

APPLICATION No. HUS 0457 93

Contents Page (30 pages and over)

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Town and Country Planning Act 1990

Planning Permission

Reference: H05/0457/93

Received: 02-JUN-93 Type: FULL

Name: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Erection of replacement dwelling, including demolition
of existing

Location : Mill Bank Holbeach Fen
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS
BEEN GRANTED for the development in accordance with the application
and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years
beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act
1990.

- 2 Before any development is commenced, a scheme of landscaping and tree
planting for the site, including details of positions, heights on planting
and species of trees and shrubs, shall be submitted to and approved by the
Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening shall be carried out
in its entirety within a period of two years beginning with the date on
which development of the land is commenced. The trees, shrubs or bushes
shall be adequately maintained by the owner(s) of the land on which they
are situated for a period of ten years beginning with the date of
completion of the scheme, and all losses shall be made good during that
period.

Reason: In the interests of visual amenity and to ensure that the
approved scheme is implemented satisfactorily.

- 4 The existing house, shown on the plan accompanying the application
(drawing number AN1, received by the Local Planning Authority on the
17 May 1993), shall be demolished and rubble cleared from the site no
later than 3 months after the completion date of the proposed development.

Reason: The site is in a rural area where it is the policy of the Local
Planning Authority not normally to permit additional residential
development. The proposed development is a replacement dwelling and this
condition is imposed as it is not considered that a departure from that

policy is warranted.

- 5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

The landscaping scheme should preferably include native hedging (eg, hawthorn) along the north western and south western boundaries.

Director of Planning and Building Control Services
12-JUL-93 H05/0457/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

PLANNING APPLICATION

For office use only

Application No.

H05/0457/93.

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTOR OF REPLACEMENT DWELLING, INCLUDING
DEMOLITION OF EXISTING.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of

If you consider no fee is payable
include a written explanation instead.

Signed.....

Date.....

29.5.93

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)



Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.
☐


A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

sq. metres

metres

metres

metres

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be —

Individual access(es)

New estate road

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one or more trees

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

→ If so, please give details in Part 6

→ If so, please complete Part 7

Date:

Consultee(s):

Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

PLANNING APPLICATION

For office use only

Application No.

H0510457/93

Date Registered

17 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. KNIGHT
MILL BANK,
HOEBEACH FEN,
SPALDING,
LINES.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
4 CHAPEL GARDENS,
WHARFLODE,
SPALDING,
LINES.

Tel. No. 0406 370853.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MILL BANK, HOEBEACH FEN.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACEMENT DWELLING - 2/3 BEDROOM BUNGALOW
& GARAGE.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120

If you consider no fee is payable include a written explanation instead.

Previous application No:

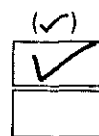
Signed

Date

14.5.93

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area

(Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

Design

External Appearance

Means of Access

Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New building(s)
(ii) Alterations or extension
(iii) Change of use

☒
☐
☐

B. If new dwellings are proposed, please state how many:

1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

N/A.
5.3 sq. metres
25.8 metres
15 metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

ARABLE.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☐

or

B. There will be a new or altered access to a public road

☒

If so, name of road: WILL BANK
Will there be —
Individual access(es) ☒
New estate road ☐

C. What provision will be made for garages or parking within the site?

GARAGES.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one of more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

- A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

SOAKAWAYS.
N/A.
NO

Mains sewer

☐

Cesspool

☐

Septic tank

☒

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NO

→ Date:

Consultee(s):

→

Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

DEMOLISH EXISTING FARM HOUSE WHICH HAS BEEN EFFECT BY SETTLEMENT, ETC. (SEE REPORT).

Use the notice at the bottom of the page only when necessary.

OWNER

Date

APPLICATION ASSESSMENTNotes for Case OfficerSite Inspection

Accuracy :
 Neighbours :
 Boundaries :
 Site Features :

Previously agricultural land, layback ridge on eastern boundary. Existing farmhouse & barn and late construction within envelope of farmhouse.

Inspected by *DMK*
 Date *26/5*

Site Notice posted by *DMK*
 Date
 Expiry *26/5*

*Amended plan
 posted 26/5
 DMK*

Individual Resident Notices required:

Addresses to be
 sent to -

Addresses
 delivered to -

Case Officer Conclusions *DMK 5/7*

*Replacement dwelling considered acceptable in principle.
 Alternative site adjacent to farmyard.
 No material objection on policy grounds, since
 still relates to existing agricultural building.
 Proposal ~~is~~ reasonable in terms of size.*

RECOMMENDATION**COMMITTEE**

Departure from Policy

Ward Member request

Recommend approval against material objection

Other circumstances viz:

Change to Committee recorded:

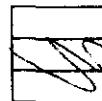
Decision confirmed as agenda:

DELEGATED/Non-DetCase Officer Recommendation

Approve
 (or equiv)

Refuse
 (or equiv)

Signed *DMK* Date *5/7*

Notes:

Disabled
 Prev conditions
 Amended plans -
 Dwg no:
 Received:

Conditions/Reasons (CONT overleaf)*Pro*

① TL)

SCHEDULE OF CONDITIONS

- 1 SC21 (Landscaping scheme).
- 2 SC27 (Implementation of planting).
- 3 The existing house shown on the plan accompanying the application (Drawing no. AN1 received by the Local Planning Authority on 17 May, 1993) shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development.
Reason: SC38(b).
- 4 SC12 (Materials).
- 5 B22 (Access and turning space).
Reason: B21.

Note

- 1 The landscaping scheme should preferably include native hedging (e.g. hawthorn) along the north western and south western boundaries.

DC INSTRUCTION SHEET

APPLICATION REF: 1107/0457/93

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

~~It is considered that a more accurate description of the development would be "Erection of replacement dwelling, including demolition of existing". Could you please confirm for this is acceptable.~~
DMG 2/5

Direction authorised by Senior Officer.....

Date..... 2/5

Revalidation after Direction

Information satisfactory

Signed.....

Date..... 2/6

Valid date:

Amended description

"Erection of replacement dwelling, including demolition of existing".

Reconsultations:

All.....
Specified:

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:
Departure		County
Setting of LB		E. Heritage
Public Right of Way		Societies
Discretionary		

Extra Consultations:

Transport	D/Transp A15	 *
	D/Transp A18	
	B Rail	

Note
* Longer expiry
G Group available

Environment	Env Services	
	NRA	
	Env Assess	 G *

Specify:

Conservation	LB Demolish	 G *
	Eng Heritage	
	Archaeology	 G
	Consultant	
	Other	

Standard

Specify:

Specify:

Hazards	HSC Group	 G *
	Specific	 G

Standard

Specify:

Other		Specify:
-------	-------	----------

Case Officer

Senior Officer Confirmed

Date.....

Recorded DC....

MIN RECORD SHEET

Initial

Submitted Fee £100

Receipt No P2691

Date first Rec'd 17 MAY 1993

Registration

Reference H05/10457/93

Cross-Ref R

Date 18/5/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £100

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 207 OS Plots -
Grid ref 536970 322450

Ward D Parish FLEET

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards -

Linked to site

Ref 1342

Dist Bound

Linked to property

Ref

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref:
Request needed
Requested

APPLICATION REFERENCE: H05/0457/93 DATE RECEIVED: 02-JUN-93

TYPE: Full

DESCRIPTION: Erection of replacement dwelling, including
demolition of existing

LOCATION: Mill Bank, Holbeach Fen.

APPLICANT: A Knight

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

To enable the Committee to determine whether the replacement dwelling is acceptable.

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

- 1 Replacement dwelling considered acceptable in principle.
- 2 Alternative site adjacent to farmyard. No objections raised to proposal.

REPRESENTATIONS

Parish Council: No comments.

County Highways: Request conditions.

Applicant: (Summarised).

- Present house has been subjected to settlement and effected by trees in the highly shrinkable clay sub-soil. Extensive investigation by insurance company and structural engineer has concluded that the house is beyond reasonable repair and un-insurable (documentary evidence submitted to substantiate this).
- Proposed bungalow to be sited in position shown to avoid existing mature trees, existing foundations and to make access safer (away from the bend in the road). Not positioned to east since less suitable on security grounds and could be affected by existing trees.
- Area covered by the existing house will

become concrete sugar-beet pad with easy access to the yard.

SCHEDULE OF CONDITIONS

- 1 SC21 (Landscaping scheme).
- 2 SC27 (Implementation of planting).
- 3 The existing house shown on the plan accompanying the application (Drawing no. AN1 received by the Local Planning Authority on 17 May, 1993) shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development.
Reason: SC38(b).
- 4 SC12 (Materials).
- 5 B22 (Access and turning space).
Reason: B21.

Note

- 1 The landscaping scheme should preferably include native hedging (e.g. hawthorn) along the north western and south western boundaries.
-

NRN considered that this application need not
go to Committee.

DMk 5/7.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Com

H05/0457/93

FULL

Applicant: A Knight
Tel:

Agent: G R Merchant
0406 370853

Description: Erection of replacement
dwelling, including demolition
of existing

Location: Mill Bank
Holbeach Fen
Spalding
Lincs

Valid date: 02-JUN-93	Terminal date: 28-JUL-93
Target dates:	Target Committee: 13-JUL-93
To case officer 09-JUN-93	Report deadline: 29-JUN-93
Inspected by 16-JUN-93	
Extra contacts 23-JUN-93	Case Officer:
Report if not clear by 07-JUL-93	D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	⁰⁹ ~~08~~ -JUN-93	³⁰ ~~29~~ -JUN-93	} 'Amended description'
Clerk to Fleet PC Holbeach 26739	03-JUN-93	17-JUN-93	
Cllr B A Paul 0406 23100	03-JUN-93	10-JUN-93	

SITE RECORD

Grid ref: 536970 322450
OS Sheet: 207

Parcel:

L.C.C. - Obs Attached *jc CB 10/6/93*

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H05/0457/93

FULL

Applicant: A Knight
Tel:

Agent: G R Merchant
0406 370853

Description: ~~Replacement dwelling - 2/3 bedroom bungalow and garage~~ *Erection of replacement dwelling, incl. demolition of extg.*

Location: Mill Bank
Holbeach Fen
Spalding
Lincs

Valid date: ~~21 MAY 93~~ <i>2 JUNE 93</i>	Terminal date: ~~16 JUL 93~~ <i>28 JULY 93</i>
Target dates:	Target Committee: 13-JUL-93
To case officer 28-MAY-93	Report deadline: 29-JUN-93
Inspected by 04-JUN-93	
Extra contacts 11-JUN-93	Case Officer:
Report if not clear by 25-JUN-93	D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	28-MAY-93	18-JUN-93
Clerk to Fleet PC Holbeach 26739	24-MAY-93	07-JUN-93
Cllr B A Paul 0406 23100	24-MAY-93	31-MAY-93

SITE RECORD L.C.C. - Plans taken - *27/5/93*

Grid ref: 536970 322450
OS Sheet: 207

Parcel:

SOUTH HOLLAND Internal Drainage Board

DPO

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-F/457/93/JAM

Dear Sir,

SOUTH HOLLAND PLANNING DEPT. RECEIVED 21 JUN 1993 DG	
Attention of DPO NRM DOPO BS JC ACP Your Ref. Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 8 June 1993

FULL PLANNING APPLICATION - A. KNIGHT, ESQ.,
REPLACEMENT DWELLING - MILL BANK, HOLBEACH FEN

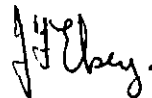
Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's or private watercourses adjoin the site that inspection reveals to be lower than the unkerbed fronting highway. Furthermore, examination of old ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,



ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs. PE12 6UG

BR SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H05/0457/93

Applicant: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Replacement dwelling - 2/3 bedroom bungalow and garage

Location: Mill Bank Holbeach Fen
Spalding Lincs

Type: FULL

Date received: 21-MAY-93

24-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 07-JUN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

No Comments

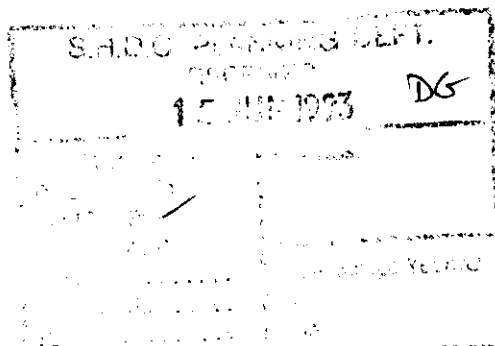
Signed:

J J Johnson

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 JUN 1993	
Attention of	File nos.
DPO NRM	
DOPO BS	
IC ACP	
Action by	Acknowledged YES NO
Discussed with	by
Copy to	date

11th June 1993

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



*National Rivers Authority
Anglian Region*

Our Ref: 93/1/SH/0149
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H05/0457/93

PROPOSAL: REPLACEMENT DWELLING.
LOCATION: MILL BANK, HOLBEACH
APPLICANT: A KNIGHT

I refer to your consultation received on 27th May 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.

REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning

contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927



permission granted:-

Planning Informatives

A consent under Schedule 10 of the Water Resources Act 1991 to discharge effluent will not be required. However, the Authority will issue a Conditional Prohibition Notice on the applicant identifying necessary constraints on the proposed discharge.

Advice to Applicant

Only uncontaminated surface water shall be discharged to any soakaway.

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R. Morgan
Planning Engineer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District CouncilApplication
Reference H05/0457/93.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated 15/4/93
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal

vertical

--	--	--	--	--	--	--	--

2. Address or location

MILL BANK, HOLBEACH PEN.

3. Name, classification and number of road

4. Date application referred

27/5/93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use
including access details

Erection of dwelling (to replace existing)

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority: —

a. ~~Does not wish to restrict the grant of permission.~~

b. ☒ Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date:

10 6-93.

Signed:

[Signature]
Director of Highways and Planning

Mr G. J. Hinchman
4 Black Mt. Drive
Whispering
Spokane
Idaho

Mr. G. J. Hinchman
4 Black Mt. Drive
Whispering, Idaho 83843

21 June 1971

Dear Sir:

Planned Application M05/0457/71 - Erection of Replacement
Dwelling, including Demolition of Existing Mill Bank,
Hollyhock Ave.

I refer to the above planning application recently submitted
by yourself on behalf of a Knight.

It is noted that you have stressed that the present house has
been subjected to settlement and also affected by trees and
the highly shrinkable clay subsoil. Consequently, an
extensive investigation has been carried out by the planning
company and structural engineers, with the resulting conclusion
that the house is beyond reasonable repair.

Further to the above it is anticipated that the Planning
Committee will request further evidence (such as structural
engineers reports) indicating this and I therefore request if
you could provide such information as soon as possible. I will
further details supporting the case that a replacement
dwelling should be constructed on the site of the present one.

Finally, could you please specify what the duration was for
position the new dwelling to the rear of the existing
backyard, rather than any alternative position to the
east where it would relate more satisfactorily with existing
developments.

I look forward to your response in respect of the above as
soon as possible so that I am in a position to proceed with
the application.

Yours faithfully

N R MOLEN
Principal Planning Officer
(Development Control)

JRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H05/0457/93

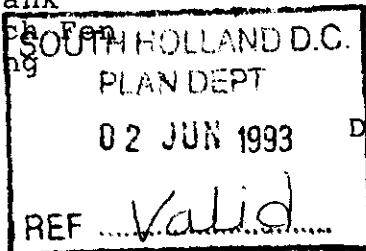
Applicant: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Replacement dwelling - 2/3
bedroom bungalow and garage

Location: Mill Bank
Holbeach Fen
Spalding
Lincs

Type: FULL



Date received: 17-MAY-93

28-MAY-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

It is considered that a more accurate description of the development would be "Erection of replacement dwelling, including demolition of existing". Could you please confirm (or otherwise) that this is acceptable.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

D.M. GEDNEY
Principal Planning Officer

*I AGREE WITH YOUR
MORE ACCURATE DESCRIPTION.*

G.R. Merchant
29.5.93.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H05/0457/93

Applicant: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

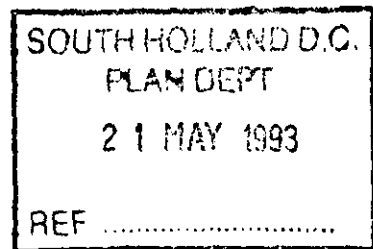
Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Replacement dwelling - 2/3
bedroom bungalow and garage

Location: Mill Bank
Holbeach Fen
Spalding
Lincs

Type: FULL

Date received: 17-MAY-93



20-MAY-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

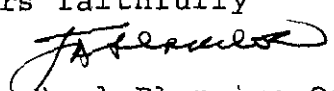
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1/500 scale plan showing 'footprint' of existing building.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully


Principal Planning Officer

AS DISCUSSED WITH D. GEDNEY,
EXISTING HOUSE TO BE
DEMOLISHED SHOWN ON
DRAWING A.N.1 21.5.93



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

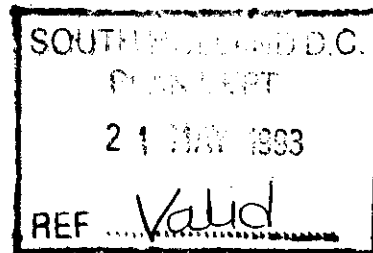


Application no: H05/0457/93

Applicant: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Replacement dwelling - 2/3
bedroom bungalow and garage



Location: Mill Bank
Holbeach Fen
Spalding
Lincs

Type: FULL

Date received: 17-MAY-93

20-MAY-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

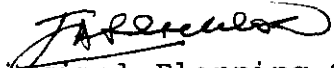
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1/500 scale plan showing 'footprint' of existing building.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully


Principal Planning Officer

IAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2691
Date received : 17-MAY-93

Received from

J R Knight & Son

Address

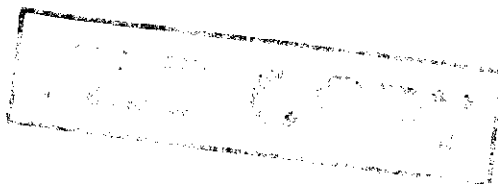
Mill Bank
Holbeach Fen
Spalding

Fee paid	£ 120.00
VAT	£ 0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....K..Lowe..
(Authorised Collector)



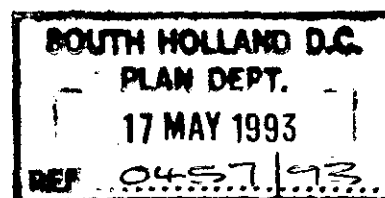
REPLACEMENT DWELLING,
MILL BANK,
HOLBEACH FEN,
SPALDING,
LINCS.

FOR

A. KNIGHT.

G.R. Merchant. I.Eng.AMICE.FIWO.
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG.

Tel: 0406 370853.



REPLACEMENT DWELLING,
MILL BANK,
HOLBEACH FEN,
SPALDING,
LINCS.

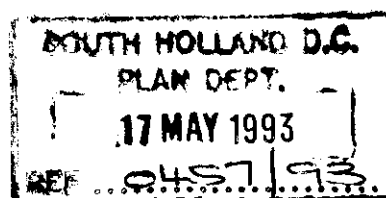
The application by A. Knight is to demolish the existing farm house, which is subject to settlement and un-insurable, and replace with a 2/3 bedroom bungalow and garage.

The present house has been subjected to settlement and affected by trees in the highly shrinkable clay sub soil. Extensive investigation has been carried out by the insurance company and structural engineers and it has been decided that the house is beyond reasonable repair.

It is proposed that the existing house and outbuildings be demolished and replaced with the bungalow and garage as detailed. The proposed bungalow to be sited as shown to avoid existing mature trees, existing foundations and make access safer, away from a bend in the road. The area covered by the existing house will become a concrete sugar beet pad with easy access to the yard.

I trust the enclosed information will be sufficient to enable you to favourably consider this application.

G.R. Merchant,
I. Eng.AMICE.FIWO.
6th May, 1993.



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H05/0457/93

Town and Country Planning Act 1990

Refusal of Details Required by Condition of Planning Permission

Reference: H05/0720/93

Received: 29-JUL-93 Type: CONDITION COMPLIANCE

Name: A Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Butterley Desford Golden Multi Ruff Bricks, Sandtoft Double
Terracotta Pantiles, Brown UPVC Windows-Cond.5 app.H05/0457/93

Location : Mill Bank Holbeach Fen
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS
BEEN REFUSED for the details submitted for the following reason(s):

- 1 In the opinion of the Local Planning Authority the proposed brick is,
by reason of its colour, considered inappropriate to the rural locality,
bearing in mind that the traditional brick in the area (including the
existing dwelling) is of a reddish brown colour.

sgd B SMITH
Director of Planning and Building Control Services

19-OCT-93 H05/0720/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H05/0457/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H05/0953/93

Received:05-OCT-93 Type:CONDITION COMPLIANCE

Name: A Knight

Agent: G R Merchant

Mill Bank

4 Chapel Gardens

Holbeach Fen

Whaplode

Spalding

Spalding

Lincs

Lincs

Description: External materials (Bricks - Butterley Kirton Heather Red
Rustics, Tiles - Sandtoft Double Pantiles - Brown)

Location : Mill Bank Holbeach Fen
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

sgd B SMITH

Director of Planning and Building Control Services

14-OCT-93 H05/0953/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



REGISTER COPY TO EARLIER PERMISSION

Previous permission: **H05/0457/93**

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: **H05/0881/93**

Received:14-SEP-93 Type:CONDITION COMPLIANCE

Name: **A Knight**

Agent: **G R Merchant**

Mill Bank

4 Chapel Gardens

Holbeach Fen

Whaplode

Spalding

Spalding

Lincs

Lincs

Description: **Tree planting scheme (Condition 2 of application
H05/0457/93)**

Location : **Mill Bank Holbeach Fen
Spalding Lincs**

South Holland District Council hereby give notice that **CONSENT HAS
BEEN GRANTED** for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted
as revised by the amended drawing no: **AN.1C** received by the Local Planning
Authority on 7 October, 1993.

sgd **B SMITH**

Director of Planning and Building Control Services

14-OCT-93 **H05/0881/93**

G.R. Merchant

I.Eng. AMICE FIWO

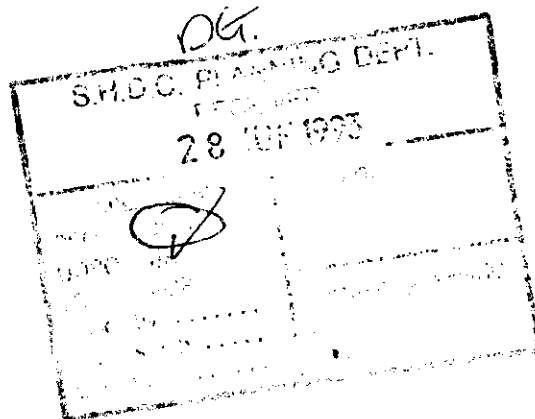
Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/JP/H05/0457/93

Our ref : GRM/JJM/AK



24th June, 1993.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PLANNING APPLICATION H05/0457/93 - ERECTION OF REPLACEMENT DWELLING, INCLUDING DEMOLITION OF EXISTING, MILL BANK, HOLBEACH FEN.

I refer to your letter of 11th June with respect to the above application, on behalf of my client Mr A. Knight.

Please find enclosed copies of all correspondences relating to the structural condition and financial settlement of Mr Knights present property, which it is proposed to demolish.

It is proposed to construct the replacement dwelling away from the present position to avoid existing trees and foundations, also immediately to the West of the present property there used to be a small orchard. The decision to position the new dwelling to the West of the existing farmyard was on security grounds, and if constructed to the East of the farmyard could be affected by existing trees.

I trust the above information is sufficient for you to favourably consider this application, but should you require any further information, please do not hesitate to contact me.

Yours faithfully,

J. Merchant

pp. G.R. Merchant.

AFP ANDREW FIREBRACE PARTNERSHIP

STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
17/19 Queen Street, Whittlesey, Peterborough PE7 1AY. Tel/Fax: 0733 205633

Our ref: JEC/SJC/P93/49

G. R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs PE12 6UG

27th May 1993

Dear Sirs,

Proposed Bungalow at Millbank
Holbeach Fen for Mr. A. Knight

We confirm witnessing the excavation of trial pits on this site with you and Mr. Knight on 25th May 1993. The location and details of the pits are shown on our sketch P93/46 SK01. The proposal is for a substantial sized detached bungalow with attached double garage in a field immediately adjacent to an existing two storey house which has suffered some subsidence damage. Whilst we have not investigated the cause of movement to the house we have seen a deep borehole which revealed very desiccated silty clays to depths of about two metres. The house has shallow foundations and we would suspect the desiccation would in the main be due to the trees around the property which have been responsible for the movement.

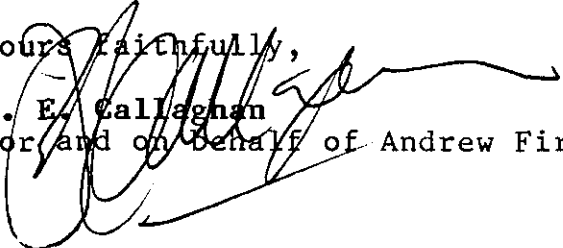
The new building is well away from any trees in a field which has been used as arable although judging by the trace of roots in trial pit 2 it is likely that some growth has existed there in the past. The field is flat and well drained, a ditch lies just to the northern boundary.

Both pits revealed generally similar ground conditions with up to 300 mm of topsoil overlying firm silty clay which became softer and wetter with depth. After about 2000 mm the ground becomes very soft with the typical soft buttery silty clay which was proved to depths of over 3000 mm.

Conventional strip to trench fill footings should be placed about 1000 mm below ground level into the brown silty clay limiting bearing pressures to 50 kN/m. The floor slab can be ground bearing.

Due to the obviously shrinkable nature of the strata it is important to keep a moisture stable condition at the formation level. This can be achieved by incorporating a path all round which is indicated on the plans and keeping control of planting close to the building. Trees should be kept well away and only small shrubs allowed close to the building.

Yours faithfully,


J. E. Callaghan
for and on behalf of Andrew Firebrace Partnership

Partners:
Andrew Firebrace CEng. MStructE. Andrew Watson BEng. CEng. MICE. MStructE.
John Howlett PhD. MSc. CEng. MStructE. Keith Gibson BSc. CEng. MICE. MStructE.

Consultants:
John Freer CEng. MStructE. Richard Money BSc. CEng. MStructE. Peter Stuart BSc. CEng. MICE. Gerry Bullard CEng. MICE.
John Callaghan David Layton Roger Willcocks BSc. CEng. MICE. MStructE. Leslie Gawn BSc. CEng. MICE. MStructE. MIQA.

AFP

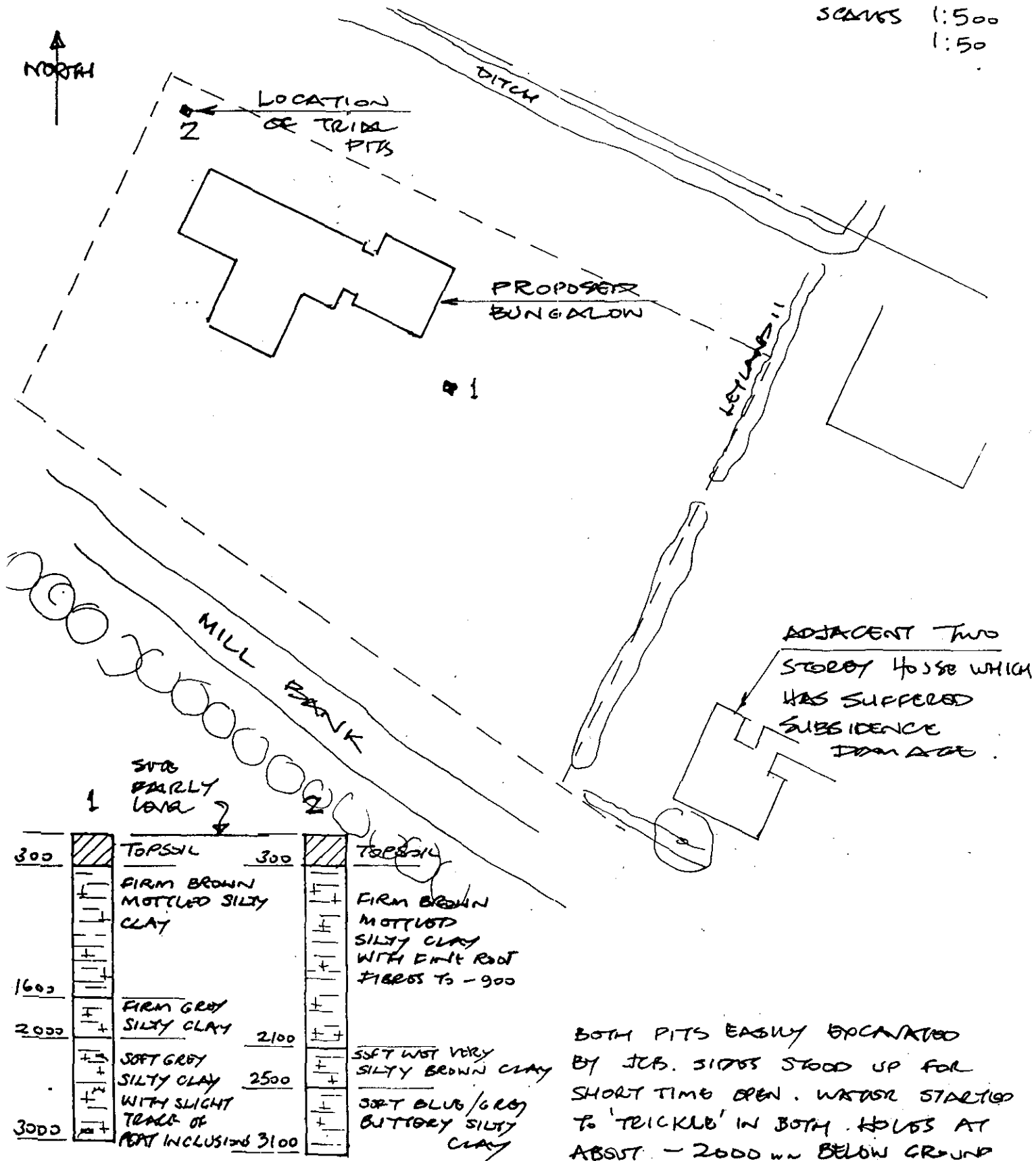
ANDREW FIREBRACE PARTNERSHIP

STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS

17/19 Queen Street, Whittlesey, Peterborough PE7 1AY. Tel: Peterborough 0733 205633

Project: A. KNIGHT	Job No. P93/40	Sheet No. SK01
MILL BANK, HOLBEACH FEN	Prepared: Jc	Date: MAY 93
Section: TRIAL PIT DETAILS		

SCALES 1:500
1:50



Thomas Howell (Midlands) Limited
Chartered Loss Adjusters
Wigford House
Brayford Wharf East Lincoln LN5 7TN

Telephone: (0522) 540921
Facsimile: (0522) 536297



Thomas Howell Group

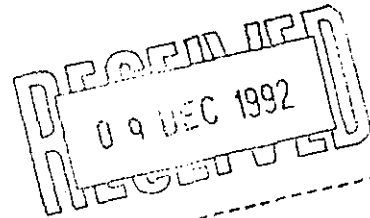
Date: 7th December, 1992

Our Ref: PR 78558/JHM
J.H. Middleton

Your Ref: RPHF/EAF

20/1

Mr. R.P.H. Flowers,
Lynas Vokes Financial Services Ltd,
66 Church Street,
Holbeach,
Lincolnshire.
PE12 7LL.



Dear Rodney,

Subsidence Damage Claim - A. Knight
Mill Bank, Holbeach Fen, Holbeach, Spalding

With further reference to this matter I now acknowledge receipt of the signed form of acceptance, together with your compliment slip. My final report has now been issued to Insurers for attention, and no doubt Mr. Knight will be receiving a cheque from them for the outstanding balance in early course.

So far as your comments concerning contact with S.R.C. Limited are concerned, I have not myself spoken with them as I was under the impression following our last meeting that Mr. Knight had already confirmed that the account they submitted represented their final costs. Also, I assumed that Mr. Knight would be advising S.R.C. that no further action was necessary on their part.

✓ SKC
Rox
18/12/92
all clear

If my understanding of the position is incorrect and there are some outstanding charges, perhaps you would let me know as soon as possible. Otherwise, I am filing my own papers here, but would like to thank you for your assistance in dealing with the claim.

Yours sincerely,

J.H. Middleton
J.H. Middleton

TEF.

Directors: J A Stith FCILA (Chairman) N H Kelly ACII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) T A Flood ACII FCILA (Deputy Managing)
M W Ball ACII FCILA A P Barnes ACII FCILA N P Barraclough FCILA D J Barratt ACII FCILA J H Carpenter FCII FCILA B J Gibson ACII FCILA J N Gray ACII FCILA
K I Manners FCII FCILA D Mead ACII FCILA J H Middleton FCII FCILA J D Percival FRICS MIAS FCILA B J Polley MA (Oxon) FCII FCILA J E Rampling ACII FCILA
J P P Shaw ACII FCILA D M Smith FCILA R Taylor ACII FCILA P J Ward ACII FCILA
Associate Directors: D T Mason SDA ACII FCILA D A Speed BSc (Hons) ARICS MCIOB ACII FCILA Branch Manager: P G Ward FCII FCILA

Subsidiary of Thomas Howell Group (UK) Limited.

Registered In England No 1321466 Registered Office: Trinity Court, 42 Trinity Square, London EC3N 4TH

9/12

Our Ref: RPHF/EAF

26th November 1992

J R Knight & Sons
Mill Bank
Holbeach Fen
Spalding
Lincs

Dear Alan

SUBSIDENCE CLAIM

Please find enclosed correspondence from our Loss Adjusters, Acceptance Form and cheque for £1,480.50.

I believe the correspondence is self explanatory. You will note that the cheque is to finalise payments to SRC Limited which I would be grateful if you could arrange to complete as soon as possible. You will see the Acceptance is in the sum of £38,794.58 which allows for a cash settlement of £35,000 together with all the consulting engineers fees.

I am pleased that John Middleton has been successful in negotiating settlement of the claim as per the discussions which took place during the last meeting at your house.

I hope you will find this satisfactory. Assuming you are in agreement, would you kindly sign the Declaration and return it to me as soon as possible.

With reference to the car accident and Mrs E Knight. Please find enclosed copy correspondence from Cornhill and in turn the Broker responsible for T W Roffe and Sons and a letter that they have submitted to Cornhill Insurance. I have forwarded this to you and perhaps you would have a word with Mother regarding the contents of the letter. They totally contradict the discussion I had with Mother and I am determined to put forward a case to deny their accusation. I know the road very well and will in fact take measurements before continuing with our claim. It is not unusual to receive this sort of correspondence from a Broker representing a Fleet Policy but I consider it very unfair and we will repudiate their accusations. However, rather than forward the letter direct to Mother for comment, I would appreciate it if you could perhaps have a word with her and confirm that you have no objections to me taking a very strong line with the third party.

Finally, please do not hesitate to contact me if you would like me to call and go through the various points.

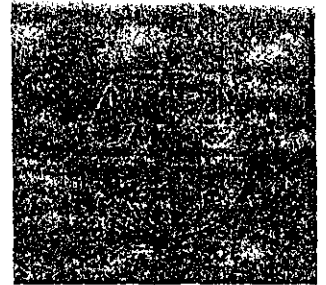
Yours sincerely
for Lynas Vokes (FS) Ltd

pk

R P H FLOWERS
DIRECTOR

Encl.

Thomas Howell, Seife (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN



Date: 24th November, 1992

Telephone: 0522 540921
Facsimile: 0522 536297

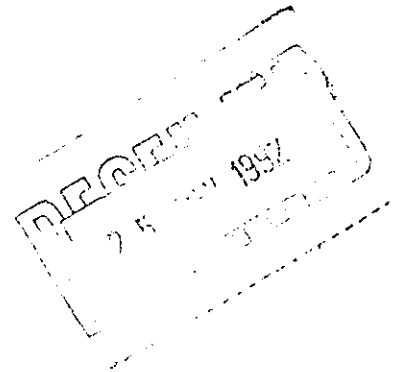
Our Ref: PE/79558/JHM
J.H. Middleton

Your Ref: RPHF/EAF

Mr. R.P.H. Flowers,
Lynas Vokes Financial Services Ltd,
66 Church Street,
Holbeach,
Lincolnshire.
PE12 7LL.

Dear Rodney,

Subsidence Damage Claim - A. Knight
Mill Bank, Holbeach Fen, Holbeach, Spalding



I refer to my last letter of the 5th November concerning this matter, and now enclose a further cheque I have received from the Eagle Star Group in the amount of £1,480.50 relative to the outstanding fees aspect. Perhaps you could arrange to pass this on to your client as soon as possible.

Insurers have now had the opportunity of considering our discussions with regard to a cash in lieu settlement, and I am pleased to be able to advise that they are prepared to accept our agreed figure of £35,000 together with all the consulting engineers fees. The fees earlier paid amount in total to £3,794.58, so that the overall claim here is £38,794.58.

Insurers have naturally made the point that once settlement has been arranged on this basis, then they will not continue any subsidence cover for the future this being acknowledged by Mr. Knight when we last met. Subject to the foregoing, therefore, I now enclose a form of acceptance for the total amount of £38,794.58, which if acceptable to your clients, perhaps you would kindly have signed and returned to me as soon as possible. The form has been amended to take account of the previous payments of £3,794.58, the balance now due being £35,000.

.../...

Directors: J A Stith FCILA (Chairman) B J Rembges FCIL FCILA (UK Managing) R A Murray BSc (Econ) FCIL FCILA (Managing) M W Ball ACIL FCILA
A P Barnes ACIL FCILA N P Barracough FCILA D J Barratt ACIL FCILA J H Carpenter FCIL FCILA J C Copeland FCA FCILA T A Flood ACIL FCILA B J Gibson ACIL FCILA
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Associate Directors: D T Mason SDA ACIL FCILA G A Speed BSc(Hons) ARICS MCIOS ACIL FCILA

A member of the Thomas Howell Group.

Registered in England No 1321468 Registered Office: Trinity Court, 42 Trinity Square, London EC3N 4TH

I trust you will find the foregoing and enclosure in order, although if there is any aspect you wish to discuss further, then please do not hesitate to telephone my office.

Yours sincerely,


J.H. Middleton

TEF.

THOMAS HOWELL, (MIDLANDS) LIMITED
Wigford House, Brayford Wharf East
Lincoln LN5 7TN
Tel: (0522) 540921 Fax: (0522) 536297

~~Handwritten scribble~~

(F)

To the Directors of: Eagle Star Group

Date: 24 November 1992 Our Ref: PE/78558JHM

Policy No: MIM/0560/1017

Subject to your approval and to the terms and conditions of the Policy I hereby agree to accept the sum of THIRTY EIGHT THOUSAND SEVEN HUNDRED AND NINETY FOUR POUNDS FIFTY EIGHT PENCE in full satisfaction and discharge of all claims under the above policy occasioned by or consequent upon the subsidence which occurred at Holbeach Farm, Spalding on or about late summer, 1990.

I declare that there are no other insurances effected on the said property by me or any other person except as above mentioned. It is understood that payments on account totalling £3,794.58 have already been made by Insurers, and the balance now due is £35,000.

Dated this 1st day of DECEMBER 1992

£38,794.58

Signed: _____

A Knight

Mr. A. Knight

Paid to David Sweet

Thomas Howell, Selfe (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN

Telephone: 0522 540921
Facsimile: 0522 536297

Date: 5th November, 1992

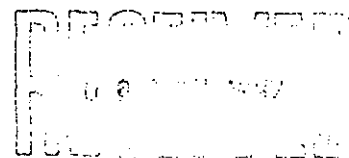
Our Ref: PE/78558/JHM
J.H. Middleton

Your Ref: RPHF/EAF



*File on Subsidence
Pages*

Mr. R.P.H. Flowers,
Lynas Vokes Financial Services Ltd,
66 Church Street,
Holbeach,
Lincolnshire.
PE12 7LL.



Dear Rodney,

Subsidence Damage Claim - A. Knight
Millbank, Holbeach Fen, Holbeach, Spalding

I refer to our recent meeting at your client's home concerning this matter, and would confirm that my detailed report is at present with Insurers regarding the proposed cash settlement of £35,000. Immediately I hear from them, I will be in touch with you again.

In the meantime, I have also requested Insurers arrange a further payment to Mr. Knight for £1,480.50 in respect of the final account from S.R.C. Limited, and I return this account with thanks for sight of same, having taken a copy for my own records. I assume that the original documentation will be required by Mr. Knight to enable him to arrange payment.

Please be assured I am doing all I can at this end to expedite the matter, and I hope to be in a position to write to you again in the near future.

Yours sincerely,

John
J.H. Middleton

copy sent to Alan Knight

TEF.

Directors: J A Stith FCILA (Chairman) B J Rembges FCII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) M W Ball ACII FCILA
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A member of the Thomas Howell Group.

Registered Office: Trinity Court, 42 Trinity Square, London EC3N 4TH

SIDEBOTTOM RICHARDSON CHENG LTD
Consulting Structural & Civil Engineers

15 High Street
Spalding
Lincs. PE11 1TW

Registered in England No 2517726

Tel: 0775 712660

INVOICE NO. 882

VAT NO. 571 5761 26

23rd September 1992

Our Ref : 17091/JS
Your Ref : THS/PE/
78558/JM

Mr. A. Knight
Mill Bank
Holbeach Fen
Spalding
Lincs

17091 : Subsidence Damage to your property

To works carried out during period February - August 1992.

To ongoing monitoring, preparation of underpinning scheme and builders work specification, obtaining competitive tenders for remedial works including site visits with contractors, assessing quotations received and recommending contractors

All as per information subitted to your insurance company's loss adjuster/yourselfes.

Total Fees to date (3rd Interim) 2,870 - 00

Less previous invoices 335 + 636 1,610 - 00

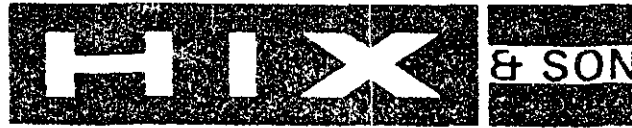
1,260 - 00

VAT @ 17.5% 220 - 50

INVOICE TOTAL 1,480 - 50

TERMS : 30 DAYS FROM DATE OF INVOICE

original sent to Blackknights



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Frisby F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: CS/6091/PJC

Date 6th October, 1992 Your Ref:

Messrs. Lynas Vokes,
Insurance Brokers,
66, Church Street,
Holbeach,
Nr. Spalding,
Lincs. PE12 7LL.

Dear Sirs,

Re: Millbank Farm, Holbeach Fen -
Mr. A. J. Knight

Further to Mr. Flowers' discussions with our Mr. Shallice, we attach hereto, in duplicate, our Report and Valuations of the above property which we trust are as you require. Perhaps you would kindly let us know the situation regarding payment of our fees and whether you wish us to forward you an account straight away for attaching to the claim.

Yours faithfully,



28 Church Street,
Holbeach,
Nr. Spalding,
Lincolnshire PE12 7LL

6th October, 1992

Messrs. Lynas Vokes,
66 Church Street,
Holbeach,
Nr. Spalding,
Lincolnshire PE12 7LL.

Dear Sirs,

Re: Millbank Farm, Holbeach Fen

We have received your request for our Report and Valuations of the above property situate in the Parish of Fleet in the County of Lincoln. An inspection has been made and we have to report as follows:

Description and Situation

The Property comprises a detached house probably erected in the late Nineteenth Century with later additions and constructed of solid brick under a concrete interlocking tiled roof.

The accommodation comprises:

Front Entrance Hall

Front Sitting Room - 11ft 10in x 11ft 4in

Front Dining Room - 11ft 5in x 11ft 9in.

Kitchen - 14ft 10in x 7ft with cupboard off
under stairs.

Pantry - 11ft x 7ft.

Conservatory - 9ft 3in x 8ft 11in

Utility Room - 6ft 9in x 3ft 7in with Boulter oil
fired boiler providing hot water for
central heating and domestic use.

Separate W.C.

Stairs lead off the Front Entrance Hall to the First Floor Landing providing separate access to:

Front Bedroom No. 1 - 11ft 9in x 11ft 4in

Front Bedroom No. 2 - 11ft 9in x 11ft 5in.

Rear Bedroom No. 3 - 7ft 1in x 11ft 4in.

Bathroom - 11ft 5in x 7ft.

Outside:

Brick and Asbestos Fuel Store.

Brick and Asbestos Garage - 12ft 1in x 20ft.

The Property is situated approximately two (2) miles South East of Holbeach, in a rural area having a Holbeach Fen postal address in the Parish of Fleet. Farm buildings and yard area about the Property to the North and East sides.

Identification and Area

The Property forms part O.S. No. 9256 as shown on Lincolnshire Sheet TF 3622-3722 (1969 Edition). The house and gardens have a frontage onto Mill Bank of about 80ft., a maximum depth of some 70ft. and the whole extends in area to approximately 622 sq.yds.

Tenure

The Tenure is Freehold.

Occupation

The Property is valued in hand.

Services

Mains Electricity and Water are connected. Foul drainage to a private system.

Wayleaves and Easements

We understand that there are no onerous Wayleaves or Easements that affect this Property.

Minerals

Holbeach is not a mineralised area and no minerals of value are known to exist in this locality.

General Remarks

The Property has been severely damaged by structural movement possibly due to adverse climatic conditions in recent years. We have briefly inspected a report prepared by Sidebottom Richardson Cheng Ltd. of Spalding, Structural Engineers, confirming the full extent of the damage, much of which is evident from brief internal inspection.

We would not expect that the Property in its present condition would be saleable on the open market. We feel that due to the structural damage the Property would not be acceptable as mortgage security by any lending institution. We would not expect that a properly advised cash purchaser would be prepared to purchase the Property either.

We have not explored the costs of carrying out repairs to the Property but in view of the damage which has occurred we would expect these to be extensive and very expensive. The cost of the repairs would probably be uneconomic when considering the overall value of the Property.

Town and Country Planning

We assume for the purposes of these Valuations that full Planning Permission for a replacement dwelling, not subject to any onerous habitation or other conditions, would be available subject to the complete demolition of the existing dwellinghouse, the subject of this Report.

Valuations

1. We consider the value of the above Property with the benefit of Vacant Possession and its present structurally damaged condition to be

Fifteen Thousand Pounds

(£15,000)

2. We consider the value of the Property in the hypothetical circumstances of it being in good structural condition with the benefit of Vacant Possession to be

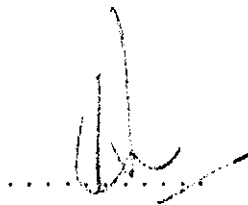
Fifty Thousand Pounds

(£50,000)

Validity

These Valuations should not be considered valid for any period exceeding two (2) months from the date of this Report or if any of the circumstances are altered.

Yours faithfully,



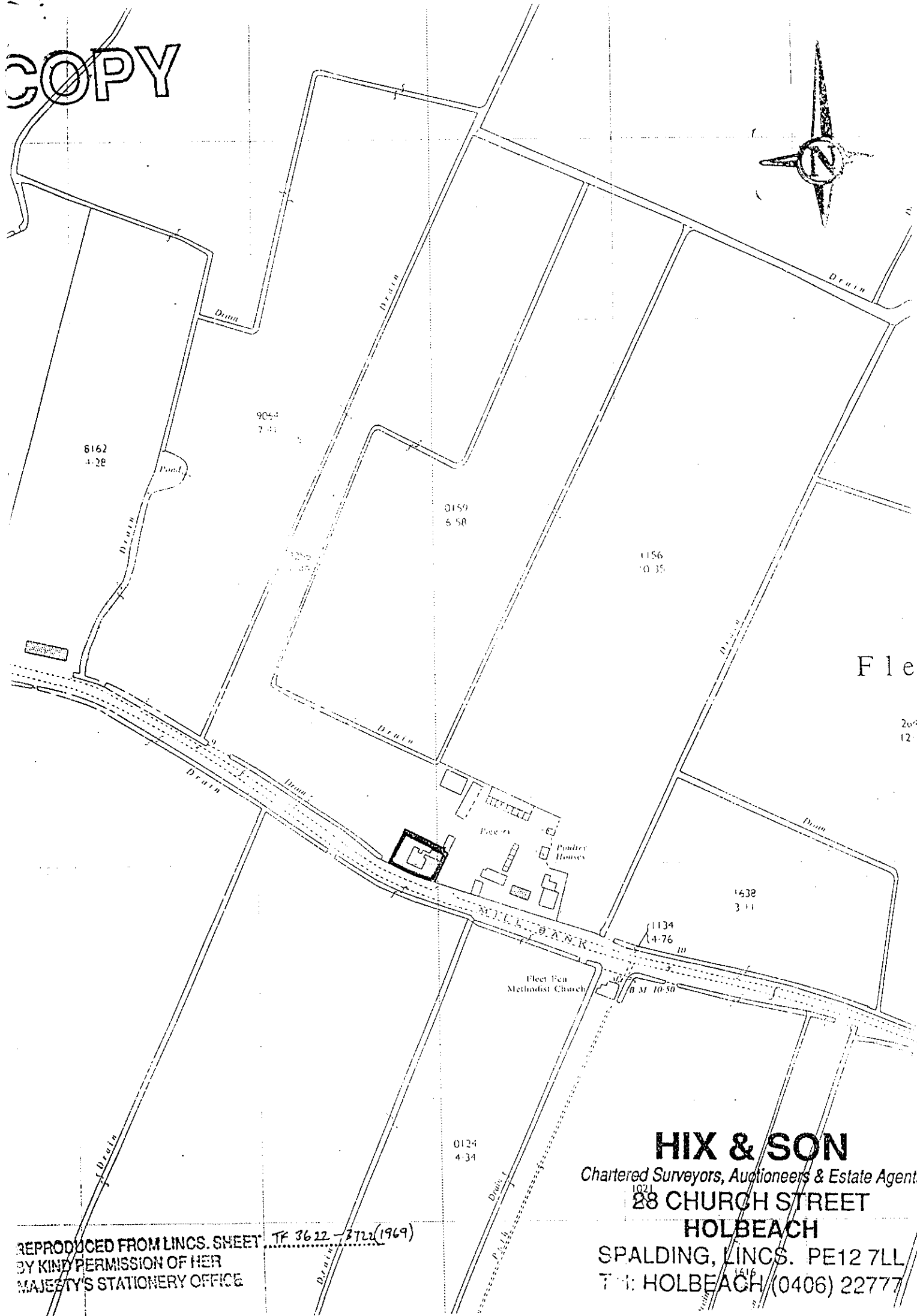
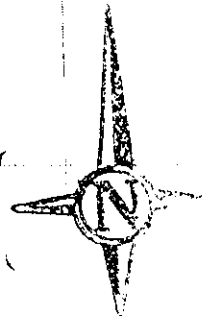
Messrs. HIX & SON

Chartered Surveyors

28 Church Street,
HOLBEACH

Lincolnshire.

COPY



REPRODUCED FROM Lincs. SHEET TF 36 12-2722 (1969)
BY KIND PERMISSION OF HER
MAJESTY'S STATIONERY OFFICE

HIX & SON
Chartered Surveyors, Auctioneers & Estate Agents
28 CHURCH STREET
HOLBEACH
SPALDING, Lincs. PE12 7LL
TEL: HOLBEACH (0406) 22777

Thomas Howell, Selfe (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN

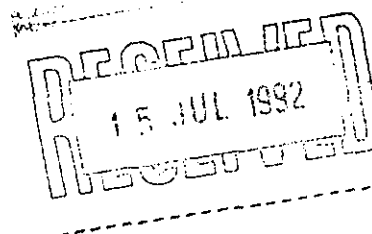
Telephone: 0522 540921
Facsimile: 0522 536297

Date: 13th July, 1992

Our Ref: PE/78558/JHM
J.H. Middleton

Your Ref: RPHF/EAF

Mr R.P.H. Flowers,
Lynas Vokes,
Financial Services Ltd,
66 Church Street,
Holbeach,
Lincolnshire.
PE12 7LL



26/8

Dear Rodney,

Subsidence Damage Claim - A. Knight, Mill Bank,
Holbeach Fen, Holbech, Spalding, Lincolnshire

I thank you for your letter dated 2nd July, the comments in which have been noted with interest.

Dealing first with the question of the Value Added Tax position, I see that Mr Knight is unable to recover such tax, and accordingly any tax he has to pay will be reimbursed by Insurers as part and parcel of the claim. However, I normally find that if Insurers are considering a cash settlement, they will not take Value Added Tax into account on any figures proposed, as clearly such tax is only payable to Customs and Excise Department and not to Mr Knight. I trust you will appreciate it would be unrealistic to expect Insurers to pay tax on the anticipated repair costs direct to Mr Knight when this is not being passed on to the appropriate department.

This would clearly have a bearing on the cash settlement and the figures mentioned in your letter. Whilst there maybe some leeway possible in the figures to reflect additional living expenses and to a certain extent engineers fees, until we have some more definite information, it is not possible for either you or I to make any further comment. In this respect, I should be only to pleased to attend a meeting with Mr Knight to consider the possibilities, but agree that it might be more appropriate initially for him to obtain some indication from local estate agents of the projected diminution in market value which could be involved as a result of the damage. May I suggest that once an enquiry has been made here, you let me know the figures when perhaps a meeting can be arranged.

.../...

Directors: J A Stitch FCILA (Chairman) B J Rembges FCIL FCILA (UK Managing) R A Murray BSc (Econ) FCIL FCILA (Managing) M W Ball ACIL FCILA
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Associate Directors: D T Mason SQA ACIL FCILA D A Speed BSc(Hons) ARICS MCIOB ACIL FCILA

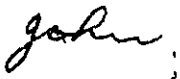
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One aspect I should also mention is with regard to the lintels where I see that both the contractors have recommended that these would need replacing. You will no doubt have noted from the engineers specification that they have made an allowance for checking and making good the lintels, and it appears to me, therefore, that strictly this is all that is required as a direct result of the subsidence movement. It is, of course, much easier for contractors to renew lintels as apposed to making good, and I wonder whether this is the reason that replacement has been mentiond. Not withstanding the foregoing, I agree this is an item which could be monitored and discussed at a later stage if repairs do in fact proceed.

On a more general note, I would mention that I will be away from the office for two weeks holiday commencing Monday, 20th July, and if Mr Knight could obtain some general information with regard to diminution in market value whilst I am away, then I shall be only too pleased to discuss the matter again immediately I return.

Yours sincerely,



J.H. Middleton

TAH

15/7

*Good Ambition
in every sense*

Our Ref: RPHF/EAF

Your Ref: PE/78558/JHM J H Middleton

2nd July 1992

Thomas Howell, Selfe (Midlands) Ltd
Chartered Loss Adjusters
Wigford House
Brayford Wharf East
Lincoln
LN5 7TN

Dear John

SUBSIDENCE CLAIM - A KNIGHT, MILL BANK, HOLBEACH FEN, HOLBEACH, SPALDING, Lincs

We refer to your correspondence dated 22nd June 1992, a copy of which was submitted to our Insured and we have discussed a number of points on the telephone.

Firstly, with regard to the VAT, the Partnership trading title is J R Knight and Sons who are registered for VAT but Alan Knight is the individual householder of this property and is not registered for VAT. He has referred this matter to his Accountant, Barrett and Staples, who have confirmed that he would not be able to recover the VAT element.

With regard to the lintels, our client expressed some concern as both builders have recommended that these would need replacing. However, presumably if repairs were to proceed, this could be monitored and a decision made at a later date.

With reference to the electrics, I have explained to Alan Knight that damage resulting from subsidence or when repair work is carried out would be put right. However, if the wire was old, it would not mean to say that the Insurers would pay to replace it if it was not affected. Should he choose to have additional rewiring completed, then of course he would have to pay for this himself.

With regard to the overall figure of £33,780, presumably this would be increased by approximately 17.5% for VAT. There may be additional charges for temporary rehousing costs and some allowance for

contingencies which surely would give an overall cost in the region of £40,000.

In view of the sort of costs involved and the possibility of a cash settlement in or around the region of £30,000, our client would like to give this serious consideration.

Finally, could we please arrange a site meeting to discuss all aspects and make a final decision. As a cash settlement is a possible option, would it be preferable for us first to arrange a valuation on a market value basis with and without the subsidence issue.

We await your advices.

Yours faithfully
for Lynas Vokes (FS) Ltd

R P H FLOWERS
DIRECTOR

Thomas Howell, Selfe (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN

Date: 22nd June, 1992

Telephone: 0522 540921
Facsimile: 0522 536297

Our Ref: PE/78558/JHM
J.H. Middleton

Your Ref:

Mr. R. Flowers,
Lynas Vokes (Financial Services) Limited,
66 Church Street,
Holbeach,
Lincolnshire.
PE12 7LL.

Copy to Hawthright please

Dear Rodney,

Subsidence Damage Claim - A. Knight
Mill Bank, Holbeach Fen, Holbeach, Spalding

I refer to our earlier discussions and correspondence concerning this matter, and in particular our recent telephone conversations following submission of the tenders. Initially, I assume that Mr. Knight's engineers, SRC Limited, have let you have a copy of their letter to me of the 4th June together with which they enclosed all the tender documentation.

Before commenting in detail on the prices submitted, there is one item I must raise with you again, and that is with regard to your clients Value Added Tax status. I did mention this point in my earlier letter of the 19th February, and as you will appreciate, this is information I now need to know quickly in order to assess Insurers responsibility. I would assume that Mr. Knight, being a farmer, will be in a position to recover at least a substantial proportion of the Value Added Tax, and so soon as his position has been confirmed, I will be able to calculate more accurate figures. Perhaps at this stage, however, I could quote all figures exclusive of Value Added Tax in order to keep a logical sequence.

RECEIVED
23 JUN 1992

Directors: J A Stitch FCILA (Chairman) B J Rambages FCII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) M W Ball ACII FCILA
A P Barnes ACII FCILA N P Barracough FCILA D J Barrett ACII FCILA J H Carpenter FCII FCILA J C Copeland FCA FCILA T A Flood ACII FCILA B J Gibson ACII FCILA
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Associate Directors: D T Mason SDA ACII FCILA D A Speed BSc (Hons) ARICS MCIQB ACII FCILA

A member of the Thomas Howell Group.

The lowest quotations received are from RPS Construction and Roger Bullivant Limited, these amounting to £20,149.29 and £15,985. There are included in the general building contractors price two items, these being relative to electrical work and replacement of lintels which would not appear to relate to necessary subsidence repairs and, of course, would not be Insurers liability. Taking these into account, the total projected costs would appear to be in the order of £33,780.21 to which is to be added any Value Added Tax which is not recoverable.

If Mr. Knight wishes to proceed with repairs, then I would have no objection to him placing an order with RPS and Roger Bullivant Limited via SRC Limited who must of course supervise all necessary repairs. However, you did mention that perhaps Mr. Knight might now be considering some cash settlement, in order to enable him to perhaps undertake demolition and rebuilding.

If this method was adopted, then as you will no doubt appreciate, I must look at the likely cost of repairs taking account of provisional sums and adjustments for wear and tear if reinstatement on a like for like basis is not to be carried out. Whilst some further discussion would be necessary in this respect, I could foresee a cash settlement based on repair costs less contingencies and wear and tear being in the order of £30,000.

However, it would then be necessary for me to compare this figure with the diminution in market value as a result of the subsidence damage. It is usually Insurers view that any cash settlement must reflect the lower of either repair costs less wear and tear or diminution in market value. It would be necessary to obtain estate agents valuation on the before and after value, and I must admit that I wonder whether it would be in your clients best interest to proceed on this basis. It would appear that the maximum cash allowance of £30,000 or thereabouts may be available to Mr. Knight, and I would have thought that there would, therefore, be some difficulty on his part in endeavouring to demolish and rebuild completely for this sort of figure.

.../...

I wonder, therefore, if you would now care to consider the foregoing with your client, and let me have your initial views. If you consider a meeting is necessary in order to go through items in more detail, then please give me a ring so that a suitable appointment may be arranged.

Yours sincerely,

John.

J.H. Middleton

TEF.

Your Ref.

Our Ref. 17091/JHS/SB

Date. 25th February 1992

Thomas Howell Selfe Ltd
6th Floor
Wigford House
Brayford Wharf East
Lincoln
LN5 7TN.

For the attention of Mr J.H. Middleton

Dear Sir

re: Subsidence Damage to: Mill Bank, Holbeach Fen, Spalding,
Lincs. Our Client / Your Principals Insured: Mr A. Knight

Thank you for your letter dated 27th January 1992 confirming that insurers have accepted liability for the damage under our clients insurance policy.

We have received instructions to prepare a remedial scheme and a copy of our proposals for the piled raft underpinning scheme and a specification of general builders works is enclosed.

We look forward to receiving your approval of the scheme or any comments you may have in due course, before we obtain competitive tenders for the works.

Yours faithfully
for and on behalf of SRC

J.H. Sneath

J.H. SNEATH

Encs.



SPECIFICATION OF GENERAL BUILDING WORKS
AT MILLBANK, HOLBEACH FEN
SPALDING, Lincs

Reference: 17091

GENERAL

1. Contractor must inform SRC before commencing work on site.
2. Contractor to inform Local Authority building control at appropriate stages.
3. No alterations to spec without prior consent from SRC.
4. All additional work to be approved by SRC before being undertaken.
5. The contractor shall inform SRC that footings and sub floor bases are open for inspection.

PREPARATORY WORKS

6. Furniture and fitted carpets to be removed by others.
7. Seal off unaffected part of building.
8. Remove all fixtures and fittings including: Doors, Kitchen Units, Boiler, Fireplaces, Light Fittings.
9. Remove central heating radiators, pipes and boiler and store for later re-fit and commissioning, allowing for new pipes, fittings etc as appropriate.
10. Protect door frames and casings with timber to 1.0m above finished floor level.

FLOORS

11. Break up and cart away floor slab, remove suspended timber ground floors.
12. Excavate to 375mm, below finished floor level. (Floor slab to be laid by others).
13. Lay 75mm thick sand and cement screed.
Over 2 coats of synthapruf damp proofing.
14. Replace Skirting to match existing.

WALLS (EXTERNAL)

15. Rake out all mortar joints to a minimum depth of 20mm.
16. Replace all cracked bricks with selected matching bricks.
17. Repoint with mortar to match existing.
Either: Cement: Lime: Sand
 1 2 8to9

Or: Cement: Sand with plasticizer
 1 7to8
Demolish redundant boiler chimney and make good the wall.

WALLS INTERNAL

18. Carry out repairs to wall cracks, using an expanded metal backing where practical and appropriate.

CEILINGS

19. Replace damaged ceilings with new.
20. Supply and fix Gyproc Coved Cornice.
21. Rake out and repair minor cracks.

DECORATING

22. Redecorate all affected rooms to existing standard.
Externally re-decorate entrance door and frame.

SERVICES

23. Electricity: Allow P.C. Sum of £300 for temporary supply of electricity.
24. Drains: Replace foul drains as indicated on sketch plan attached, including new soil vent pipe and inspection chamber.
Fill cystem below conservatory floor with inert material after diverting all rainwater pipes to new soak aways, a minimum of 6m from the building.
25. Replace all foul drains beneath the ground floor.
26. Generally recommission all mains services.

DAMAGE ALLOWANCES

- 27. Allow P.C. Sum £150 from replacement of W.C. pan, labour and parts.
- 28. Allow P.C. Sum £200 from repairs to drive.
- 29. Allow P.C. Sum of £500 for accidental damage to be drawn upon only with the authority of SRC.
- 31. Roof: Allow Provisional Sum of £250 for repairs to the roof covering.

for and on behalf of SRC

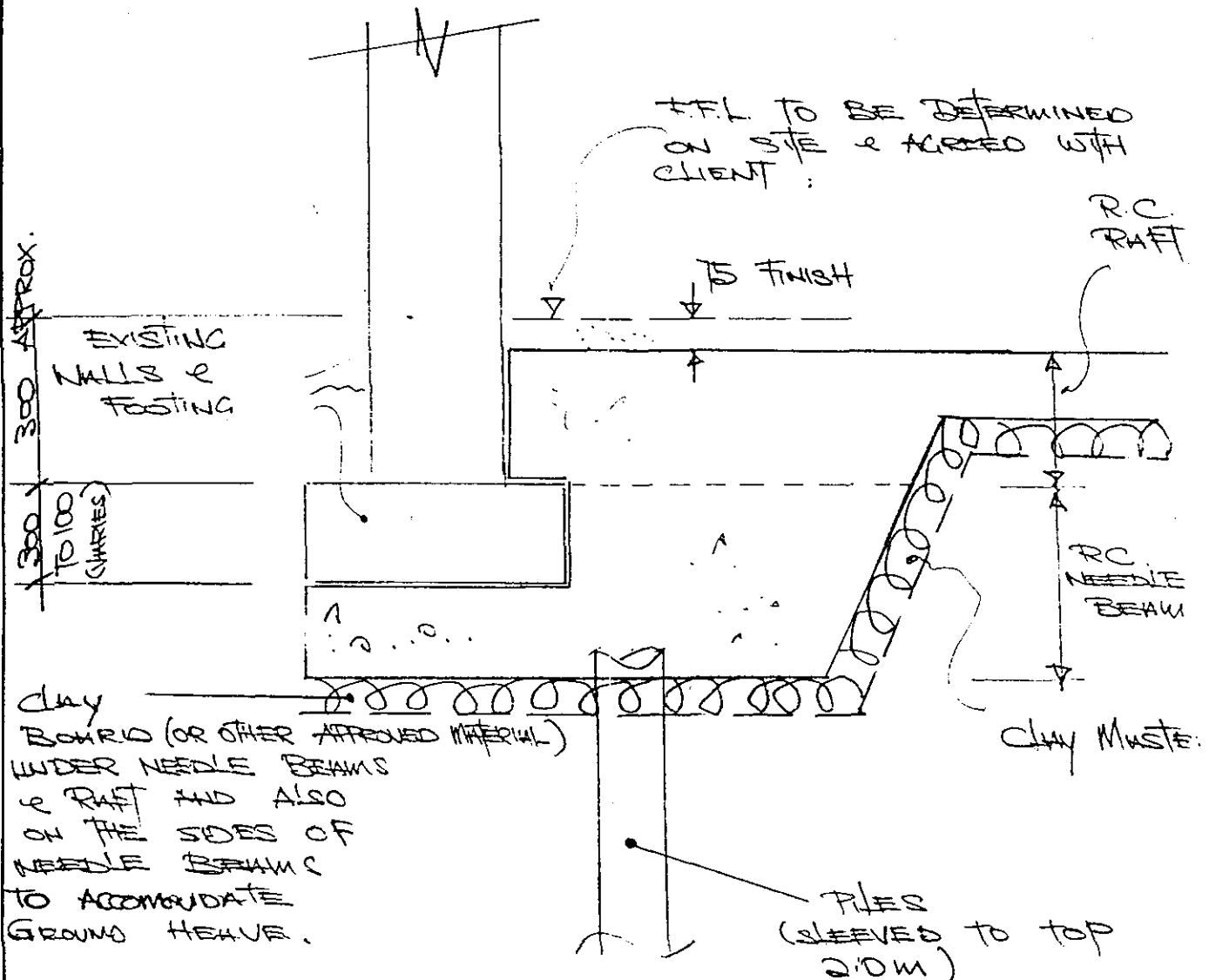
J.H. Sneath

J.H. SNEATH

25TH FEBRUARY 1992

RE: MILL BANK, HOLBEACH FEN, SPALDING

DIMS TO BE CONFIRMED ON SITE



TYPICAL SECTION
OF PILED RAFT.

- INDICATIVE ONLY

re: Mill Bank, Holbeach Fen, Spalding, Lincs

UNDERPINNING (PILING)
ENQUIRY NOTES

1. Site location National Grid Reference: TF/370/225.
2. For House Layout plan/proposed underpinning scheme refer to 17091/SK02.
3. All underpinning works (including piles, needle beams etc) to be designed by underpinning contractor.
4. The underpinning contractor should visit site to inspect the existing building and to satisfy themselves that the works to be carried out will not undermine/adversely affect the stability of the existing structure. The contractor should allow for in their tender all necessary temporary supports to walls/foundation required.
5. All piling works should be carried out in accordance with "Specification for Piling" by Institution of Civil Engineers 1988.
6. Details of piles to be proposed by piling contractor.
7. For pricing purpose, presume a pile length of 9m.
8. Your quotation should specify the unit rate of piling for variations.
9. For soil investigation refer to Soil Report Ref: Soils Eng. Ltd No. C.5421.
10. The factor of safety to pile designs to be determined by the underpinning contractor as appropriate to the structure and the ground conditions. However, the F.O.S. adopted should satisfy the Local Authority's requirement and should not be less than 2.0.
11. All excavations for ground beams construction should be kept free of water and debris.
12. All concrete construction, material and workmanship should be in accordance with BS 8110 and BS 5328.

13. Concrete cube samples shall be taken for compression test in accordance with BS 1881. For each grade of concrete a set of four cubes shall be made from a single batch when required for each 30m³ of concrete or in each days works. All costs involved in testing and sampling shall be borne by the contractor.
14. Minimum cover to reinforcement to be 75mm.
15. Min. 3 weeks from starting works on site, the underpinning contractor shall submit to SRC the working drawings which show the proposed sequence of works and all necessary working details including specification of materials.
16. Your tender should allow for provision of additional insurance for the adjacent properties and/or property being underpinned.
17. No heavy construction vehicle should be allowed on existing driveway. Any damage to driveways to be made good by underpinning contractor to SRC requirements.
18. All debris and surplus materials to be removed and site left in a clean and tidy manner.

FEBRUARY 1992

SRC LTD J.H.S.

Your Ref.

Our Ref. 17091/JHS/SB

Date. 19th December 1991

Thomas Howell Selfe Ltd
6th Floor
Wigford House
Brayford Wharf East
Lincoln
LN5 7TN.

For the attention of Mr J.H. Middleton

Dear Sir

re: Soils Engineering Ltd Borehole at Mill Bank, Holbeach Fen,
Spalding, Lincs Our Client: Mr A. Knight

Further to your instructions that we commission a test bore at the property. We enclose herewith two copies of the report for your information.

The test bore revealed strata below top soil to include desicated sandy/silty clay down to 1.90m. Below which soft/firm silty clay with live roots at 2.10m was encountered. Between 2.70m and 5.00m the silty clay is soft, beneath which was loose silty fine sand down to 7.50m. Between 7.5m and termination at 10.00m strata is of medium dense silty fine sand.

The desicated nature of the clay, which has a medium to high shrinkage potential, coupled with the low ground water level (3.60m) indicate it is likely that clay shrinkage has occurred following the prolonged dry spell.

The presence of active roots at 2.10m suggests that the trees along the road side to the South East may be aggravating the problem, but as the greatest movements have occurred to the parts of the building furthest from the trees we do not consider pruning or tree removal would have a significant beneficial effect.

Cont....



2.

Thomas Howell Selfe Ltd / 17091

19th December 1991

REMEDIAL WORKS

The investigations found no suitable horizon to which the house could be underpinned using deepened mass concrete foundations. They conclude that ground conditions favour driven mini piles which would bear upon the medium dense sand, below 7.50m.

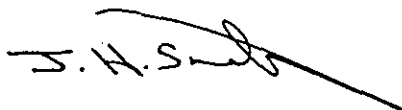
The investigations carried out confirm our previous recommendations that underpinning of the whole building by means of driven piles is required to support the foundations.

Driven piles should find a 'set' in the medium dense sand below 7.50m and we suggest contractors be asked to base quotations on a pile length of 9m.

We look forward to receiving your comments regarding the above prior to preparing a scheme of remedial works, upon which competitive quotations can be obtained.

Please find enclosed Messrs Soils Engineering Ltd's account for your attention and trust that funds will be made available to Mr Knight in order that he may discharge it.

Yours faithfully
for and on behalf of SRC



J.H. SNEATH

c.c. Mr A. Knight

Encs.

Your Ref. PE/78558/JHM

Our Ref. 17091/JHS/SB

Date. 5th November 1991

Thomas Howell Selfe Ltd
6th Floor
Wigford House
Brayford Wharf East
Lincoln
LN5 7TN.

For the attention of Mr J.H. Middleton

Dear Sir

re: Subsidence Damage to Mill Bank, Holbeach Fen, Spalding, Lincs.
Our Client: Mr A. Knight

Thank you for your letter dated 30th October 1991 in reponse to our recent monitoring results.

We are pleased to hear that you agree that action is now necessary to rectify the problem.

With regard to your query as to the cause of movement, our monitoring has helped to clarify this point.

The two possible causes were believed to be the shrinkage of the clay strata and consolidation of strata as a result of water escaping from the drains.

Monitoring of the relative levels of parts of the building revealed that movement was occurring across the whole building and not confined to the North West corner where leaks to the drains are present. This tends to confirm that clay shrinkage is the principal cause.

Mr & Mrs Knight noted a foul smell from the soft water cystem in the conservatory as a result of drain fractures, allowing foul water to enter the rainwater disposal system. This occurred following movements of the building and we believe these movements caused the fractures in the drain.

Cont....



2.

Thomas Howell Selfe Ltd / 17091

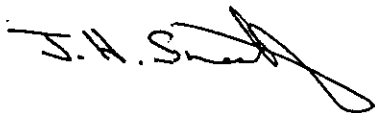
5th November 1991

The drain obviously requires repairing, but we believe this is unlikely to have any beneficial effect with regard to the widespread movements which have been recorded.

With regard to the scheme of remedial works our initial thoughts are to propose underpinning of the whole of the building by means of driven steel piles to support the foundations, following this general repairs and reinstatement of initial finishes can be carried out.

We trust this clarifies the points which you raised, but should you have any further queries please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC

A handwritten signature in dark ink, appearing to read 'J.H. Sneath', with a stylized flourish extending from the end.

J.H. SNEATH

c.c. Mr A. Knight

Your Ref.

Our Ref. 17091/JHS/SB

Date. 14th October 1991

cc: Lynas Vokes Ltd

Mr & Mrs A. Knight
Mill Bank
Holbeach Fen
Spalding
Lincs.

Dear Mr & Mrs Knight

re: Subsidence Damage to Mill Bank, Holbeach Fen

Further to our preliminary report dated 22nd March 1991 and supplementary report dated 17th June 1991, we have now carried out monitoring of movements to the building by means of spot levels over a 5 month period. (Copy of readings enclosed).

It is apparent from our monitoring that progressive movements are continuing. Readings indicate that relative movements in the order of 9mm have taken place between the North West and South East corners of the building and movements appear to be spread across the building, ie. not confined to the North East corner where the most serious cracking is visible.

Having determined that movement is ongoing to the building, we recommend that a scheme of remedial works, to prevent further movement now be put in hand, and we await your further instructions before preparing a scheme.

We have forwarded copies of this letter to Messrs Lynas Vokes, one of which they will no doubt pass on to your insurers for their comments.

Assuring you of our continuing attention.

Yours sincerely
for and on behalf of SRC



J.H. SNEATH

Encs.



Your Ref.

Our Ref. 17091/JHS/SB Date.

17th June 1991

Mr A. Knight
Mill Bank
Holbeach Fen
Spalding
Lincs.

Dear Mr Knight

re: Subsidence to Mill Bank, Holbeach Fen

Further to our Preliminary Report dated 22nd March 1991, we have now carried out further investigations and report upon our findings as follows:-

Two hand augered boreholes were sunk at the locations shown on the enclosed sketch. The borehole logs are also appended.

The strata encountered at BH.1 beneath top soil and moist clayey silt to 1.0m, becomes progressively clayey to 1.9m, below which the stiff silty clay becomes softer and wetter with depth to 2.8m. The borehole was terminated at 3.1m in a layer of soft cohesive clay. (See Appendix 13).

At BH.2 away from the area of apparent movement silt predominates in the strata. Beneath layers of top soil and sandy silt to 1.0m. Clayey silt which changes to clayey sandy silt descends to 2.5m. Below which the borehole was terminated in a layer of soft silty clay at 3.0m. (See Appendix 14).

The clay soils encountered are similar to other samples found during investigations at nearby properties and are known to have a medium/high shrinkage potential. Tree roots were found at BH.2 to a depth of 1.7m probably from the Sycamore and Flowering Cherry trees several metres away. Although they are not thought to be particularly relevant to the problem, the trees should be pruned by a competent tree surgeon when they are dormant, as a precaution.

Cont....



2.

Mr A. Knight / 17091/JHS/SB

17th June 1991

Drains were tested and the specialists report is appended.

All foul drainage runs were found to have severe leaks.

A rainwater pipe which runs via a drain beneath the W.C. to discharge into a cistern in the conservatory is also defective, since when the W.C. is flushed, foul water enters the well, presumably due to fractures in both drains.

The septic tank system is of considerable age and is not operating effectively. Water is slow to soak away into the ground from the second chamber which is contaminated with effluent, although this is not thought to have a direct influence on the problem in hand, water may back up in the drain runs and then leak from the pipes.

The presence of leaks in the drainage runs close to the West flank wall and beneath the building could lead to both the washing away of fines material from the silt strata, leading to consolidation under load, and to the saturation of the soils below reducing the bearing capacity of the clay strata. As such the leaks are an obvious factor in the movement locally.

However, we have still to determine with certainty whether movement is confined to the North West corner of the building in the vicinity of the drains and where the cracking is most prevalent, or if more general movement is taking place. In order to draw a conclusion level readings will be taken at points around the external walls of the building at intervals, over the next few months.

It is clear from our investigations to date, that a combination of soils shrinkage after a lowering of the water table during the extremely dry weather of 1989 and 1990 and the severe leaks to the drains have led to the subsidence damage which the building now exhibits.

In order to prevent further movement a scheme of remedial works which will include the under-pinning of the foundations and the replacement of the drainage system will be required.

Cont....

3.

Mr A. Knight / 17091/JHS/SB

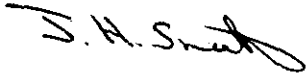
17th June 1991

The extent of the under-pinning is dependant upon the results of a levels survey which we look forward to reporting in due course.

We have forwarded duplicate copies of this letter to Messrs Lynas Vokes, one of which they will no doubt pass-on to your Insurers for their comments.

Assuring you of our continuing attention to this matter.

Yours sincerely
for and on behalf of SRC



J.H. SNEATH

c.c. Lynas Vokes

Encs.



CONTRACTORS TO LOCAL AUTHORITIES,
WATER AUTHORITIES, INDUSTRY AND
THE PRIVATE SECTOR
DRAIN AND SEWER SURVEY AND REPAIR
SPECIALISTS

ARM, CHANTRY LANE, NECTON
FHAM, NORFOLK PE37 8ES
Telephone (0760) 24112
Facsimile (0760) 441151

29 MAY 1991

Our Ref: DMN 4506

PJVP/ASY

25th May, 1991

J. Sneath Esq.,
S.R.C. Ltd.,
2-4 Spalding Road,
Holbeach,
SPALDING,
Lincs.,
PE12 7HG

Dear Mr. Sneath,

Mill Bank, Holbeach Fen, Spalding

Further to your recent instructions we have now tested the drains at the above property and have pleasure in submitting our report as follows. Please use the attached sketch for reference.

DRAIN RUN

TEST RESULT

- | | |
|---|---|
| 1. W.C to manhole. | Severe leakage, run will not fill. |
| 2. Soil & vent pipe to manhole. | Severe leakage, run will not fill. |
| 3. Manhole to septic tank. | Severe leakage, run will not fill. |
| 4. Surface water to well underneath conservatory. | Not tested, but when the W.C is flushed it is apparent that water runs into the well. |

Manhole is in reasonable condition, although a new cover and frame is required. Flow characteristics are satisfactory.

The property is connected to a septic tank of the two chamber type. The level in the liquids chamber was well above the outlet pipe indicating that the tail drain system is not operating at optimum efficiency.

The drains are of original salt glaze construction and are in a wholly defective condition. We would recommend that they be replaced in modern flexible jointed pipe. The fact that water appeared to be transferring to the well when the W.C. was flushed indicates that the surface water drain which passes below part of the property is similarly defective. We would recommend that the well be filled in, the pipe sealed off and the rainwater directed to a soakaway five metres from the property.

We should of course be happy to quote for the necessary remedial works if required.

We trust the foregoing is satisfactory and enclose our invoice for your attention.

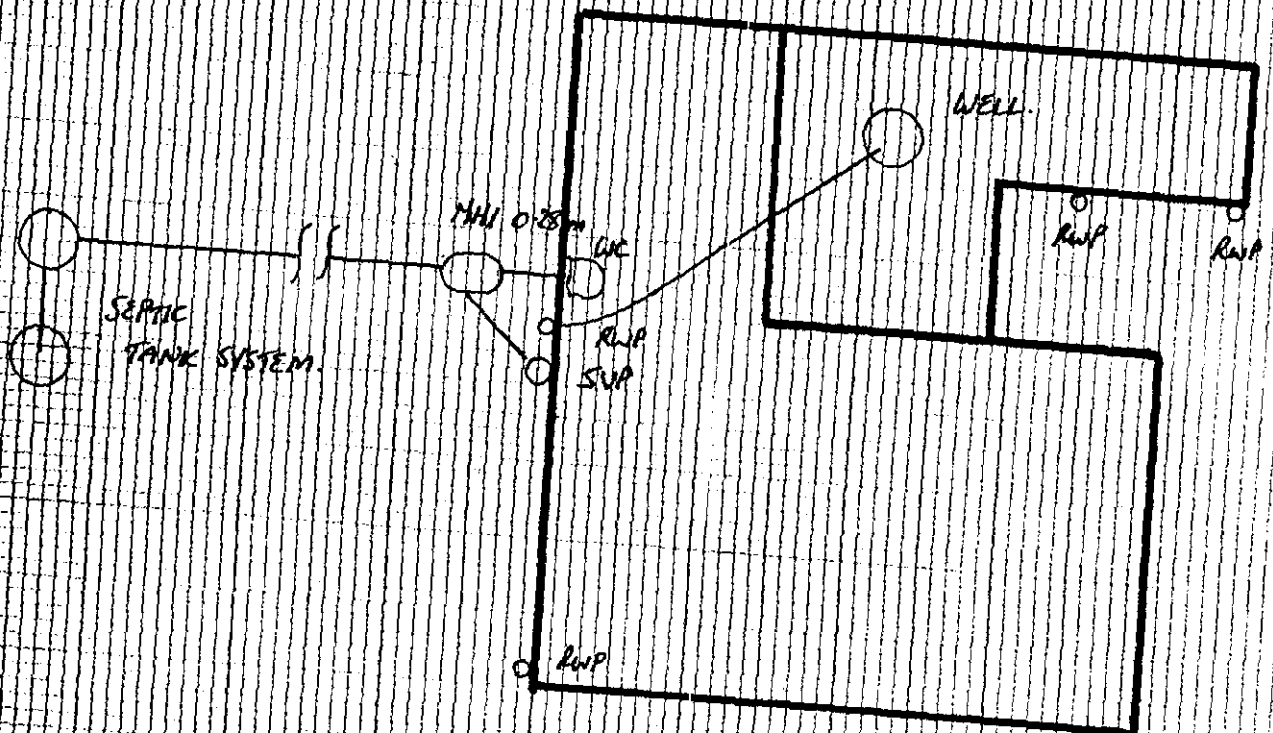
Yours sincerely,



Peter J. V. Powell

Enc.

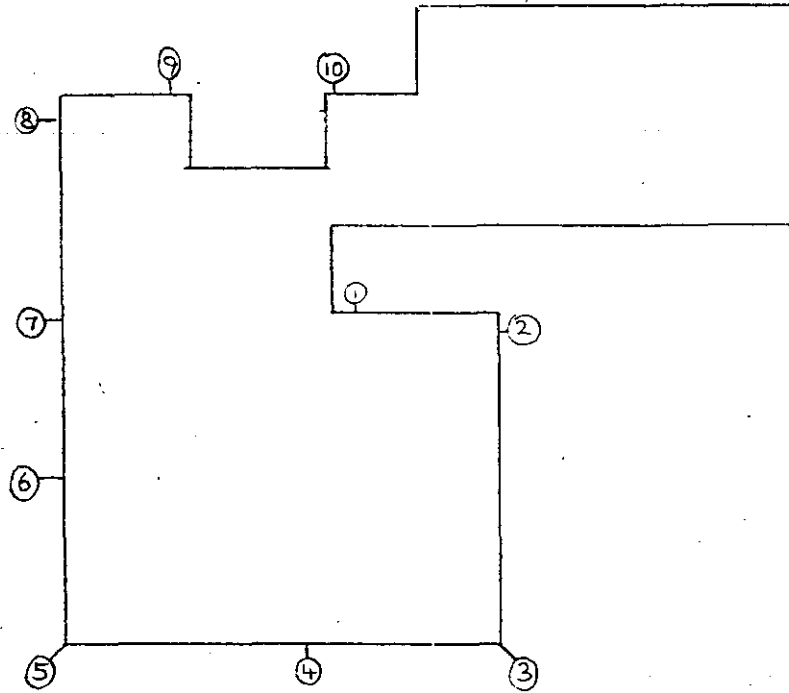
29 MAY 2021



MILL BANK, HOLBETH FEN, SPALDING.

JOB NO. OMN 4506

NOT TO SCALE.



STATION		16-5-91				
DATUM	1	+ 0				
	2	+ 0.012				
	3	- 0.030				
	4	- 0.019				
	5	- 0.045				
	6	- 0.051				
	7	- 0.054				
	8	- 0.091				
	9	- 0.082				
	10	- 0.099				

MILL BANK
HOLBEACH FEN
SPALDING
Lincs.

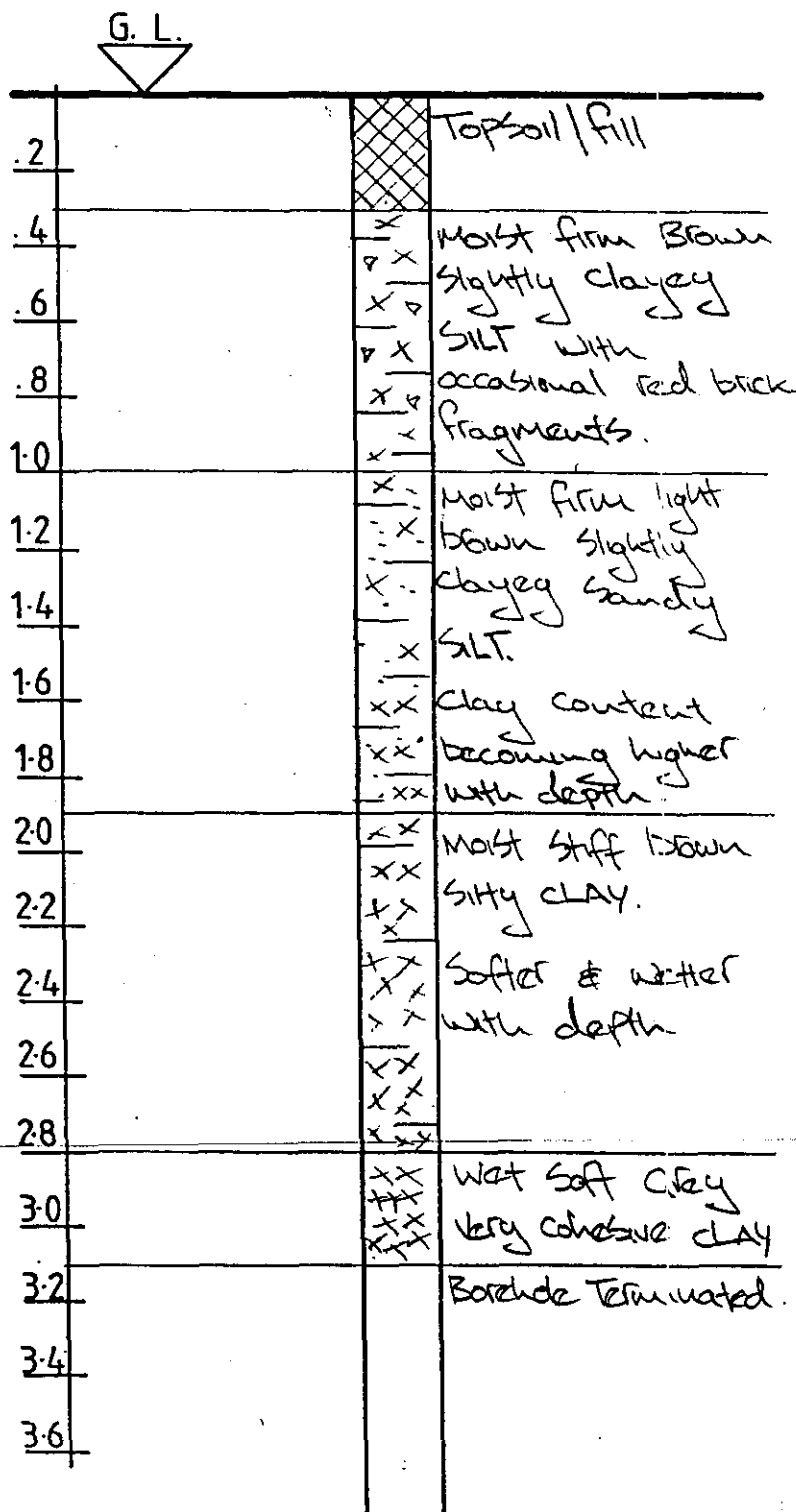
Client
MR KNIGHT

Project
SUBSIDANCE/INSURANCE CLAIM.

APPENDIX 13

BOREHOLE LOG / STRATA SECTION

Borehole: 1



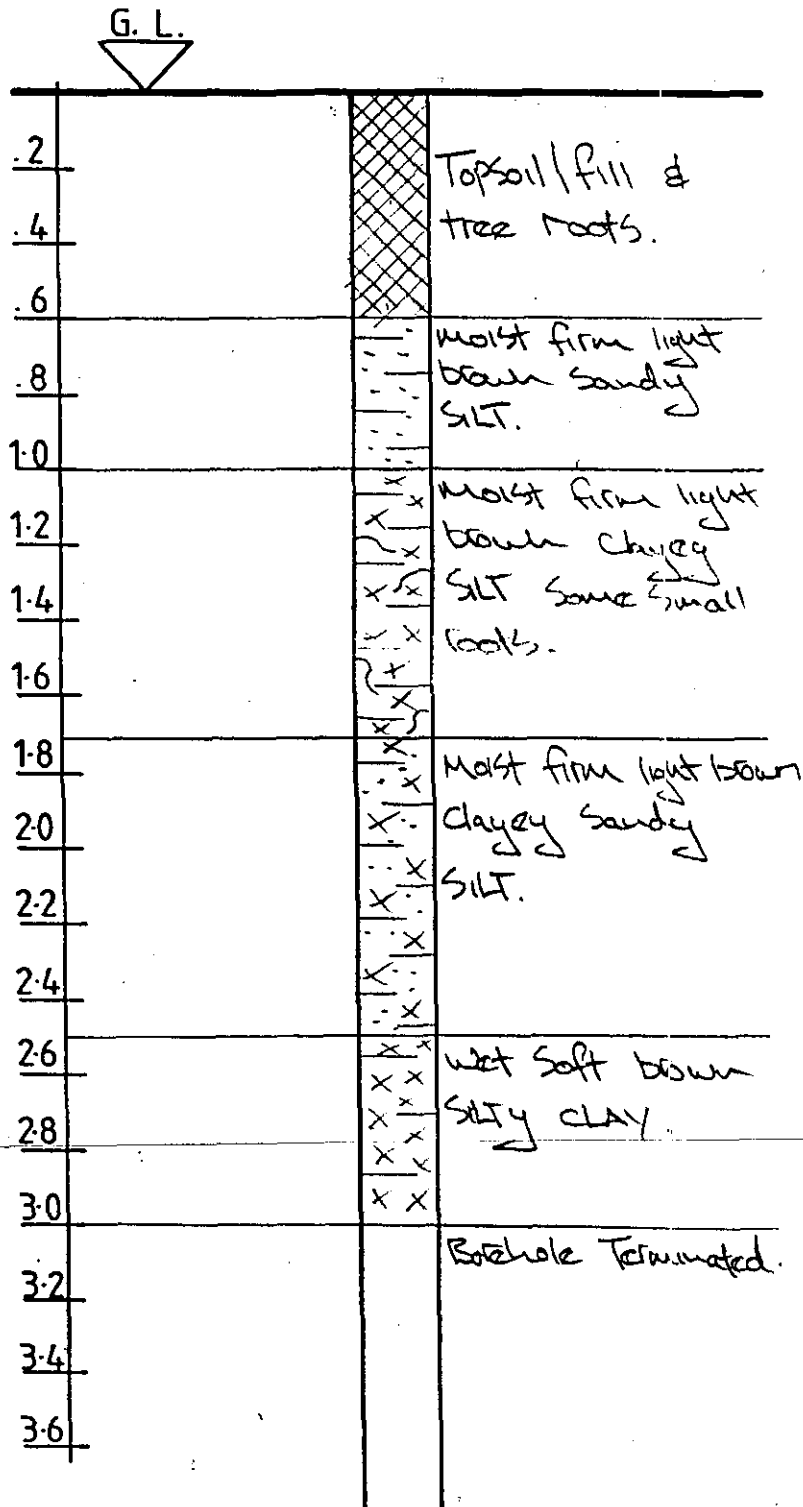
Remarks

Client MR KNIGHT. Project SUBSIDANCE/INSURANCE CLAIM

APPENDIX 14.

BOREHOLE LOG / STRATA SECTION

Borehole: 2



Remarks

Thomas Howell, Seife (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN



Date: 8th May, 1991.

Telephone: 0522 540921

Facsimile: 0522 536297

Our Ref: PE/78558/JHM
J.H. Middleton

Your Ref:

Mr. A. Knight,
Millbank,
Holbeach Fen,
Spalding,
Lincolnshire.

Dear Mr. Knight,

Insurance Claim for Structural Damage

I refer to my recent visit to your home concerning this matter, and in which I act upon behalf of your property Insurers, Eagle Star Group.

In accordance with our agreements, I now enclose copy of a self-explanatory letter I have forwarded to your engineers. Perhaps you would be so kind as to merely confirm to them that the further investigations should be put in hand, and immediately I receive sight of their supplementary report, I will be in touch with you again to progress this claim.

If, in the meantime, there is any particular aspect you wish to discuss in more detail with me at this stage, then please do not hesitate to contact my office.

Yours sincerely

J.H. Middleton

Enclosure
BAB

Directors: J A Stitch FCILA (Chairman) B J Rembges FCII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) N P Barraclough FCILA
D J Barratt ACII ACILA J H Carpenter FCII FCILA J C Copeland FCA FCILA T A Flood ACII FCILA J N Gray ACII FCILA K I Manners FCII FCILA D Mead ACII FCILA
J H Middleton FCII FCILA J D Percival FRICS MIAS FCILA B J Polley MA (Oxon) FCII FCILA J E Rampling ACII FCILA J P P Shaw ACII FCILA D M Smith FCILA
R Taylor ACII FCILA P J Ward ACII FCILA Associate Director: P G Ward FCII ACILA

A member of the Thomas Howell Group.

Registered in England No 1321468 Registered Office: Trinity Court, 42 Trinity Square, London EC3N 4TH

Thomas Howell, Selfe (Midlands) Limited
Chartered Loss Adjusters & Surveyors
Wigford House
Brayford Wharf East Lincoln LN5 7TN



Date: 8th May, 1991.

Telephone: 0522 540921
Facsimile: 0522 536297

Our Ref: PE/78558/JHM
J.H. Middleton

Your Ref: 17091/JHS/SB

S.R.C. Limited,
2-4 Spalding Road,
Holbeach,
Spalding,
Lincolnshire,
PE12 7HG.

Dear Sirs,

Subsidence Damage Claim - A. Knight
Millbank, Holbeach Fen, Spalding

We act upon behalf of the property Insurers of Mr. Knight in connection with a recent claim he has submitted under the terms of his policy for subsidence damage. A copy of your preliminary report has been passed to us, and during a recent meeting with Mr. Knight at his home, he has given us permission to write direct to you. We have certain recommendations to make on this matter generally which we understand Mr. Knight will confirm to you.

Initially, we readily agree that the further investigations you have recommended should be carried out, and in addition, we wonder whether a drain test should be undertaken as according to Mrs. Knight, various problems have been experienced in this respect recently. Our other concern here is that as substantial movement has occurred internally, then we would not wish the whole matter to be delayed unnecessarily with an extensive monitoring period, if your further investigations quite clearly indicate that some stabilisation works are required. We have in mind the comfort of Mr. and Mrs. Knight, and trust you will agree that unless it is essential, perhaps no useful purpose would be served by commencing an extensive monitoring period if repairs and stabilisation are indicated at this stage.

We trust the foregoing gives you some indication of our thoughts here, and when you hear from Mr. Knight, perhaps you could arrange to put the further investigations in hand. It would assist for the future if you could forward a copy of your subsequent reports direct to us, as this would avoid any delay in dealing with the matter. If there is any particular aspect you wish to clarify with us at this stage, then please do not hesitate to contact our Mr. Middleton.

Yours faithfully

BAB

Directors: J A Stitch FCILA (Chairman) B J Rembges FCII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) N P Barraclough FCILA
D J Barratt ACII ACILA J H Carpenter FCII FCILA J C Copeland FCA FCILA T A Flood ACII FCILA J N Gray ACII FCILA K I Manners FCII FCILA D Mead ACII FCILA
J H Middleton FCII FCILA J D Percival FRICS MIAS FCILA B J Polley MA (Oxon) FCII FCILA J E Rampling ACII FCILA J P P Shaw ACII FCILA D M Smith FCILA
R Taylor ACII FCILA P J Ward ACII FCILA Associate Director: P G Ward FCII ACILA

A member of the Thomas Howell Group.

Your Ref.

Our Ref.

17091/JHS/SB

Date:

22nd March 1991

Mr A. Knight
Mill Bank
Holbeach Fen
Spalding
Lincs.

Dear Mr Knight

re: Structural Report, Mill Bank, Holbeach Fen

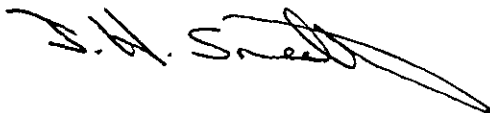
We thank you for your instructions to inspect and report upon the structural movement to your property.

We have pleasure in enclosing our report herewith, duplicate copies have also been sent to your insurance brokers, Messrs Lynas Vokes of Holbeach.

As you will see from our report, we recommend that further investigations and monitoring of cracks is undertaken and we await your further instructions with regard to this, once your insurers have responded to our initial report.

We trust the foregoing meets with your requirements, but should you have any queries please do not hesitate to contact us.

Yours sincerely
for and on behalf of SRC

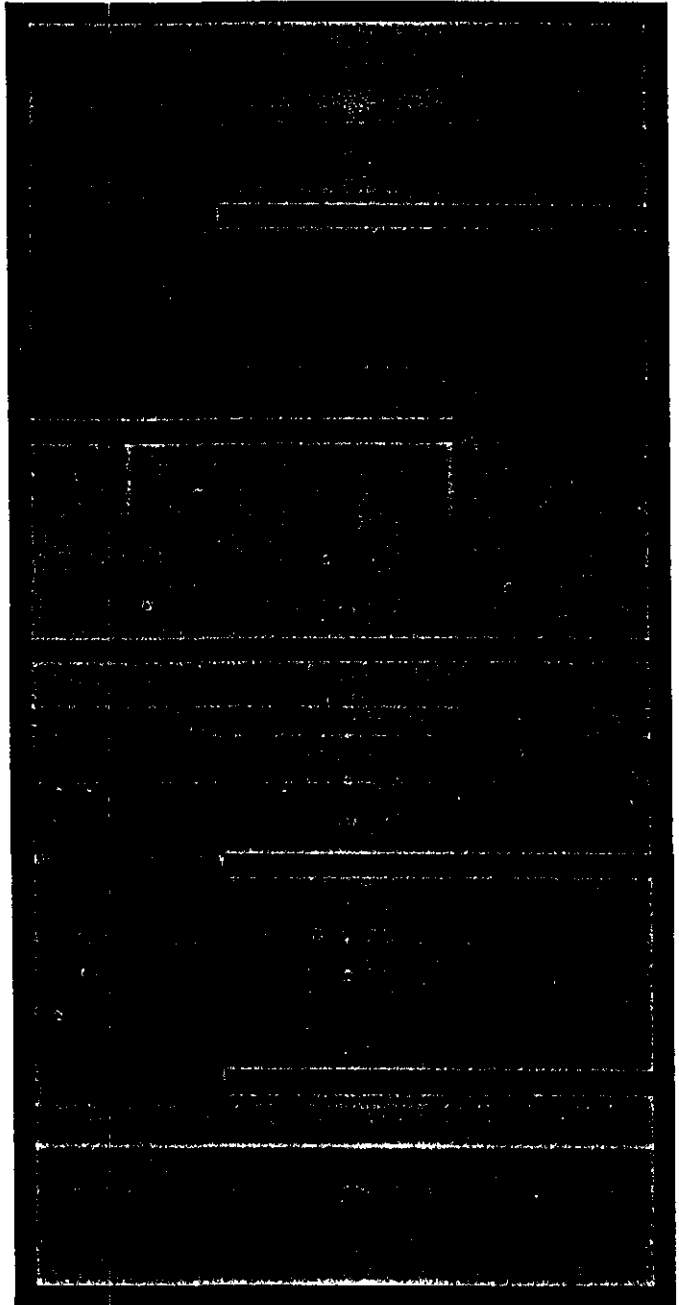


J.H. SNEATH

c.c. Lynas Vokes

Encs.





Soils Engineering Limited

18 DEC 1991

MR.A.KNIGHT

SIDEBOTTOM, RICHARDSON, CHENG LIMITED.
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

REPORT ON A BOREHOLE INVESTIGATION

AT

MILL BANK FARM

HOLBEACH FEN NEAR HOLBEACH

LINCOLNSHIRE

Report Reference No.C.5421

December 1991

INTRODUCTION

Mr.A.Knight owns a two storey brick house at Mill Bank Farm, Holbeach Fen, near Holbeach, Lincolnshire which has suffered subsidence damage.

Sidebottom, Richardson, Cheng Limited, Consulting Structural and Civil Engineers, were asked by Loss Adjustors, Thomas Howell Selfe, to advise on the structural damage. Soils Engineering Limited were instructed to undertake a borehole investigation in order to determine the ground conditions as a basis for recommendations on remedial action.

LOCATION, TOPOGRAPHY AND GEOLOGY OF THE SITE

Mill Bank Farm is situated on the north side of a minor road which crosses Holbeach Fen, some 2km south of the centre of Holbeach, at National Grid Reference TF 367 226.

The two storey dwelling is on relatively flat lying ground at about 3m.O.D..

Two mature Sycamore trees were present some 15m from the front of the house.

The Geological Map for the area at 1:50,000 scale is not published. However, previous work in the Holbeach area has found a significant thickness of superficial deposits, including Fen Clay, peat, silt and sand, overlying the Chalky Boulder Clay.

SITE WORK

A single 150mm diameter borehole was sunk by a mobile, cable percussive boring rig to 10m depth on the 29th November 1991 at the position shown on the site plan.

Undisturbed samples 100mm in diameter were taken on recognising a sufficiently cohesive stratum and thereafter at intervals of approximately 1.50m of depth within the stratum. The ends of the samples were waxed to maintain them in as representative condition as possible during transit to the laboratory.

Standard penetration tests were made in sand to give an indication of the in-situ relative density of the material. The test was made by driving a split spoon sampler 50mm diameter and 35mm bore into the soil at the base of the borehole by means of an automatic trip hammer weighing 63.50kg falling freely through 760mm. The penetration resistance was determined as the number of blows required to drive the tool the final 300mm of a total penetration of 450mm into the soil ahead of the borehole.

Representative disturbed samples were taken from the boring tools at frequent intervals throughout the depth of the borehole and water samples were taken as soon as sufficient water had entered the borehole.

The borehole record gives the descriptions and depths of the various strata encountered, details of all samples taken, results of the in-situ tests and the groundwater conditions observed during boring.

LABORATORY WORK

The samples were inspected in the laboratory and assessments of the soil characteristics have been taken into account during preparation of the borehole record.

The index properties of selected soil samples were determined as a guide to soil classification and behaviour. The liquid limit was determined by a cone penetrometer.

Test specimens 38mm diameter and 76mm long were prepared from selected undisturbed samples. Immediate undrained triaxial compression tests were made on sets of three specimens from each sample at cell pressures of 100, 200 and 400kN/m² respectively. The moisture contents and bulk densities of the specimens were determined.

The particle size distributions of selected samples of sand were obtained by sieve analyses. Results of these tests are given as particle size distribution curves at the end of this report.

Selected samples of soil and water were analysed to determine the concentration of total sulphates. The pH values were also determined using an electrometric method.

GROUND CONDITIONS

The ground conditions revealed by the borehole were generally as expected with Fen Clay overlying silt and sand. The Chalky Boulder Clay was not reached.

The surface layer of dark brown sandy topsoil was 0.35m thick.

This was underlain by 0.95m of a very stiff to hard, desiccated, light brown very sandy, very silty clay with sand layers.

At 1.30m this was followed by a very stiff desiccated, brown and grey mottled sandy, very silty clay with sand layers. Below 1.90m this clay was soft to firm, fissured and very silty with occasional root holes.

The underlying soft, becoming very soft, grey brown sandy, very silty clay met at 2.70m contained occasional part decayed root traces, root holes, and black peat traces.

At 5m the hole entered a loose grey brown silty fine sand which below 7.50m was proved to at least 10m depth.

Water was added to assist shelling the sand below 5m and has masked the initial water strike and the water table. However, additional water was not required below 7.50m. On completion the water stood at 5.10m and rose to 3.60m on removal of the casing.

Live fibrous tree roots were found within the soil samples to 2.10m depth.

COMMENTS ON THE GROUND CONDITIONS
IN RELATION TO THE REMEDIAL WORK

The borehole investigation found no suitable horizon to which the house could be underpinned using deepened mass concrete foundations. It will be necessary to support the building using piles installed in the medium dense sand below 7.50m.

The Fen Deposits above this sand had poor bearing properties. Beneath the depth to which they were desiccated, they were typically highly compressible, and are therefore unsuitable bearing strata even for the likely small loads of a house.

Piled foundations which do not involve the risk of future settlement need to go into the medium dense sand below 7.50m.

The ground conditions favour driven piles as bored piles would require casing and the concrete would have to be introduced below water using a tremie pipe. However, vibrations from pile driving could cause damage to the dwelling and so the advice of a specialist piling contractor should be sought before proceeding.

An order of magnitude calculation for a bored pile may be carried out for preliminary pile design purposes using the following criteria.

1. The ultimate load on a pile would be the sum of the side friction acting on the shaft of the pile together with the end bearing load.
2. Side friction and end bearing values are based on the SPT 'N' values obtained.
3. The end bearing would be nine times the average cohesion at the

level of the pile point.

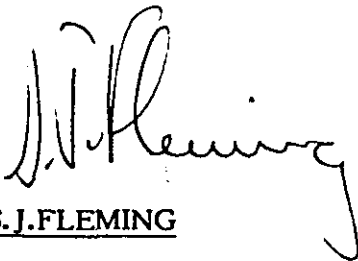
<u>Item</u>	<u>Ultimate Pile Bearing Value</u>
Shaft friction/adhesion in Fen Deposits to 5m.	Ignored.
Shaft friction in loose sand.	10
Shaft friction in medium dense sand.	45
Ultimate end bearing in medium dense sand.	1350

Using the above coefficients it is estimated that a 300mm diameter, 9m long pile would have a working load of 70kN.

This load assumes no test loading would be undertaken and incorporates a factor of safety of 2.5.

The results of the soil and water sulphate analyses were in Classes 1 and 2, respectively of the appended B.R.E. Digest 363, Table 1. Pile concrete should be specified for Class 2 conditions.

SOILS ENGINEERING LIMITED.



S.J.FLEMING

M.Sc., F.G.S.,

Senior Soils Engineer



K.M.PARE

M.Sc., C.Eng., M.I.C.E.,
M.A.E.G., C.GEOL., F.G.S.,

Managing Director

SITE MILLBANK FARM, HOLBEACH FEN							BOREHOLE 1	
Date: 29/11/91			Hole Size: 150mm dia to 10.00 m.		Ground Level		Sheet 1 of 1	
							Scale 1:50	
Samples and in-situ Tests								
Depth m	Type	Blows	Water	Legend	O.D. Level m	Depth m	Description of Strata	
						0.35	Dark brown sandy TOPSOIL	
0.60	D1						Very stiff to hard desiccated light brown very sandy very silty CLAY with sand layers	
1.00-1.45	U1	55				1.30		
1.45	D2						Very stiff desiccated brown and grey mottled sandy very silty CLAY with sand layers	
1.60-2.05	U2	38				1.90		
2.10	D3						Soft to firm fissured brown and grey mottled very silty CLAY with occasional root holes	
2.40-2.85	U3	10				2.70		
2.85	D4						Soft, becoming very soft, grey brown sandy very silty CLAY with occasional part decayed root traces, root holes and black peat traces	
3.00	D5							
3.10-3.55	U4	6						
3.60	D6							
3.60	W1							
4.00	D7							
4.20-4.65	U5	8						
4.70	D8							
5.00	D9					5.00		
5.10-5.55	U6	10					Loose grey brown silty fine SAND	
5.60	D10							
6.45-6.75	S	N7						
6.75	D11					7.50		
7.85-8.15	S	N24					Medium dense grey brown slightly silty fine SAND	
8.15	D12							
8.50-9.20	B1							
9.35-9.65	S	N30						
9.65	D13					10.00		
KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed Sample W - Water Sample H - Hackintosh Probe S - Standard Penetration Test C - Cone Penetration Test V - Vane Shear Test Cohesion () kN/m ² * S.P.T./C.P.T. Where 0.3m penetration not achieved, blows given for quoted penetration N - Blows for 0.3m In penetration test Σ Water Met Σ Depth to Water on completion Σ () Depth, hours after completion							REMARKS Borehole completed at 10.0m depth 1. Borehole cased to 10.0m depth 2. Water was added to assist progress from 5.6m to 7.5m 3. Depth to water on completion 5.1m, rising to 3.6m on removal of the casing 4. Live tree roots found to 2.1m	
							5421	

LABORATORY TEST RESULTS

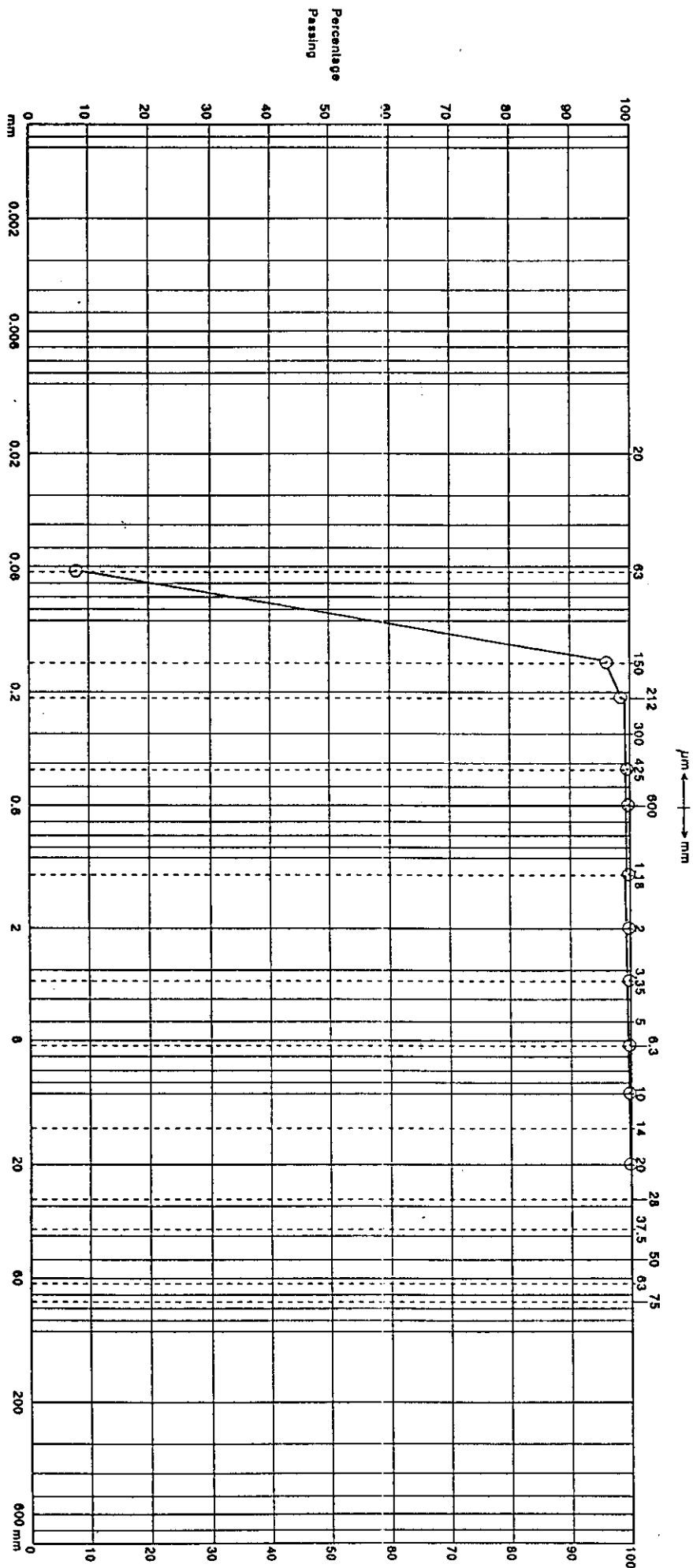
CONTRACT MILLBANK FARM, HOLBEACH FEN

Bore-hole	Sample	Depth m	Classification				Density		Triaxial Compression				Sulphates (SO ₄)				Remarks	
			Liquid Limit %	Plastic Limit %	Plasticity Index %	Moisture Content %	Bulk Mg/m ³	Dry Mg/m ³	Type	Deviator Stress kN/m ²	Cell Pressure kN/m ²	Cohesion kN/m ²	Angle of Shear Resistance degrees	Soil		pH		
														Total Dry wt. %	Aqueous Extract g/l			Water g/l
1	U1	1.00 - 1.45	43	22	21	22	2.00 2.03 2.03	1.65 1.67 1.69	Q	497 520 645	100 200 400	277	0	0.12			8.6	
	U2	1.60 - 2.05				41 39 40	1.75 1.76 1.77	1.24 1.27 1.26	Q	74 80 93	100 200 400	41	0					
	O3	2.10	57	29	28													
	U3	2.40 - 2.85				41 38 40	1.75 1.82 1.80	1.24 1.31 1.29	Q	33 42 35	100 200 400	18	0	0.21			8.5	
	U4	3.10 - 3.55				37 35 35	1.81 1.84 1.85	1.32 1.36 1.37	Q	10 11 15	100 200 400	6	0					
	W1	3.60														0.55	8.3	
	U5	4.20														0.40	8.4	

U - UNDISTURBED SAMPLE
D - DISTURBED SAMPLE
B - BULK SAMPLE
W - WATER SAMPLE
C.U. - CONSOLIDATED UNDRAINED
C.D. - CONSOLIDATED DRAINED
Q. - IMMEDIATE UNDRAINED
Q.M. - IMMEDIATE UNDRAINED MULTISTAGE
Aqueous Extract 2:1 Water:Soil
SOILS ENGINEERING LIMITED, PETERBOROUGH

PARTICLE SIZE DISTRIBUTION

		Size μm										Size mm										
Sieve Size	2	6	20	63	150	212	300	425	600	1.18	2	3.35	5	6.3	10	14	20	28	37.5	75	125	300
Percentage by Mass Passing Sieve	-	-	-	8	96	99	-	100	100	100	100	100	-	100	100	-	100	-	-	-	-	-



CLAY	SILT			SAND			GRAVEL			COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse		

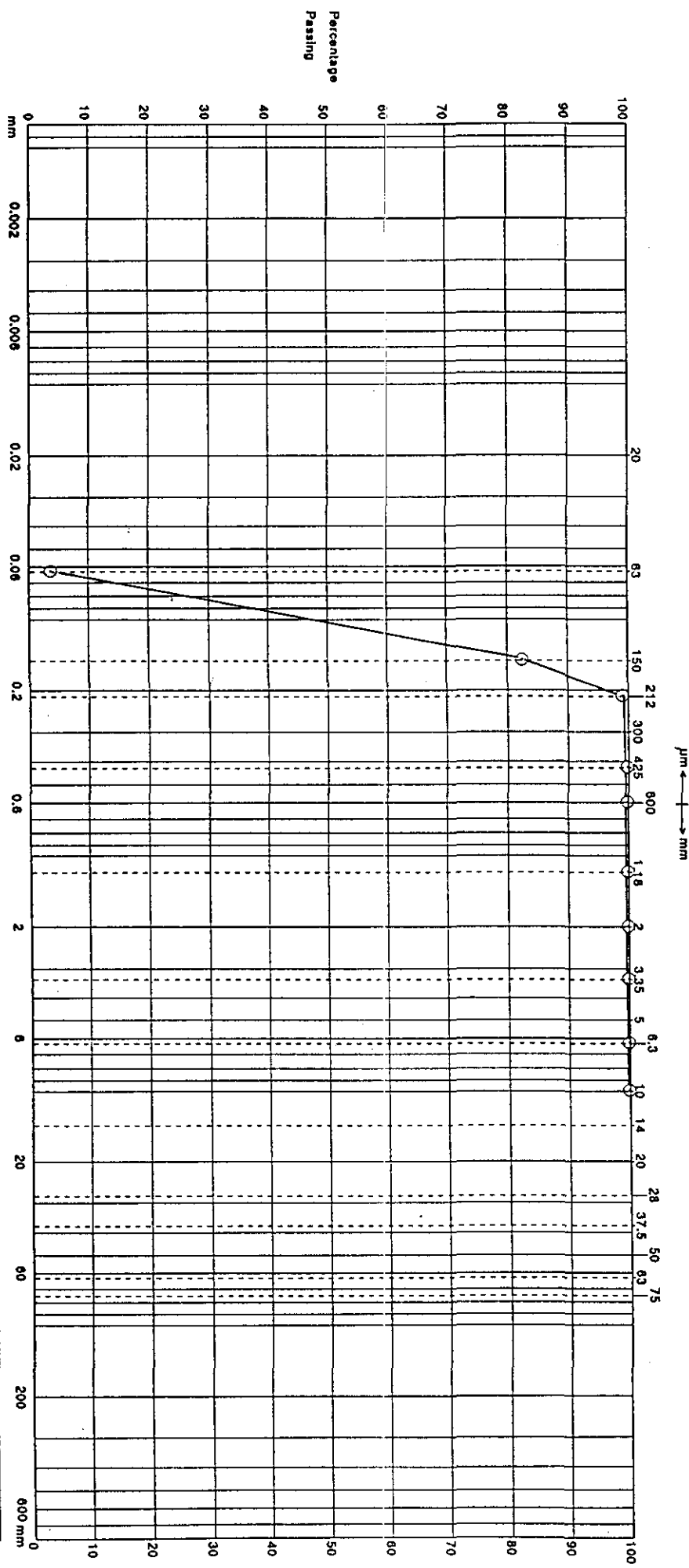
Remarks

Method Met Sieve Sample Number D11 Depth 6.75 BH/GP Number 1

Site MILLBANK FARM, HOLBEACH FEN

PARTICLE SIZE DISTRIBUTION

Size μm													Size mm									
Sieve Size	2	6	20	63	150	212	300	425	600	1.18	2	3.35	5	6.3	10	14	20	28	37.5	75	125	300
Percentage by Mass Passing Sieve	-	-	-	4	82	99	-	100	100	100	100	100	-	100	100	-	-	-	-	-	-	-

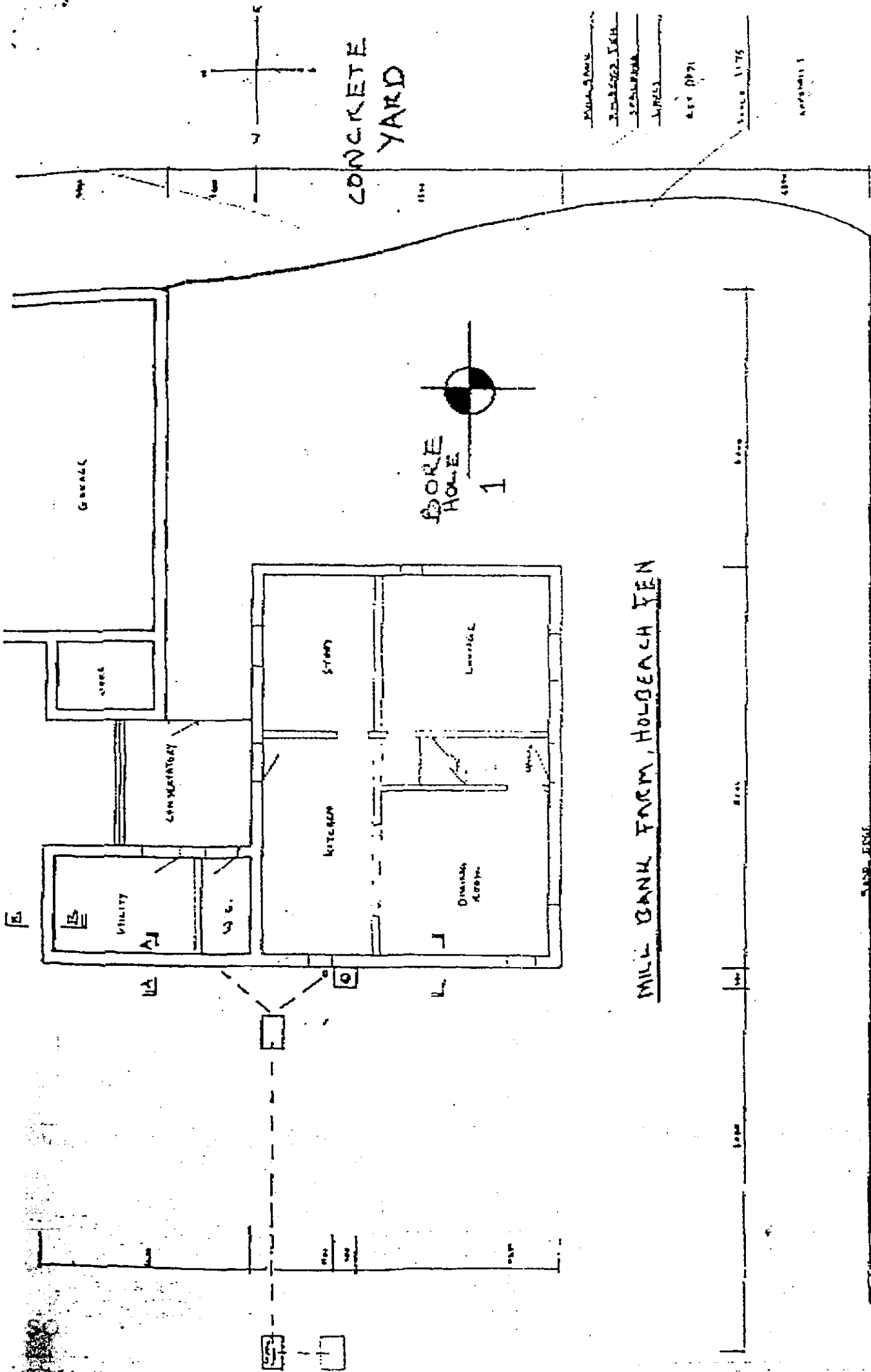


CLAY	SILT			SAND			GRAVEL			COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse		

Remarks

Method Met Sieve	Sample Number B1	Depth 8.50 - 9.20	BH/TP Number 1	5421
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Site MILLBANK FARM, HOLBEACH FEN



MILL BANK FARM, HOLBEACH FEN

MILL BANK

Concrete Requirements Against Sulphate Attack

Table 1 Requirements for well compacted cast-in-situ concrete 140 mm to 450 mm in thickness exposed on all vertical faces to a permeable sulphate soil or fill. Aggregates to BS 382 or BS 1047. For other exposures or types of concrete see Tables 1a and 1b. For acid conditions see Table 2.

Class	Concentration of sulphate and magnesium					Cement type see Table 1c	Minimum cement content – kg/m ³ Notes 1 and 2	Maximum free water/cement ratio Note 1
	In soil or fill			In groundwater – g/l				
	By acid extraction % SO ₄	By 2:1 water/soil extract – g/l						
		SO ₄	Mg	SO ₄	Mg			
1	<0.24	<1.2	<0.4	A - L	Note 3	0.65		
2	If >0.24 classify on basis of 2:1 extract	1.2 - 2.3	0.4 - 1.4	A - G	330	0.50		
H		230	0.55					
I - L		300	0.55					
3		2.3 - 3.7	1.4 - 3.0	H	320	0.50		
I - L		340	0.50					
4		3.7 - 6.7	<1.2	3.0 - 6.0	<1.0	H	360	0.45
I - L	380	0.45						
4	3.7 - 6.7	>1.2	3.0 - 6.0	>1.0	H	360	0.45	
5	>6.7	<1.2	>6.0	<1.0	As for Class 4 plus surface protection – see CP 102			
>6.7	>1.2	>6.0	>1.0					

Note 1 Cement content includes pfa and slag.

Note 2 Cement contents relate to 20 mm nominal maximum size aggregate. In order to maintain the cement content of the mortar fraction at similar values, the minimum cement contents given should be increased by 40 kg/m³ for 10 mm nominal maximum size aggregate and may be decreased by 30 kg/m³ for 40 mm nominal maximum size aggregate as described in Table 8 of BS 5323: Part 1.

Note 3 The minimum value required in BS 8110: 1985 and BS 5323: Part 1: 1990 is 275 kg/m³ for unreinforced structural concrete in contact with non-aggressive soil. A minimum cement content of 300 kg/m³ (BS 8110) and maximum free water/cement ratio of 0.60 is required for reinforced concrete. A minimum cement content of 220 kg/m³ and maximum free water/cement ratio of 0.80 is permissible for C20 grade concrete when using unreinforced strip foundations and trench fill for low-rise buildings in Class 1.

Table 1c Types of cement

Code	Type or combination	Code	Type or combination
A	Portland cement to BS 12	H	Sulphate-resisting Portland cement to BS 4027
B	Portland blastfurnace cements to BS 146	I	High-slag blastfurnace cement to BS 4246 containing not less than 74% slag by mass of nucleus
C	High slag blastfurnace cement to BS 4246	J	Combinations of Portland cements to BS 12 and blastfurnace slag to BS 6699 containing not less than 70% slag and not more than 90% slag by mass of slag plus cement
D	Combinations of Portland cements to BS 12 and blastfurnace slag to BS 6699	K	Portland pfa cements to BS 6588 containing not less than 26% pfa by mass of nucleus
E	Portland pfa cements to BS 6588	L	Combinations of Portland cements to BS 12 and pfa to BS 3892: Part 1 containing not less than 25% pfa and not more than 40% pfa by mass of pfa plus cement
F	Combinations of Portland cement to BS12 and pfa to BS3892: Part 1		
G	Pozzolanic pfa-cement to BS 6610: 1991		

In Codes I and J, slag with alumina (Al₂O₃) content over 14% should be used only with Portland cement having low to moderate C₃A content (typically less than 10%)

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Your Ref.

Our Ref.

Date:

PRELIMINARY STRUCTURAL REPORT

UPON

DETACHED HOUSE

MILL BANK

HOLBEACH FEN

SPALDING

LINCS.

Mr A. Knight
Mill Bank
Holbeach Fen
Spalding
Lincs.



PRELIMINARY STRUCTURAL REPORT

UPON

DETACHED HOUSE

MILL BANK

HOLBEACH FEN

SPALDING

LINCS.

Reference: 17091

March 1991

Date of Inspection: 26th February 1991

LOCATION

The property is situated in a rural position approximately
2 miles South East of Holbeach. National Grid Ref: TF/370/225.

Cont....

2.

Preliminary Structural Report/17091

Mr A. Knight

SCOPE OF REPORT

At the request of Mr A Knight, a Visual Inspection Only of the property was undertaken on the 26th February 1991, the purpose being to comment upon the Structural Elements Only.

The object of this report is to comment upon the likely causes of the Structural Movement now apparent and their longer term effects upon the property as a whole.

It confines itself to the Basic Building Fabric and is not intended to comment upon non-structural items such as plumbing, electrics, heating, condition of window and door framing. We cannot comment upon structural items which were inaccessible at the time of our visit, particularly where the property is furnished.

Please note that no finishes were removed, footings exposed or drainage runs tested during our site visit, neither did we gain access to the roof space to inspect timber framing, this being beyond the scope of our brief.

3.

Preliminary Structural Report / 17091

Mr A. Knight

General comments relating to Ground Conditions are based upon previous experience in the South Lincs Area and not precise information with respect to this particular plot.

Our report is confined to the main house with attached store and garage only.

GENERAL DESCRIPTION

Type and Age: The property comprises a detached house with adjoining store and garage, set within a farmstead with modern farm buildings close by.

We believe the main part of the property dates from around 1900, although some earlier second hand bricks may have been used on the rear elevation. The conservatory, utility, W.C. store and garage are later additions, probably built in the 1950's.

Cont...

4.

Preliminary Structural Report / 17091

Mr A Knight

Construction: Walls to the property are of solid brickwork (ie. no cavity). The roof to the two storey part of the house is dual pitch, with a concrete interlocking tile covering. The roof to the single storey part is pitched and covered with corrugated asbestos sheets.

Accommodation:

Ground Floor: Conservatory, Utility, W.C., Kitchen, Dining Room, Study, Lounge, Hall.

First Floor: Stairs, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom.

Outbuildings: Store, Garage.

Cont....

5.

Preliminary Structural Report / 17091

Mr A. Knight

General Decorative Condition: The decoration both internally and externally is in good condition. Major redecoration of the property was carried out in 1982, when the present occupiers first moved in.

COMMENTS UPON THE PROPERTY "AS SEEN"

INTERNAL

A vertical crack 7mm wide is apparent over the Kitchen window opening. To the opposite wall a diagonal crack 3mm wide extends from the opening between the kitchen and the lounge, upward to the ceiling. The two cracks are linked by a diagonal crack across the kitchen ceiling.

This fault line continues in the conservatory as a crack between the ceiling and West wall.

Cont....

6.

Preliminary Structural Report / 17091

Mr A. Knight

In the bathroom over the kitchen, 5mm wide vertical cracks have formed above and below the Western jamb of the window. Where the crack meets the ceiling it proceeds to the North West corner and returns along the West gable wall. This pattern of cracking appears to follow the same fault line as in the kitchen below, and suggests a movement of the North West corner of the property away from the remainder.

To the landing ceiling cracks up to 7mm in width extend North to South, the full depth of the property.

To bedroom 1, vertical cracks descend below the window jambs. Slopes to the door head and to the built in wardrobe in bedroom 1 suggest a downward movement of the South elevation and central (East to West) party wall. Similar slopes to the door heads of bedroom 2 and 3 also bear this out.

Cont....

7.

Preliminary Structural Report / 17091

Mr A. Knight

To the study, vertical cracks are present above and below the window. Also a diagonal crack across the upper corner of the Western end of the South party wall continues horizontally East at ceiling level.

Elsewhere internally, other minor cracks to wall and ceiling finishes are apparent.

The occupier informs us the significant internal cracks were first noted during the Summer of 1990 and our observations are consistent with this time scale.

EXTERNAL

Generally, the visible amount of initial movement is not reflected on external wall faces; this is possibly because of the soft lime mortar used, which is able to accommodate a certain amount of movement without cracking.

To the South (front) elevation, minor vertical and diagonal cracks are apparent over ground floor window and door openings. A vertical crack has also formed along the line of the bricked-up window opening over the front door.

8.

Preliminary Structural Report / 17091

Mr A. Knight

On the West elevation an external brick chimney was added, we understand in the 1950s, to serve a boiler in the kitchen. The chimney has serious vertical cracks to its three visible faces and does not appear to be bonded to the West gable. It is bowing out from the wall at ground floor level, but is no longer in use and has been capped at roof level.

General, apparently random cracking is visible to the West gable, particularly at high level. The weathering of the soft lime mortar at this exposed site could well have precipitated this cracking. The occupier has attempted to prevent water ingress by filling the crack with a white mastic type filler.

A soil stack from the bathroom and a rain water down pipe enter the ground at the Northern end of the gable. The path around this area was wet at the time of our inspection and some leakage from the soil stack is suspected.

The foul drain runs West from the gable into a septic tank/cesspit approximately 8m away. The turf over the run of the drain was lush in comparison with the rest of the lawn and we suspect some leakage from the drain.

Cont....

9.

Preliminary Structural Report / 17091

Mr A. Knight

To the main North (rear) elevation bricks are of a darker red and probably older than those used elsewhere. Vertical cracks above and below window and door openings are consistent with those visible internally.

To the North wall of the store toothed vertical cracks up to 4mm wide indicate an outward movement of the West gable.

Brickwork to the North wall of the utility is badly weathered.

Minor cracks and areas of weathered and re-pointed brickwork are visible generally to all wall faces.

Cont.....

10.

Preliminary Structural Report / 17091

Mr A. Knight

THE ORIGIN OF DAMAGE

The nature and pattern of cracking internally suggests that differential movement of the foundations has precipitated the damage. Some cracks visible externally are also consistent with this, but others stem from weathering of the lime mortar. We believe the chimney has been damaged primarily by heat.

FACTORS RELEVANT TO THE CAUSE OF DAMAGE

Basic soils strata in the vicinity show considerable variations between individual sites, but clay soils are known to exist in the locality. We cannot say with certainty at this stage what type of soils exist at this site. However, clay and other soils types are susceptible to shrinkage and since the extremely dry Summers of 1989 and 1990, many properties have suffered movement as a result of a reduction in ground moisture levels.

Cont....

11.

Preliminary Structural Report / 17091

Mr A. Knight

Although the dry weather has not continued in recent months, there has not been sufficient rain to allow the water table to regain normal levels. We would therefore, anticipate a continuation of the problem during this year, unless a substantial amount of rain falls during the next few months.

The soil stack and drainage run West of the house appears to be leaking. Such leaks can lead to the leaching of fines from within the soils strata, leaving voids, which in turn allow settlement of the adjacent foundations. These problems are more likely to occur or may become more severe during prolonged dry weather.

The additional weight imposed by the boiler chimney, built in the 1950s, may be relevant, since local movements are more pronounced in this area of the building.

Cont....

12.

Preliminary Structural Report / 17091

Mr A. Knight

FURTHER INVESTIGATIONS

In order to determine the precise cause of movement and establish if it is ongoing, we recommend the following investigations are carried out.

1. Simple test bores to be undertaken to assess The Basic Characteristics of the Soils Strata and reveal any unusual circumstances below ground level.
2. Take spot levels around the building to establish the amount and direction of movement present.
3. Attach "Tell-Tale" gauges to cracks and monitor the amount and direction of ongoing movement over a period of months.
4. Expose footings to establish their depth, size and type.

Cont...

13.

Preliminary Structural Report / 17091

Mr A. Knight

CONCLUSIONS

The property has suffered recent significant structural movements but further investigations are necessary to establish the precise cause and check if movements are still active. Following such investigations we shall be in a position to recommend a scheme of remedial works or cosmetic repairs dependant upon our findings.

for and on behalf of SRC



J.H. SNEATH

Building Surveyor

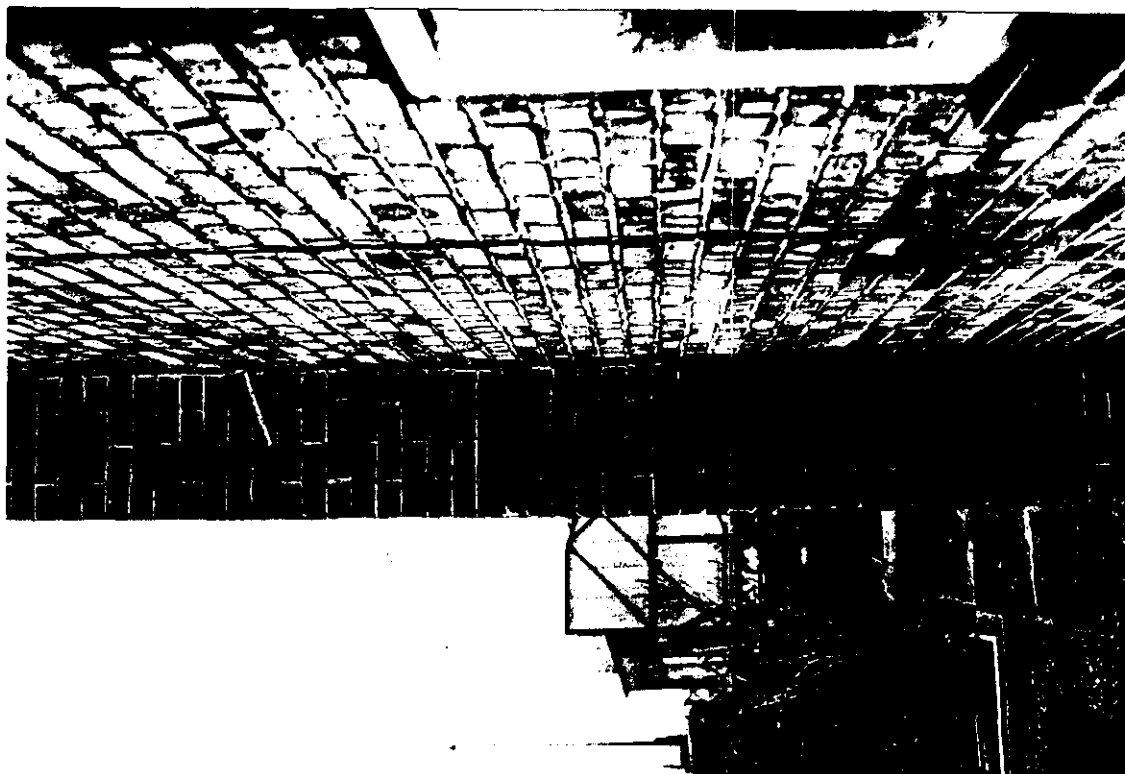
22ND MARCH 1991



SOUTH ELEVATION (FRONT)



WEST GABLE AND SOUTH (FRONT) ELEVATION



CRACKS TO EXTERNAL CHIMNEY AND BETWEEN CHIMNEY
AND WEST GABLE



WEST GABLE, SHOWING MASTIC FILLED CRACKS
AT HIGH LEVEL & CRACKING TO CHIMNEY



WEST GABLE SHOWING DAMP PATH AND LUSH GRASS CLOSE TO INSPECTION CHAMBER.



BULKY CEMENT FLASHING TO

BASE OF SOIL STACK



NORTH ELEVATION (REAR)



NORTH ELEVATION AND WEST GABLE



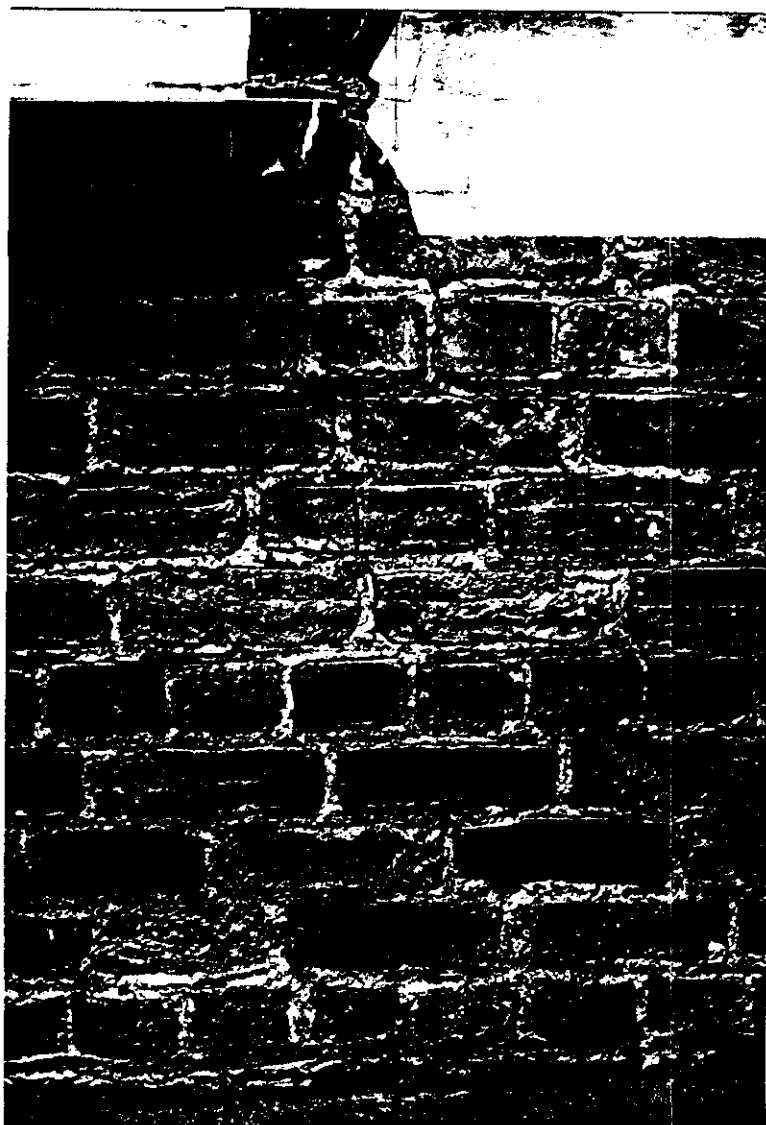
EAST ELEVATION



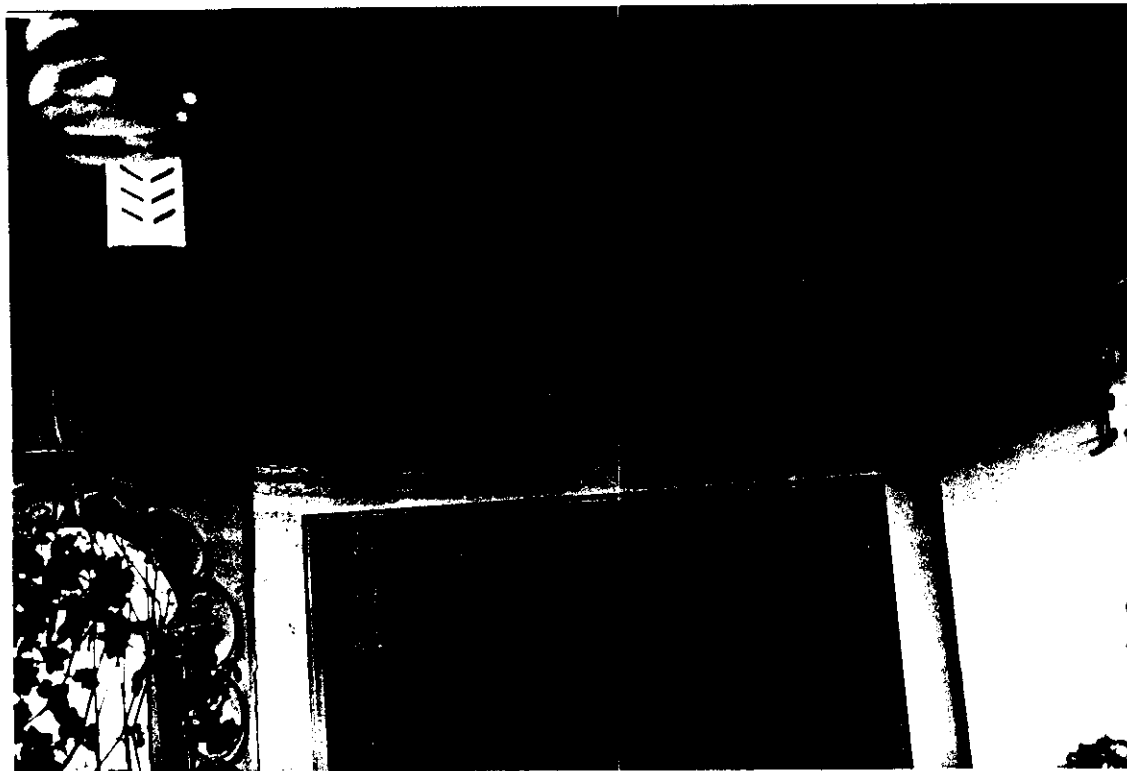
MINOR CRACKING BELOW LOUNGE EAST WINDOW



NORTH ELEVATION (REAR) CRACKING ABOVE STUDY WINDOW



VERTICAL CRACK BELOW
STUDY WINDOW



CONSERVATORY WEST WALL. VERTICAL CRACK OVER DOOR OPENING, HORIZONTAL CRACK BETWEEN

CEILING AND TOP OF WALL

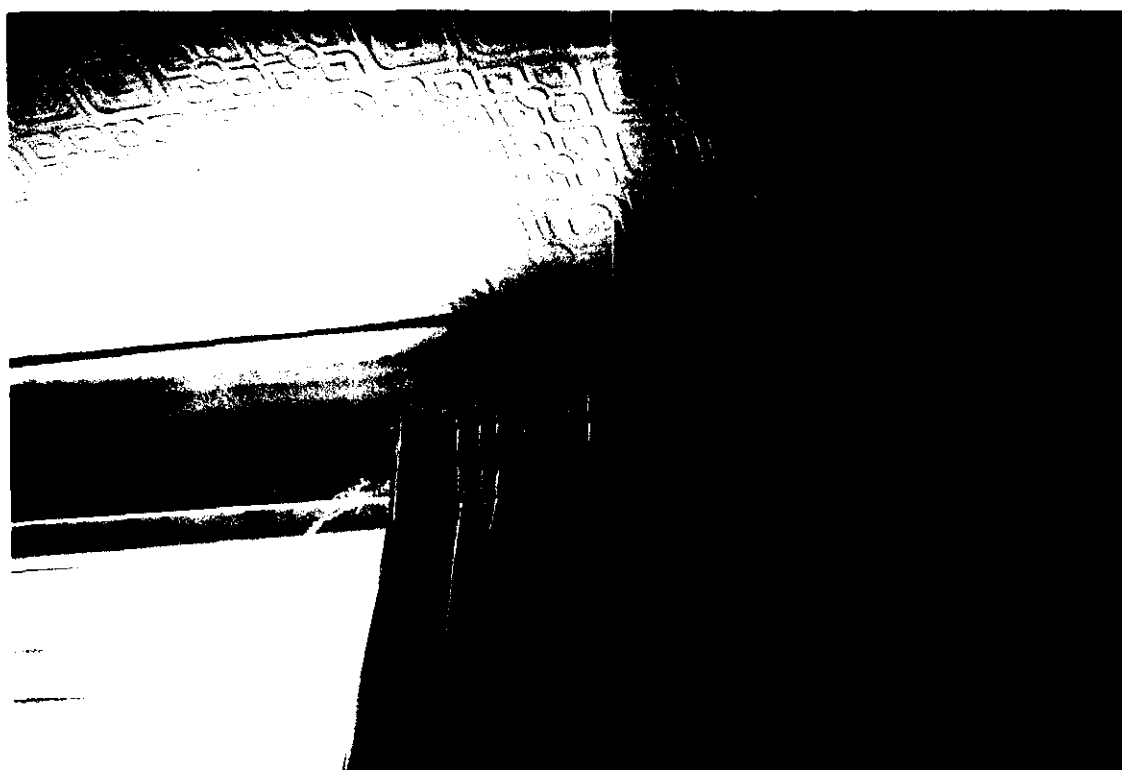


CONSERVATORY

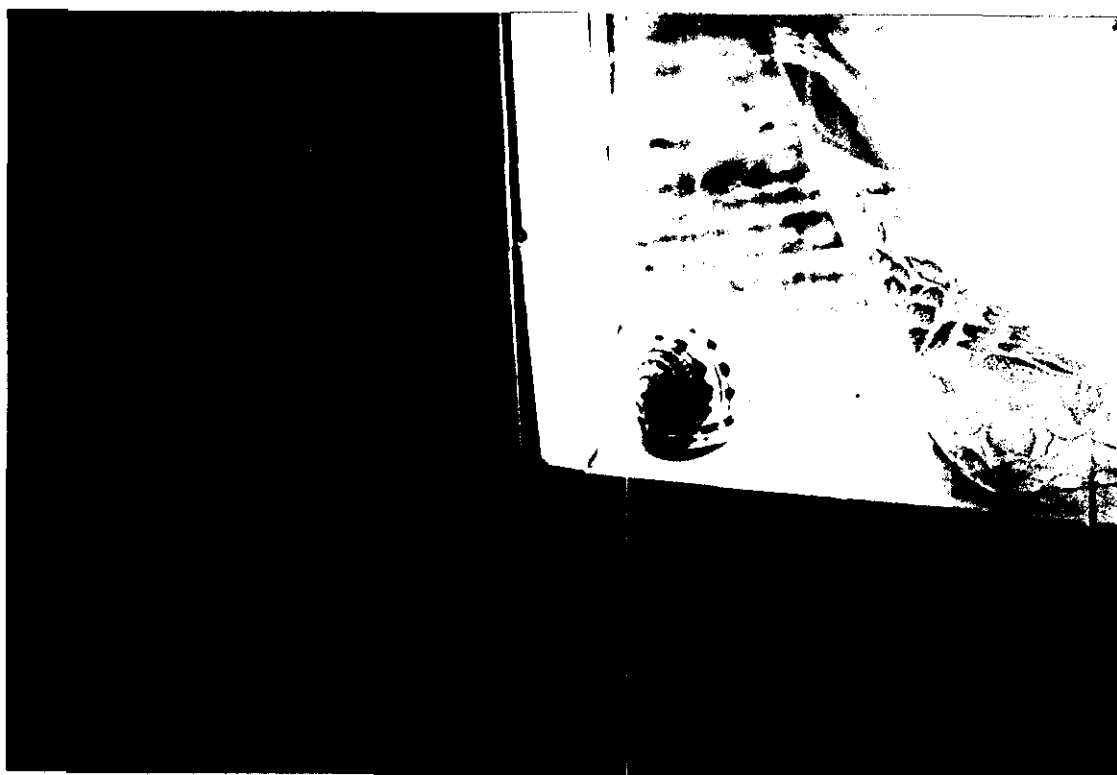
VERTICAL CRACK OVER JAMB TO
KITCHEN WINDOW CONTINUOUS WITH
CRACK BETWEEN THE WEST WALL
AND THE CEILING



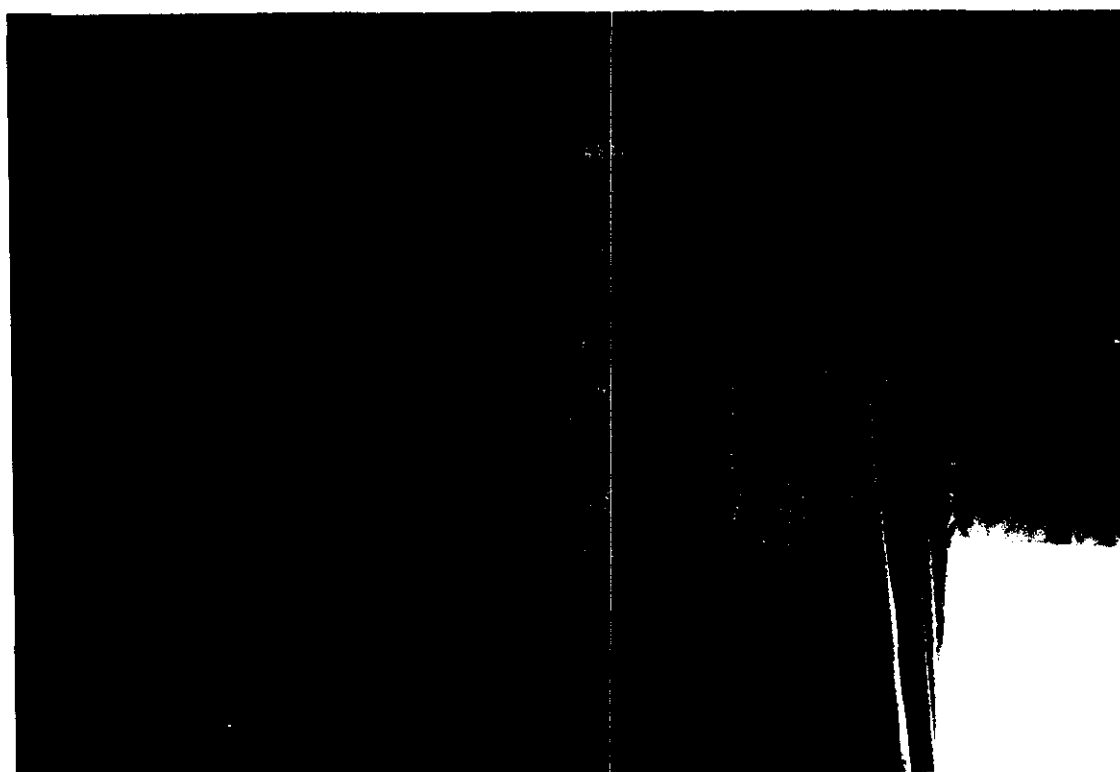
DINING ROOM , DIAGONAL CRACK TO SIDE OF OPENING TO KITCHEN



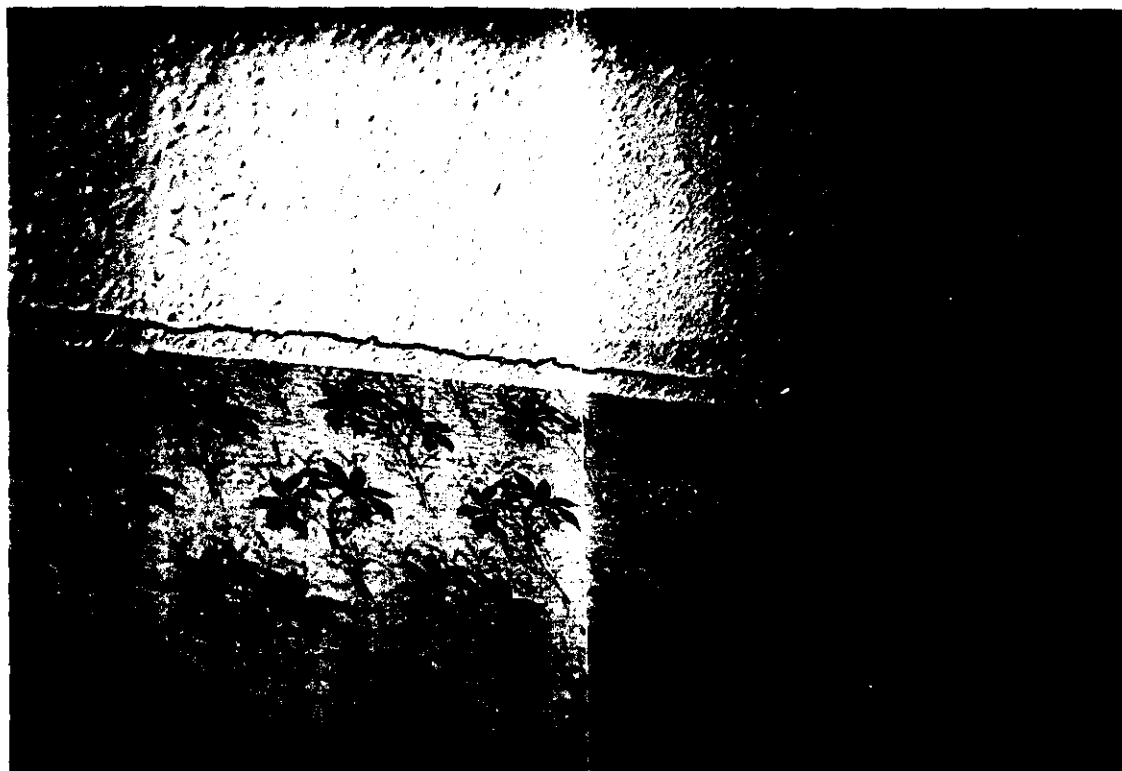
SMALL CRACK TO CORNICE ABOVE DINING ROOM SOUTH WINDOW



VERTICAL CRACKS TO SKIRTING AND WALL TILING
AT BATHROOM NORTH WINDOW



BATHROOM NORTH WALL SHOWING WALL PAPER TEARS
AT JUNCTION OF WALL WITH CEILING.

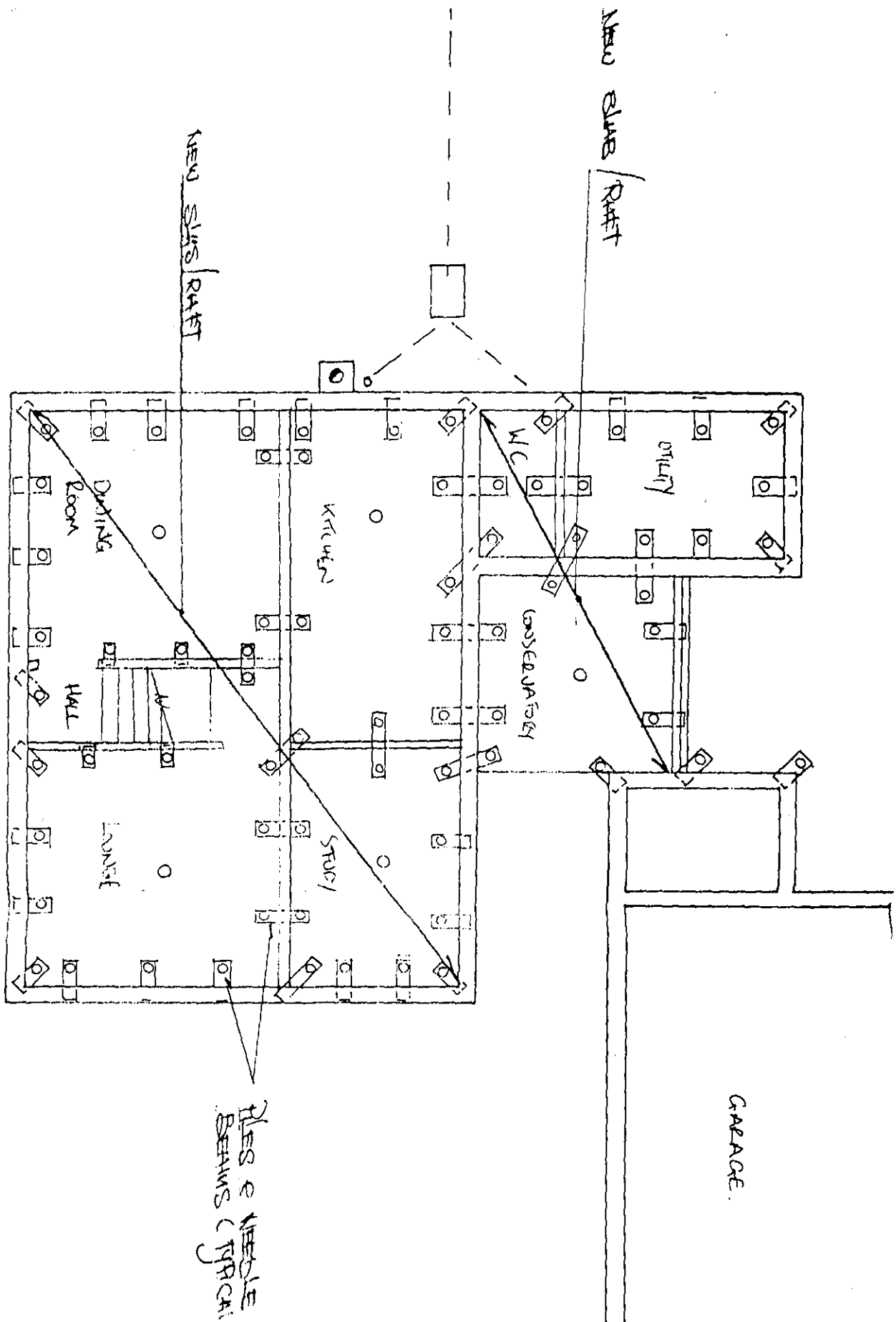


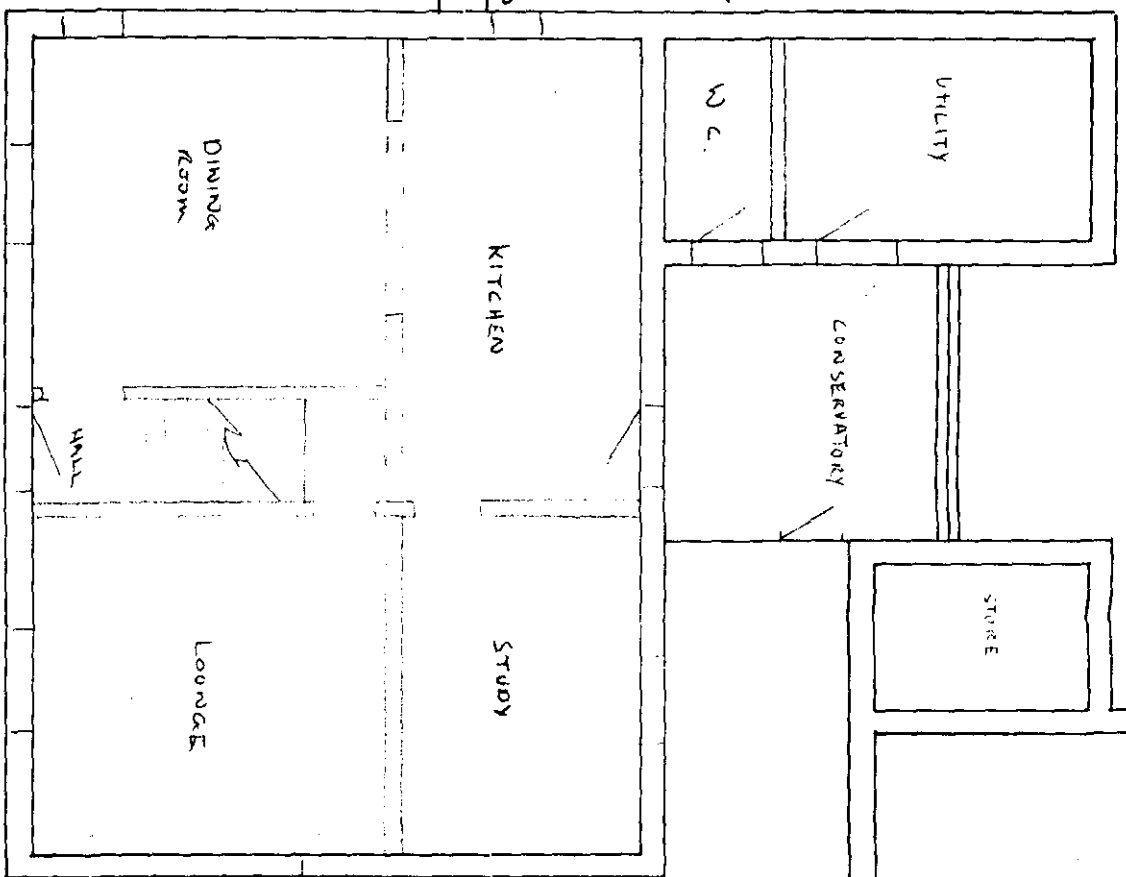
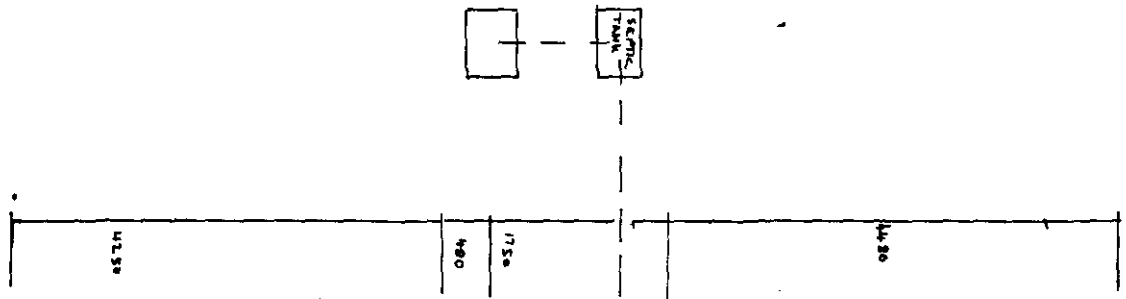
LANDING CEILING SHOWING CRACK RUNNING NORTH TO SOUTH



BEDROOM ONE VERTICAL CRACK
TO SIDE OF DOOR JAMB

PLAN SHOWING PROPOSED PILE CAP UNDERPINNING SCHEME





8000

1430

8600

6000

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with
100mm gravel bed and surround.
Gravel runs with less than 100mm
gravel above to have paving slabs
protection over trench on top of
gravel surround of haunches with
trench.
Exit where concrete path east over
pipe runs.

RAINWATER GUTTERS
PVC gutters 110mm h.r. and 40mm dia.
down pipes to match including all
hanks, outlets, clips, brackets,
conduits etc.

SCAFFOLD
To be minimum 5.0 metres from any
building and by 1.5m rubble filled
with inlet pipe discharging to
centre of roadway.

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110mm UPVC pipe to fall 1:70 with
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centre of roadway.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAY 1993
R.P. 04557.1.113

G. R. MERCHANT
LENG ARNCE FOW.
ARCHITECTURAL STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0468) 370883.

PROJECT:
REPLACEMENT DWELLING.
BUNGALOW & GARAGE.
MILL BANK.
HOLBEACH FEN.

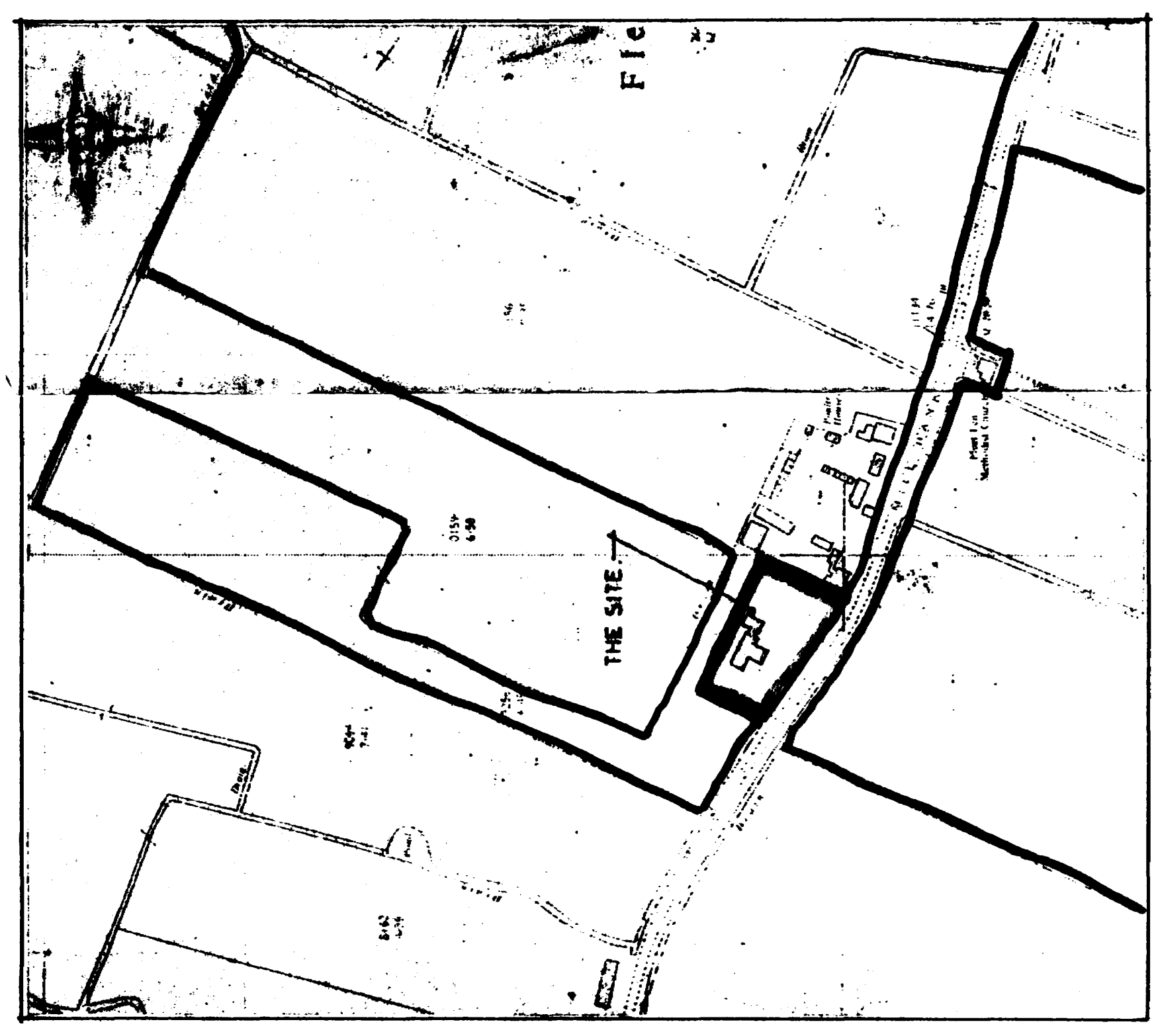
CLIENT:
A. KNIGHT.
MILL BANK.
HOLBEACH FEN.
SPALDING.
Lincs.

SCALE:
AS INDICATED.

DATE:
APRIL 1993.

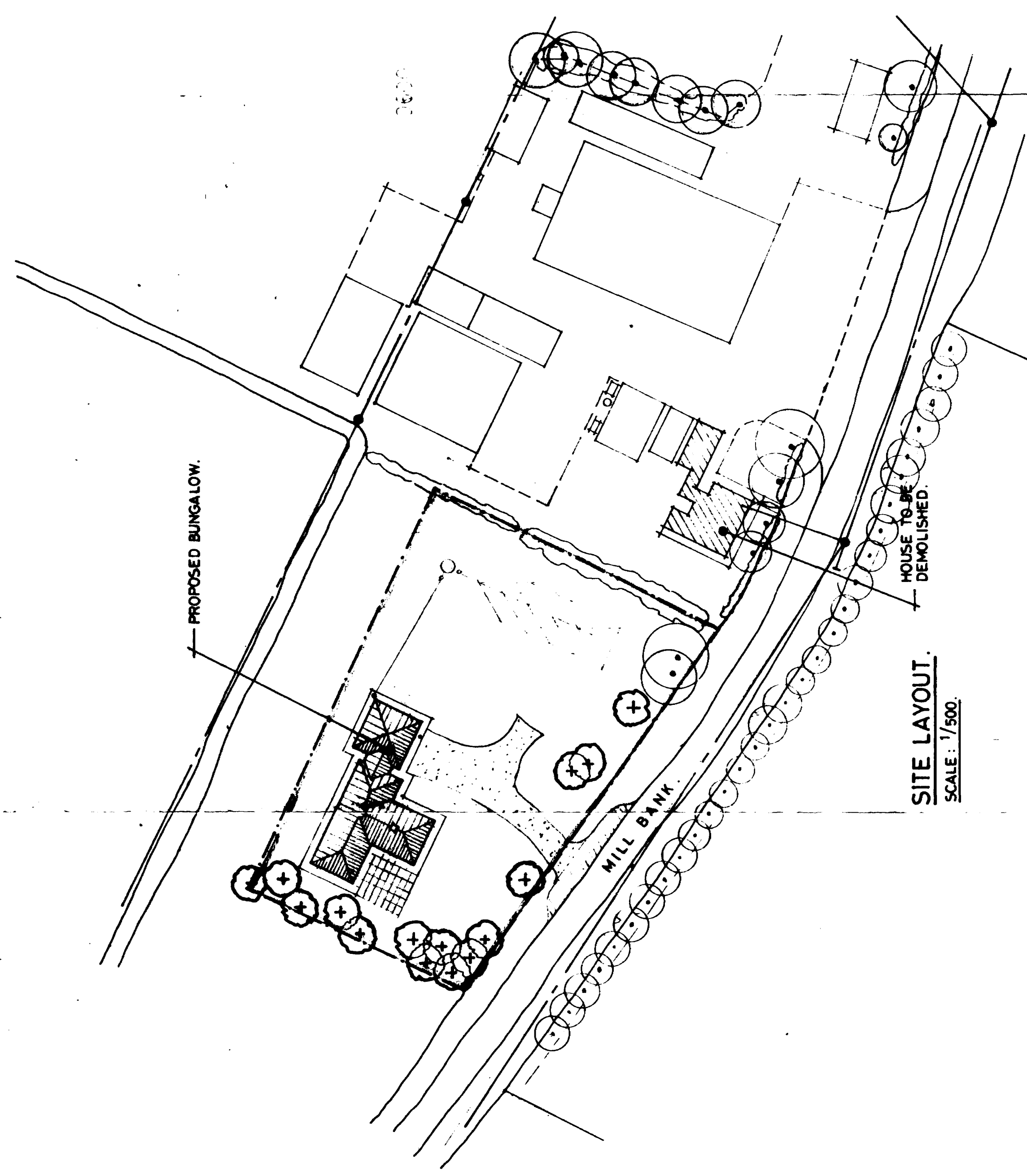
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REVISIONS:

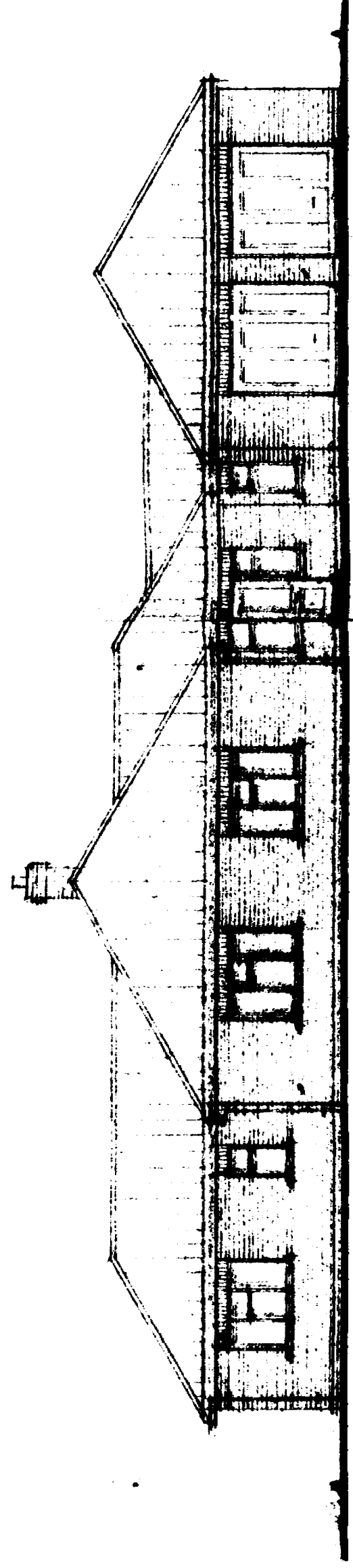


LOCATION PLAN
SCALE: 1/2500.

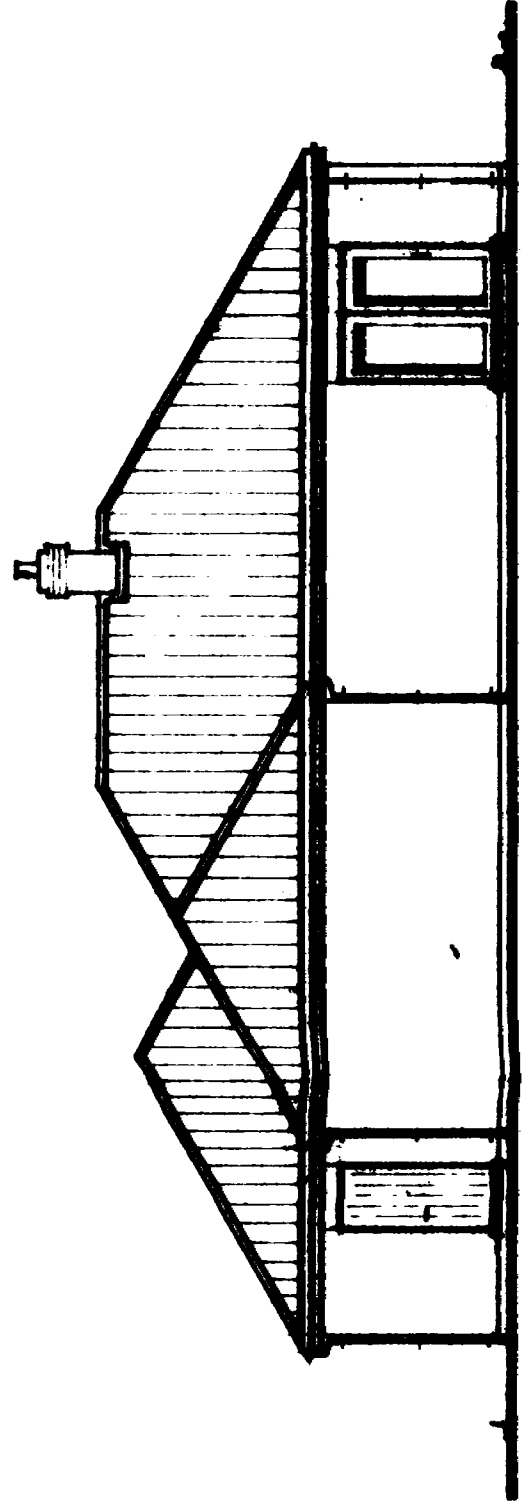
THESE PLANTING TO THE ALL NATURE
SPECIES TO APPLICABLE LAYOUT.



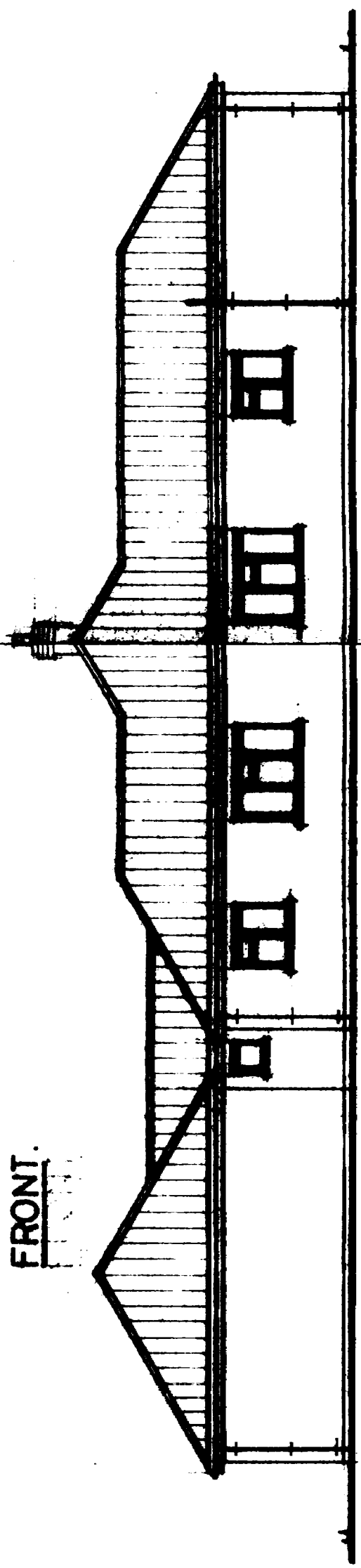
SITE LAYOUT.
SCALE: 1/500.



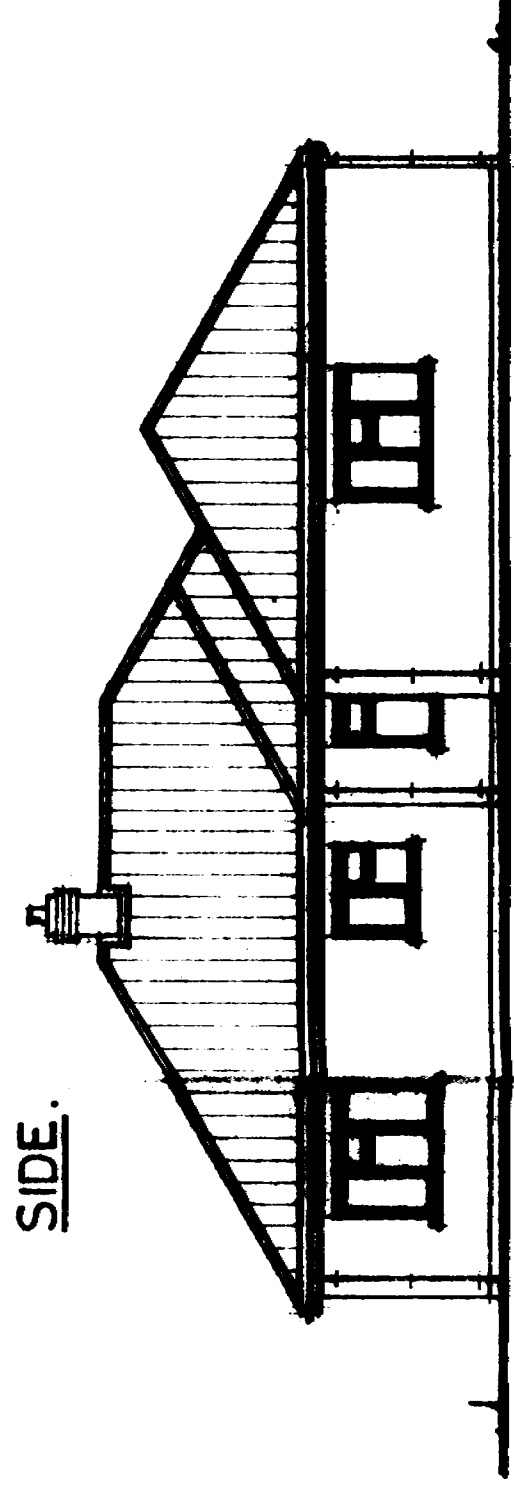
FRONT.



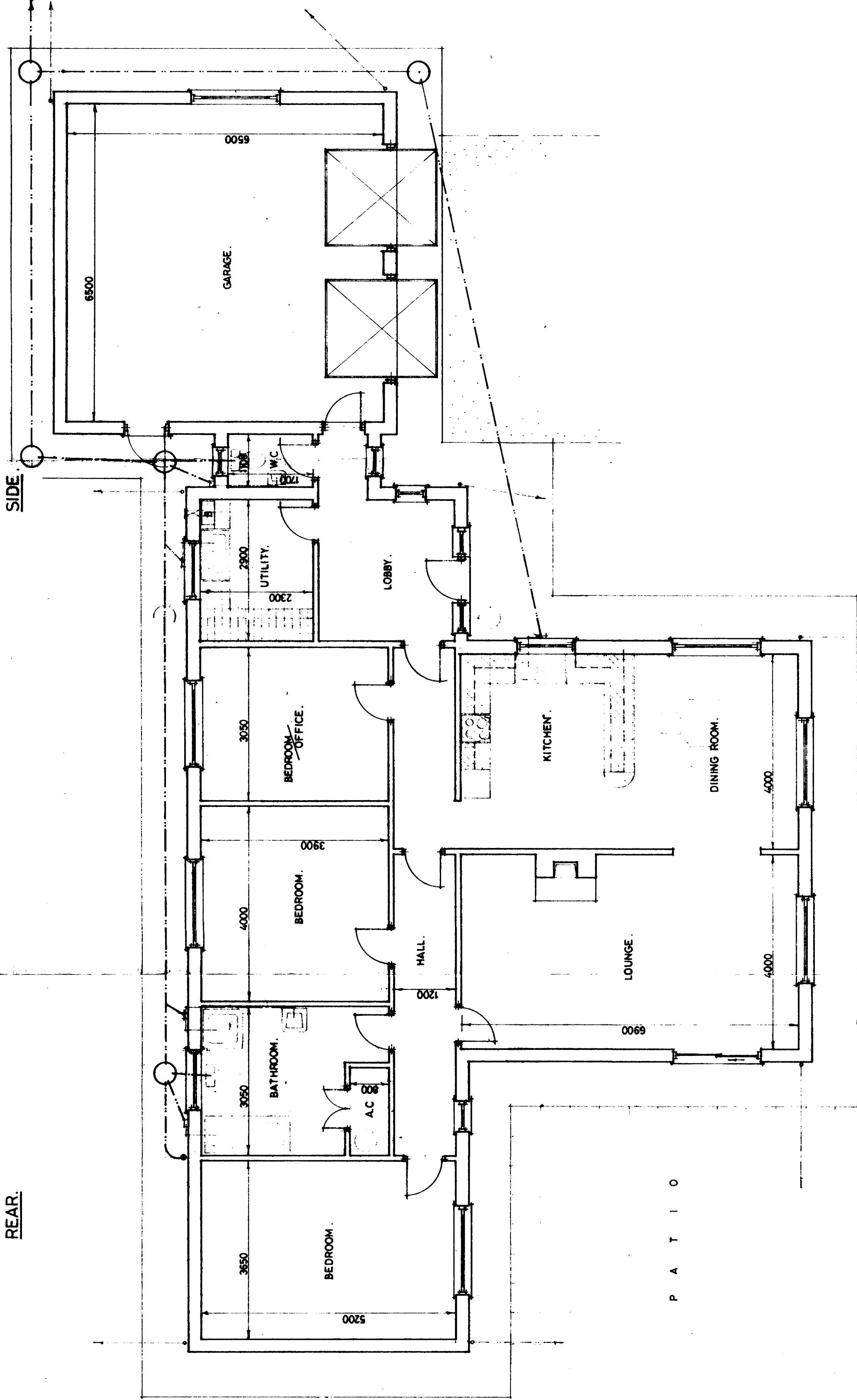
SIDE.



REAR.



SIDE.



PLAN.

P A T I O

SOUTH HOLLAND D.E.
PLAN DEPT.
17 MAY 1993
REF. 04557 123

G. R. MERCHANT LENG AMCE. FOW. ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT TEL: HOLBEACH (0408) 370883.	
PROJECT:	REPLACEMENT DWELLING. BUNGALOW & GARAGE. MILL BANK. HOLBEACH FEN. SPALDING. LINGS.
CLIENT:	A. KNIGHT. MILL BANK. HOLBEACH FEN. SPALDING. LINGS.
SCALE:	1/50 & 1/100.
DATE:	APRIL 1993.
DRAWING NO.:	AN. 2.
REVISIONS:	