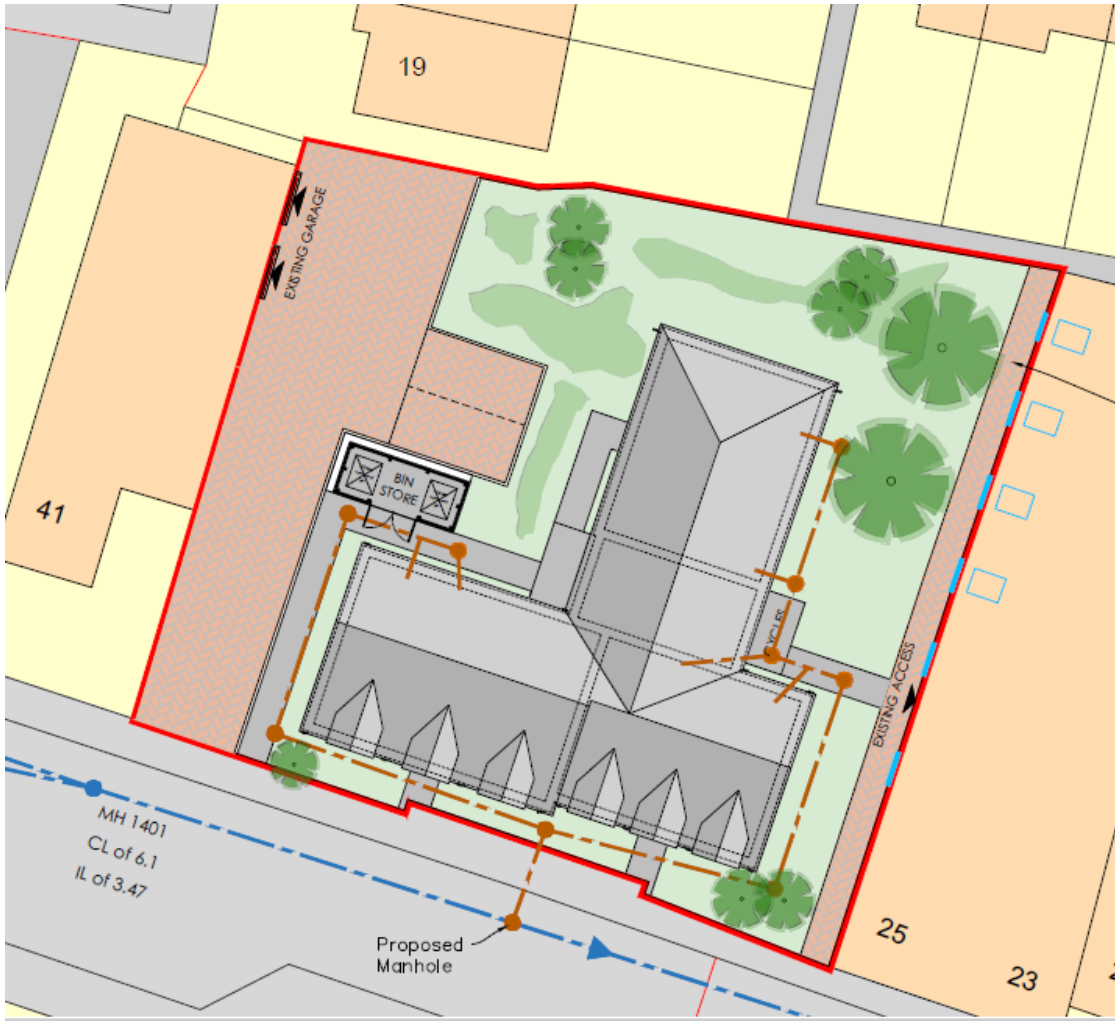


2018/0881/FUL: Land between 25-41 Gaunt Street

Plans, photos and consultation responses



Site location plan



Proposed site layout



Proposed ground and first floor plans



Front elevation to Gaunt Street



Rear elevation



Side, east elevation

Side, west elevation





Front boundary of site



Towards site from west



Side elevation of 41 Gaunt Street



Rear of site and side gable of 19 Witham Mews



Rear boundary and rear elevations of Anchor Close properties



Side elevation of 23-25 Gaunt Street and Woodburn Place



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

□

Your Ref: App. 2018/0881/FUL

8th August 2018

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: 25 – 41 Gaunt Street, Lincoln, Lincolnshire, LNX 7PX

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

The potential for unwanted guests will be considerable at this location and therefore robust measures should be installed to ensure the security and safety of residents. An air lock style (double access point) communal entrance (help prevent unauthorised follow through access) that allows an access control system, with an electronic door release, and visitor door entry

system that provides colour images, and clear audio communications linked to each individual unit. This can be built internally to the main communal entrance.

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE Dip Bus.
Force Crime Prevention Design Advisor

Environment & Economy
Lancaster House
36 Orchard Street
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LN1 1XX
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E-Mail:Highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0881/FUL

With reference to this application dated 17 July 2018 relating to the following proposed development:

Address or location

Land Between 25 And 41 Gaunt Street, Lincoln, LN5 7PX

Date application referred:
25 July 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of three-storey building to accommodate 9no. self-contained flats

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Please request applicant to justify the removal of the garages and if there are any proposals to replace the parking facilities that are to be removed.

Case Officer:
Laura Rowett
for Warren Peppard
Flood Risk & Development Manager

Date: 10 August 2018

Dear Sir/Madam

REFERENCE: 2018/0881/FUL

DEVELOPMENT: ERECTION OF THREE-STOREY BUILDING TO ACCOMMODATE 9NO. SELF-CONTAINED FLATS

LOCATION: LAND BETWEEN 25 AND 41 GAUNT STREET, LINCOLN, LN5 7PX

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water. As a brownfield site discharge should be limited to 70% of the ACTUAL existing discharge rate.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards,

Richard Wright

Engineering Services Technician
Witham & Humber Internal Drainage Boards,
Witham House
J1 The Point
Weaver Road
Lincoln
LN6 3QN

Customer Details

Name: Mrs margaret jackson

Address: 20 GAUNT STREET LINCOLN lincolnshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building will take away parking and increase on street parking which is already full and extra parking from this building will make it extremely difficult for residents already living here to find a place in an evening. This will have negative impact on the area and devalue property as no one will want to buy in an area where you cannot park I feel there is enough property without adding to it ,

Customer Details

Name: Miss Ashley Chapman

Address: 31 Anchor Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds on scale and height, overlooking, highway safety and congestion and loss of light.

This building will impose on the properties behind it which will be directly overlooked and have light to the very small existing yards blocked.

It is taking away multiple parking garages on a street that is filled with houses that do not have other parking options. One side of the street is already dedicated to on street parking which already presents a hazard as it is often full, creates blind spots and leads to people parking on double yellows.

Customer Details

Name: Mr Matthew Newton

Address: 20 Gaunt Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Concerns over an increase in anti-social behaviour.

Customer Details

Name: Mr Russ Hubbard

Address: 120 Gaunt Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Parking is already extremely difficult on Gaunt street as it is. The removal of a dozen or so garages and the addition of 9 more flats is completely unacceptable as it will have a terrible impact for the local residents and the area. I'm shocked this is even being considered by the local council.

Customer Details

Name: Dr Lucinda Taylor

Address: 25A and 25B Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:The proposed development between numbers 23-25 and 41 Gaunt Street is inappropriate in scale for the area, As currently sited it impacts on the neighbouring properties of 23-25 Gaunt Street. The East wall of the is far too close to the existing dwellings. At ground floor level it dramatically restricts light through the bedroom window of 23 Gaunt Street, whilst at second storey level it is an overbearing presence against the hall, bathroom and kitchen windows of 25 Gaunt Street.

Customer Details

Name: Mr Bill Taylor

Address: 1-5 Woodburn Place Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In principle I think that the proposed development of the council garages site is a good idea. However I would like to lodge some strong objections in relation to the design and layout of parts of the plan. The design as currently proposed impacts adversely on the adjacent row of maisonettes at 1-5 Woodburn Place.

The new development will have an dramatic and overbearing presence on these neighbouring properties to the East. However this impact could be alleviated by adapting the plan as follows:-

1. The rear flats of the proposed development are three storeys high. This is in direct contrast to the line of the nearby building to the East which drops down to one and half storeys high beyond the line of the terraced houses adjacent. Surely the rear stem of the proposed building should follow the roofline of the neighbouring building and be restricted to two storeys high to avoid this overbearing intrusion.
2. The siting of the proposed building is very close to the buildings on the East of the site and doesn't seem to take advantage of the full width of the site available. The overbearing intrusion from the new building would be mitigated if it was moved more towards the West of the site.
3. Regardless of the siting of the proposed building as a whole the rear flats of the building as currently orientated impact adversely on the neighbouring dwellings at 1-5 Woodburn Place. This could be alleviated by the rear stem of the proposed development being in effect "flipped over" on the plan so that it's footprint is moved further to the West.

The proposed new building has kitchen windows in the rear flats on the second and third storeys that directly look down into the living rooms of the four adjacent maisonettes through the West

facing roof windows of those dwellings. This intrusion is particularly acute in relation to numbers 3 and 4 Woodburn Place affording no privacy to the occupants in their main daytime room. Whilst this problem could be partly resolved with the suggestions in points 1-3 above, removing the East facing kitchen windows on the proposed building completely or alternatively re-siting them so that they are on the North facing wall is the only complete solution.

Customer Details

Name: Mrs Wendy Halsall

Address: Bagend Mill Lane Scamblesby Louth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own 1 Woodburn Court 25 Gaunt Street and I have a tenant who lives at the property. He is an elderly gentleman and when I spoke to him today, he expressed his concern about the potential implications of the proposed development: Land Between 25 and 41 Gaunt Street, Lincoln.

1. He lives on the ground floor and his bedroom window faces the side of the development, noise during and after the construction would impact on the quality of his life.
2. I understand that the proposed development would on completion be only 2.8 metres away from Woodburn Court and I think this would considerably lessen the amount of daylight available to his bedroom.

I wish to make an objection to the proposed development by LEAP, on Gaunt Street, Lincoln.

The reason for the objection is several reasons, as follows.

I have lived on Gaunt Street for around 8 years now.

We have a perfectly good site of around 20 garages, which LEAP wants to knock half of them down for the development. They claimed Lincoln City Council has another site for the 10 garages to be rebuilt on. However, I cannot see where, as Gaunt Street, is mostly developed on already.

Now, I understand LEAP wants to knock down 10 of the garages and replace them, with 7 garages.

A lot of the garages are rented by people living between 2-22 Gaunt St and from the block of flats known as Alfred St. A lot of the people who rent these garages and encounter a good 5 min walk back to their properties.

Also, Gaunt St is residents parking, we still get a lot of people who flout the laws and park without a permit. Recently, we had a van park illegally for 6 months without being moved.

We also get residents from 2-22 Gaunt St park outside 28-46 (4 spaces) our flats, as they cannot park outside the houses due to the narrow street. They also take up spaces in the 8 car park spaces across the road from my flat.

I am sick of people from 2-22 Gaunt St parking outside my flat, due to the noise. Some of the people think it is okay to get in/out of their cars and bang their doors etc. I have in vain had words with these people, but get met with a load of abuse.

I would also like to mention that, although Gaunt St is mostly blocks of flats, a lot of them own cars, and parking is sometimes an issue, especially on most evenings, when people return from work, not to mention on Sundays, when the parking restrictions do not apply.

I would like to know what the Council's ideas are on homeless people?

I did speak to a member from LEAP, but not to Heidi, who was dealing with this matter. I did at length ask who would be rehomed there and she did inform me, they did select people suitable for the flats.

I did express my concerns, due to homeless people and sometimes the problems they might cause, such as anti-social behaviour that might happen.

She did tell me there would be a manager on the premises at all times, but that if anti-social behaviour did occur, I might be best to phone the police.

I therefore suggest, for the reasons above, that as listed above, the planning application by LEAP, is rejected.

MR.C.D.Clarke
36 Gaunt St,
Lincoln.
LN5 7PX