOMMENDATIONS AND RPA ADDED TO ADJACENT TREES. SITE PLAN MODIFIED TO SHOW ADDITIONAL SURROUNDING BUILDINGS BASED ON ORDENANCE SURVEY DATA.	22.05.2024
F. ORCHARD & SOFT LANDSCAPING NOTES ADDED & LEGEND UPDATED.	01.05.2024
E. PLOT 3 UPDATED TO SUIT DESIGN CHANGE.	25.03.2024
D. UPDATED TO REFLECT UPDATED TOPOGRAPHICAL SURVEY, NEW ARBORICULTURAL REPORT AND RE-DESIGN.	09.02.2024
C. UPDATED TO REFLECT TEARS MEETING WITH PLANNING OFFICER AND CONSERVATION OFFICER ON 28.2.24	05.12.2023
B. PLOT 2 UPDATED TO REFLECT CLIENTS COMMENTS.	24.08.2023
A. PLOT 2 UPDATED TO REFLECT CONSERVATION OFFICERS COMMENTS & TREE PROTECTION FENCING ADDED.	25.08.2023

Revision : _____ **Date :** _____
Project : Russen & Turner
 Lord Adjacent: The Orchard
 Sutters Road, Birmingham
 NAGLE
 PO2 1BP
 Phone: 0151 748256

Proposed Site Plan
 Scale 1:200

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PHASE PLAN

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

Proposed Phase Plan
 Scale 1:200

A: PLOT 3 UPDATED TO ALIGN WITH TREE SURVEY RECOMMENDATIONS	22.05.2024
Revision:	Date:
Project: Russen & Turner Land Adjacent The Orchard Sewers Road, Birmingham North PDS 18P Phone: 0151 768256	Date: 17 April 2024 King's Lynn North PDS 18P Phone: 0151 768256

Client:
Mr. C. Rosell

Drawing Title:
Proposed Phase Plan

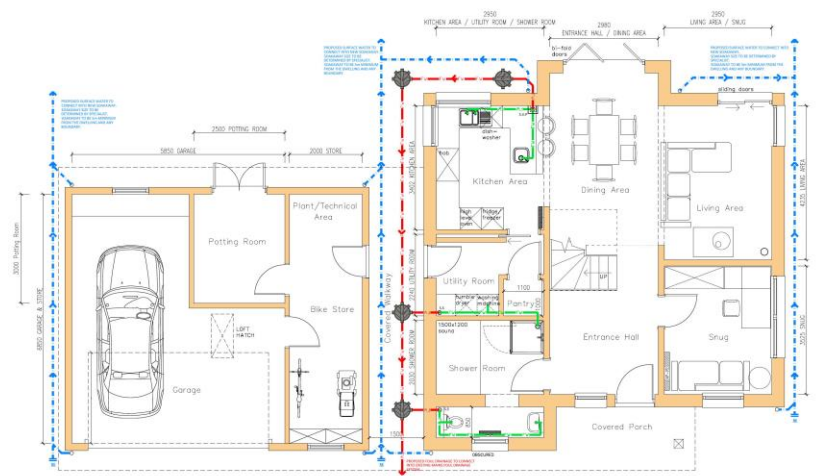
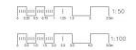


Proposed North Elevation (PLOT 1)
 Scale 1:100

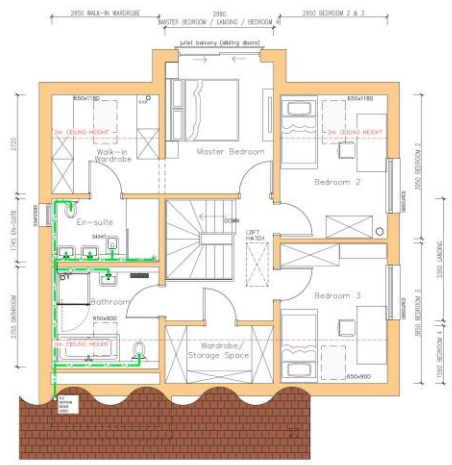
Proposed East Elevation (PLOT 1)
 Scale 1:100

Proposed South Elevation (PLOT 1)
 Scale 1:100

Proposed West Elevation (PLOT 1)
 Scale 1:100



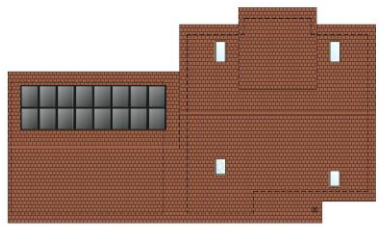
Proposed Ground Floor Plan including Garage (PLOT 1)
 Scale 1:50



Proposed First Floor Plan (PLOT 1)
 Scale 1:50

Elevations Legend

- Proposed and like Party Elevation / Header Puckers
- Subsoil/Footing Wall
- Proposed sliding door: Natural horizontal roller sliding
- Brick / Patented Grey
- Proposed Stone Block / Anticrete Grey
- Proposed window glaze: Light Grey
- Proposed window glaze: Tinted (Winged & Absorbent)
- Blue Tinted
- Proposed long brickwork
- Proposed concrete



Proposed Roof Plan - Dwelling/Garage (PLOT 1)
 Scale 1:100

C. ROOF PLAN UPDATED	08.07.2024
B. REAR ELEVATION UPDATED TO REFLECT CLIENTS COMMENTS	31.05.2023
A. ROOF PLAN ADDED	26.05.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King's Lynn Norfolk PE30 1BP
	Phone 01553 768256

Client :
 Mr C Rossiter

Drawing Title :
 Proposed Plans & Elevations - PLOT 1

Elevations Legend

- Proposed roof tiles (Pitchy Eaves - Pitchy Modern Duo)
- Proposed brick (Red - Natural Horizontal order cladding)
- Proposed stone (Black - Anthracite Grey)
- Proposed window & doors (UPVC - Green office)
- Proposed brickwork



Proposed North Elevation (PLOT 2)
Scale 1:100



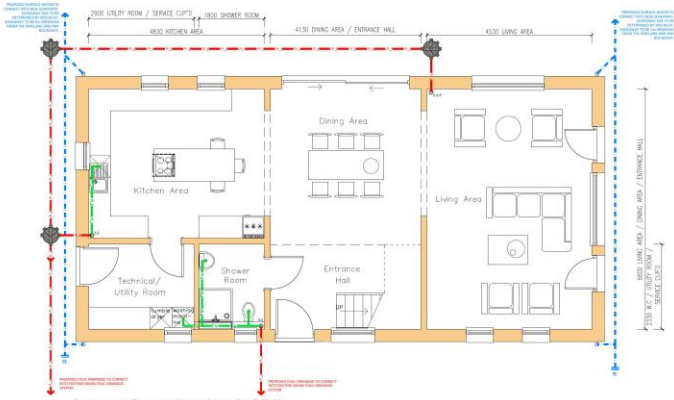
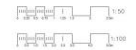
Proposed East Elevation (PLOT 2)
Scale 1:100



Proposed South Elevation (PLOT 2)
Scale 1:100



Proposed West Elevation (PLOT 2)
Scale 1:100



Proposed Ground Floor Plan (PLOT 2)
Scale 1:50

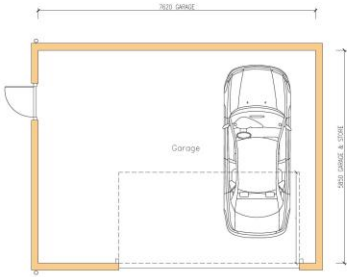


Proposed Front Elevation (PLOT 2 GARAGE)
Scale 1:100

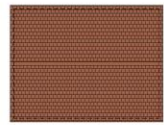
Proposed Side Elevation (PLOT 2 GARAGE)
Scale 1:100

Proposed Rear Elevation (PLOT 2 GARAGE)
Scale 1:100

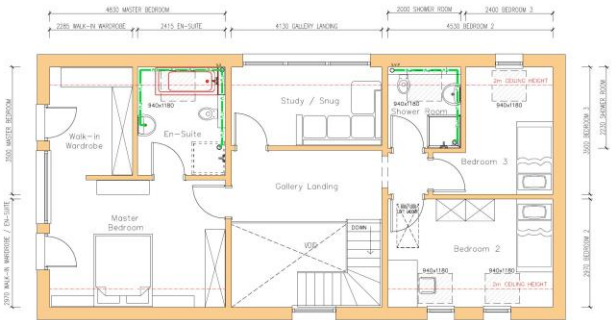
Proposed Side Elevation (PLOT 2 GARAGE)
Scale 1:100



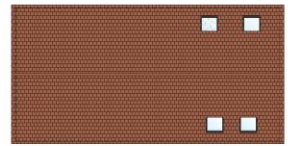
Proposed Floor Plan (PLOT 2 GARAGE)
Scale 1:50



Proposed Roof Plan - Garage (PLOT 2)
Scale 1:100



Proposed First Floor Plan (PLOT 2)
Scale 1:50



Proposed Roof Plan - Dwelling (PLOT 2)
Scale 1:100

G : ROOF PLAN UPDATED:	08.07.2024
F : GLAZING UPDATED TO REFLECT PLANNING OFFICERS COMMENTS	13.09.2023
E : MASTER BEDROOM FLOOR PLAN RERWORKED TO REFLECT CLIENTS COMMENTS	31.08.2023
D : FLOOR PLAN UPDATED TO REFLECT CLIENTS COMMENTS	29.08.2023
C : UPDATED TO REFLECT CONSERVATION OFFICERS COMMENTS	25.08.2023
B : ROOF PLANS ADDED	26.05.2023
A : WINDOW MATERIALS UPDATED TO SUIT CLIENTS REQUEST	13.04.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King Lane Norwich NR2 1BP Phone 01553 768256

Client :
Mr C Rosellier

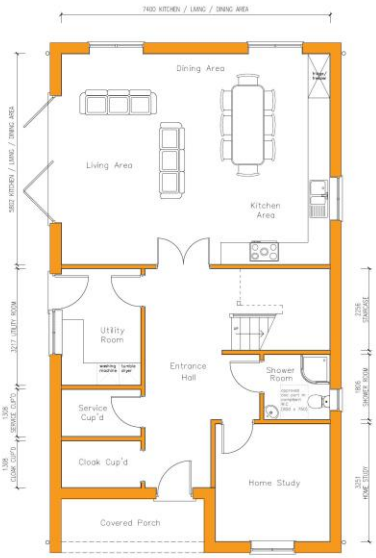
Drawing Title :
Proposed Plans & Elevations - PLOT 2

Elevations Legend

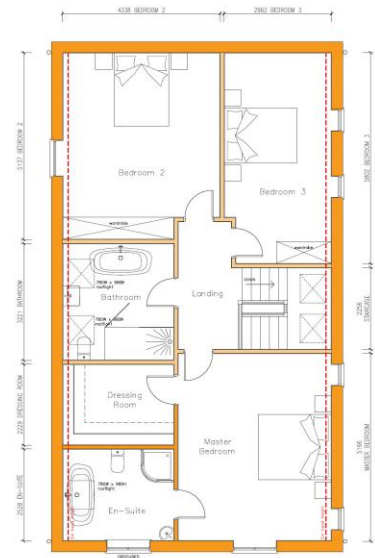
- Proposed roof (Red Flange Edgebeam) / Heavy Modern Clay Pitched Roof
- Proposed cladding South Edward Portland Amber Cladding
- Black / Anthracite Grey
- Proposed window frame - Anthracite Grey
- Proposed window glazing - Light Grey
- Proposed entrance & door - Timber (Integrated in Narrative) (See F01.001)
- Proposed hanging brickwork



Proposed South Elevation (PLOT 3) Scale 1:100
 Proposed East Elevation (PLOT 3) Scale 1:100
 Proposed North Elevation (PLOT 3) Scale 1:100
 Proposed West Elevation (PLOT 3) Scale 1:100



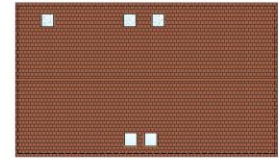
Proposed Ground Floor Plan (PLOT 3) Scale 1:50



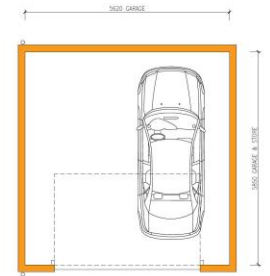
Proposed First Floor Plan (PLOT 3) Scale 1:50



Proposed Front Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Side Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Rear Elevation (PLOT 3 GARAGE) Scale 1:100
 Proposed Side Elevation (PLOT 3 GARAGE) Scale 1:100



Proposed Roof Plan - Dwelling (PLOT 3) Scale 1:50



Proposed Floor Plan (PLOT 3 GARAGE) Scale 1:50



Proposed Roof Plan - Garage (PLOT 3) Scale 1:50

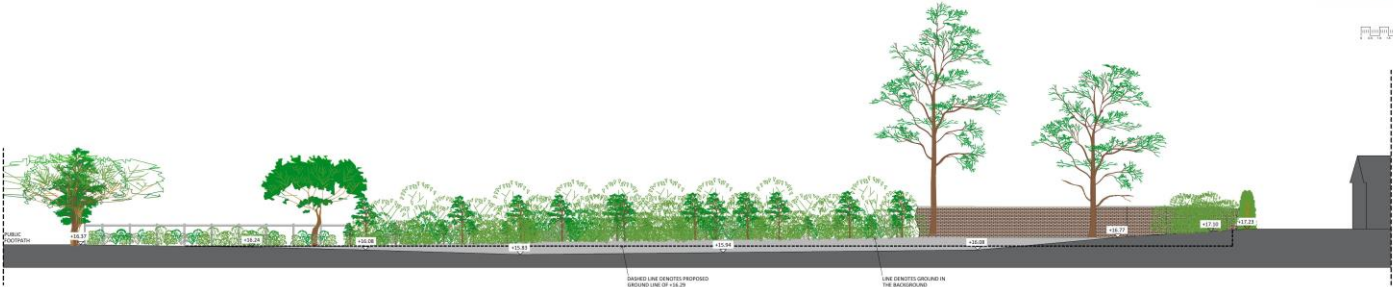
E - PLOT 3 UPDATED TO ALIGN WITH TREE REPORT.	22.05.2024
ROOF PLAN TO DWELLING REDUCED.	
D - UPDATED TO REFLECT COMMENTS FROM THE CONSERVATION OFFICE.	05.03.2024
C - FLOOR PLANS, ELEVATIONS & ROOF PLAN FOR DWELLING RE-DESIGNED TO SUIT COMMENTS FROM PLANNING OFFICE AND CONSERVATION OFFICE.	09.02.2024
B - LABEL FOR WEST ELEVATION UPDATED.	25.06.2023
A - ROOF PLANS ADDED.	24.05.2023
Revision :	Date :
Project :	Russen & Turner 17 High Street King's Lynn Norfolk PE30 1BP Phone: 01553 748256

Client :
 Mr C Rossiter

Drawing Title :
 Proposed Plans & Elevations - PLOT 3

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Existing Ground Line (north-east to south-west of site) - Section A-A
Scale 1:100

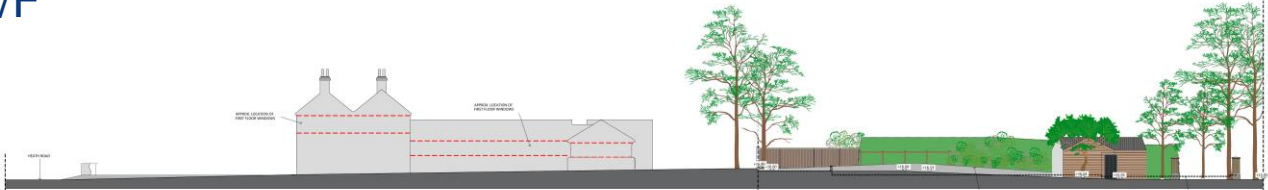


Proposed Ground Line with Side Elevations of Plot 2 & Plot 3 (north-east to south-west of site) - Section A-A
Scale 1:100

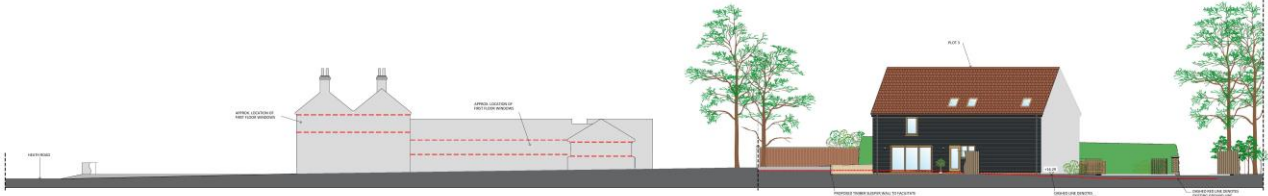
10

SECTION AA (EXISTING AND PROPOSED)	22.05.2024
UPDATED	01.05.2024
A. UPDATED TO SUIT LATEST DESIGN	
Revision :	Date :
Project :	Russell & Turner 17 High Street King's Lynn Norfolk PE30 1BP Phone: 01553 768256
Client :	M. C. Rossiter
Drawing Title :	Site Sections for Plots 2 & 3 inc. ground lines.

Sections lines shown on drawing 18545/22/1/PL02G - Proposed Site Plan



Existing Ground Line (north-west to south-east of site) - Section B-B
Scale 1:100



Proposed Ground Line with Side Elevation of Plot 3 and Heath Road (north-west to south-east of site) - Section B-B
Scale 1:100



Sections lines shown on drawing 1854/221/PL02G - Proposed Site Plan

Project 1854/221/PL02G - Proposed Site Plan. Drawing 1854/221/PL02G - Proposed Site Plan. Date: 18/04/2023. Scale: 1:100. Drawing Number: 1854/221/PL02G. Rev: 1.

Revision:	Date:
Project:	Russen & Turner
Client:	King's Lynn
Location:	Plot 3, Heath Road, King's Lynn
Scale:	1:100
Drawn by:	Rev: 1

Client: King's Lynn
Drawing Title: Site Section for Plot 3, Heath Road and ground line

Date: 18/04/2023 Paper Size: A0
Drawing Number: 1854/221/PL02G Rev: 1

12





14







17



18



19





21



22





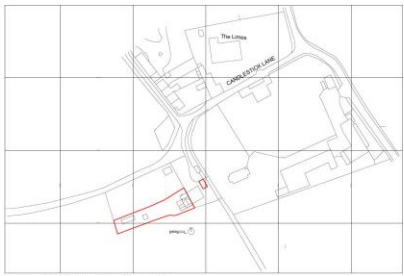


25



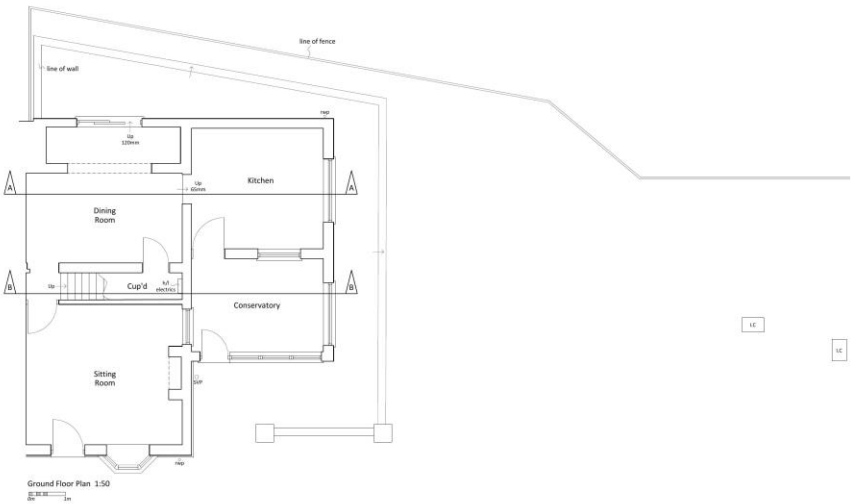
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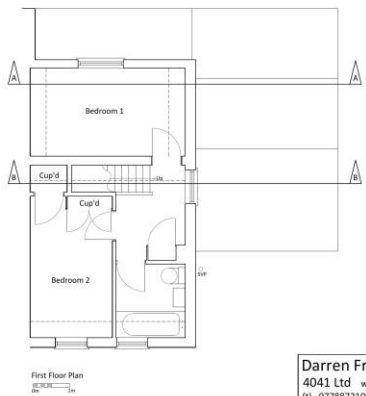


Location Plan 1:1250 @ a1

27



Ground Floor Plan 1:50



First Floor Plan

This drawing is for Planning Application purposes only - NOT FOR CONSTRUCTION.
 All measurements and boundaries must be checked (do not scale this drawing) and verified on site and all services must be established (checked for and located by contractor prior to any works being carried out).
 This drawing must be read in conjunction with other consultant drawings/calculations, any variation or construction must be raised and reported immediately.
 All construction must be carried out to comply with British Standards, Codes of Practice and HSE legislation.
 Existing building must be assessed for asbestos/lead containing materials, via R&D Survey and appropriate actions undertaken and measures in place to remove carefully and dispose in accordance with current standards prior to any demolition.
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Borough Council of
**King's Lynn &
 West Norfolk**

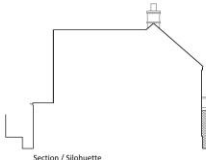
Darren French Architect
 4041 Ltd www.architect4041.co.uk
 (t) 07788721087
 (e) darren.french@architect4041.co.uk



Rose Cottage, Watery Lane, Grimston
 Existing
 Drawing No. : 4041_281/01 Rev D a1paper



Front Elevation - North (1:100)
Allow to remove painted finish and repair bricks / mortar joints if visible when viewed from this angle



Section / Silhouette



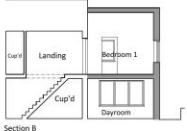
Rear Elevation - South



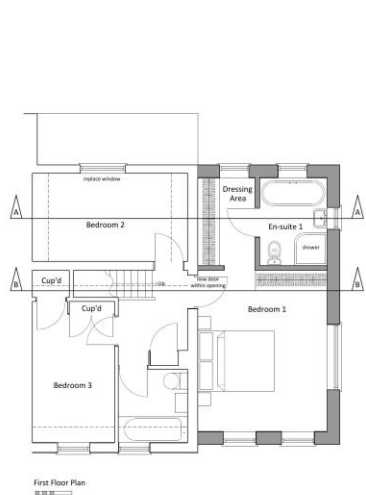
Side Elevation - West



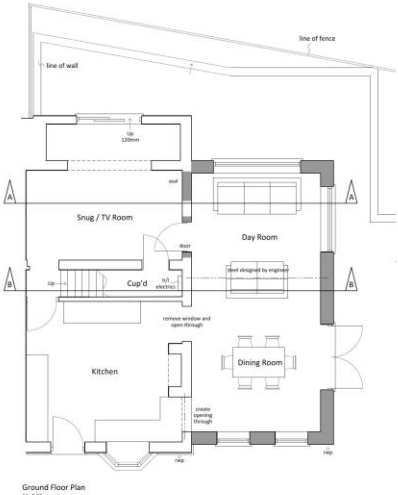
Section A



Section B



First Floor Plan (1:100)



Ground Floor Plan (1:100)



Site Plan 1:500

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View south from access at the corner of Candlestick and Watery Lane

30



View towards Candlestick Lane

31



View towards Watery Lane

32



View towards neighbouring dwelling, their plot and application site beyond.





View west towards neighbouring amenity space with further land in ownership beyond and application site.





View south showing neighbouring dwelling, their plot/land in ownership and application site.



35



View towards application site and boundary.



36



View east within land in ownership of neighbour to the north of application site.





View south-east towards application site within land in ownership of neighbour to the north of application site.



38



Rear of neighbouring dwelling looking west towards application site.



Rear of neighbouring dwelling looking west towards application site.

40



Front elevation of dwelling.





Existing side projection to west of dwelling





View west within application site.



43



Additional view west towards further outbuilding.



44



View east within application site towards existing dwelling.



45



Rear of existing dwelling looking east towards neighbouring plot.

46



Rear of existing dwelling looking east towards neighbouring plot/rear amenity space.



47



View north from application site.

48



Speaker Mark Dye



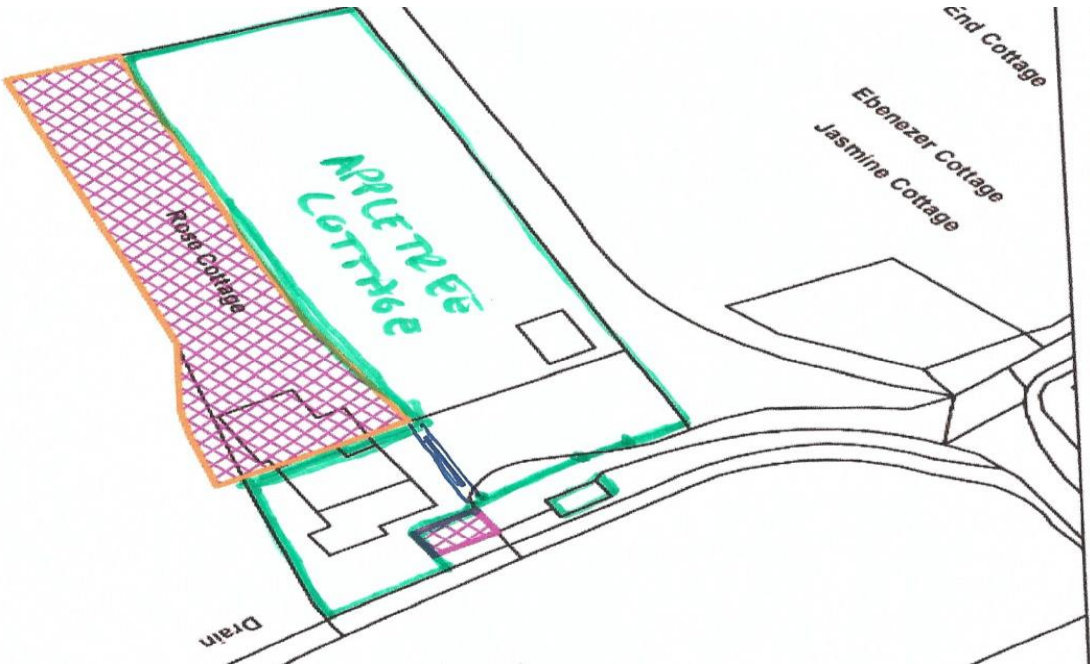
Objection to proposed extensions and alterations to Rose cottage

50

Carolyn Billingham and Mark Dye
Appletree Cottage



How Rose Cottage is completely landlocked with no private driveway or curtilage for access



e Grimston PE32 1BQ

Borough Council of
King's Lynn
West Norfolk

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How our private front garden would be overlooked



52



How our private front garden would be overlooked



Trees to the side which provide privacy after large historical hedge removed by owners of Rose cottage



How our private back garden would be overlooked



55



How our private back garden would be overlooked

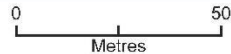
56



24/00911/F



Heacham Camp



Plan Produced for: Nigel Marsh
 Date Produced: 19 Mar 2018
 Plan Reference Number: TQRQM18078140756248
 Scale: 1:1250 @ A4

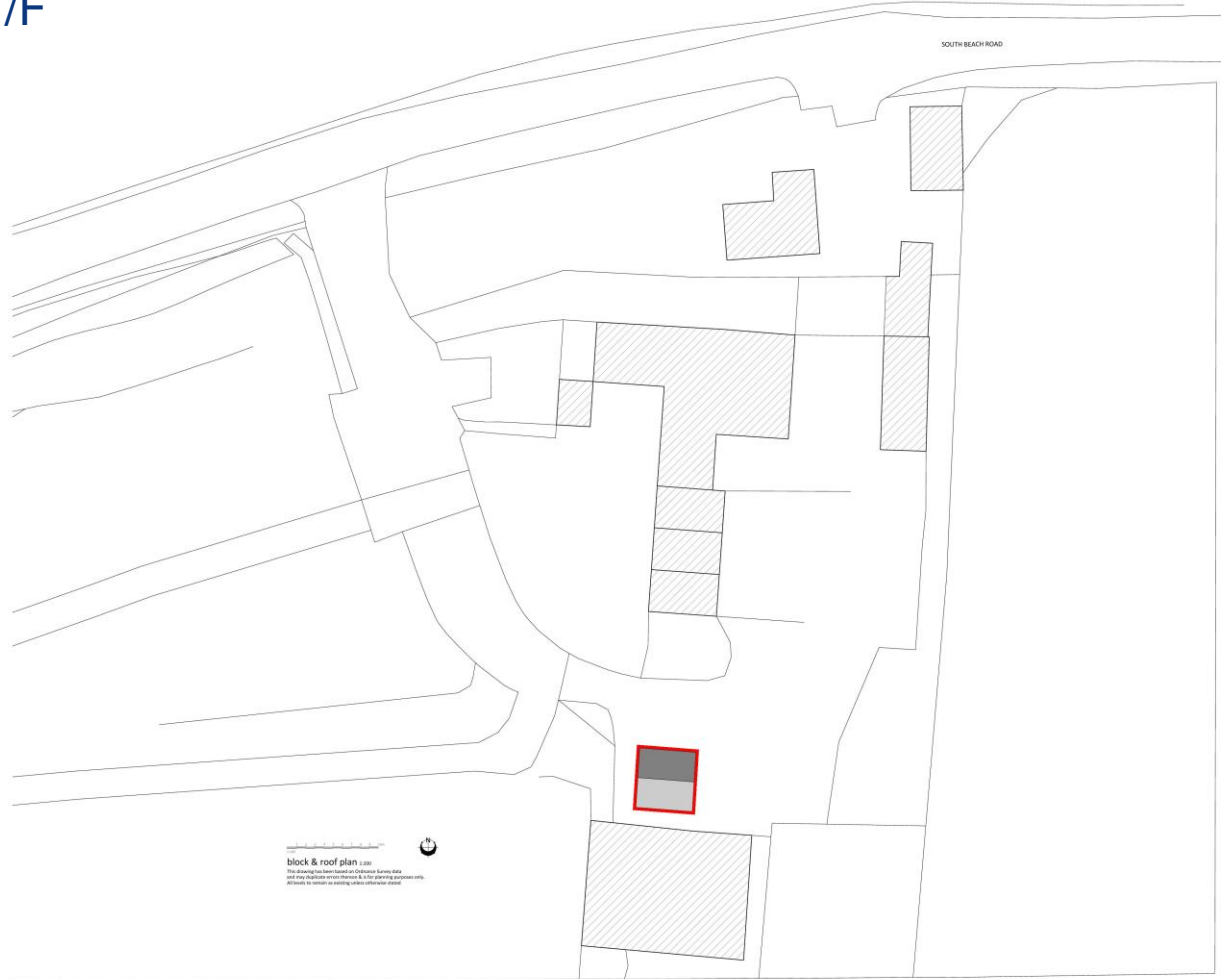
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58



Scaling of this drawing is only permitted for planning application purposes
All dimensions to be checked on site
Notes

SOUTH BEACH ROAD



block & roof plan 1:200
This drawing is based on Ordnance Survey data
and any difference between Ordnance Survey data
and the actual existing site conditions shall be
checked by a surveyor prior to construction.



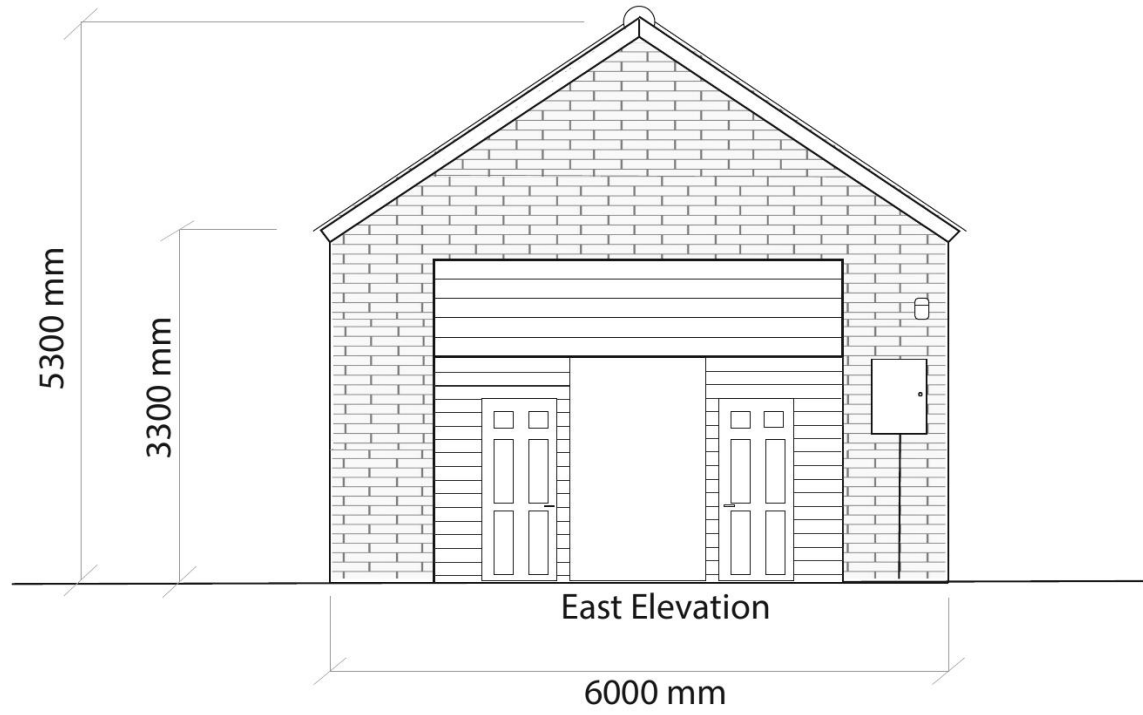
Revisions:

Project: 72 South Beach Road Heacham King's Lynn PE31 7BB		
Drawing Title: Block/roof plan		
Date of A1: as noted	Rev: 05 2024	Drawn: NKF
Drawing No: 351-2024 10		
Drawing Issue: Planning		

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18 St. James Street
King's Lynn
PE30 1JX
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e: info@nkfplanning.co.uk
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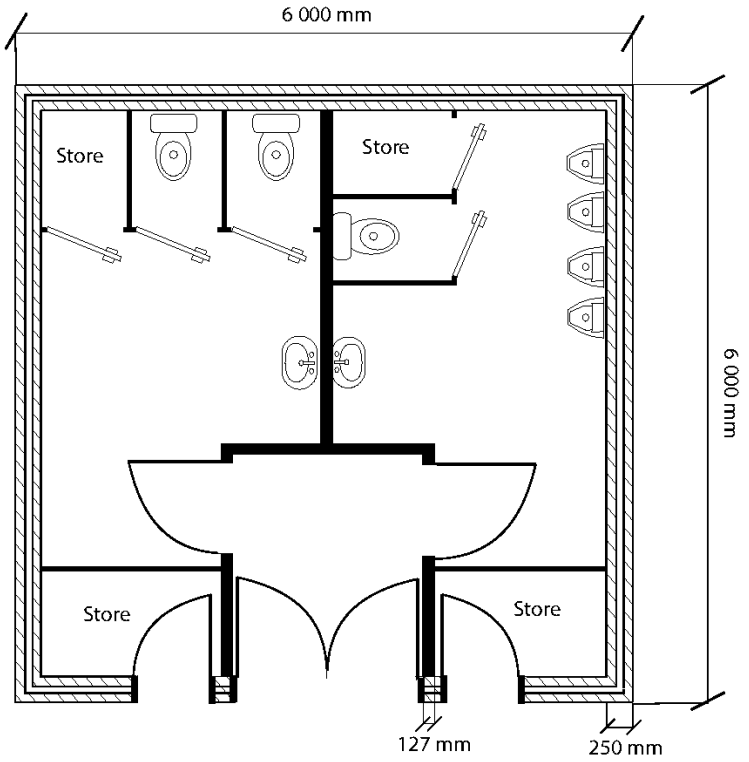


61



Site: Land South of 70 South beach RD Heacham, Norfolk pe31 7bb - "agricultural land"	Drawing: 5	
Title: Post - work East Elevation	Scale: 1:50 at A4	Date: 07-10-2019

62





Rear (western) elevation of toilet block with 'agricultural' building in background

64



Rear (western) and part side (northern) elevations of toilet block with 'agricultural' building in background



65



Front (eastern) elevation of toilet block

65



Front (eastern) elevation of toilet block



67



Side(southern) elevation of toilet block

68



Wider site showing access with South Beach Road



70

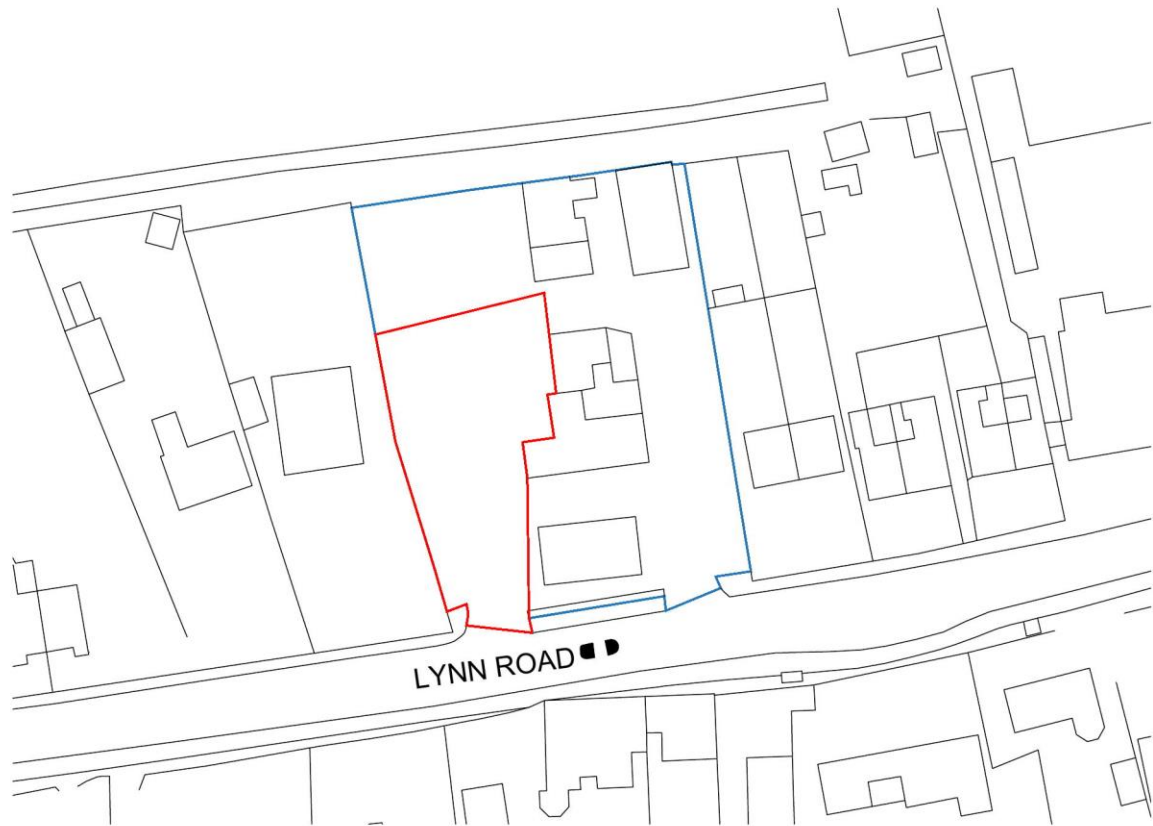


Wider site showing toilet block and 'agricultural' building



23/00720/F





DRAWING NOTES
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 Every effort has been made to ensure the accuracy of these drawings. However, MBH Design Limited, cannot accept responsibility for any discrepancies arising from the work of anyone other than MBH Design Limited and its staff.

KEY PLAN
 SITE BOUNDARY LINE
 AREA - 2666SQM - 0.2666 HECTARES
 SITE APPLICATION LINE
 AREA - 1652SQM - 0.1652 HECTARES

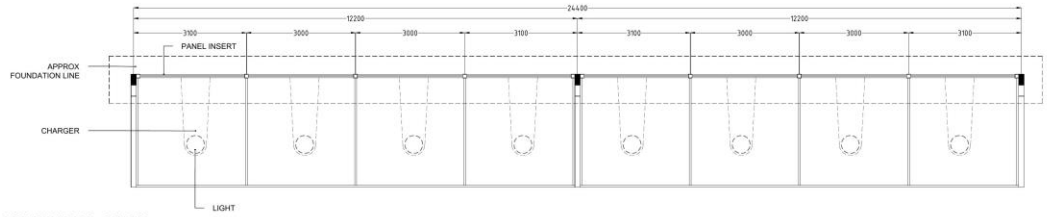
72

LYNN ROAD

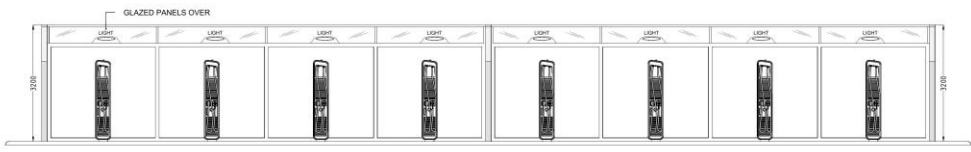
SCALE BAR 1:500@A3



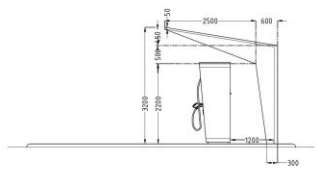
REV	DATE	DESCRIPTION	APPROVED BY
PLANNING			
 MBH Design Limited Moorway House, Moorway Park, 2012 Station, Sandy, PE34 5LQ www.mbhdesign.com 01263 811707 01263 811740			
CLIENT  MFG Multiple Fuel Access			
PROJECT FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
DRAWING TITLE BLOCK PLAN			
DRAWN BY	DATE	SCALE	PAPER SIZE
KM	06.12.2022	1:500	A3
CHECKED BY	DRAWING NO	REV.	
RRB	13664-BP-FS693	-	



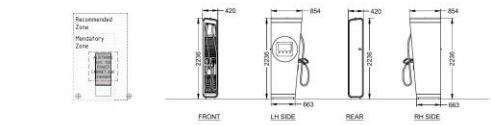
EV CANOPY - PLAN
Scale 1:50



EV CANOPY - FRONT ELEVATION
Scale 1:50



EV CANOPY - SIDE ELEVATION
Scale 1:50



ALPITRONIC 150 HYC CHARGER
Scale 1:50

DRAWING NOTES
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Every effort has been made to ensure the accuracy of these drawings. However MBH Design Services Ltd. accepts no responsibility for an error or omission arising from the use of any information and preliminary drawings contributed by the Applicant from others.

Materials

- Powder coated aluminium cladding panels, blue RAL 5015
- Steel frame columns and rafters, powder coated blue RAL 5015
- Glass support beam SHS finished in grey RAL 7016.
- Roof finished in 10mm toughened glass

Lighting

- LED Down lights to achieve 100 lux on each bay



REV	DATE	DESCRIPTION	DRAWING/REVISED
REVISION NOTES			

PLANNING

mbh
MBH Design Services Ltd.
Riverside House, Hillington Park Way, Hillington, Leamington Spa, CV34 0JH
www.mbhdesign.com | 01202 300 707 | 01202 300 740

CLIENT
mfg
motor fuel group

PROJECT
FS693 - HILLINGTON SERVICE STATION
LYNN ROAD
HILLINGTON KINGS LYNN, NORFOLK,
PE31 6BJ

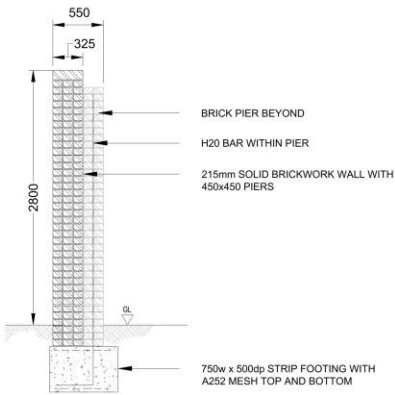
DRAWING TITLE
EV CANOPY DETAIL

DRAWN BY KM	DATE 06.12.2022	SCALE 1:50	PAPER SIZE A1
CHECKED BY RNB	DRAWING NO./PROJECT NO. 13664-P03-FS693	REV.	

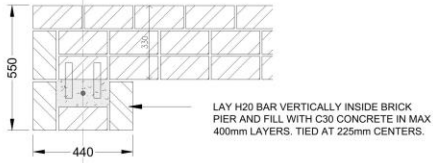
DRAWING NOTES
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 Every effort has been made to ensure the accuracy of these drawings. However MBH Design
 Group Ltd. cannot accept responsibility for any discrepancies arising from the issue of a permit
 information and preliminary drawings contributed by the Applicant from others.



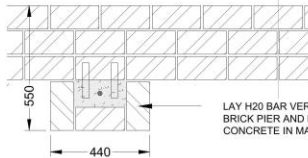
WALL PLAN
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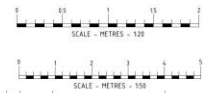
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 Scale: 1:20



END PIER
 Scale: NTS

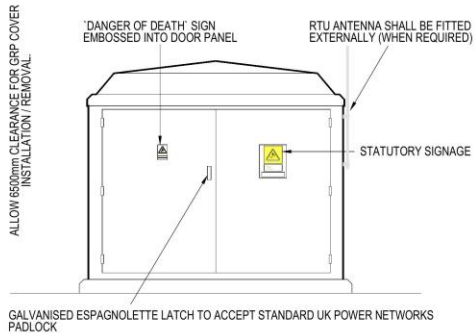


CENTRE PIER
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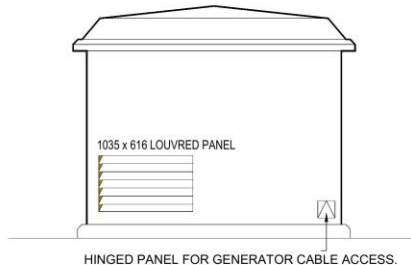


REV	DATE	DESCRIPTION	DRAWN/REVISED
REVISION NOTES			
PLANNING			
 MBH Design Group Ltd. Riverside House, Riverside Park Lane, Royal Suffolk, Sudbury, ST19 6JH www.mbhdesign.com 01206 300101 01206 300140			
 mfg mfg design group			
PROJECT			
FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
DRAWING TITLE			
FIRE WALL DETAILS			
DRAWN BY	DATE	SCALE	PAPER SIZE
DT	28.05.2024	1:20/1:50	A1
CHECKED BY	DRAWING NO./PROJECT	REV.	
NS	13664-P07-FS693	-	

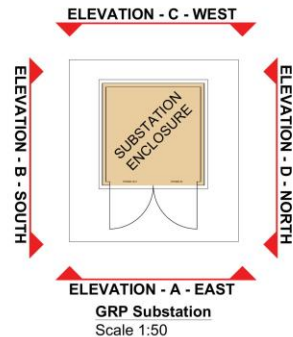
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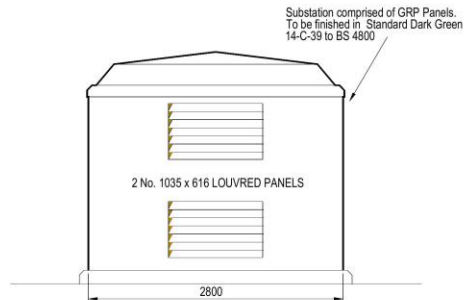
GRP Substation
Elevation A - East



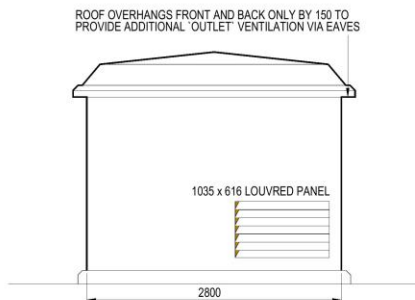
GRP Substation
Elevation B - South



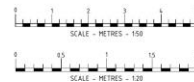
GRP Substation
Scale 1:50



GRP Substation
Elevation C - West



GRP Substation
Elevation D - North



REV	DATE	DESCRIPTION	DRAWN/REVISED
REVISION NOTES			
PLANNING			
			
<small>MBH Design Services Ltd Rosemount House, North Hill Farm, West Suffolk, Sudbury, IP10 0JG www.mbhdesign.com t: 01202 300101 f: 01202 300140</small>			
<small>CLIENT</small> 			
<small>PROJECT</small> FS693 - HILLINGTON SERVICE STATION LYNN ROAD HILLINGTON KINGS LYNN, NORFOLK, PE31 6BJ			
<small>DRAWING TITLE</small> SUBSTATION ELEVATIONS			
<small>DRAWN BY</small> KM	<small>DATE</small> 06.12.2022	<small>SCALE</small> 1:20	<small>PAPER SIZE</small> A1
<small>CHECKED BY</small> RNB	<small>DRAWING NO./NO.</small> 13664-P04-FS693	<small>REV.</small> -	



Existing forecourt & west boundary





Existing forecourt



View along west boundary to south

80



Existing hedgerow

24hr

23/00720/F



View from front boundary to the east

23/00720/F



Proposed substation position & neighbouring dwelling



Garaging/Car Sales use to rear

Speaker Jon Lockwood





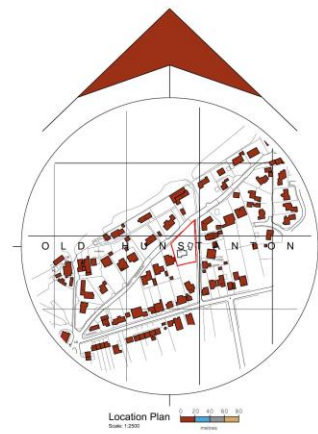
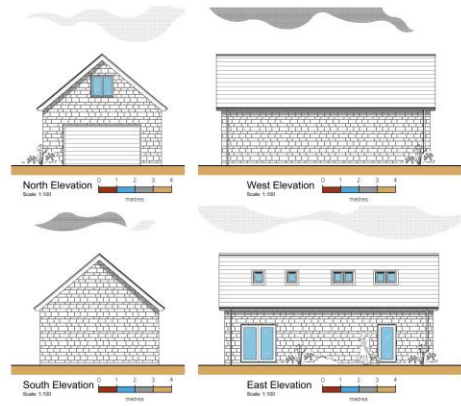




87

24/00601/F





General Notes
 1. Figure dimensions only to be used.
 2. All dimensions and details to be given unless otherwise stated.
 3. The contractor shall coordinate and liaise with the relevant authorities at all stages of the project to ensure compliance with all relevant regulations and specifications.
 4. The drawings are to be used for construction only and are not to be used for any other purpose without the written consent of the architect.
 5. Some dimensions are to be checked by the contractor on site.

SITE PLAN KEY

- Indicate proposed buildings to be constructed
- Indicate an existing building where the OS map
- Indicate proposed replacement dwelling
- Indicate existing site access points
- Indicate position of trees and planting
- Indicate position of proposed garden
- Indicate position of existing or proposed driveway

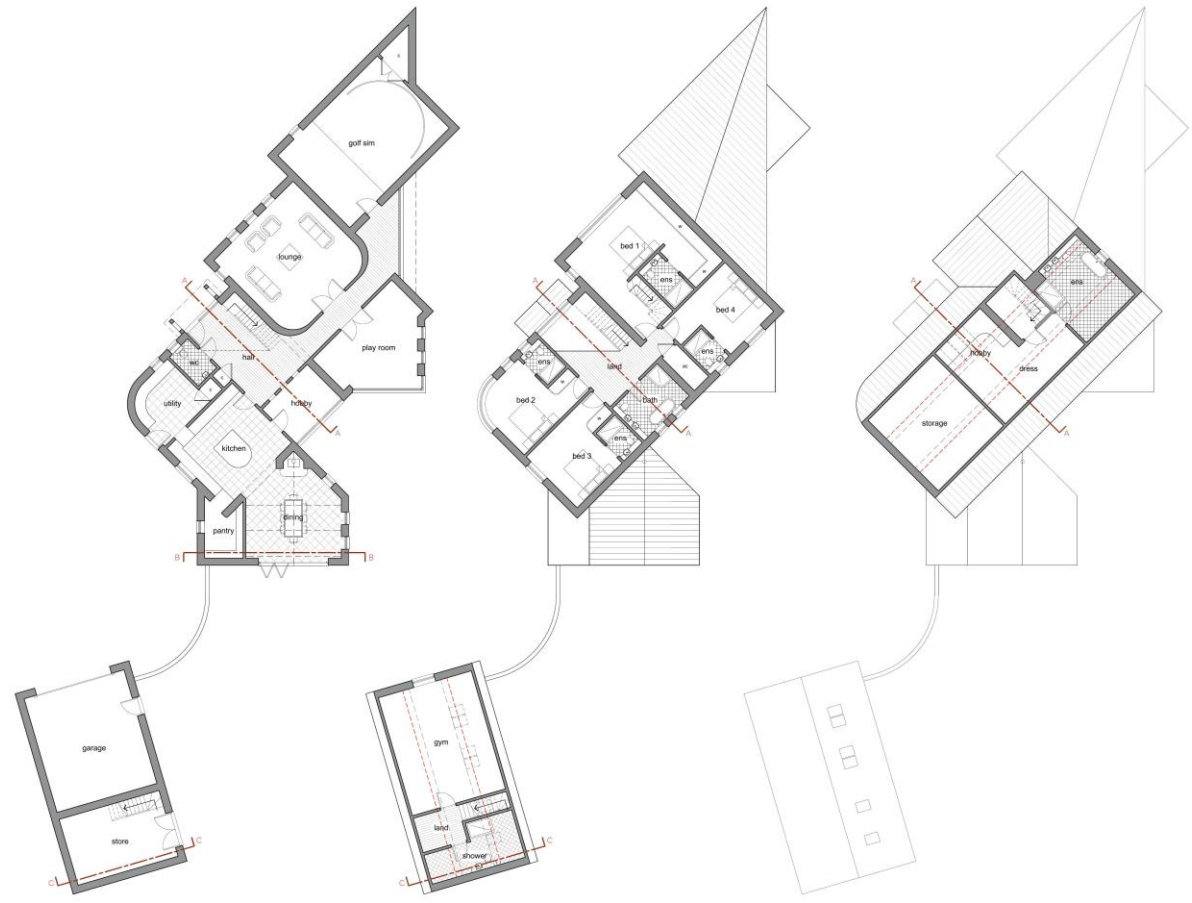
Schedule of Sizes

Internal Floor Areas	
Dwelling	
Ground Floor	230.0m ²
First Floor	15.0m ²
Second Floor	65.0m ²
Total	410.0m ²
Garage	
Ground Floor	61.0m ²
First Floor	54.0m ²
Total	115.0m ²

PLANNING

SWANN EDWARDS ARCHITECTURE
 Swan Edwards Architecture Limited, Swan Edwards Architects
 14 Golf Course Road, Old Hunston, Norfolk, Norfolk, PE12 5AA
 01603 653534 or 01603 653535 or www.swannedwards.co.uk

Proposed Replacement Dwelling	Date	Drawn by
14 Golf Course Road Old Hunston, Norfolk for Mr and Mrs Tawe	March 2024	CH/24/01
Checked by	Scale	Sheet Size
Planning Drawing Scale: 1	A3	A1
Site and Location Plan	File No.	Revision
George Edwards	PH/2020	



General Notes
 1. Figure dimensions only to be used.
 2. All dimensions are shown to face unless otherwise stated.
 3. The contractor shall coordinate and confirm that any all dimensions on site prior to the commencement of any work.
 4. This drawing is to be used in connection with all relevant contracts and separate sub-contract drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

PLANNING

SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, Seven Shields Architects
 14 Golf Course Road, Old Wymondley, Norfolk, United Kingdom PE13 6AA
 01603 853274 • info@swannedwards.co.uk • www.swannedwards.co.uk

Proposed Replacement Dwelling 14 Golf Course Road Old Wymondley, Norfolk for Mr and Mrs Towe	Date: March 2024	Drawn by: RSD
Checked by: RSD	Scale: A1	Revision:
Quantity: Planning Drawing Scheme 1 Floor Plans	File No.: 24-2066	Day No: 001/100



North West Elevation
Scale 1:100



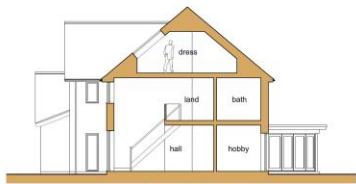
North East Elevation
Scale 1:100



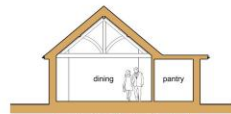
South East Elevation
Scale 1:100



South East Elevation
Scale 1:100



Section A-A
Scale 1:100







Section B-B
Scale 1:100




Section C-C
Scale 1:100

General Notes
 1. Figure dimensions only as far as possible.
 2. All dimensions are shown in feet unless otherwise stated.
 3. The contractor shall coordinate with existing structures and all dimensions on site prior to the commencement of any work.
 4. This drawing is to be used in conjunction with all relevant contracts and specialist sub-contractor drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

MATERIAL KEY

-  Hatched indicates vertical cladding
-  Hatched indicates masonry
-  Hatched indicates roof tiles
-  Indicates window and door

PLANNING



SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architects
 14 Golf Course Road
 Old Wymondley, Norfolk
 PE12 6AA
 01493 600474 • info@swannedwards.com • www.swannedwards.com

Proposed Replacement Dwelling	Date	Drawn by
14 Golf Course Road Old Wymondley, Norfolk for Mr and Mrs Tawse	March 2024	02/24
Checked by	Scale	Sheet Size
	A1	A1
Issued for	Project No.	Revision
Planning Drawing Scheme 1 Elevations and Sections	24-2066	001/1000



- Notes
- All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network, OSGB83(2). Translated from ETR089 using COGNIS and COGNIS models. Control station information may not be shown on this drawing.
 - All levels shown adjacent to kerb lines have been taken at channel face unless stated otherwise.
 - Not all existing services are necessarily shown on this drawing. All services that could be located at the time of the survey have been positioned but should be taken as approximate and used as a guide to their presence. Clarification of all underground routes should be confirmed by the individual service provider and prior to project construction.
 - Land ownership boundaries and legal file extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at base or top of main stems, see drawing note to specify.
 - Not all trees have been surveyed, level relates to ground at base of trunk.
Areas of non surveyed planting, positions shown indicating only, or generic survey where level information is present.
 - This survey has been merged with Ordnance Survey Master Map Data. Boundaries and physical objects have only been fixed where level information is present. All Ordnance Survey mapping is subject to their own accuracy and tolerances.
 - The information presented in this survey is a recording of what was present and accessible at the time of survey. Areas of the site not surveyed are represented by Ordnance Survey mapping (shown in grayscale).
 - Not all boundaries were surveyed due to extensive vegetation.
- Survey completed on 08.02.2024 & updated 16.02.2024.



Index	Ref	Revisions

Project:
14 Golf Course Road
Old Hunstanton, Norfolk

Title:
Topographical Survey

Scale:
1:200 @ A1

Drawn:
AC

Reviewed:
AC

Date:
25.02.2024



Drawing:
1651-0000-001-RevA

COBBS ENGINEERING LTD
14000, North Road, King's Lynn, Norfolk, PE30 2JH, UK
Email: info@cobbs-engineering.co.uk

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Existing dwelling



96

Front access point, existing garage & shared boundary



95

Rear elevation of existing dwelling, neighbours side elevation



97

Side/rear elevation of existing dwelling, neighbours side elevation



Neighbouring dwelling (west), window towards proposed garage



South east corner of the application site

100



South boundary, adjoining dwelling & balcony

101



Neighbour to east, adjacent to Sandy Lane



Dwellings opposite, showing existing mix of materials

103



Access point to east, to Sandy Lane



Street scene, facing east

105



Neighbouring dwelling (west),

End of Presentation

