

F

PROPOSED ALTERATIONS

+ EXTENSIONS TO NO 5-7

BEAR LANE & PINCHBECK

SPALDING & Lincs. PE 113XA



front to road Jan 09.

Proposals

Demolition. Exg garage. front hipped (LH) section + dormer
Existing butchers shop door + windows. chimney stacks (R)
Proposals Increase loft area re roof to match extg.
Add 3 New hipped front dormers + 2 small rear dormers
Add Kitchen extension. Re-use butchers shop + preparation as
dwellinghouse. Add new garages. New farmhouse windows.
New roof batten hips to ends etc. Materials to match extg.
No overlooking no tree removals. No New access or allocation
to boundary. fencing hedges etc. All main services.
Existing Roof plain tiles cleaned and reused to avoid patching.

FOR MR + MRS. B. HAWKS (owners)

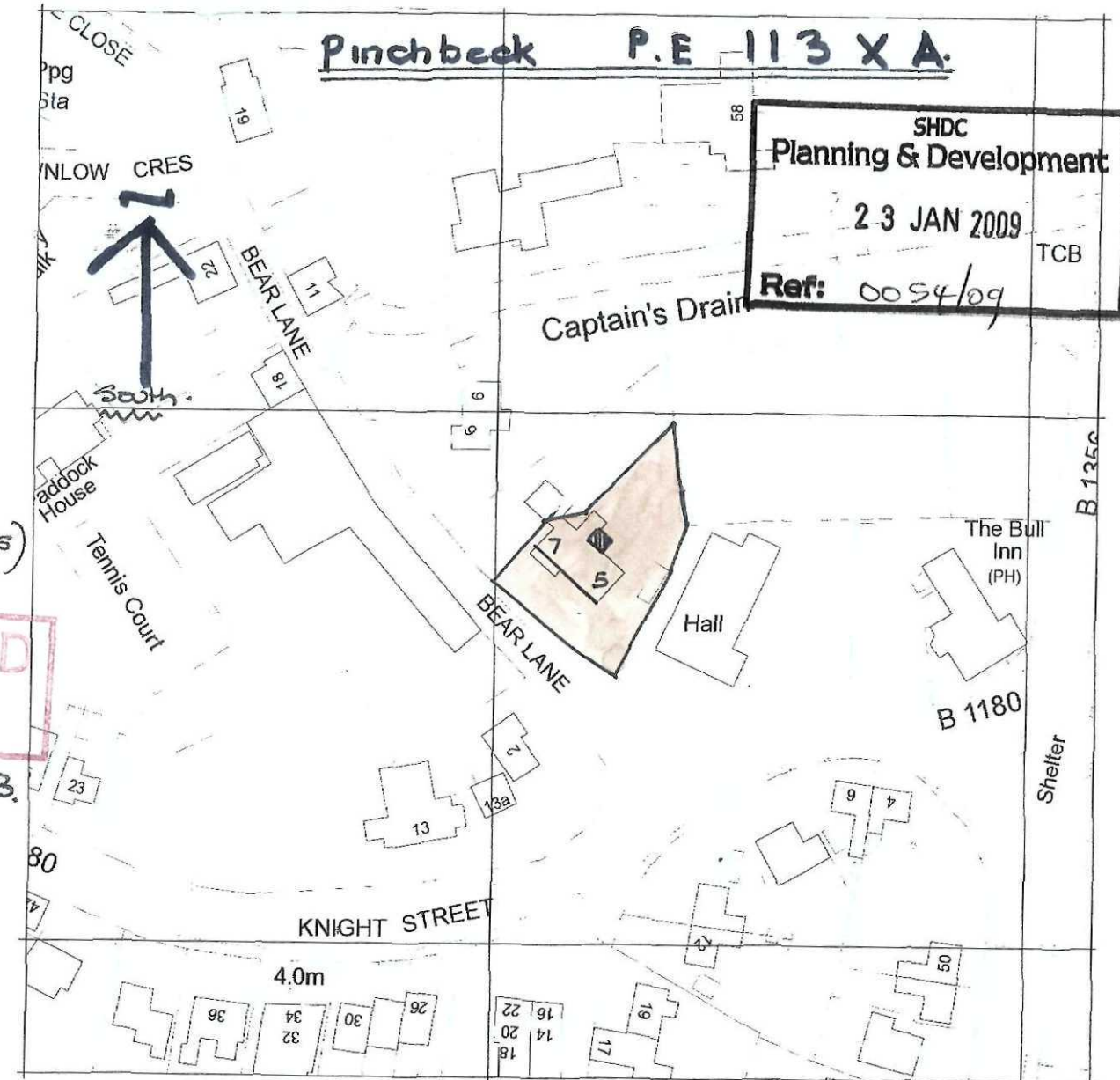
DETERMINED
PLAN

Sutton Consultancy.
24-28 St. Leonards Road. Windsor. Berkshire SL4 3BB Tel 01753 662233.

Scales plans 1:50th. elevations 1:100. Site plan 1:500th.

Melanie Jaque (M. 01796 102834).

Dwg no 5-7 B.L.P. 1-10 Jan 09. m.j.



location plan 1:1250th

take off tile clean and relay as one to avoid patching affect.

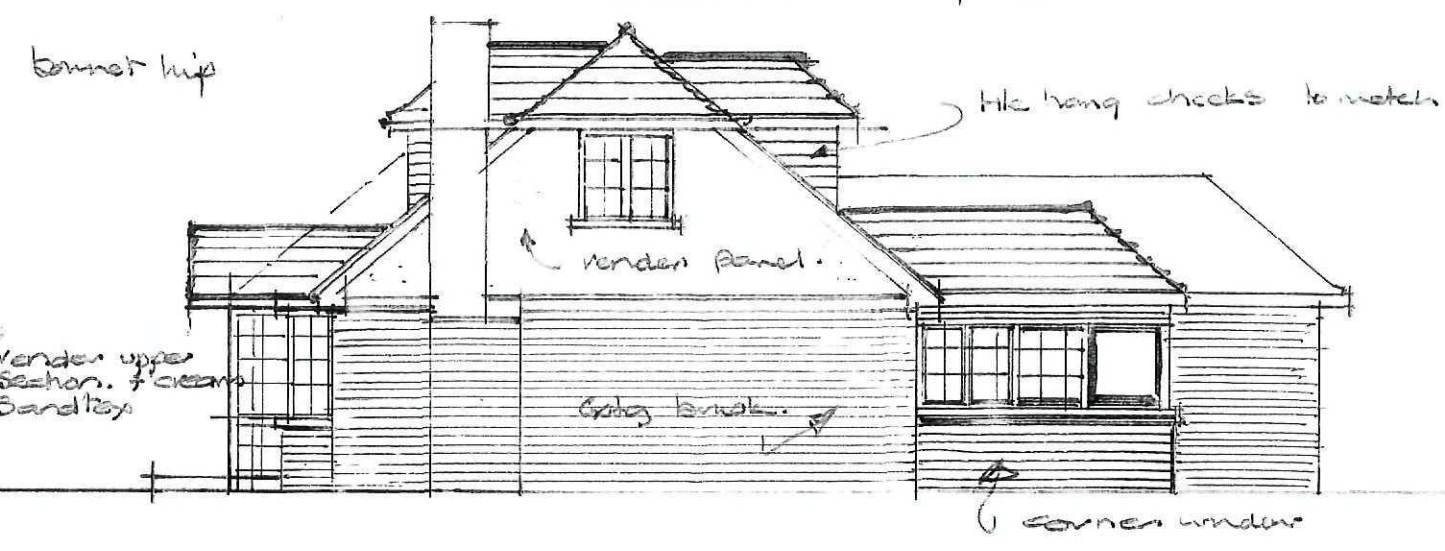
DETERMINED
PLAN

SHDC
Planning & Development
23 JAN 2009
Ref: 0054/09

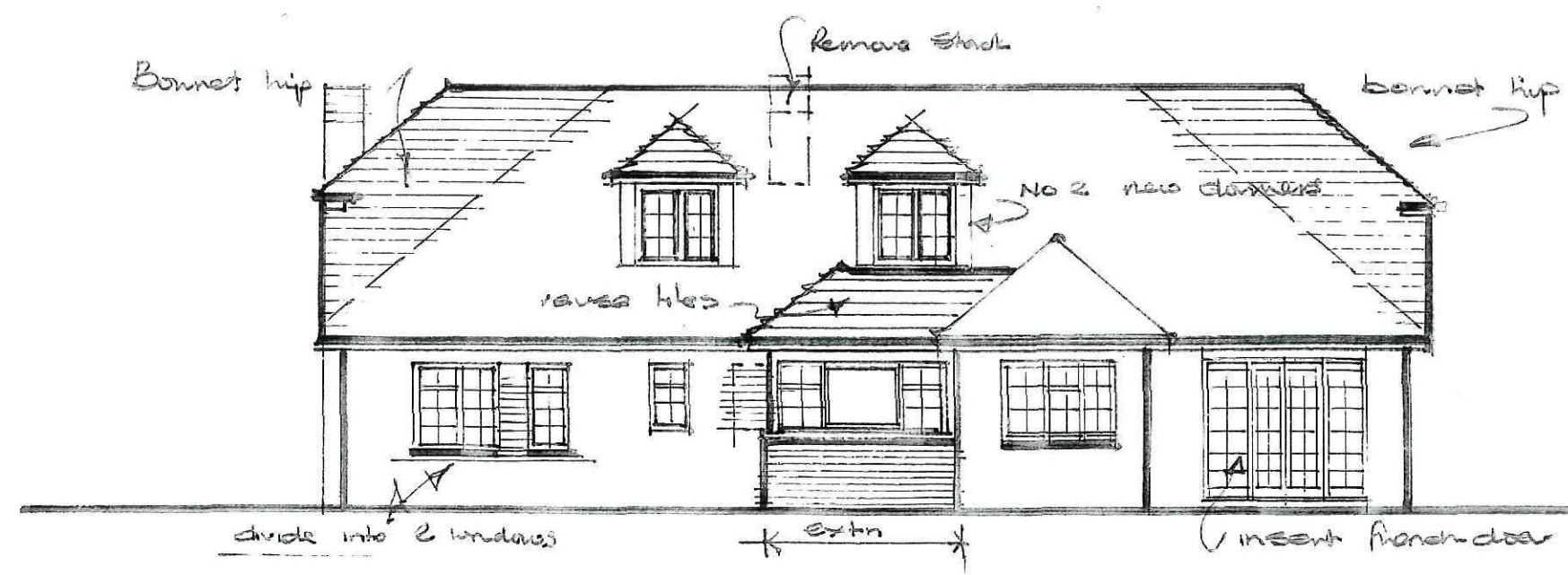
1
proposals.



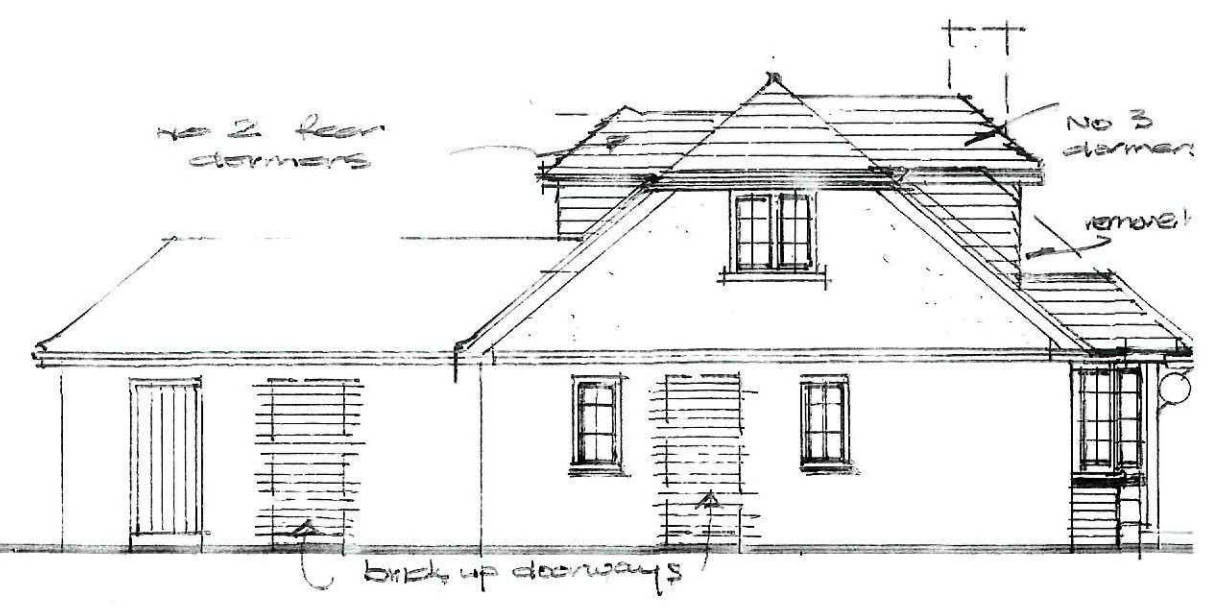
SOUTH FRONT TO ROAD



EAST AS PROPOSED



REAR NORTH PROPOSED



WEST SIDE PROPOSED

existing boundary

1000

belfast
utility

2900

DEVELOPED
PLAN

2

proposed - C.F.
plan.

break up
doorway

ms box columns

corner window

Patio

kitchen

3100

extension

insert french doors

blk up window

form 2 windows

B&B over

dining room.

family room.

up

cloaks

en-suite

2100

ward.

black up
doorway

B&B over

remove wall etc

remove chimney
+ partition

sitting room

t.v.

double glazed
doors

hall.

bedroom no 1

New bay.

bay

Porch.
1800

bay.

Remove shop window and hipped roof over

see (9) informative

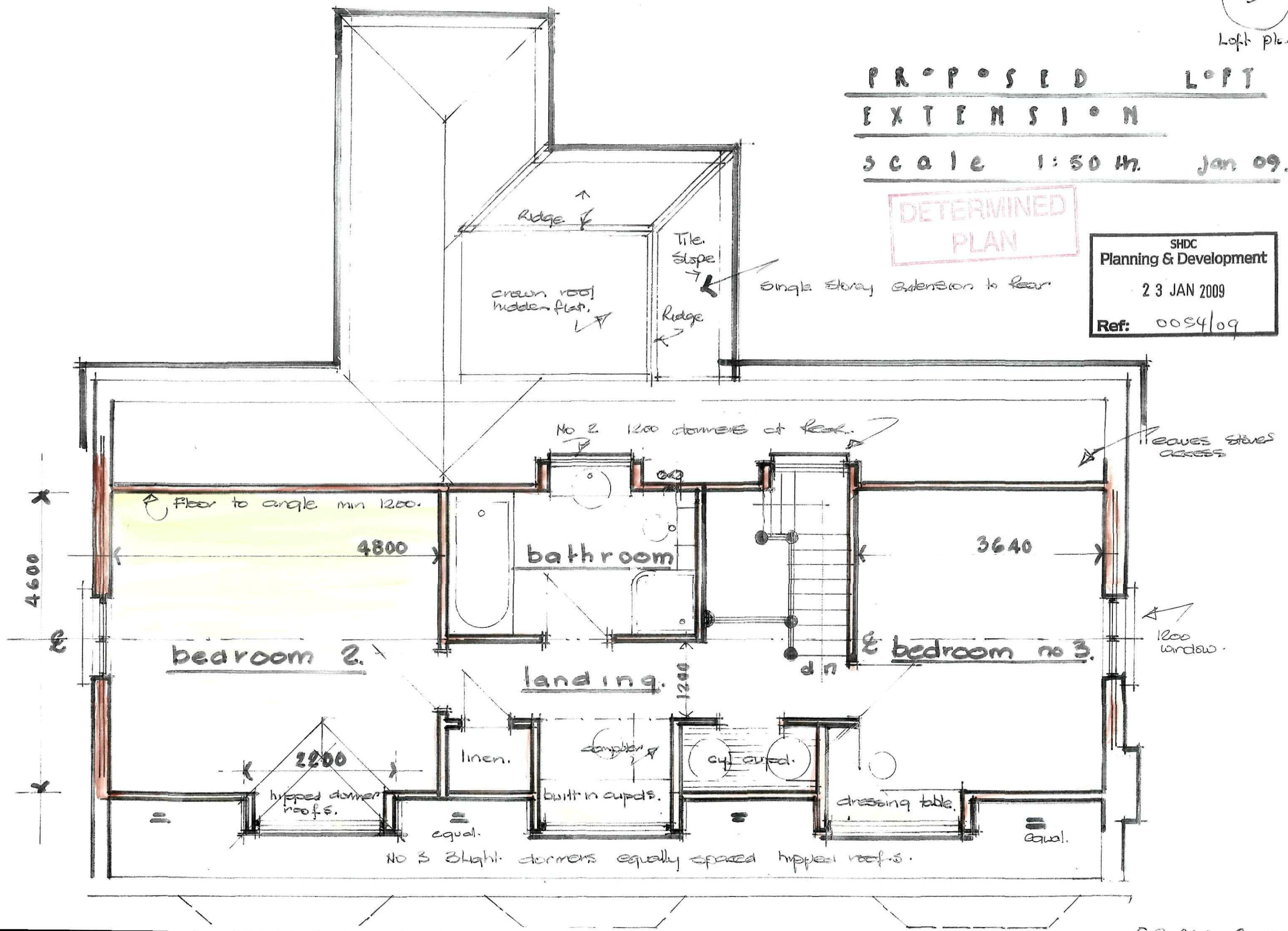
5-7 B.L.P. 02.

PROPOSED LOFT EXTENSION

scale 1:50 W. Jan 09.

DETERMINED PLAN

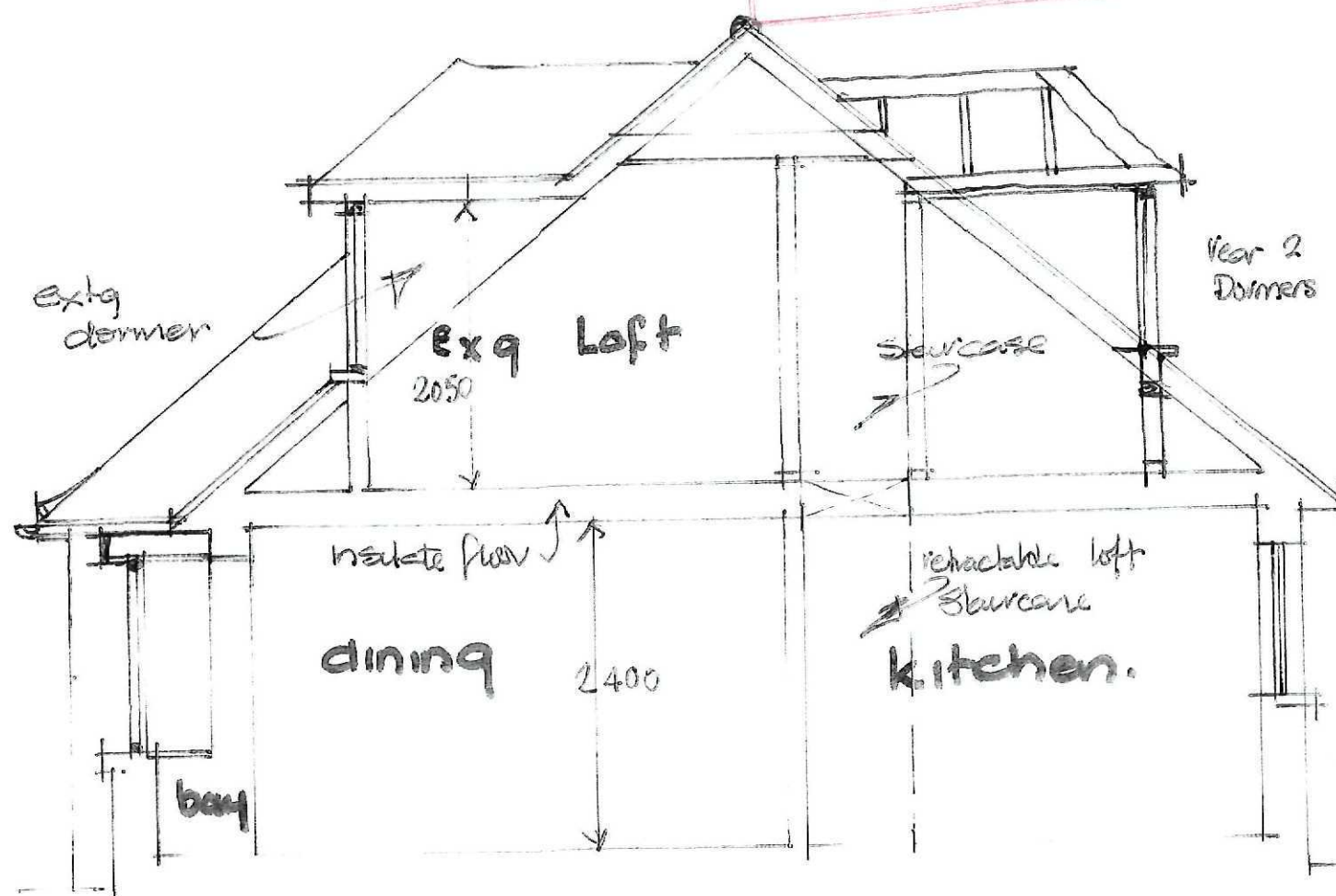
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Design + Access Statement Aug 2006 Sc 327A. Act 1990

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DETERMINED
PLAN



SECTION A-A EXC.
+ proposed.

* proposed dormers 3 x same size heights etc.

The property, 5-7, Bear Lane was a post war brick building under a h/c roof. Constructed as a Shop (butcher) prep room at rear. The upper floor houses a Bedroom with front dormer window under a plain h/c roof. The property had 2 separate vehicular access's one to serve the Shop and its customers, the 2nd to its right face to serve no 5 the dwelling. There is a front metalled area to look side and garages. The left portion has been sold off and has been the subject of various planning (refused) applications.

The property has no significant Historic or Architectural importance. Has Critted original N range windows and is in need of modernisation etc. The property is next to A Hall, and adj to B1180 + B1356 with its bus + traffic routes etc.

Design. Demolition of Shop front, porch and hipped roof at front left. Incorporate Butcher Shop + preparation forming New matching Bay. All to be residential New front Porch. Extend with 1/2 hipped roof. add 2 dormers + increase loft area to 2 Bedrooms/bathroom @ same ridge + ceiling heights. in reused roof. h/c. to avoid patchwork. Extend kitchen at rear by 3m x 3.5m (single storey with pitched h/c crown roof. internal alterations. + critics insulation + upgrading of electrics plumbing heating windows. etc. full staircase to Loft. Modern farmhouse style windows. K glass Replicate all external materials. No boundary access trees affected. Remove

left hand Terrace zone to butcher. Landscape + hedge. (see layout)

Demolish R.H garage build new double garage + garden store to match House. resurface with Terrace + Shingle finish.

No overlooking or loss of light. improved street picture and improvement to housing stock. improved educational content. great Benefits. The plans / proposed + a... ren issues under D+A requirements. and it is in modest + in keeping.

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front to ROAD.



rear. pt. (North).



front /shop.



rear. covered way

5.7 Bear Lane Cottage. /shop. Pinchbeck. Spalding.
Jan 09. Existing

Existing
Jan 09.



Existing R.H Side Access to garage



Rear North.

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front Dormer + chimneys bay etc



extension

Pt Rear

Photographic Aid. Existing 09. Jan.
5-7. Bear Lane. Pinchbeck. Spalding.