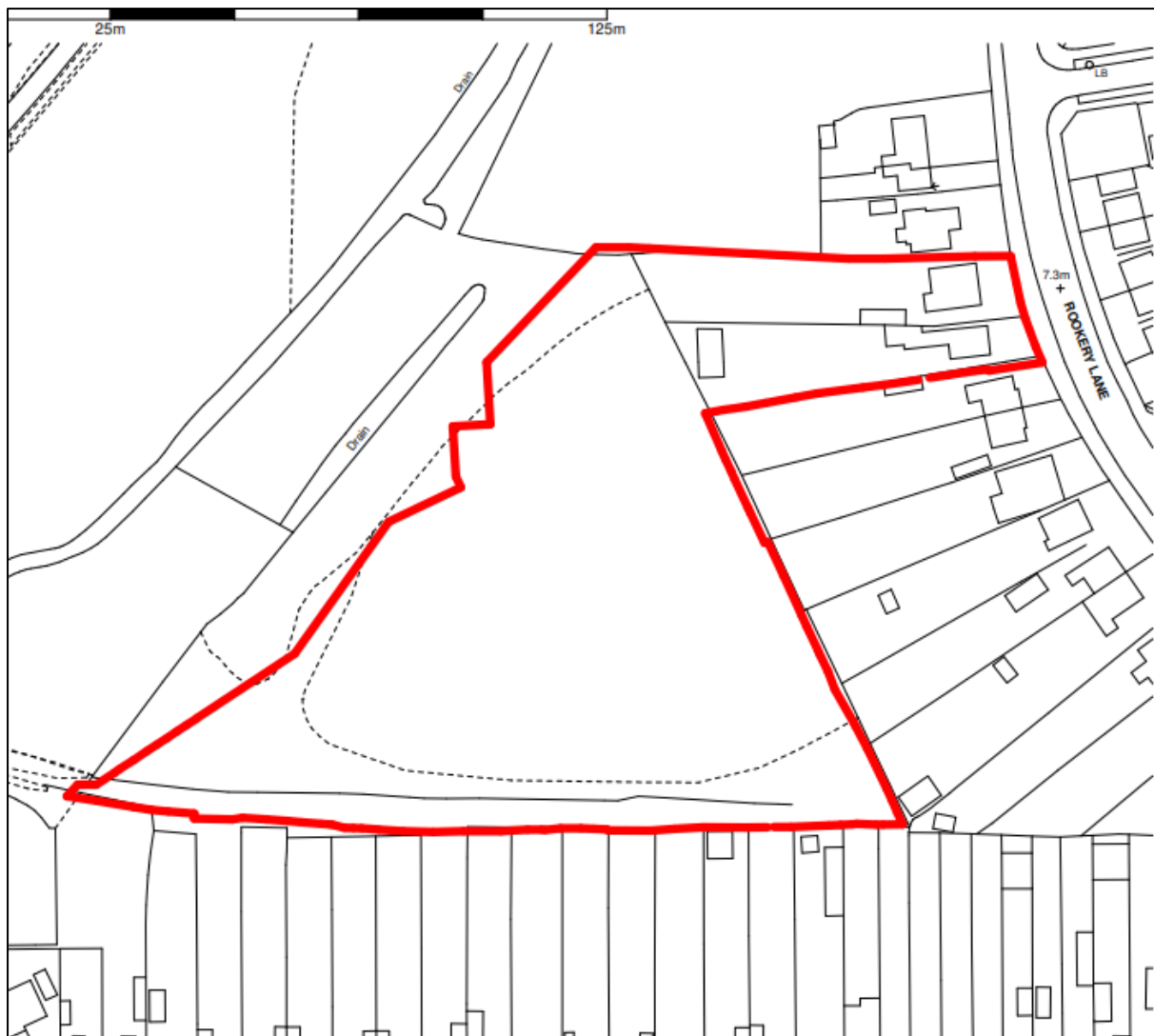


2020/0785/RG3 – Land to the rear of Rookery Lane and Hainton Road



Site Location Plan

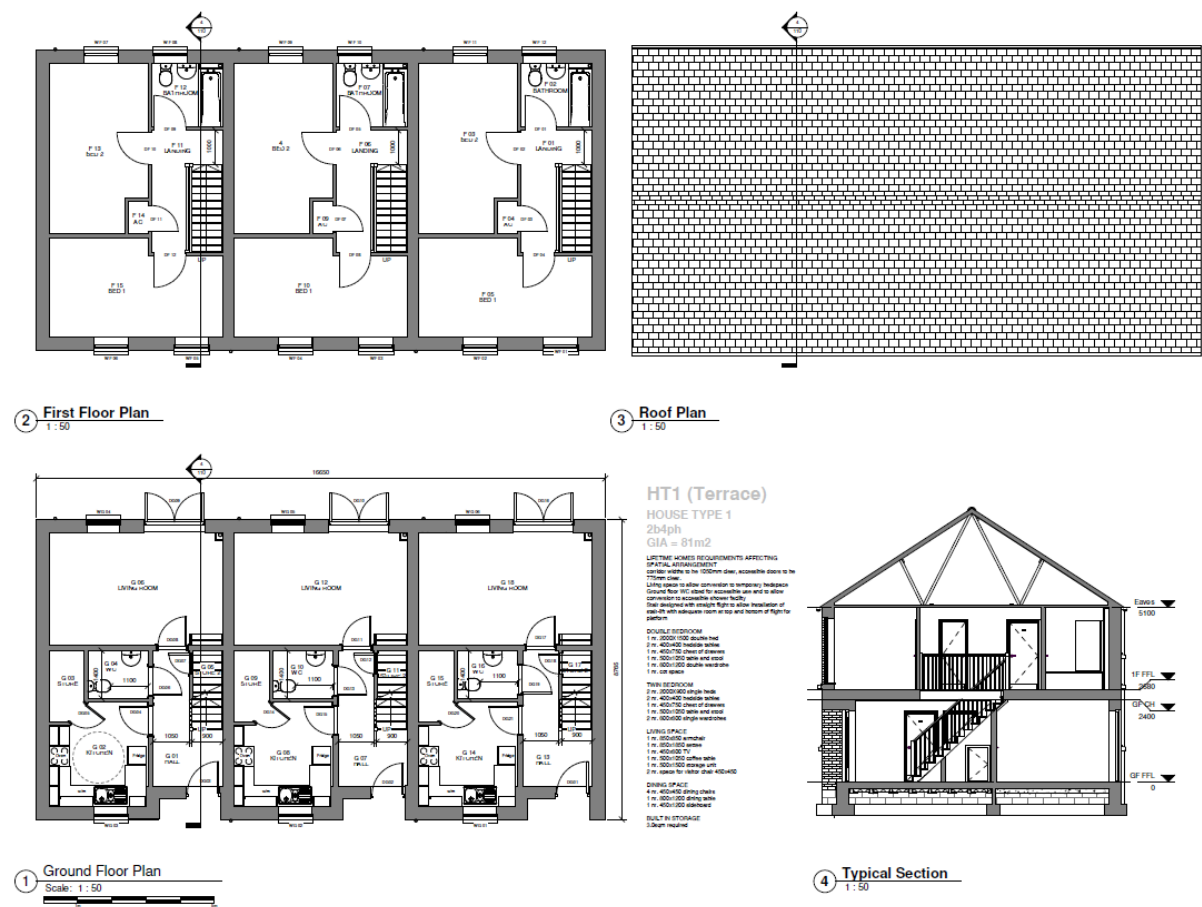


Site Layout Plan



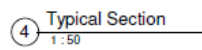
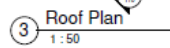
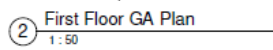
Proposed boundary treatments

House Type 1 Terrace





House Type 1 Semi



LIFETIME & SPATIAL A conditioner with lifting space Ground floor conversion! Steel design each-6ft with platform

DOUBLE IN

- 1 nr. 2000x0
- 2 nr. 4000x0
- 1 nr. 4500x7
- 1 nr. 5000x0
- 1 nr. 5000x10
- 1 nr. cdt spe

TWIN SIDE

- 2 nr. 2000x0
- 2 nr. 4000x0
- 1 nr. 4500x7
- 1 nr. 5000x0
- 2 nr. 6000x0

LIVING SPA

- 1 nr. 8500x0
- 1 nr. 9000x10
- 1 nr. 4500x0
- 1 nr. 5000x0
- 1 nr. 5000x10
- 2 nr. specia!

DINING SF.

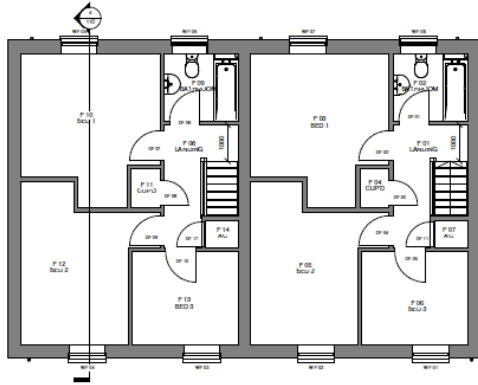
- 4 nr. 4500x0
- 1 nr. 8000x0
- 1 nr. 4500x10

BUILT IN ST
3 depth reqs

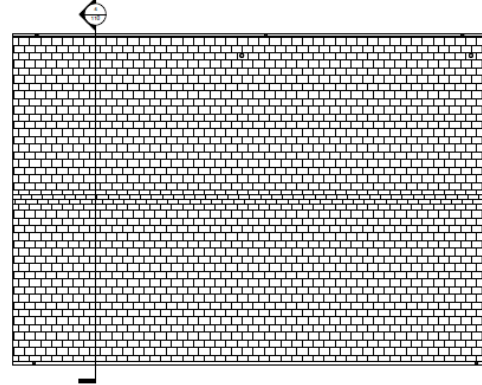
GRAPHIC S



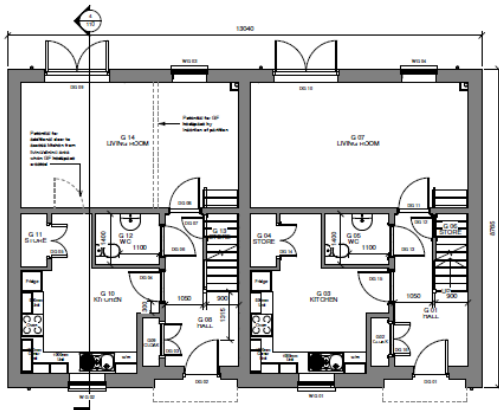
House Type 2



2 First Floor Plan
1:50



3 Roof Plan
1:50



1 Ground Floor Plan
1:50

HT2 (Semi)

HOUSE TYPE 2

3b5ph

GIA = 96m²

LIFETIME HOMES REQUIREMENTS AFFECTING SPATIAL ARRANGEMENTS:
corridor width to be 1500mm clear, accessible doors to be 1700mm clear.

Living space to allow conversion to temporary independent living space for 10% stand for accessible use and to allow conversion to accessible shower facility.
Beds designed with strength from to allow installation of push in with adequate room at top and bottom of flight for platform.

DOUBLE BEDROOM

1. 1000/1000 double bed

2. 400/400 double bed

1. 400/400 double bed

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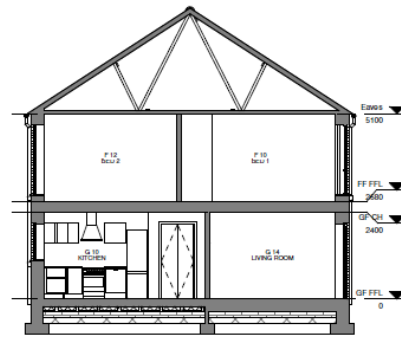
1. 400/400 double bed

1. 400/400 double bed

1. 400/400 double bed

1. 400/400 double bed

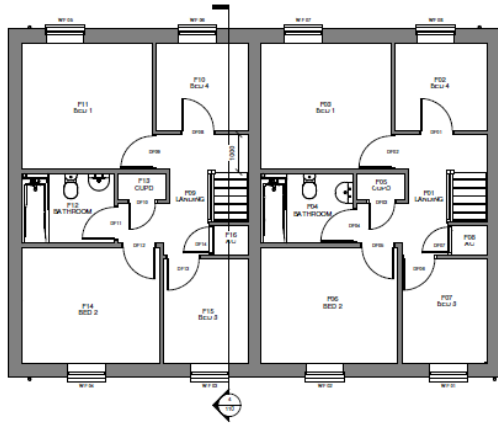
1. 400/400 double bed



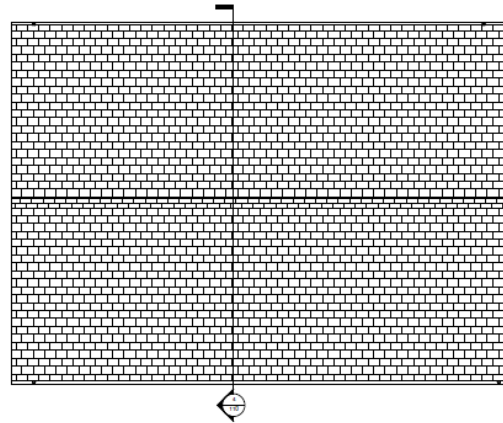
4 Typical Section
1:50



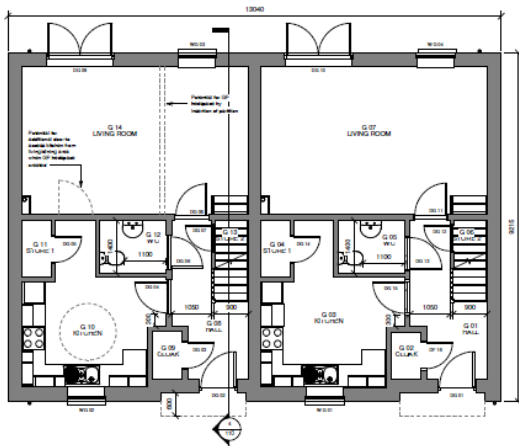
House Type 3



2 First Floor Plan
1:50



3 Roof Plan
1:50



1 Ground Floor Plan
Scale: 1:50

HT3 (Semi)

HOUSE TYPE 3

4b6ph

GIA = 101m²

UPSTAIR WORKS REQUIREMENTS AFFECTING
OPTICAL ENVIRONMENT
Optical environment of
corridor visible to the 100mm clear, accessible above to be
750mm clear.
Living space to allow conversion to temporary bedroom
Ground floor WC closed for accessibility use and to allow
conversion to accessible shower facility.
Stair designed with straight flight to allow installation of
ramp with adequate room at top and bottom of flight for
platform.

DOUBLE BEDROOM
1 m. 1000x1100 double bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 double wardrobe
1 m. car space

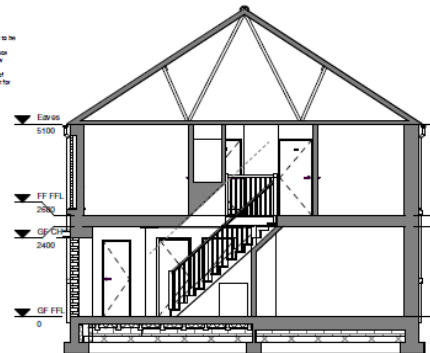
TWIN BEDROOM
2 m. 1000x1100 single beds
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe
1 m. car space

SINGLE BEDROOM
1 m. 1000x1100 single bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe
1 m. car space

LIVING SPACE
3 m. 1000x1100 sofa
1 m. 400x400 coffee table
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe
1 m. car space

DINING SPACE
3 m. 1000x1100 dining table
1 m. 400x400 dining chair
1 m. 400x1700 chest of drawers
1 m. 1000x1200 wardrobe
1 m. 1000x1200 single wardrobe
1 m. car space

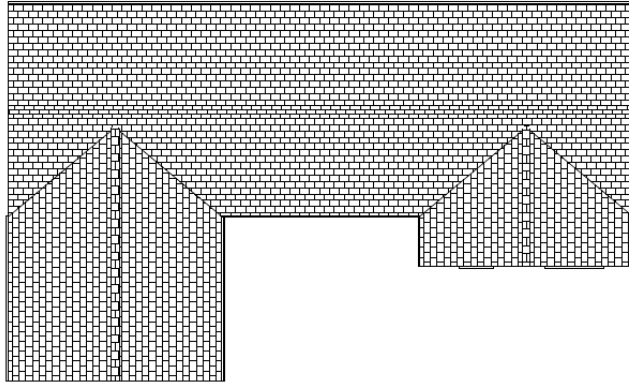
BUILT IN KITCHEN
4.0m required



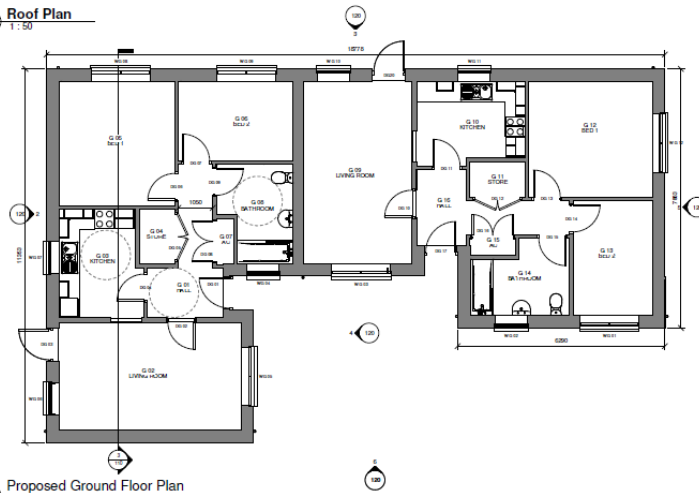
4 Typical Section
1:50



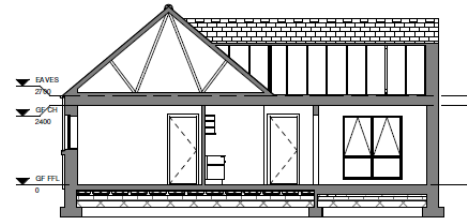
House Type 4



2 Roof Plan
1:50



Proposed Ground Floor Plan



3 Typical Section
1:50

HT4 (Bungalow)

HOUSE TYPE 4

2b3pb

GIA = 67m²

LETTERING HOUSE REQUIREMENTS AFFECTING SPATIAL ASSIGNMENT
color white to be 150mm clear, accessible door to the 150mm clear.

150mm clear door opening or the provided white all principle components

DOUBLE BEDROOM

1 no. 2000x1000 double bed

1 no. 400x400 wardrobe

1 no. 400x700 chest of drawers

1 no. 500x1000 white and wood

1 no. 1000x1000 double wardrobe

SINGLE BEDROOM

1 no. 2000x1000 single bed

1 no. 400x400 wardrobe

1 no. 400x700 chest of drawers

1 no. 500x1000 white and wood

1 no. 1000x1000 single wardrobe

LIVING SPACE

2 no. 1000x1000 armchairs

1 no. 400x1000 TV stand

1 no. 1000x1000 dining table

2 no. 400x1000 dining chairs

1 no. 400x1000 dining table

1 no. 400x1000 dining chair

BUILT IN STORAGE

2 no. 1000x1000

GRAPHIC SCALE 1:50

ALL DIMENSIONS AND SET
BE SUBMITTED TO THE ARCHITECT
AND APPROVED BY THE ARCHITECT
COPYRIGHT RESERVED

Rev. Description

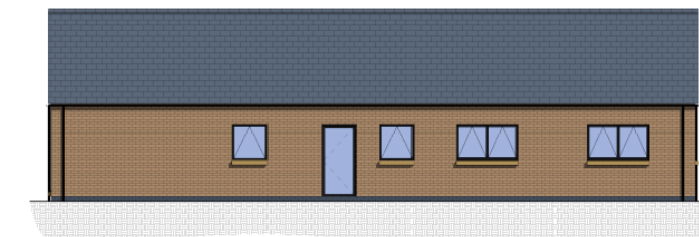
client
Wilmott Dixon for
Lincoln
project
Proposed Residents
Rockery Lane
Lincoln
drawing
House Type 4 (Bun-
glo) Floor Plan, Roof Pla-
Section
scale
A1@ 1:50
drawn
K. D. 02
checked
K. D. 02
drawing no.
R.D. - J.R. - H.A. - Z.Z. - A. - J.
john roberts arch
1. 01522 530441 - F. 01522 530441



1 Proposed Front Elevation
Scale: 1:50



2 Side Elevation 01
1:50



3 Proposed Rear Elevation
1:50



4 Side Elevation 03
1:50



5 Side Elevation 02
1:50

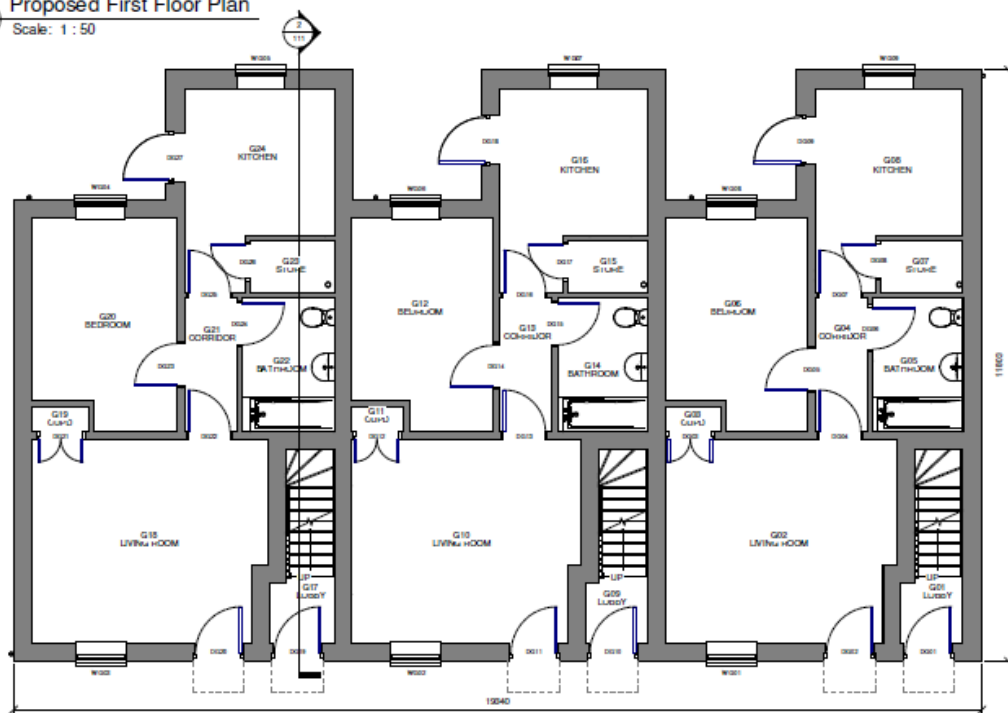


6 HT4.V Proposed Alternative Front Elevation (red brick)
1:50

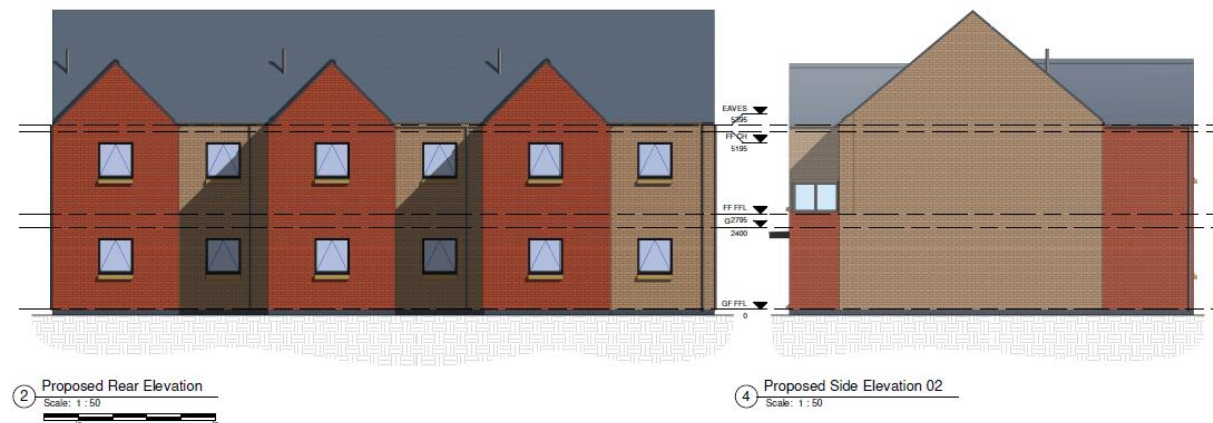
House Type 5 –Apartments



2 Proposed First Floor Plan
Scale: 1 : 50



1 Proposed Ground Floor Plan
Scale: 1 : 50





Tree drawing (Trees to be removed in red)



1 Street Elevation 10 - Blocks 15 & 16
1 : 100



2 Street Elevation 9 - Blocks 12-14
1 : 100



3 Street Elevation 8 - Blocks 11 & 12
1 : 100



1 Street Elevation 1 - Block 1- 4
1 : 100



2 Street Elevation 2 - Block 5
1 : 100



3 Street Elevation 3 - Block 17
1 : 100



1 Street Elevation 4 - Block 6
1 : 100



2 Street Elevation 5 - Block 7 & 8
1 : 100



3 Street Elevation 6 - Block 9
1 : 100



4 Street Elevation 7 - Block 10 & 11
1 : 100

Site photos



No 89 and 93 Rookery Lane



View towards the south



No. 89 and 93



View further north



View from garden of No. 93 towards rear of Rookery Park



View looking from north to south at rear of Hainton Road with Rookery Lane properties on left



View showing the western boundary with dense woodland