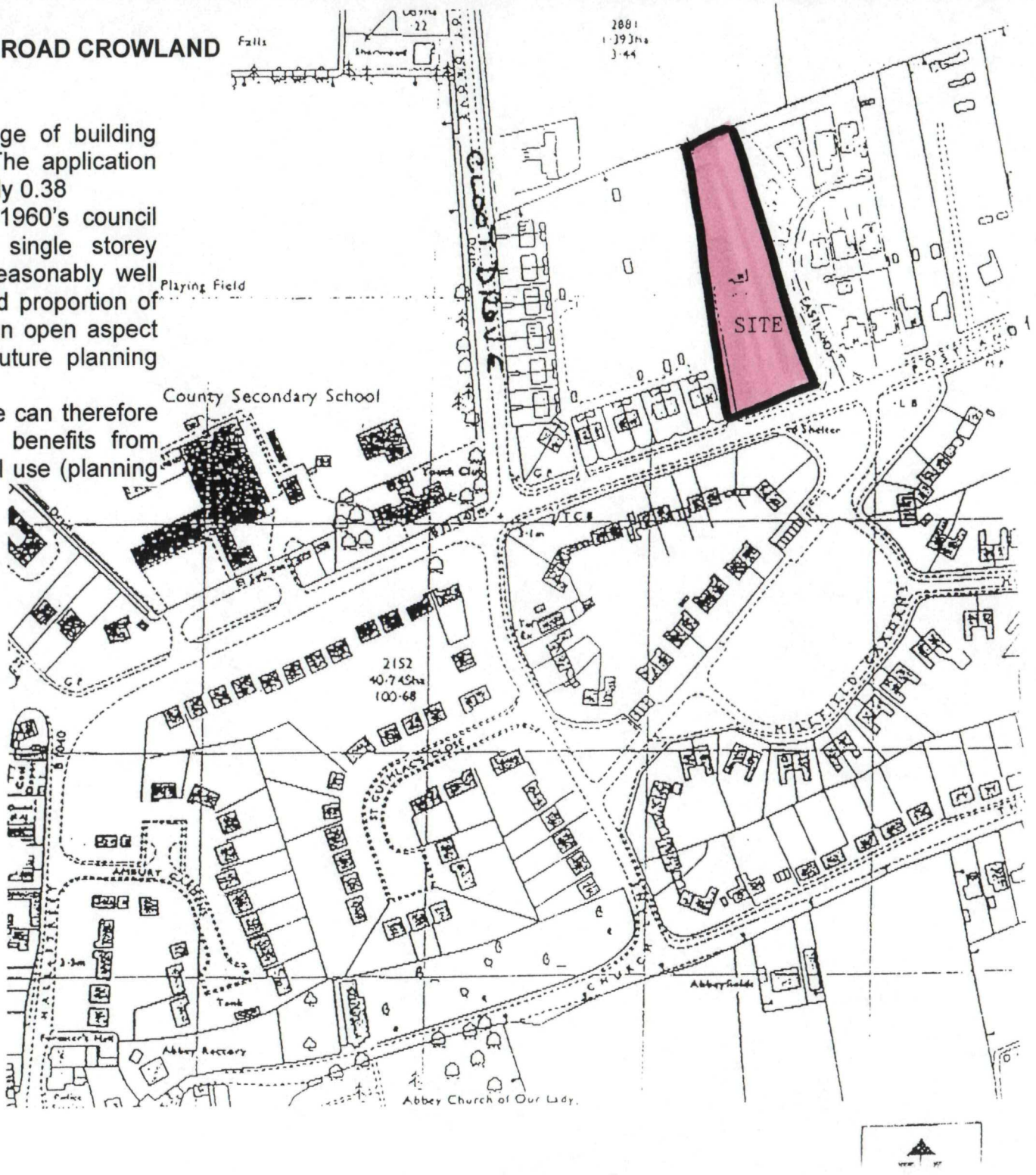


POSTLAND ROAD

LAND ADJACENT TO 28 POSTLAND ROAD CROWLAND

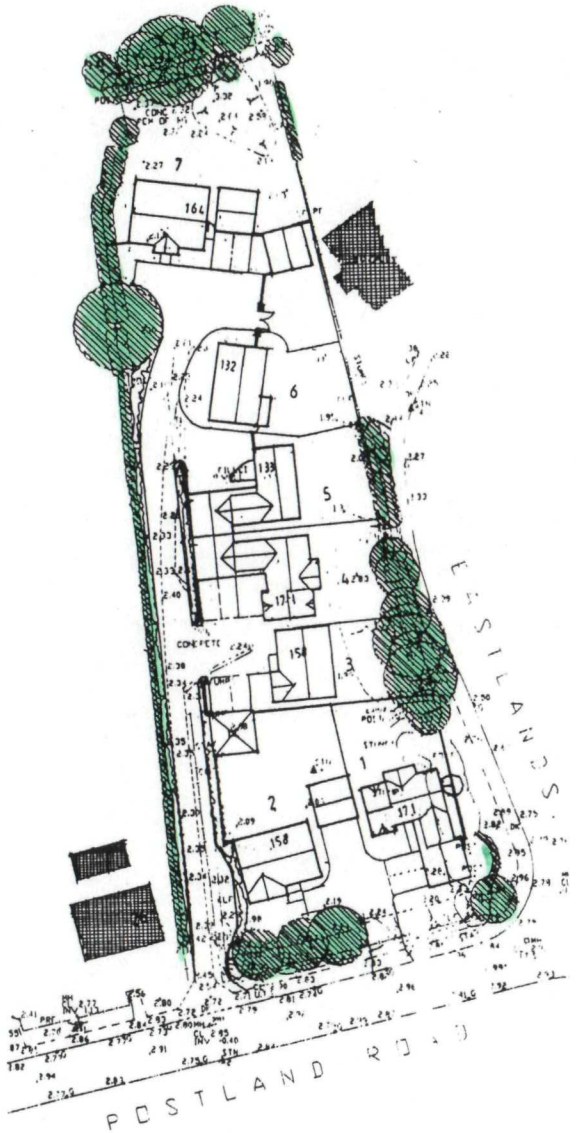
The village of Crowland is a melange of building styles lacking in visual coherence. The application site itself which extends to approximately 0.38 hectares is bounded to the west by 1960's council housing and to the east by later single storey dwellings. It is generally level and reasonably well screened by mature planting to a good proportion of all boundaries. To the north there is an open aspect which could be possibly subject to future planning approvals.

Current and future views out of the site can therefore be considered non-existent. The site benefits from outline planning approval for residential use (planning approval no HO2/0199/98.



The proposal for seven high quality dwellings seeks to embody the spirit of the current Lincolnshire Design Guide whilst protecting the established landscape features. Similar examples have been approved as appropriate for village development previously in Lincolnshire. The houses have been carefully designed so that each will benefit from their own private living space without overlooking, creating an attractive street and court frontage.



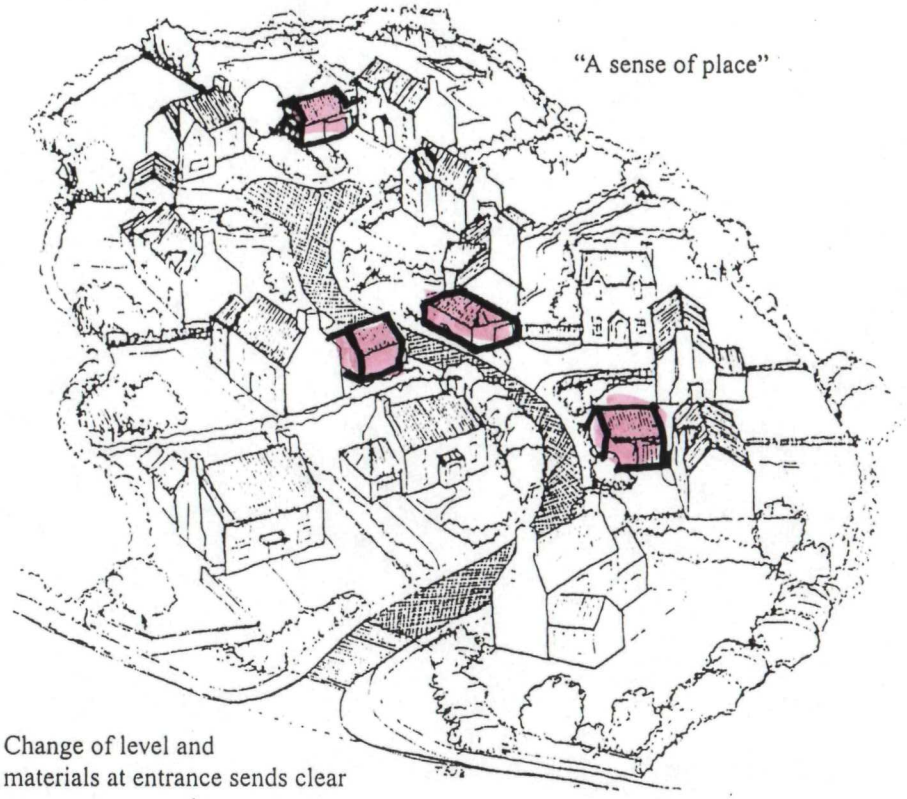


Access to the site is formed by utilising the current access position and forming a private drive to serve five of the properties with a secondary access to serve two dwellings facing Postland Road. The design of the houses has been kept deliberately simple with no unnecessary embellishments, and the forms of the dwellings and the use of the garage elements to create enclosures reflect the preferred design solutions outlined in the Lincolnshire Design Guide. Care has been taken to safeguard the privacy of the adjacent single storey dwellings and to retain all the existing landscaping which will be further enhanced by new planting within the scheme. It is felt that this proposal will create an aesthetically pleasing bridge between two unrelated developments and generally enhance this area of Crowland.

Unique design for customers and location!
Buildings informally grouped create interest and identity.
Garages create 'gateways' and enclosure

Planting is used to soften boundaries, provide privacy, shade, shelter, habitat and visual interest.

"A sense of place"



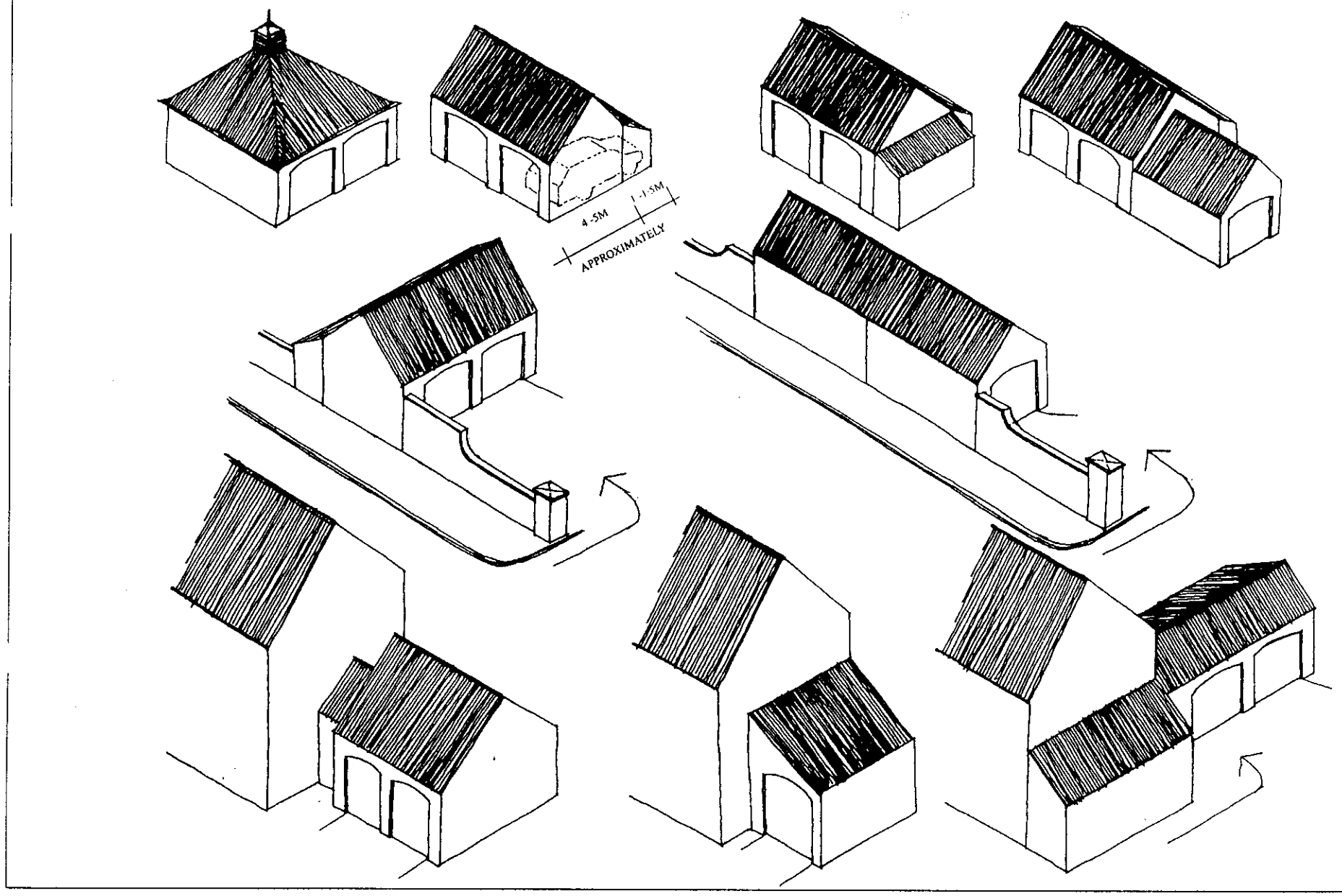
Change of level and materials at entrance sends clear message to motorists.

Impact of road reduced by shared surface (no footways) and informal turning head.

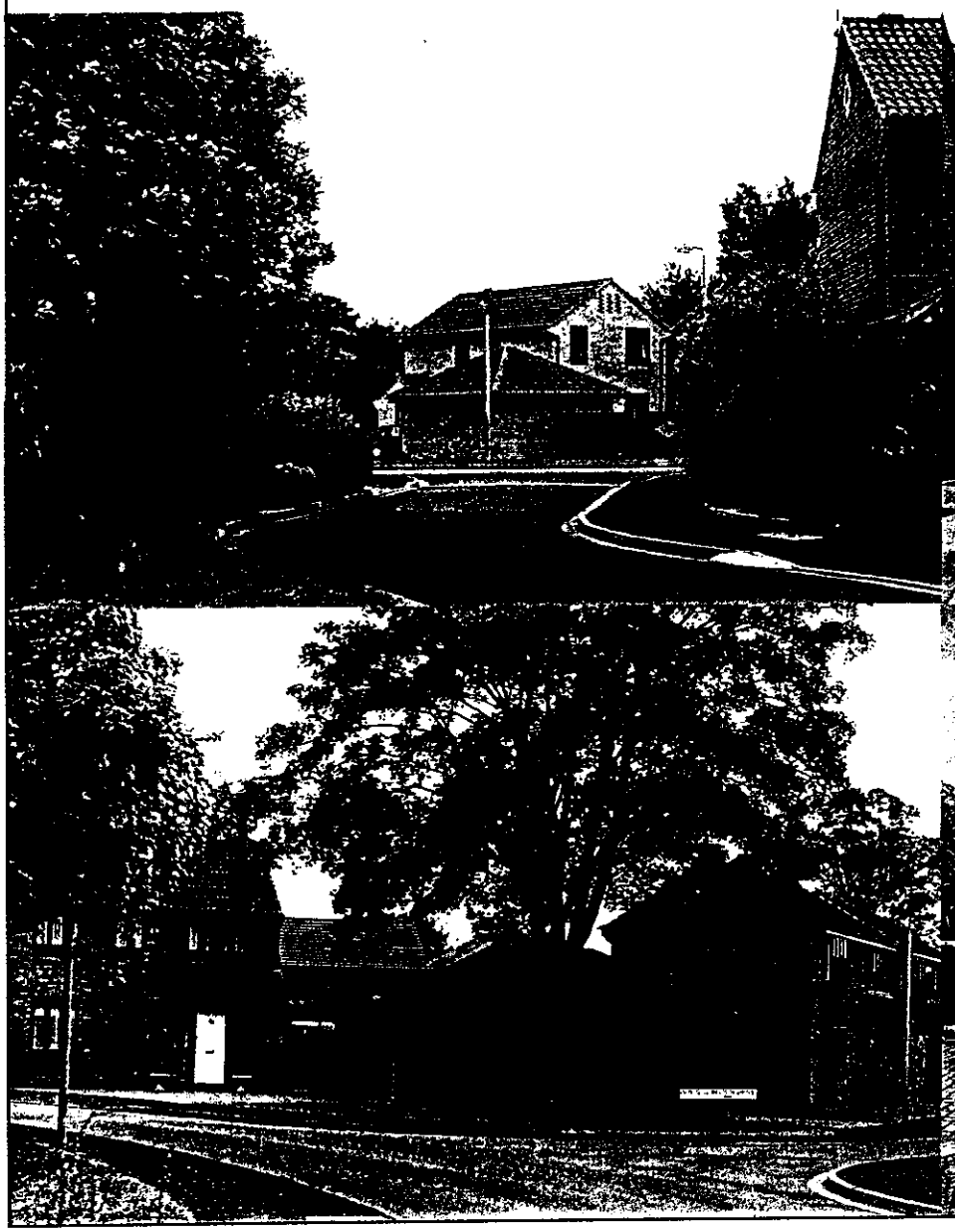
Variation of road, buildings and boundaries - "It's worth exploring"

... WHEN IT COULD BE LIKE THIS?

5.8.4. WELL DESIGNED GARAGING: FREE-STANDING, PAVEMENT EDGE & INTEGRAL



GARAGES USED AS A FOCUS



GARAGES AS PAVEMENT EDGE BUILDINGS



Separating walls to be taken up to underside of tiles and firestopped.
STEPPED LEAD FLASHING AND CAVITY TRAY AT ABUTMENTS

100X 50 PI WALL PLATE

35°

225x75 GS GRADE TIMBER LINTOL PRESSURE IMPREGNATED

100 MM 12# CONC TROWEL FINISH ON 150MM MIN HARDCORE

section

5300 detached
5190 attached one side
5080 between buildings

TRUSSED RAFTERS 600 CS
CP 112 PART 3

2810 detached
2700 attached one side
2590 between buildings

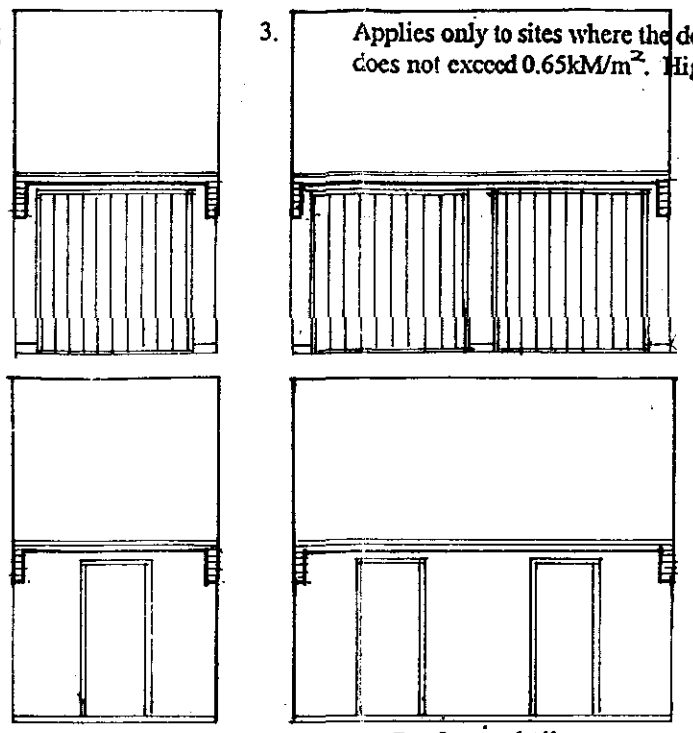
25 x 100 timber brace securely nailed to roof strap and link strap. Batten over trussed rafter bottom chord.

6000

320 2170 320 2170 320

320 2170 320

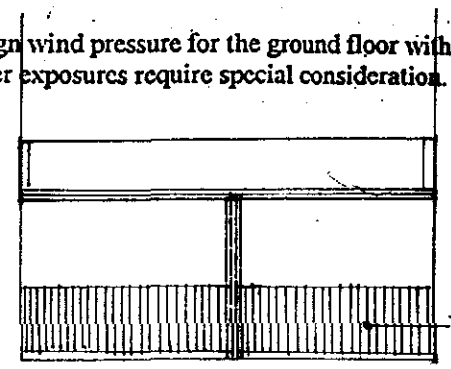
1. In addition to the roof straps built into the garage pier sufficient roof straps should be provided to comply with BS 5268: Part 3. (Build into full-height pier or securely fix to wall).
2. Trussed reafter bracing should otherwise conform to BS 5268.
3. Applies only to sites where the design wind pressure for the ground floor with Cpe + Cpi = 1 does not exceed 0.65kM/m². Higher exposures require special consideration.



Roof straps built into wall. Pier built up to a level at least 4 brick courses above the wall strap. Wall strap to be securely nailed to trusses and built into the pier.

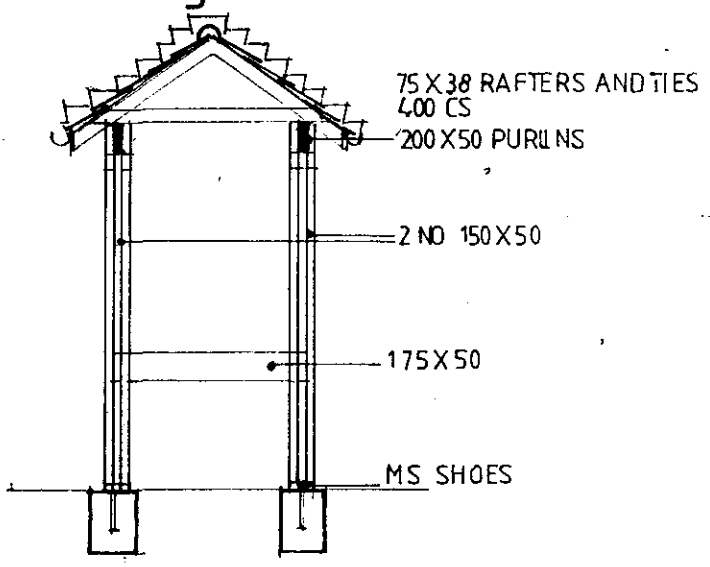
30x5 m.s. straps - 1200 across 3 No. trusses @ 150 built into brick piers.

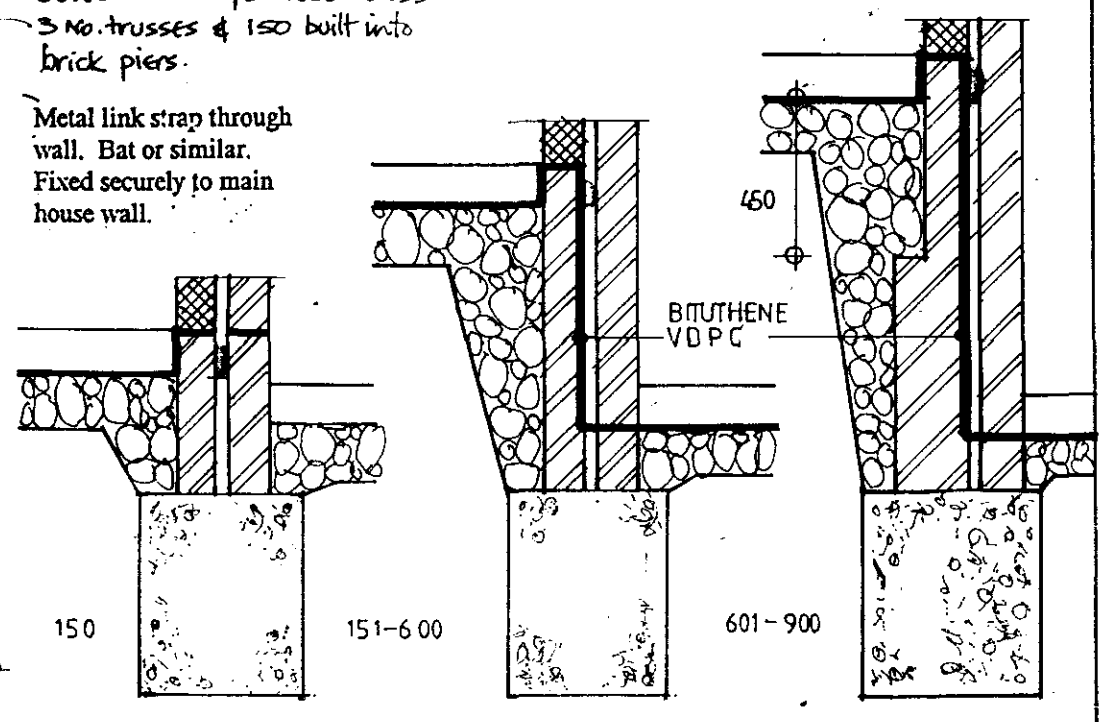
Metal link strap through wall. Bat or similar. Fixed securely to main house wall.



TIMBER GATES

covered gate





floor slab junction details

SCHEDULES

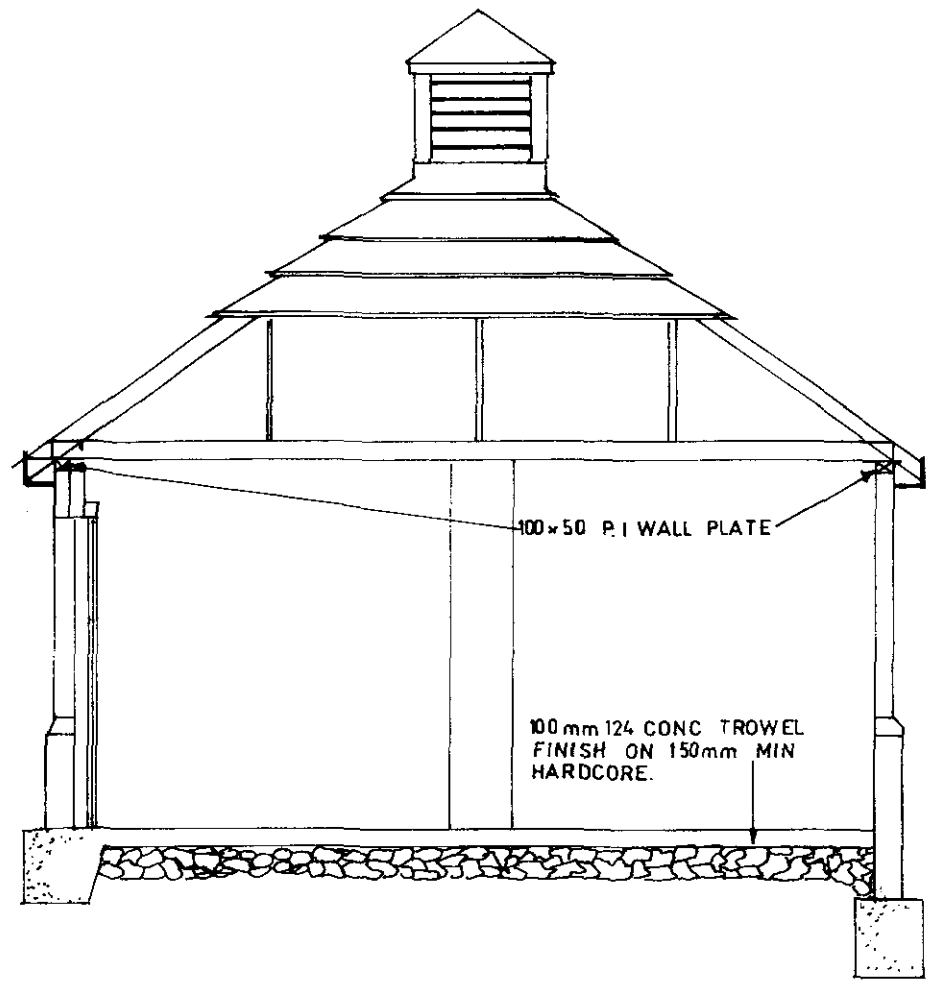
SOUTH HOLLAND DC
HOUSING & PLANNING
18 JAN 1999
Ref: 0037/99

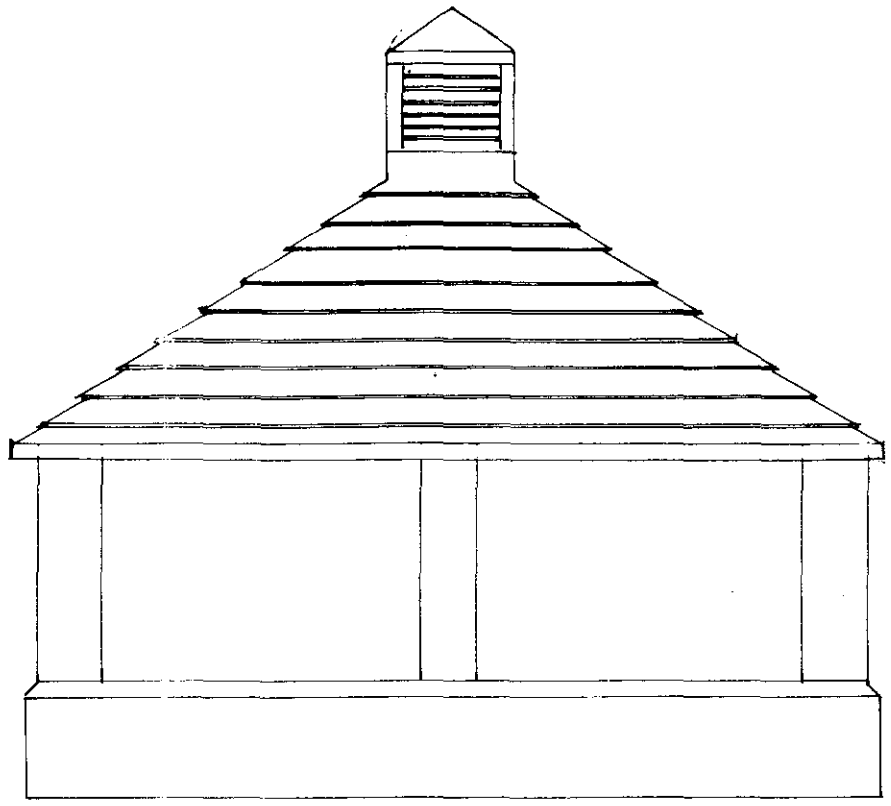
PERSIMMON HOMES

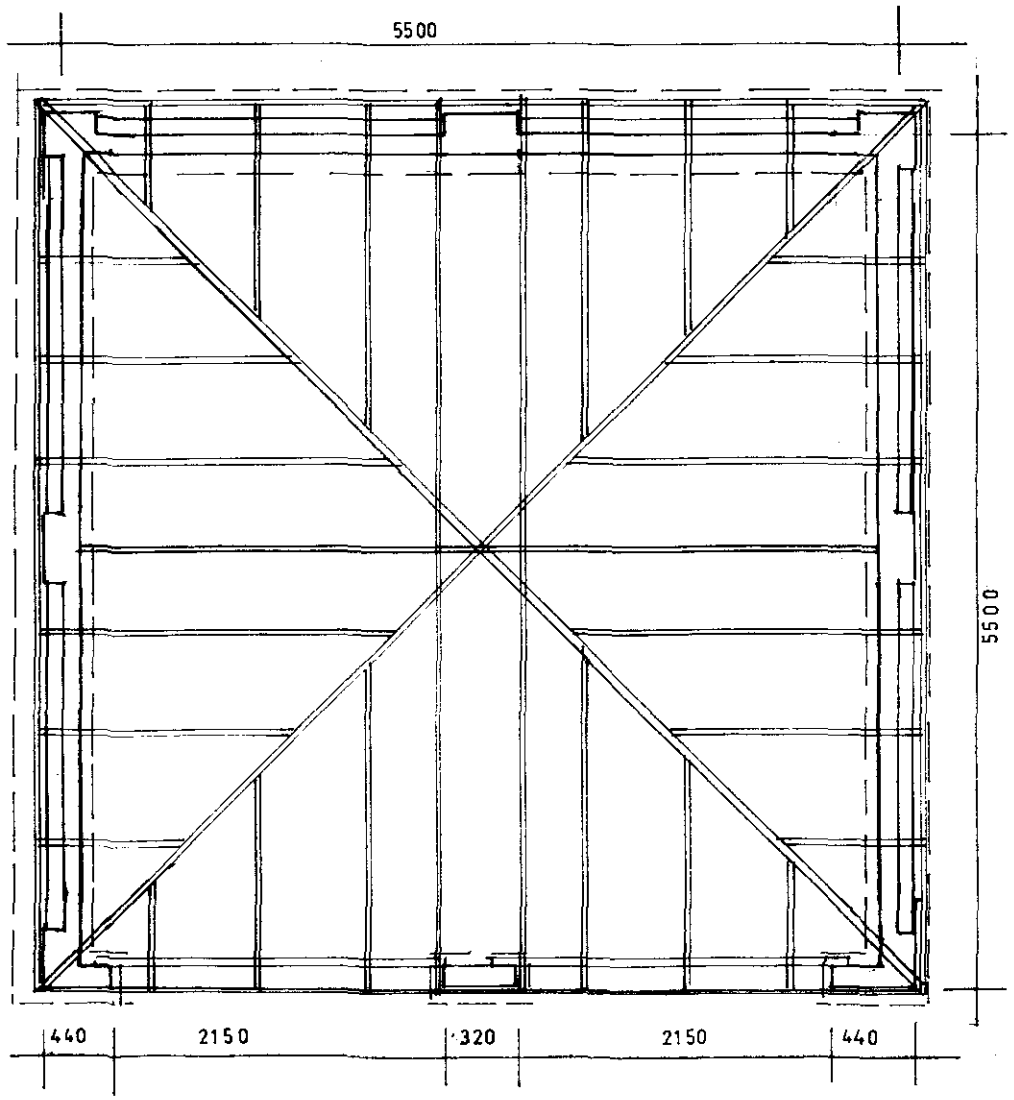
GARAGE DETAILS

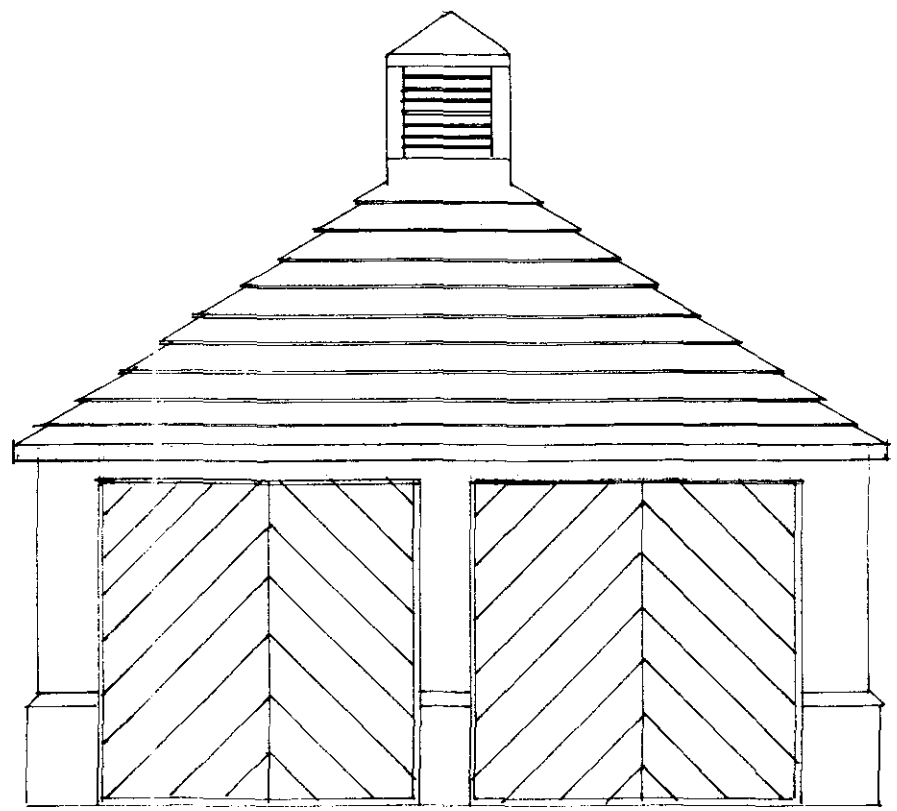
SD 2

A B C









SCHEDULES

DETERMINED
PLAN

0037/99

DAVID TUCKLEY ASSOCIAT
ARCHITEC

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Only figured dimensions to be worked to. Any discrepancies
immediately reported to the architect before proceeding.

Title STANDARD GARAGE DETAIL

Detail S.D.G.9.

Drawn NC

Date

Scale 1/50



FRONT ELEVATION



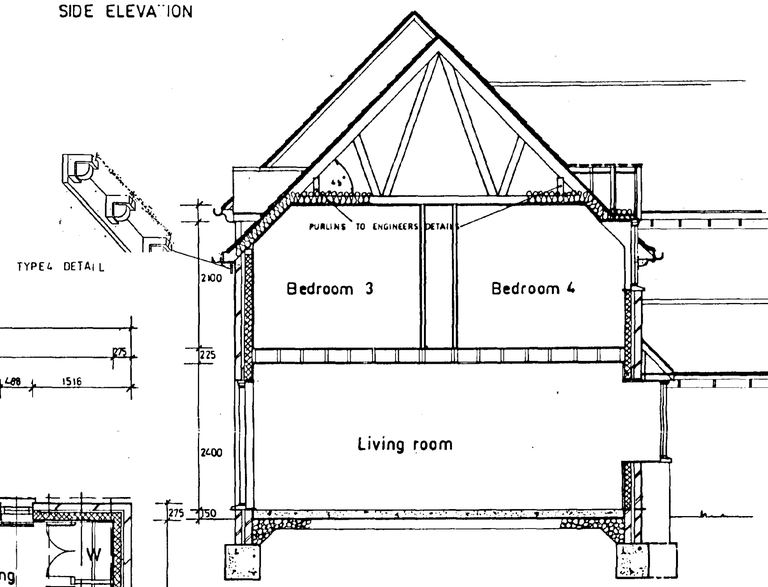
SIDE ELEVATION



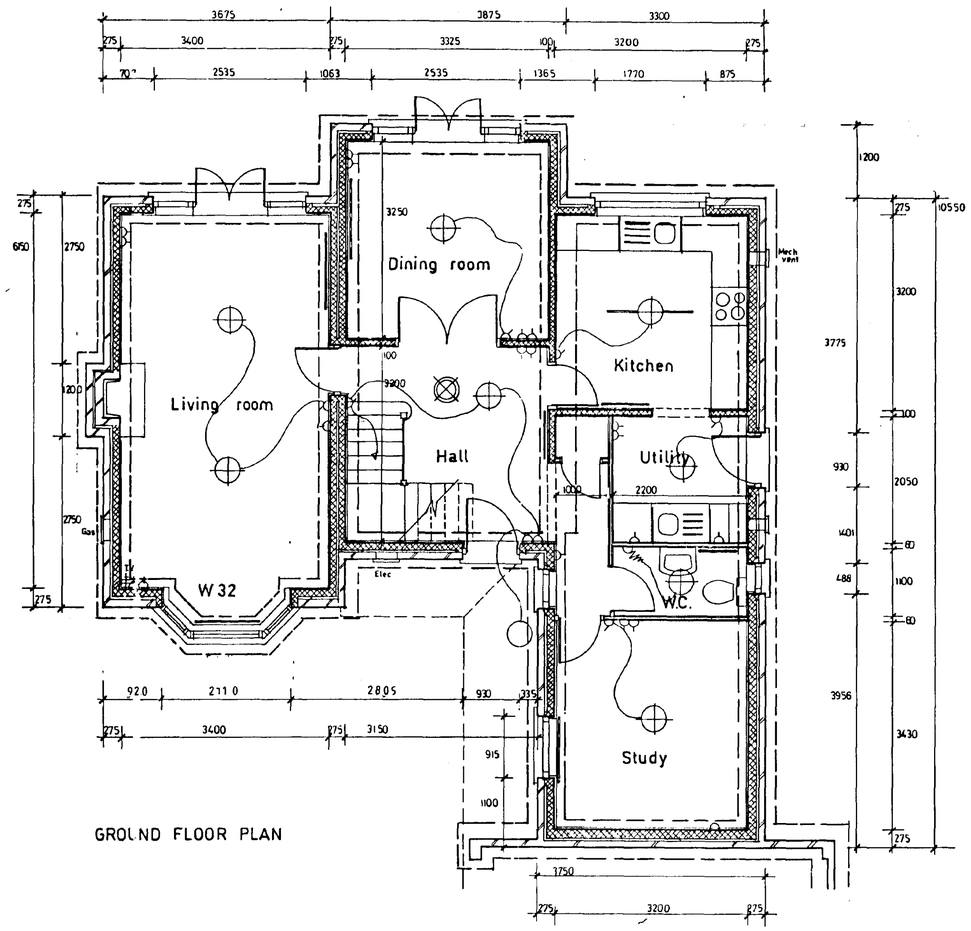
REAR ELEVATION



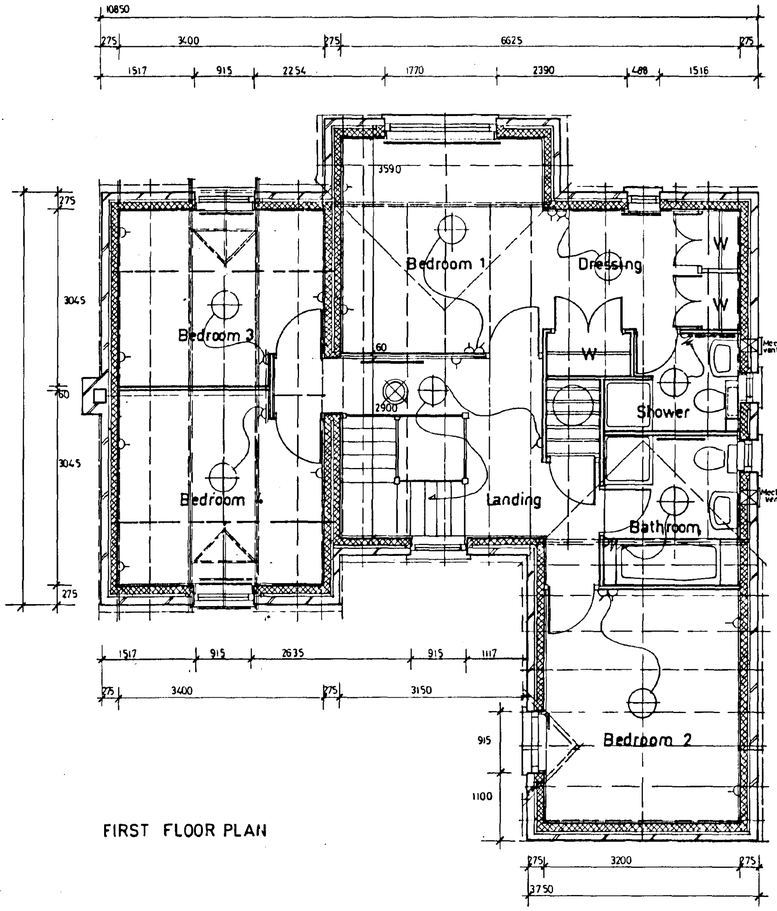
SIDE ELEVATION



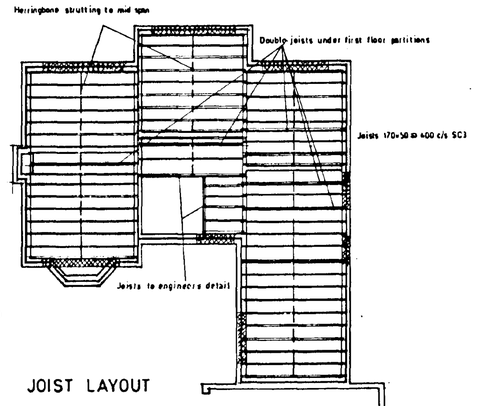
SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



JOIST LAYOUT

SUPERSEDED

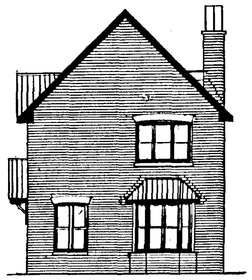
SOUTH HOLLAND DC
HOUSING & PLANNING
18 JAN 1999
Ref: 0037/99

PERSIMMON HOMES

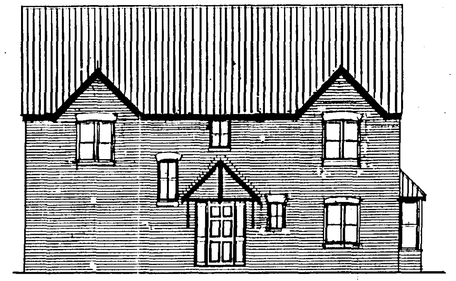
POSTLAND ROAD CROWLAND

SCALE 1/100 1/50
DATE SEPT 1994

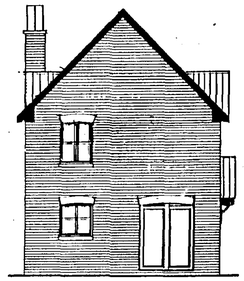
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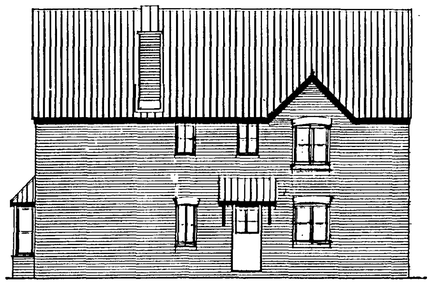
FRONT ELEVATION



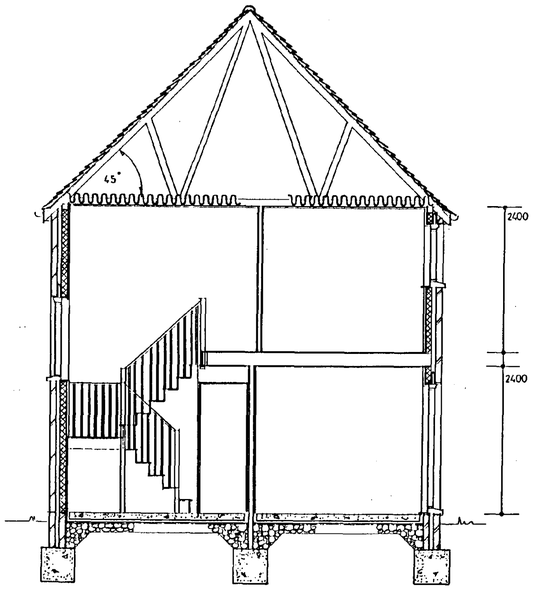
SIDE ELEVATION



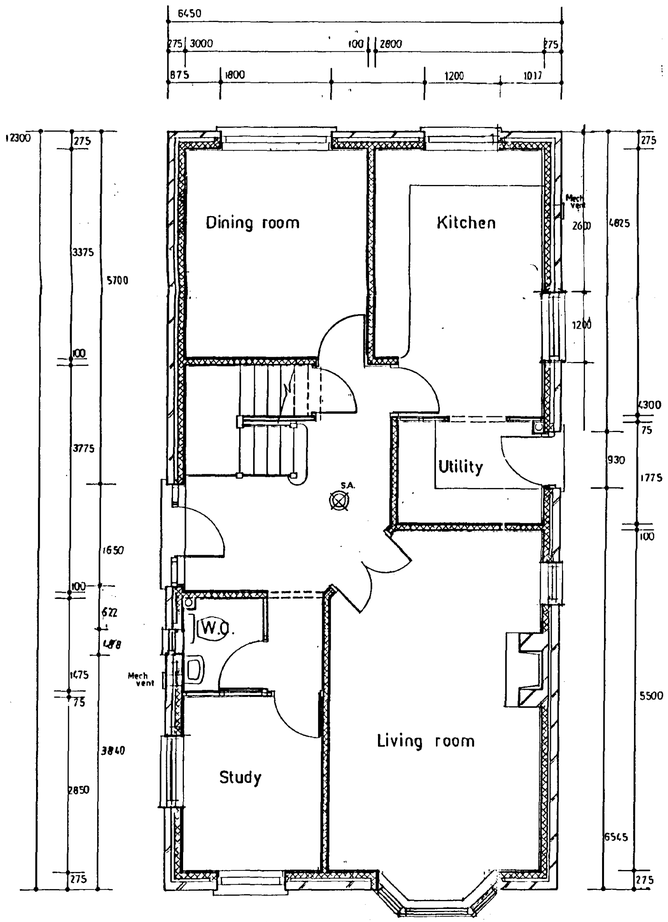
REAR ELEVATION



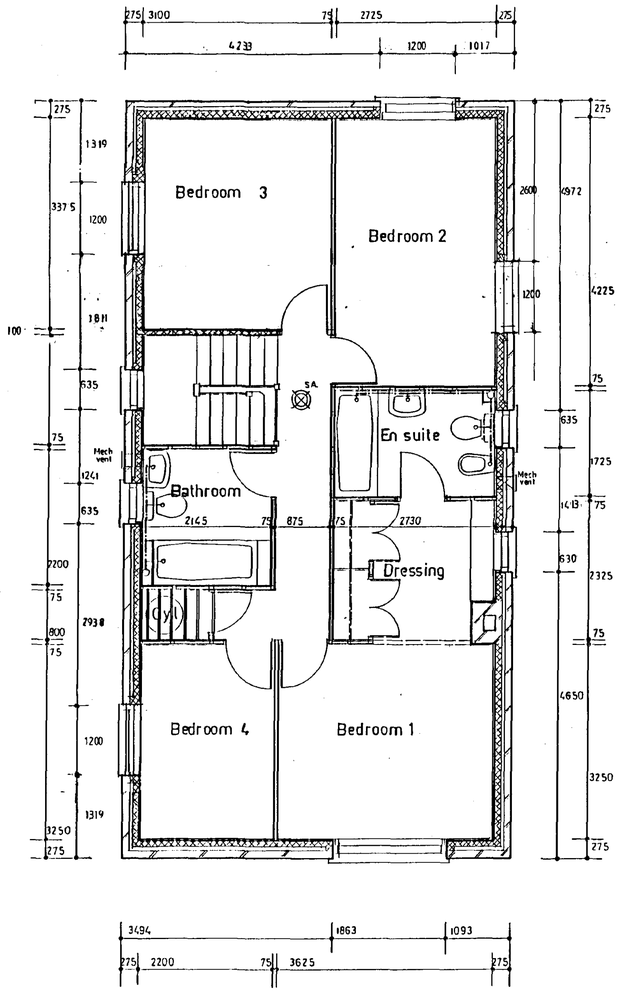
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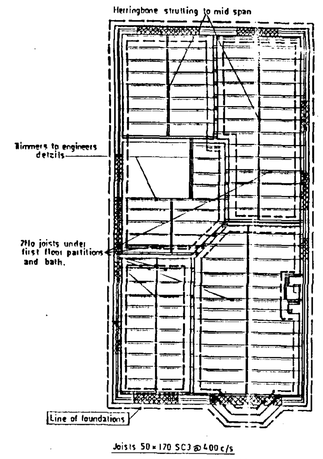
SECTION



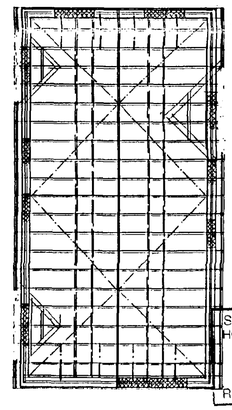
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION/ JOIST LAYOUT



ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
13 APR 1999
Ref: 027/99

AMENDED PLAN
Ref.

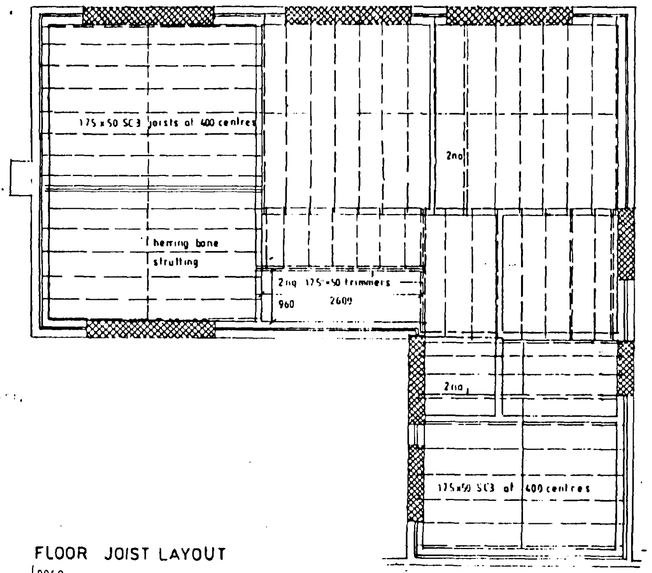
SUPERSEDED

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

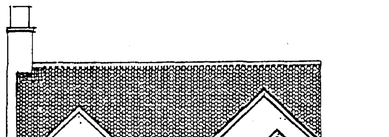
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Title
POSTLAND ROAD. CROWLAND
PERSIMMON HOMES
Detail
HOUSE TYPE 150 (PLOT 1)

Drawn	No. 1928/3
Date	
Scale 1/50 1/100	



FLOOR JOIST LAYOUT



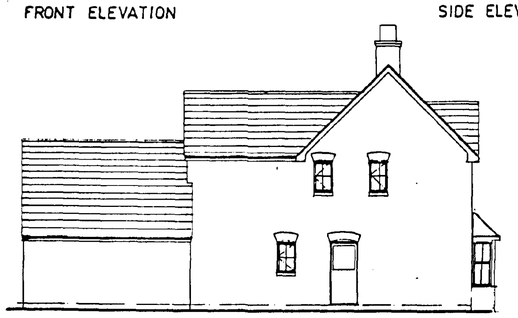
FRONT ELEVATION



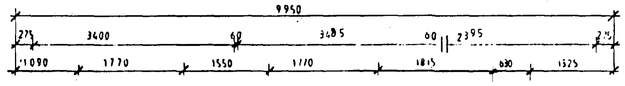
SIDE ELEVATION

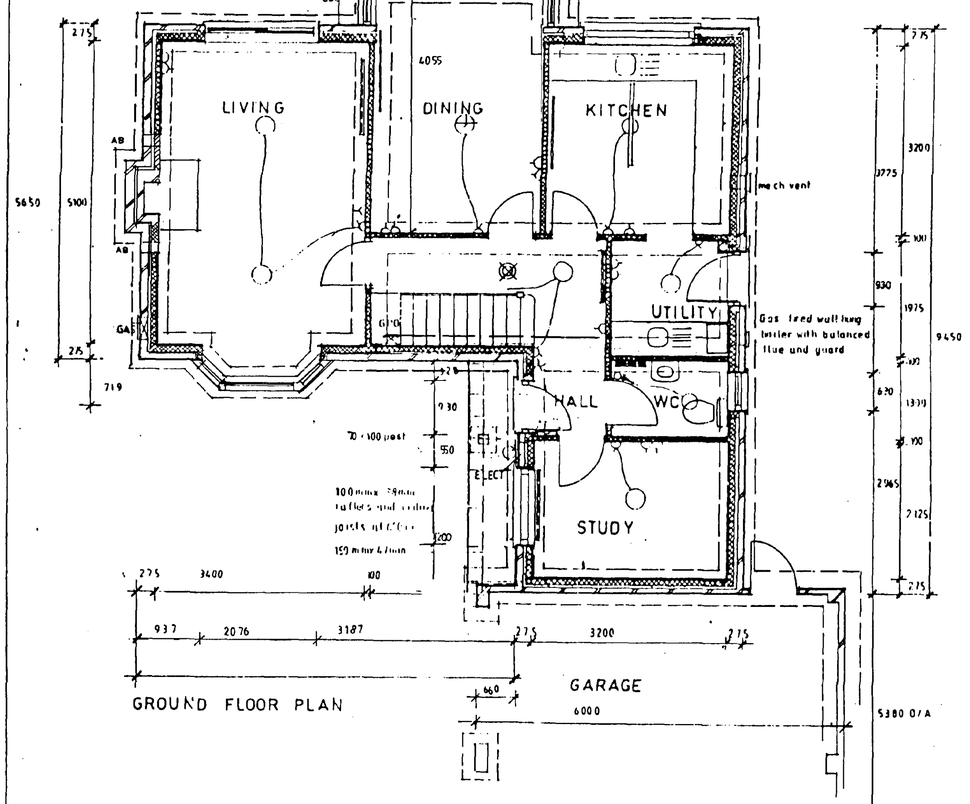


REAR ELEVATION

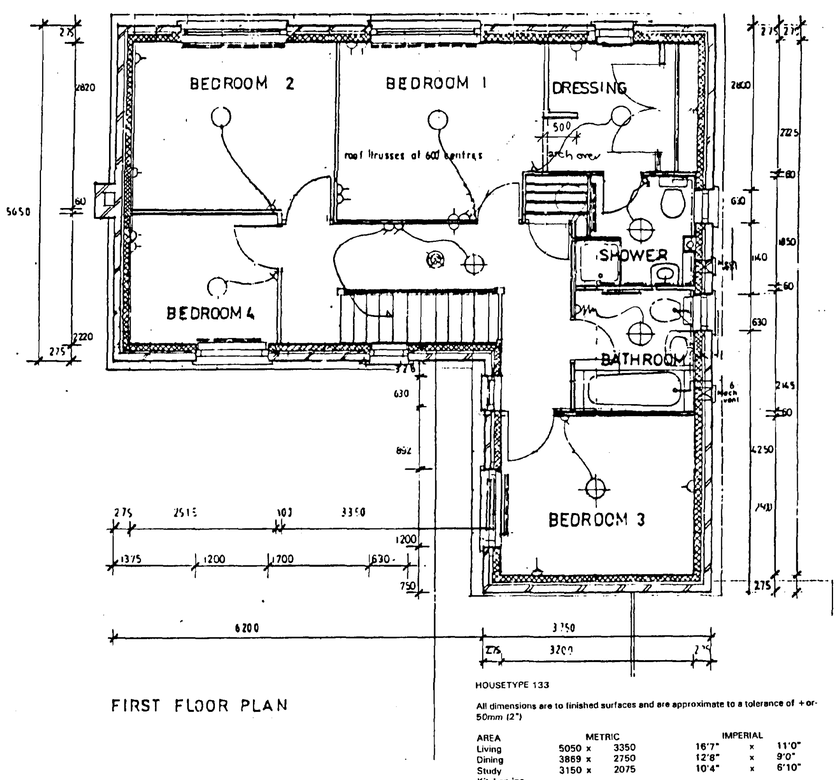


SIDE ELEVATION





GROUND FLOOR PLAN

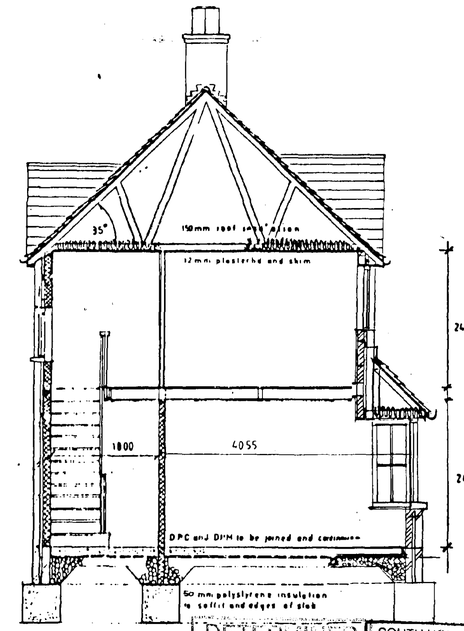


FIRST FLOOR PLAN

HOUSETYPE 133

All dimensions are to finished surfaces and are approximate to a tolerance of +or- 50mm (2")

AREA	METRIC		IMPERIAL		
Living	5050 x	3350	16'7"	x	11'0"
Dining	3889 x	2750	12'8"	x	9'0"
Study	3150 x	2075	10'4"	x	6'10"
Kitchen inc fitted units	3150 x	2950	10'4"	x	9'8"
Bedroom 1	3460 x	3215	11'4"	x	10'7"
exc dressing area	max				
Bedroom 2	3375 x	2975	11'1"	x	9'9"
Bedroom 3	3150 x	2475	10'4"	x	8'1"
Bedroom 4	2490 x	2015	8'2"	x	6'7"



DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 18 JAN 1999

POSTLAND ROAD CROWLAND 0037/99

COTTAGE

Rev	Description	Date
A	Roof trusses removed from W/F floorplans	Feb 97
B	METER ADDITION AMENDED PATIO DOOR EMLS	FEB 97
C	EXTERNAL CHIMNEY ADDED D.M.	FEB 98
D	EAVE MODIFICATIONS LAMINATE ADDED R.B.	FEB 98
E	PROGRESSIVE ROOM AMENDED R.B.	MARCH 98
F		
G		
H		
J		

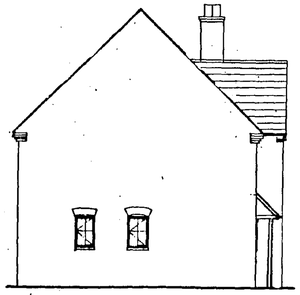
DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

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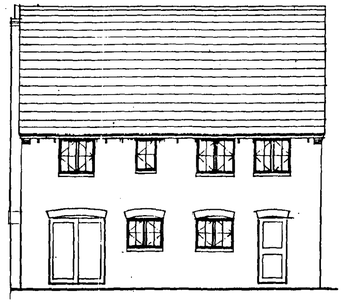
133 C



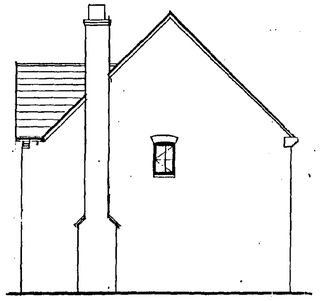
FRONT ELEVATION



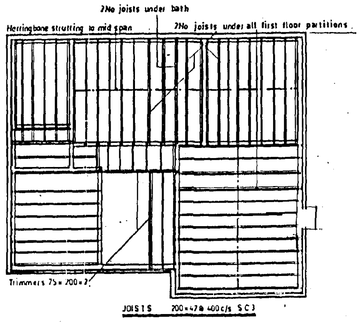
SIDE ELEVATION



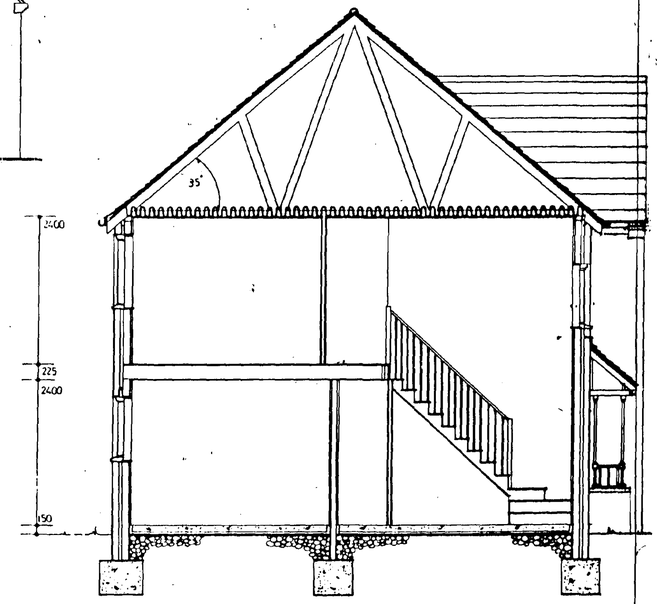
REAR ELEVATION



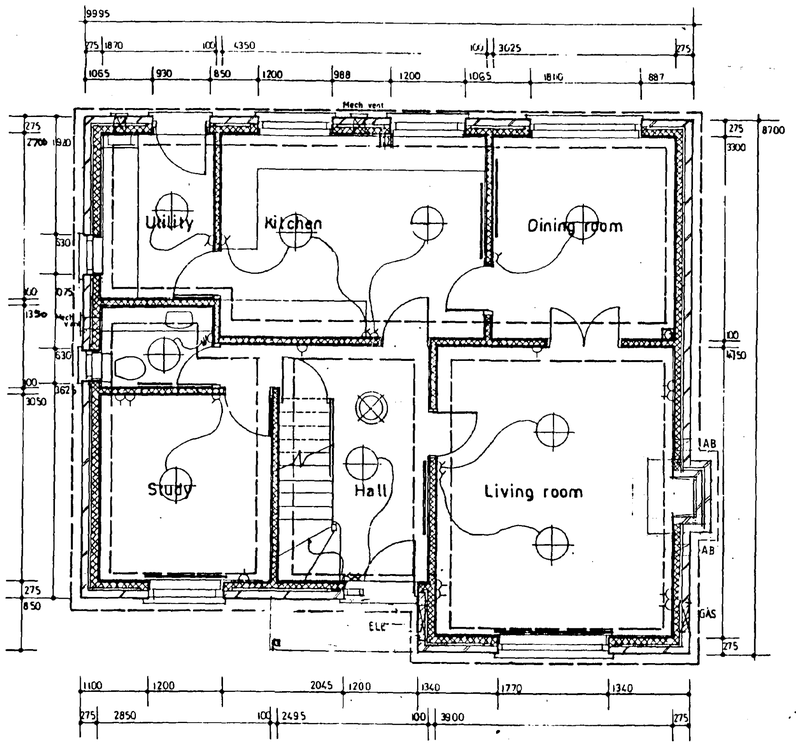
SIDE ELEVATION



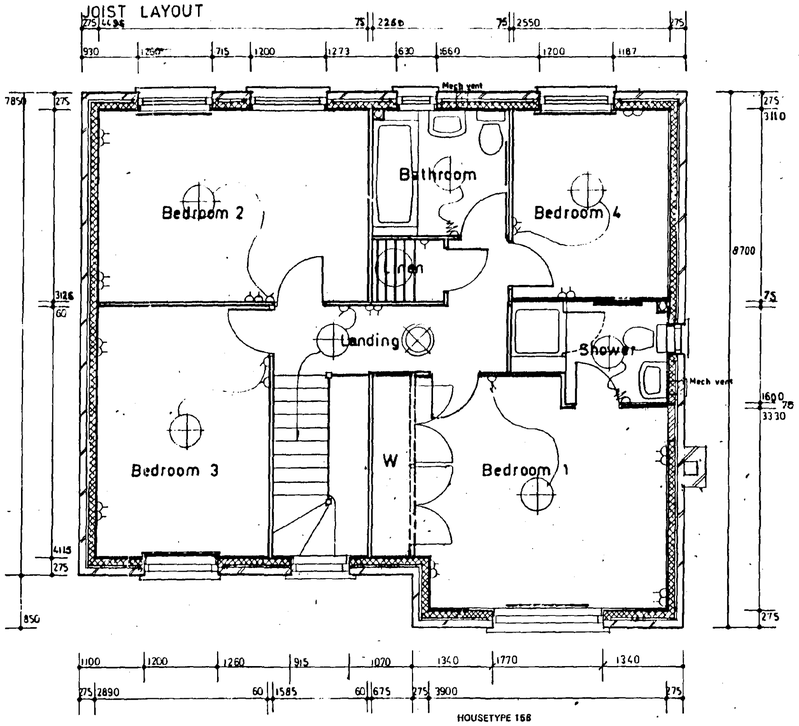
JOIST LAYOUT



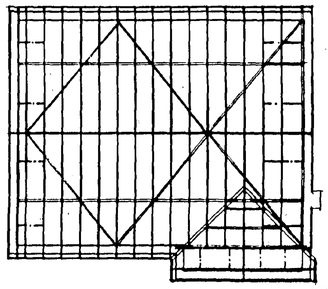
SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Roof trusses at 600 c/s

ROOF LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
13 APR 1999
Ref:

AMENDED PLAN
Ref. 037/99

DETERMINED PLAN

HOUSETYPE 158

All dimensions are to finished surfaces and are approximate to a tolerance of +or- 50mm (2")

AREA	METRIC	IMPERIAL
Living	4700 x 3850	15'5" x 12'7"
Dining	3250 x 2975	10'8" x 9'9"
Kitchen inc fitted units	4300 x 3250	14'1" x 10'8"
Study	3000 x 2800	9'10" x 9'2"
Bedroom 1 exc recess & w/robe	3850 x 3730max	12'7" x 12'3"
Bedroom 2	4470 x 3100	14'8" x 10'2"
Bedroom 3	4090 x 2865	13'5" x 9'4"
Bedroom 4	2625 x 3085	8'3" x 10'1"

POSTLAND ROAD CROWLAND

C O T T A G E

Rev	Description	Date
A	CLIENT AMENDS ROOF PITCH, EXTERNAL CLADDING	26 Aug 98
B		
C		
D		
E		
F		
G		
H		
J		

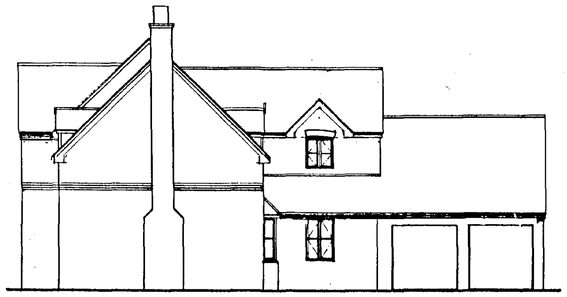
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T 158 C 2+3



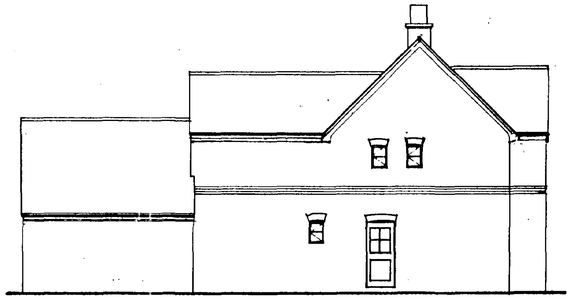
FRONT ELEVATION



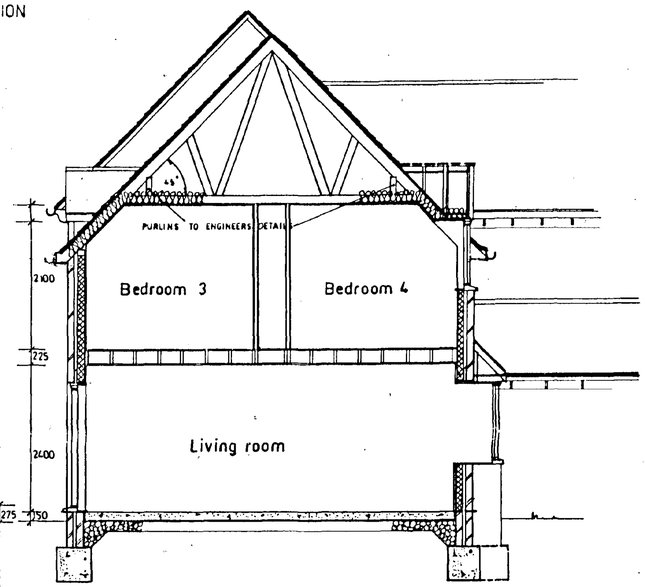
SIDE ELEVATION



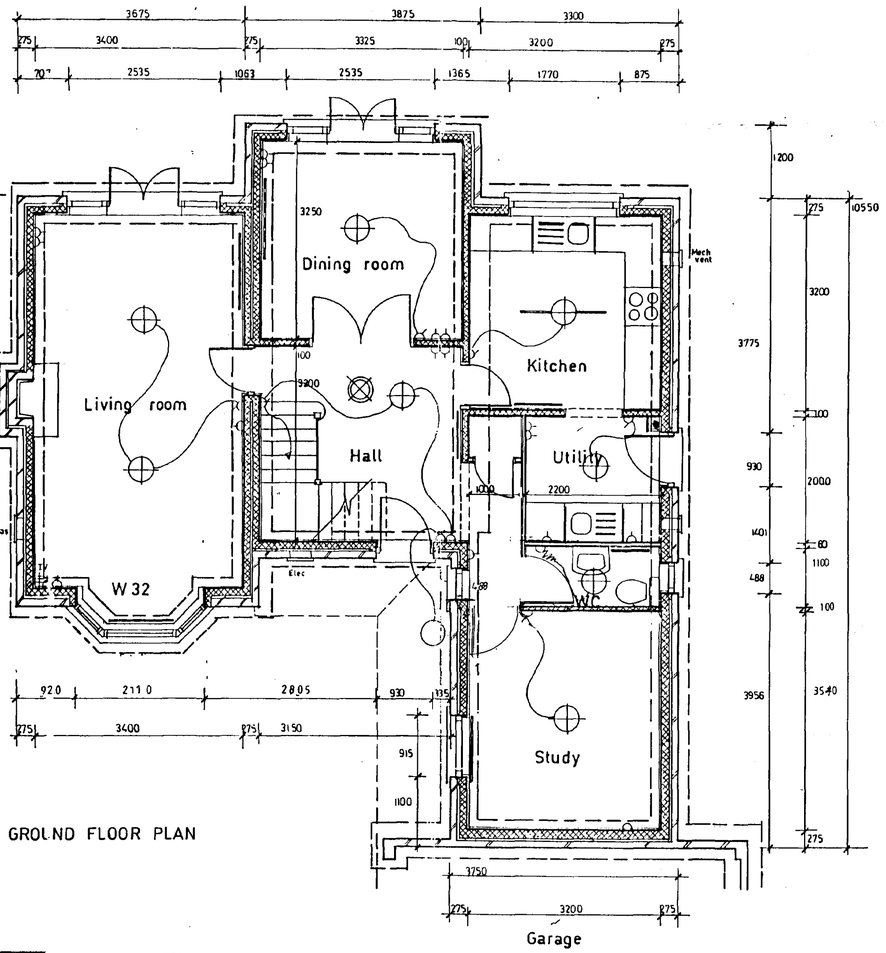
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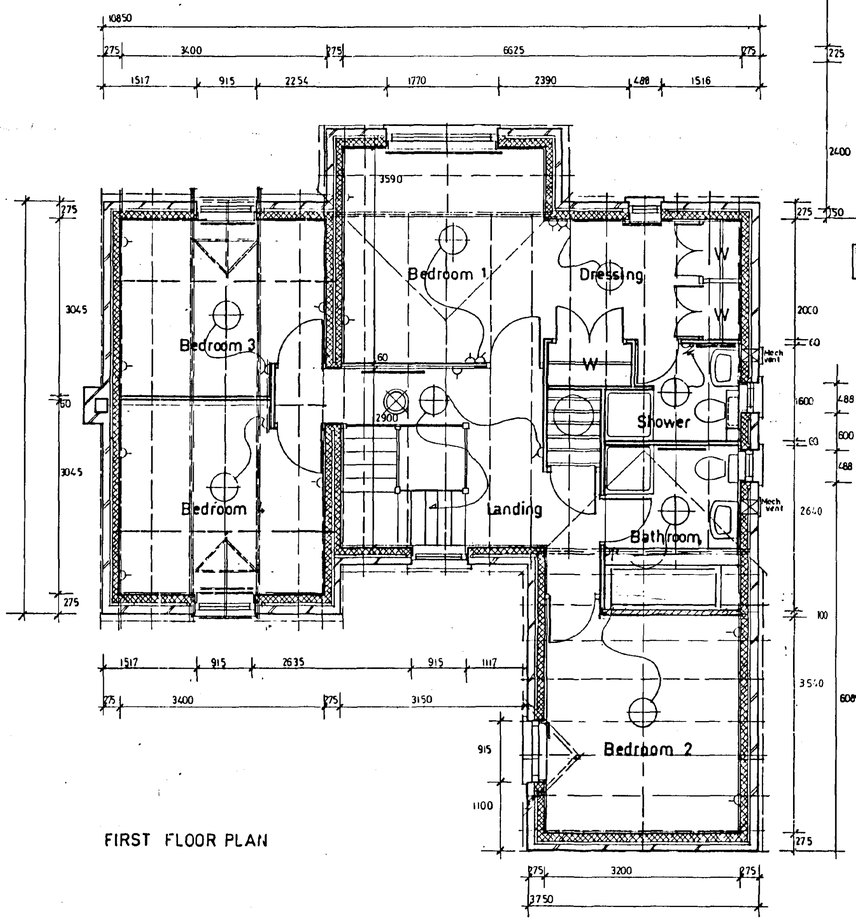
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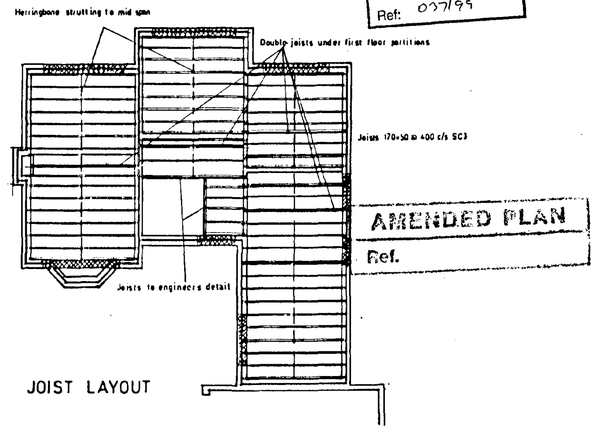
SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



JOIST LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
13 APR 1999
Ref: 027/99

AMENDED PLAN
Ref.

DETERMINED
PLAN

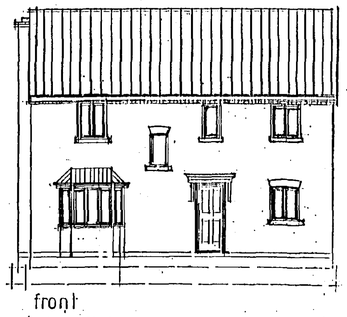
PLOT 4

PERSIMMON HOMES

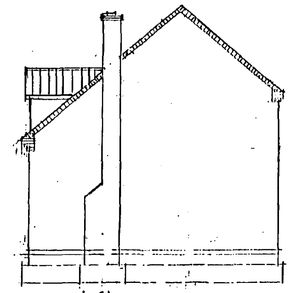
POSTLAND ROAD CROWLAND

SCALE 1/100 1/50
DATE SEPT 1994

171



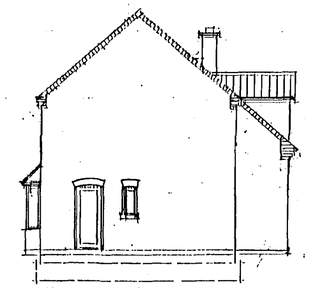
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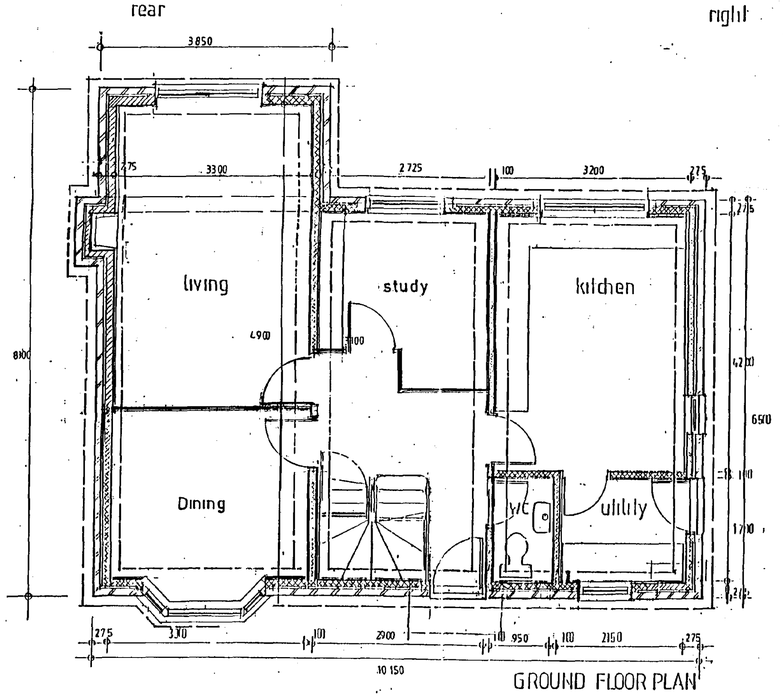
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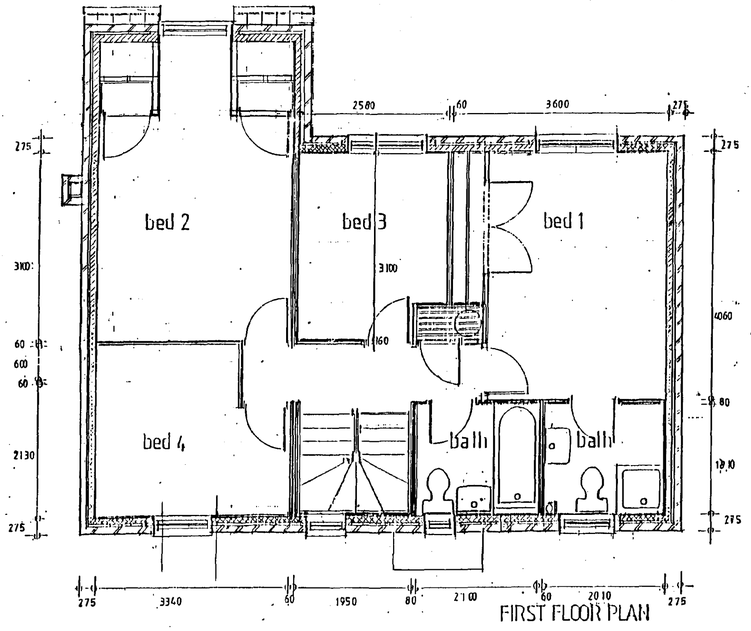
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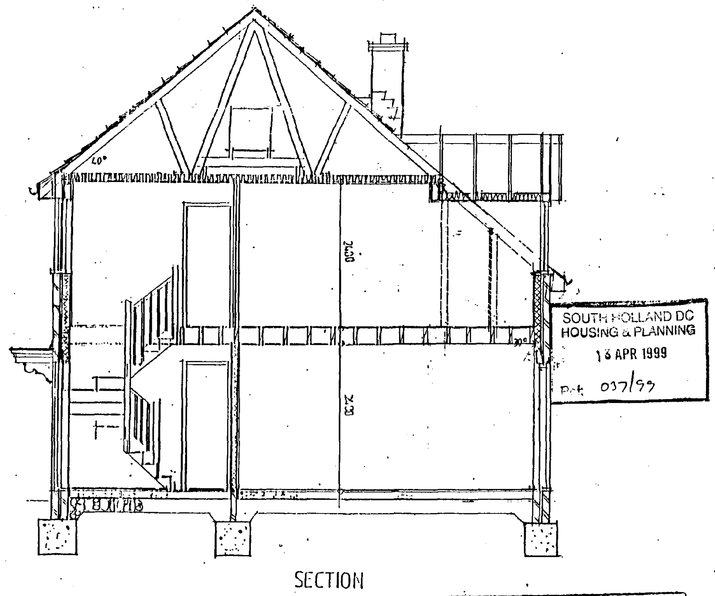
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

AMENDED PLAN

Ref.

POSTLAND ROAD CROWLAND

Rev	Instruction	Description	Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PIRL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- WATER SWITCH (KITCHEN AND CYLINDER)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- BT spool box NK only
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PIRL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

LABTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.

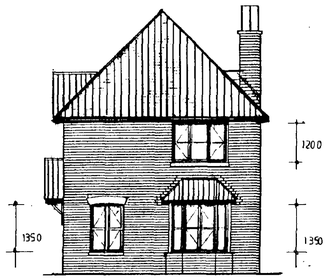
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DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

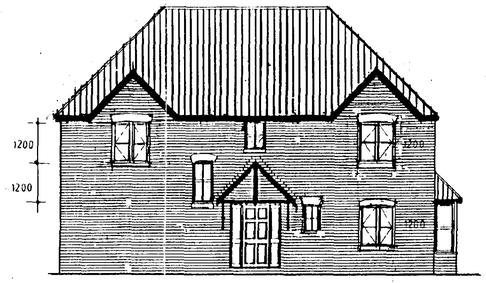
DETERMINED PLAN

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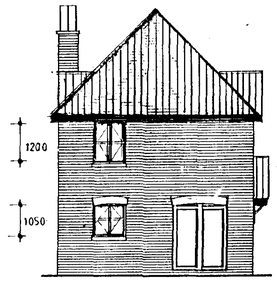
132 E MIDLANDS



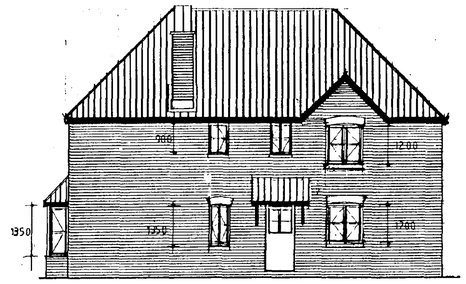
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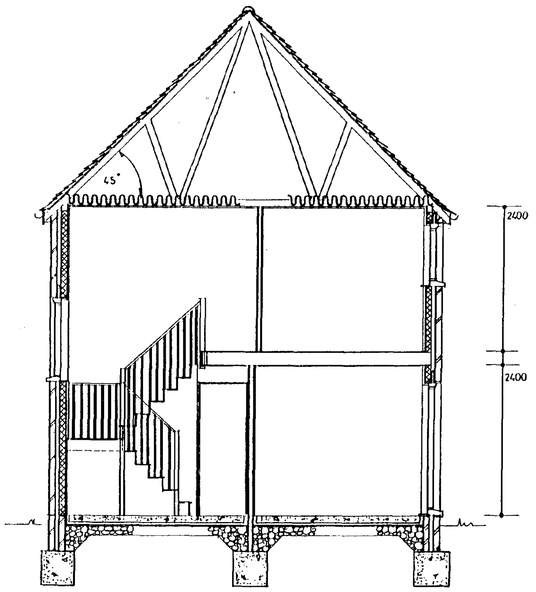
SIDE ELEVATION



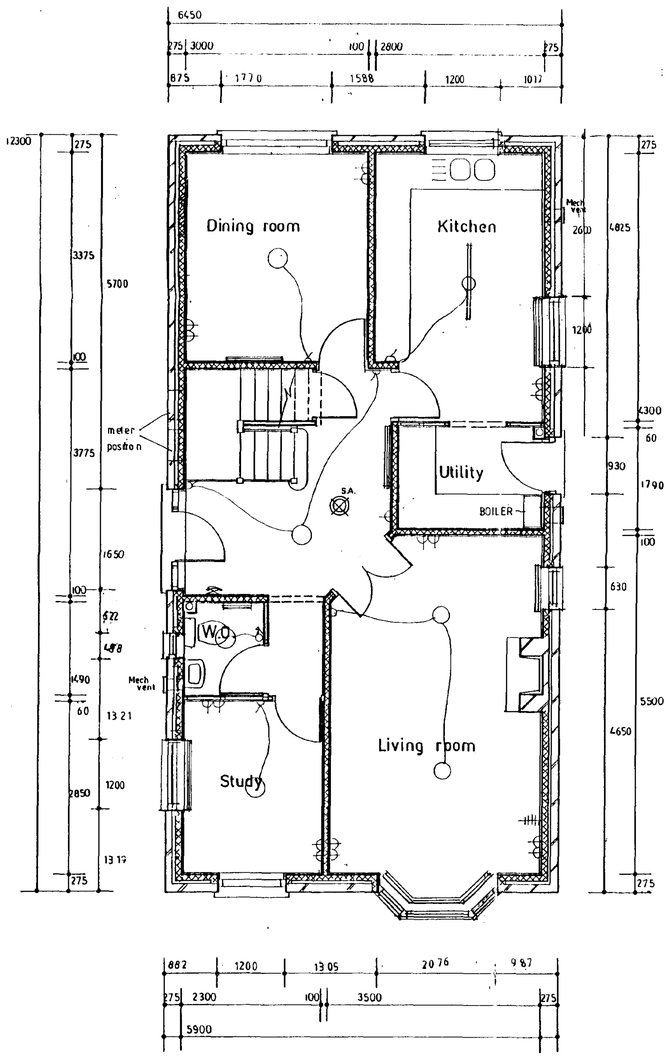
REAR ELEVATION



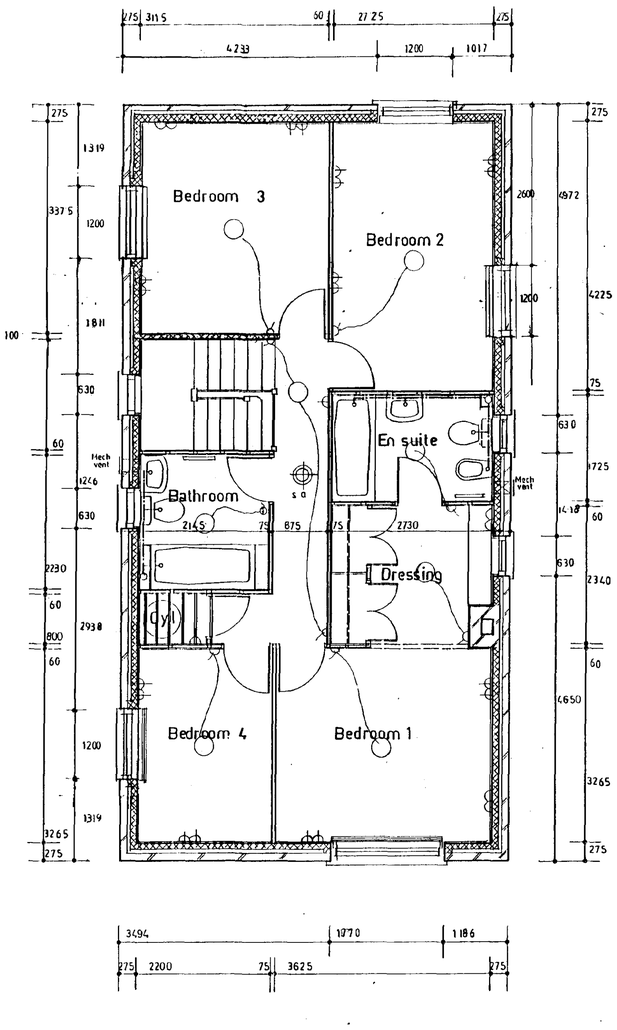
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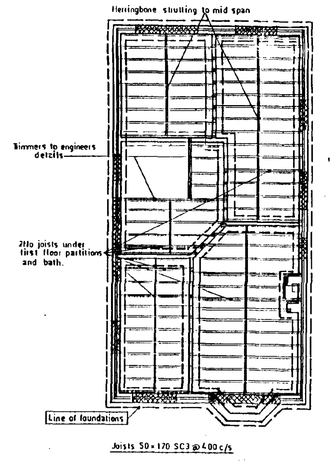
SECTION



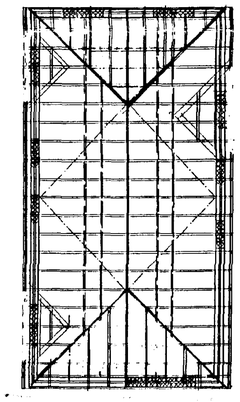
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION/ JOIST LAYOUT



ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
14 JUL 1999
Ref: 0037/99
DETERMINED PLAN
Planning memo July 99

All Dimensions are to finished surfaces and are Approximate to a tolerance of + or – 50mm (2")

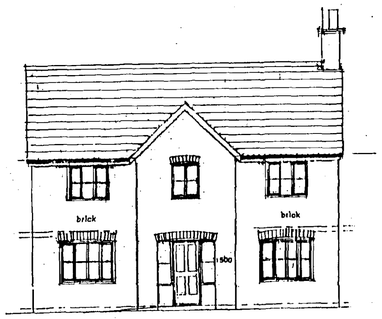
	METRIC		IMPERIAL	
Living ex bay	5450 x	3450	17'11" x	11'4"
Dining	2950 x	3325	9'8" x	10'11"
Kitchen inc units	4275 x	2750	14'2" x	9'2"
Study	2825 x	2250	9'3" x	7'5"
Bed 1				
Ex dressing area	3600 x	3240	11'7" x	10'7"
Bed 2	4200 x	2700	13'9" x	8'10"
Bed 3	3325 x	3090	10'11" x	10'2"
Bed 4	3240 x	2175	10'7" x	7'2"

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

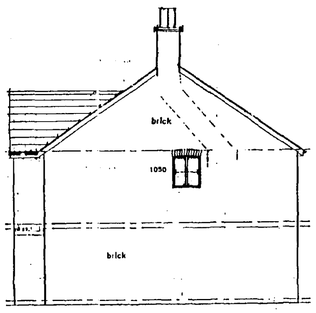
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Title
POSTLAND ROAD. CROWLAND
PERSIMMON HOMES
Detail
HOUSE TYPE 150 PLOT 1

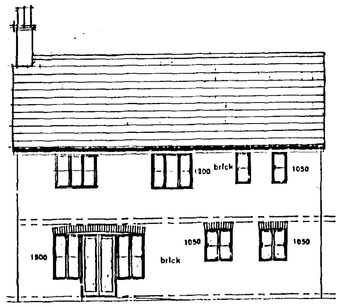
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Date	
Scale 1/50 1/100	A



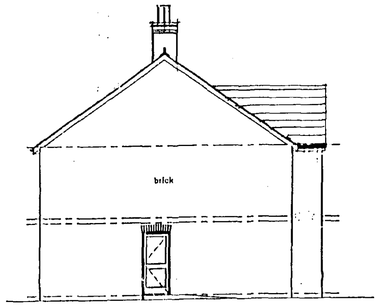
FRONT ELEVATION



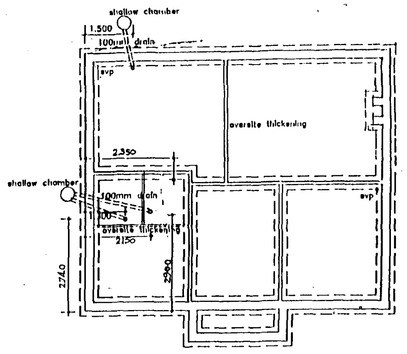
SIDE ELEVATION



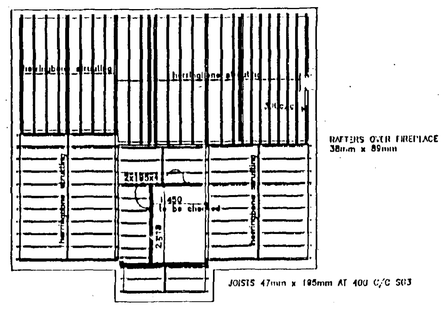
REAR ELEVATION



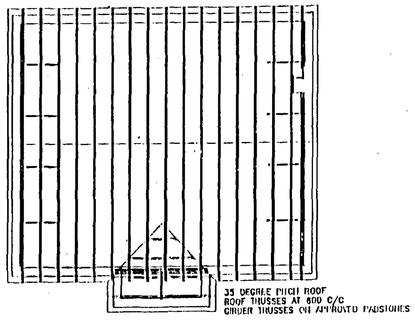
SIDE ELEVATION



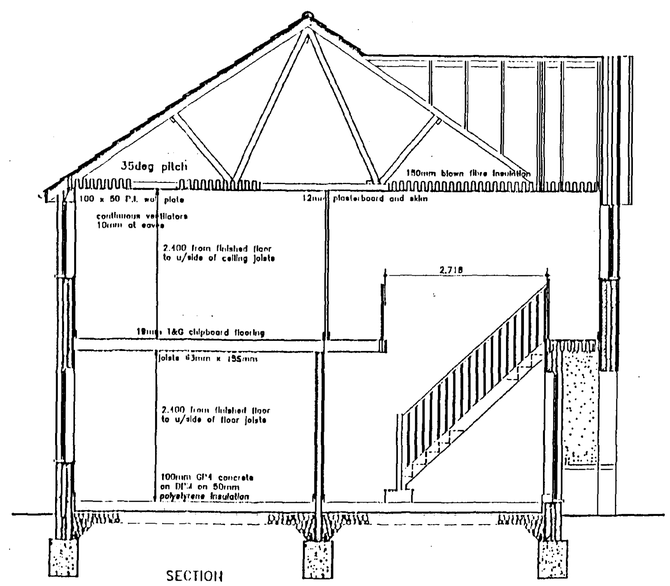
FOUNDATION PLAN



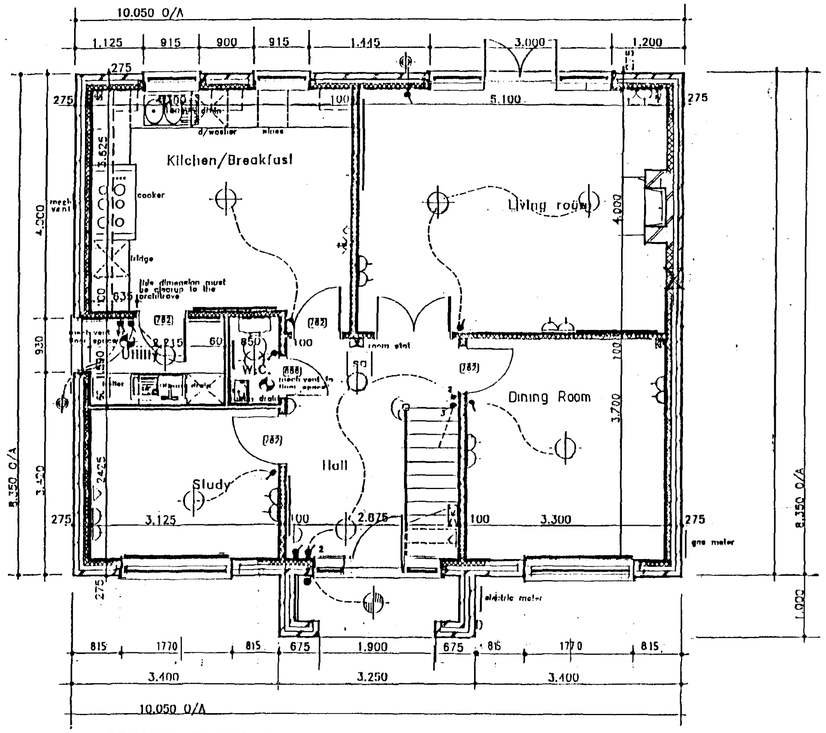
JOIST LAYOUT



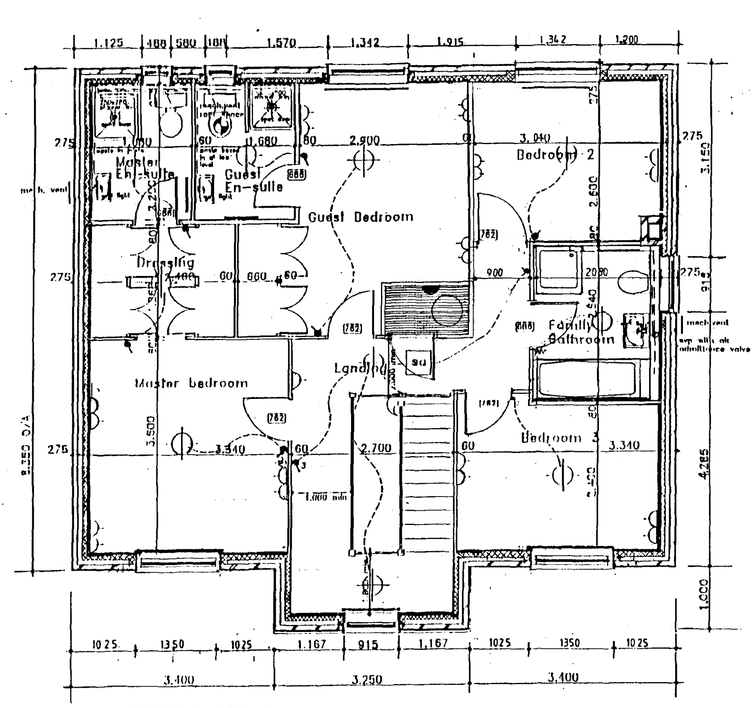
ROOF PLAN



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
18 JAN 1999
DETERMINED
PLAN
Ref. 0037/99

POSTLAND ROAD CROWLAND

COTTAGE

Rev	Instruction		Description
A	3.3.97	DM and LABR	BR amendments Client additions and Structural Eng details added.
B	15.4.97	RW	Bathroom en-suite amendments.
C	30.6.97	DM	Wall lights,room stat,bell lights,etc.
D	9.10.97	RW	Kitchen layout and utility.
E	28.3.'00	RW	First floor alterations

ELECTRICAL LAYOUT KEY

- 1 way
- Intermediate switch
- Switched fan isolator
- 2 way switch
- Pull cord switch
- 13amp socket outlet
- Fused spur for fridge, washing machine etc.
- Interlocking switch (Precutin and Calcutta)
- Outlet for cooker connection
- Cooker control panel
- Consumer unit
- Smoke detector alarm (mains operated)
- TV point
- Bell push
- Switch socket and fuse and fuse switch
- Telephone point

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

GROUND FLOOR

Living room	5.050 X 3.950	(16'7" X 13'0")
Dining room	3.950 X 3.250	(13'0" X 10'8")
Kitchen/breakfast	4.200 X 3.575	(13'11" X 11'9")
Study	3.075 X 2.375	(10'1" X 7'10")

FIRST FLOOR

Master bedroom	3.575 X 3.315	(11'9" X 10'11")
Guest bedroom	4.115 MAX X 2.800	(13'6" X 9'2")
Bedroom 2	3.315 X 2.525	(10'11" X 8'3")
Bedroom 3	3.315 X 2.375	(10'11" X 7'9")

LABAC APPROVAL No.	
H.S.B.C. APPROVAL No.	
SCALE.	
DATE.	

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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BOLERO 1

Roof 7 (164)