

**128 – 130 Carholme Road – drawings, photographs and representations.**



### Site Plan.

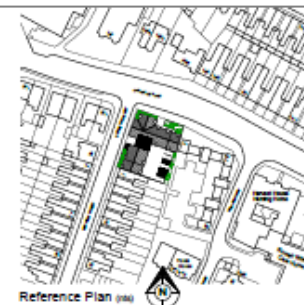


General Notes

This drawing is for real representation with all other relevant drawings and specifications.  
Should any discrepancy between the architectural drawings and the site plan or other relevant drawings, the architectural drawings shall prevail.



Proposed Northern Elevation (1:100) - View from Carholme Road



Reference Plan (1:50)



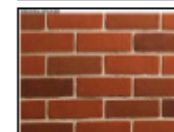
Proposed Eastern Elevation (1:100) - View through courtyard



Proposed Section (1:100) - Southern through courtyard



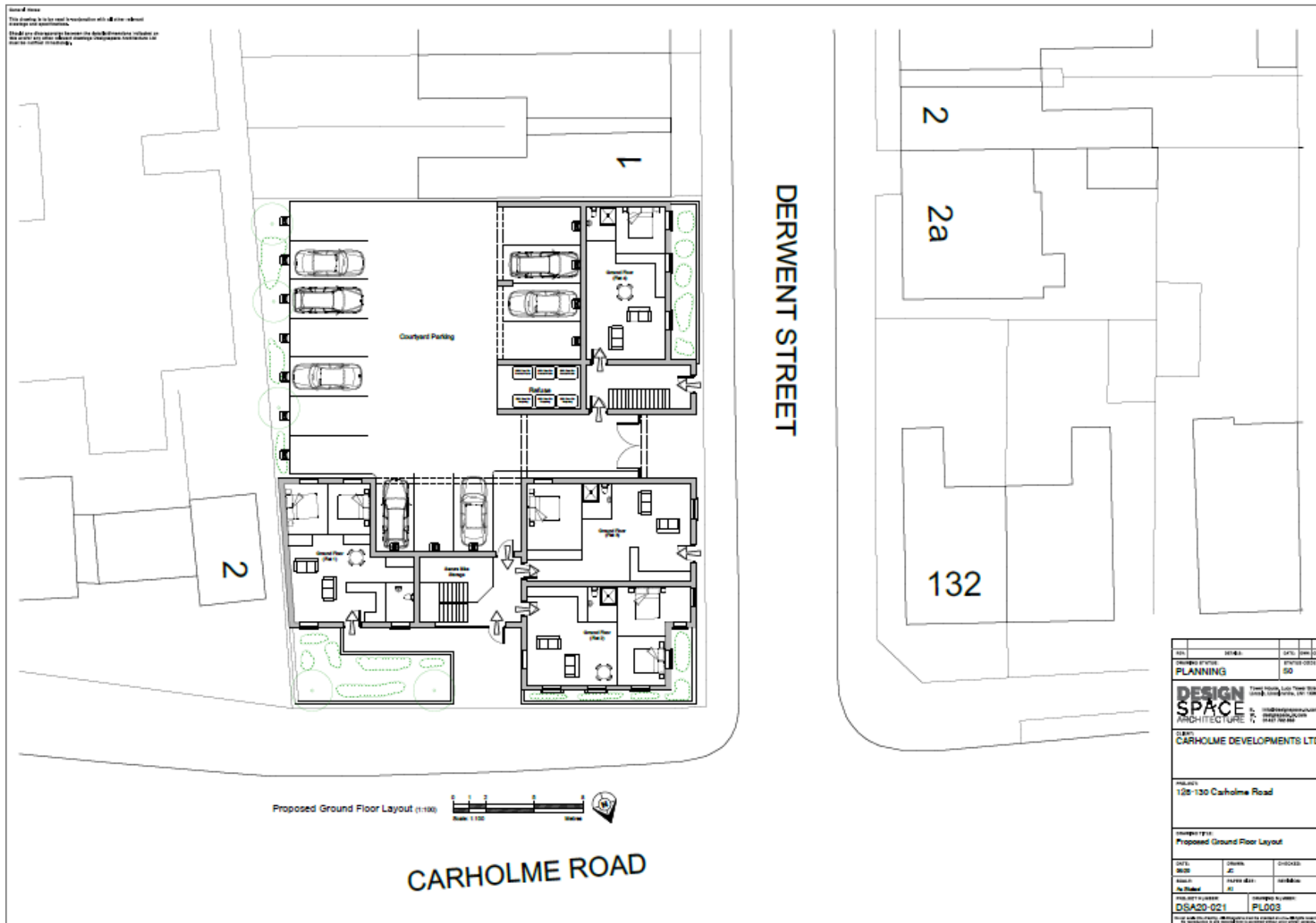
Proposed Western Elevation (1:100) - View from Denwood Street



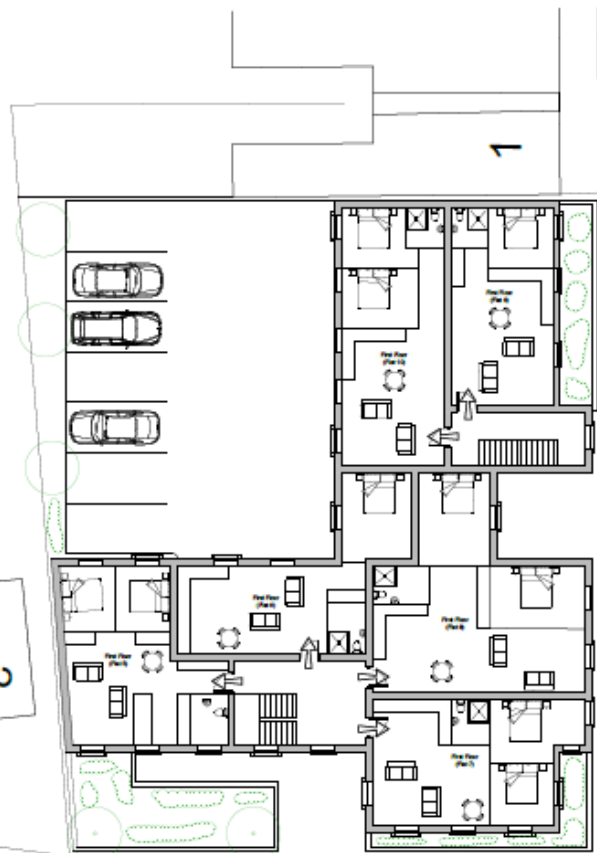
**Proposed Materials**  
Dark Red Brick - Rust Valley Street  
Black Aluminium Windows  
Random "Board Windows" (see Note)  
According to add variety and interest to elevation  
Grey Natural Stone Roofing  
Black Aluminium Fences & Gateposts Details  
Black Matt-Plating Deck to Road Side

1. DESIGN DEVELOPMENT (MID) AND REVISIONS	DATE	BY
DESIGN DEVELOPMENT	2023/05/10	SA/LS
PLANNING	2023/05/10	SA/LS
DESIGN SPACE ARCHITECTURE	2023/05/10	SA/LS
DESIGN: CARHOLME DEVELOPMENTS LTD		
PROJECT: 125-130 Carholme Road		
DESIGNER: CARHOLME DEVELOPMENTS LTD		
PROPOSED ELEVATIONS		
DATE: 2023/05/10	DESIGN: SA/LS	CHECKED: SA/LS
REVISION: 1	DATE: 2023/05/10	REVISION: 1
DESIGN: SA/LS	DATE: 2023/05/10	REVISION: 1
PROJECT: 125-130 Carholme Road		
DESIGN: CARHOLME DEVELOPMENTS LTD		
PROJECT: 125-130 Carholme Road		
DESIGN: CARHOLME DEVELOPMENTS LTD		

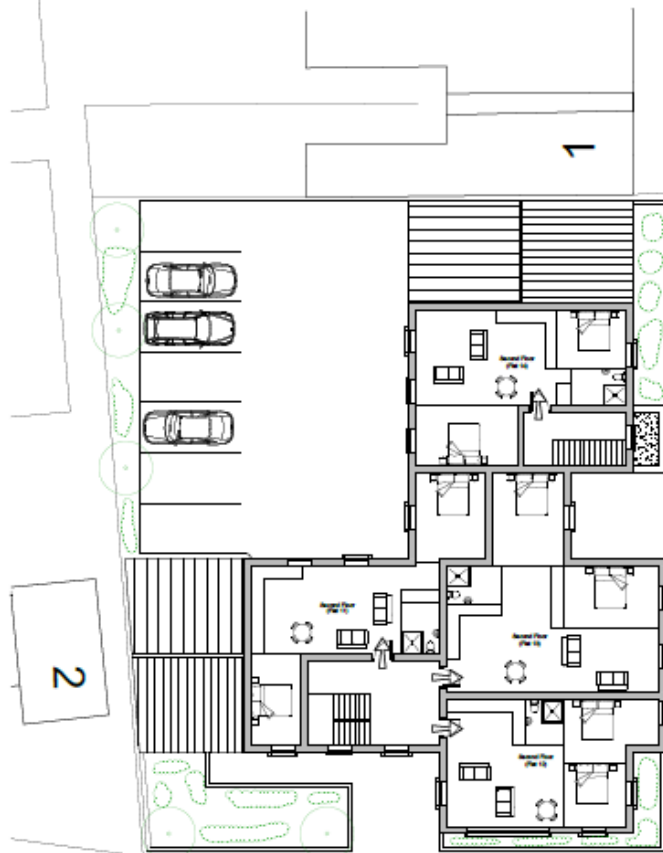
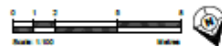
**Should any discrepancies between the data/dimensions indicated in this order and any other relevant drawings/imagery/structure can ever be relied on to resolve?**



Notes:  
This drawing is to be read in conjunction with all other relevant drawings and specifications.  
Should any discrepancy between the drawings and specifications arise, the drawings shall take precedence over the specifications and shall be the final authority.



Proposed First Floor Layout (1:100)



Proposed Second Floor Layout (1:100)



DATE	REVISED	DATE	REVISED
01/10/2023	01/10/2023	01/10/2023	01/10/2023
PLANNING		50	
<b>DESIGN SPACE</b> ARCHITECTURE 125-130 CASHOLME ROAD, LONDON, E15 1XX T: 020 3000 0000 E: info@designspace.co.uk W: www.designspace.co.uk			
CLIENT: CARHOLME DEVELOPMENTS LT			
PROJECT: 125-130 Casholme Road			
DRAWING TITLE: Proposed First & Second Floor Layouts			
DATE	DESIGNED	CHECKED	
01/10/2023	AS	AS	
SCALE	DATE	DATE	
As Shown	AS	AS	
PROJECT NO.	DRAWING NO.		
DSA20-021	PL004		
Notes: All dimensions are in millimeters unless otherwise stated. All dimensions are to the center of the wall unless otherwise stated.			





Carholme Road - East view



Derwent Street view



Carholme Road - West view



Vehicle access off Derwent Street

## Comments for Planning Application 2020/0398/RM

### Application Summary

Application Number: 2020/0398/RM

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of a building to accommodate 14 self-contained apartments with 14 associated parking spaces as require by outline planning permission 2017/0236/OUT.

Case Officer: Simon Cousins

### Customer Details

Name: Mr John Houtby

Address: 2a Derwent Street Lincoln

### Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Your reference: 2020/0398/RM

Hi

I live at 2a Derwent Street and have done so for over 45 years.

After receiving the new planning application for the above location, we are very pleased to see that our worries about the property opposite our house has been reduced from 3 storey's to 2.

The colour of the building materials and the roof tiles blend in a lot more now with the properties surrounding the proposed development.

Our main concern now is the fact that the front of the building is still proposed to be to the edge of the path on Carholme Road. This protrudes several meters further forward than the line of 132 Carholme Road and also 2 Roman Wharf, which is also on Carholme Road. When this development is completed there will be at least 14 + more vehicles trying to leave Derwent Street.

Carholme Road at this point is one of the busiest roads in and out of Lincoln and we feel with the building protruding that far forward, it can only add to the dangers of getting out onto Carholme Road.

We feel if the front of the building was brought back a few meters, it would help resolve this situation and would help with the viewing down Carholme Road before making a decision to pull

out.

I look forward to receiving your reply.

Kind regards

John & Lynn Houtby

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Case Officer: Simon Cousins

### Customer Details

Name: Mr Simon Wesley

Address: 138 Carholme Road Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concerns as local resident with a young family is in the following areas:

Scale and height: there are no other 3 storey residential blocks directly along Carholme Road and why are these now being permitted?

Light: concerns are with the amount of light they may block

Overlooking: the overlooking into gardens along Carholme Road.

Noise and disturbance: mainly during the construction phase as during demolition there was a lot of diesel fumes omitted in the locality which lingered in the gardens. I appreciate the demolition was relatively quick and reasonable but the construction may be over a considerable time and omit dust, noise and fumes into the local neighbouring residences.

Please seriously consider this along with the ongoing issue of drainage along Carholme Road which already has a long term problem with significant surface water during heavy rainfall which is a nuisance to neighbours, pedestrians and traffic travelling through flooded areas.



Place Directorate  
Lancaster House  
36 Orchard Street  
Lincoln  
LN1 1XX  
Tel: (01522) 782070  
E-Mail: Highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2020/0398/RM

With reference to this application dated 14 July 2020 relating to the following proposed development:

Address or location

**128-130 Carholme Road, Lincoln, Lincolnshire, LN1 1SH**

Date application referred:  
16 July 2020

Type of application: Outline/Full/RM/  
RMM

Description of development

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of a building to accommodate 14 self-contained apartments with 14 associated parking spaces as required by outline planning permission 2017/0236/OUT.

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

Can the applicant please confirm that the attenuation proposed on site has been designed for a 1:100 year critical storm event with allowance for climate change and a 5l/s restricted discharge rate to the mains sewer, as required by Condition 10 of the outline permission?

Case Officer:  
*Becky Melhuish*  
for Warren Peppard  
Head of Development

Date: 27 July 2020



## LINCOLNSHIRE POLICE

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

Your Ref: App. 2020/0398/RM

17<sup>th</sup> July 2020

**Development & Environmental Services**  
City Hall, Beaumont Fee  
Lincoln, LN1 1DF

**Town and Country Planning Act 1990**  
**Consultation on Approval of Reserved Matters**

**128-130 Carholme Road, Lincoln, Lincolnshire, LN1 1SH**

**Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of a building to accommodate 14 self-contained apartments with 14 associated parking spaces as require by outline planning permission 2017/0236/OUT.**

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

**Lincolnshire Police has No objection to this RM application..**

Please refer to *Homes 2019* which can be located on [www.securedbydesign.com](http://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 PGDPR Dip Bus.  
Force Designing Out Crime Officer (DOCO)

**Coucom, Milly (City of Lincoln Council)**

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**From:** Property Strategy <Property\_Strategy@lincolnshire.gov.uk>  
**Sent:** 14 August 2020 10:51  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** RE: Consultation on Planning Application

Hi

Many thanks for the below consultation. The County Council has no comments in relation to education on this reserved matters application as any matters arising should have been resolved at the outline stage.

Kind regards

Simon

Simon Challis  
Strategic Development Officer  
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL

Tel: 01522 553391 | Mob: 07920 182302 | email: [simon.challis@lincolnshire.gov.uk](mailto:simon.challis@lincolnshire.gov.uk)

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-----Original Message-----

From: [developmentteam@lincoln.gov.uk](mailto:developmentteam@lincoln.gov.uk) [mailto:[developmentteam@lincoln.gov.uk](mailto:developmentteam@lincoln.gov.uk)]  
Sent: 18 July 2020 15:07  
To: Property Strategy  
Subject: Consultation on Planning Application

Dear Mr Simon Challis

Please find attached consultation for Planning application reference 2020/0398/RM

Regards

Development Team  
City of Lincoln Council  
City of Lincoln Council is a socially responsible employer, and is a signee to the Lincoln Social Responsibility Charter. If you would like to know more about the Charter and to sign up, please visit [www.lincoln.gov.uk/socialresponsibility](http://www.lincoln.gov.uk/socialresponsibility)

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**Notes:**

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Should any discrepancies between the data/dimensions indicated on this sheet and any other related drawings/specifications arise, the latter shall prevail.



