

**KING'S LYNN AREA CONSULTATIVE COMMITTEE -
PLANNING SUB-GROUP**

**Monday, 17th July, 2023 at 5.45 pm in the Council Chamber,
Town Hall, Saturday Market Place, King's Lynn**

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

3. **URGENT BUSINESS**

To consider any business which, by reason of special circumstances, the Chair proposes to accept as urgent business under Section 100(b)(4)(b) of the Local Government Act 1972.

4. **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

5. **CHAIR'S CORRESPONDENCE**

6. **ITEMS FOR CONSIDERATION** (Pages 3 - 31)

- (i) 23/00867/FM
Part single and part two storey GP Surgery (Class E(e)) with Access, Parking and associated works at Land E of Nar Ouse Way, King's Lynn, Norfolk

- (ii) 23/01023/M
Demolition and redevelopment of Providence Street Community Centre and Hillington Square flatted blocks known as Aitken House, Norris House and Chestnut House excluding electrical substation. Development of 65 new dwellings and 1,106 square metres of class E commercial/community floorspace and associated soft landscaping, vehicle and cycle parking, refuse stores, improvements to the public realm and associated infrastructure, including relocation of electrical substation at Chestnut House, Hillington Square, King's Lynn, Norfolk

7. **ANY OTHER BUSINESS**

8. **DATE OF NEXT MEETING**

The next meeting has been provisionally scheduled for 17 August 2023 at 4.30 pm in the Council Chamber, Town Hall.

23/00867/FM



Proposed Block Plan Key:

- Existing Building
- Proposed Building
- Grass / Green Land
- Proposed Black Vehicle Grade Tarmac
- Proposed Paths
- Proposed Trees
- Existing Trees
- Site Works Boundary Hectares : 0.395
- Site Boundary Hectares : 0.825

Rev	Description	By	Chk	Date
P1	Updated Site Boundaries	CH	AB	18/04/23

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DarwinGroup Construction Has Evolved
 London House, Shawbury Business Park, Shawbury, Shrewsbury, Shropshire, SY4 4EA
 TEL: 01939 252920 www.darwingroup.co.uk

PROJECT TITLE: Kings Lynn Health Hub
 ADDRESS: Har Quee Way, King's Lynn, Norfolk, PE30 5BT

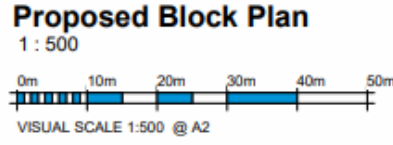
DRAWING TITLE: Proposed Block Plan

DRAWING REFERENCE: 180429 DGL 01 00 DR A 1160

PROJECT	DRAWN	CHECKED	DATE	SCALE	REV	BY	CHK
180429	DGL	01	00	DR	A	1160	

INITIAL ISSUE DATE: 31/01/23 | INITIAL ISSUE BY: KB | INITIAL CHECKED BY: CH | AREA: 1528 m²

SUITABILITY: S4 For Stage 3 Approval | SCALE: As indicated | SHEET: A2 | REV: P1





5

00_Ground_Floor_Plan
1 : 100



Department Key:

- Circulation
- Primary Care Clinical Areas
- GCH Maternity
- GCH Physiotherapy
- Shared Spaces

Module Schedule

W E L X H (m)	level		Total
	Ground	Roof	
3.4 x 4.8 x 4.0	1	0	1
3.4 x 7.3 x 4.0	4	0	4
3.4 x 9.9 x 4.0	4	0	4
3.4 x 12.3 x 4.0	18	12	30
			41

Legend
Ground Floor GMA: 1968m²
Roof Floor GMA: 482m²

Rev	Description	By	CHK	Date
P7	Amended for Stage 2 Submission	AK	AK	07/02/23
P8	Updates following Stage 2 Submission	AK	AK	15/02/23
P9	Amended for RIBA Stage 3	CH	AK	16/03/23
P10	Strengthen lobby door flipped handing for fire-escape route door to have 1200mm clear width. Stairwell 02 door updated to allow for 1200mm clear landing	CH	AK	11/04/23
P11	Updated North Arrow	CH	AK	22/05/23

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DarwinGroup
Construction & Design
Group ——— Engineering ——— Quantity ——— BIM
Construction & Design, Quantity Surveying, BIM

PROJECT 1024
Kings Lynn Health Hub

ADDRESS
New Dawn Way,
Kings Lynn,
Norfolk
PE30 3BE

DRAWING 1024
General_Arrangement_Ground_Floor

DRAWING REFERENCE

NO	DATE	BY	CHK	DATE	NO	DATE	BY	CHK	DATE
1024	05/23	AK	AK	07/02/23	1025	05/23	AK	AK	07/02/23

DATE: 07/02/23
SCALE: 1:100
SHEET: 1 OF 1

STATUS: For Stage 3 Approval
INDICATED: A1, P11

10/05/2023 15:41:00



01_First_Floor_Plan
1 : 100



Department Key:

- Circulation
- Primary Care Office Accommodation
- CCH Maternity
- CCH Physiotherapy
- Shared Spaces
- Staff Accommodation

Module Schedule

W x L x H(m)	Level	Grid	Total
3.4 x 4.8 x 4.0	1	0	1
3.4 x 7.2 x 4.0	4	0	4
3.4 x 9.9 x 4.0	4	0	4
3.4 x 12.3 x 4.0	18	12	30
			41

Legend

Ground Floor GFA: 1865m²
 First Floor GFA: 483m²

Rev	Description	By	CHK	Date
P4	Updates to the Accommodation Schedule Colour Legend	CH	AB	23/01/23
P5	Updates following comments from AHU on 24/01/2023	CH	AB	24/01/23
P4	Amended for Stage 2 Submission	CH	AB	01/02/23
P7	Updates following Stage 2 Submission	CH	AB	15/02/23
P8	Updates for RBA Stage 3	CH	AB	16/03/23
P9	Plans to have 120mm clear height	CH	AB	11/04/23
P10	Updated North Allow	CH	AB	22/05/23



PROJECT TITLE
Kings Lynn Health Hub

ADDRESS
New Quay Place,
Kings Lynn,
Norfolk
PE30 3EJ

Drawings Title
General Arrangement First Floor

Drawings Reference

ISSUED BY	DATE	BY	CHK	APP	REV
30/05/2023	OK	CH	AB		1528 m ²

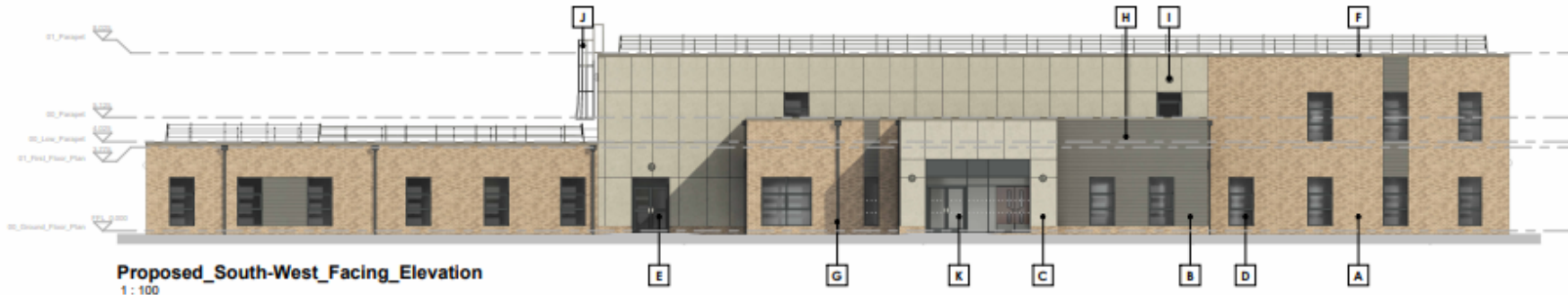
DATE
23/01/2023

SCALE
As Indicated

SHEET
A1

REV
P10

08/05/2023 15:01:16



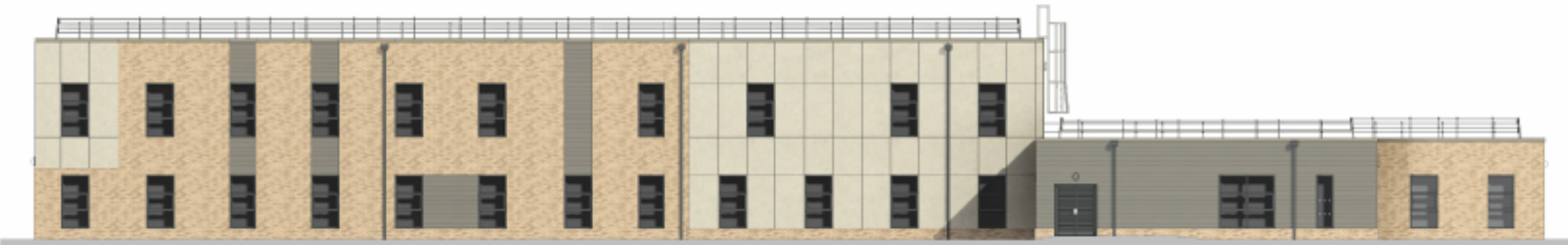
Proposed_South-West_Facing_Elevation
1 : 100



Proposed_South-East_Facing_Elevation
1 : 100



Proposed_North-West_Facing_Elevation
1 : 100



Proposed_North-East_Facing_Elevation
1 : 100



- A Buff Brickwork
- B Horizontal Black Cement Cladding
- C Mineral Chalk Rockpanel Cladding
- D UPVC Windows
- E Aluminium Doors
- F GMP Profiled Facade
- G Aluminium Rainwater Goods
- H Signage
- I Bulkhead Light
- J CAT Ladder
- K Curtain Wall

Rev	Description	By	Chk	Date
P1	Amended for Stage 2 Submission	FB	AB	07/02/23
P2	Material texture added to cladding	CH	AB	14/02/23
P3	Updated for RMA Stage 3	CH	AB	15/03/23
P4	Drawing updated to reflect Planning Consultant comments	CH	AB	20/04/23
P5	Low Floorset Level added	CH	AB	02/05/23

DarwinGroup
Construction & Contract

PROJECT TITLE: Kings Lynn Health Hub

CLIENT: New Coast Phys, King's Lynn, Norfolk, PE30 3BT

DESIGNED TITLE: Elevations

DESIGNED REFERENCE: 180429_DGL_D1_001_001_A_2100

ISSUED DATE: 30/05/2023

ISSUED BY: FB

SCALE: A1

STATUS: For Stage 3 Approval



West boundary as viewed from roundabout



6

Existing site – used as construction compound



Existing site – used as construction compound

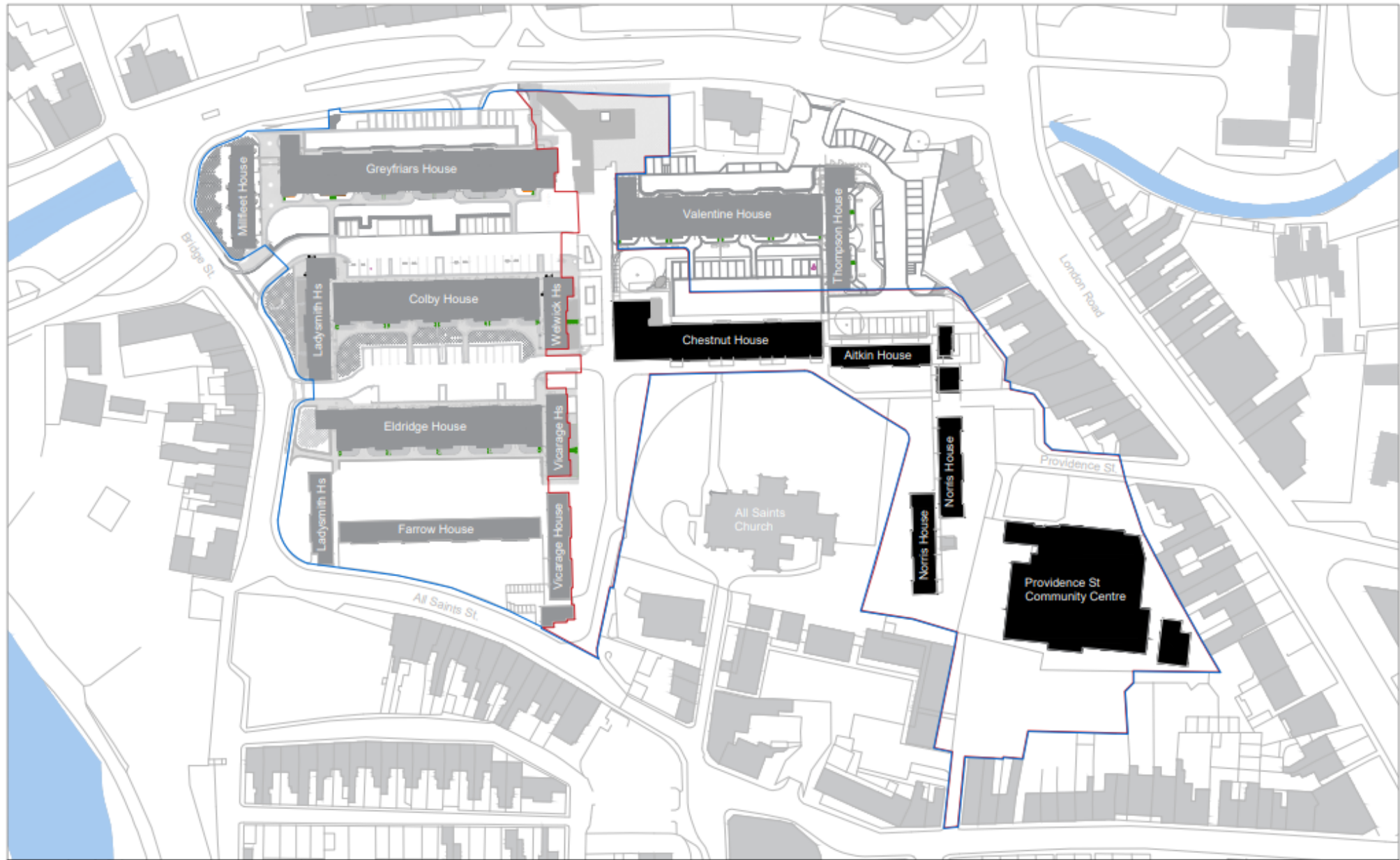


Industrial units to north



View from site south along Nar Ouse Way

23/01023/FM



Rev	Date	By	Reason
01	20.07.2024	176	ISP/CPD
02	18.02.2025	176	ISP/CPD
03	17.02.2025	176	Permitting



NOTES

- Key**
- Existing buildings relating to this (Phase 6) application
 - Existing buildings relating to previous (Phase 1-5) applications
 - Existing surrounding buildings
 - Red Line = Boundary of planning application site
 - Blue Line = Boundary of land owned by applicant

Feldien + Mowson

CLINT: Freembridge Community Housing
 JOB: Hillington Square Phase 6
 RIBA Stage 3
 Drawing Number: 9501 FM-XX-01-DR-A-002-P03

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



Revision Schedule			
No.	Date	By	Check
01	03/01/2022	TR	TRP/TKM
02	03/01/2022	TR	Planning

REF: HEALTH AND SAFETY INFORMATION, CONSTRUCTION PHASE
 NOTES:
 1. ALL DIMENSIONS TO BE CONFIRMED ON-SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS TO BE CONFIRMED ON-SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

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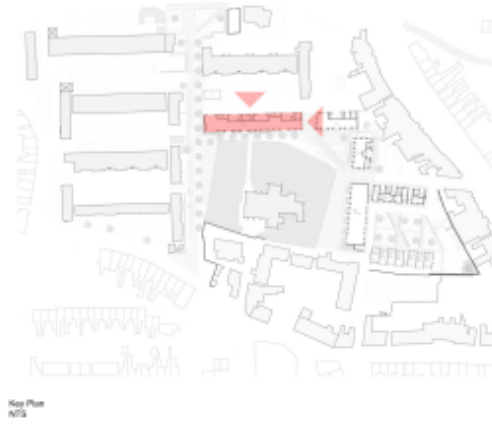
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 www.feldien+mowbray.co.uk | 0121 708 0000 | info@feldien+mowbray.co.uk

Feldien + Mowbray

1. ALL DIMENSIONS TO BE CONFIRMED ON-SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS TO BE CONFIRMED ON-SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CLIENT: Freebridge Community Housing
 JOB: Hillington Square Phase 6
 DRAWING: Proposed Site Plan Roof Level
 DRAWING NUMBER: 3501 FM- XX- 01- DR- A- 0004- P02

RIBA Stage 3	
Design	Planning
01	02
03	04
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07	08
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99	100



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9501- FM- XX- 00- DR- A- 300 - P02

Feilden + Mawson

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 feilden@mawson.com
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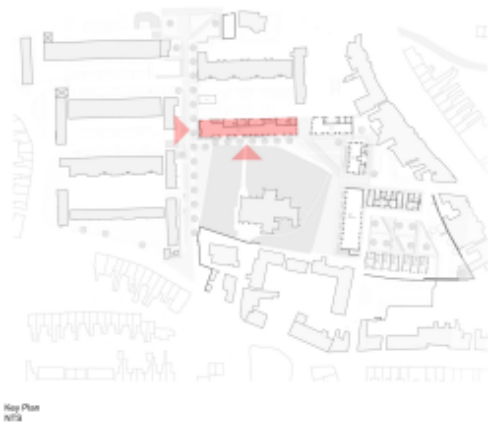
020 7642 1992
 0 2020 2021
 0 2022 2023

CLIENT: **Frederidge Community Housing**
 JOB: **Hillingde Square Phase 5**

RIBA Stage 5			
...	...	Planning	...
...



Block A - South Elevation
1:200 Scale @ A1



Key Plan
NTS



Block A - Isometric
NTS



Block A - West Elevation
1:200 Scale @ A1

Revision/Change				REV	REASON FOR CHANGE	DATE
No.	Date	By	Description			
01	11.11.2023	TS	Initial Design			
02	08.04.2024	TS	Planning			

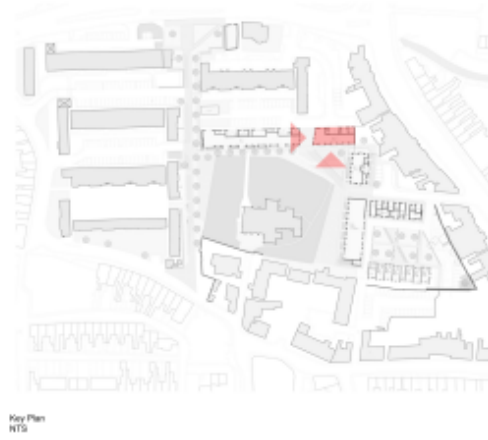
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Feilden+Mawson

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CLIENT: Feildenbridge Community Housing
 JOB: Hillingdon Square Phase 0
 RIBA Stage 3
 DRAWING: Block A Proposed South & West Elevation
 DATE: 08.04.2024
 SCALE: 1:200

9501- FM- XX- 00- DR- A- 301 - P02



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2121 Leech Garden Road, London, EC7N 3AL
 1 Finsbury Square, London, EC2A 3DF
 100 Brook Street, London, W1B 3LY

020 7611 0000
 020 7611 0011
 020 7611 0002

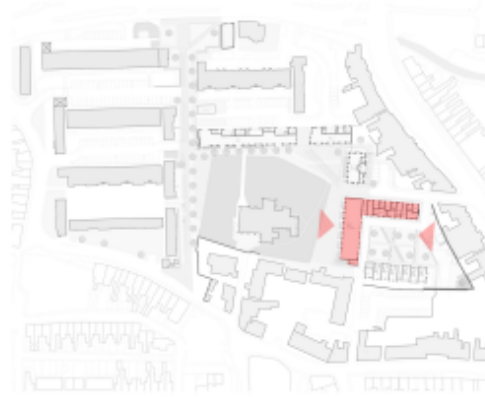
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02031 Finsbridge Community Housing
 Hillington Square
 Phase 6

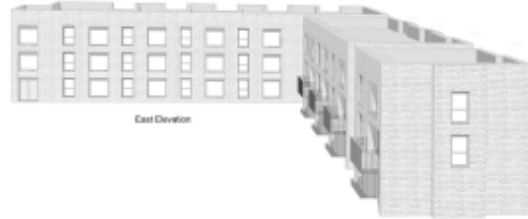
RIBA Stage 3

Disc	Rev	Drawn	Checked	Scale
01	01	AM	AM	1:100

9501 - FM - XX - 00 - DR - A - 303 - P02



Key Plan
NTS



East Elevation

Block D - Axiometric
NTS



West Elevation

Block D - Axiometric
NTS



Block D & E - East Elevation
1:50 Scale



Block D - West Elevation
1:50 Scale

Rev	Date	By	Check	Description
01	25.02.2023	Issue for construction
02	26.04.2023	Planning

N
0 5 10 m

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02070 02070
 02070 02070
 02070 02070

CLIENT: Frobridge Community Housing
 JOB: Hillingdon Square Phase 6

RIBA Stage 3			
...
...
...







Existing community cafe/community centre



South elevation of flats facing church/graveyard



South elevation of flats facing church/graveyard



Providence Street view towards Valingers Place



Flats fronting Providence Street, walkway through towards church



Existing building fronting Providence Street



Providence Street towards London Road



Valingers Place towards Providence Street