



Planning Committee
Monday, 4th November, 2024 at 11.15 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 - 127)

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

04 November 2024

Agenda Item 9

2

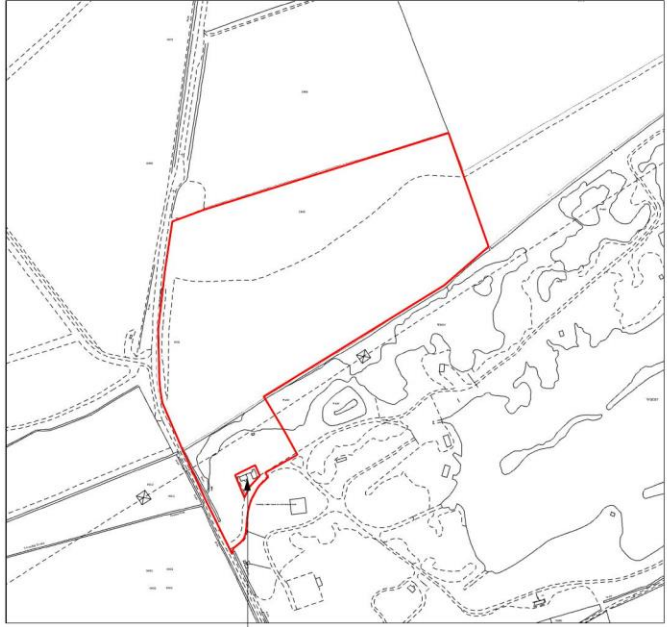


21/01824/FM

3



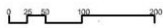
4



Area not included in application



Location plan, 1:5000



No Date Note

| | |
|---|----------------------|
| Status: Planning | |
| Project: Forestscape, Common Road, Pentney, PE321LE | |
| Client: Forestscape | |
| Drawing: Location Plan | |
| Drawing Number: P2102-SP | Rev: C |
| Date: June 21 | Scale: 1:5000 @A3 |
| <p>PV-a 23a Church Crescent London E9 7DH pv-a.com enlin@pv-a.com</p> | |



Purple - ecology zones

Purple zones - ecology zones

Roads:
- road to be gravel and designed as a one way system.
- roads are for maintenance, cleaning, fire access only
- each lodge has a 1 car lay by for cleaners/maintenance

Garages:
- all roads to have water and electricity gutter systems. Each plot to then plug into
- central gutter

Fencing and landscaping:
- all fencing to be rail cleft chippal or similar type fencing to maximum 2m height
- all planting to be controlled by landscaping
- each lodge allowed to have decking or outside area to the same footprint as lodge

Ledges:
- concrete set compliant timber ledges
- constructed on precast concrete plug or gravel base. All spaced above the ground.

Health centre
- open water swimming centre.

New Nature walk
- new path to be made between trees and constructed using natural materials and featuring from site
- new bridges across water made using timber felled on site

Biodigester location

Existing car park to be replaced with 200 spaces
- 100 spaces to be covered for EV charging
- 100 spaces to be covered for EV charging
- New storage and bike building

Existing road to be replaced and to be surfaced

Existing road to be replaced and to be surfaced

Do not scale of this drawing. All trade contractors to be responsible for survey and checking their own site dimensions. Any survey or measurements to be taken to landscape interventions prior to work being carried out. All site dimensions shown are based upon the measured survey of the property carried out by independent contractors. The accuracy of the information is not the responsibility of landscape architect. The information shown is shown for the convenience of any contractor and bearing professional shown in the drawing. The information is shown for guidance purposes only and where applicable is based on information provided by the consulting structural engineers, consulting civil engineers, civil, horticultural, and electrical contractors/ administrators respectively. Reference should always be made to engineers and subcontractors current drawings and specifications. The drawing and design is the copyright of landscape architect and is to be used for any purpose without their consent.

CDM 2015:
1.
2.
3.

No. Date Note

| | |
|--|---|
| Client: | Planning |
| Project: | Forestscape, Common Road, Pinesley, PES21LE |
| Type: | Forestscape |
| Drawing: | Proposed Site plan |
| Drawing Number: | P2102-GP02 |
| Rev: | L |
| Date: | May 21 |
| Scale: | 1:1000 @A1 & 1:500 @A1 |
| <p>PV-a 25q Church Crescent London E3 7QH pv@a.com call@pv-a.com</p> | |

9



Satellite view of the woodland and Pentney Lakes

7



8



6



Existing Pentney Bar and proposed car park position

10



Existing waterbody to south of site, as viewed from proposed car park



11



12





14



15



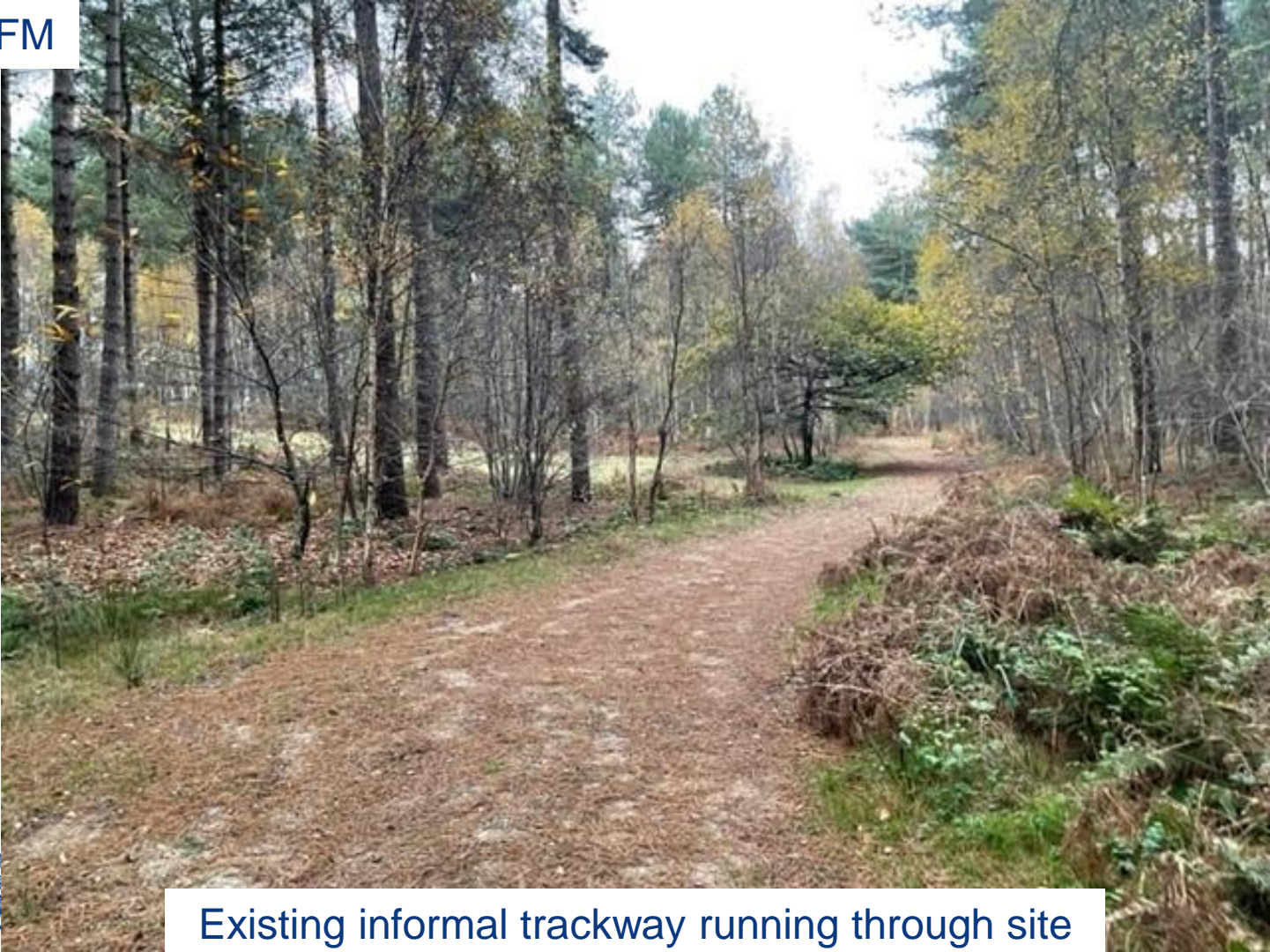
View of grassland (to be protected as an ecology zone) towards west of site





View of grassland towards west of site (seasonal changes)

17



Existing informal trackway running through site

18



View of larger open area, Plots 27-29





20

Existing trailer (unknown origin) in centre of site (approx Plot 8/9)

21





22

Clearing & trees in north east corner, to be maintained as ecology zone





23

Trees along north boundary of the site, to be retain as ecology zone



North boundary facing west and adjoining agricultural land



25

North boundary facing east and adjoining agricultural land



26

Existing access to Common Road to be upgraded for emergency access only

Speaker Slide

Gareth Crocker

27



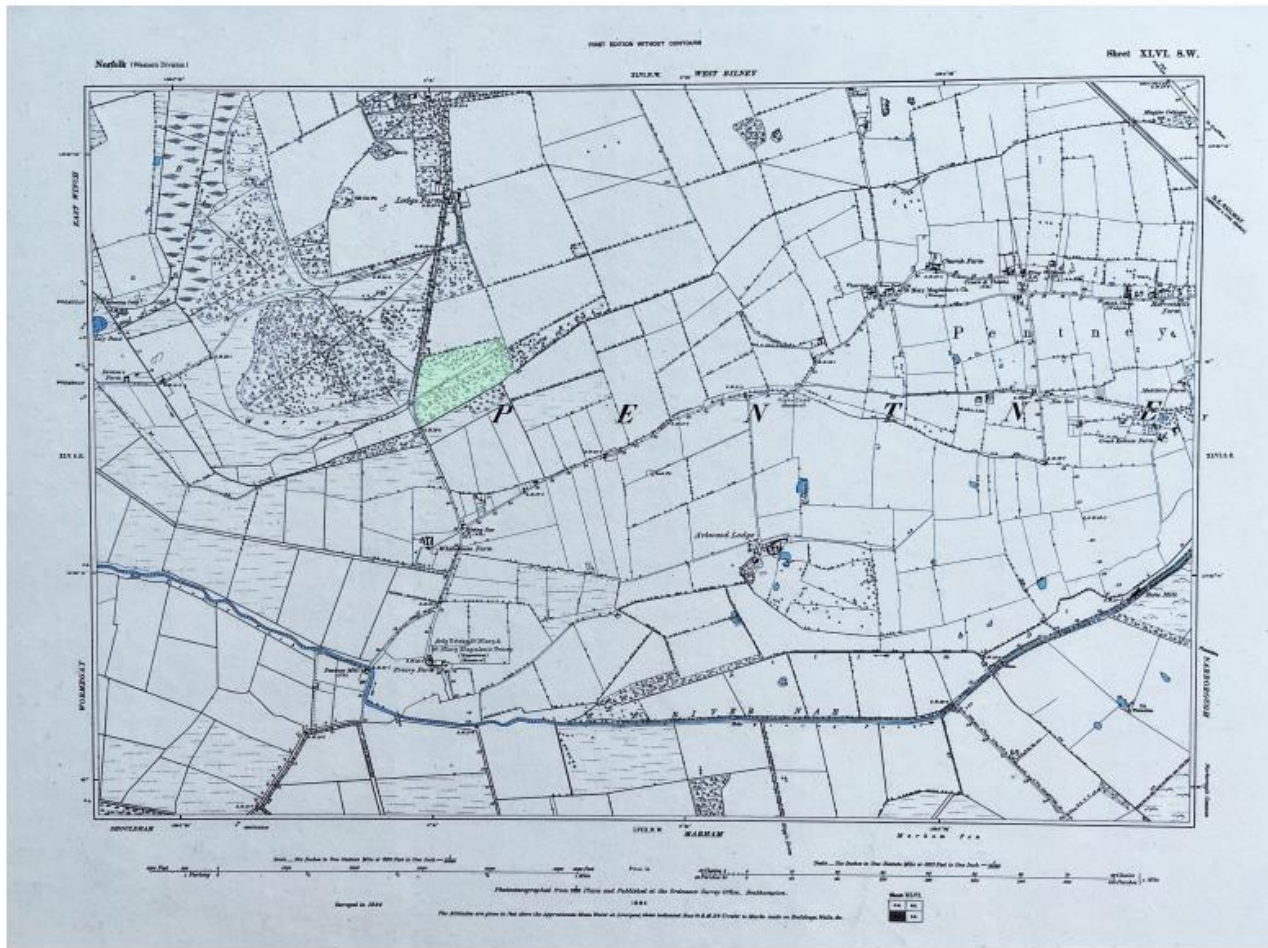
Entrylane Carr shown highlighted on the Ordnance Survey map of 1884 as an already established woodland

21/01824/FM

Slide No.

27

28



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V

A MyForest map showing the current landscape in 2024 with the Pentney Lakes development built on quarry land previously agricultural fields



29

Land at Pentney Woods, Common Road, Pentney, King's Lynn, Norfolk
Ref: 21/01824/FM

My wife and I own and manage Baines Wood which is opposite to this proposed development in Common Road.

We have made previous submissions for consideration to the planners, but we have noticed that on 21st August this year an 'updated ecology survey' was submitted and we challenge some of those findings in the strongest possible way.

Their assessment includes one of no evidence for otters!

- We see them practically every night on our camera traps.
- In addition the bank of the stream is littered with evidence from scrapes, tracks and spraints.
- Last year and again this year we have captured a selection of video evidence for successful breeding with mother and two cubs.



14 °C / 57 °F 11/07/2024 15: 22/08/2024 01:43:52

The woods here are brimming with wildlife and we continue to expand our wildlife list.

This year we have added nightjar, glow worms, grass snakes, slow worms, common lizards, badgers and now goshawk to our growing **photographic** evidence of the wildlife diversity present here.

In addition we have also caught glimpses of polecats protected in the UK under the Wildlife and Countryside Act, 1981.

Therefore we wish to make clear our objections to the latest presentation of the wildlife statement from 21st August 2024.

Thank you for your attention to this.

B. J. Pope *H. M. Kent*



Mr B. J. Pope & Ms H. M. Kent



The Felling License for 'thinning' was immediately used as an excuse to start clearing a plot right next to the fresh water stream running into Baines Wood leading to the Tree Preservation Order to try and protect the woodland before any planning permission had been granted. The sandy soil in this area doesn't hold shallow rooted trees like silver birch and conifers and wind fallers are common in the area.



Policy CS12 of the Core Strategy 2011 states 'The Council will protect and enhance County Wildlife Sites, ancient woodlands, Biodiversity Action Plan Species and Habitats...from development which damages their interest or significance unless the need for, and public benefits of the development outweigh the loss of interest or significance.'

32

Biodiversity Net Gain might not be a legal requirement due to timing of the planning application but surely it is a moral duty.



Speaker Slide

Colin Pennington

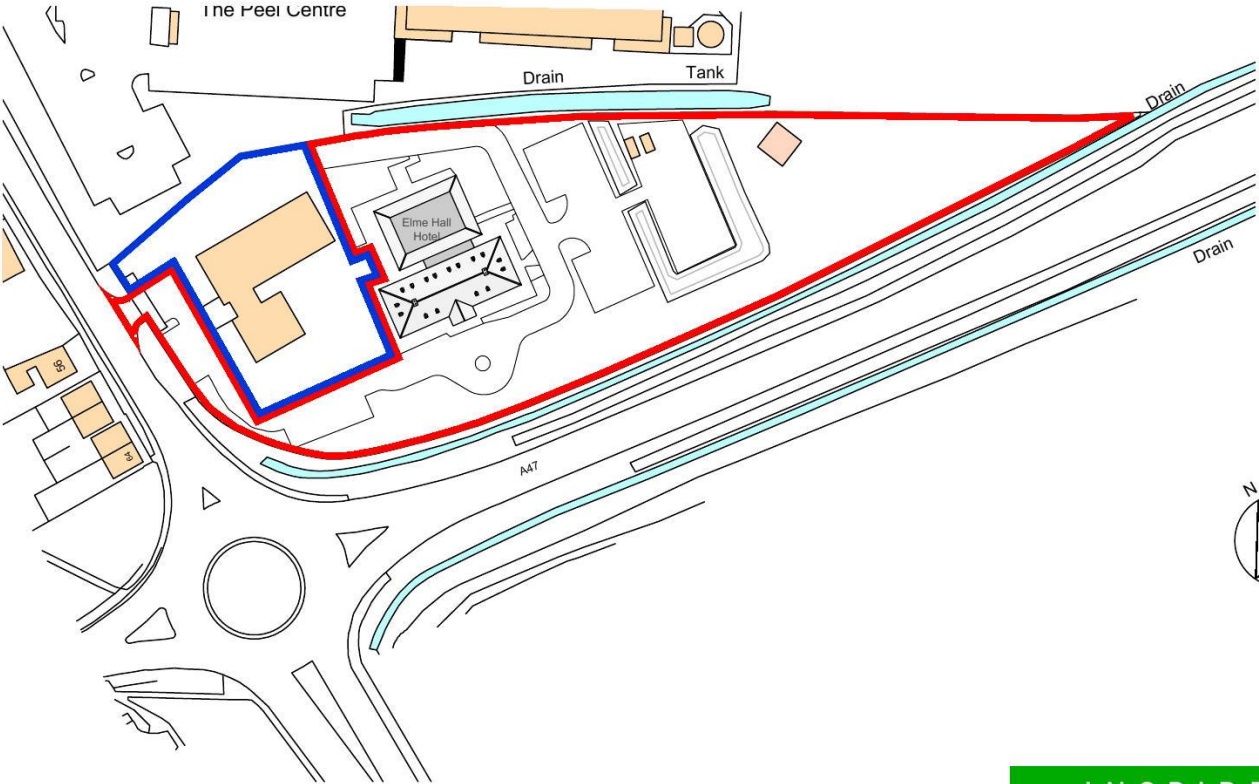
33



24/00141/FM

35





36

PROPOSED CONVERSION OF ELME HALL HOTEL
 295 - 00 LOCATION PLAN 1:1250



SITE LEVELS TO REMAIN UNCHANGED

37



A47

64

PRELIMINARY

DRAWING REVISIONS

| | |
|--|--|
| | |
|--|--|

INSPIRE ARCHITECTURAL

WOODGATE HOUSE · HOLLYCROFT ROAD, WISBECH
 01462 351442 · 01702 794447
 inspire@architectural@gmail.com

PROJECT
 Proposed Change of Use

Elme Hall Hotel
 Wisbech

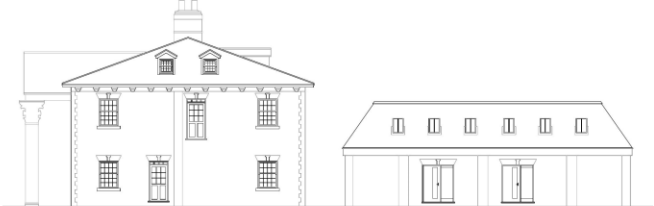
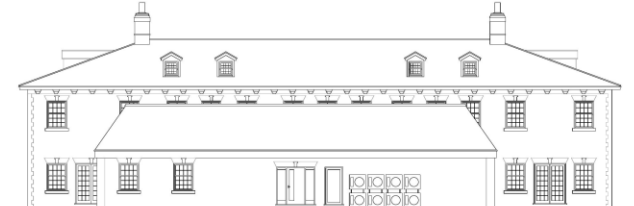
DRAWING TITLE
 Proposed Site Plan

SCALE as stated at A1

DATE DECEMBER 2023

DRAWN SFB

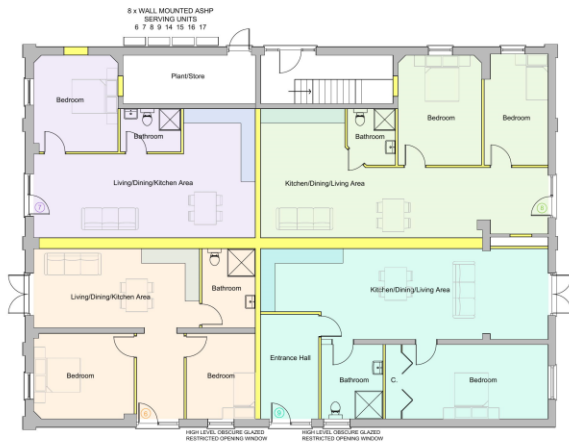
DRAWING NO.
 295 - 02 B



38

| |
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| PRELIMINARY |
| DRAWING REVISIONS |
| INSPIRE ARCHITECTURAL |
| WOODGATE HOUSE, HOLLYCROFT ROAD, BUNGAY 01483 331442 07920 794649 inspirearchitectural@gmail.com |
| PROJECT Proposed Change of Use |
| Elme Hall Hotel Wisbech |
| DRAWING TITLE Proposed Elevations |
| SCALE as stated on A1 |
| DATE DECEMBER 2023 |
| DRAWN SH |
| DRAWING NO 295 - 10 A |

39



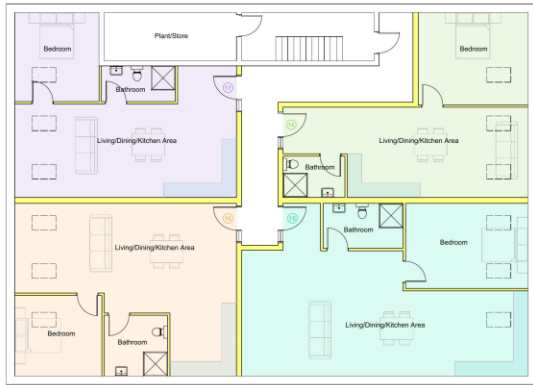
ACCOMMODATION KEY

| FLAT | OCCUPANCY | GFA (sqm) |
|---------|----------------------|-----------|
| FLAT 1 | 1 BEDROOM - 2 PERSON | 65sqm |
| FLAT 2 | 2 BEDROOM - 3 PERSON | 65sqm |
| FLAT 3 | 1 BEDROOM - 2 PERSON | 58sqm |
| FLAT 4 | 1 BEDROOM - 2 PERSON | 55sqm |
| FLAT 5 | 2 BEDROOM - 3 PERSON | 75sqm |
| FLAT 6 | 2 BEDROOM - 3 PERSON | 64sqm |
| FLAT 7 | 1 BEDROOM - 2 PERSON | 55sqm |
| FLAT 8 | 2 BEDROOM - 3 PERSON | 72sqm |
| FLAT 9 | 1 BEDROOM - 2 PERSON | 76sqm |
| FLAT 10 | 2 BEDROOM - 3 PERSON | 63sqm |
| FLAT 11 | 1 BEDROOM - 2 PERSON | 71sqm |
| FLAT 12 | 2 BEDROOM - 3 PERSON | 65sqm |
| FLAT 13 | 1 BEDROOM - 2 PERSON | 52sqm |
| FLAT 14 | 1 BEDROOM - 2 PERSON | 55sqm |
| FLAT 15 | 1 BEDROOM - 2 PERSON | 75sqm |
| FLAT 16 | 1 BEDROOM - 2 PERSON | 65sqm |
| FLAT 17 | 1 BEDROOM - 2 PERSON | 52sqm |
| FLAT 18 | 2 BEDROOM - 4 PERSON | 75sqm |
| FLAT 19 | 1 BEDROOM - 2 PERSON | 61sqm |

PRELIMINARY

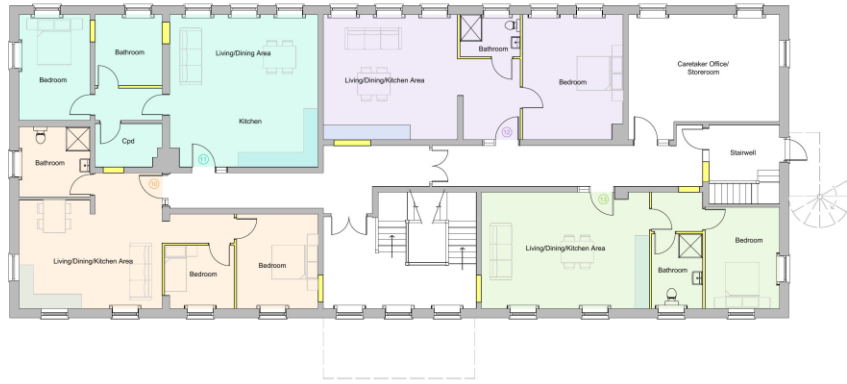
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|---|-----------------|
| DRAWING REVISIONS | |
| | |
| INSPIRE ARCHITECTURAL | |
| WOODGATE HOUSE, HOLLYCROFT ROAD, BISHOPS 01463 331442 07920 794649 inspirearchitecture@gmail.com | |
| PROJECT Proposed Change of Use | |
| Elme Hall Hotel Wisbech | |
| DRAWING TITLE Proposed Ground Floor Plan | |
| SCALE | as stated at A1 |
| DATE | DECEMBER 2023 |
| DRAWN | SH |
| DRAWING NO | 295 - 06 C |

40



ACCOMMODATION KEY

| FLAT | OCCUPANCY | GFA (sqm) |
|---------|----------------------|-----------|
| FLAT 1 | 1 BEDROOM - 2 PERSON | 65sqm |
| FLAT 2 | 2 BEDROOM - 3 PERSON | 65sqm |
| FLAT 3 | 1 BEDROOM - 2 PERSON | 58sqm |
| FLAT 4 | 1 BEDROOM - 2 PERSON | 55sqm |
| FLAT 5 | 2 BEDROOM - 3 PERSON | 75sqm |
| FLAT 6 | 2 BEDROOM - 3 PERSON | 64sqm |
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| FLAT 14 | 1 BEDROOM - 2 PERSON | 55sqm |
| FLAT 15 | 1 BEDROOM - 2 PERSON | 75sqm |
| FLAT 16 | 1 BEDROOM - 2 PERSON | 65sqm |
| FLAT 17 | 1 BEDROOM - 2 PERSON | 52sqm |
| FLAT 18 | 2 BEDROOM - 4 PERSON | 75sqm |
| FLAT 19 | 1 BEDROOM - 2 PERSON | 61sqm |



PRELIMINARY

DRAWING REVISIONS

INSPIRE
ARCHITECTURAL

WOODGATE HOUSE, HOLLYCROFT ROAD, BISHOPS
 01463 351442 07920 794649
 inspirearchitecture@gmail.com

PROJECT
 Proposed Change of Use

Elme Hall Hotel
 Wisbech

DRAWING TITLE
 Proposed First Floor Plan

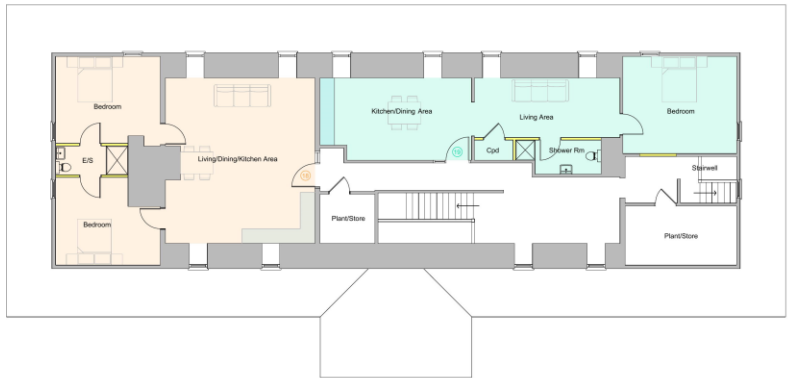
SCALE as stated at A1

DATE DECEMBER 2023

DRAWN SH

DRAWING NO
 295 - 07 C

41



ACCOMMODATION KEY

| | OCCUPANCY | GFA (sqm) |
|---------|----------------------|-----------|
| FLAT 1 | 1 BEDROOM - 2 PERSON | 65sq |
| FLAT 2 | 2 BEDROOM - 3 PERSON | 65sq |
| FLAT 3 | 1 BEDROOM - 2 PERSON | 58sq |
| FLAT 4 | 1 BEDROOM - 2 PERSON | 58sq |
| FLAT 5 | 2 BEDROOM - 3 PERSON | 75sq |
| FLAT 6 | 2 BEDROOM - 3 PERSON | 64sq |
| FLAT 7 | 1 BEDROOM - 2 PERSON | 58sq |
| FLAT 8 | 2 BEDROOM - 3 PERSON | 72sq |
| FLAT 9 | 1 BEDROOM - 2 PERSON | 76sq |
| FLAT 10 | 2 BEDROOM - 3 PERSON | 63sq |
| FLAT 11 | 1 BEDROOM - 2 PERSON | 71sq |
| FLAT 12 | 2 BEDROOM - 3 PERSON | 65sq |
| FLAT 13 | 1 BEDROOM - 2 PERSON | 52sq |
| FLAT 14 | 1 BEDROOM - 2 PERSON | 58sq |
| FLAT 15 | 1 BEDROOM - 2 PERSON | 75sq |
| FLAT 16 | 1 BEDROOM - 2 PERSON | 65sq |
| FLAT 17 | 1 BEDROOM - 2 PERSON | 57sq |
| FLAT 18 | 2 BEDROOM - 4 PERSON | 75sq |
| FLAT 19 | 1 BEDROOM - 2 PERSON | 61sq |

PRELIMINARY

| |
|--|
| DRAWING REVISIONS |
| |
| INSPIRE ARCHITECTURAL |
| WOODGATE HOUSE, HOLLYCROFT ROAD, WISBECH 01463 331442 07920 794649 inspirearchitecture@gmail.com |
| PROJECT Proposed Change of Use |
| Elme Hall Hotel Wisbech |
| DRAWING TITLE Proposed Second Floor Plan |
| SCALE as stated at A1 |
| DATE DECEMBER 2023 |
| DRAWN SH |
| DRAWING NO 295 - 08 C |

42



Front elevation Elme Hall

43



Looking east across front of site

44



45



Side elevation Elme Hall (eastern)

46



Side elevation Elme Hall (eastern)

47



Looking west across front of site

48



Side elevation Elme Hall (western)





50



Land to west of Elme Hall



51



Looking west across front of site

24/01589/F

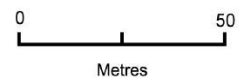
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Date Produced: 03-Sep-2024

Scale: 1:1250 @A4

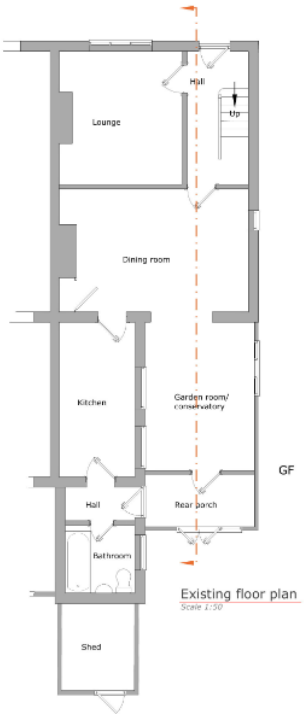
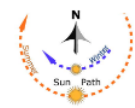
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| Date | Reason | Note |
|------|--------|------|
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| | | |

The drawing is made subject to British Architectural Council and must all the work be done in accordance with the British Standards and good practice.
 Measurements to be related to existing architectural and landscaping.
 Drawing is for plan only.



Existing section through
Scale 1:100



Existing roof plan
Scale 1:100



Site plan
Scale 1:500



Location plan
Scale 1:1250

Notes

Levels-
 Existing ground floor level to remain unchanged
 External ground levels to remain unchanged

Materials-
 Clay pan tiles
 GRP roofing
 Red stock facing brick
 Timber cladding
 Anthracite fascia, soffit and rain water goods
 Anthracite frames

SUMMIT ARCHITECTURAL LTD
 Holm Oak House, 2a Lynn Road, Hacham, Norfolk, PE31 7HY
 01485 570472 07787 568968
 h@a-summitarchitectural.co.uk



54

| DATE | REVISION | DATE |
|------|----------|------|
| | | |
| | | |
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| | | |

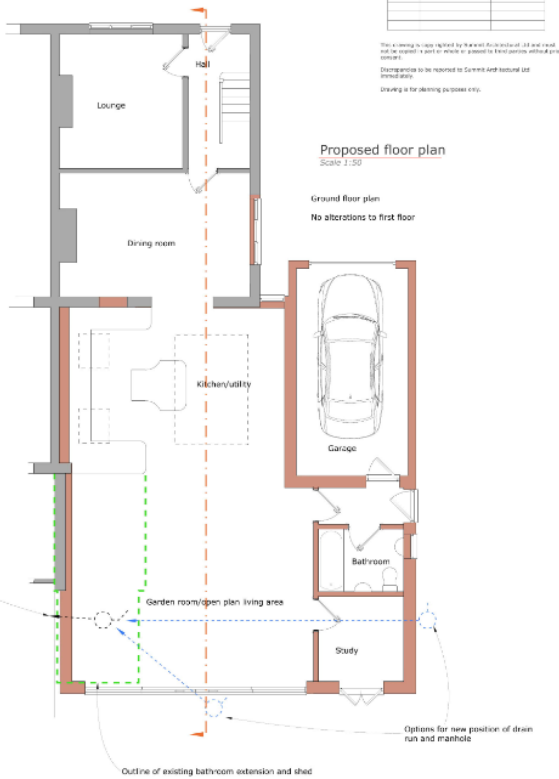
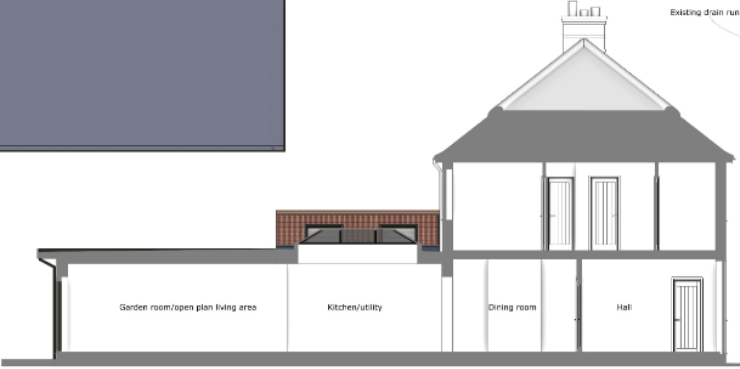
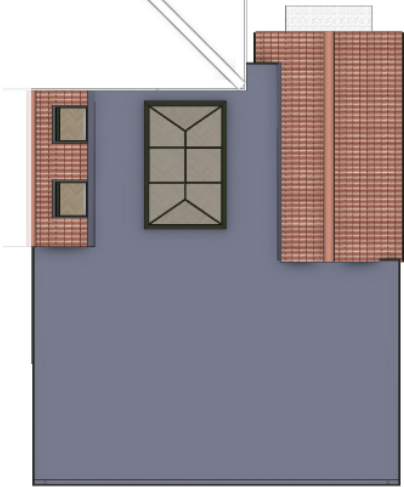
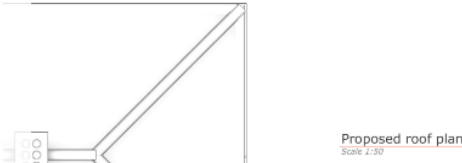
This drawing is made by Summit Architectural Ltd and must not be used for any other purpose or taken to third parties without prior approval.
 Measurements are to be taken to finished surfaces unless otherwise stated.
 Drawing is for planning purposes only.



Proposed elevations
 Scale 1:50



55



| Date | Revisions | Notes |
|------|-----------|-------|
| | | |
| | | |
| | | |
| | | |

This drawing is to be read in conjunction with the project brief and all other drawings. It is not to be used in isolation. It is the responsibility of the client to ensure that all necessary permissions are obtained. It is the responsibility of the client to ensure that all necessary permissions are obtained. It is the responsibility of the client to ensure that all necessary permissions are obtained.

56

57



View to the front of the site

58



Street view to the west



59



View of No 3 and Morzine



60



View from the front - where garage
would be constructed



61



View to the front driveway showing
boundary to Morzine.



62



View of the front driveway showing
boundary fence to Morzine



63



Further down the driveway (east)



64



Windows on west elevation of Morzine

65



View to the front driveway showing
boundary to Morzine



65



View of the rear garden



67



Rear of No 3 Ingoldsby Avenue



68



View from the rear boundary showing No 3 and No 5.
Proposal would be to the east.



69



View to the west



70



Existing shed has been demolished



71



Rear boundary to west

72



View to the east facing Morzine



73



Rear boundary to east



74



East of dwelling showing Morzine

75



Standing in the garden of No 5 showing
roof lines



76



Showing retailed roofline



77



East where proposal is to be
constructed



78



East where proposal is to be
constructed



79



West elevation of
Morzine and boundary
fence



80



West elevation of Morzine and
boundary fence



81



View from bedroom window of Morzine



82



View from bedroom window of
Morzine



83



Standing in garden of No 3 in
line with bedroom window to
Morzine



84



View from the rear garden of Morzine

23/01121/F



Plot 1

Front Elevation (SW)
Scale: 1:50

Side Elevation (SE)
Scale: 1:50

Rear Elevation (NE)
Scale: 1:50

Side Elevation (NW)
Scale: 1:50

Section A-A
Scale: 1:50

Floor Plan
Scale: 1:50

Plot 2 & 3

Front Elevation (SW)
Scale: 1:50

Side Elevation (SE)
Scale: 1:50

Rear Elevation (NE)
Scale: 1:50

Side Elevation (NW)
Scale: 1:50

Section B-B
Scale: 1:50

Floor Plan
Scale: 1:50

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

100, THE BARN, ST. ANDREW'S, KING'S LYNN, NORFOLK, PE30 1JG

01473 222222

www.swannedwards.co.uk

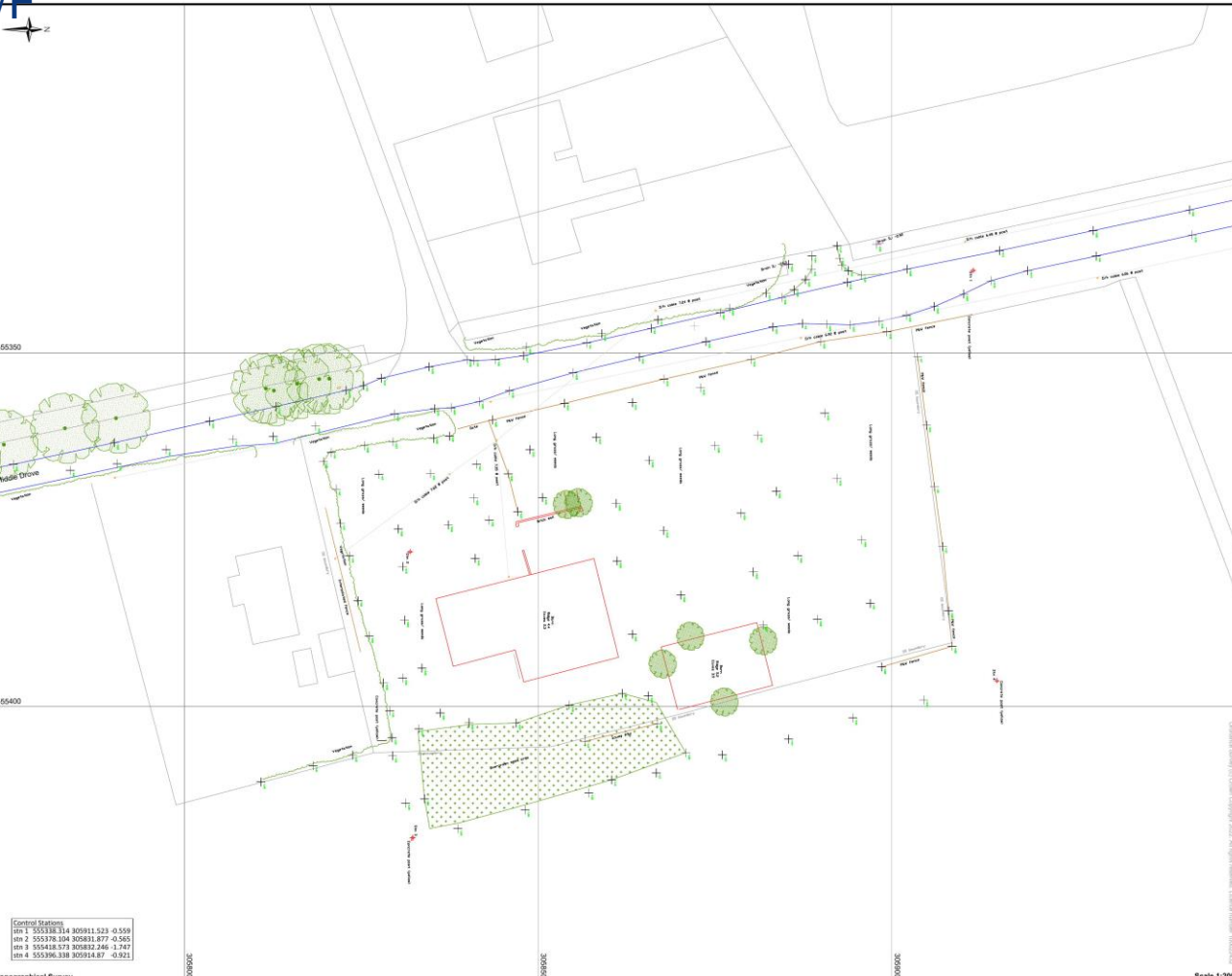
Plot 1: 23/01121/F

Plot 2 & 3: 23/01122/F

NOTES

1. All work to be carried out in accordance with the Building Regulations 2010.
2. All work to be carried out in accordance with the Planning Conditions attached to the Planning Permission.
3. All work to be carried out in accordance with the approved drawings.
4. All work to be carried out in accordance with the approved specifications.
5. All work to be carried out in accordance with the approved materials.
6. All work to be carried out in accordance with the approved colours.
7. All work to be carried out in accordance with the approved finishes.
8. All work to be carried out in accordance with the approved landscaping.
9. All work to be carried out in accordance with the approved drainage.
10. All work to be carried out in accordance with the approved electrical.
11. All work to be carried out in accordance with the approved plumbing.
12. All work to be carried out in accordance with the approved heating.
13. All work to be carried out in accordance with the approved ventilation.
14. All work to be carried out in accordance with the approved fire protection.
15. All work to be carried out in accordance with the approved sound insulation.
16. All work to be carried out in accordance with the approved security.
17. All work to be carried out in accordance with the approved accessibility.
18. All work to be carried out in accordance with the approved sustainability.
19. All work to be carried out in accordance with the approved energy efficiency.
20. All work to be carried out in accordance with the approved water efficiency.





Notes

- All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network, OSGB36(2). Translated from ETR8989 using OSGB36 and OS72(1) 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 in 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 title extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at foot or line of main sites, 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. OS data shown in grey scale.
- 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.
- Not all boundaries were surveyed due to extensive vegetation.

Survey completed on 08.11.2022

Location Plan

Table

| Ref | Revisions |
|-----|-----------|
| | |

Project

Crown Farm Barns
Middle Drove
Marshland St James

Title

Topographical Survey

Scale

1:200 @ A1

Drawn

AC

Reviewed

AC

Date

08.11.2022

Client

COBBS

Company

COBBS ENGINEERING LTD
WARE ROAD, BUNGAY, SUFFOLK, ENGLAND, IP20 9EJ
Email: Cobbs@cobbseng.co.uk

Drawing Number

1527-0000-001

Control Stations

| | | | |
|-------|------------|------------|--------|
| sta 1 | 555338.314 | 305891.523 | -0.558 |
| sta 2 | 555376.104 | 305681.677 | -0.565 |
| sta 3 | 554418.173 | 305882.246 | -1.247 |
| sta 4 | 555396.338 | 305814.87 | -0.921 |

88

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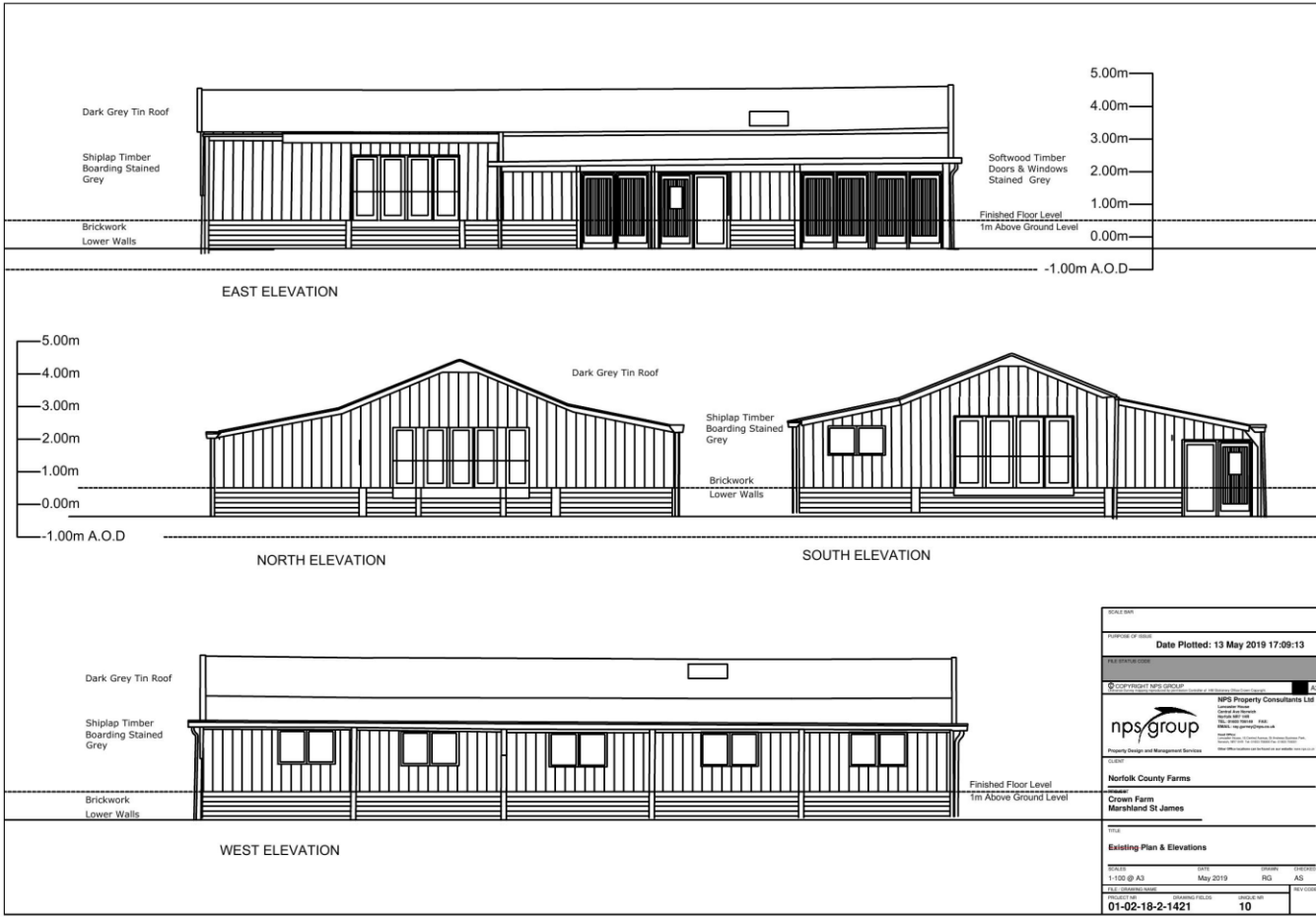


| | | | |
|---|----------|---|-----------|
| SCHEDULE | | | |
| NUMBER OF SHEETS | | Date Plotted: 13 May 2019 17:09:35 | |
| FILE REFERENCE | | | |
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| Property Design and Management Services | | | |
| CLIENT | | | |
| Norfolk County Farms | | | |
| PROJECT | | | |
| Crown Farm Marshland St James | | | |
| TITLE | | | |
| Proposed Plan & Elevations | | | |
| REVISED | DATE | DRAWN | CHECKED |
| 1-100 @ A3 | May 2019 | RG | AS |
| PROJECT NO. | | DRAWING TITLE | SCALE REF |
| 01-02-19-2-1381 | | 9 | REV 0001 |

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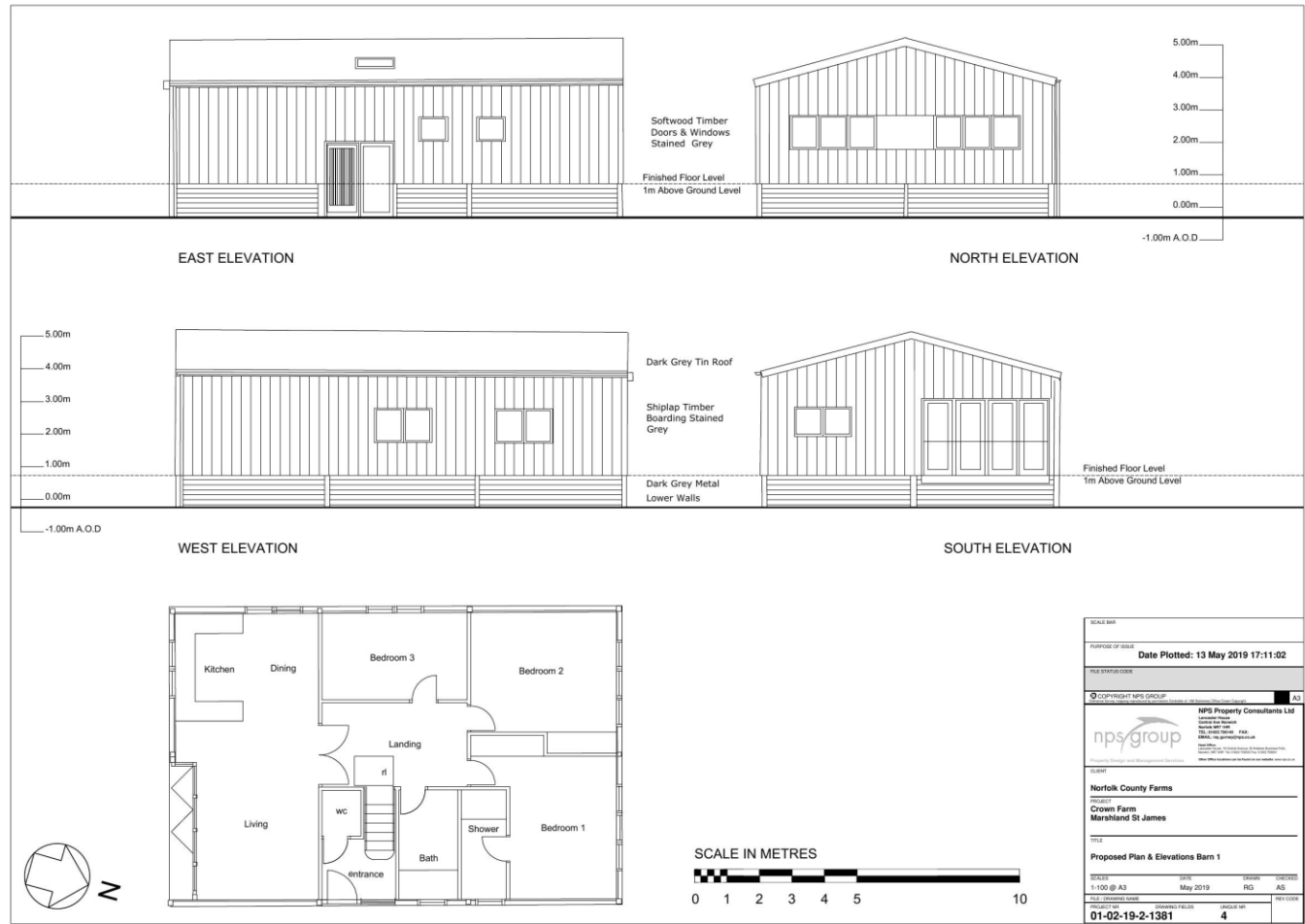
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General Notes

1. All dimensions are shown in full unless otherwise stated.
2. The drawings are not to be used for construction without the approval of the architect.
3. The drawings are not to be used for construction without the approval of the architect.
4. All dimensions are to be taken to the finished surfaces.

CONSTRUCTION METHOD MANAGEMENT INFORMATION

The following information is provided as a guide to the construction of the proposed building. The drawings do not show the construction of the building and the contractor is responsible for the construction of the building. The drawings are not to be used for construction without the approval of the architect.

Revisions

| | |
|-----|-----------------------------------|
| Rev | Description |
| A | Changes following client comments |

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architects, 1000 Park, New Street, Lincoln, Lincolnshire, Lincoln LN1 3JH, UK
 T: 01522 510000 | E: info@swannedwards.co.uk | www.swannedwards.co.uk

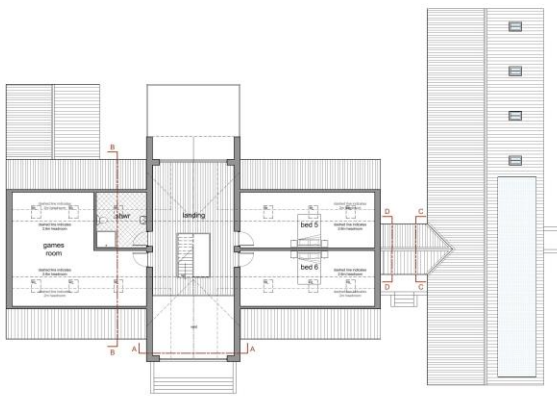
Proposed 2 No Dwellings
 Green Farm, Middle Street
 Mansfield St James, Mansfield
 NG16 6EF, Post. NG 16 6EF, UK

Drawn by: PJS
 Checked by: JRS
 Date: 10/11/2022
 Project: 23/01121/F
 Title: 2 Elevations & Sections

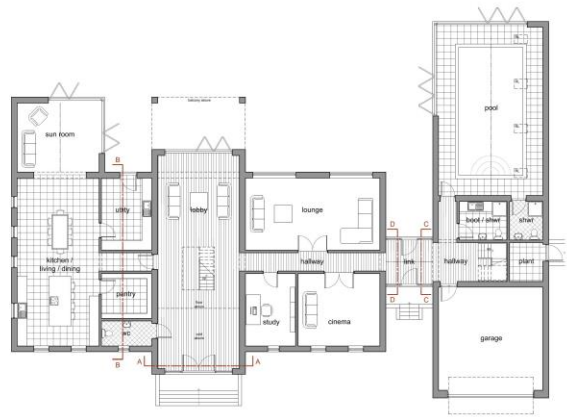
96



First Floor Plan Scale 1:50



Second Floor Plan Scale 1:50



Ground Floor Plan Scale 1:50

General Notes
 1. All dimensions are shown in millimetres unless stated.
 2. The contractor shall coordinate and complete work with all other trades.
 3. This drawing is to be read in conjunction with all relevant specifications and standards.
 4. Any dimensions are to be taken to the dimensioned reference.

CONTRACTOR'S RESPONSIBILITIES - REFUSED APPLICATION 2019
 This drawing shall not be used to construct any structure without the written consent of the Project Designer. The contractor shall be responsible for ensuring that the design is in accordance with the Building Regulations and all other relevant legislation. The contractor shall be responsible for ensuring that the design is in accordance with the Building Regulations and all other relevant legislation. The contractor shall be responsible for ensuring that the design is in accordance with the Building Regulations and all other relevant legislation.

Revisions

| | | |
|---|------------|-----------------------------------|
| A | 20/11/2019 | Changes following client comments |
|---|------------|-----------------------------------|

FOR APPROVAL



| | | |
|------------------------------|----------------------------|--------------------|
| Prepared by Chris Farnham | Drawn by M. J. Allen | Date 20/11/2019 |
| Checked by M. J. Allen | Reviewed by M. J. Allen | Date 20/11/2019 |
| Project No. 23/01121/F | Sheet No. A/1 | Scale 1:50 |



General Notes

- All dimensions are stated in feet unless otherwise stated.
- The structure, and construction and materials, shall comply with the Building Regulations.
- The drawings to be made in consultation with all relevant agencies and approved authorities, including any local planning authority.
- Any discrepancies are to be brought to the designer's attention.

CONSTRUCTION DESIGN APPROVED REGULATIONS 2013

The drawings are intended to be used in conjunction with the proposed building contract. The drawings shall not be used for any other purpose without the written consent of the designer. The drawings shall not be used for any other purpose without the written consent of the designer. The drawings shall not be used for any other purpose without the written consent of the designer.

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architects Limited, Swanwick, Derby, Derbyshire, DE1 3 9AA
 Swanwick, Derby, Derbyshire, Derby, Derbyshire, DE1 3 9AA
 01332 810214 • info@swannedwards.co.uk • www.swannedwards.co.uk

| | | |
|-------------------------|----------------------|------------------------|
| Prepared: J. M. Durrant | Drawn: J. M. Durrant | Checked: J. M. Durrant |
| Project: 23/00029/F | Date: 2023 | Scale: 1:500 |
| Client: Mr & Mrs Alan | Project No: AT | Drawn: J. M. Durrant |
| Project: 23/00029/F | Date: 2023 | Scale: 1:500 |

FIG 1 Floor Plans, Elevations & Section

95

Southern barn taken from Middle Drove



96

Southern barn from Middle Drove

97



Northern barn from Middle Drove

86

Dwelling to the south with boundary



23/01121/F

Slide No.
98

66

Middle Drove looking south



23/01121/F

Slide No.
99



Middle Drove looking north

101



Northern elevation of southern barn

102



Southern and western elevation of southern barn

103



Southern elevation of northern barn



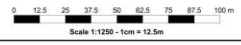
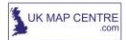




24/01061/F

106





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Centre Coordinates: 546407,313388

LOCATION PLAN





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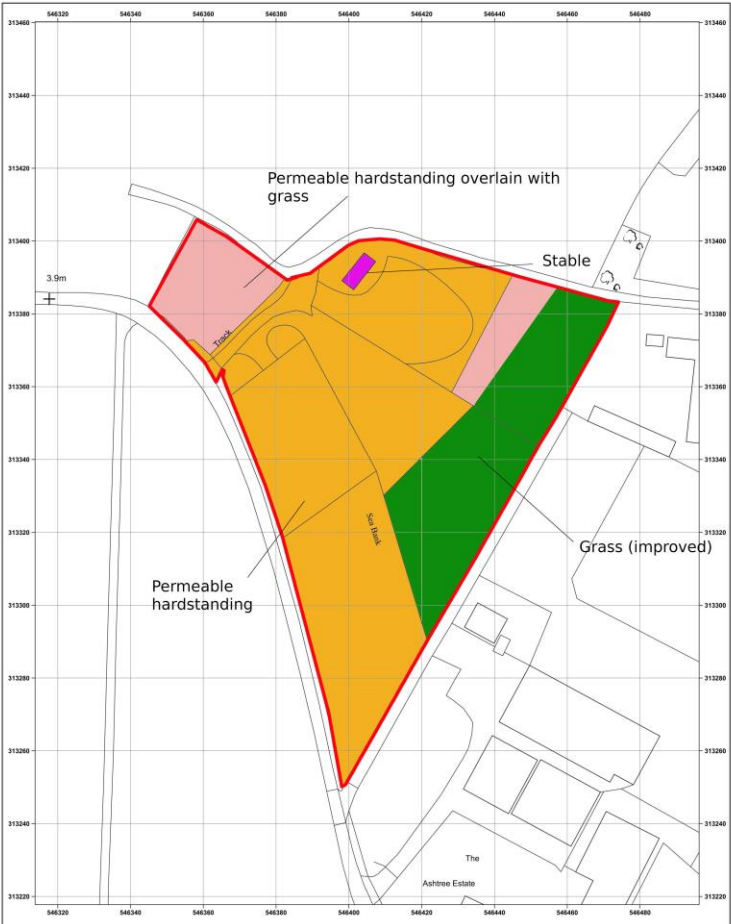
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Plan 2

BLOCK DIAGRAM





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HABITATS



110





↑
↑
↑



View NE from access point

Old stable block



112



11/06/2024 14:01



113



11/06/2024 14:05

View towards NE corner of the site



114



11/06/2024 14:01

View eastwards of southern-most pitch



115



11/06/2024 14:03

Pair of tourers on southern pitch



116



11/06/2024 14:02



View of eastern boundary of southern-most pitch

117



View from south, northwards along River Road

Lorry body



Tourers



Adjoining
use/buildings



118

View across site from further along River Road

2/TPO/00685

119



120



stFence
HIRE & SALES



View of trees from footpath Downham Market RB19

121



View of trees from footpath Downham Market RB19



122



Views from Nightingale Lane footpath Downham Market RB20



123



Views from Nightingale Lane footpath Downham Market RB20



2/TPO/00684

124



125



Image of beech tree from Manor Road.

126



Image of beech tree from Manor Road.



End of Presentation

127

