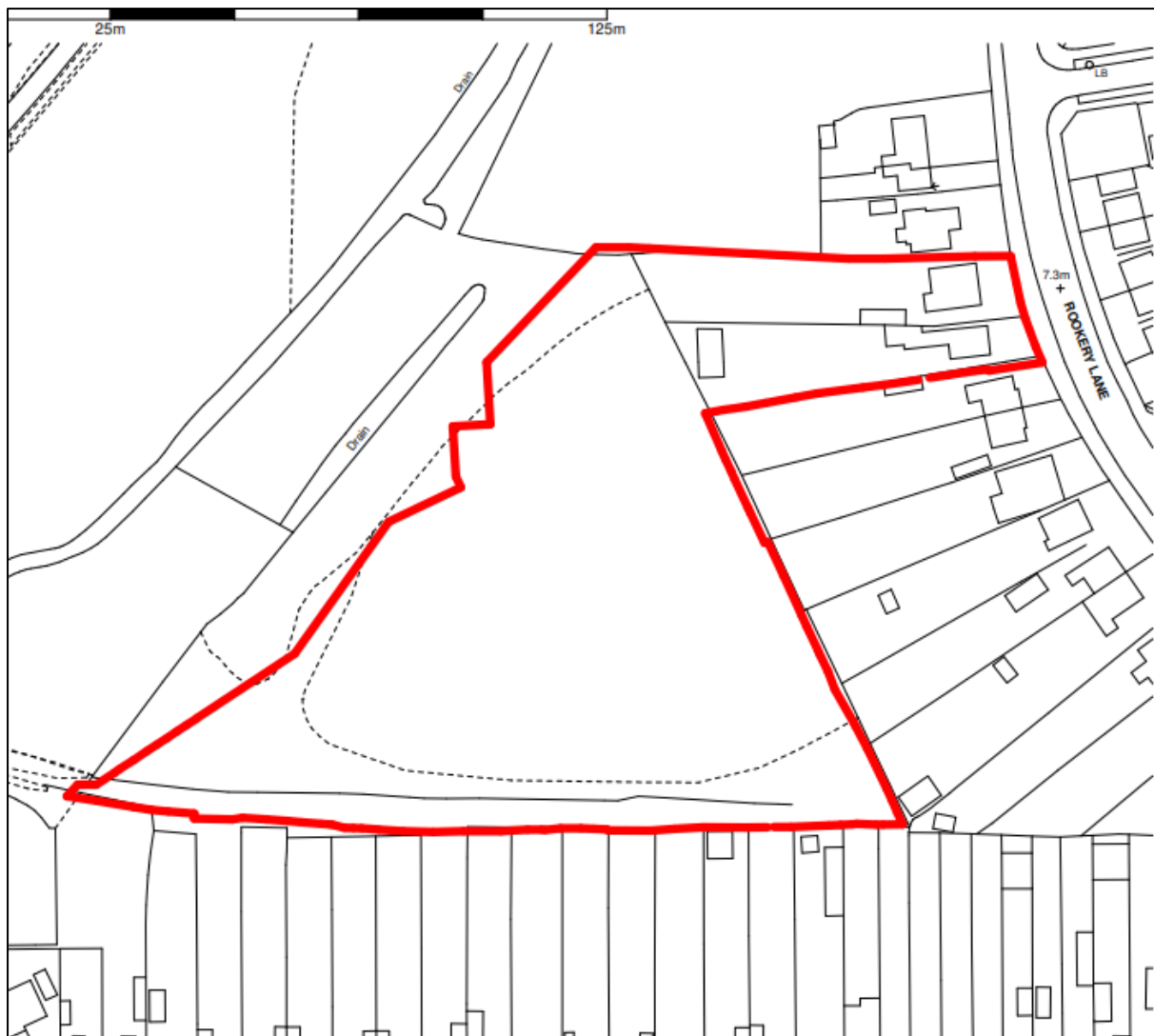


2020/0785/RG3 – Land to the rear of Rookery Lane and Hainton Road



Site Location Plan

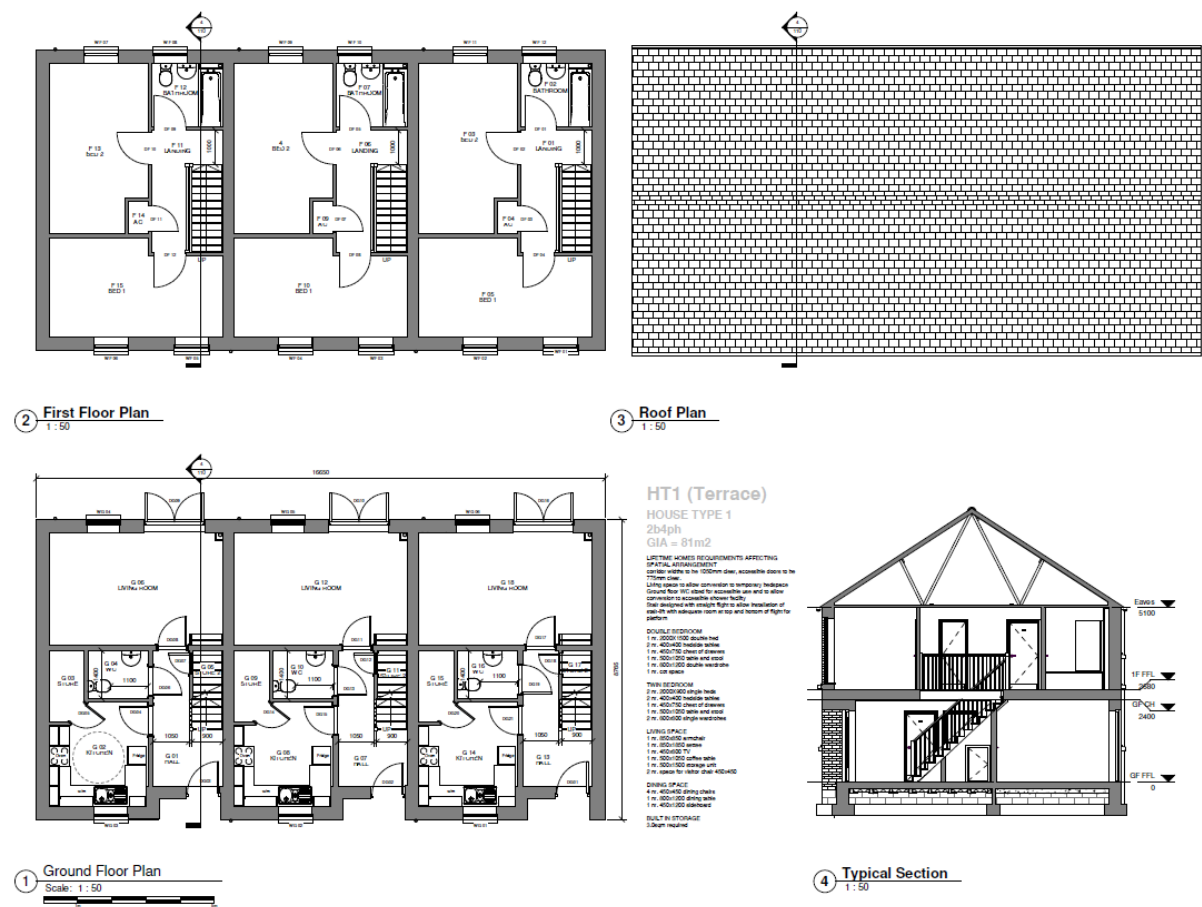


Site Layout Plan



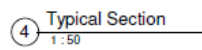
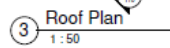
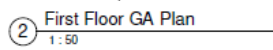
Proposed boundary treatments – for the full detailed drawing see REVISED BOUNDARY TREATMENTS at <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJA4LFJFISD00>

House Type 1 Terrace





House Type 1 Semi



LIFETIME & SPATIAL A1
condition with
rolling glass
Living space
Ground floor
conversion!
Steel design
each-ft with
platform

DOUBLE BI
1 nr. 2000x0
2 nr. 4300x40
1 nr. 4500x70
1 nr. 5000x10
1 nr. 5000x10
1 nr. 5000x10

TWIN SIDE
2 nr. 2000x0
2 nr. 4300x40
1 nr. 4500x70
1 nr. 5000x10
2 nr. 6000x60

LIVING SPA
1 nr. 8500x80
1 nr. 8500x10
1 nr. 4500x60
1 nr. 5000x10
1 nr. 5000x10
2 nr. space1

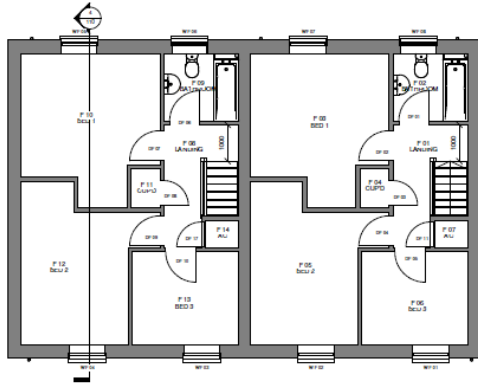
DINING SP.
4 nr. 4500x40
1 nr. 8000x10
1 nr. 4500x10

BUILT IN ST
3.0depth reqs

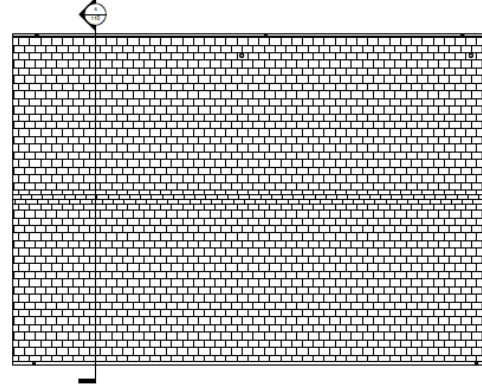
GRAPHIC B



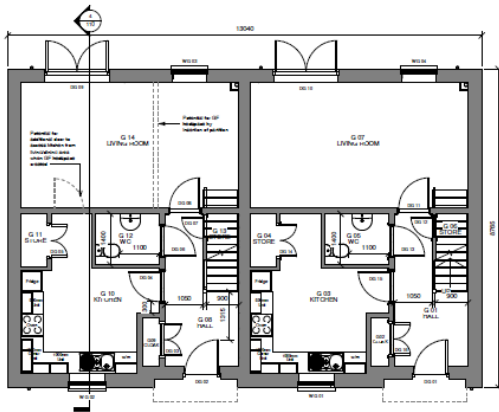
House Type 2



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

1. 400/400 double bed

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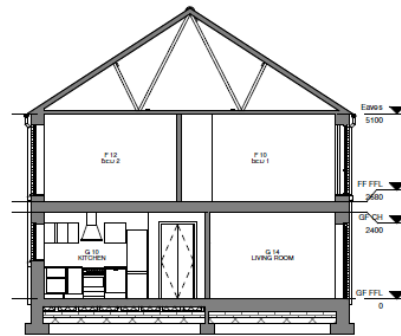
1. 400/400 double bed

1. 400/400 double bed

1. 400/400 double bed

1. 400/400 double bed

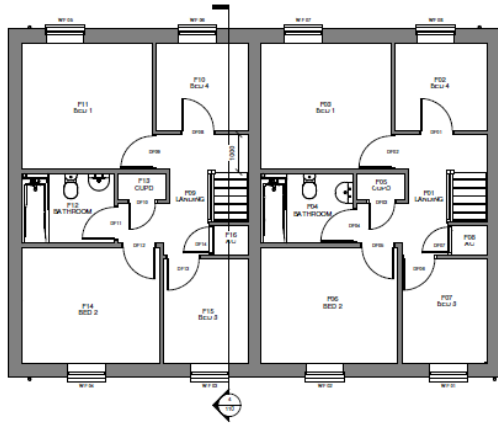
1. 400/400 double bed



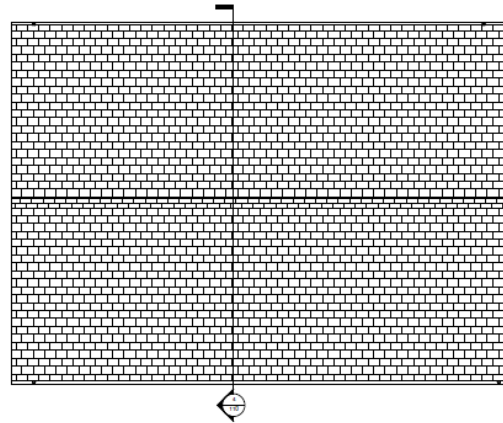
4 Typical Section
1:50



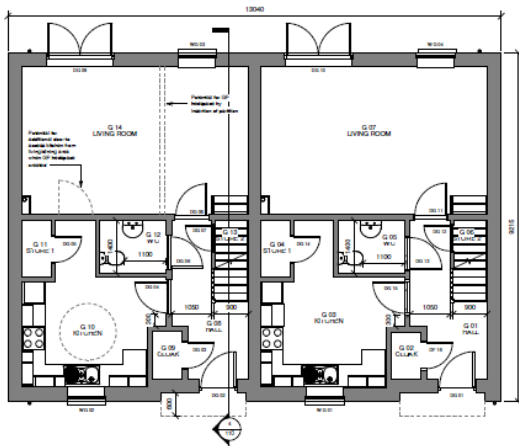
House Type 3



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 is to be 100mm clear, accessible above to be
750mm clear.
Living space to allow conversion to temporary bedroom
Ground floor 100' clear for accessible use and to allow
conversion to accessible bedroom facility.
Stair designed with straight flight to allow installation of
ramp with adequate room at top and bottom of flight for
platform.

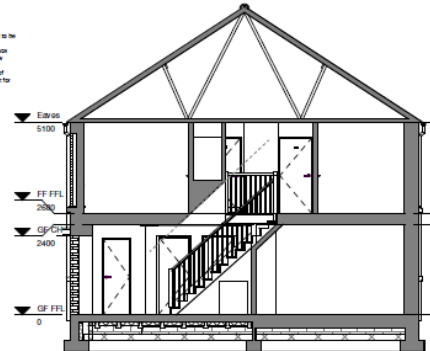
DOUBLE BEDROOM
1 m. 1000x1000 double bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1000 wardrobe
1 m. 1000x1000 double wardrobe
1 m. car space

TWIN BEDROOM
2 m. 1000x1000 single beds
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1000 wardrobe
1 m. 1000x1000 single wardrobe
1 m. car space

SINGLE BEDROOM
1 m. 1000x1000 single bed
2 m. 400x400 bedside table
1 m. 400x1700 chest of drawers
1 m. 1000x1000 wardrobe
1 m. 1000x1000 single wardrobe
1 m. car space

LIVING SPACE
1 m. 1000x1000 armchair
1 m. 400x400 coffee table
1 m. 1000x1000 rug
1 m. 400x400 ottoman
1 m. 1000x1000 storage unit
2 m. space for table chair 400x400

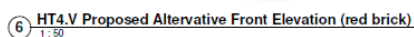
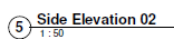
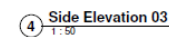
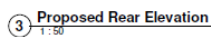
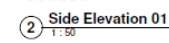
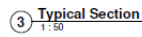
DINING SPACE
6 m. 400x400 dining chairs
1 m. 1000x1000 dining table
1 m. 400x1000 dishwasher
400mm required



4 Typical Section
1:50



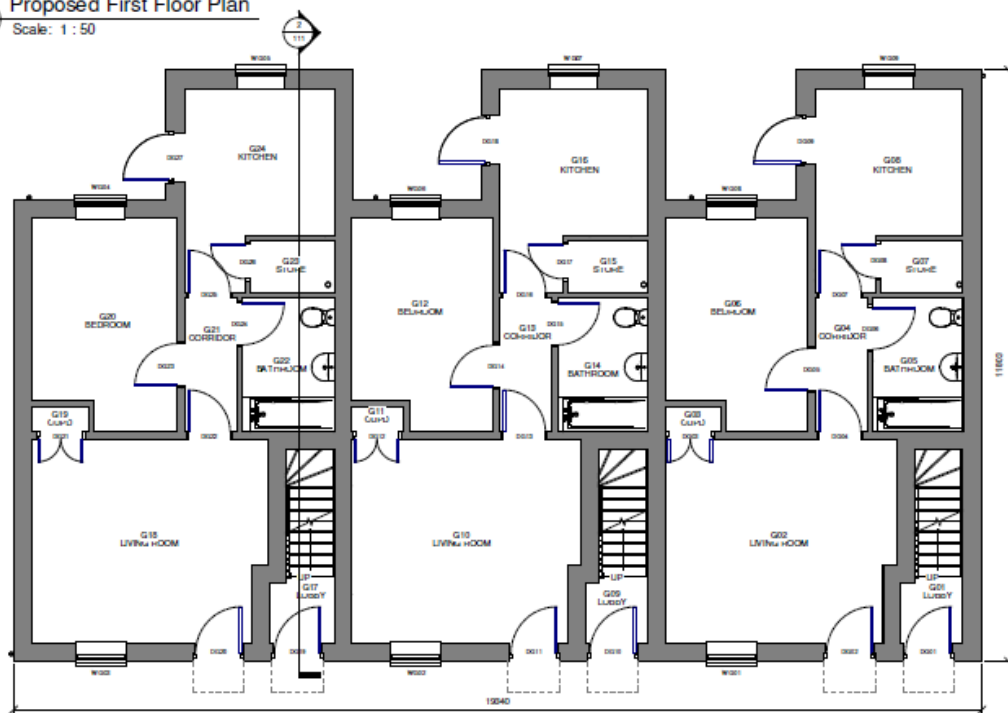
House Type 4



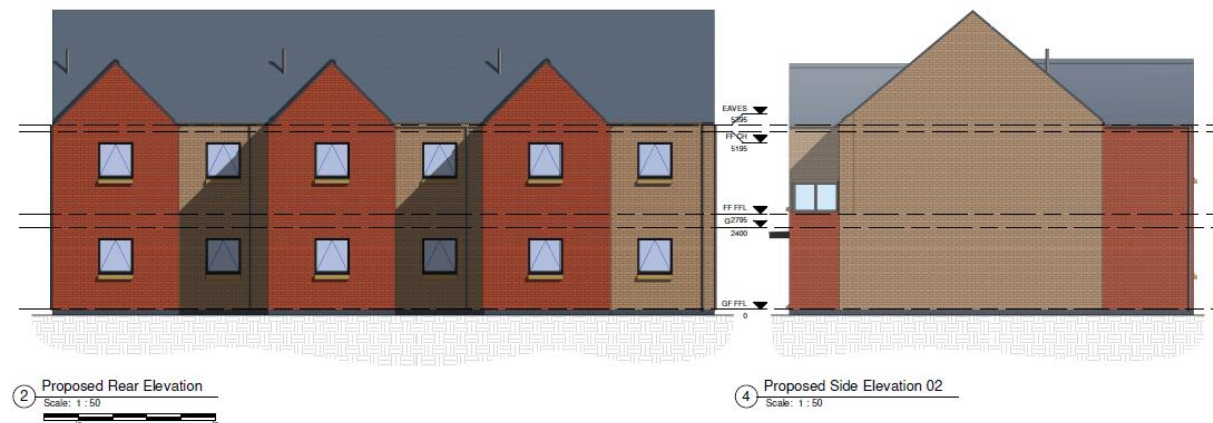
House Type 5 –Apartments



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