APPLICATION NO. : H09...1083...92.....

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H09/1083/92 Received:14-OCT-92 Type:LISTED BUILDING

Name: Cheltenham & Gloucester
Building Society
Barnett Way
Gloucester
GL4 7RL

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Repairs/restoration of building following fire damage
Location : The Mansion House High Street
Holbeach Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letters received by the Local Planning Authority on the 20 November 1992 and the 30 November 1992 respectively.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
11-DEC-92 H09/1083/92

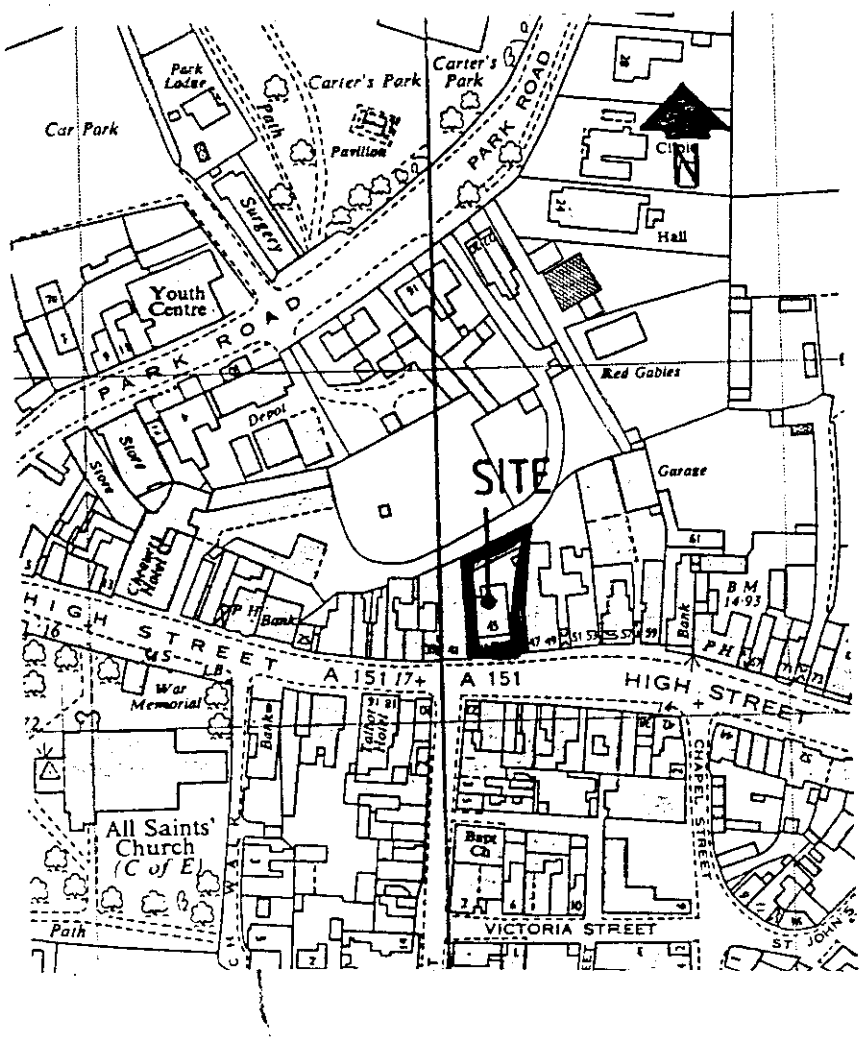
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

revision *date*

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H09/1083/92

14 OCT 1992

Cheltenham & Gloucester Building
Society,
Barnett Way
Gloucester
GL4 7RL

0452 372372

John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
0775 724187

T A Clay

The Mansion House, High Street, Holbeach, Nr Spalding, Lincs.

Repairs/restoration of building following fire damage.

14th October 1992

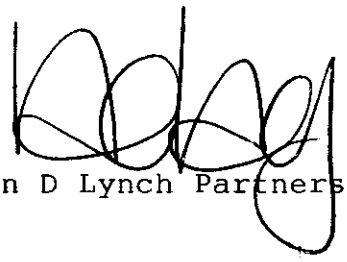
pp John D Lynch Partnership

(repairs) ✓

✓

✓

Owner



pp John D Lynch Partnership

14th October 1992

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date 28/1/92

Notice posted by
Date 28/1/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed 8/12/92

Conditions/Reasons
(continue overleaf)

(1) STANDARD CONDITION

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [x] Amended plans

LETTERS DATED 20/11/92 AND 30/11/92 RESPECTIVELY.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area – Local	.....	.....
– Local & National ✓ Georgian Group	.....	22/10
– English Heritage †	.....	.....
Consultant: Name Mrs. Kerr		5/11 SP
		Order No 4/0814
Other:	.....	.....

Case Officer JOHN BLACKLOCK

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 14 OCT 1992

Registration

Reference H09/1083/92

Cross-Ref R

Date 15/10

Validation

TYPE UB

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/(Alteration)/(Works)

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 536030 324840

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB YES
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0076802

Ref

Planning Records:
Earlier apps

310, 311/87
404/93
409
367/86
366

B Reg Records:
Already submitted - Ref
Request
Requested

John D Lynch Partnership
Mercia Lodge
Pinchbeck Road
Spalding
Lincolnshire
PE11 1QF

N R Midlen

NRM/SJS H09/1083/92

AMW/EE/1168

2 February 1993

Dear Sir

Repairs/restoration - The Mansion House, Holbeach, Spalding - Grade II Listed Building

I refer to your letter of the 7 January 1993 concerning the panelling to the half landing and walls to the stairwell and rear gable extension.

As explained to you by telephone last week, the Authority has no objection to make to the proposals contained in your letter, but as far as the gable wall was concerned rebuilding must be in the same materials and styles as the existing

Yours faithfully

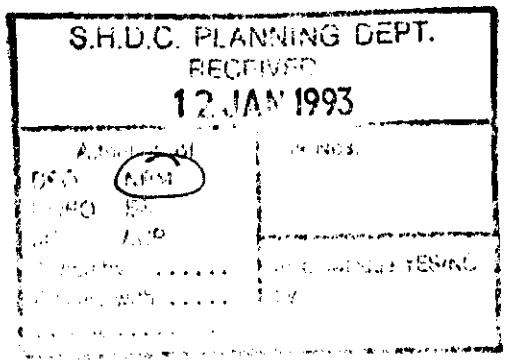
N R Midlen
Principal Planning Officer
(Development Control)

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H09/1083/92
OUR Ref SHDC 31/92



8th January 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

REPAIRS RESTORATION OF BUILDING FOLLOWING FIRE DAMAGE
THE MANSION HOUSE, HOLBEACH

I refer to the fax sent to me today regarding the agents letter of 7th January.

Where evidence exists for the reinstatement panelling, this must of course be followed and so there is every support for using two panels rather than one for the stair panelling.

The rebuilding of the rear gable will be acceptable provided it is restricted to the minimum necessary for structural stability, the bricks are reused, a lime based mortar is utilised and the bond is followed.

If the timber framed partitions on the stairs are to be rebuilt, because the timbers are too charred to be retained, I would suggest that they are rebuilt in solid brick, so that the resulting walls are stiff and contribute fully to the structural integrity of the building. The timber framing is of interest, but it is not an earlier feature, and if it cannot be retained I do not see any point in replicating it in this particular context.

Yours Sincerely,

Mary E Kerr

MARY E. KERR BA BSc RIBA

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

AMW/EE/1168

7th January 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JAN 1993
Action by: DPO (NKM) COPO BS AO ACP
File Nos. ST Plan Fax & Ltr

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding

Dear Sirs

Listed Building Consent (Ref: H09/1083/92) Repairs/ Restorations of The Mansion House, Holbeach, Lincs.

With reference to Mary Kerr's letter dated the 7th November 1992 regarding her comments to you in respect of the above, we wish to clarify point 1.

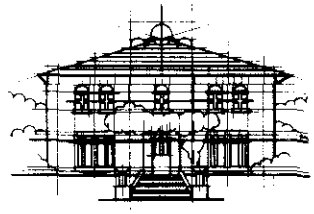
The charred remains of the panelling to the half landing suggest that two narrow vertical panels existed (as shown on our drawing number AD8 - Elevations A and B) rather than a single square panel. We would appreciate your approval of the construction of this section of panelling in accordance with our drawings.

It has been brought to our attention by the contractor that the brick gable wall above first floor ceiling level to the rear of the building is unsafe and we are therefore compelled to rebuild this section. Rebuilding will be in the materials and style as existing. The internal walls either side of the stairwell to the first floor are also unsafe owing to the timber frame being charred. It is intended to replace the timber framing and rebuild the walls in this area.

We would therefore appreciate your approval to this additional work as a matter of some urgency as re-roofing work is already under way.

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1083/92 Type: LISTED BUILDING

Applicant: Cheltenham & Gloucester
Tel: 0452 372372

Agent: John D Lynch Ptnrs
0775 724187

Description: Repairs/restoration of building following fire damage

Location: The Mansion House
High Street
Holbeach
Spalding Lincs

Valid date:	14-OCT-92	Terminal date:	09-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	19-OCT-92	Report deadline:	24-NOV-92
Inspected by	24-OCT-92		
Extra contacts	29-OCT-92	Case Officer:	
Report if not clear by	18-NOV-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area: HOLBEACH

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	20-OCT-92	03-NOV-92
Cllr N I Capes	0406 23830	20-OCT-92	03-NOV-92
Cllr T G M Tyler	0406 22285	20-OCT-92	03-NOV-92
Cllr D S Venni		20-OCT-92	03-NOV-92
The Georgian Group		22-OCT-92	05-NOV-92
Site/Press Advert CLB		23-OCT-92	13-NOV-92
Mrs Kerr, Manor House, Spanby		05-NOV-92	19-NOV-92

L.C.C. No Objections JC CB 29/10/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1083/92 Received:14-OCT-92 Type:LISTED BUILDING

Name: Cheltenham & Gloucester
Building Society
Barnett Way
Gloucester
GL4 7RL

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Repairs/restoration of building following fire damage
Location : The Mansion House High Street
Holbeach Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/~~refused~~ etc on the following conditions/~~reasons~~:

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letters received by the Local Planning Authority on the 20 November 1992 and the 30 November 1992 respectively.

Authorised to issue:

10-DEC-92 H09/1083/92 AD...AP.....DC...HB....
11/12 11/12

+ SN12

JOHN [redacted] LYNCH
partnership
CHARTERED
ARCHITECTS

TAC/EE/1168

30th November 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
01 DEC 1992 56

Attention of	File Nos.
DPO NBM	
DOPO ~~BC~~	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Attn Mr J Blacklock

Dear Sir

The Mansion House, Holbeach - App No H09/1083/92

I have received a faxed copy of Mrs Mary Kerr's letter to you dated 21st November 1992, in respect of the above and comment as follows:

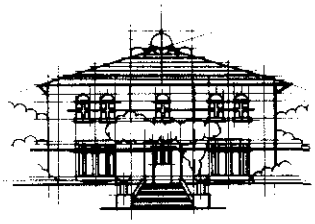
1. Plastic rawlplugs will be used and building paper lining will be incorporated in areas where possible.

2. We shall investigate the possibility of obtaining a black stove-enamelled flue in place of the stainless steel specified.

I trust that you will now be able to issue Listed Building Consent.

Yours faithfully
pp John D Lynch Partnership

Trevor A Clay



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

PB

S.H.D.C. PLANNING DEPT.
RECEIVED
23 NOV 1992

Attention of: DPO (NRM) DOPO BS C ACB
File Nos.
Acknowledge YES/NO
By
Date

YOUR Ref H09/1083/92
OUR Ref SHDC 31/92

21st November 1992

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

REPAIRS RESTORATION OF BUILDING FOLLOWING FIRE DAMAGE
THE MANSION HOUSE, HOLBEACH

I have received by fax a copy of the architect's reply to my comments.

All the points raised are agreed. The only additional comments I have are;

1. It is traditional for timber panelling battens to be fixed to the walls using timber dowels - here plastic rawlplugs or similar should be considered. A lining of building paper behind the panelling could also be used to give some protection to it.

2. Although stainless steel for the flue would be acceptable, black stove enamel would be preferred.

Yours Sincerely,

Mary E Kerr.

MARY E. KERR BA BSc RIBA

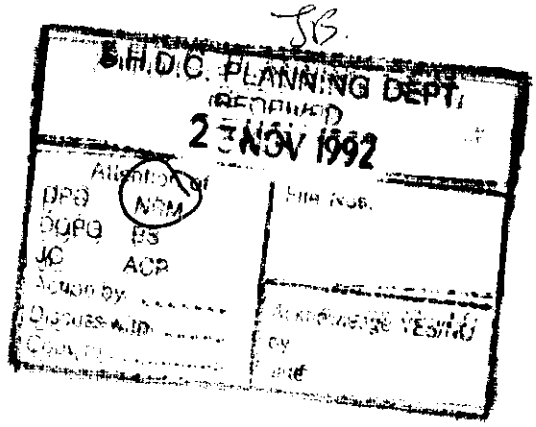
FAX & POST 23/11/92

JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

TAC/EE/1168

20th November 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding



Attn Mr J Blacklock

Dear Sirs

The Mansion House, Holbeach: App. No. H09/1083/92

I respond to the comments made in your letter of the 19th November 1992, as follows:

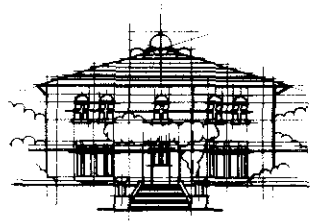
1) It is not known how vertical panels were distributed at any point in the staircase area. We shall be happy to amend the twin panels to a single, more-square panel as suggested.

2) Mrs Kerr is correct in her belief that the handrail will be oak and the remainder of the staircase will be softwood.

3) Replacement panelling is to be in softwood and not ply. We shall also be happy to use Dulux Satinwood paint finish to panelling where Class O surface spread of flame is not a requirement of Building Control.

   The staircase panelling etc, will need a "Nullifire" paint system which has a gloss finish to achieve this requirement as will various fire doors. I would be grateful for confirmation that satin finish is only required for such panelling as is possible within the requirements of Building Regulations, and also that all other painted joinery (skirtings, architraves, doors etc) will be acceptable in standard gloss finish.

../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

South Holland District 20th November 1992

Whilst we see the reason for avoiding close contact between damp walls and new battens etc, we would appreciate a suggested, more appropriate alternative.

4) This assumption is correct although expanded metal will be used as a base where reed collapse is beyond repair. The plaster however will still be of the lime putty hair-reinforced variety.

5) Accepted

6) The boiler flue is a twin wall metal type, with a white paint/enamel finish in internal areas, changing to a plain stainless steel finish externally. Whilst this element must clearly be alien to the original building it is, so far as we can determine, a replacement of that which was previously fitted and destroyed by the fire. We are, nonetheless, disposed to consider an alternative if required, provided that there are no disproportionate cost implications.

7) It appears now that the Engineer is able to achieve lateral restraint by purely internal, concealed strapping. We shall, however, notify you should pattresses prove to be necessary.

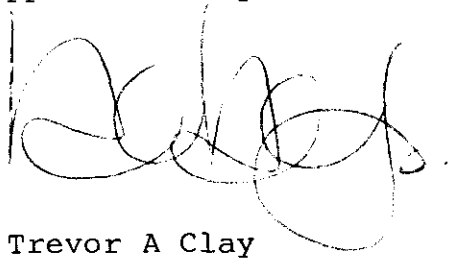
8) Accepted

9) Investigations of rot outbreaks will be made as the work proceeds. I will recommend to the insurers that an "endoscope" inspection of apparently sound panelling is undertaken to check conditions behind panelling. This will, of course, involve the drilling of small holes in strategic locations which will be filled and decorated in upon completion.

Finally, I can inform you that we have faxed a copy of this letter direct to Mrs Kerr to ensure that these details can be cleared as quickly as possible.

Tenders are due for return at the end of the month and an approval by that time would be greatly appreciated to allow work to be put in hand immediately.

Yours faithfully
pp John D Lynch Partnership



Trevor A Clay

John D Lynch Partnership
Mercia Lodge
Pinchbeck Road
Spalding
Lincs PE11 1QR

Mr J Blacklock

JB/JP/
H09/1083/92

TAC/EE/1168

19 November, 1992

Dear Sir

The Mansion House, Holbeach
Listed Building Consent Application H09/1083/92

With reference to the above, I enclose a copy of a letter from the Authority's Historic Buildings Consult which I trust you will find self-explanatory.

I would be obliged for your comments on the suggestions made and matters raised for clarification in this letter.

Yours faithfully

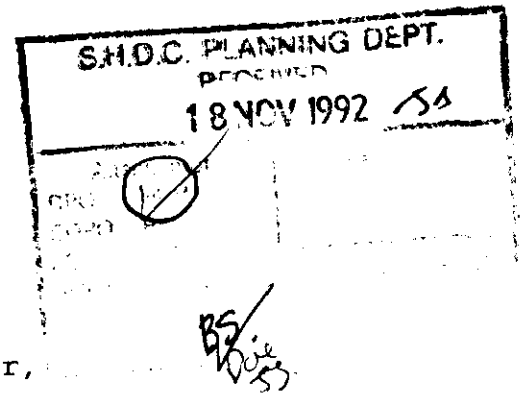
N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB



YOUR Ref H09/1083/92
OUR Ref SHDC 31/92

17th November 1992

B. Smith MRTPI
District Planning Officer,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

REPAIRS/RESTORATION OF BUILDING FOLLOWING FIRE DAMAGE
THE MANSION HOUSE, HOLBEACH

I am very pleased to see such an impressive set of drawings and to note the care that the architects have taken to measure and record all existing details so that they can be repaired or copied as appropriate.

My comments on the scheme and the engineer's repoart are as follows:

1. It is good that the section of baluster saved has enabled the accurate rebuilding of the stair to be contemplated. The rail height wall panelling alongside the staircase has completely burnt out. The drawing AD/8 shows on elevations A and B shows narrow vertical panels at landing levels. Is it known that this is how they were in this case? It would be more usual for this panel to be a single more square panel.

2. I believe that the handrail is to be formed from oak, the stair details will be softwood.

3. The replacement panelling must of course be formed in softwood, not for example ply, and should all be painted on completion with a matt or silk paint finish not gloss. The use of timber plugs and grounds, battens etc. should be avoided where walls still retain damp following the fire fighting.

4. The use of plasterboard ceilings at attic level is acceptable. I believe that the reed and plaster ceilings

elsewhere are to be repaired in the traditional manner but this should be confirmed.

5. I note the use of new sapele faced doors on the top floor. Whilst new doors are necessary and essential as fire rated doors I would suggest that consideration is given to these doors being painted and given some simple applied moulding to form two main panels.

6. The material and finish of the boiler flue should be confirmed.

7. I note that the engineer has suggested in para 26 that pattress plates be used with tie bars fixed through the main spine beams. If this results in any external plates the position and size of these should be confirmed.

8. Where rebuilding work is done to the chimney stack it must be rebuilt to the same height as now, with matching oversailing courses etc., using a lime based mortar

Finally I hope that all necessary precautions to avoid potential dry rot outbreaks are taken, and that the panelling on the ground floor, which has been undamaged by the fire will be checked for dampness and if necessary arrangements made to vent the cavity.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

TAC/EE/1168

16th October 1992

1083/92

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1992 S.B

South Holland District Council
Planning Department
Priory Road
Spalding
Lincs

Attn Mr N Midlen

Dear Sirs

The Mansion House, Holbeach

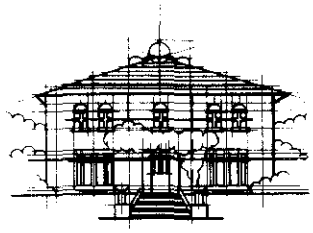
Further to our Listed Building Application in connection with the above, which we submitted on Wednesday of this week, I enclose a copy of a preliminary report from the Structural Engineer setting out necessary work to the structure, consisting chiefly of roof and floor timbers.

You will see that our intention is to replace only such timbers and sections of timbers which cannot be repaired. Equally you will see that the second floor decking is in need of complete replacement and it is proposed to use plywood, screwed to existing joists, to enhance the rather inadequate structural capacity of these joists.

Please contact me if you require any additional information to assist you in determining our application.

Yours sincerely
pp John D Lynch Partnership

Trevor A Clay



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

LJG/BES/92/767

October 1992.

The Mansion House, High Street, Holbeach, Lincolnshire.

Notes on Fire Damage to Main Roof Structure following site visit of 29th September 1992.

1. All timbers above purlin height effectively destroyed by fire and require replacement. All timbers below purlin height down to wall plate level can be retained and repaired, with the exception of the rear right hand corner. That is across from stairwell wall to flank wall and from chimney breast back to rear wall, where the timbers over this section of the property will need to be completely replaced down to wall plate level. The wall plate itself seems to be intact.

2. The original construction consisted of a set of compression ring members at high level around the main chimney stack effectively propped into position via the four main corner hip rafters. These members in turn support mid-height purlins and primary rafters as noted on the attached sketches.

3. At second floor level the joists typically appear to be 120 x 120mm section sizes at 450-550mms. The joists are obviously overspanned for current requirements. Very irregular in size. Typically 120mm deep but varying from 85 to 125mm in width. Some of them have been counterbattened for the ceiling below, and several have clearly lost a significant part of their end bearing. Given the overall condition of the second floor construction, our recommendation would be that all of the existing joinery fixtures and fittings in the second floor are completely removed, together with the studwork walls.

4. The existing floor boards should also be removed at second floor level, as these have actually been doubledecked under significant wet rot and woodworm attack in the original timber boards. These have been overboarded and have actually made the problem slightly worse, since dampness has been retained within the original boards, and at this time, given the particularly springy nature of the floors, we would recommend that all of the flooring is removed at the second floor, leaving the joists exposed so that these can be repaired/replaced as appropriate. It is likely that the same rear quarter, that is to the rear right hand corner, will need to have replacement floor joists provided, whilst the whole area should be redecked with 20mm thick plywood.

5. The members over the top landing at this level span out from the chimney breast a distance of 2.25m on to a face trimmer which needs to be replaced. This spans between the two stairwell walls for a distance of 2.40m. Both these joists spanning 2.25m, and the face trimmer which picks up the joists and the incoming stairwell, are to be replaced as they have been very badly damaged by fire.

   The joists to the rear span 4.75m from outside wall to chimney breast while the joists at the front span approximately 4.50m.

6. The existing floor construction is very springy, so we propose that the 20mm plywood decking is laid with staggered/lapped joints and screwed to the existing joists in order to stiffen the overall construction. Detailed calculations required to confirm whether or not additional strengthening measures are necessary.

7. An allowance will need to be made both for replacement of existing joists where either fire damaged or defective, together with stitching/repairing ends of joists where inadequate bearing currently exists. Overall floor construction needs to be made safe from its currently dangerous condition. The joists typically rest onto what appears to be a 100 x 50 plate on the inner 100mm skin of the external wall at floor level in the usual manner.

8. Clearly since the second floor joists all span front to rear, some form of cross ties will be necessary to restrain the ends of the secondary trimmers which span onto the plate slightly above floor level. Some form of strapping through solid bridging will need to be provided between the wall plate itself, the principal rafter or the truss, and the floor joists that span at right angles to it.

9. There is a dragonfly tie to each of the four main corners on the roof, and this appears to be in reasonable condition. It may be worth considering locally reinforcing this tie, by say using an external strap placed around the junction of the two wall plates on the outer edge at plate level in the normal manner.

10. The rafters typically span an inclined distance of 2.05m to the upper section purlin down to the wall plate on the external wall. The pitch of the roof is approximately 45 degrees, but to be determined from dimensions given on section. Common rafters morticed and tenoned into the existing purlins to give a flush roofline. Original members appear to have been 100 x 50 members at 450mm centres. These rafters in the new construction will span from purlin height up to the top cords of either the primary or secondary trimmers as appropriate.

11. Rafter sizes vary from 50 - 70mm in thickness and 90-100mms in depth. The ceiling joists are typically 100 x 25 members at approximately 450mm centres. These bear on to the rafters directly without any direct fixings to the purlins since the purlins are two different heights, with the top of the lower purlin being at 1.70m above finished floor level, and the top of the upper purlin at 2.05m above finished floor level respectively. Again these ceiling ties are largely burnt through and need complete replacement.

12. It is assumed that the ceiling ties, primary trimmers and upper level flat roof rafters supporting the lead covered section adjacent to the chimney will all be supported onto the masonry chimney breast, thereby reducing the loads onto the primary and secondary trimmers respectively.

13. The layered section of the upper flat roof comes 1.6m out from the chimney breast on the front elevation and the same distance out from the chimney breast on the rear. To each of the side elevations the flat roof section extends out 450mm from the upper section of the chimney stack. Again trimmers can be provided at each of these levels by bolting a bearer plate directly on to the masonry using M12 Rawlbolts at 450 centres.

14. The upper section of the chimney itself above the flat roof level is in a very poor condition and parts of this will probably require rebuilding, whilst the remainder will certainly require repointing, together with possibly the installation of some tie straps. Sizes to be provided for the new flat roof rafters which span from front to rear onto the trimmers of the secondary trusses, with only nominal light loads coming on the top cord of the primary truss at this height. By comparison the main pitched roofs which come up to meet the top chords with the primary and secondary trimmers do bear directly onto these members, from a plan distance of 1.60m out to the lower level purlins.

15. The ceiling joists span parallel to the primary truss, from front to rear, again loading the common rafters and central rafters and central chimney stack.

16. All of the common rafters to the rear right hand corner again need to be replaced down to plate level, together with new felt and battens as appropriate prior to re-tiling, but those in the remaining two-thirds of the building can be left in place, again up to mid-height purlin level.

17. The mid-height purlins also appear to be satisfactory over the majority of the roof, again with the notable exception of the rear right hand corner.

18. There are five dormers at second floor level, two to the front and three to the rear. The two at the rear right hand corner will again need to be reframed, while the remaining three can largely be left intact, with only minor patch repairs required. It is assumed that all of the existing tiles and battens will be removed to enable a new felt covering to be provided, prior to rebattening and subsequently retiling the roof, using the existing plain tiles as appropriate.

19. Existing reed and plaster ceiling to be left intact to suit architects requirements, where possible, but to the flat soffit of the ceiling it is assumed that a new plasterboard finish will be required.

20. Once all the main roof repairs have been completed the proposed 20mm plywood decking can then be installed prior to refitting all joinery fixtures and fittings, including studwork partition walls to form the original bedroom enclosures.

21. Splice detail required at junction between new and existing timbers, particularly for new principal members to primary and secondary trimmers. Proposed using concealed steel tee section recessed into both the new and original sections of timber and soffit fixed to them using, for example, six M12 coach screws on each side of the junction over a total of 900mm long splice unit, set 450mm in each direction in to the timbers. A nominal timber cover plate can be provided to conceal these fixings and thereby give the appearance of a continuous member. Alternatively a concealed dowel bar fixing may be considered.

22. Existing main stairwell access completely burnt out above first floor level and needs to be replaced. Rear servants stairwell to be repaired as appropriate to give a safe access, if required by client, for future usage.

23. At first floor level the joists and main trimmer beams have been exposed and this typically reveals that the floor joists span from side to side across the width of the property, onto main spine beams which span from the front/rear walls onto the central chimney breast. These beams are typically offset to each side of the chimney breast, and can be 280mm wide by 200mm deep with the floor joists notched onto them. They are somewhat erratic in their layout and inclination across the building, but they could be used to give an anchorage back for tie bars to the front and rear elevations to provide some stability to these walls if required.

24. Some limited repairs are required to the face trimmers over the stairwell area at first floor landing, together with obvious replacement of the joists and trimmers to the second floor landing. The stairs themselves also need to be repaired.

25. The roof to the rear return with the bathroom has been extensively charred and damaged, and it is likely that a completely new roof is required here. Typically that consists of conventional pitched rafters onto a wallplate using 100 x 38 rafters at 350 centres, with ceiling ties to match, although the ceiling ties in this instance do not actually coincide with the rafters. The ceiling ties load on to trimmer beams used to support a large water tank which is no longer required. A standard pitched roof construction is now proposed over the area shown on the architect's drawing to this two storey section of the bathroom. Single storey lean-to roofs are adequate as indicated.

26. It is worth pointing out that as the floor joists span on to the side walls at first floor level, together with main spine beams extending on to the front and rear walls, together with a wrap round purlin type roof construction at eaves level, there is reasonable restraint fixity via the timber support members at each floor level. It may be worth considering fixing pattress plates with tie bars back through to the main spine beams to give some lateral restraint at first floor level, but at second floor level the possible provision of tie bars to help triangulate the primary and secondary roof trimmers should facilitate some degree of reasonable lateral restraint at this level, assuming that some holding down straps are also provided between the wall plate and the inner skin of brickwork in the normal manner.

27. The main external walls to the front and rear are 335mm brickwork, and these effectively span with virtually no lateral restraint in either the horizontal or vertical directions. It would appear that the internal cross walls consist of timber framing with floor beams at each level, and solid bridging in between, all being filled out with brickwork. The brickwork is of a non-structural nature, and only exists as a cladding between the timber uprights. On this basis there is no direct fixity, or restraint, between the intersecting walls and the main external walls. The chimney breast is likewise formed as a central stack, with no direct bonding between the partition division walls to the front and rear bedrooms, and the external side walls to the property. The resultant damage through some bowing between storey floor heights means that gaps of up to 75mm are present between the last timber upright of the studwall construction and the inner skin of brickwork. This is most likely attributable to long term historical movements, but it would now be prudent to consider some effective tying action at these locations.

28. A new support, probably consisting of three number 150 x 100 precast concrete lintels, is required over the opening from the half landing through to the rear bathroom, spanning a clear opening of 1100mm.

29. The existing timbers at dado rail level 1.0m up from the floor in the rear bedrooms where timber panelling was presumably originally present, needs replacing. The timbers should be locally cut out, and the damage made good, prior to replastering.

30. There is a significant vertical crack in the brickwork through the archway opening at first floor level between the two main chimney breasts. This is something which will need to be cut back and locally repaired and possibly injected with some epoxy grout, to make good the existing damage so the chimney stack at higher level can be used as a loadbearing element for the primary/secondary timber trimmers as already outlined. The crack currently extends to the full storey height on the left hand side of the opening.

LJG

Sp G 23/10/92.

PUBLIC NOTICES

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H04/1043/92 Fen Top Construction Ltd — OUTLINE
Residential development including details of means of access
Maltings Lane, Donington, Spalding.

H11/1072/92 Longhurst Housing Assoc Ltd — FULL
Sixteen two-bedroomed bungalows and eight one-bedroomed flats
Land east: Spring Gardens, Long Sutton, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H16/1059/92 South Holland D.C. — FULL
Siting of three mobile homes for homeless families.
Mobile Home Site, Fulney Lane, Spalding.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H01/1070/92 Mr and Mrs G. Barton — OUTLINE
Erection of two detached bungalows including details of siting and means of access
Rear: 78 North Street, Crowland, Peterborough, Cambs.

H08/1064/92 Mr T. Sharpe — FULL
Proposed dwelling
Land to rear of: 41 High Street, Gosberton, Spalding.

H09/1058/92 Jocelyn's Fashions — FULL
Extension to flat
40/42 High Street, Holbeach, Spalding.

H09/1083/92 Cheltenham & GLoucester — LISTED BUILDING
Repairs/restoration of building following fire damage
The Mansion House, High Street, Holbeach, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
23 October, 1992.

II2452

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

GEDNEY DYKE — KINGS GATE

NOTICE IS HEREBY GIVEN that owing to the roadworks the Lincolnshire County Council has made an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on the B1359 Kings Gate, Gedney Dyke, commencing on or about October 26, 1992 for a period of three weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for through traffic is via Hallgate, Engine Dyke, Main Road, Lowgate, A17 and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

WVN 2214 — 187/507SG23-10

GOODS VEHICLE OPERATOR'S LICENCE

BRITISH GAS PLC, trading as British Gas Plc, East Midlands, of De Montfort Street, Leicester LE1 9DB, is applying to change an existing licence as follows: To keep an extra four vehicles at the operating centre at Gas Street, Wharf Road, Stamford PE9 2DQ.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre, if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

RE: SYLVIA CURTIS DECEASED

PURSUANT TO THE TRUSTEE ACT 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of Sylvia Curtis, late of 192 Winsover Road, Spalding, Lincolnshire, who died on the 17th day of September, 1992, is hereby required to send particulars in writing of his claim or interest to the undersigned, the Solicitors for the Executor, Peter Start, on or before the 30th day of December, 1992, after which date the Executor will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interests of which he shall then have had notice.

Dated this 16th day of October, 1992.

CRUSTS,
Solicitors for the said Executor.
"Highbury", 64 Pinchbeck Road,
Spalding, Lincs.

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

SPALDING — WEST MARSH ROAD

NOTICE IS HEREBY GIVEN that owing to the sewer works the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on West Marsh Road, Spalding, commencing on or about November 2, 1992 for a period of eight weeks or the completion of the works.

This closure may be extended for a further period and is dependent on the progress of the works.

Access is to be maintained to commercial premises from at least one direction during the works.

The alternative route for traffic is via West Elloe Avenue, A16 and Wardentree Lane.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

2214a — 187/507SG23-10

LINCOLNSHIRE COUNTY COUNCIL

ANNUAL REPORTS:
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
LOCAL GOVERNMENT ACT 1988

Lincolnshire County Council carried out work in the year ending 31 March 1992 in respect of the above Acts through its own in house contractors (DLO/DSO) as outlined in the table below:

NAME OF IN HOUSE CONTRACTOR	FUNCTIONS

PE

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

DOG and Cat grooming, reduce the cost of having your pets groomed to perfection. Contact Barry, 077588 319.

GSD (Alsatian) puppies for sale, superb pedigree, dogs only. Specialists breeder. Tel 0406 364633.

HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

WEST Highland white terrier, pedigree puppies, loving homes only, reared with family, insured, ready now. 0945 860660.

FAR & GA

EXCAVATED, fill for land make up extra, free for collection, or can be believed to local area. Tel Spalding 710349, 9 am-5 pm.

OVERLAP FENCING, eg 6 x 6, £8.50; also other sizes available. Trellis, posts, sheds etc. 0945 585998, evenings.

TURF
Good Quality (weed treated) Supplied or laid
Also Rotivating, Patios and Fencing
Contact: **E. G. Curson**
Tel: Sutton St James 363
Sh3000cwvn

TIME TO PLANT NOW
F1 Hybrid Winter Flowering Pansies
also
F1 Hybrid Crescendo Polyanthus
TOM THUMB NURSERIES
Woolram Wygate, Spalding
Tel: 0775 766142
aa2231cWVN

FOR SALE
One 54' x 18' polytunnel
1 56' x 18' polytunnel
£240 each ONO
1 Brush Cutter/Strimmer Complete, as new
£200
Tel: Holbeach 490384 after 3.30 pm
mm2453cWVN

MACHINERY

Powrmatic CA 200 Horizontal Warm Air Glasshouse Heater with flue and duct work.

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1083/92

Applicant: Cheltenham & Gloucester
Building Society
Barnett Way
Gloucester
GL4 7RL

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Repairs/restoration of building following fire damage

Location: The Mansion House High Street
Holbeach Spalding Lincs

Type: LISTED BUILDING

Date received: 14-OCT-92

20-OCT-92

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 04-NOV-92. 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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

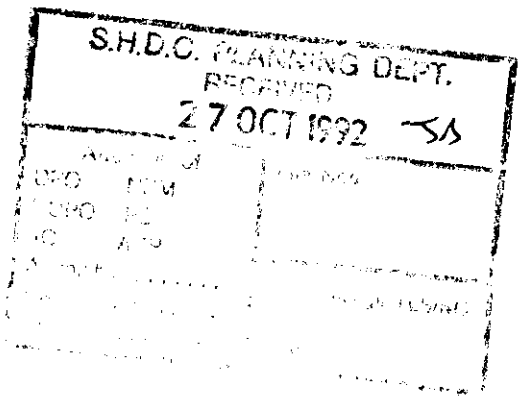
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

N C Jackson



JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

TAC/EE/1181

14th October 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding

SOUTH HOLLAND D.C.
14 OCT 1992
1083/92

Attn Mr N Midlen

Dear Sirs

The Mansion House, Holbeach

Further to our recent meeting with Mr Midlen, we now enclose the following documents in support of our Listed Building Application:

1. 3 copies of Application form and Ownership Certificate.

2. 3 copies of drawings:

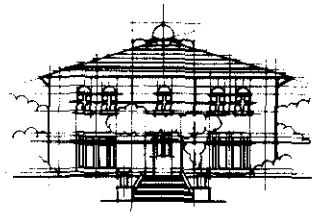
1181/AS1	1181/AB4	1181/AD6
AS2	AD1	AD7
AS3	AD2	AD8
AB1	AD3	AD9
AB2	AD4	AEM1
AB3	AD5	AEM2
		AEM3
		AEM4

It may be that some of these drawings are outside the scope of items requiring approval, but have been included to assist you in obtaining a more general impression of our overall proposals. Should you require any clarification, please let us know.

Finally, I am sure you are as anxious to see work commence to avoid unnecessary ongoing dilapidation as we are, and your early approval would be of great assistance to us in achieving this end.

Yours faithfully
pp John D Lynch Partnership

Trevor A Clay



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187. FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of HOLBEACH

Reference No: H09/1083/92
Description: Repairs/restoration of building following fire damage

Location: The Mansion House
High Street
Holbeach
Spalding Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-NOV-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

23-OCT-92

SOUTH HOLLAND DISTRICT COUNCIL

John D Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.
PE11 1QF.

Mr N Midlen

NRM/JJ H09/1083/92

TAC/EE/1168

12 Mar 1993

Dear Sir,

THE MANSION HOUSE, HOLBEACH.

I refer to your letters and plans of the 18th February concerning the central heating system and the chimney stacks. As far as the latter is concerned, provided they are put back in facsimile I confirm I am prepared to regard this as a repair.

As far as the central heating system is concerned, again, on the basis of your letter explaining how and where it will be installed I consider that it will not materially alter the character of the building, and therefore listed building consent is not required.

Yours faithfully

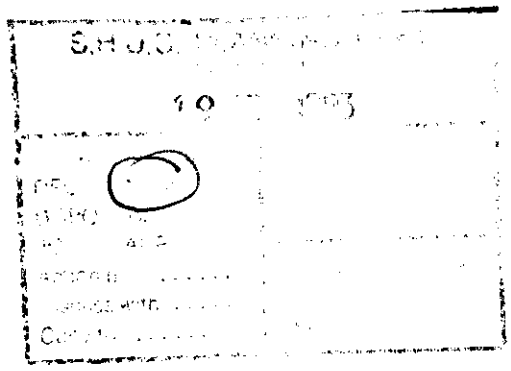
N Midlen
Principal Planning Officer
Development Control

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

TAC/EE/1168

18th February 1993

Mr N Midlen
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding



Dear Sir

The Mansion House, Holbeach

Further to our brief telephone conversation yesterday, I enclose extracts of our floor plans for the above indicating the approved and the proposed new position of the boiler, as requested.

As previously explained, we are now installing a full heating system rather than the inadequate partial system which previously existed, and this requires a larger boiler. Equally, since it is not certain to what purpose the building may be put when it is sold, the existing boiler position within what was the hotelier's flat is rather irrelevant.

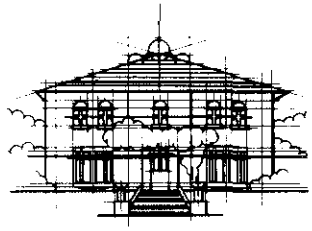
The minor implications in Planning terms are additional radiators within various rooms with pipe runs concealed in the structure and a balanced flue with 2 No terra-cotta air bricks in the rear store wall. The stainless steel flue previously shown from the boiler up through the roof will, however, now disappear.

I believe that we are agreed that these items are not of a material nature and, in view of the urgent need to progress on site, I have instructed the builder to proceed.

Your early formal approval to these small amendments would, however, be appreciated.

Yours faithfully
pp John D Lynch Partnership

Trevor A Clay



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

JOHN [redacted] LYNCH
par[redacted]ship
CH[redacted]ED
AR[redacted]TS

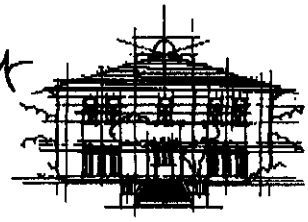
S.H.D.C. PLANNING DEPT.
RECEIVED
19 FEB 1993

FAX MESSAGE

To: Nigel Widdin (Planning Dept)
From: Trevor Clay
Date: 19/2/93
Your Ref: } Mansion House, Holbeach.
Our Ref: }
No. of Pages to Follow: 2

Further to my telephone conversation with your Mr Blacklock this afternoon I can confirm that our Structural Engineer has inspected the chimney stacks about flat roof level and found them to be unsafe (see copy letter to follow). Although he has, for cost reasons suggested that only 2 no stacks need to be rebuilt, I have inspected the third and find that the same cracking is evident but not yet so far advanced.

I have, therefore instructed the builder to carefully photograph & record the details of the stacks, and then to carefully dismantle them and rebuild as original. We intend to use lime mortar with coarse sand but to introduce brick reinforcement every 4th course. Unperished & undamaged bricks will be re-used



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

and the remainder will be made up with salvaged bricks of matching type.

Should you feel that there is any difficulty whatsoever in Planning terms please telephone immediately, either to my office or my home (0606 380027) since preliminary works are in hand. If not, your formal approval would be appreciated in due course.

Yours

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

Our ref:DEL/AL/92/767

John D. Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.,
PE11 1QF.

JOHN D. LYNCH PARTNERSHIP
16 FEB 1993
RECEIVED
ARCHITECTS (SPALDING)

For attention of Mr Trevor Clay

Dear Sirs, 16 February 1993

Mansion House, Holbeach

Whilst on site today we made a close examination of the chimney stacks protruding above the flat part of the roof. The three stacks, each measuring 1050 long x 900 deep, have been repointed in the past with a harder mortar than the original mortar. The stack nearest the town centre is very badly cracked at the front and looks to lean outwards at the front corner. The middle stack is very badly cracked at both the front and back, with badly weathered bricks also noted. These two stacks should be taken down to just above the lead flashing of the flat roof and rebuilt. The repair of these stacks by repointing is not recommended due to the poor state of the masonry, the rebuilding probably not taking much longer to carry out than chopping out sections and replacing- this latter method would give a significantly shorter life span of the stacks than their rebuild.

The third stack, farthest from the town centre, is not in such a bad state and is only in need of repointing works - the removal of the adjacent stack would enable the repointing to be done on the fourth side.

Yours faithfully,

S.H.D.C. PLANNING DEPT.
19 FEB 1993
Acknowledge Yes/No
Date

D.E.Layton.
For and on behalf of Andrew Firebrace Partnership.

Partners:
Andrew Firebrace CEng. MIStructE. Andrew Watson BEng. CEng. MICE. MIStructE.
John Howlett PhD. MSc. CEng. MIStructE. Keith Gibson BSc. CEng. MICE. MIStructE.
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Also at Studio 3, The Warehouse, St Botolphs Lane, Bury St Edmunds IP33 2BE. Bury St Edmunds 0284 750492
Main Office: Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB5 0NA. Cambridge 0223 811572 Fax: 0223 812719

Approx position of boiler as now proposed

Standard balanced flue

STORE

SEAT

MALE W.C

FEMALE W.C.

UP

DOWN

KITCHEN

LOUNGE

UP

CPD.

CPD.

CPD.

NICHE

B

B

DINING ROOM

HALL

DINING ROOM

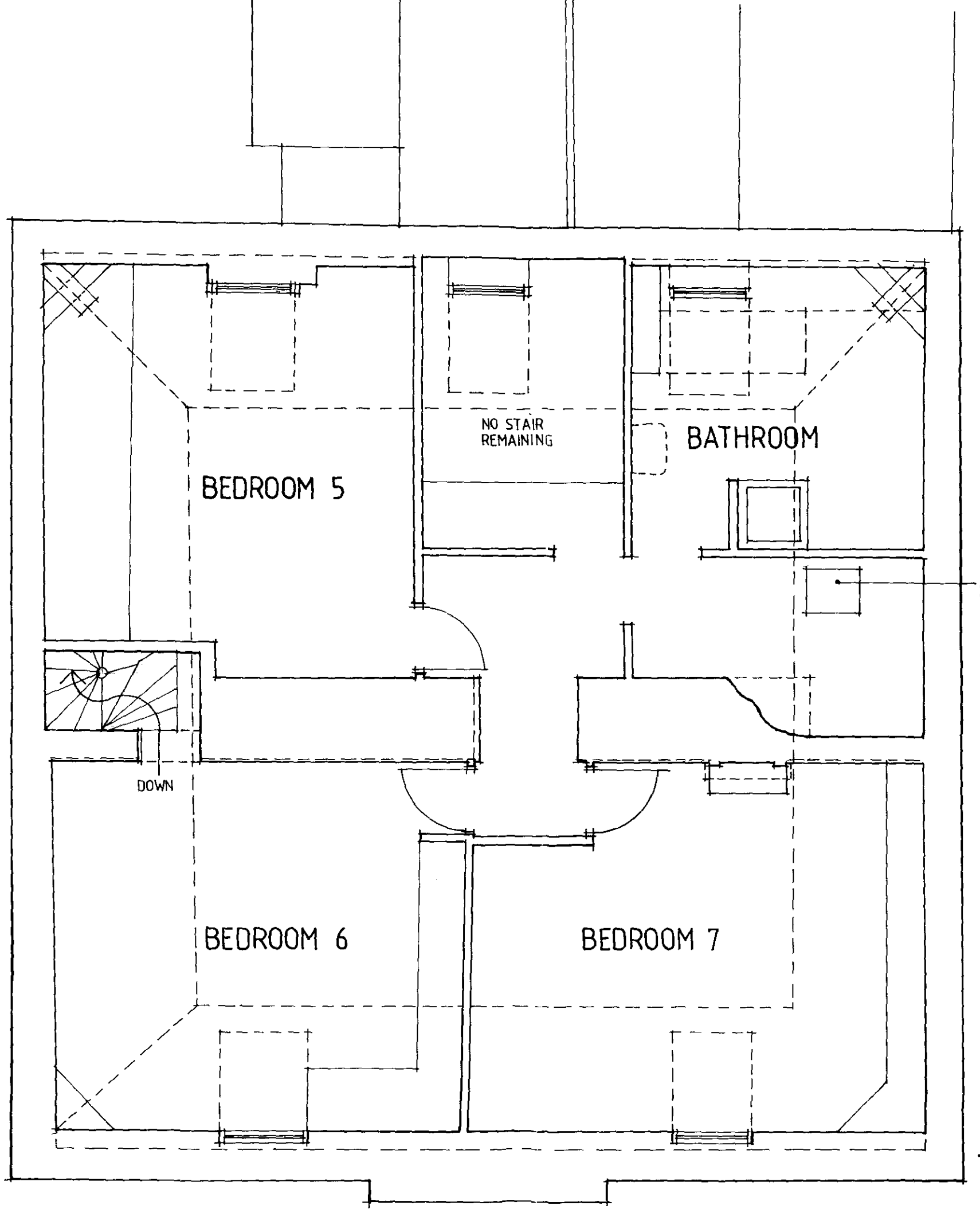
UP

A

S.H.D.C. PLANTING DEPT.

19 FEB 1993

GROUND FLOOR PLAN



B

B

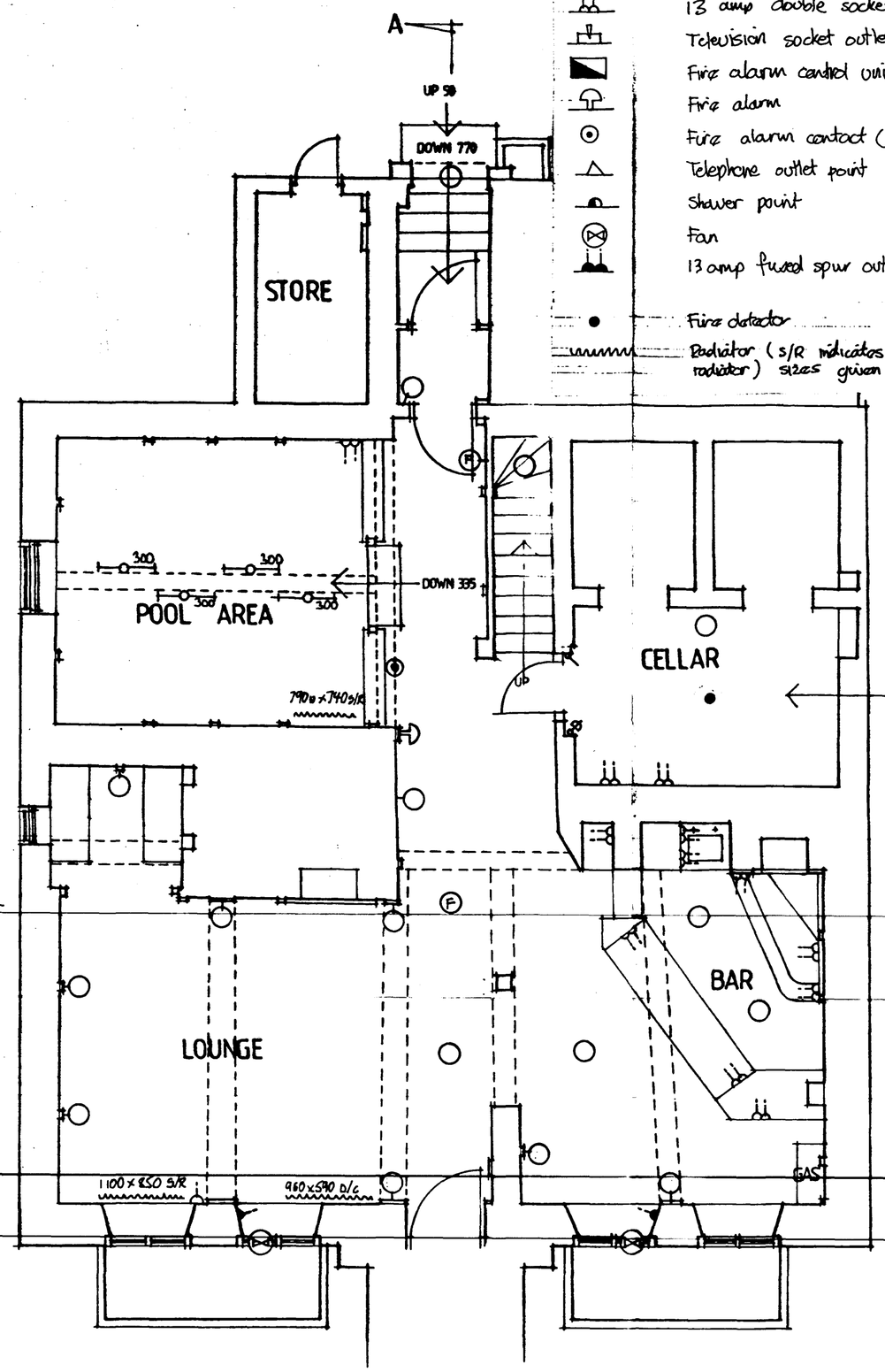
Intended position of boiler with standard s.s. flue pipe up through roof (see section on original application drawings)

S.H.D.C. PLANNING DEPT.
RECEIVED
19 FEB 1993

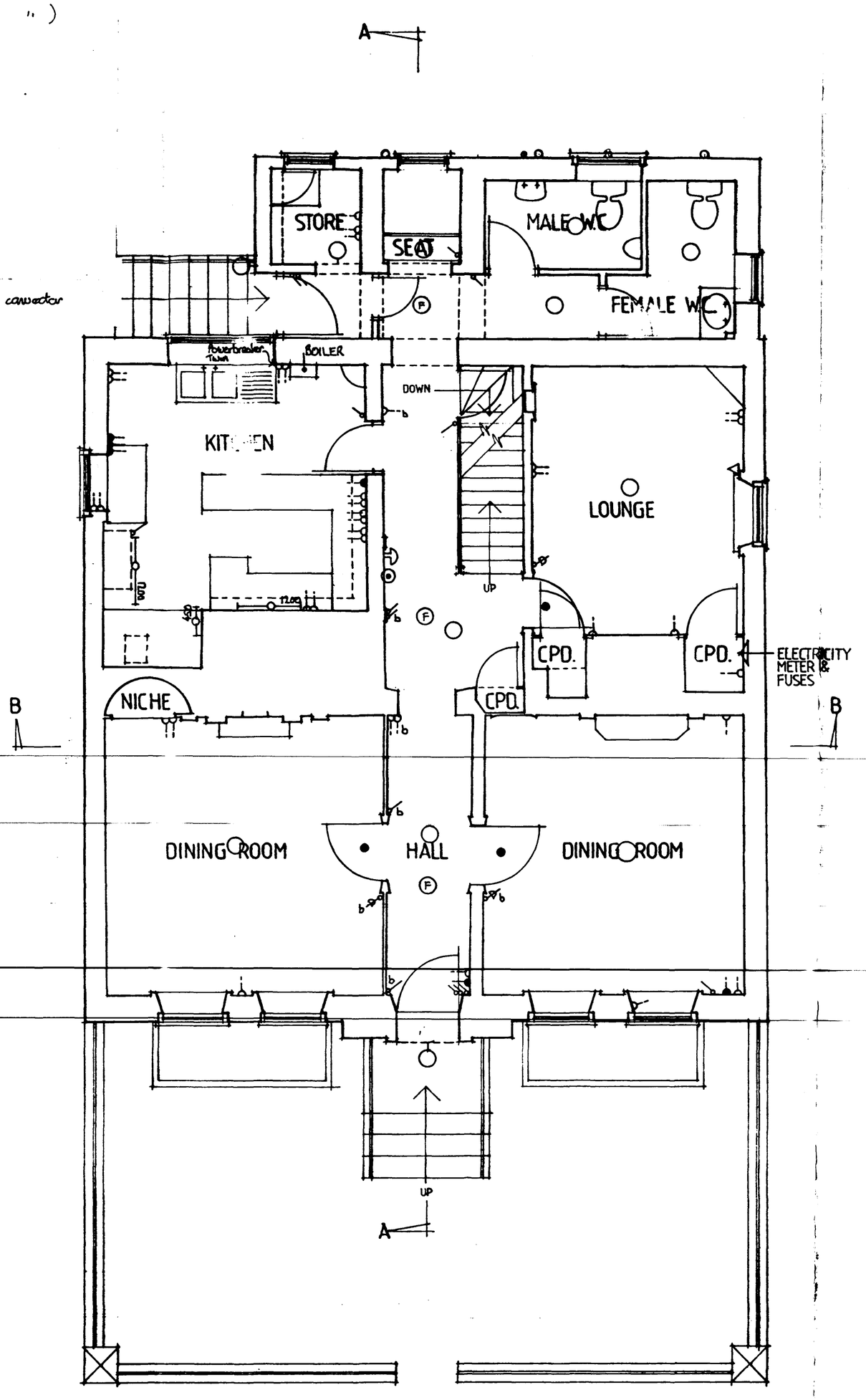
SECOND FLOOR PLAN

LEGEND

- Ceiling Lighting point
- Wall Lighting point
- Fire escape emergency light
- Fluorescent Lighting point (Figure adjacent indicates length of fitting)
- 5 amp switch (the letter 'b' adjacent indicates brass fitting - otherwise plastic)
- Dimmer switch (" " " " " " " " " ")
- 13 amp single socket outlet ('b' indicates brass - otherwise plastic)
- 13 amp double socket outlet (" " " " ")
- Television socket outlet
- Fire alarm control unit / fire alarm contact (break glass)
- Fire alarm
- Fire alarm contact (break glass)
- Telephone outlet point
- Shaver point
- Fan
- 13 amp fused spur outlet.
- Fire detector
- Radiator (S/R indicates single radiator ; D/C indicates double convector radiator) sizes given as width x height.



BASEMENT PLAN



GROUND FLOOR PLAN

notes

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revision	date

SOUTH [illegible] D.C.
PLANNING
14 OCT 1992
REF 1088/92

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

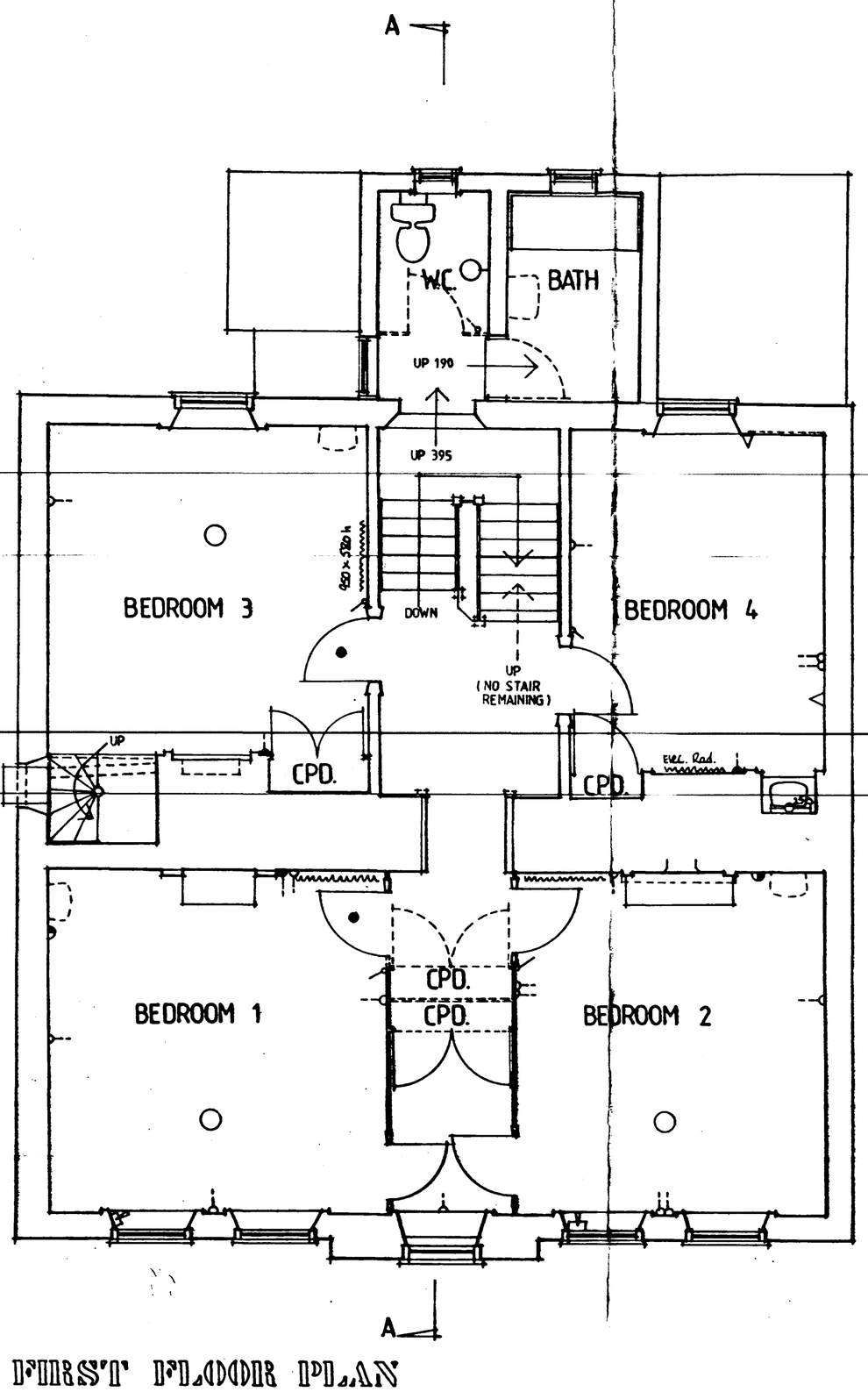
project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

M & E SERVICES AS EXISTING

scale	date	drawn
1:50	5/92	AMW

project no.	drawing no.
1168	AEM/1

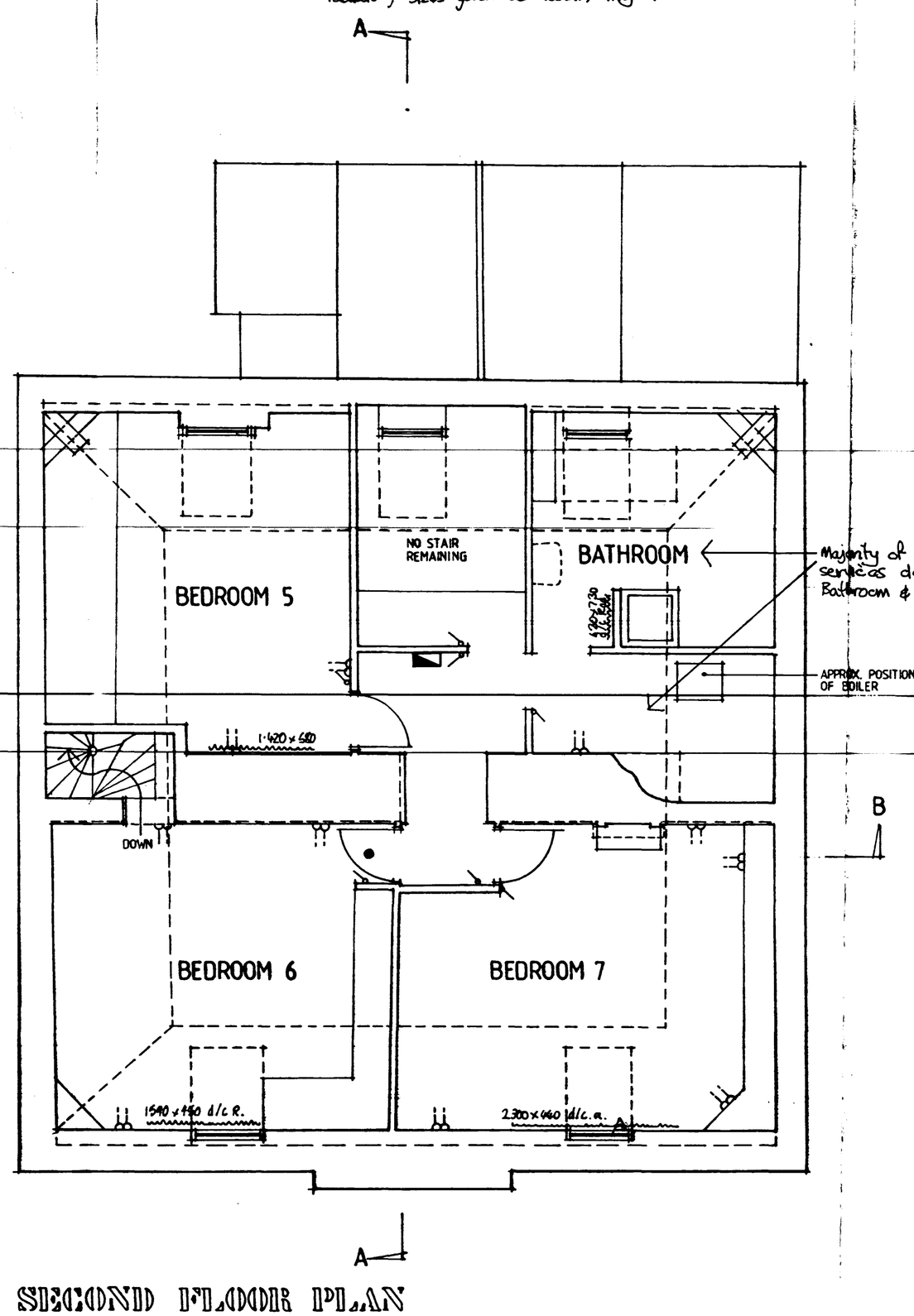
revisions



FIRST FLOOR PLAN

LEGEND

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- Wall Lighting point
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- Fire detector
- Radiator (s/e indicates single radiator ; d/c indicates double convector radiator) sizes given as width x height.



SECOND FLOOR PLAN

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revision	*date*

SOUTH KESTEVEN D.C.
PLANNING
14 OCT 1992
REF. S/83/92

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

M & E SERVICES AS EXISTING

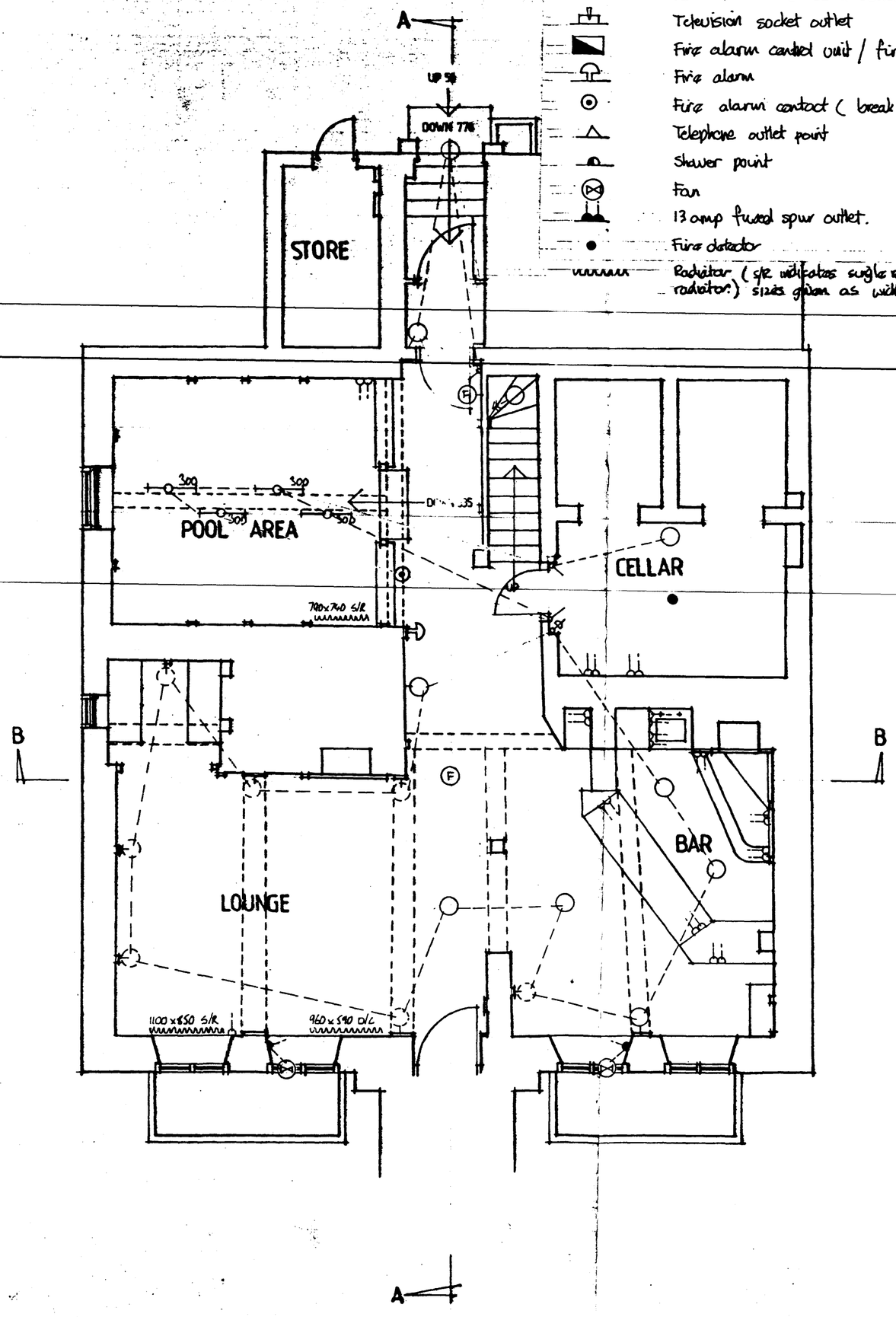
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project no.	*drawing no.*
1168	AEM/2

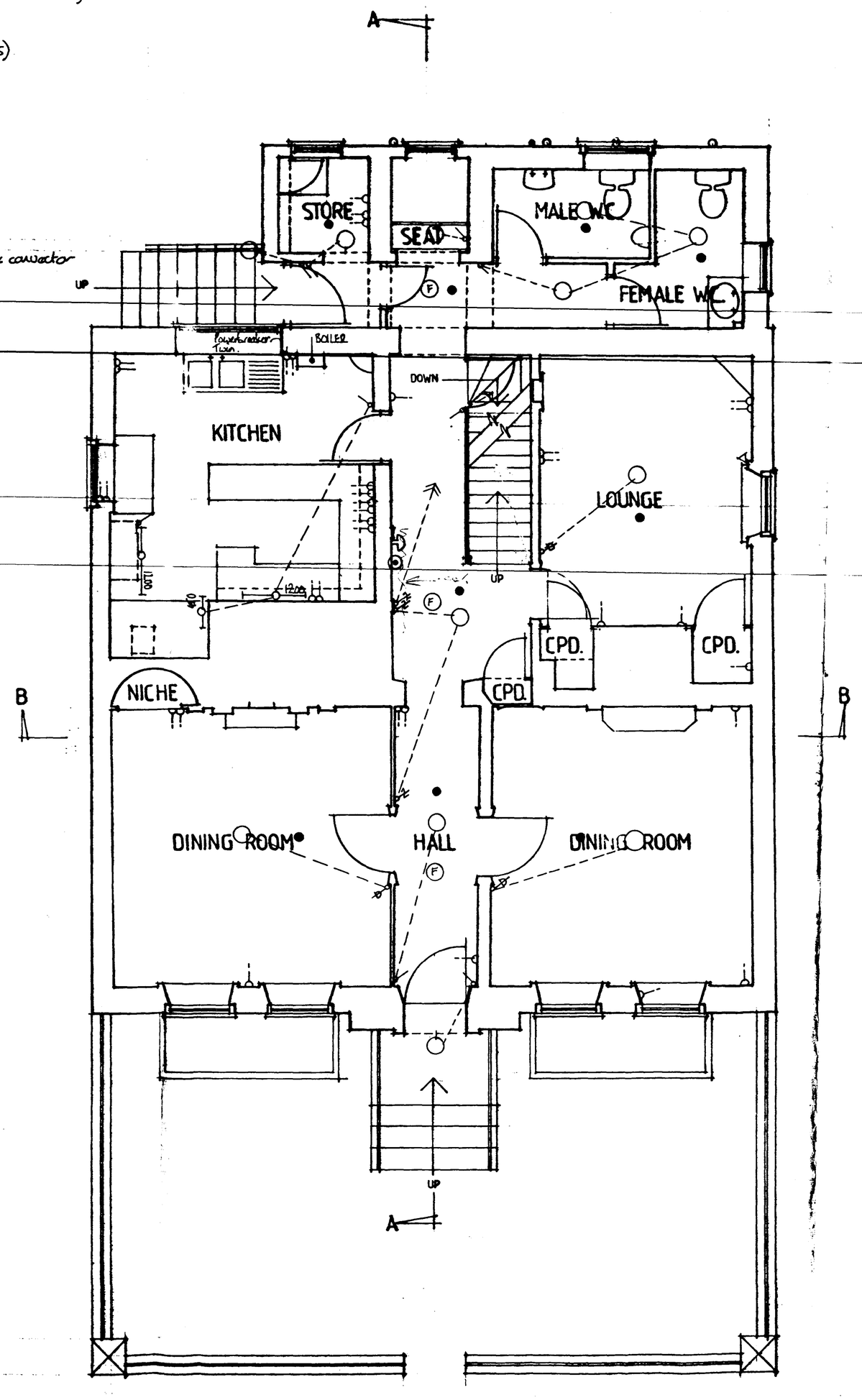
revisions

LEGEND

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- Wall Lighting point
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- Fluorescent Lighting point (Figure adjacent indicates length of fitting)
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BASEMENT PLAN



GROUND FLOOR PLAN

notes

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revision	date

SOUTH ... D.C.
PLA...
14 OCT 1992
REF ...1083/92...

JOHN D LYNCH
partnership
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project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

M & E. SERVICES AS PROPOSED

scale	date	drawn
1:50	9/92	AMW
project no.		drawing no.
1168		AEM/3

revisions

LEGEND

- Ceiling Lighting point
- Wall Lighting point
- Fire escape evergency light
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notes

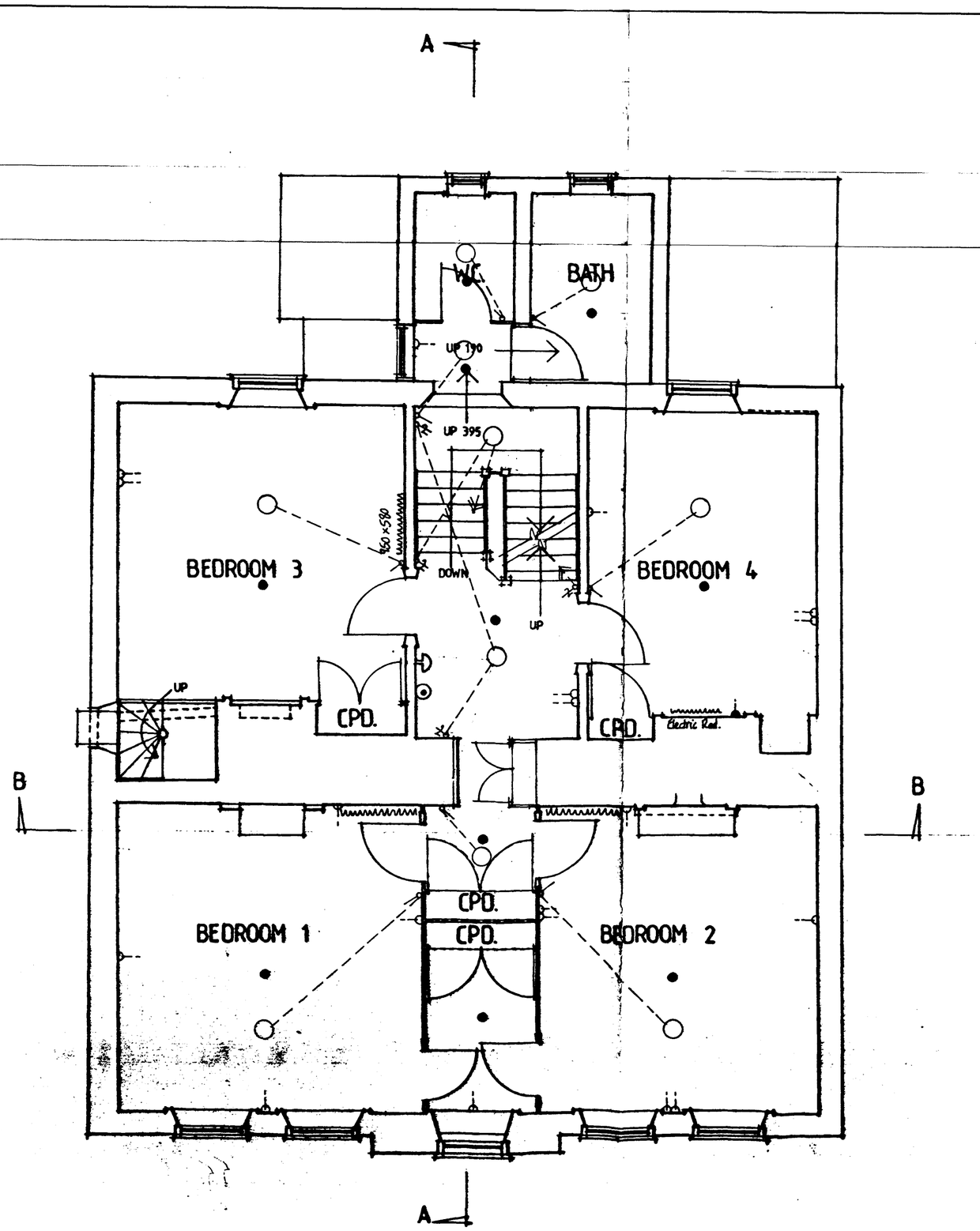
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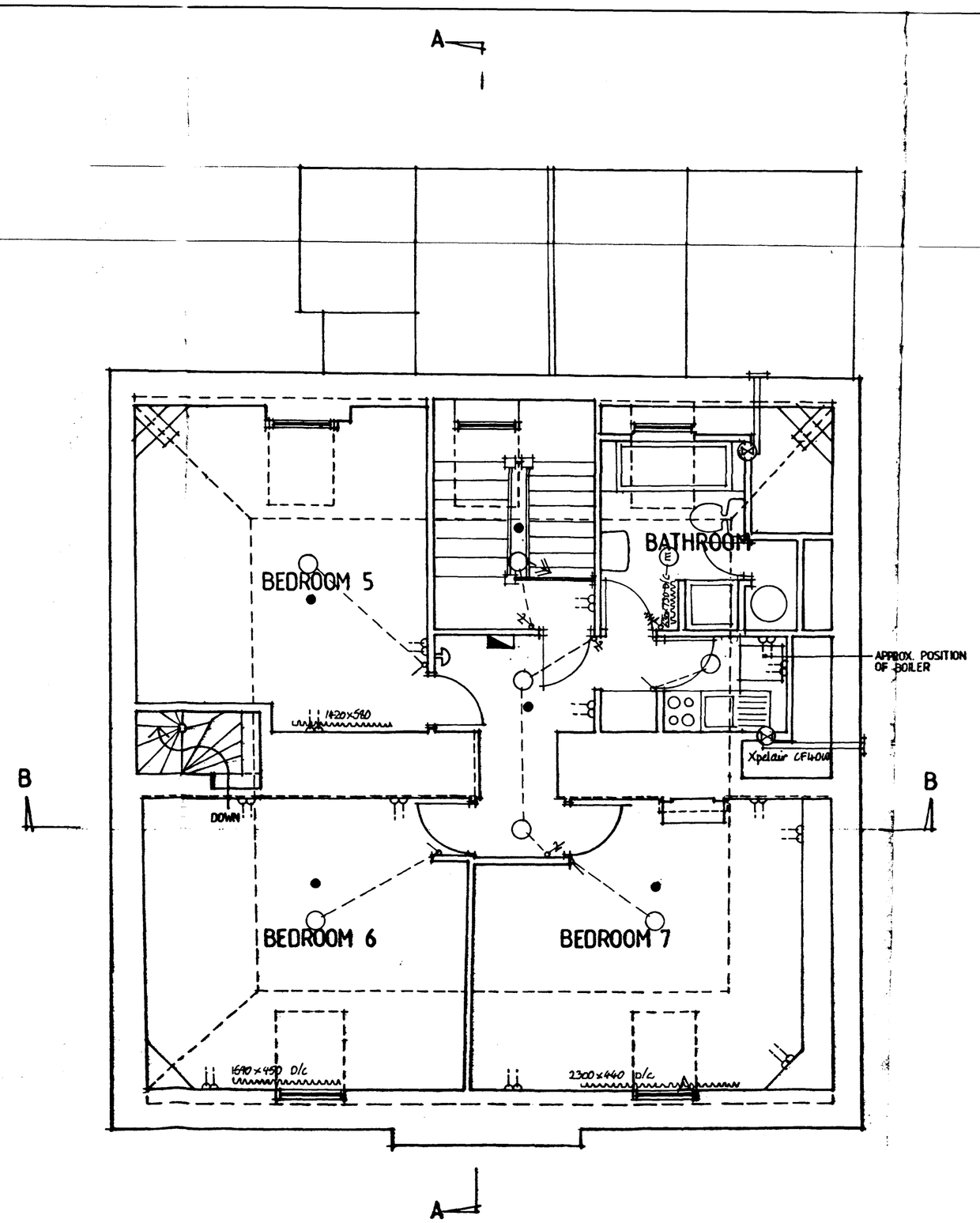
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revision	*date*



FIRST FLOOR PLAN



SECOND FLOOR PLAN

D.C.
14 OCT 1992
1063/92

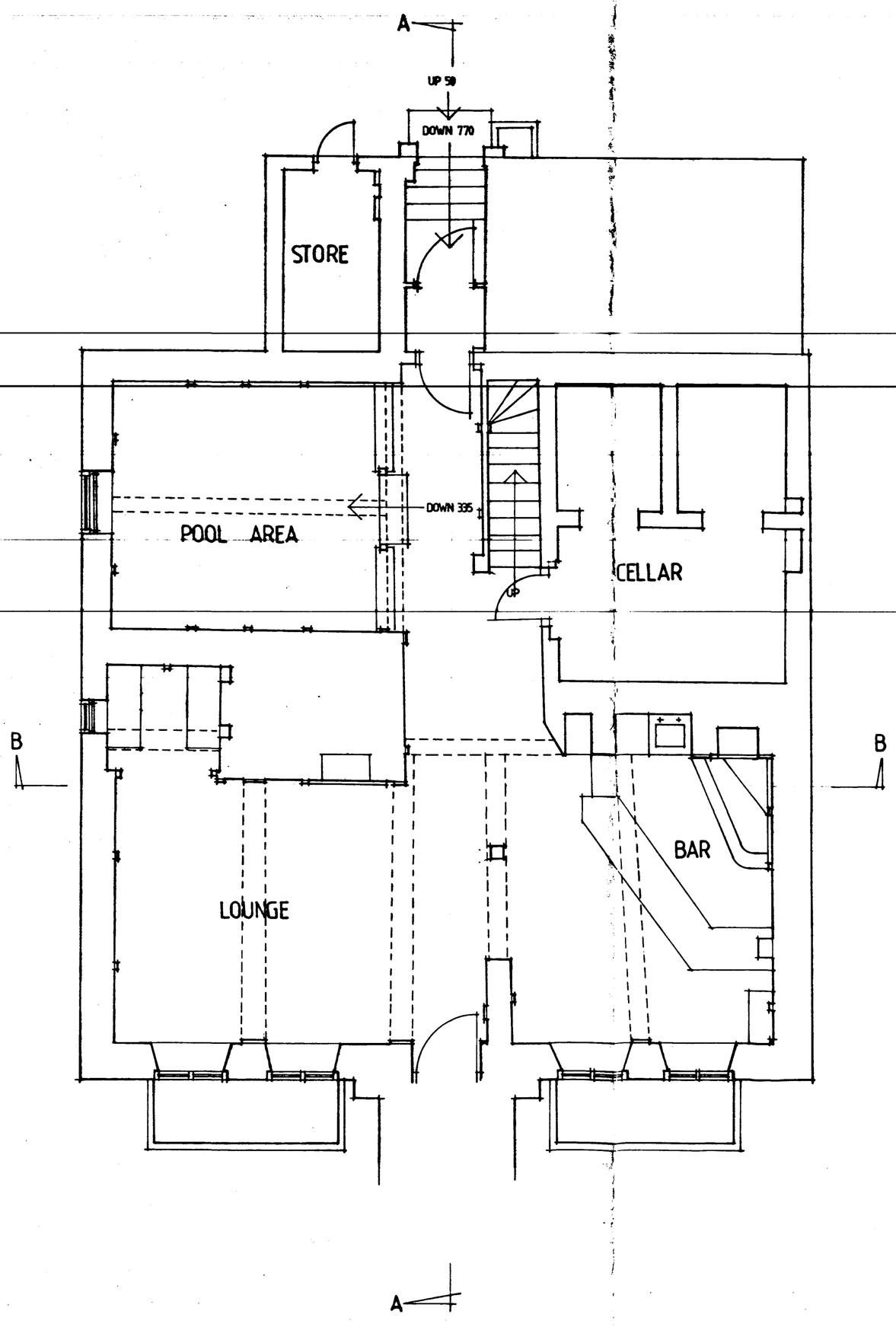
JOHN D LYNCH
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CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

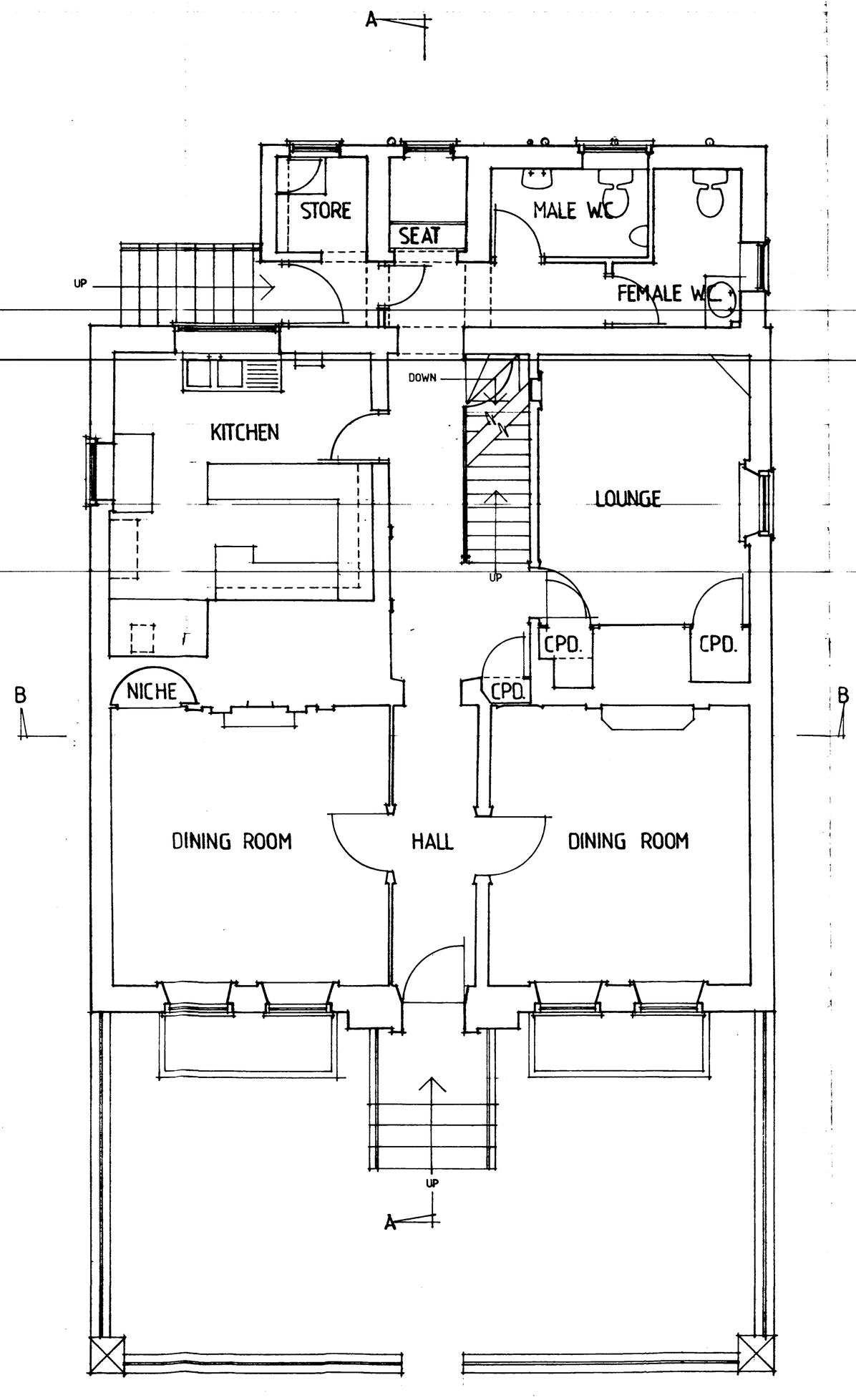
M & E: SERVICES AS PROPOSED

scale	*date*	*drawn*
1:50	9/92	AMW
project no.		*drawing no.*
1168		AEM/4

revisions



BASEMENT PLAN



GROUND FLOOR PLAN

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revision *date*

D.C.
14 OCT 1992
REF 1083/92

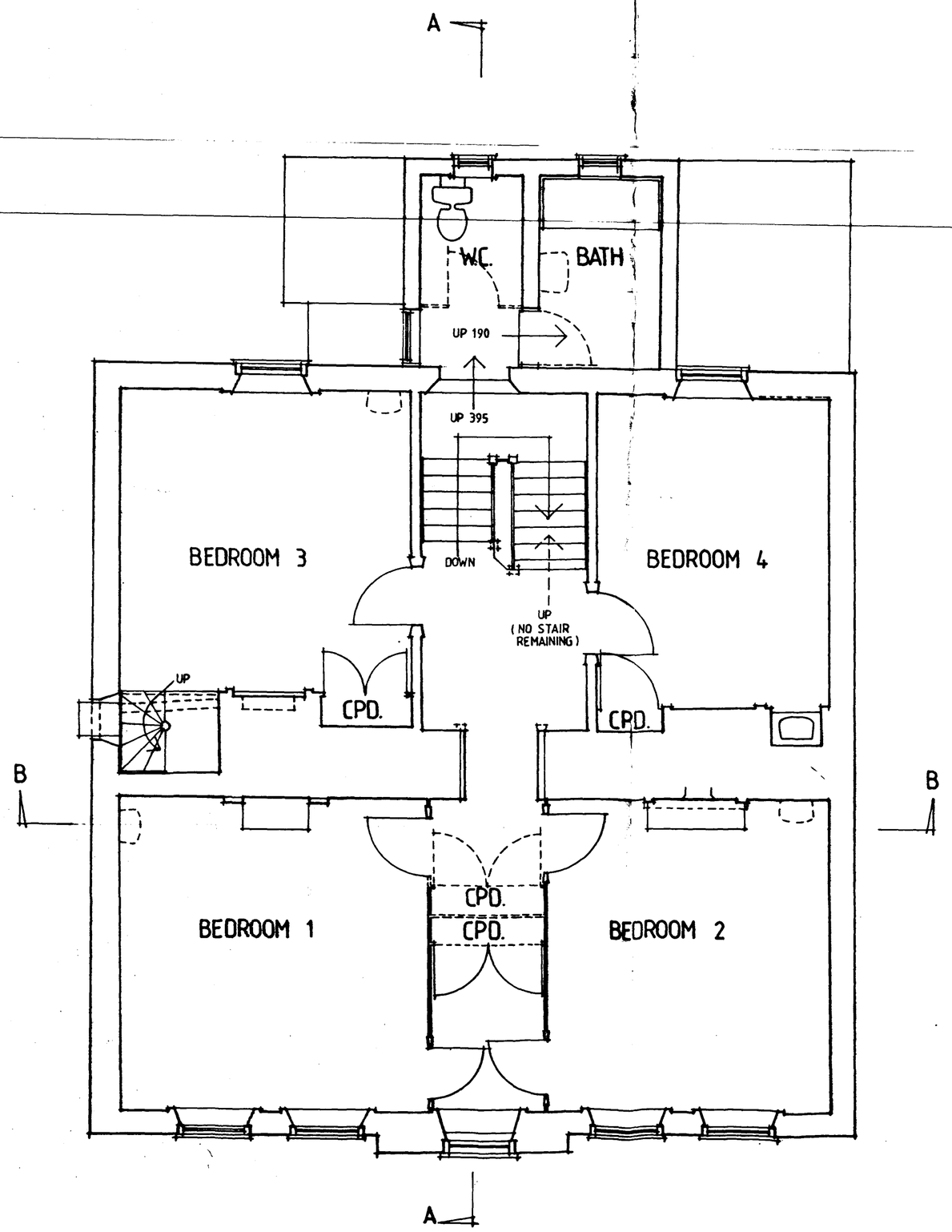
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project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
SURVEY AS EXISTING – PLANS

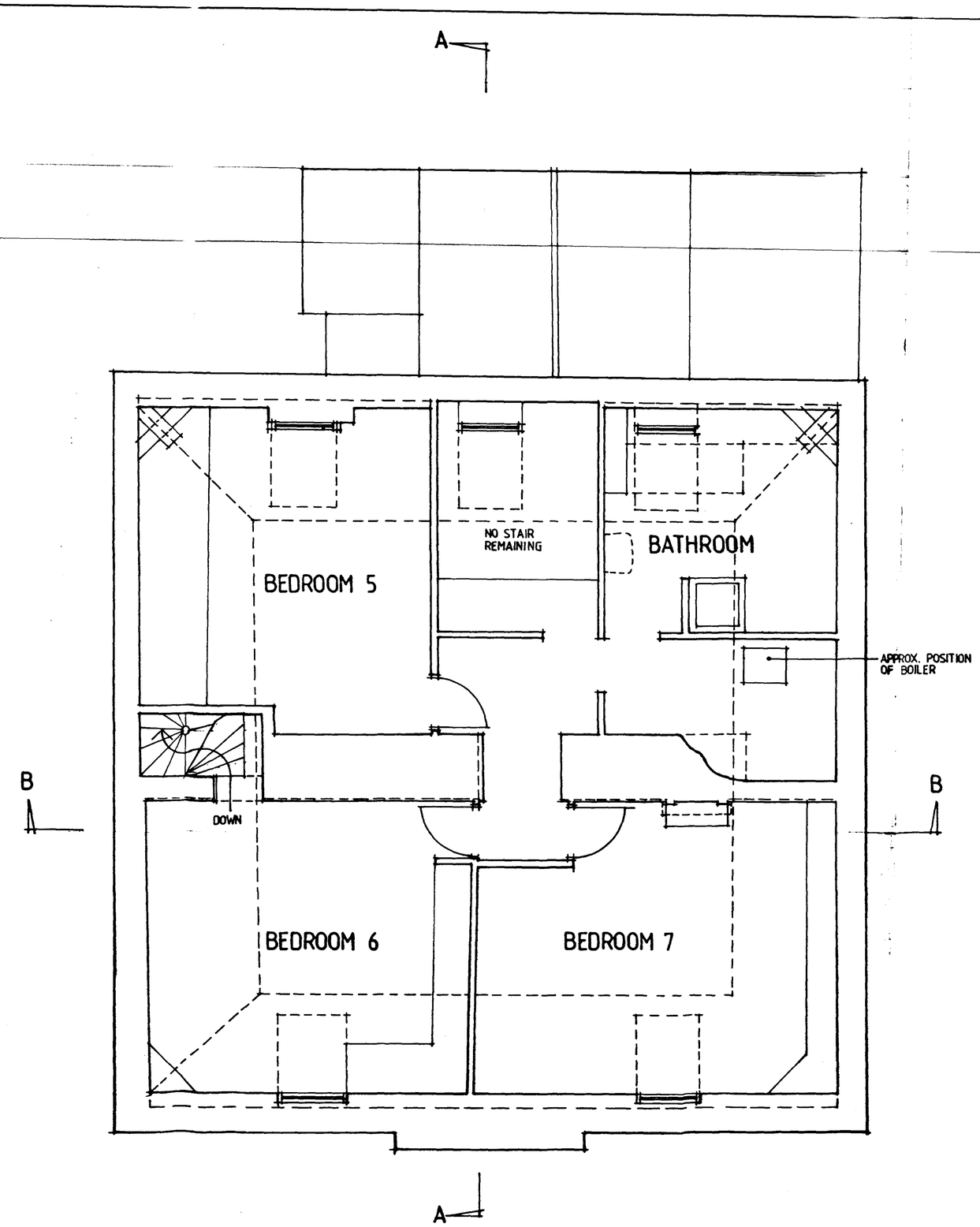
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project no.	*drawing no.*
1168	AS/1

revisions



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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revision	*date*

D.C.
14 OCT 1992
REF 1083/92

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partnership
CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
SURVEY AS EXISTING - PLANS

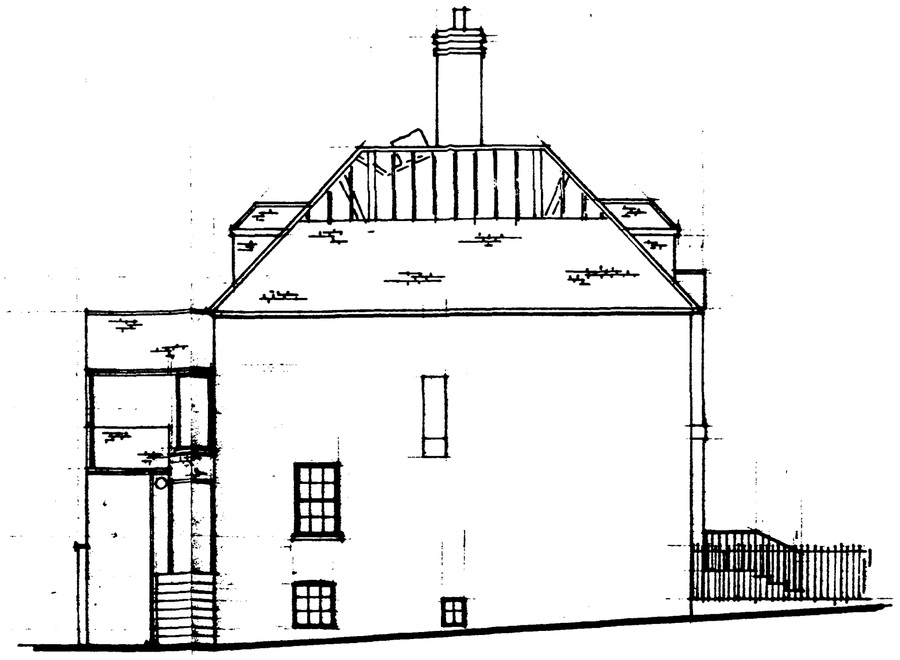
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project no.	*drawing no.*
1168	AS/2

revisions



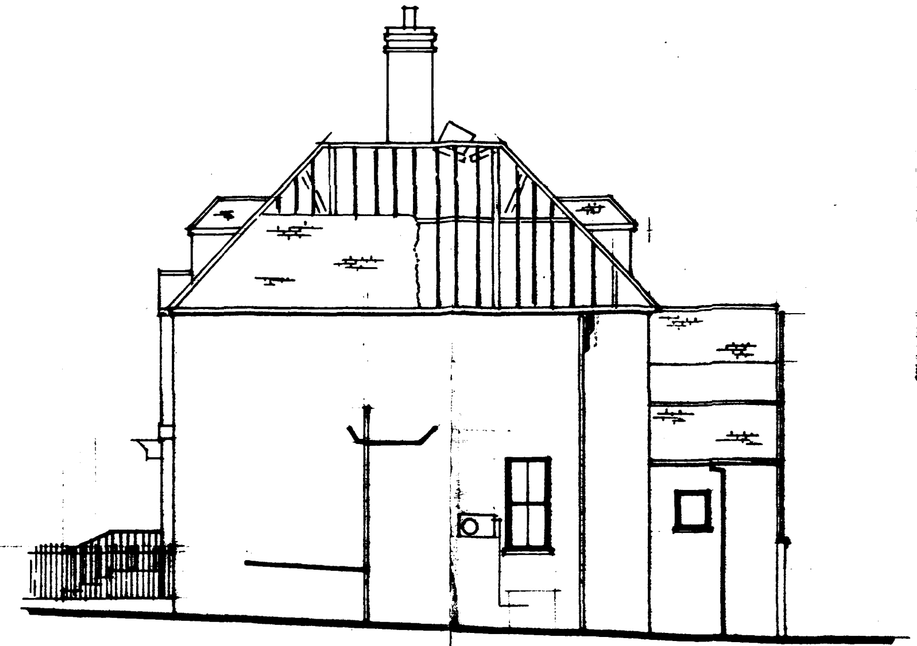
SOUTH ELEVATION



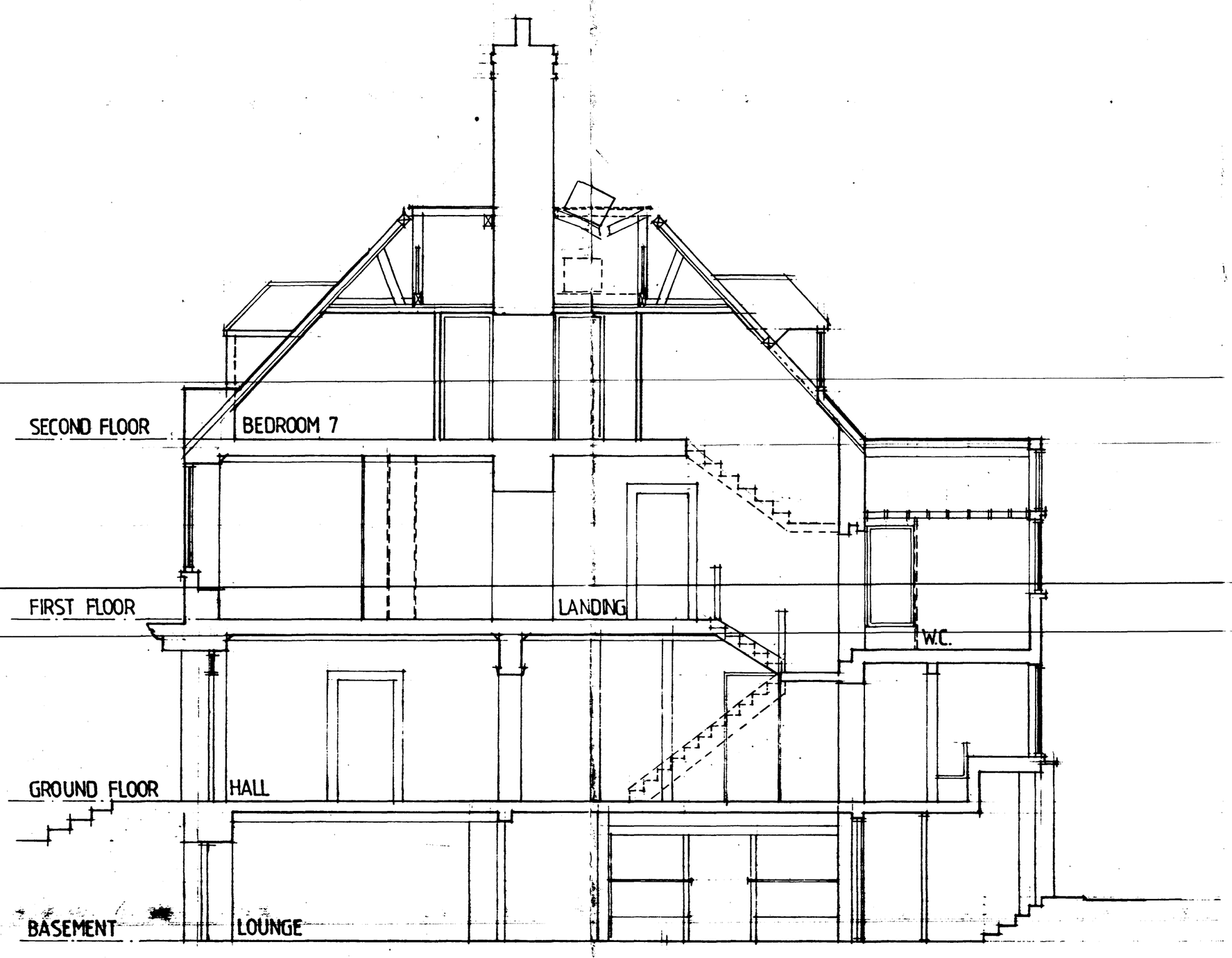
WEST ELEVATION



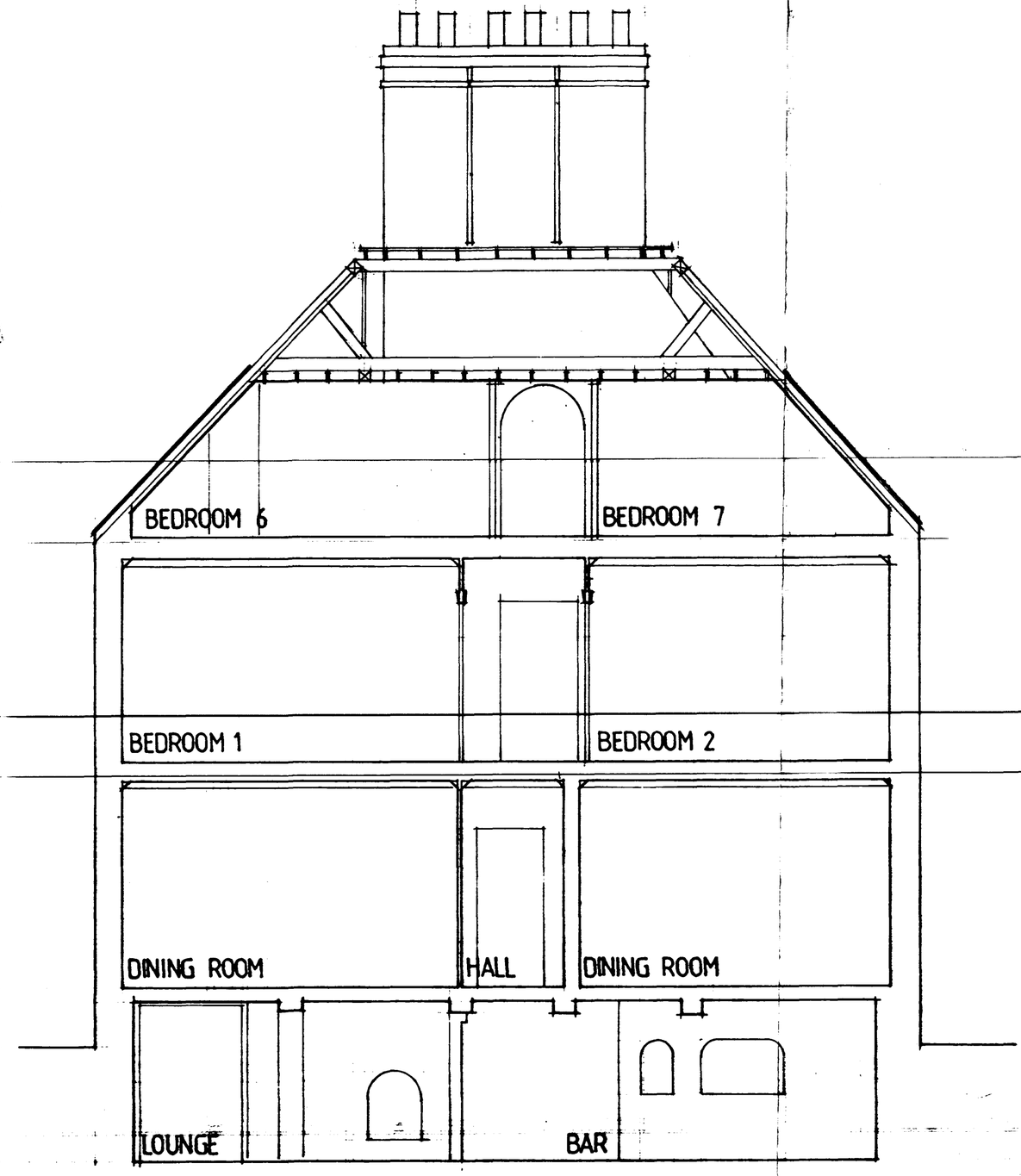
NORTH ELEVATION



EAST ELEVATION



SECTION A-A



SECTION B-B

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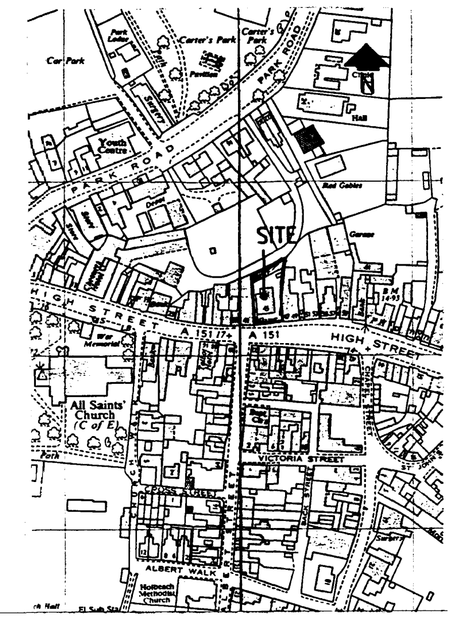
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revision	*date*

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LOCATION PLAN

D.C.
14 OCT 1992
REF 1083/92

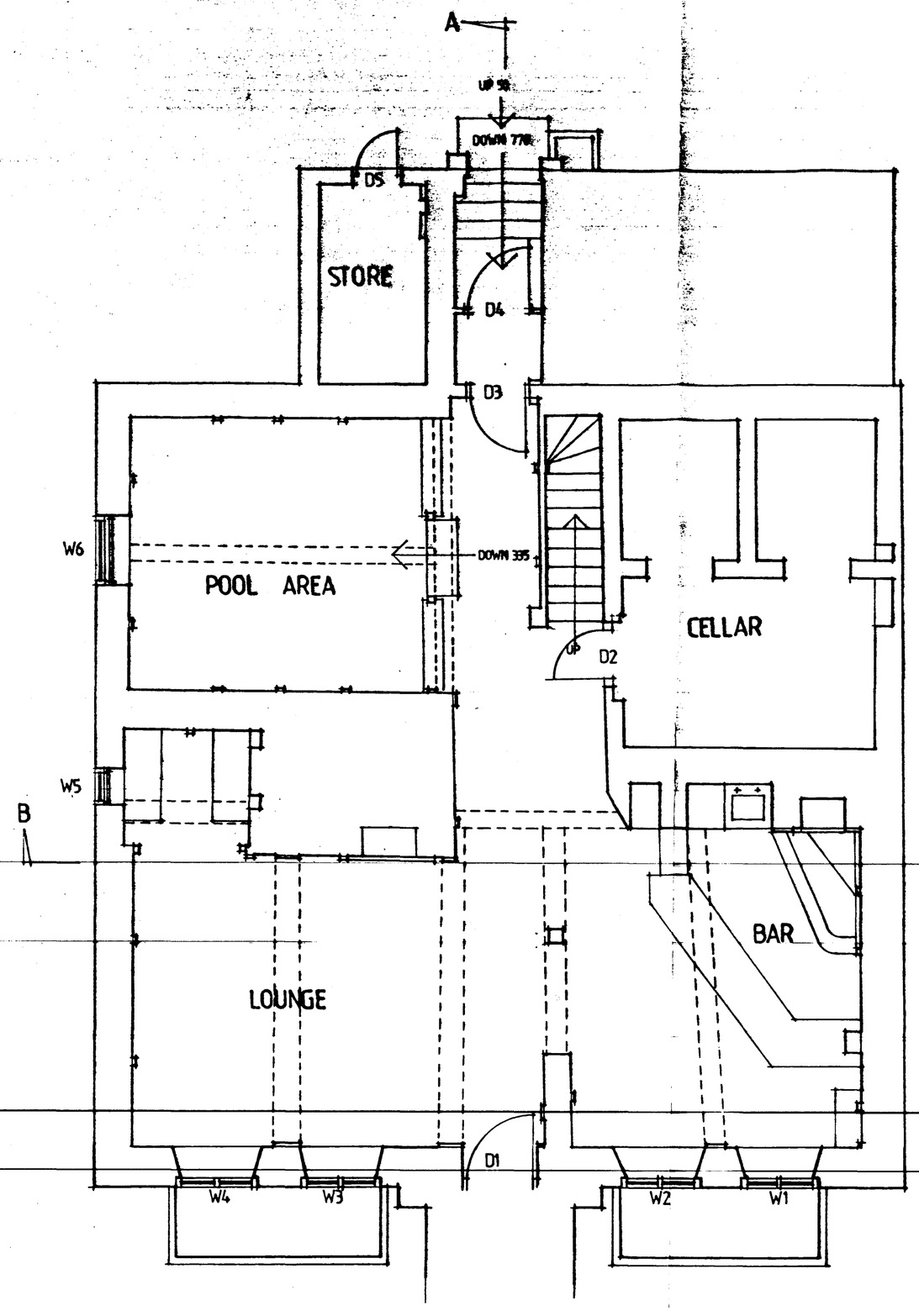
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project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
SURVEY AS EXISTING - SECTIONS, ELEVATIONS, LOCATION PLAN

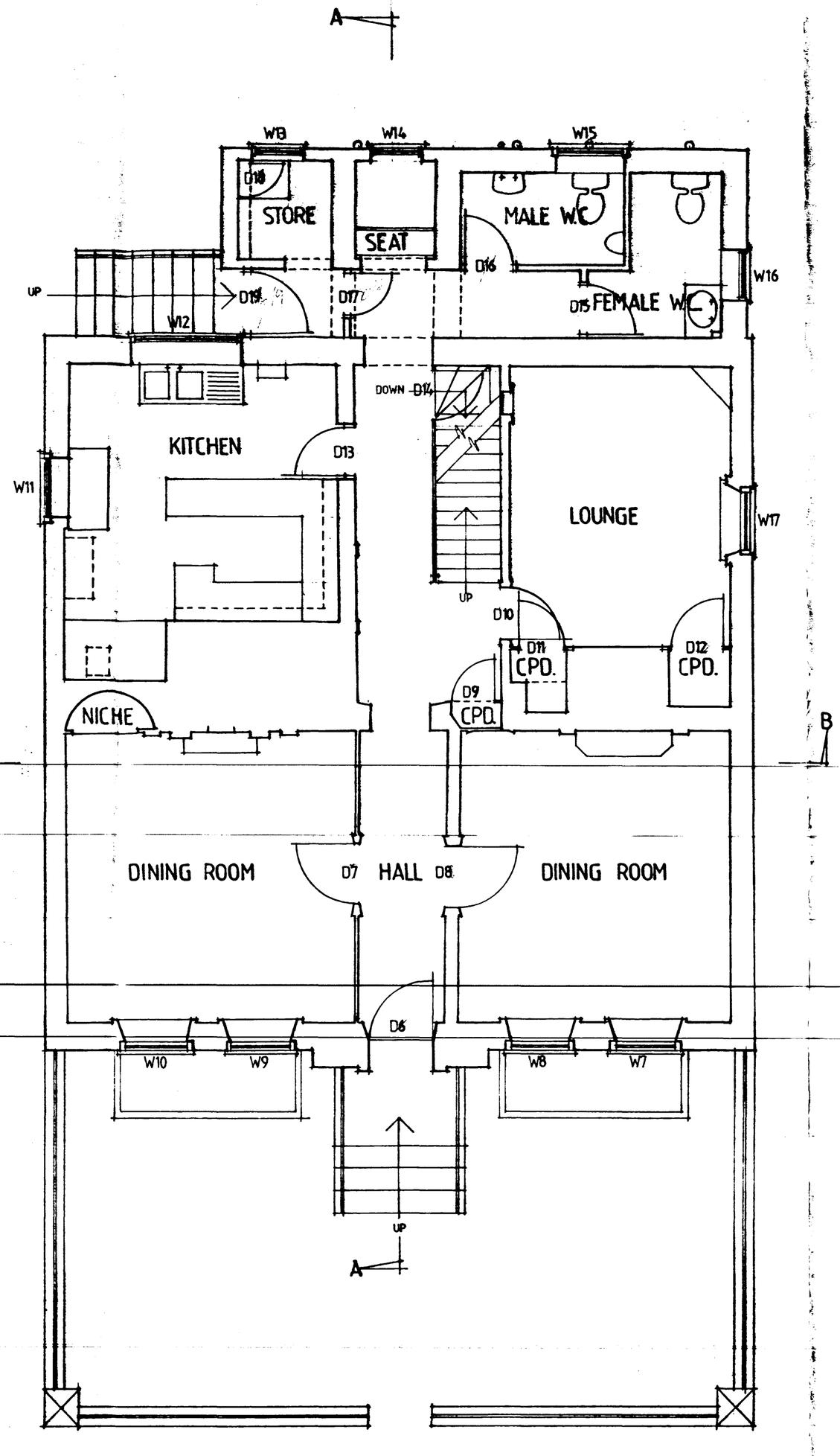
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1:50/1:100/1:2500	5/92	AMW

project no.	*drawing no.*
1168	AS/3

revisions



BASEMENT PLAN



GROUND FLOOR PLAN

note

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revision	date

D.C.
T.
14 OCT 1992
1083/92

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project/drawing
RENOVATION OF THE MANSION HOUSE
HIGH STREET, HOLBEACH, NR SPALDING

PLANS FOR RESTORATION

scale	date	drawn
1:50	7/92	AMW

project no.	drawing no.
1168	AB/1

revisions

notes

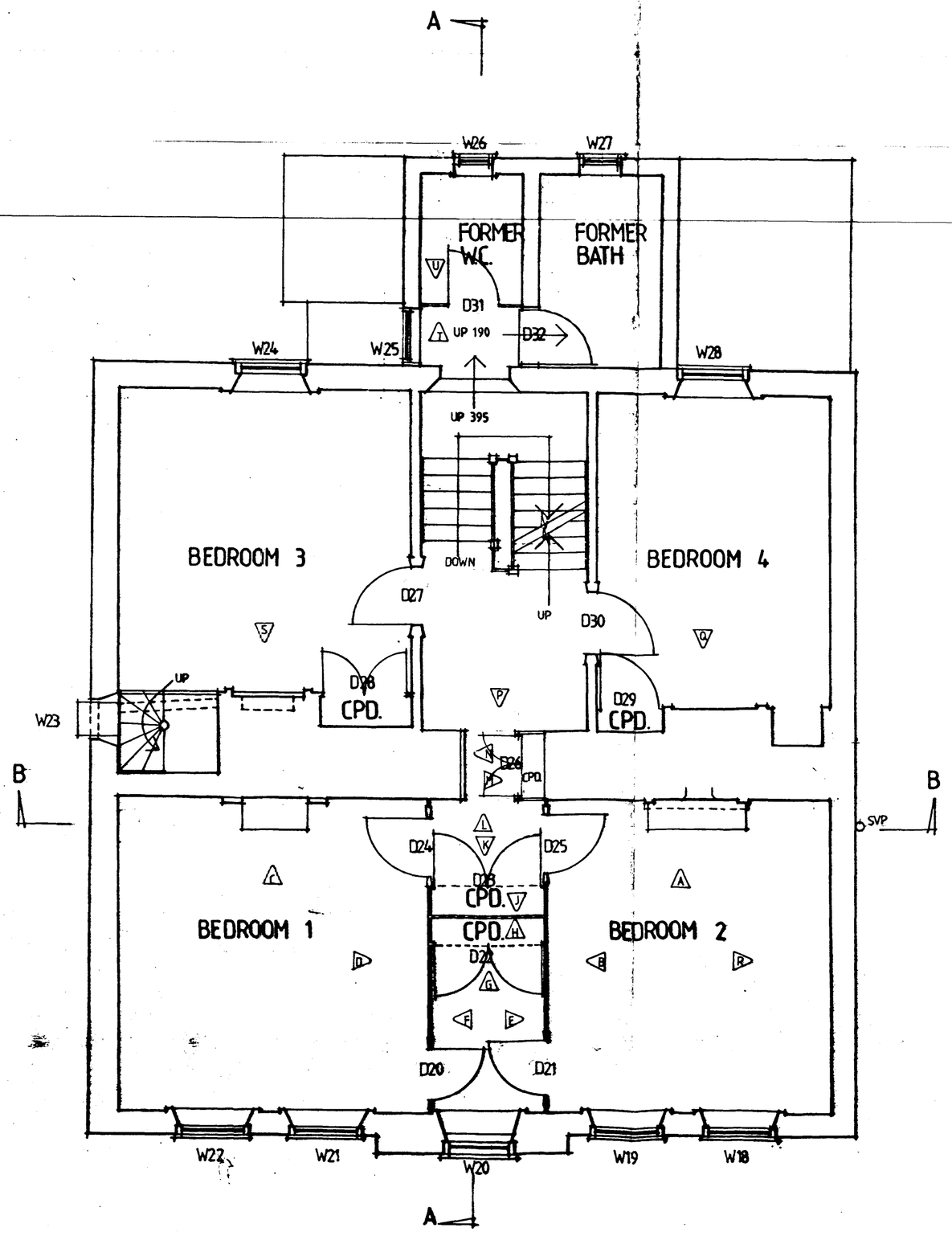
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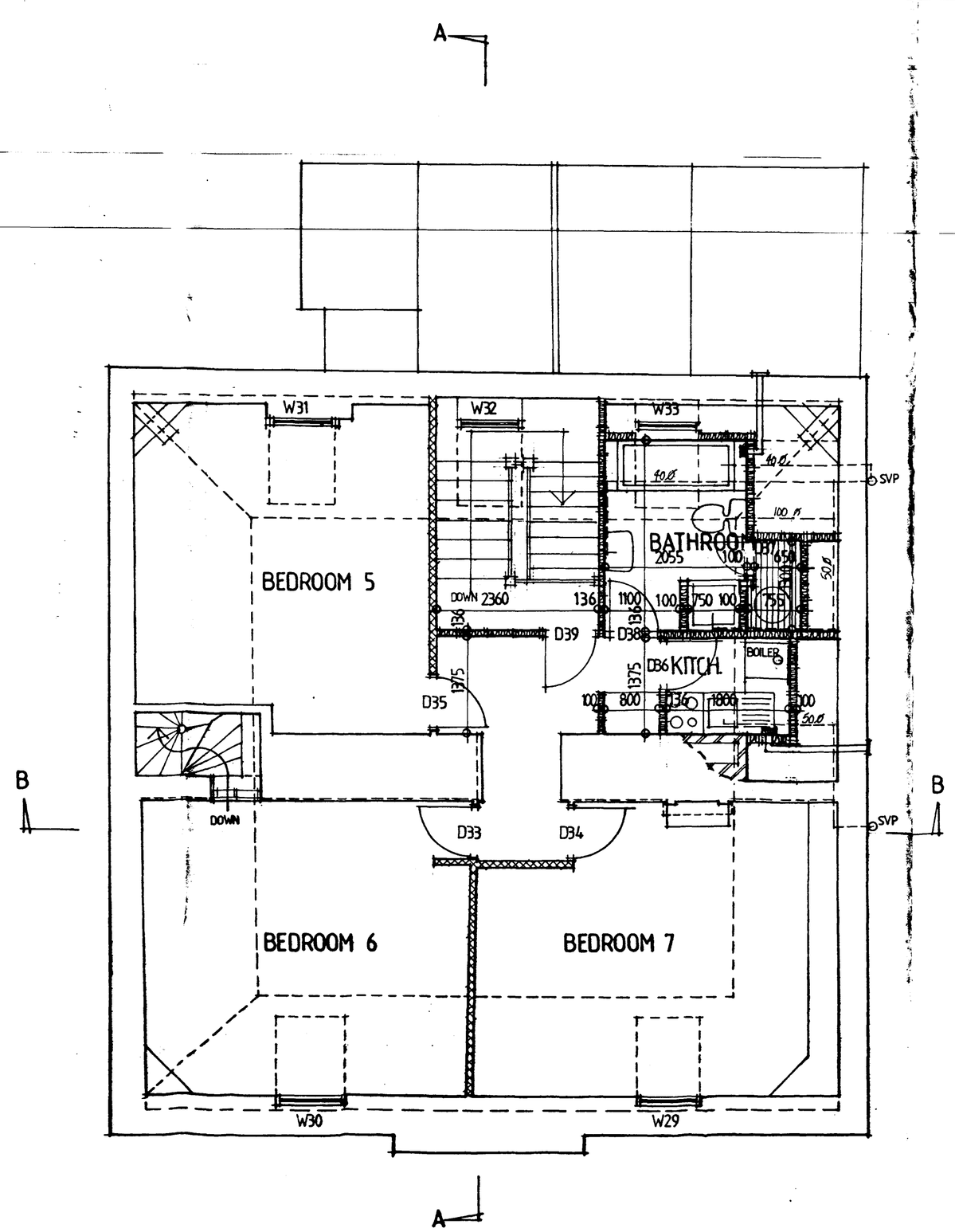
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revision | date



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SOUTH HOLLAND D.C.
PLANNING DEPT.
14 OCT 1992
REF 1063/92

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

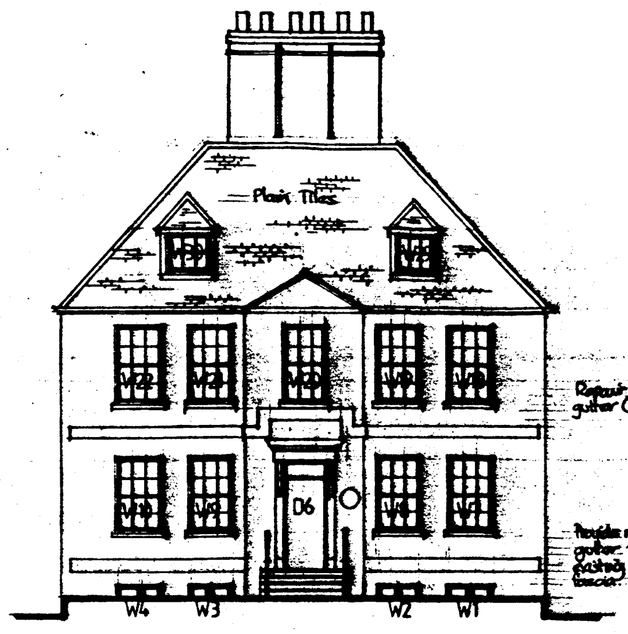
project/drawing
RENOVATION OF THE MANSION HOUSE
HIGH STREET, HOLBEACH, NR SPALDING

PLANS FOR RESTORATION

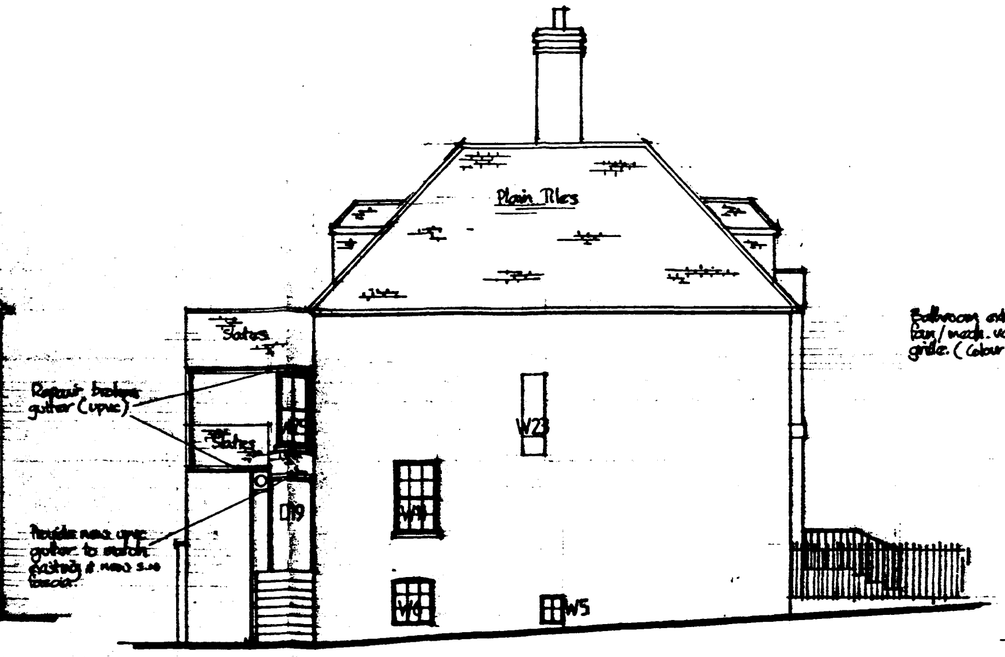
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1:50	7/92	AMW

project no.	drawing no.
1168	AB/2

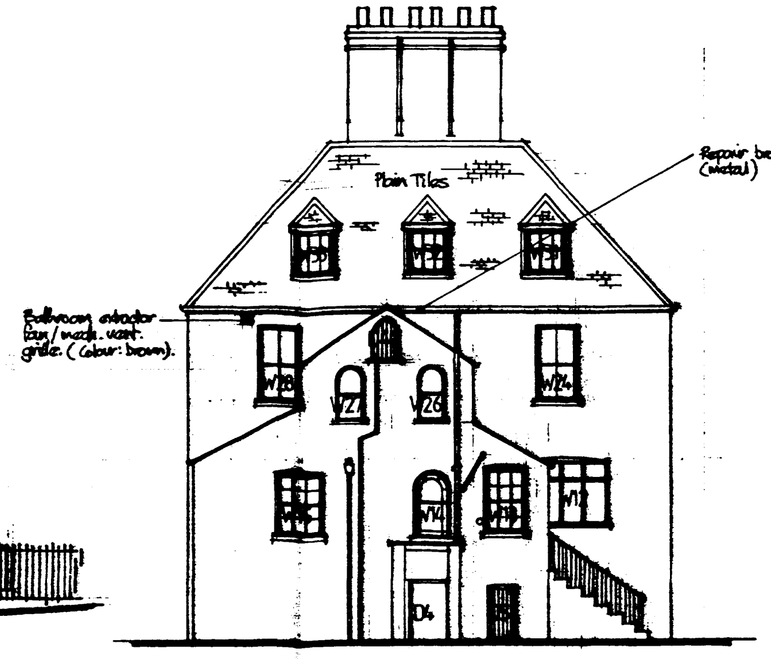
revisions



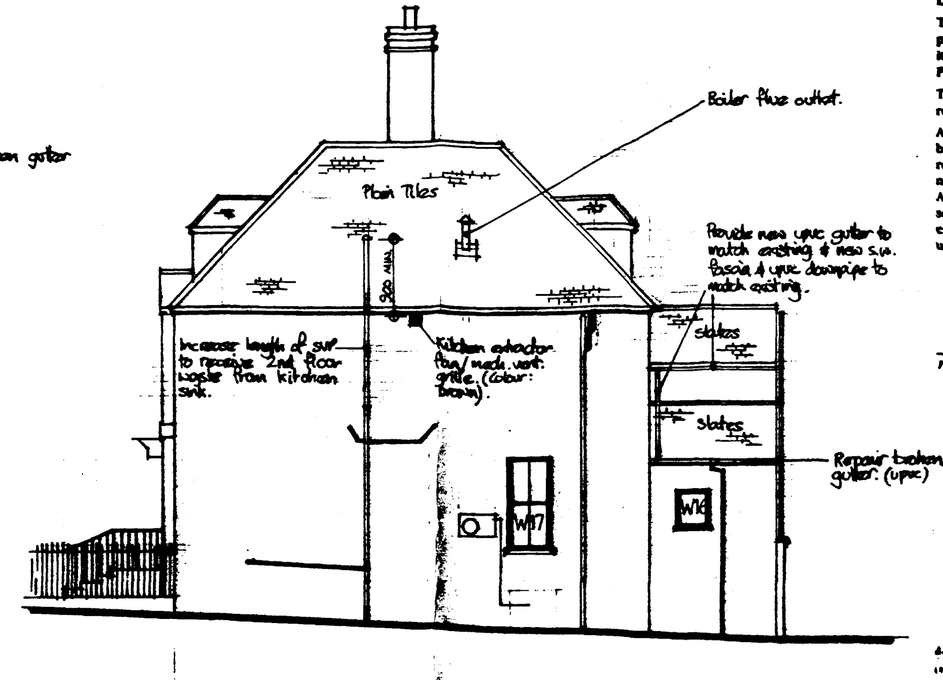
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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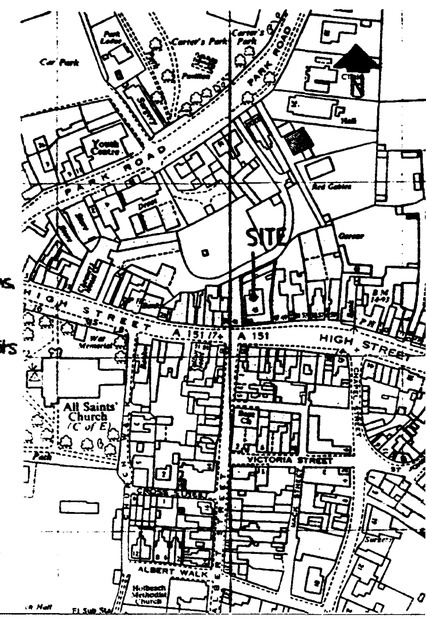
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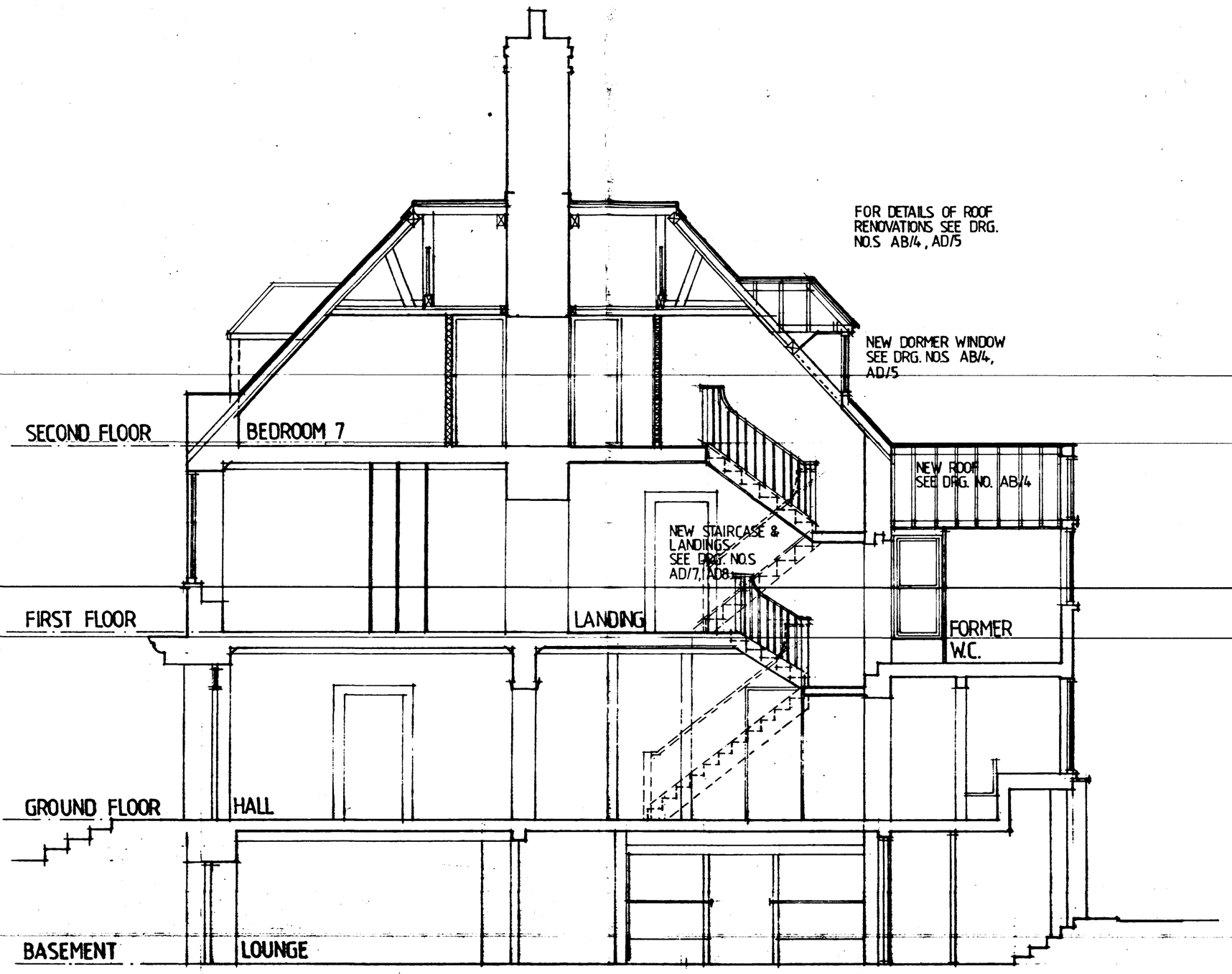
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revision date

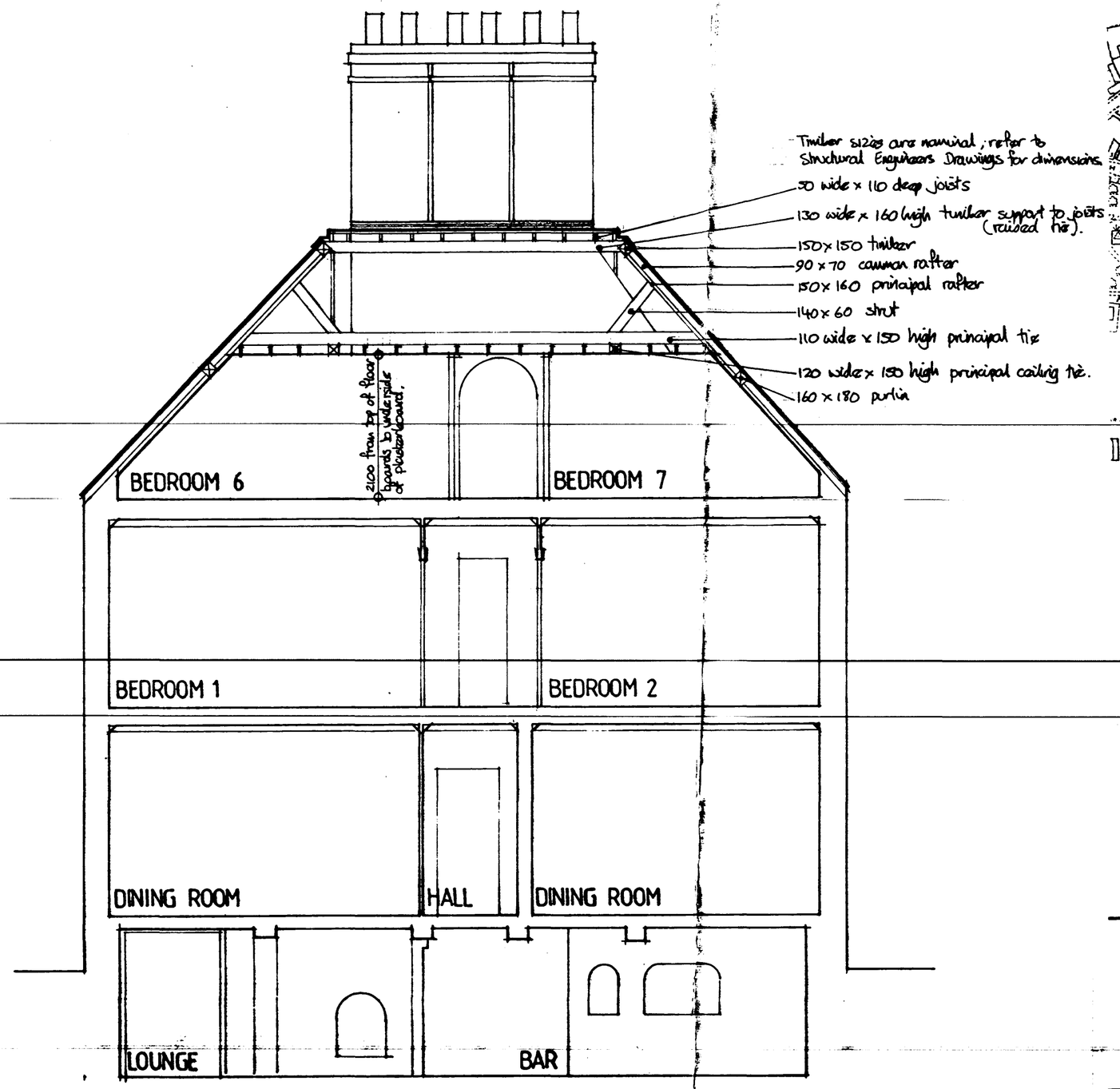
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LOCATION PLAN



SECTION A-A



SECTION B-B

SOUTH RIBBLE D.C.
PLANNING DEPT.
14 OCT 1992
P&F ....1088/92....

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partnership
CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
RESTORATION
SECTIONS, ELEVATIONS, LOCATION PLAN

scale	date	drawn
1:50/1:100/1:2500	7/92	AMW

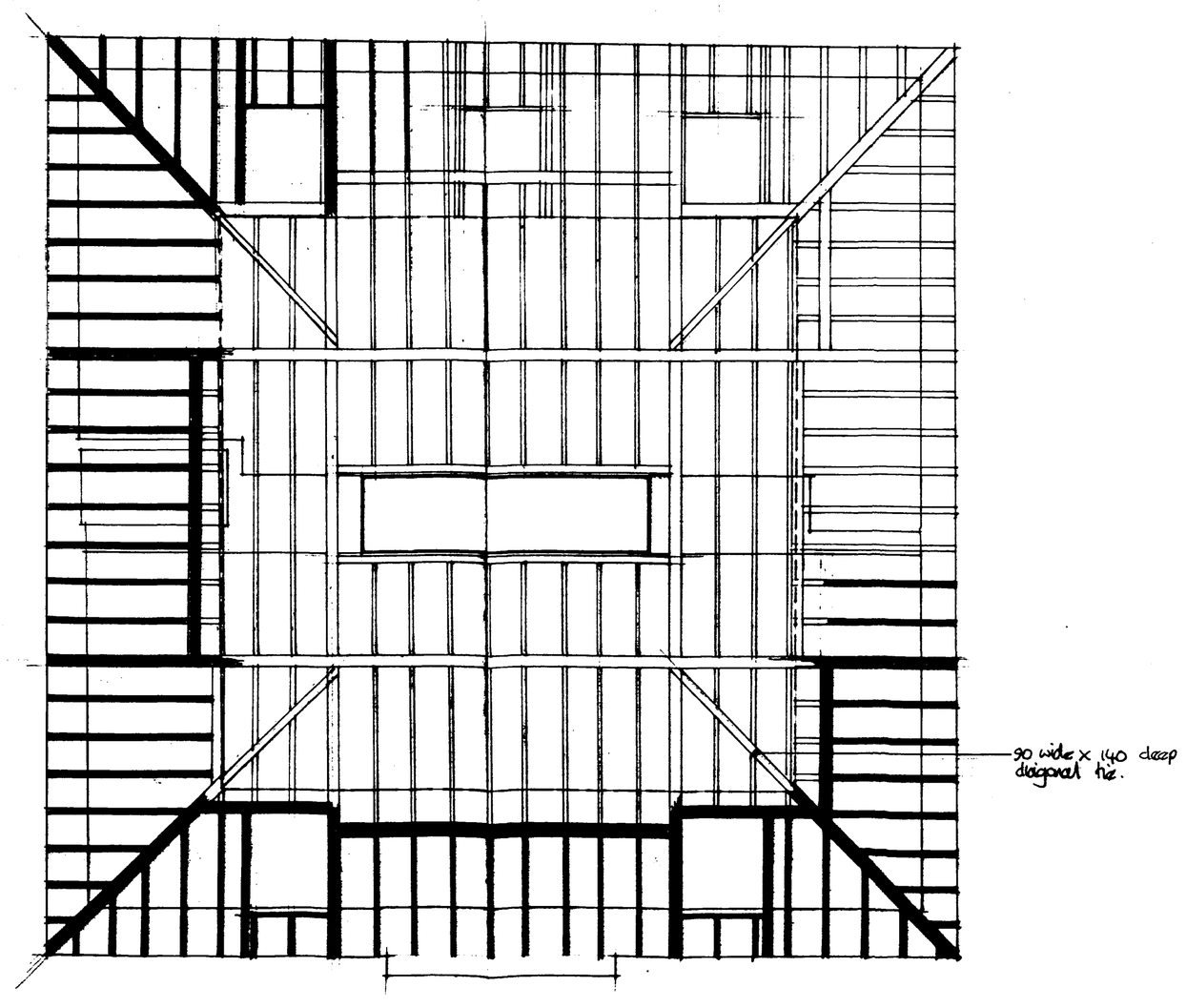
project no.	drawing no.
1168	AB/3

revisions

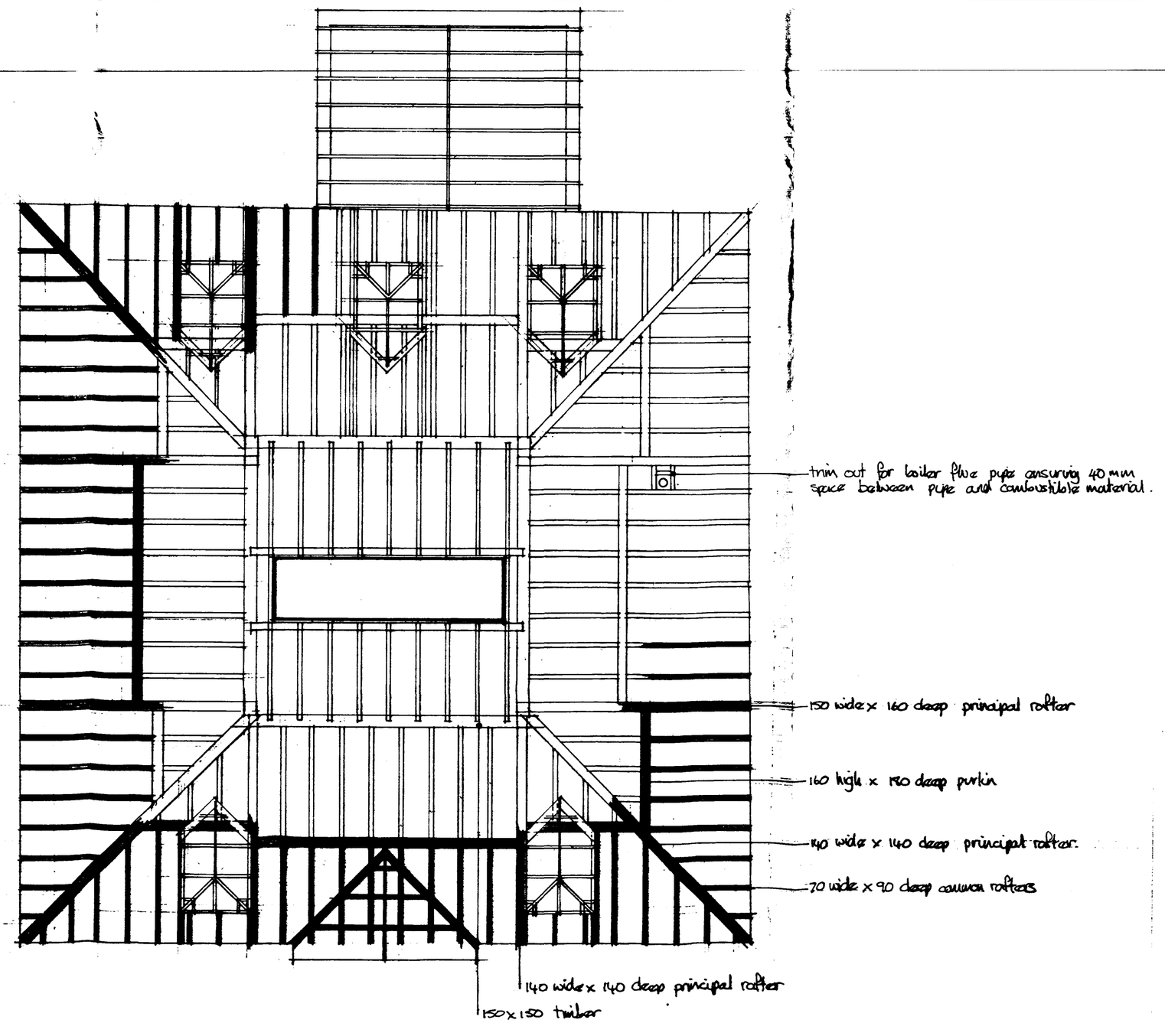
NOTES

Existing timbers to remain
New timbers

Dimensions of timbers are nominal only, refer to Structural Engineers Drawings for exact dimensions/details.



CEILING PLAN (1:50)



ROOF PLAN

notes

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revision	*date*

SOUTH HOLLAND D.C.
PLANNING
14 OCT 1992
REF. 1083/92

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

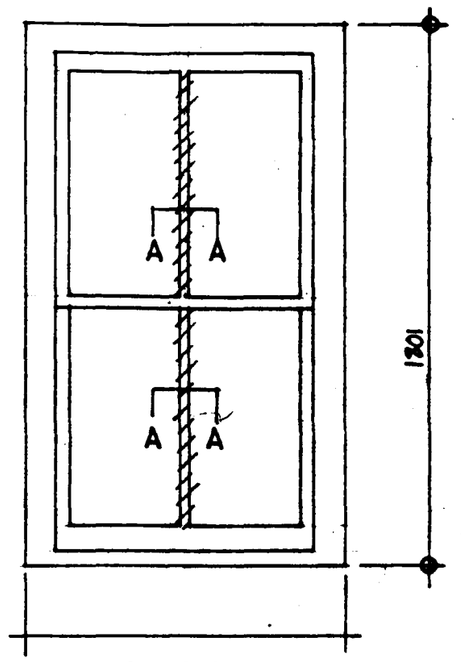
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RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

RESTORATION ROOF PLAN

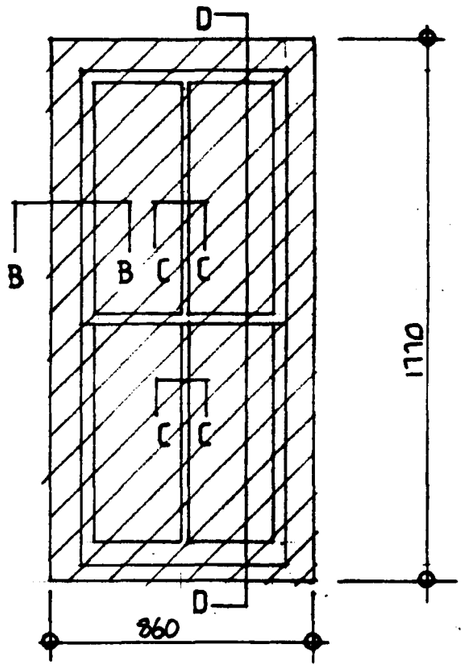
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project no.	*drawing no.*
1168	AB/4

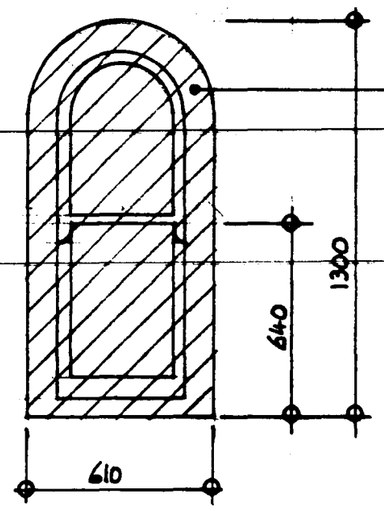
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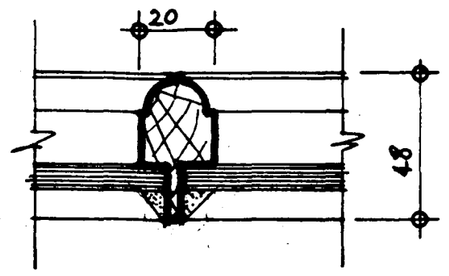
W24



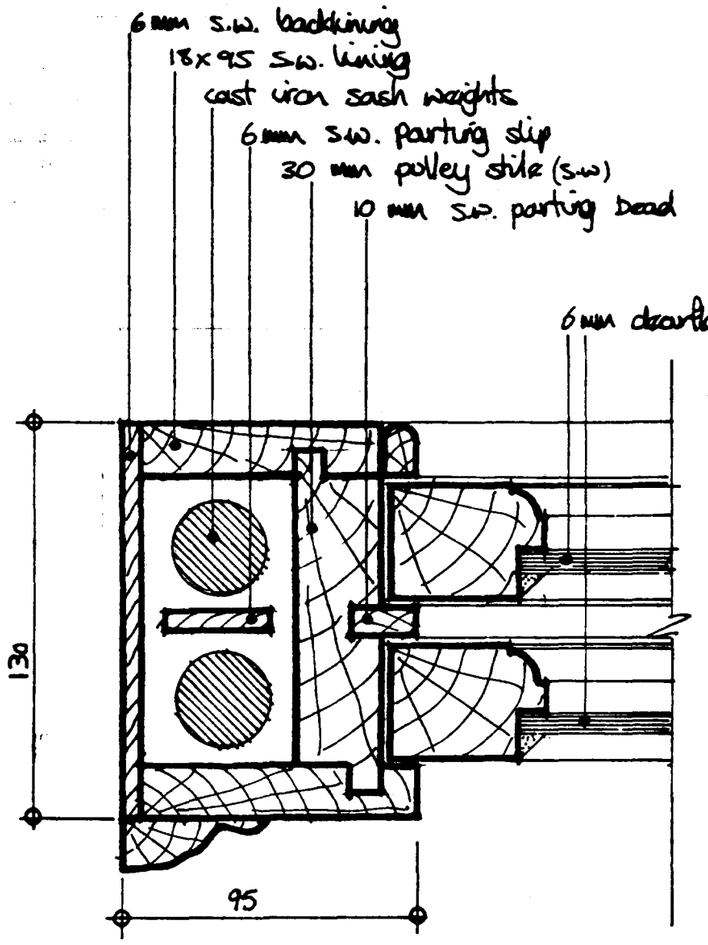
W25



W27

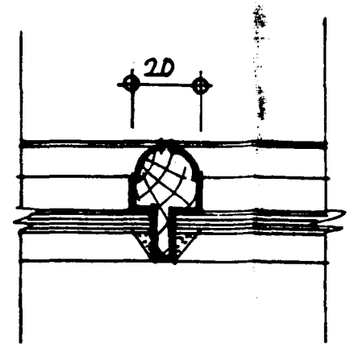


DETAIL A-A (1:2)

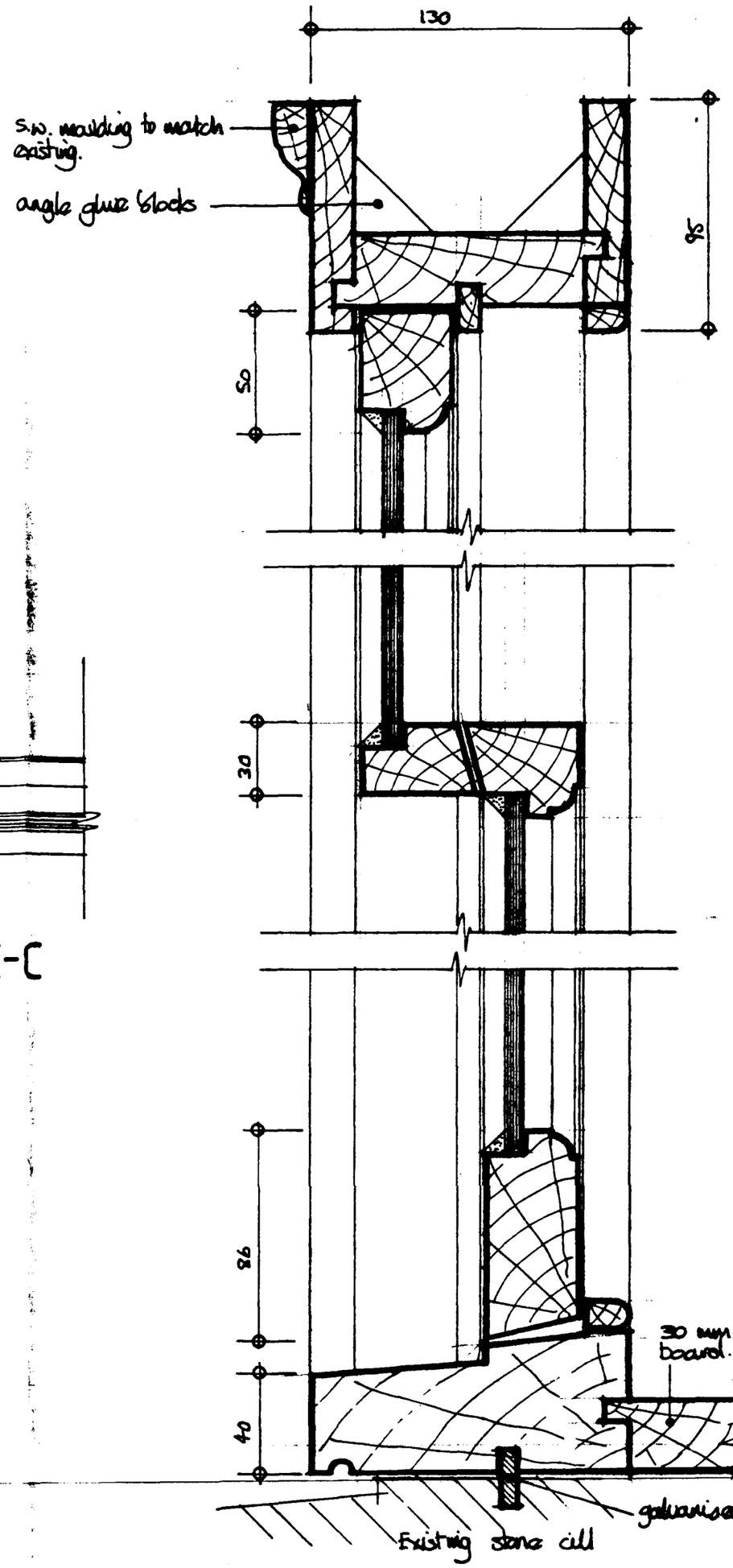


DETAIL B-B

Details for W27 are to be similar to those shown for W25.
W27 to be constructed exactly as W26 matching all dimensions & details subject to accurate checking on site.



DETAIL C-C



DETAIL D-D (1:2)

D.C.
T.
14 OCT 1992
PTF 1083/92

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revision	date

NOTES

All dimensions for all work must be checked on site. Replacement timbers & associated mouldings should match the existing or if destroyed by fire etc should match those of an existing window of the same style.
All mouldings to be checked on site.
All timber to be softwood painted.
All timber to be preservative treated.

JOHN D LYNCH
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CHARTERED ARCHITECTS

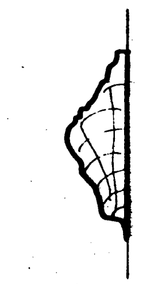
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RENOVATION OF THE MANSION HOUSE
HIGH STREET, HOLBEACH, NR SPALDING

WINDOW DETAILS

scale	date	drawn
1:20 1:2	8/92	AMW

project no.	drawing no.
1168	AD/4

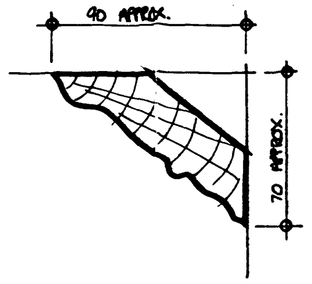
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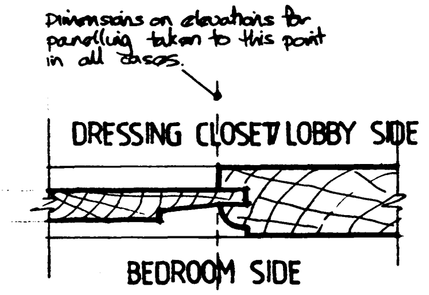
DETAIL A-A (1:2)



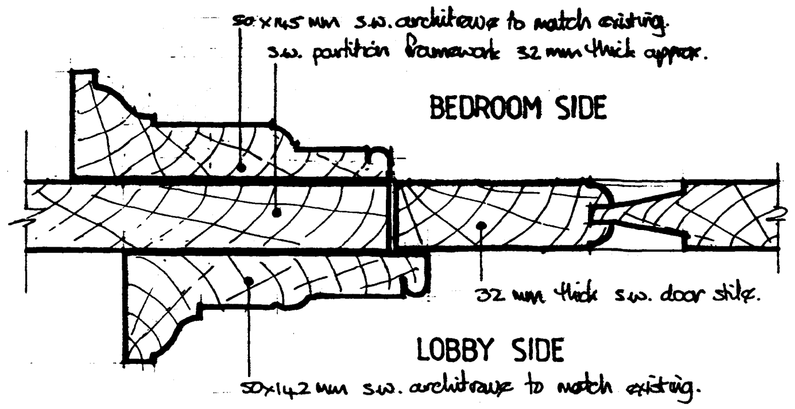
DETAIL B-B (1:2)



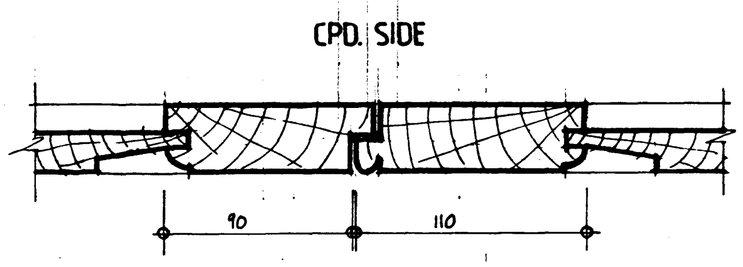
DETAIL C-C (1:2)



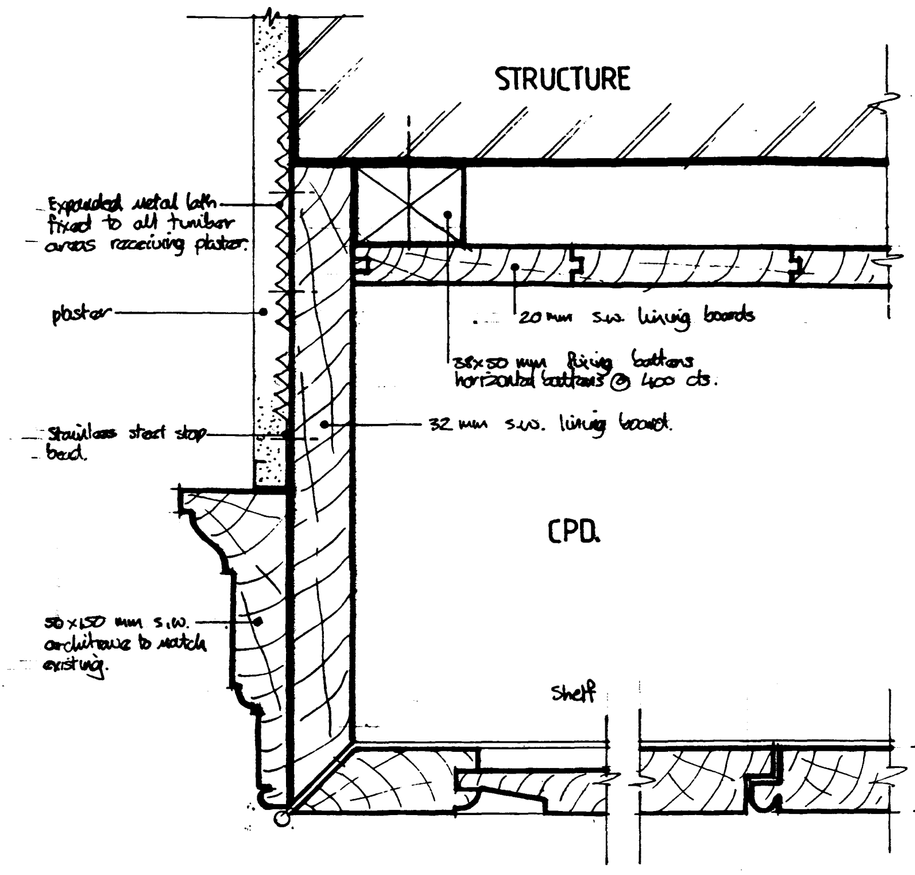
DETAIL D-D (1:2)



DETAIL E-E (1:2) (This Detail may be handed for some panelling elevations.)

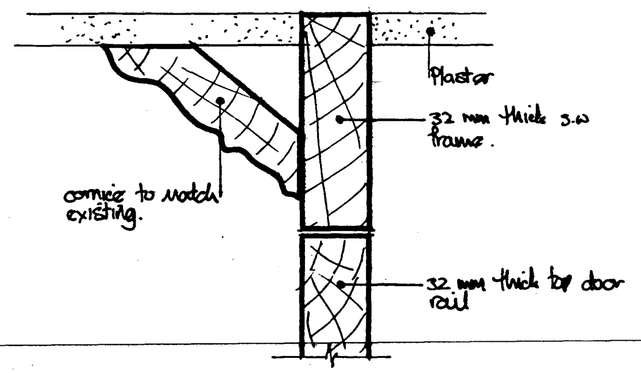


DETAIL F-F

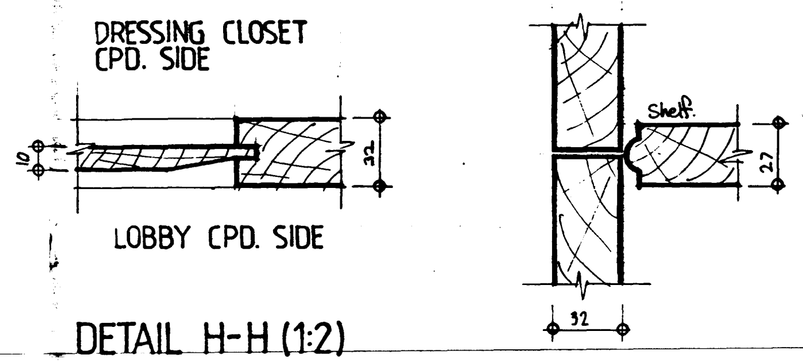


DETAIL K-K (1:2)

DETAIL L-L

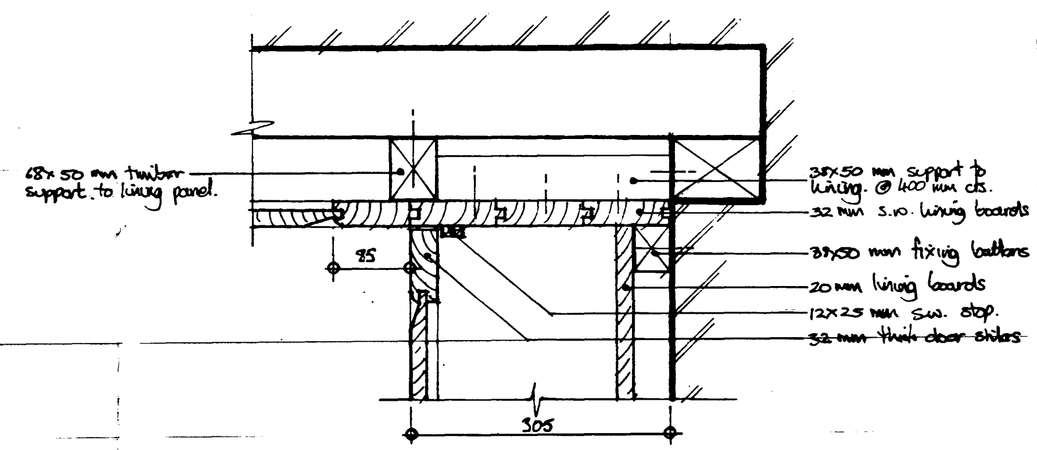


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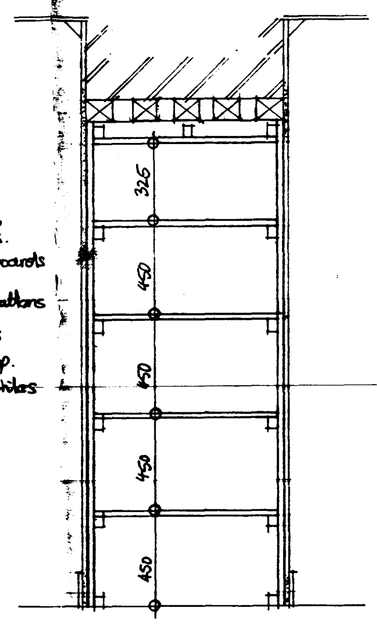


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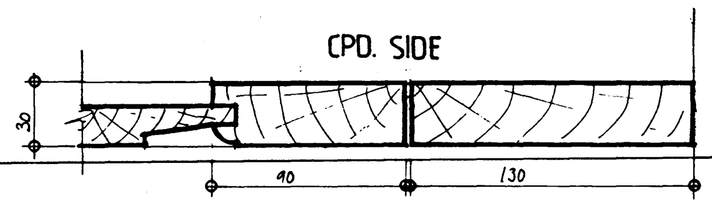
DETAIL J-J (1:2)



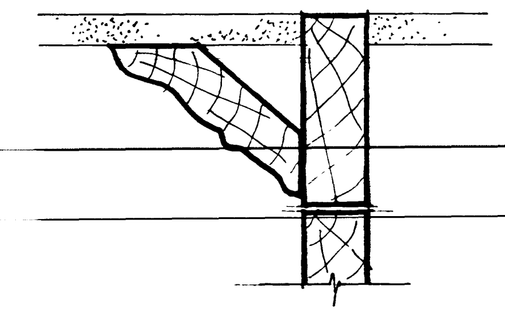
DETAIL M-M (1:5)



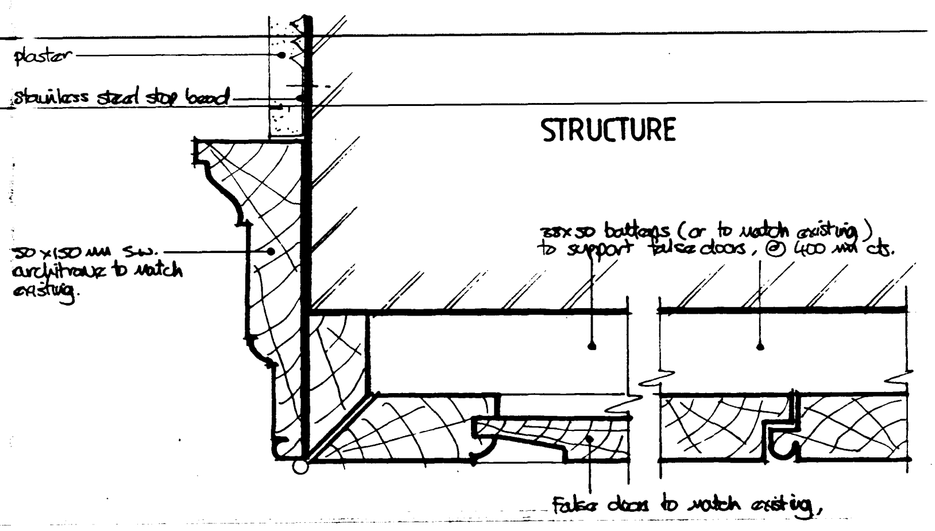
DETAIL N-N (1:20)



DETAIL R-R

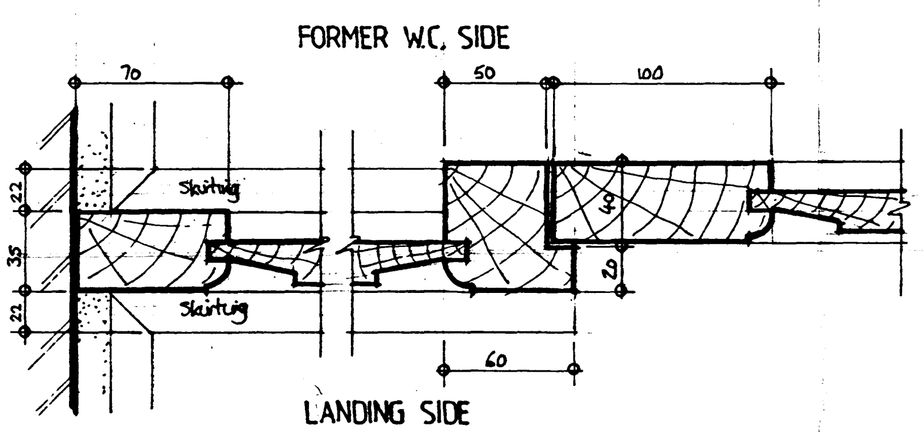


DETAIL S-S



DETAIL P-P

DETAIL Q-Q



DETAIL T-T (1:2)

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revision	*date*

SOUTH HOLLAND D.C.
14 OCT 1992
Ref 1053/92

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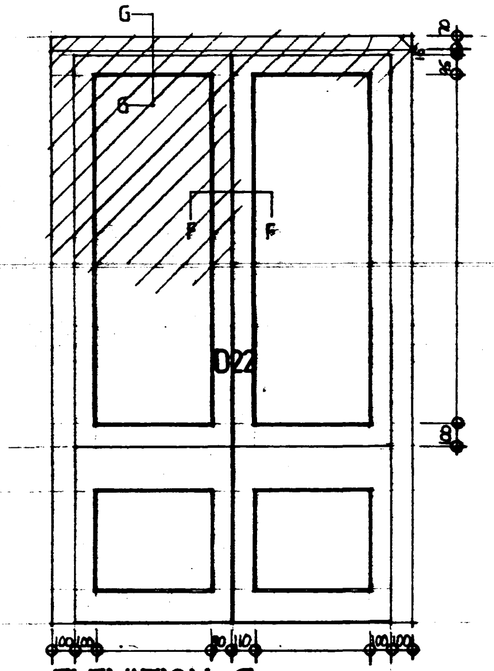
project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

FIRST FLOOR PANEL DETAILS

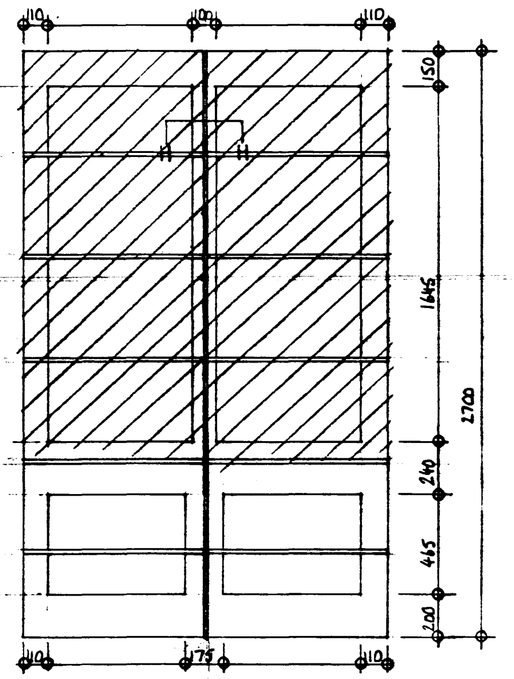
scale	*date*	*drawn*
	8/92	AMW

project no.	*drawing no.*
1168	AD/3

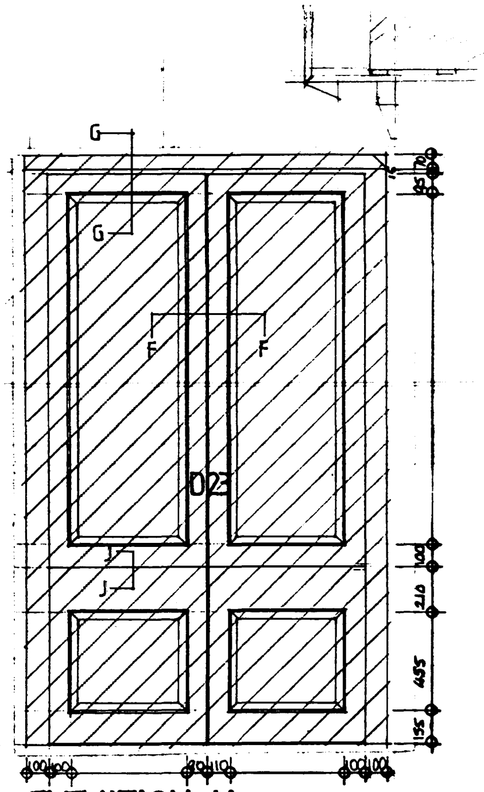
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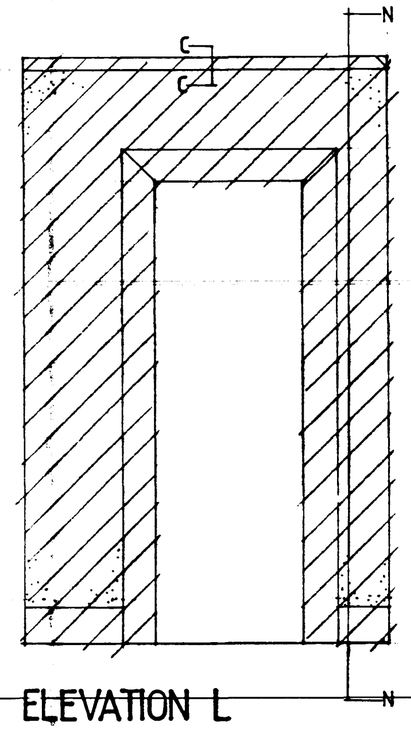
ELEVATION G



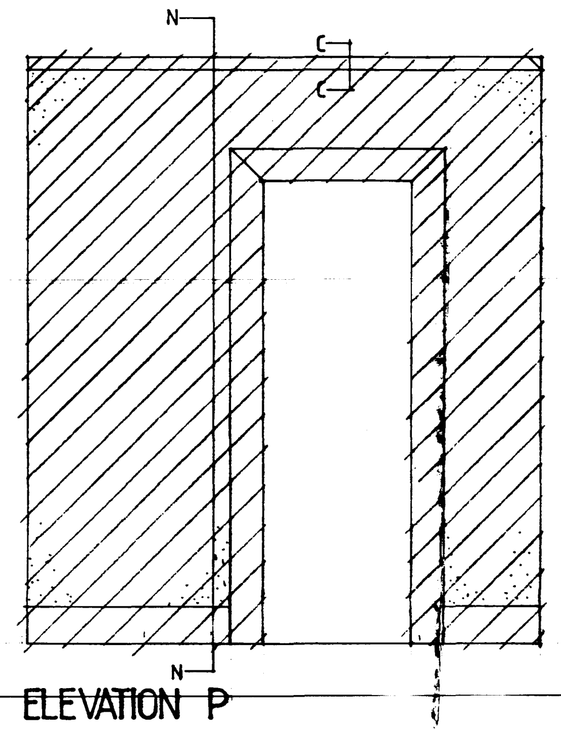
ELEVATIONS H & J



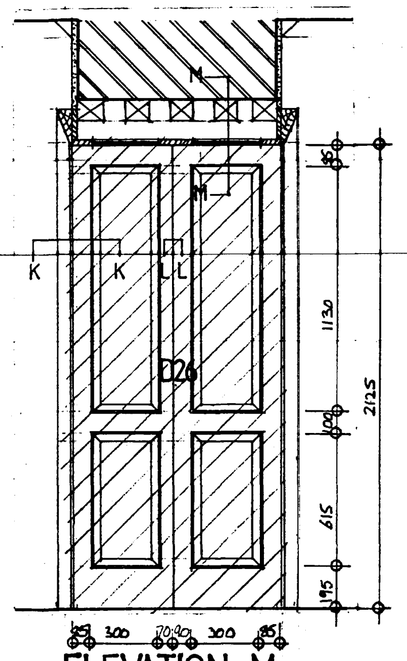
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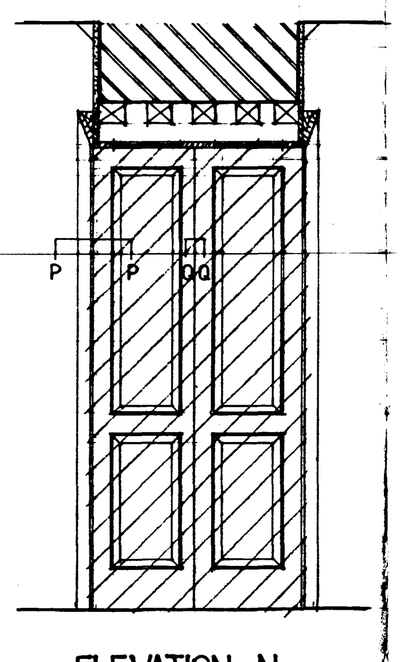
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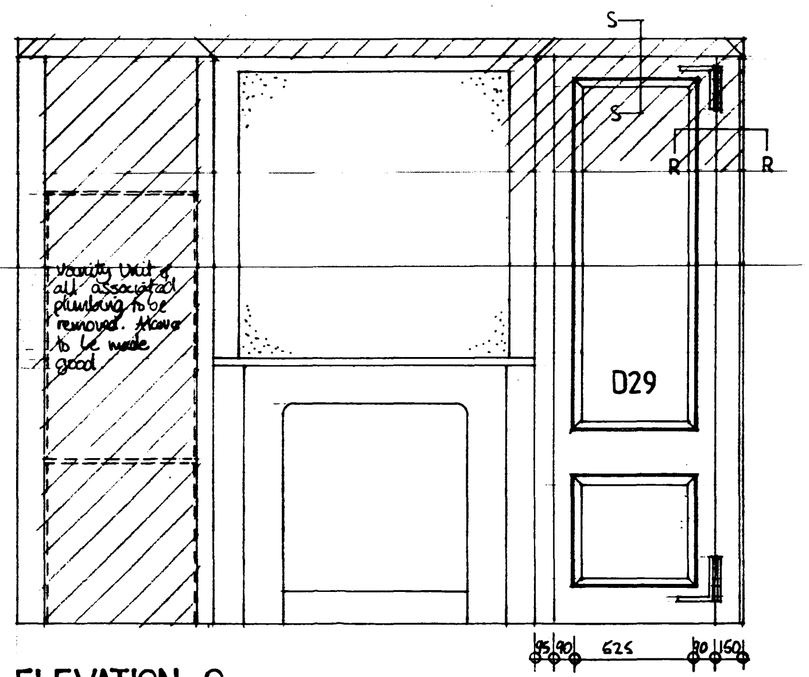
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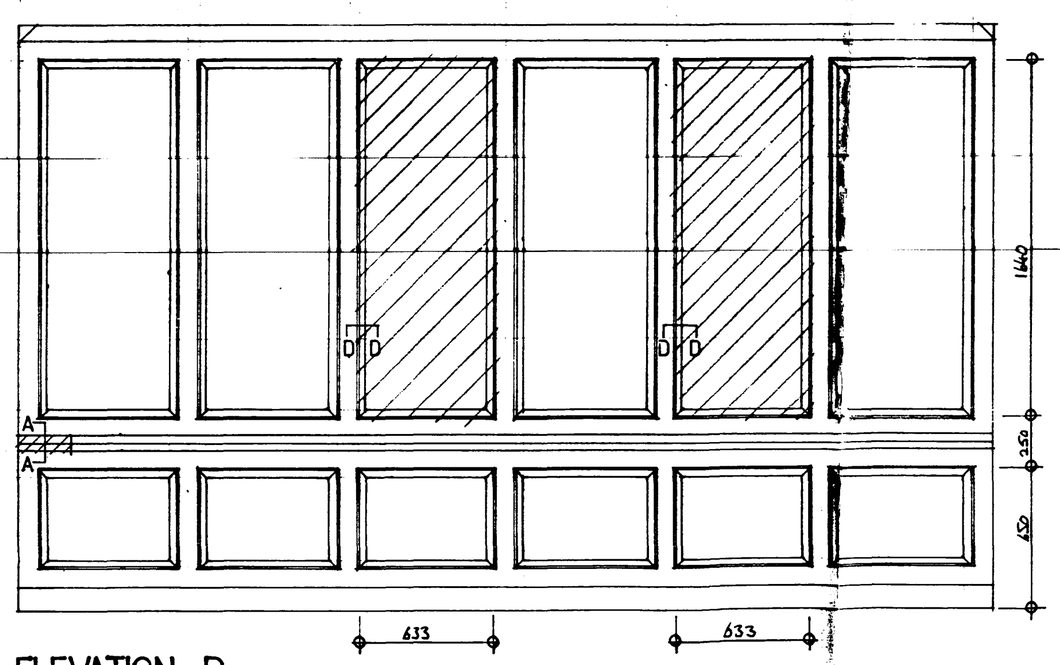
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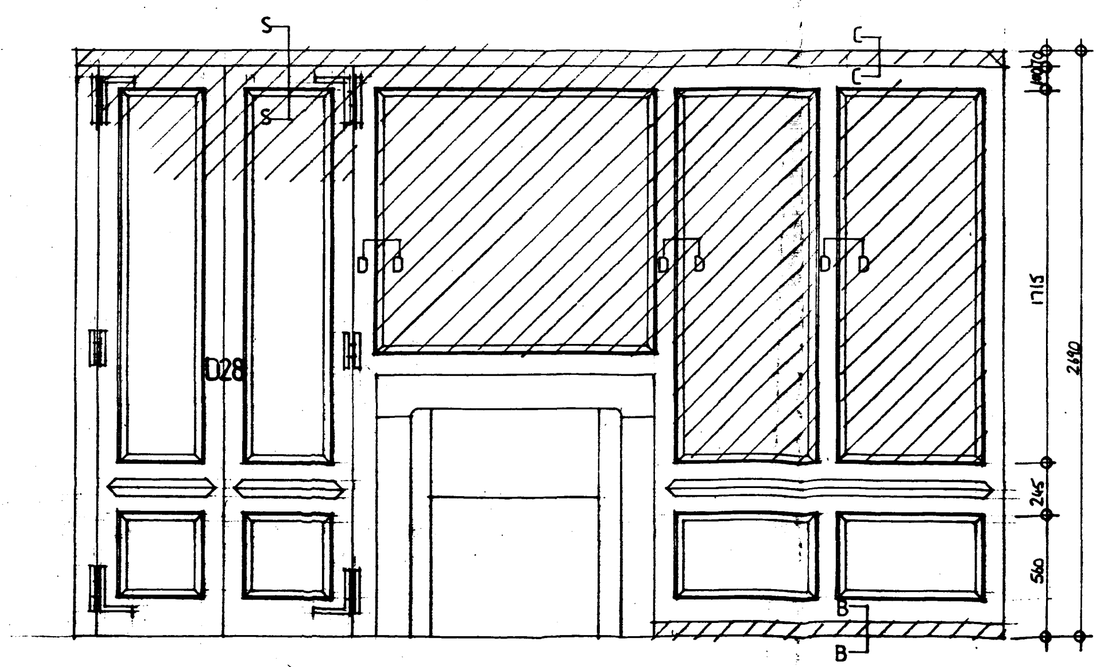
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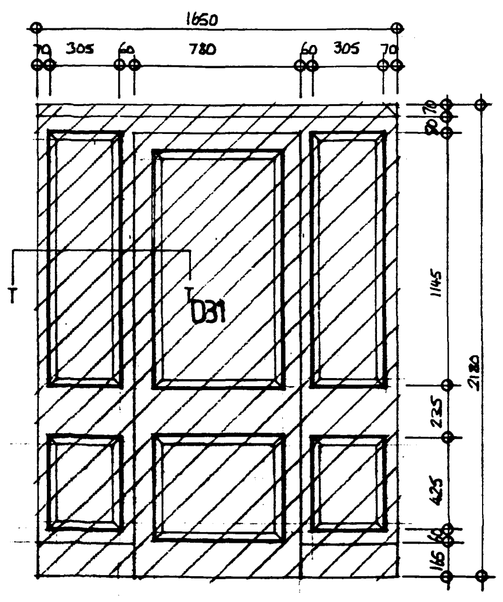
ELEVATION Q



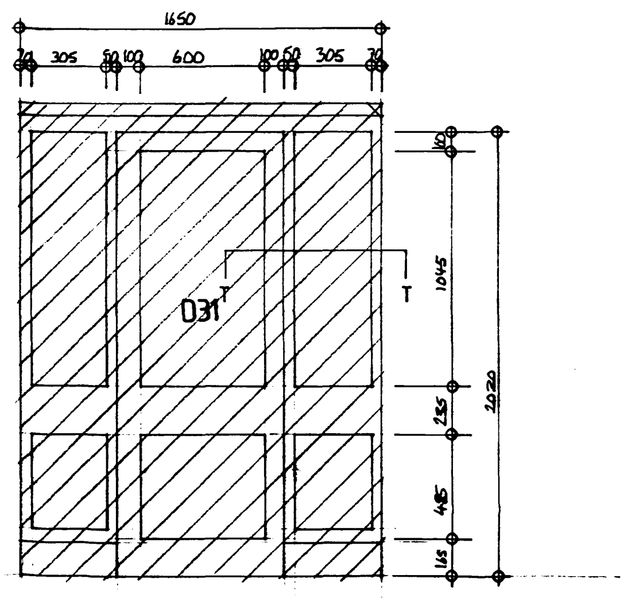
ELEVATION R



ELEVATION S



ELEVATION T



ELEVATION U

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revision	*date*

NOTES

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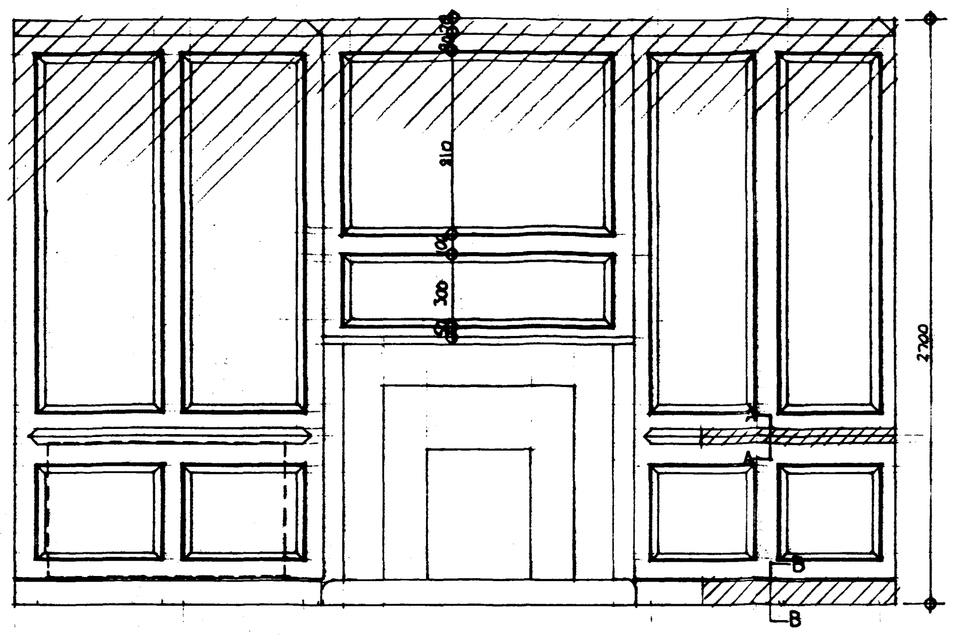
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PLANNING
14 OCT 1992
REF 1083/92

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AB/2

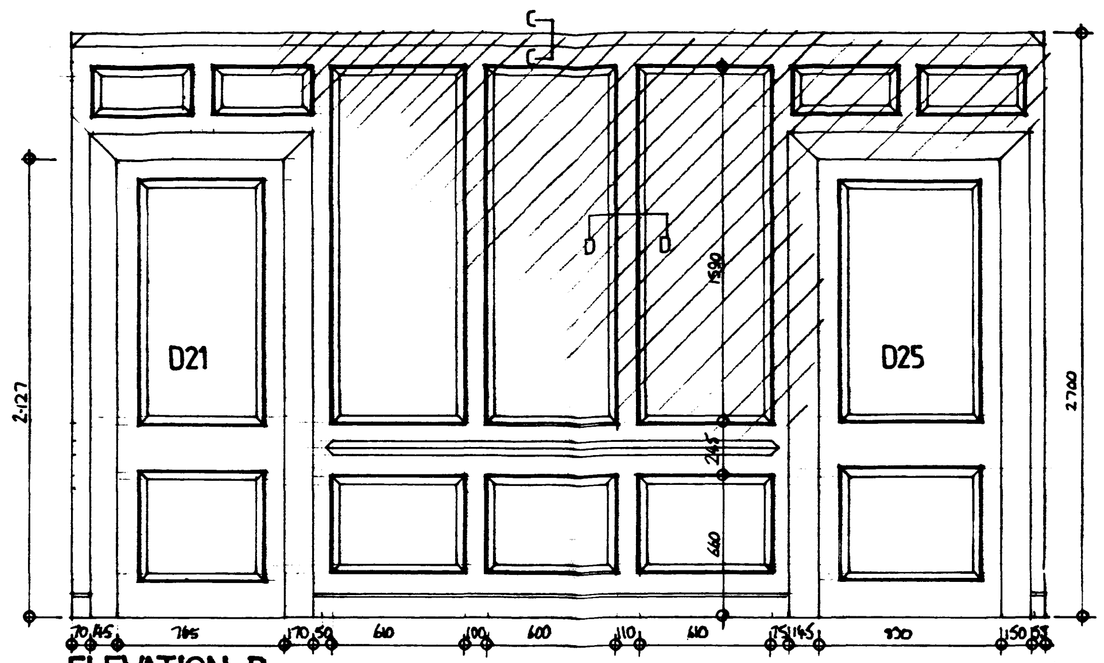
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RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
FIRST FLOOR PANEL DETAILS

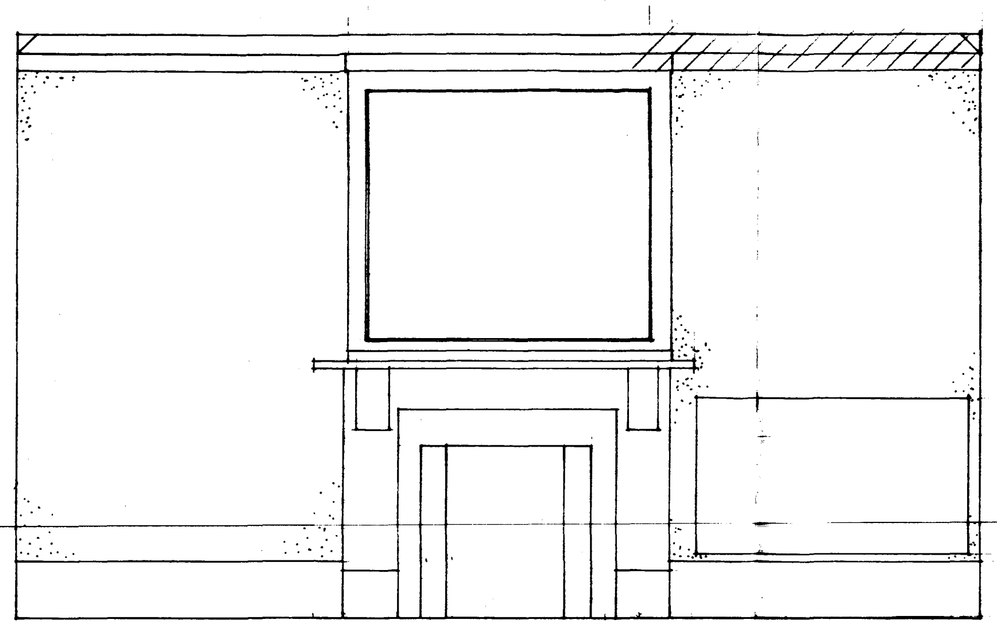
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1168		AD/2



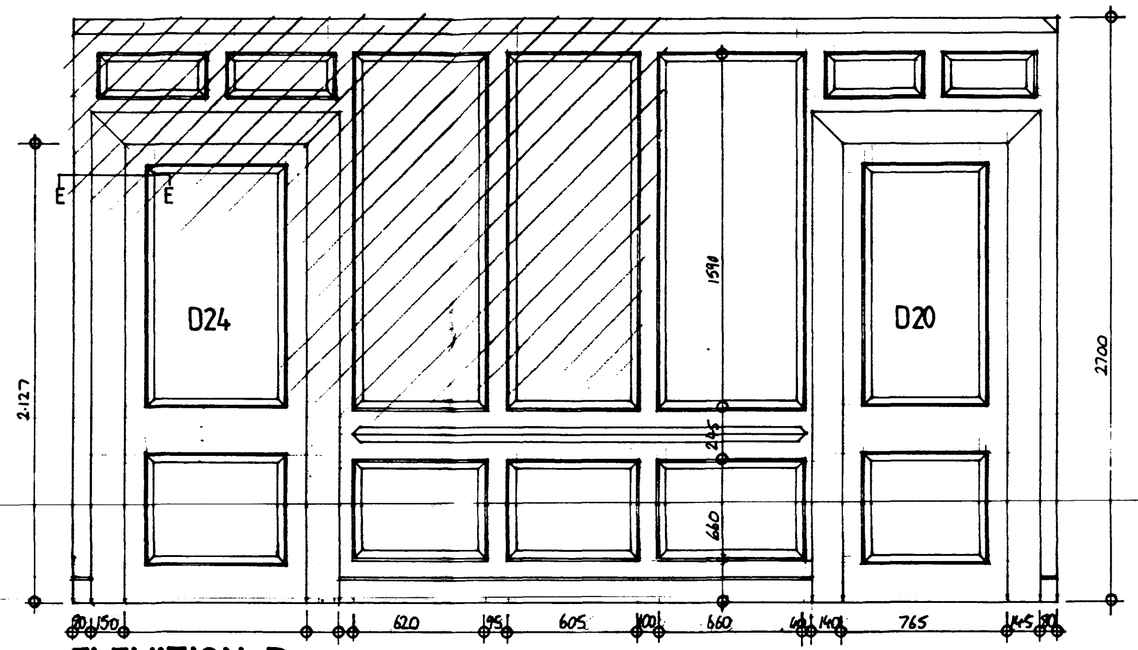
ELEVATION A



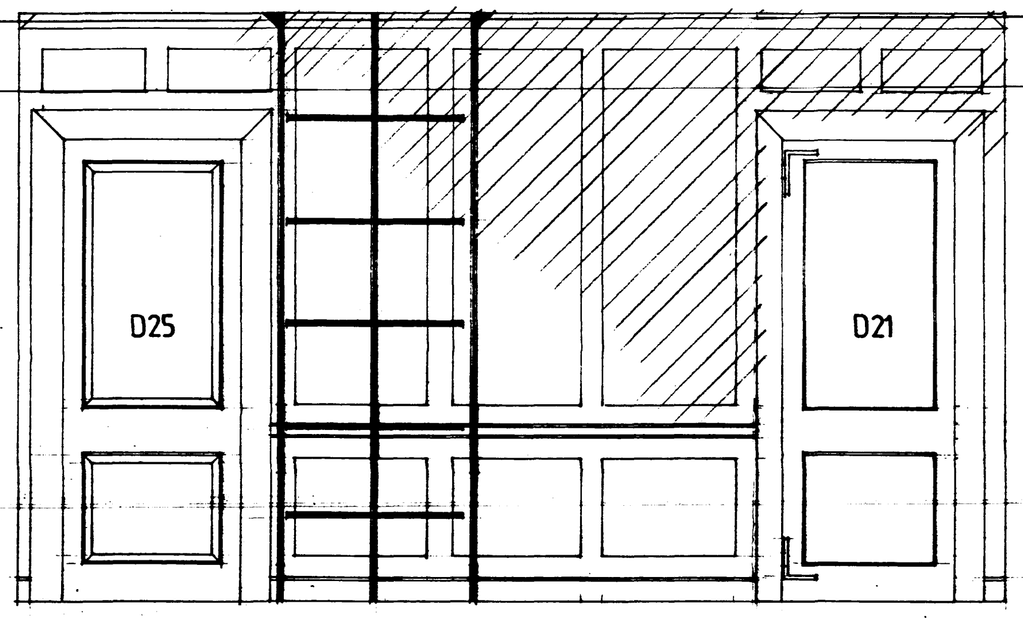
ELEVATION B



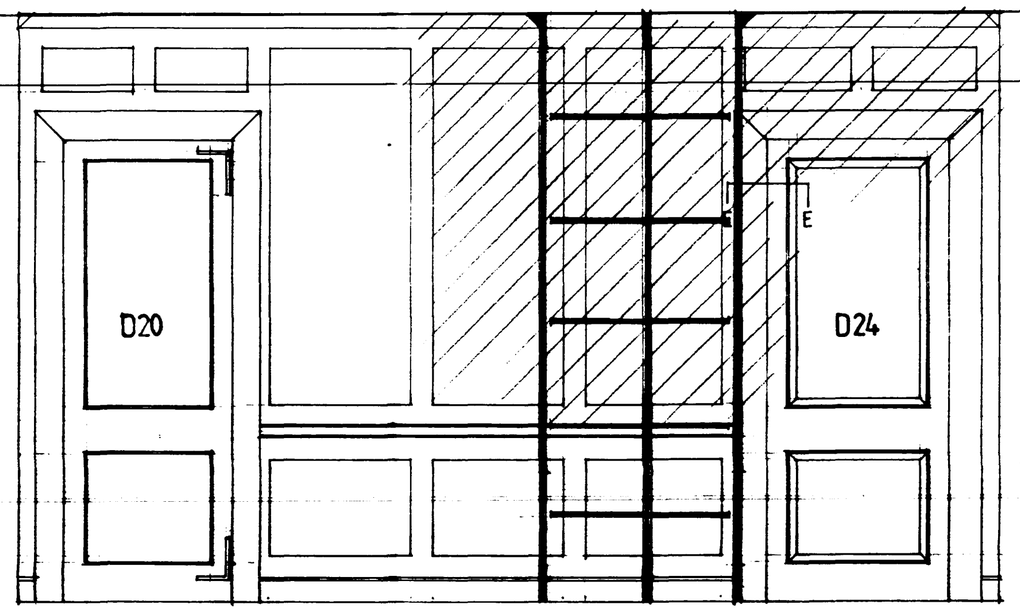
ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F

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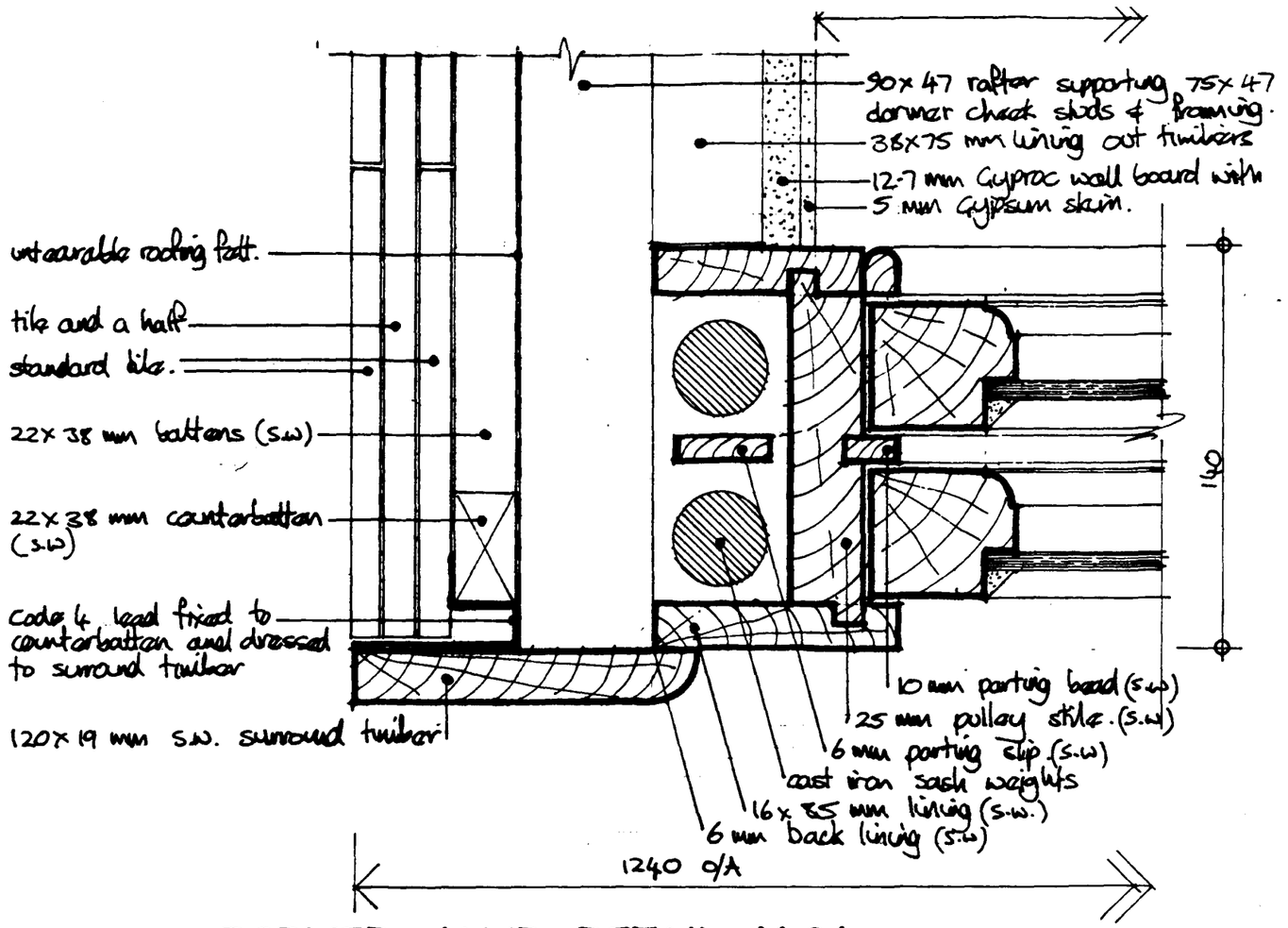
THIS DRG. MUST BE READ IN CONJUNCTION WITH DRG. NOS
AB/2

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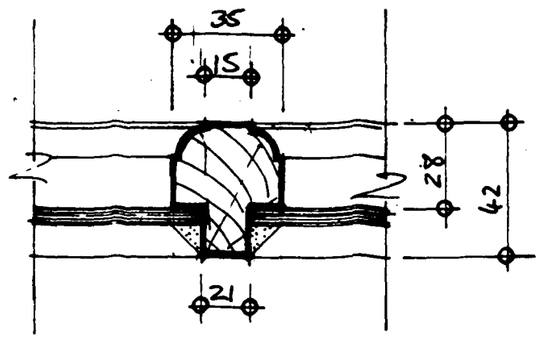
project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING
FIRST FLOOR PANEL DETAILS

scale	*date*	*drawn*
1:20	7/92	AMW
project no.		*drawing no.*
1168		AD/1

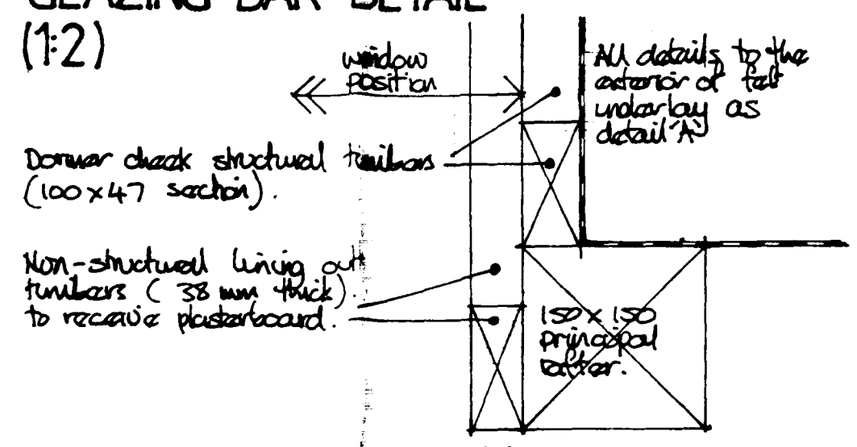
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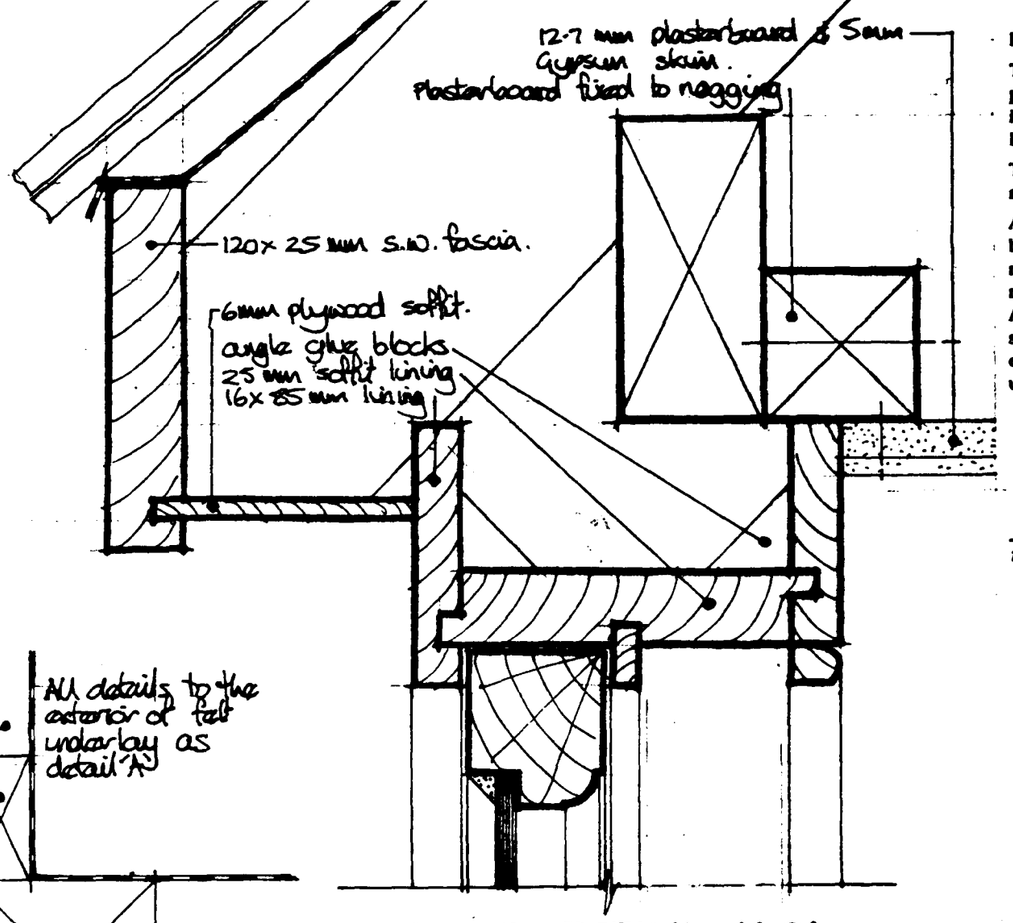
DORMER JAMB DETAIL (1:2)



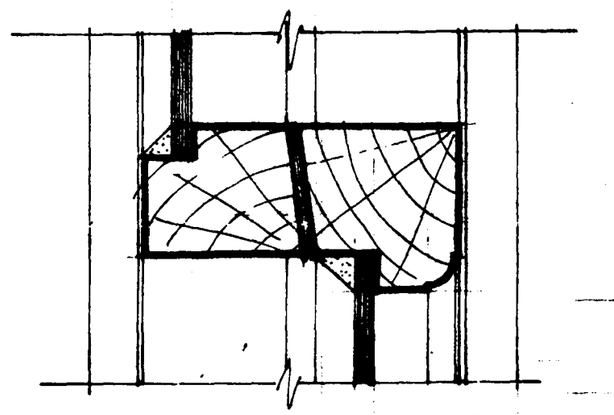
GLAZING BAR DETAIL (1:2)



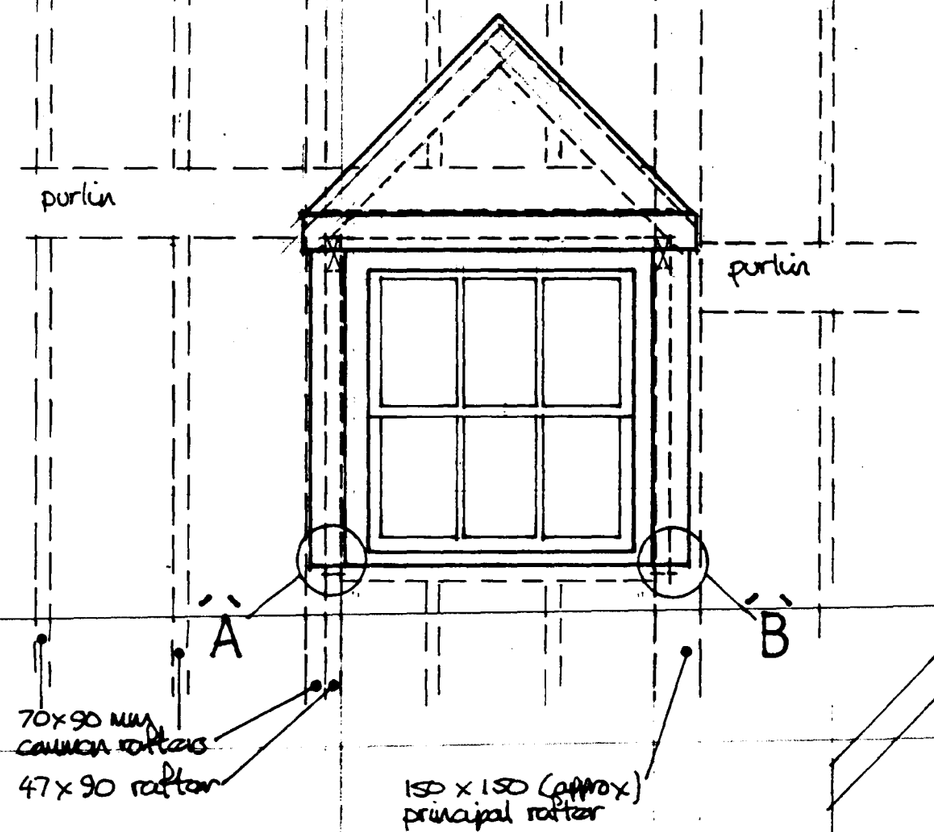
DETAIL 'B' (1:5)



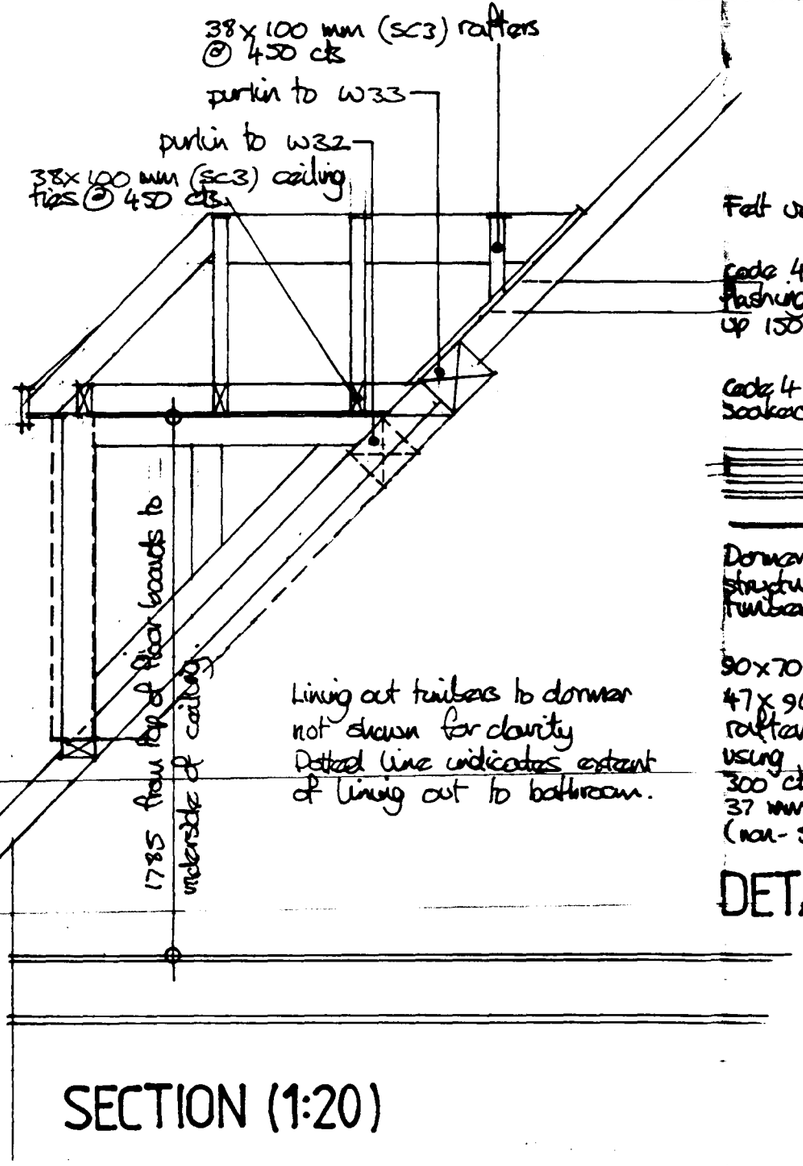
HEAD DETAIL (1:2)



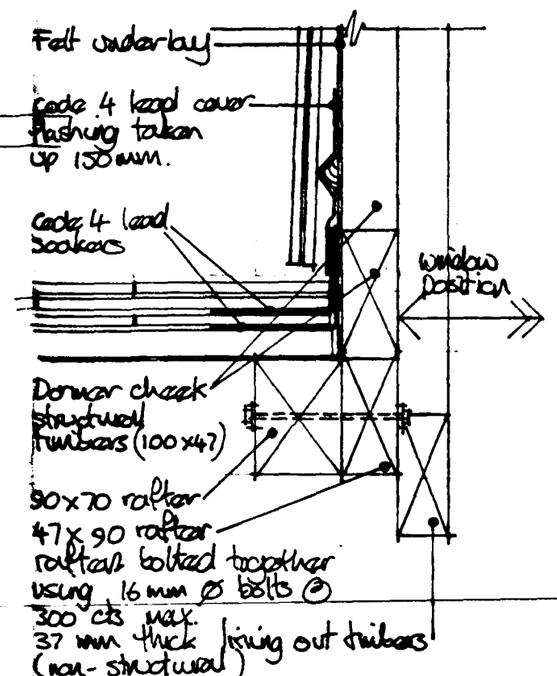
MEETING RAIL DETAIL



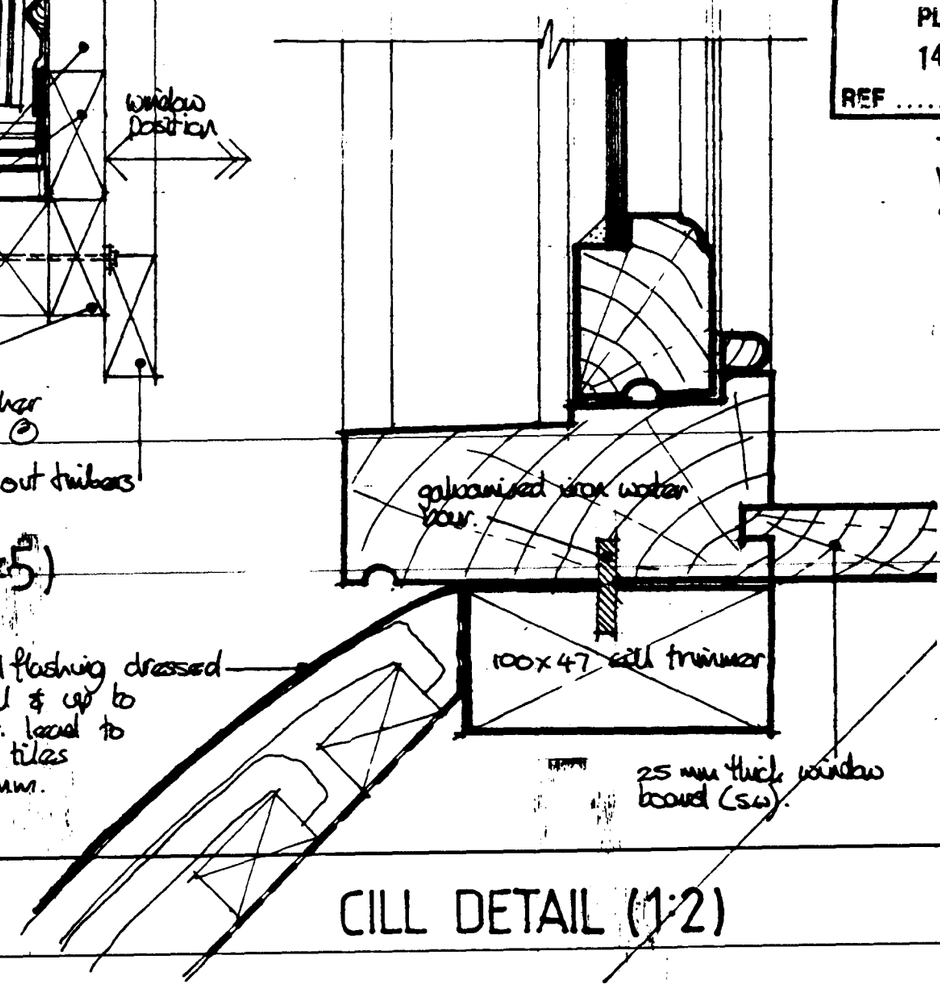
ELEVATION (1:20)
(W33 shown)



SECTION (1:20)



DETAIL 'A' (1:5)



CILL DETAIL (1:2)

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revision	*date*

NOTES

The overall dimensions shown to the window indicated are for W.33.
Notwithstanding this all dimensions for all work must be checked on site with existing dormer windows.
All profiles must match those of existing or if destroyed by fire must match those of undamaged existing dormer windows.
All timber to be softwood painted.
All timber must be preservative treated.

SUG[illegible] D.C.
PLA[illegible] DEPT.
14 OCT 1992
REF 1083/92

THIS DRG. MUST BE READ IN CONJUNCTION WITH DRG. NO.S:
AB/2, AB/14

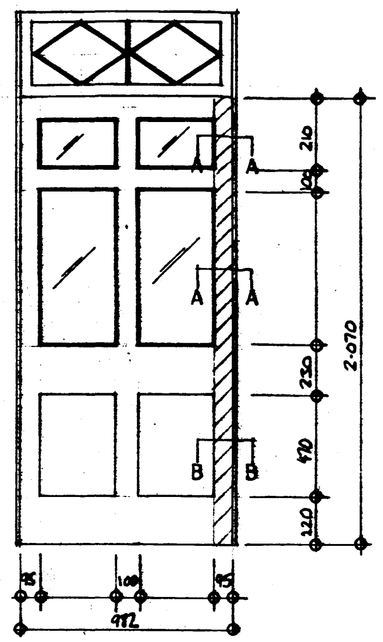
JOHN [illegible] YNCH
part[illegible]ship
CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

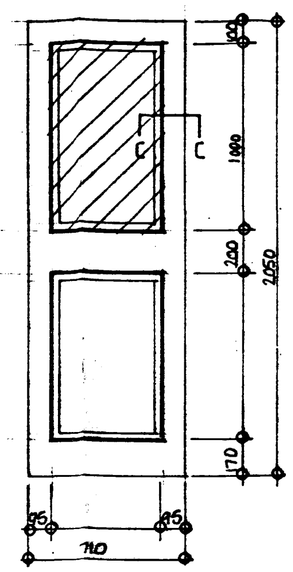
DORMER WINDOW DETAILS

scale	*date*	*drawn*
	7/92	AMW
project no.		*drawing no.*
1168		AD/5

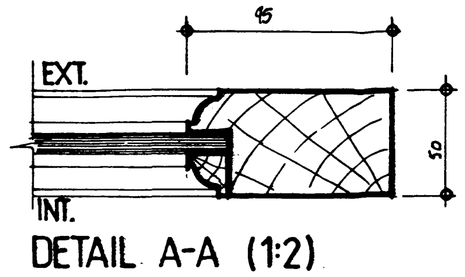
revisions



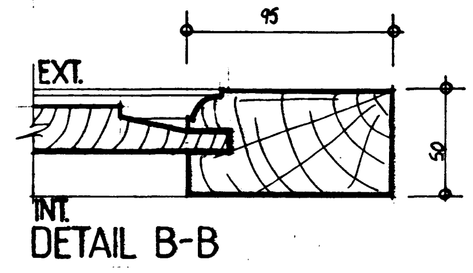
D6
INTERIOR ELEVATION



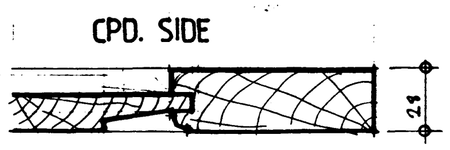
D9
HALL ELEVATION



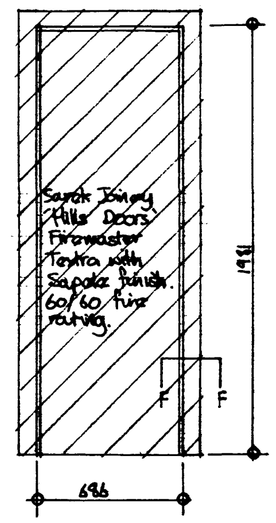
DETAIL A-A (1:2)



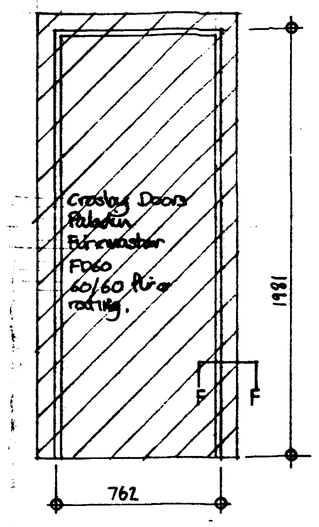
DETAIL B-B



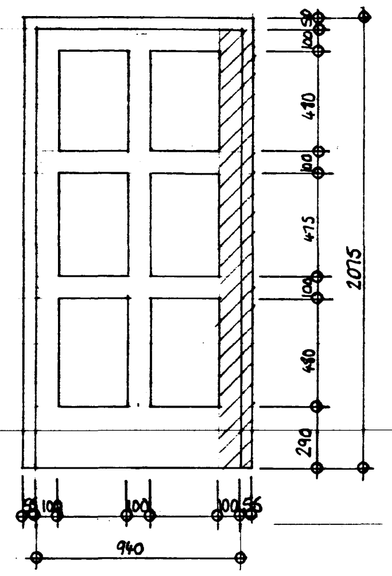
DETAIL C-C



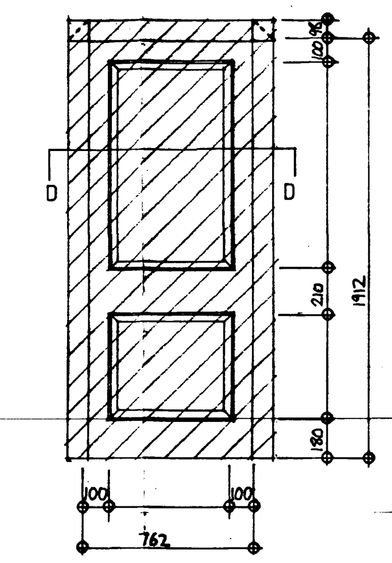
D36



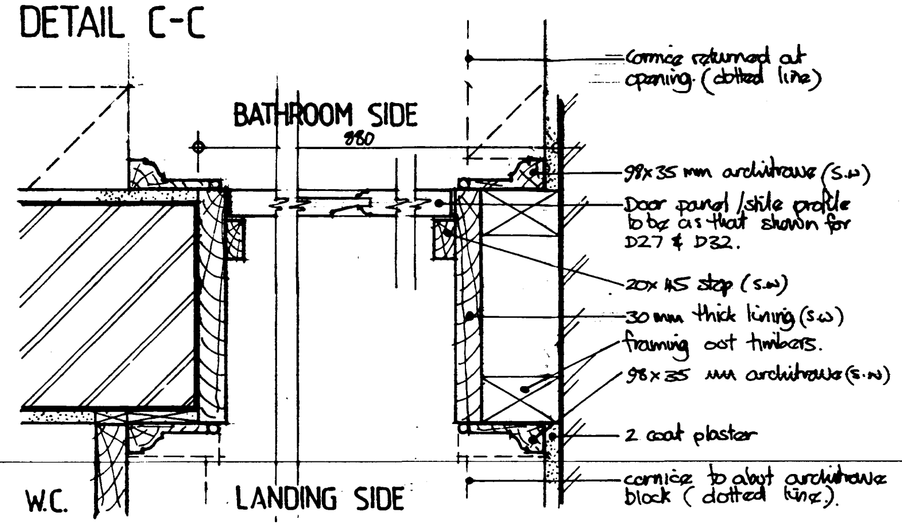
D33, 34, 35, 38, 39



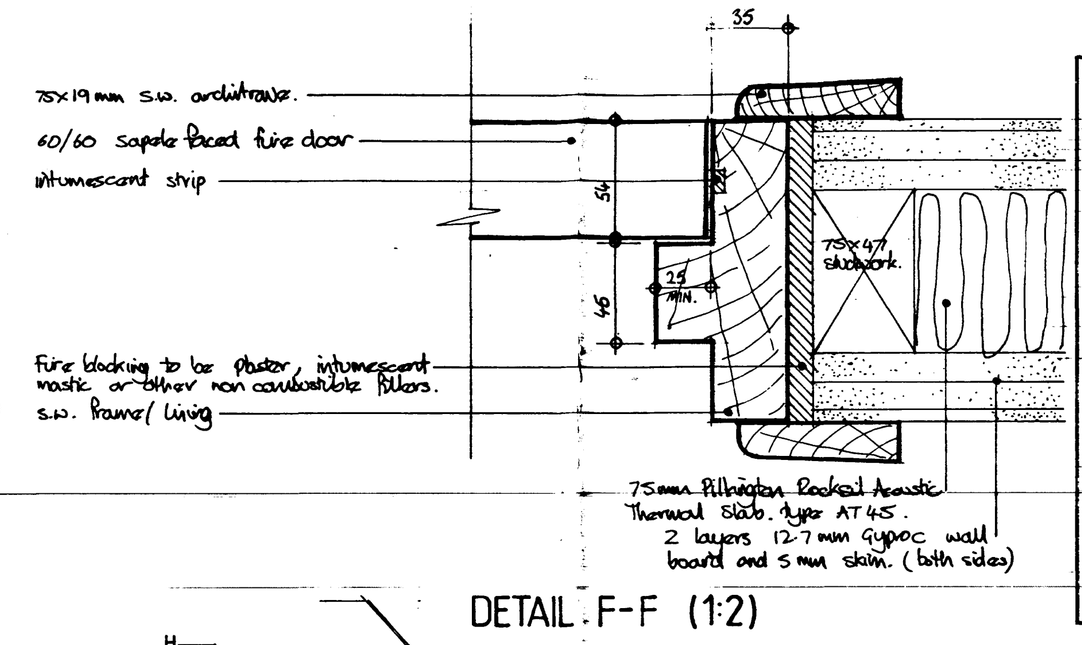
D19
INTERIOR ELEVATION



D32
LANDING ELEVATION

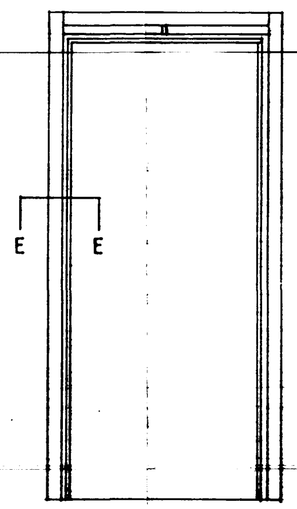


DETAIL D-D (1:5)

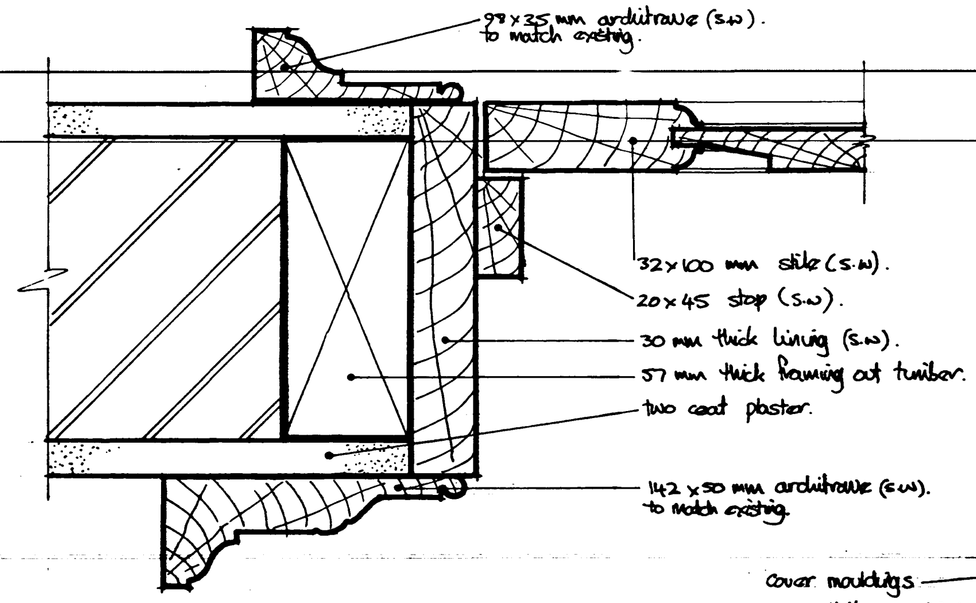


DETAIL F-F (1:2)

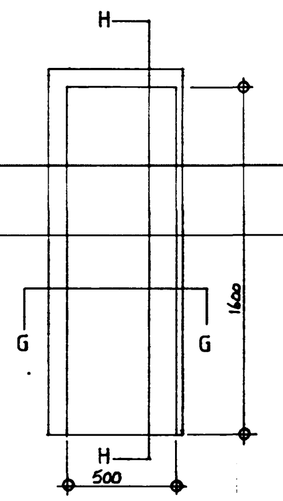
D27 & 32
LANDING ELEVATION



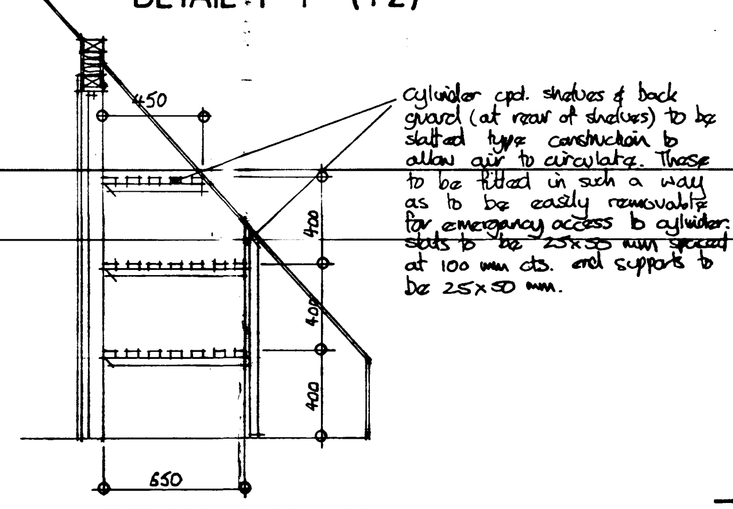
FRAMING OUT DETAIL TO D27 & 32



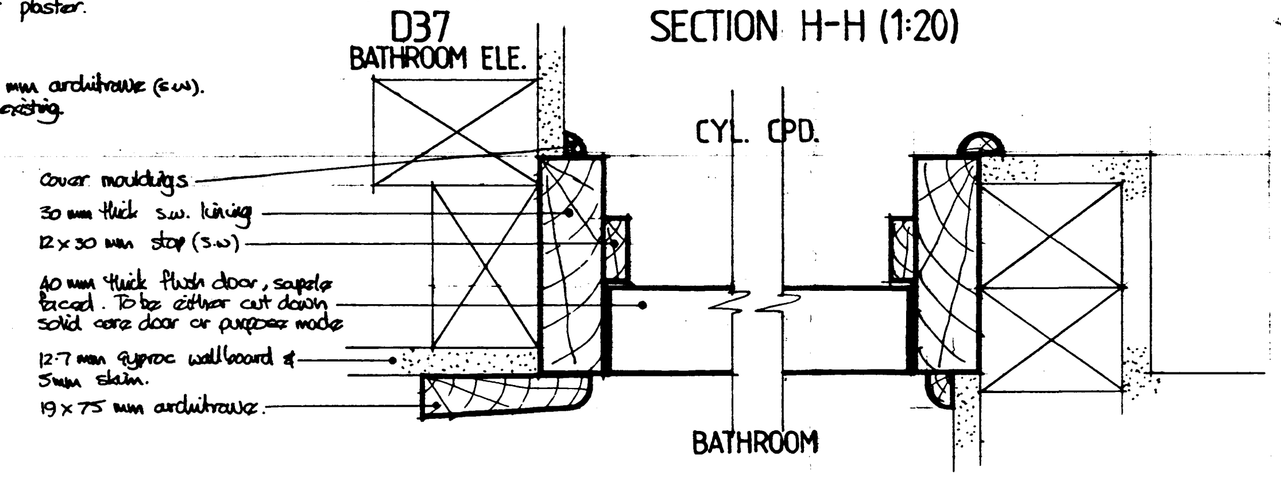
DETAIL E-E (1:2)



D37
BATHROOM ELE.



SECTION H-H (1:20)



DETAIL G-G (1:2)

NOTES

All overall dimensions, panel dimensions etc. must be checked on site. Profiles shown are representative of those that exist but must be checked on site.

Hatched areas indicate items damaged by fire or damaged as a result of forced entry/vandalism. Hatched areas are to be renewed.

Not all fire damaged doors are shown on this drawing. For doors damaged by fire associated with panelling refer to Dwg. Nos AD/1, AD/2,

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revision | date

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JOHN D LYNCH partnership
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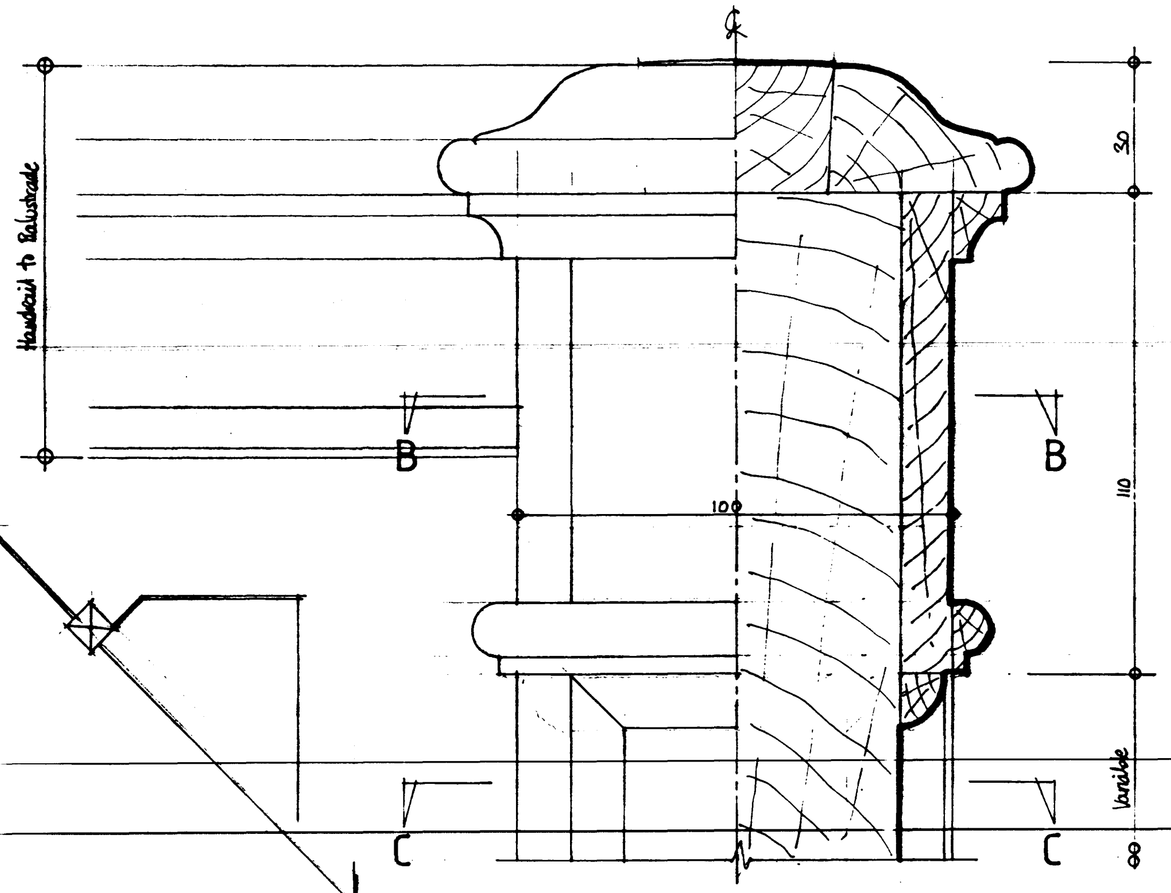
project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

DOOR DETAILS

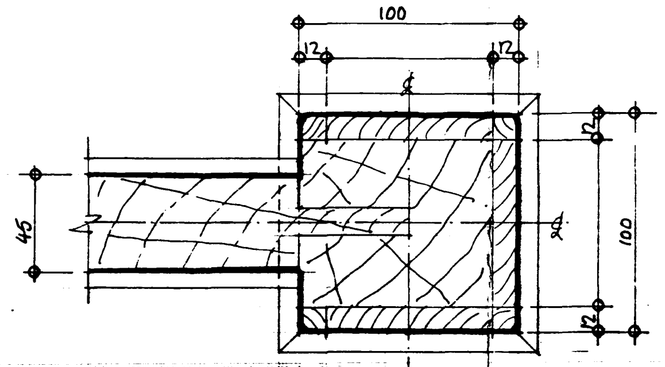
scale	date	drawn
	8/92	AMW

project no.	drawing no.
1168	AD/6

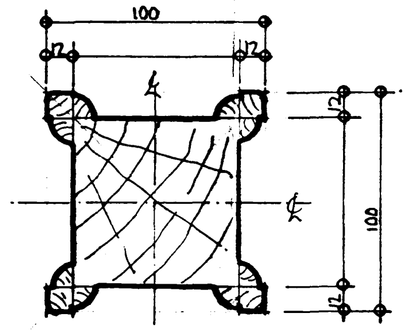
revisions



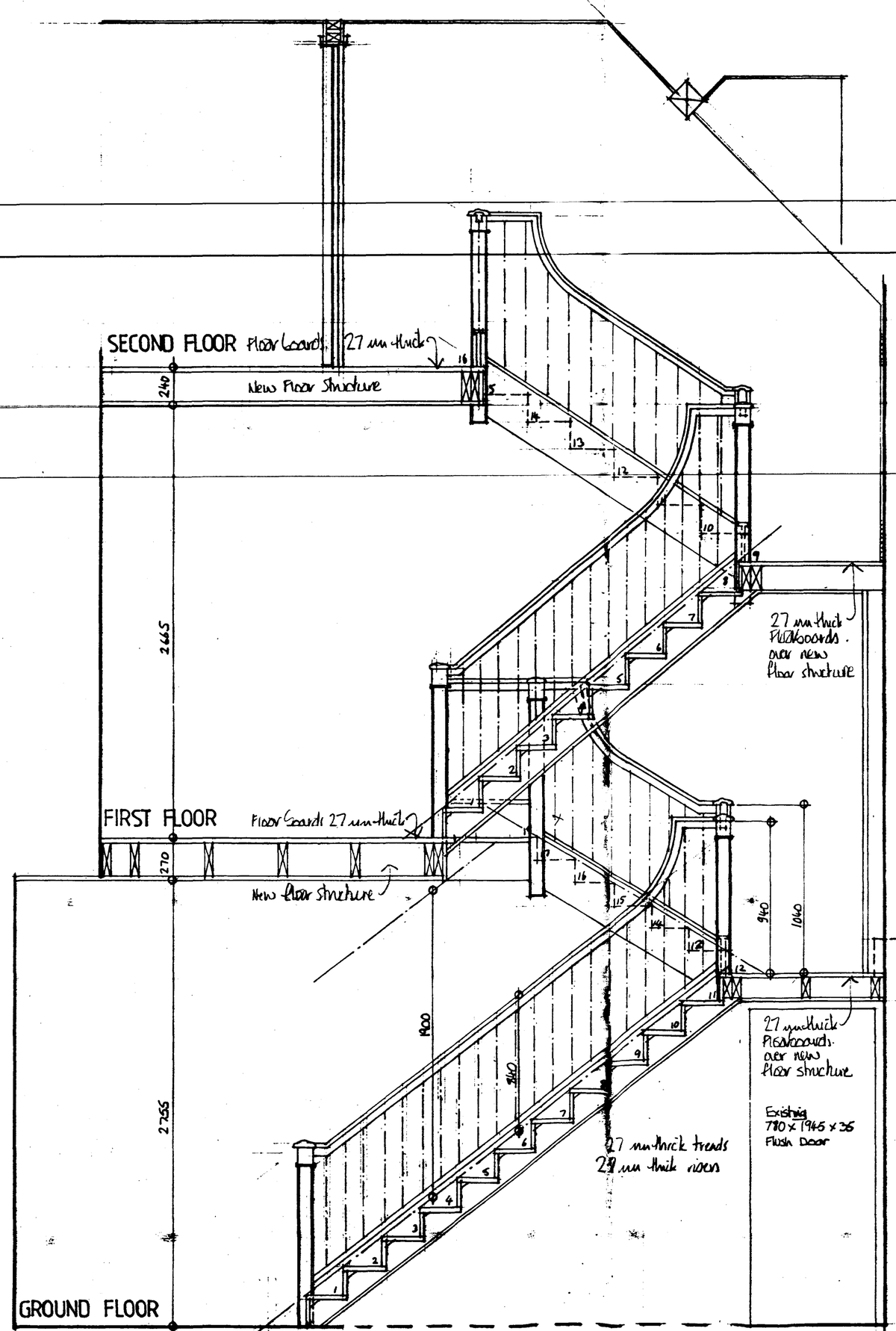
ELEVATION / SECTION
NEWEL POST (1:1)



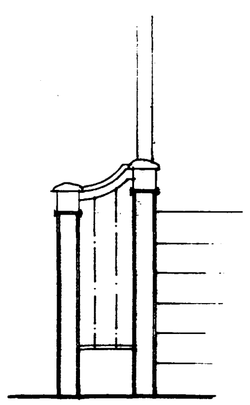
SECTION B-B



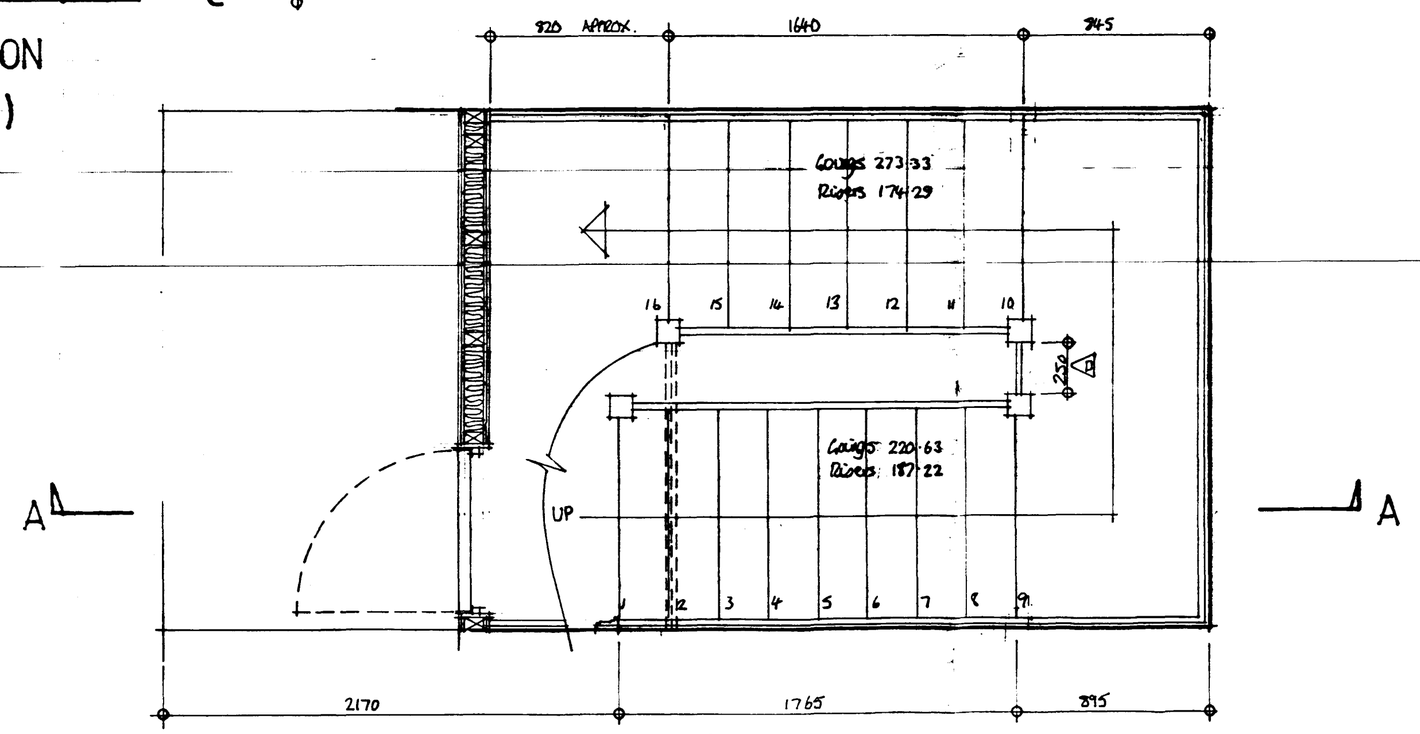
SECTION C-C (1:2)



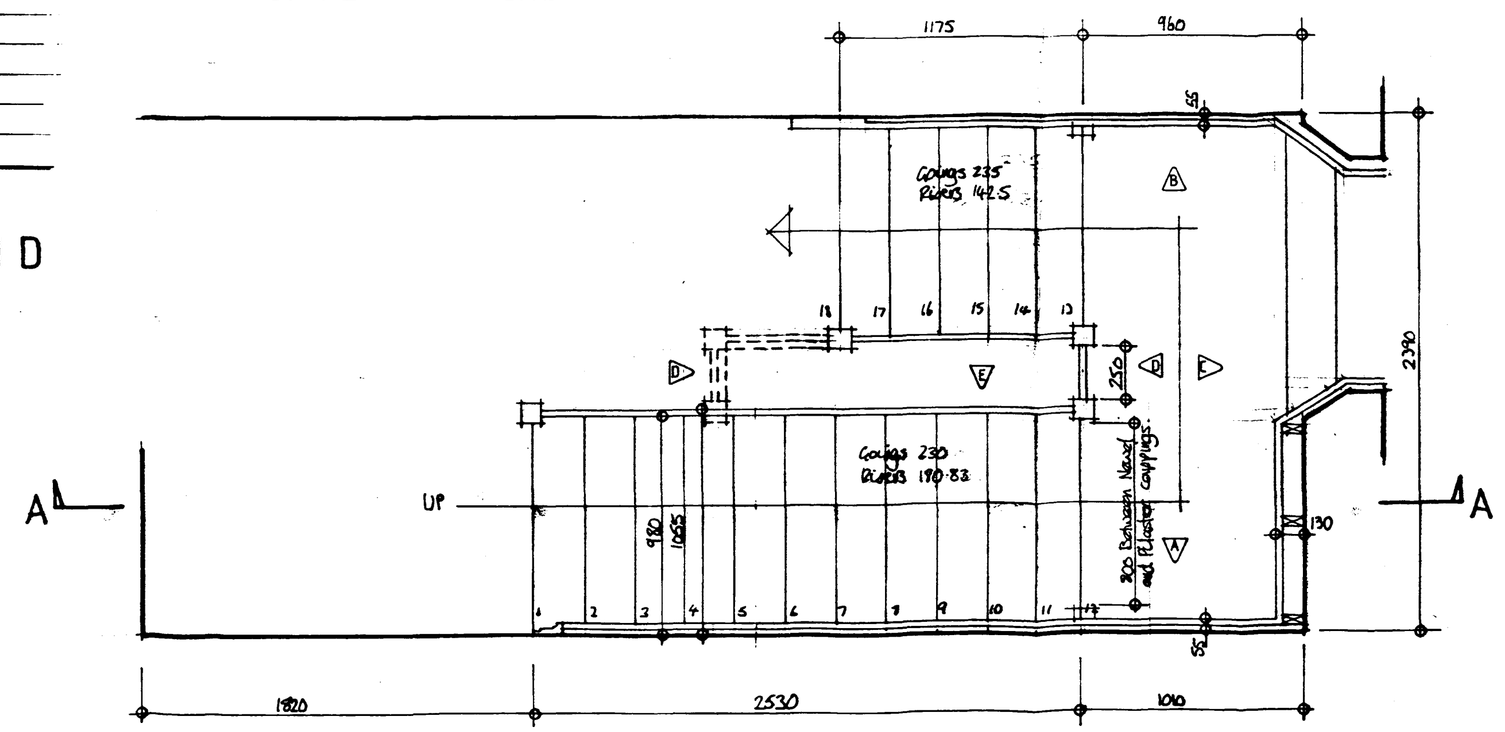
SECTION A-A



ELEVATION D



1st FLOOR TO 2nd FLOOR FLIGHT



GROUND TO 1st FLOOR FLIGHT

notes

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revision	*date*

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PLANNING
14 OCT 1992
REF 1088/92

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partnership
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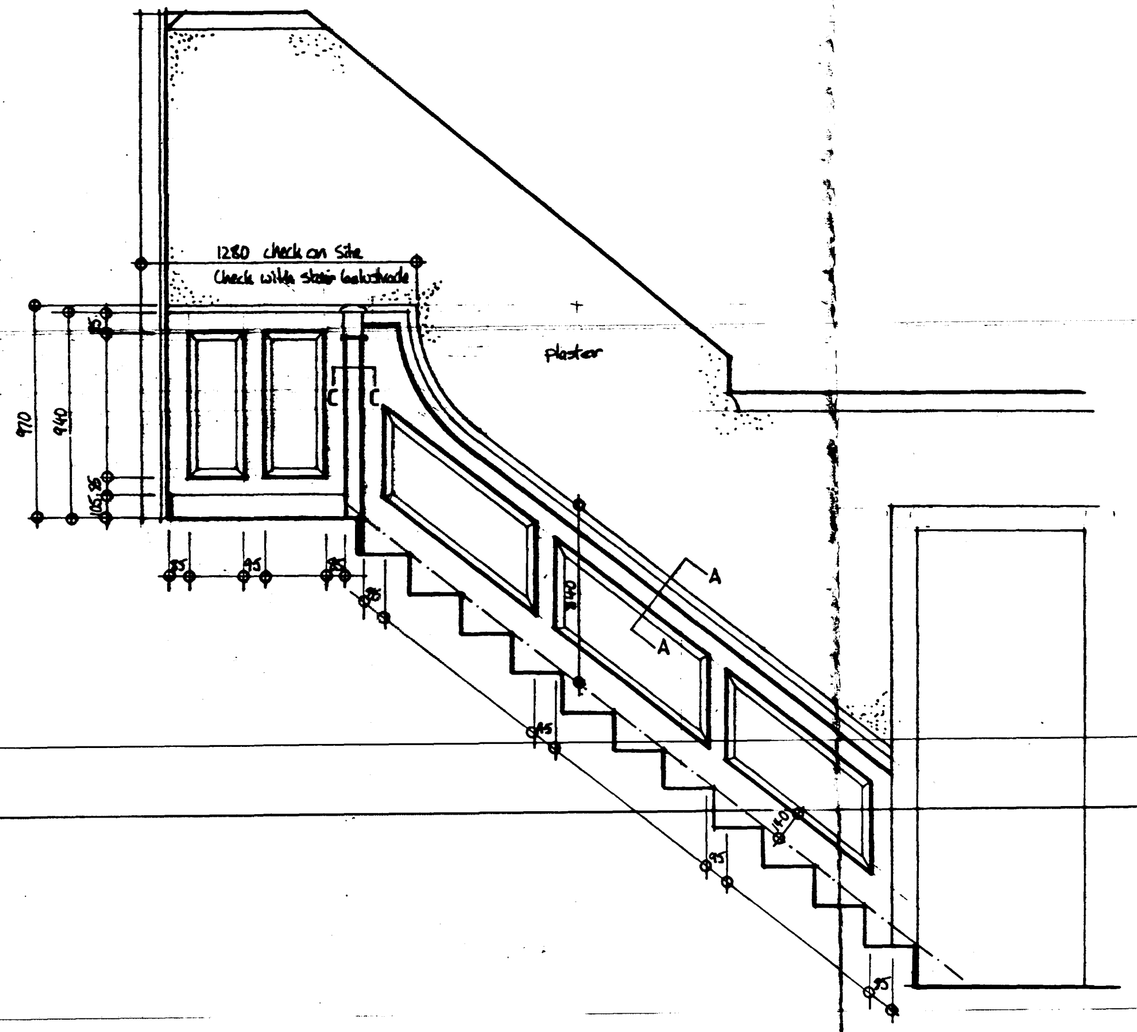
project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

STAIR DETAILS

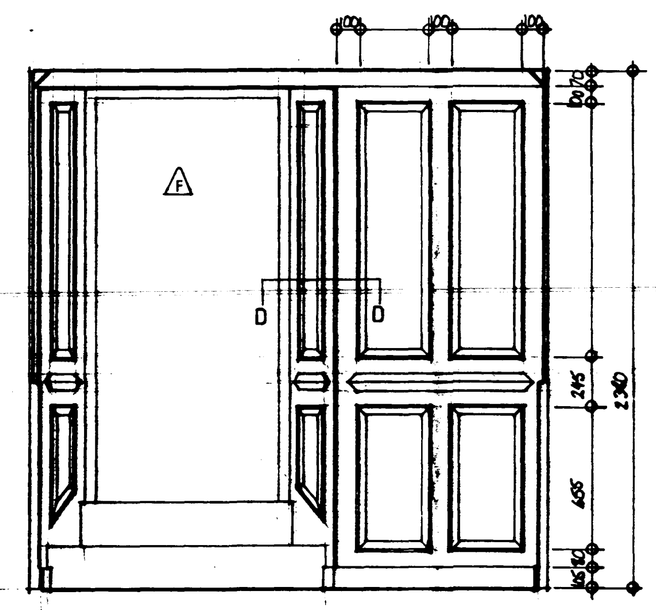
scale	*date*	*drawn*
1:20	9/92	AMW

project no.	*drawing no.*
1168	AD/7

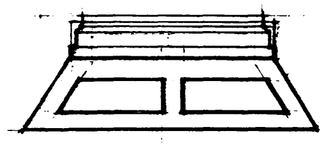
revisions



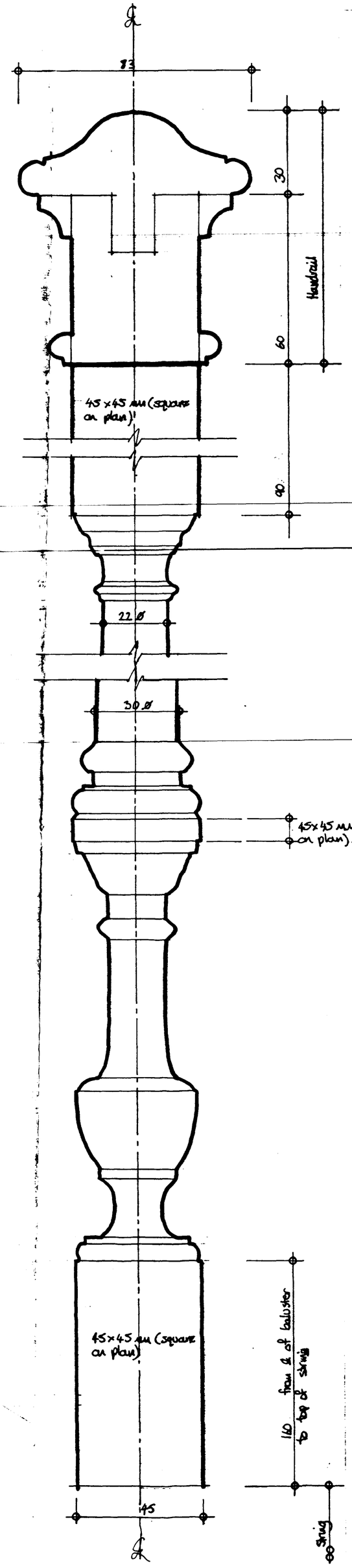
ELEVATION A all panelling shown to be new



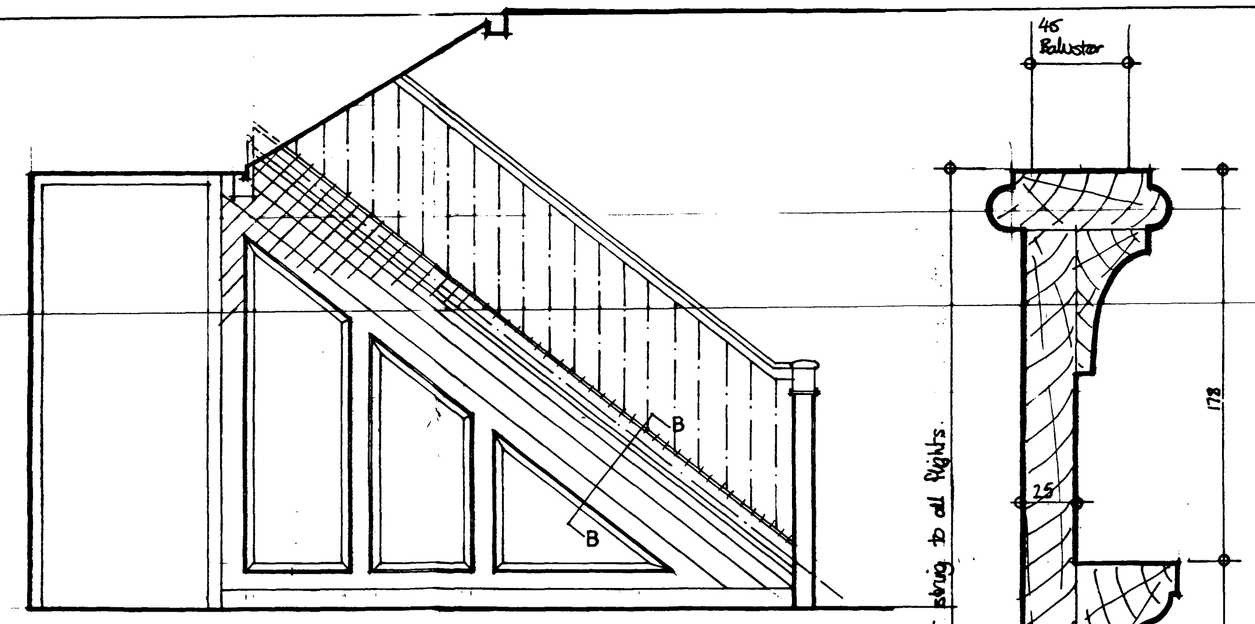
ELEVATION C all panelling shown to be new.



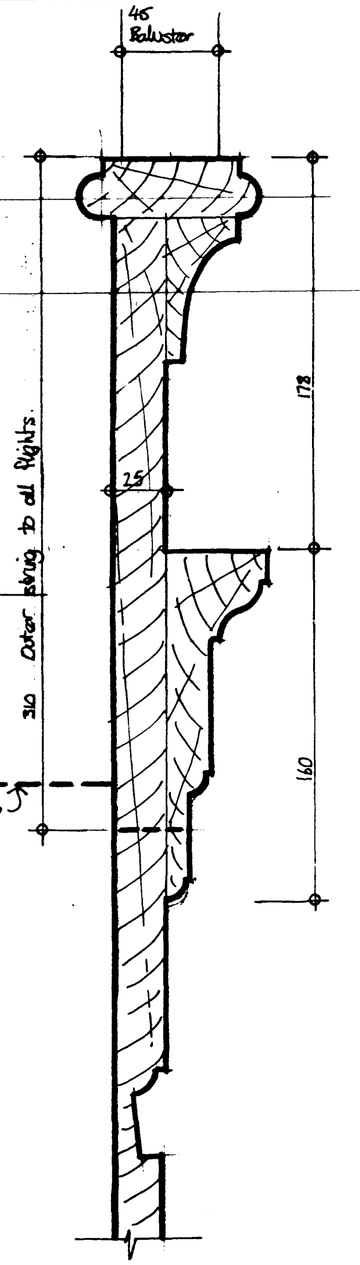
ELEVATION F



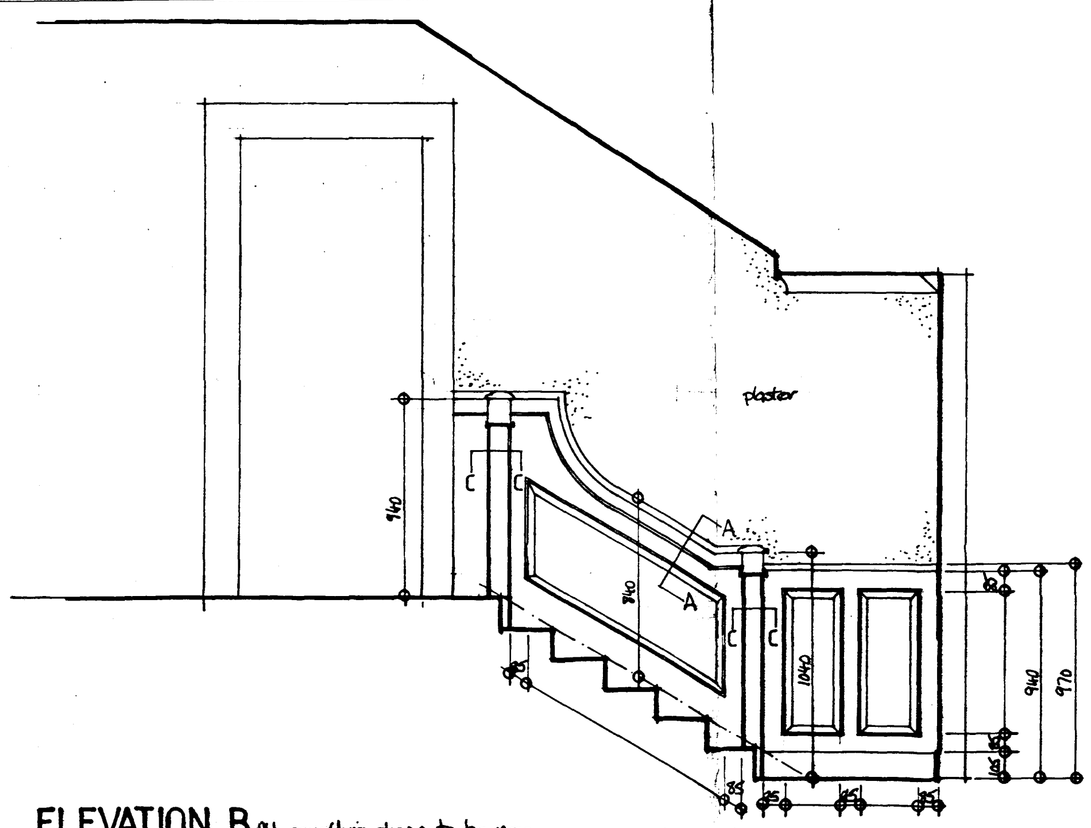
BALUSTER DETAIL (1:1)



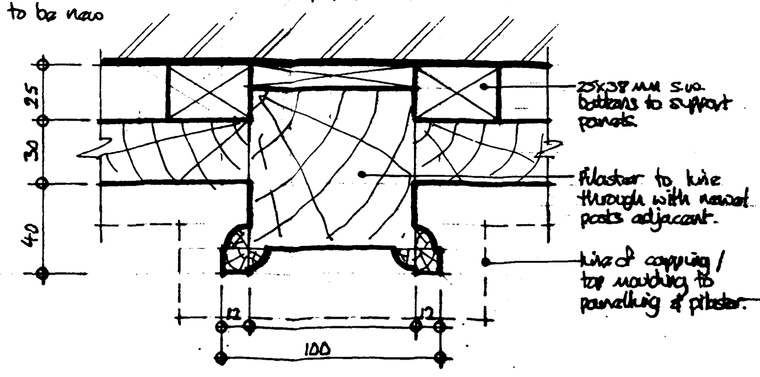
ELEVATION E Panelling shown hatched (plus balustrade & newel post) to be new/ replaced.



DETAIL B-B (1:2)

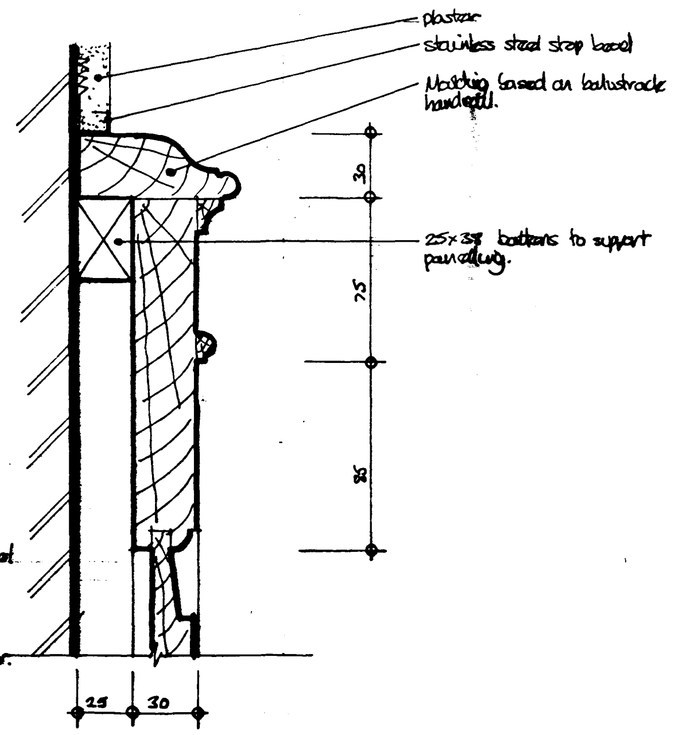


ELEVATION B all panelling shown to be new



Plasters to correspond to position & style / construction of newel posts.

DETAIL C-C (1:2)



DETAIL A-A (1:2)

notes

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revision date

SOUTH H[illegible] J.C.
PLA.
14 OCT 1992
REF 1083/92

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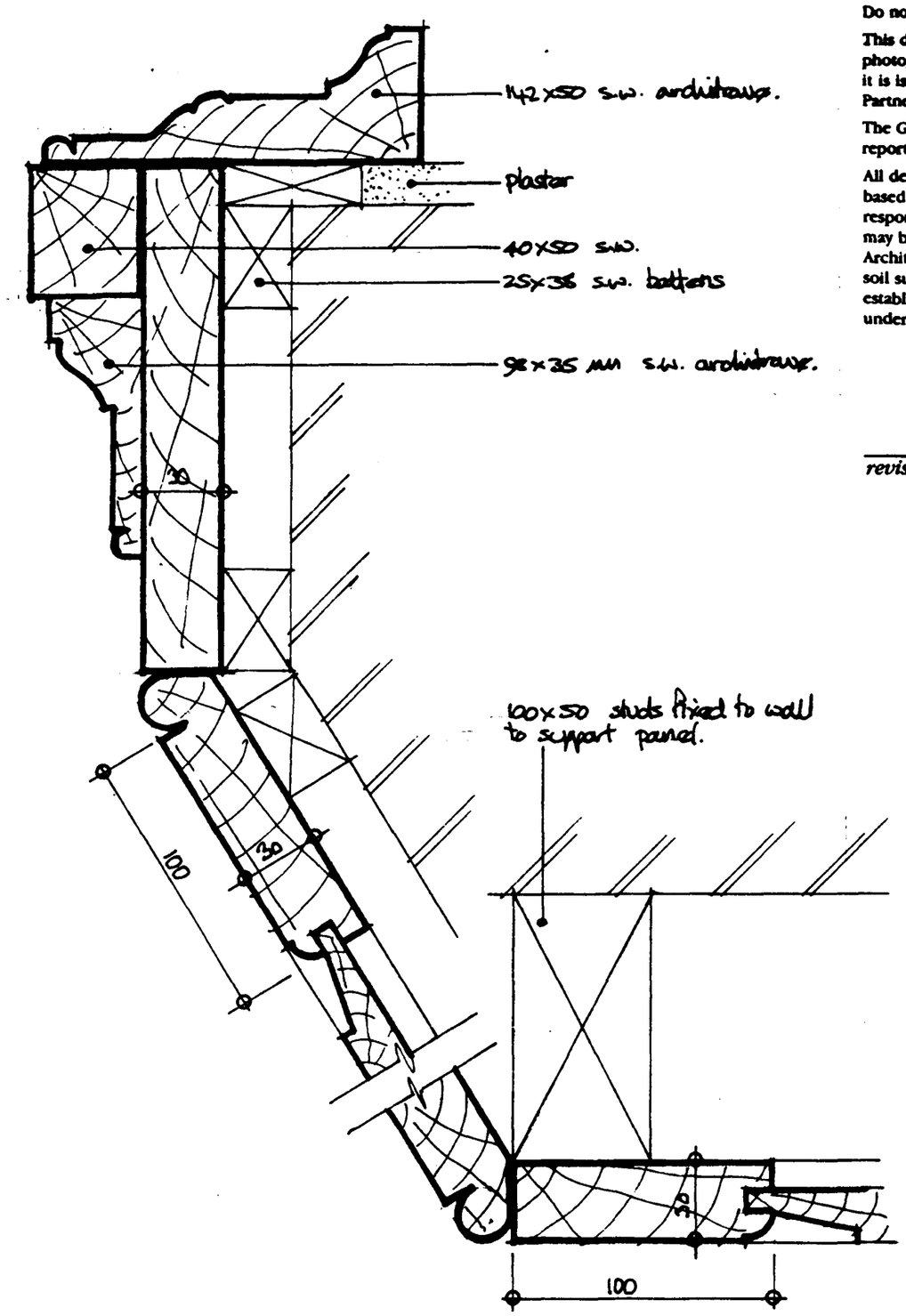
project/drawing
RENOVATION OF THE MANSION HOUSE
HIGH STREET, HOLBEACH, NR SPALDING

STAIR DETAILS

scale	date	drawn
	9/92	AMW

project no.	drawing no.
1168	AD/8

revisions



DETAIL D-D (1:2)

SOUTH ... D.C.
PLAN DEPT.
14 OCT 1992
REF 1083/92

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revision *date*

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
RENOVATION OF THE MANSION HOUSE, HIGH STREET, HOLBEACH, NR SPALDING

STAIR DETAILS

scale	*date*	*drawn*
1:2	9/92	AMW

project no.	*drawing no.*
1168	AD/9

revisions