

Plans

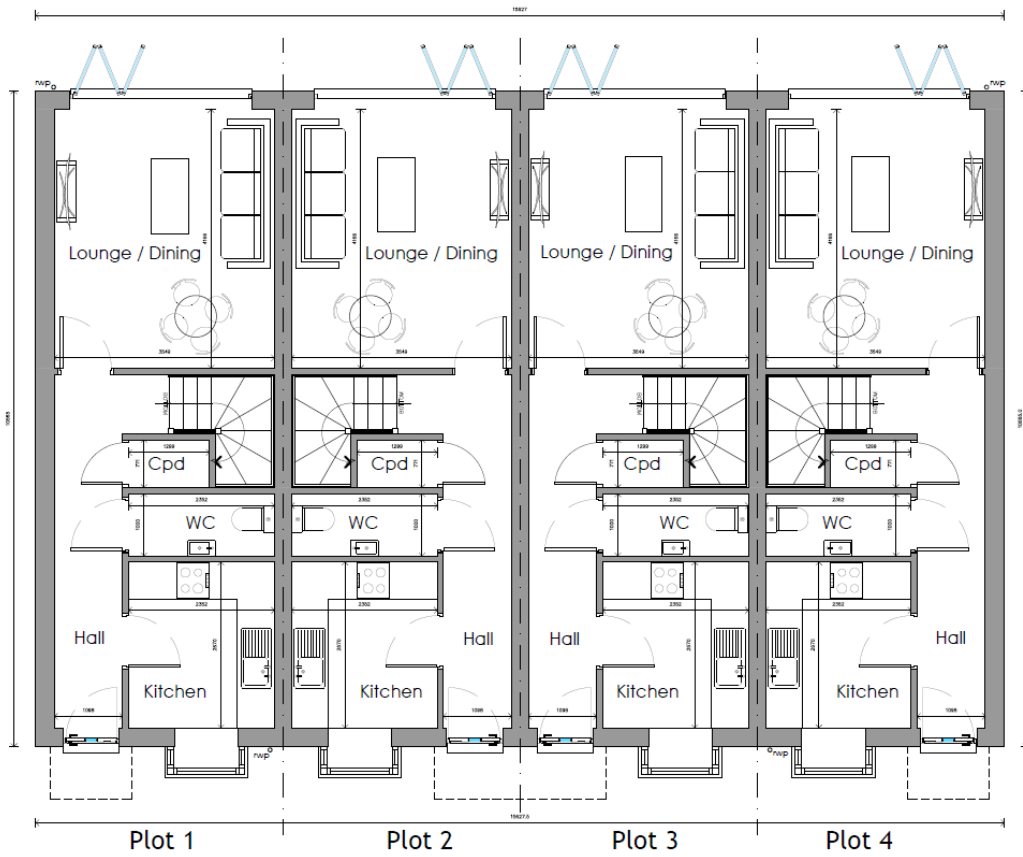
Site Location Plan



Block Plan



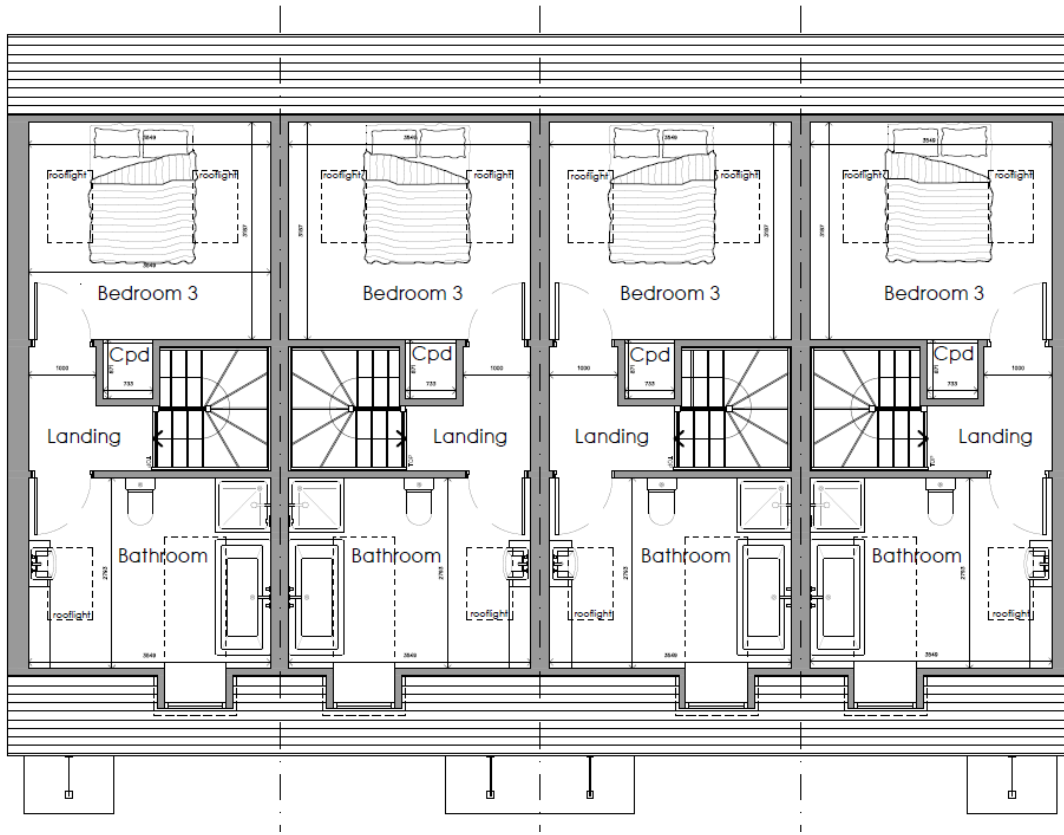
Floor Plans
Ground Floor



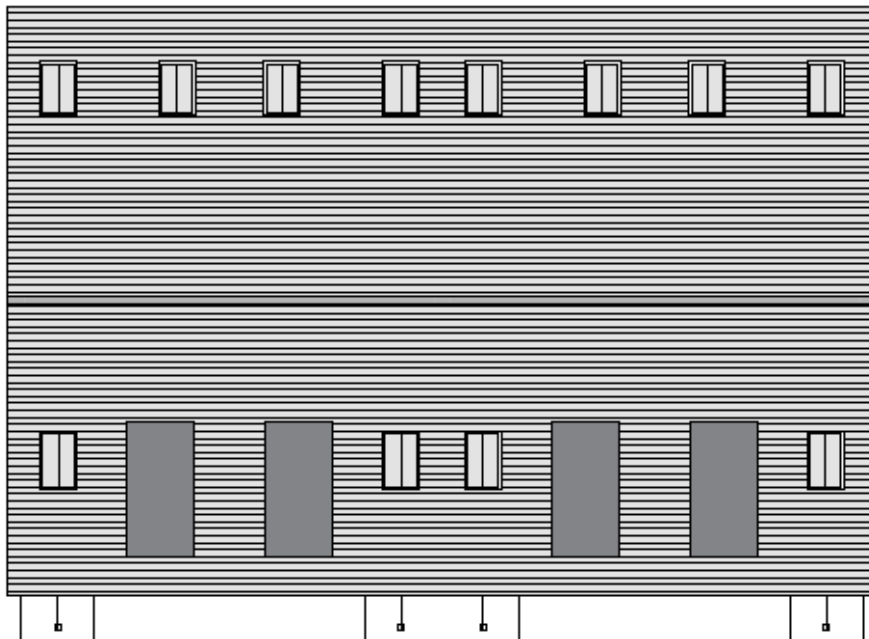
First floor



Second Floor



Roof Plan

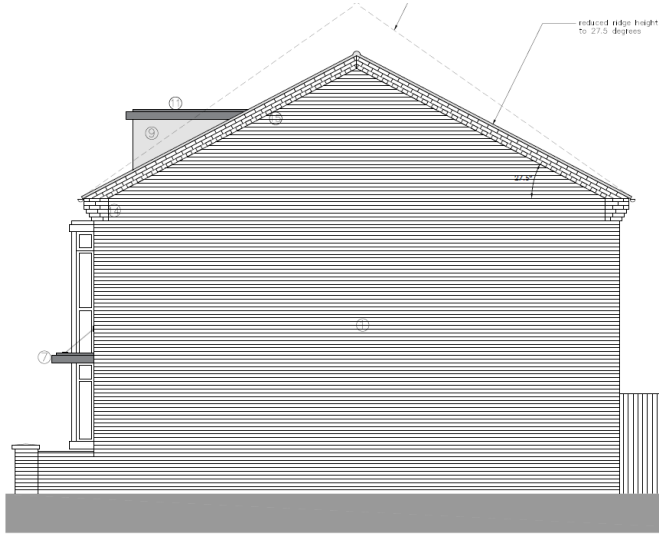


Elevations (black and white & colour)

North East Elevation



North West Elevation



practice
 Revisions
 a roof angle lowered in accordance with public feedback 12/12/18

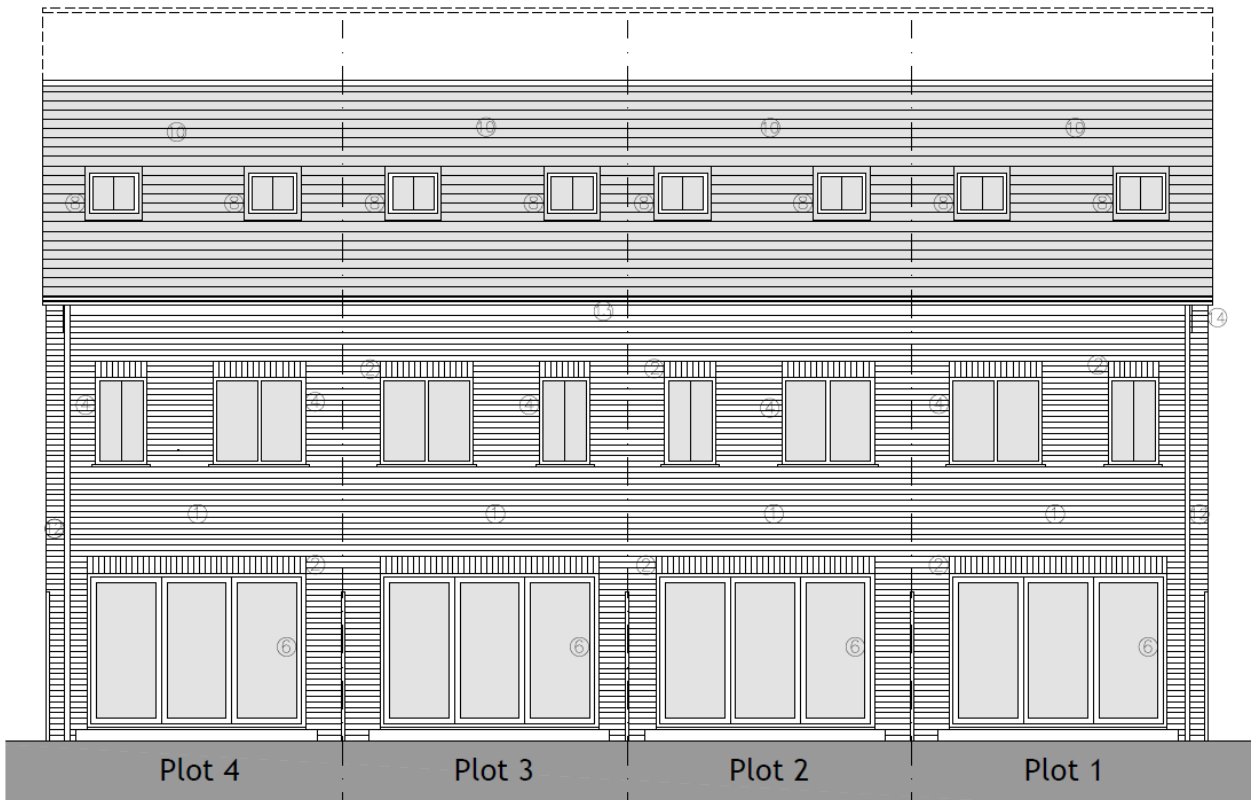
- KEY**
- ① Red facing bricks
 - ② Red facing soldier course
 - ③ Contemporary HW door
 - ④ Grey UPVC windows
 - ⑤ Grey spandrel panels
 - ⑥ Grey UPVC bi-fold doors
 - ⑦ Expressed steelwork canopy with flat roof over
 - ⑧ Velux Rooflights
 - ⑨ Lead flashing round dormer
 - ⑩ Grey interlocking concrete roof tiles
 - ⑪ Lead capped flat roof
 - ⑫ Black half round guttering with 68mm downpipes
 - ⑬ UPVC fascia & soffits
 - ⑭ Corbelled eaves
 - ⑮ Red brick dentil course



practice
 Revisions
 a roof angle lowered in accordance with public feedback 12/12/18

- KEY**
- ① Red facing bricks
 - ② Red facing soldier course
 - ③ Contemporary HW door
 - ④ Grey UPVC windows
 - ⑤ Grey spandrel panels
 - ⑥ Grey UPVC bi-fold doors
 - ⑦ Expressed steelwork canopy with flat roof over
 - ⑧ Velux Rooflights
 - ⑨ Lead flashing round dormer
 - ⑩ Grey interlocking concrete roof tiles
 - ⑪ Lead capped flat roof
 - ⑫ Black half round guttering with 68mm downpipes
 - ⑬ UPVC fascia & soffits
 - ⑭ Corbelled eaves
 - ⑮ Red brick dentil course

South East Elevation



Street scene



Photos









Consultee Responses



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558118
email
john.manuel@lincs.pnn.police.uk

Your Ref: 2018/1314/FUL

19th November 2018

Our Ref:

Development Team
City Hall, Beaumont Fee,
Lincoln, LN1 1DF

Re – Land at Woodstock Street, Lincoln, LN1 1PT

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

Lincolnshire Police do not have any objections to this development

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.**

Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

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.

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.

Intruder Alarm

Where an intruder alarm is installed it should be compliant and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Inclusive to the application should be strict management conditions that ensure the maintenance of and general good management of the estate additional to established security of the properties.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”

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 PGCFR Dip Bus.
Force Designing Out Crime Officer

Comments for Planning Application 2018/1314/FUL

Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised description)

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: OBJECTION. We note from the plans that the building will be three storeys whereas the other buildings in the area are only two-storey. The building opposite is two thirds two-storey and one third 3-storey. Whilst we appreciate that the third storey is an in-roof development, the overall building is taller than all the other structures in the area. We also note that the houses are to be three bedroom and yet there is only an allowance of one car park space per dwelling which we considered to be inadequate given the limited amount of on-street parking available.

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1314/FUL

With reference to this application dated 13 November 2018 relating to the following proposed development:

Address or location

Land at Woodstock Street, Lincoln, LN1 1PT

Date application referred by the LPA
15 November 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking and bin storage

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

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI03

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070. Please note that the construction of the vehicular access may affect the existing Traffic Regulation Order in the form of double yellow lines on Woodstock Street which may require amendment.

HI04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

HI08

01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

HP00

Within seven days of the new access being brought into use, the existing dropped access along the frontage of the proposed development shall be permanently closed and returned to footway construction with full height kerbs in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To remove vehicle access points in the public highway that are not required and no longer serve their intended use.

Case Officer:

Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 10 December 2018

UD-4404-2018-PLN

Dear Sir/Madam

REFERENCE: 2018/1314/FUL

DEVELOPMENT: DEMOLITION OF EXISTING BUILDINGS TO FACILITATE THE ERECTION OF 8NO. THREE-STOREY DWELLINGHOUSES. ASSOCIATED EXTERNAL WORKS INCLUDING CAR PARKING AND BIN STORAGE

LOCATION: LAND AT WOODSTOCK STREET, LINCOLN, LN1 1PT

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

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 the additional Surface Water.

Regards

Guy Hird

Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
Weaver Road,
LINCOLN,
LN6 3QN.
01522 697123

Neighbour Responses

Comments for Planning Application 2018/1314/FUL

Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking and bin storage

Case Officer: null

Customer Details

Name: Mr William Pounder

Address: 36 Drake Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment: It will be nice to have the land repurposed and renovated, however I do not want the high, 3 story building looking into my garden/windows and invading my privacy. I hope this is taken into account when the building is constructed.

Comments for Planning Application 2018/1314/FUL

Application Summary

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

Case Officer: Lana Meddings

Customer Details

Name: Mr William Hall

Address: 7 Woodstock Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment: As the owners of the house immediately next to the proposed development we have several concerns. The passageway between our house and the garage/proposed development is regularly used and maintained by ourselves. Presumably the demolition and construction cannot help but cause significant mess and possibly damage. Furthermore it is currently secured by a gate attached to our building. We expect some disruption naturally but is there an intention to ensure the passageway (including the path and our fence) is returned to good order after the works and repaired as necessary?

The proximity of the new buildings and the fact they are significantly taller and closer to the road than the current ones is extremely likely to significantly reduce the natural light our bathroom window on that wall receives.

We are very concerned about the potential for a lot of extra cars on the street. With parking on the street already proving difficult on a regular basis, should some or all of the new houses want to have more than one vehicle, our lives would be significantly impacted.

For whatever reason, it seems Woodstock Street missed out on the resurfacing works of a few years ago and now the entrance to the street particularly is suffering. The commercial traffic to the existing garages has presumably led to this but the extra heavy traffic required for demolition and construction can only make the situation worse. Is there a commitment to repair the road surface as necessary?

In conclusion, we presently object but fewer new houses in this development would alleviate some of the parking and light concerns, allowing for more space and less tall construction. Furthermore, more communication regarding the impact and intended future state of the street would be greatly appreciated.



Wendy Bayes
18 Woodstock St.
Lincoln LN1 1PE

Regard to your letter about planning at land in Woodstock St. I strongly oppose this for many reasons, it is a small narrow road and building machines ect will greatly disrupt getting in and out. As you know we have many students around they can be loud and most of us have been awaken. You say they will be parking but we know it will overspill onto the road, we do not want any more noise and congestion and cars coming and going late at night. But most of all we will be very much overlooked, I dont think the plans are acceptable at all. Hope you think long and hard a lot more.

Not a happy
Wendy Bayes.

**Comments for Planning Application 2018/1314/FUL
Application Summary**

Application Number: 2018/1314/FUL

Address: Land At Woodstock Street Lincoln LN1 1PT

Proposal: Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

Case Officer: Lana Meddings

Customer Details

Name: Mr Richard Smith

Address: 20 Drake Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment:Reasons for objection

Overlooking.

I have only one window that I am not overlooked and remains private, all the other windows at my property are overlooked. The negative effect of eight three storey buildings will mean that I am overlooked from all directions and will lose the last bit of privacy that I have. Given both the internal layout and the rear windows of my property the occupiers of the proposed development will have full view of the entire internal length of my property.

Scale and height.

The other issue I have is the scale of height of the proposed development in relation to other properties in the area.

May i thank the Local Planning Authority for considering my views.

Directorate of Communities
& Environment
Simon Walters MBA,ACIS,MCM1
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

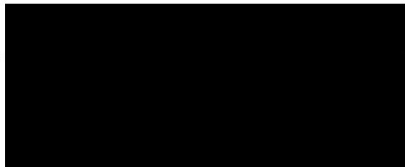
Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME G. GROVER 

ADDRESS 28 wood stock street
LINCOLN

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME KW. GRIEVESON

ADDRESS 32 WOODSTOCK ST
LINCOLN LN1 1PT

Signed



Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF



#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME MARC PANTON

ADDRESS 20 WOODSTOCK STREET LINCOLN
LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME MR P SKINNY

ADDRESS 24 WOODSTOCK STREET
LINCOLN

Signed 

Directorate of Communities
& Environment
Simon Walters MBA,ACIS,MCMl
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018


Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME Miss Patricia Storey
ADDRESS 30, Woodstock street
Lincoln, LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**

- **Appearance**

All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.

- **Overlooking**

The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.

- **Loss of Light**

The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME Tony HAIGH

ADDRESS 10 WOODSTOCK ST

LINCOLN LN1 1PT

Signed 

Directorate of Communities
& Environment
Simon Walters MBA, ACIS, MCMI
City Hall
Beaumont Fee
Lincoln, LN1 1DF

#December 2018

Land at Woodstock Street, Lincoln, LN1 1PT
Ref: 2018/1314/FUL

Dear Sir,

We are objecting to this planning application for the following reasons:

- **Scale and height**
- **Appearance**
All the dwelling houses and flats in the surrounding area are two-storey. The proposed three storey houses are out of proportion with the existing architecture. They will impose on and dominate the surrounding buildings giving the appearance of being designed purely for profit.
- **Overlooking**
The proposed development would result in the occupants of these dwelling houses being able to look directly into all of the South facing windows (Living room and Bedrooms) of my home.
- **Loss of Light**
The windows of my home are South facing, and the sunlight frequently floods in at any time throughout the day all year round. The proposed development will obliterate the sunlight for most of the year and eliminate the sunsets completely.

NAME ... [REDACTED] W. BATES

ADDRESS ... 16 WOODSTOCK Street
Lincoln LN1 1PT.

Signed [REDACTED]