SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H11/0002/94 Received:12-JAN-94 Type:LISTED BUILDING

Name: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PE

Description: Alterations to property and partial demolition

Location : 26 Market Street Long Sutton
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.

2 Prior to the commencement of works, samples of replacement bricks shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

3 A sample area of pointing, designed to match existing work, shall be carried out and approved in writing by the Local Planning Authority before the main body of the work is commenced.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

4 Full details shall be submitted to and approved in writing by the Local Planning Authority of the external light at the door on the Market Street elevation before the installation of such a facility.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

5 In re-building the front steps, the existing profiles and materials shall be re-used or matched exactly to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

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

This permission is granted in accordance with the application submitted as revised by the amended details (letter and drawing) received by the Local Planning Authority on 25 February 1994.

Director of Planning and Building Control Services
22-MAR-94 H11/0002/94

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, Spald ng, Lincolnshire. PE11 2XE (Tel: 0775 761161)

H11|0002|94

04 JAN 1994

JOHNSON FRY PROPERTIES,
17, GAY ST,
BATH

JOHN DICKIE ASSOCIATES,
MANOR BARN, WILCSTHORPE,
STAMFORD, LINCS
PE9 4PE

0778 560811

26, MARKET ST, LONG SUTTON

Alterations to property & partial demolition.

20-12-93

OWNERSHIP CERTIFICATES

1. APPLICANT'S INTEREST

OWNER

2. OWNERSHIP OF THE SITE

Certificate A

Certificate B

See letter for list of owners.

29-12-93

DC INSTRUCTION SHEET

APPLICATION REF: H11/0002/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: PLEASE SUPPLY ELEVATIONS OF EXISTING GARAGE WHICH IS TO BE DEMOLISHED (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date..7/1/94

Revalidation after Direction

Information satisfactory Signed..... Date..7/1/94

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	..... MARY KERR	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: J BLACKWOOD

Senior Officer Confirmed ..... Date..13/1/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 24/1/93

Site Notice posted by
Date
Expiry 24/1/93

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed .... Date 21/3/94.

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

1. STANDARD TIME CONDITION TL

(2)

(5) SN1 - LETTER AND DRAWING RECEIVED ON 25/2/94

(2) PRIOR TO THE COMMENCEMENT OF WORKS, SAMPLES OF REPLACEMENT BRICKS SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LPA

(3) A SAMPLE AREA OF POINTING, DESIGNED TO MATCH EXISTING WORK, SHALL BE CARRIED OUT AND APPROVED IN WRITING BY THE LPA BEFORE THE MAIN BODY OF THE WORK IS COMMENCED.

SCB

(3) THIS CONSENT SHALL NOT AUTHORISE THE INSTALLATION OF THE EXTERNAL LIGHT TO AND APPROVED IN WRITING BY THE LPA

(4) FULL DETAILS SHALL BE SUBMITTED OF THE EXTERNAL LIGHT AT THE DOOR ON THE MARKET ST ELEVATION BEFORE THE INSTALLATION OF SUCH A FACILITY.

REASONS

SCC

1. STANDARD
2. SCA IN THE INTERESTS OF VISUAL AMENITY AND BECAUSE THE BUILDING IS LISTED AS OF ARCHITECTURAL AND HISTORIC IMPORTANCE

Condition monitoring:

non-std expiry .....
prior submission ✓
prior siteworks ☐

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 04 NOV 1994

Registration

Reference H11/0002/94

Cross-Ref R

Date 5/1

Validation

TYPE L B

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/(Alt)/Works

Description to be recorded

Invalid	Site plans		Fee		Inaccurate	
	Certificate		Fee (not free)		Incomplete	
					Unclear	
Fees	Correct fee £NIL		Nil fee		Previous app – ref:	
					Type of app	
			Discounted		Reason:	
	Additional £		Receipt No		Date	
	Refund £		Voucher No		Date	

Information

Index sheet 1 12 OS Plots
Grid ref 54 3110 3 3[illegible]

Ward K Parish L SUTTON

Inside IBD Y/(N) Inside LP area Y/(N)

Constraints:

CA Cons Area	4	TR Rural	
LB Listed – Grade: TL	4	BP TR proposed 67m	
ARC Archaeology	–	LC Level Cross	–
AM Ancient Mon	–	FP Footpath	–
SSI Special Int	–	TPO Tree Pres	–
Hazards –		HAZ Site	
		AIR Safeguard	
Dist Bound	–	LIN Elect	
		PIP Pipe	
Other:	–	CON Waste/contamin	

Linked to site Ref

Linked to property Ref 0108444

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/0002/94 Received:12-JAN-94 Type:LISTED BUILDING

Name: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PE

Description: Alterations to property and partial demolition

Location : 26 Market Street Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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.

2 Prior to the commencement of works, samples of replacement bricks shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

3 A sample area of pointing, designed to match existing work, shall be carried out and approved in writing by the Local Planning Authority before the main body of the work is commenced.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

4 Full details shall be submitted to and approved in writing by the Local Planning Authority of the external light at the door on the Market Street elevation before the installation of such a facility.

Reason: In the interests of visual amenity and because the building is listed as of architectural and historical importance.

5) IN REBUILDING THE FRONT SECTS, THE EXISTING PROFILES AND MATERIALS SHALL BE RE-USED OR MATCHED EXACTLY TO THE SATISFACTION OF THE LPA

This permission is granted in accordance with the application submitted as revised by the amended details (letter and drawing) received by the Local Planning Authority on 25 February 1994.

REASON
AS PER NO 4.

21-MAR-94 AD check.....A 22/3

Authorised to issue (inc Delegation).....4..22/3

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

Telephone: (0775) 761161
Fax (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H11/0002/94

LISTED BUILDING

Applicant: Johnson Fry Properties
Tel:

Agent: John Dickie Associates
0778 560811

Description: Alterations to property and partial demolition

Location: 26 Market Street
Long Sutton
Spalding
Lincs

12 Ja 94

Valid date:	12-JAN-94	Terminal date:	~~09-MAR-~~94
Target dates:		Target Committee:	08-MAR-94
To case officer	19-JAN-94	Report deadline:	22-FEB-94
Inspected by	26-JAN-94	Agreed TD Ext:	
Extra contacts	02-FEB-94	Case Officer:	
Report if not clear by	16-FEB-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II
Conservation Area: LONG SUTTON

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
S B Rogoyska	07-JAN-94	28-JAN-94
Site/Press Advert CLB	25-JAN-94	15-FEB-94
Ancient Monuments So	18-JAN-94	08-FEB-94
The Victorian Societ	18-JAN-94	08-FEB-94
Lincs/Sth Humb HB Jo	18-JAN-94	08-FEB-94
Council for Brit Arc	18-JAN-94	08-FEB-94
Soc for Prot of Anci	18-JAN-94	08-FEB-94
Royal Commission	18-JAN-94	08-FEB-94
The Georgian Group	18-JAN-94	08-FEB-94
LONGSUTTON PC	18-JAN-94	01-FEB-94
Councillors, Tennant, Clarey, Booth	18-JAN-94	25-JAN-94
Mrs M E Kerr	18-JAN-94	01-FEB-94.

LCC - No objections JC 28/1/94

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: H11/0002/94

Applicant: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PE

Description: Alterations to property and partial demolition

Location: 26 Market Street Long Sutton
Spalding Lincs

Type: LISTED BUILDING

24-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

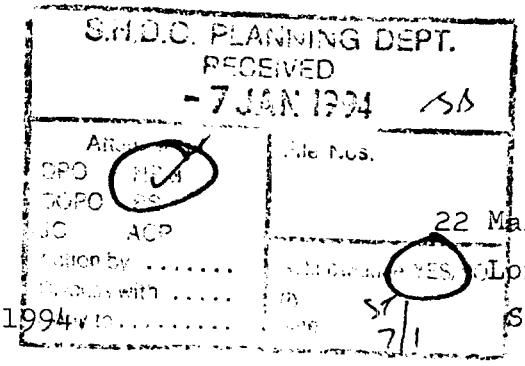
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) S & R Downes
28 Market Street
Long Sutton
Spalding
lincs. PE12 9DF

(2) Susan B Rogoyska
22 Market Street
Long Sutton



22 Market Street,
Long Sutton.
Spalding. Lincs. PE12 9DF.

Jan.5.1994

Director of Planning and Building Control Services.
South Holland District Council.
Priory Rd. Spalding. Lincs.

Dear Sir,

Re Johnson Fry Properties and 26 Market Street.

As 26 Market Street is a Listed Building one assumes that alterations would be internal or confined to the rear of the house, in this latter case we would point out that we have Right of Way through the Archway to our garage at No.22.

26 Market Street has been empty for some years so any improvement made to this property can only, one hopes, be for the good of the Block.

Yours Sincerely,

Susan.B.Rogoyska.

P.S. The Garages at the rear of the Block are in constant use, so we would wish to be informed of any 'blockage' ~~or~~ the Archway however minimal.

OBJECTION

28 MARKET STREET,
LONG SUTTON,
Nr. SPALDING,
LINCS, PE12 9DF.

Planning Control Dept,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING, Lincs. PE11 2XE.

7th February, '94

Dear Sirs,

With reference to the Notice posted in connection with Planning Application Nos. 0001/94 & 0002/94 concerning No.26 Market Street, Long Sutton.

Having now examined the Plan & Elevation drawings submitted for this building, we would like to raise two points -

1) it is proposed to "repair the brickwork surround to the front entrance door." Really there should not be this brick surround. The other three properties in this four house terrace have the original wooden frames, surrounds & porticos. It would improve the overall vista if No.26 were to copy the profiles of these and thus unify the terrace.
We would be quite willing for their builder to take dimensions from our entrance if it would help.

2) At present, rain water from the rear gutter of No. 26 discharges to the gutters of the two adjacent properties. The gutters of No.24 and 28 are unable to carry this additional water except in moderate rain and, consequently, there is frequent spillage down their adjacent brickwork.
Since the owners plan to renew the rear gutter to No.26, can you require that they fit it with its own downpipe, to connect to the nearby s.w. drain?

These comments are endorsed by the owner of No. 24.

Yours faithfully,

S.J. & R.P. Downes

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1994

Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date 9/2

6/13/94

Spoke to Mr Downes who confirmed he had seen amended plans & was satisfied. He now has no objection to proposals.

JA Downes

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pl[illegible]g & Building Control Department,
Co[illegible]il Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0002/94

Applicant: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PE

Description: Alterations to property and partial demolition

Location: 26 Market Street
Long Sutton
Spalding
Lincs

Amendment: Altered dormer, garage garden wall structure, delete silicon and new rear RWP (drawing JDA/93/5440/001A)

03-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 02-APR-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

Terminal date/committee updated ..... ✓ 1/3

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? None ☑

PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 2/3/94

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Public register updated: ✓ 3/3

DC Professional Assessment

NOTES:

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

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

SOUTH HOLLAND D.C.
PLAN DEPT.
25 FEB 1994
REF 0002/94

SOUTH HOLLAND DISTRICT COUNCIL

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

---

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

*I do not agree to the amendment suggested or to an extension of time.

(*Please delete whichever does not apply)

Signed ..... Date 23-2-94

Application reference:

JOHN DICKIE ASSOCIATES

Manor Barn, Wilsthorpe, Stamford, Lincs PE9 4PE Tel/fax 0778 560811
Consultants in Architecture and Surveying

SOUTH HOLLAND DISTRICT COUNCIL,
COUNCIL OFFICES,
PRIORY ROAD,
SPALDING,
LINCS,
PE11 2XE

AMENDED PLAN
Ref.
SOUTH HOLLAND D.C.
PLAN DEPT
25 FEB 1994
H11/0002/94

February 23, 1994

Our ref. : JDA/93/5440
Your ref. JB/LAC/H11/0001/94 and H11/0002/94

For the attention of Mr J. Blacklock.

Re : Proposed alterations etc. to 26 Market Place, Long Sutton.

Dear Sirs

I refer to the above current applications and your letter dated the 15th Feb. 1994.

Amended plans are enclosed covering the altered dormer (I have never been asked to substitute a pitched roofed structure for a flat roof before without an over-riding need to replicate something already in existence nearby)., the garage "garden" wall structure, the deletion of silicon (I have never had any experience of such treatments causing difficulties in this particular situation) and the inclusion of a new rear RWP.

We are not prepared to renew the front door surround/brick surround at this stage.

Filling in Planning Forms is arduous enough without South Holland's unique "Planning Amendment forms" - I would have thought that Local Authorities should be making meaningful efforts to cut down on paperwork rather than invent ways to increase it!

I look forward to receiving the formal approval as soon as possible since my clients MUST start work quickly or the project may well be shelved.

Yours sincerely,

John Dickie M.I.A.S.,F.F.B.,M.B.Eng

PLANNING AMENDMENT

For office use only

Application No. H11/0002/94

Date Registered 25 FEB 1994

Case Officer SD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JOHNSON FLT PROPERTIES,
17 GOOSE ST,
BOSTON

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

JOHN DICKIE SOLICITOR,
MARKET PLACE,
WISBECH

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

26, MARKET ST, LONG SUTTON

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H11-0002-94

Building Regulation reference relating to same development (if any)

B11/0036/94

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 23-2-94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Alts to property & partial demolitions

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

see letter

State drawing no's of the current submission

001A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ Mr Broadbrick

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

Has a similar amendment been submitted under Building Regulations? Yes / ~~No~~

John Dickie Associates
Manor Barn
Whilsthorpe
Stamford
Lincs
PE9 4PE

Mr J Blacklock

JB/LAC/H11/0001/
94 & H11/0002/94

15 February 1994

Dear Sir

Proposed Rear Dormer - 26 Market Street, Long Sutton.

With reference to the above, I have received the observations of the Authority's Consultant Architect. A copy of these observations are enclosed.

I would be grateful if you would give consideration to amending the plans to provide for the reinstatement of the original door surround; to removing the wirecut brick surround; to providing a smaller dormer along the lines suggested in the enclosed observations; and to providing a brick wall in reclaimed bricks along the top part of the garden area.

I enclose a set of amendment forms which should be submitted completed and submitted with any revised plans.

I have also been asked by an interested party whether the gutter to the rear of the property could be replaced with a gutter that had its own downpipe thus avoiding spillage of surface water on other property.

Yours faithfully

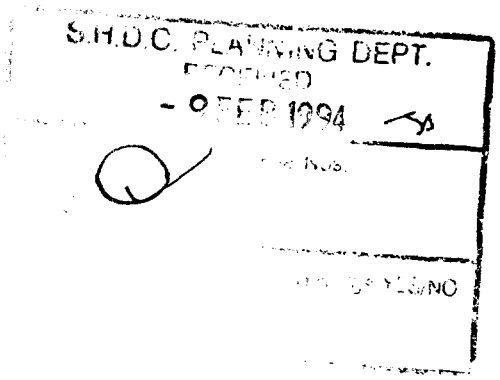
N R Midlen
Principal Planning Officer
Development Control

Enc

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

YOUR Ref H11/0001 and 0002/94
OUR Ref SHDC 3/94



February 9th 1994

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

Dear Mr Smith,

ALTERATIONS TO PROPERTY AND PARTIAL DEMOLITION
26 MARKET STREET, LONG SUTTON

It is good to see that this building, which is beggining to get into a poor state is to be repaired.

The demolitions proposed are in my view acceptable in principle. I would however ask that in removing the garage to the rear that a brick wall in reclaimed bricks is reconstructed along the boundary, to maintain the tradition of brick walls between the top parts of the garden areas.

There are several rather general statements on the drawings regarding repointing and brickwork repair of the main house. I would suggest that a condition be that brick samples are to be approved, and that a sample area of pointing, designed to match existing work, is carried out and approved before the main body of the work commences. The mortar should contain some sharp sand in the mix, and should be no stronger than 1 : 2 : 9. A lime putty : sand mortar would be preferred. I also enclose an extract from the English Heritage book on Practical Building Conservation which points out the inadvisability of using a silicon waterproofing agent on brickwork.

In rebuilding the front steps, the existing profiles and materials must be reused or matched exactly. It would also make great sense to reinstate the original door surround and remove the later wirecut brick surround. This must be allowing water to penetrate the main walling as water will land on the top of this feature and soak into the brickwork behind. It looks unsightly, and is damaging the original reveals and soffit which survive within the opening.

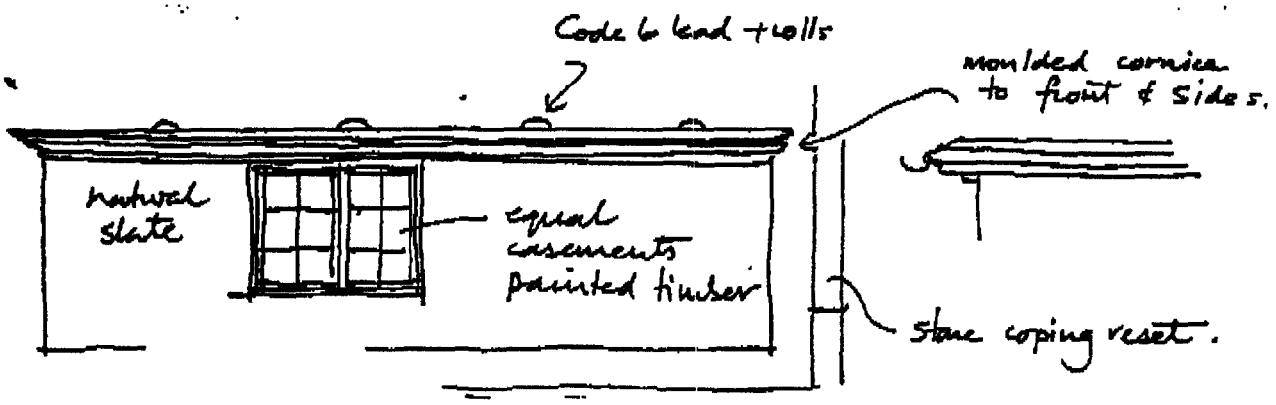
None of the other properties in this terrace have an external light over the front door. It is well lit being in the centre of town and I question whether this is necessary - it could be an obtrusive and alien feature.

I can understand with the arrangements of this terrace why there is a need to introduce rear dormers. I would suggest that in this case the gabled dormer is rather large and oversized. It is likely that a dormer to the rear of No 24 may be allowed, for headroom reasons, and I suggest that this dormer should be of a similar height and design, to give some consistency to treatment of this unified group. I enclose a copy of the sketch which I prepared for that building, showing a lead rolled flat roof, with moulded timber cornice.

Finally the applicant should be reminded that all doors, architraves, cupboards, cast iron grates, stair details etc. must be retained in any internal alteration works.

Yours Sincerely,

MARY E. KERR BA BSc RIBA


Code 6 lead rolls
moulded cornice to front & sides.
natural slate
equal casements painted timber
stone coping reset.

10 COLOURLESS WATER-REPELLENT TREATMENTS

General assumptions about the permeability of masonry walls can lead to expensive and unnecessary treatments with water-repellent liquids. In some situations, these treatments can actually increase the incidence of water penetration and, where there is a concentration of soluble salts, may accelerate decay. This section is intended to clarify the role of water-repellent treatments and contains general recommendations relating to their use, based on field experience and the wider recommendations of the Building Research Establishment (see References at the end of this section).

Colourless water repellents are intended to improve the resistance of masonry to rain penetration. Modern water repellents line the pores of the bricks, stones and mortar with water-repellent material, which inhibits capillary absorption. Treated surfaces will still absorb water during prolonged rainfall, but will allow the evaporation of trapped water as the treated zone remains permeable to water vapour.

BRS Digest 125 (January 1971) states that 'water-repellent liquids should be used with discrimination, having regard to the cause of dampness and the suitability of the surface for treatment'. The cause of dampness is often inaccurately diagnosed. If walls are unusually thin, or unusually permeable, water penetration through bricks and stones may take place, especially in conditions of extreme exposure. If penetration persists after all other sensible remedial work has been carried out, such as correct tamping and pointing of joints and cracks and repair of defective copings, gutters, downpipes and flashings, then there may well be a case for the use of water-repellent treatment; but water repellents are not a substitute for other maintenance work. Experience has shown that there are relatively few situations where a water-repellent treatment alone has solved a major damp penetration problem.

The application of water repellents may, in some situations, exacerbate decay. This can happen as a result of water containing salts in solution evaporating from behind the treated layer, leaving salt crystals in the pores behind the treatment. Repeated crystallization cycles can then lead to disruption and spalling of the

treated surface. In addition to this hazard, the thermal and moisrure movements of the thin, treated surface layer may be sufficiently different from those of the underlying stone to generate shear stresses, eventually leading to failure. For these reasons, silicone or other water repellents must not be used, or thought of as consolidants, or 'preservatives' and must not be applied to surfaces which are friable or spalling as the result of salt crystallization damage.

Sometimes, colourless water repellents are applied after cleaning masonry surfaces as dirt inhibitors. Such treatments are successful in this role for the duration of the surface repellency, but this tends to deteriorate relatively quickly, even though the repellence may persist in the surface pores of the treated layer. Retreatment is possible, but is rarely carried out in practice, because of the expense of access to most building facades. Unfortunately, the deterioration of surface repellency is rarely uniform and a patchy appearance can result. Even the short-term benefits of water repellents as dirt inhibitors are, therefore, debatable and rarely justify the costs of materials and labour.

Having advised caution in diagnosis of damp penetration and recommended against the use of water repellents on decayed surfaces, or as dirt inhibitors, there are many other situations where their use does no harm, but is simply an unnecessary expense, perhaps doubling the cost of a small cleaning contract. Any proposal to use them needs, therefore, very careful consideration.

Examples of situations where silicone water repellents have proved their worth must also be acknowledged. The classic situation is masonry close to the sea, where decay is taking place on the inside face of mullions, tracery or lintels, but the outside face is sound. Here, water repellents can usefully be applied to the sound external face only. Elsewhere, frequently on extremely exposed sites, where rain is driven through permeable stones and mortar, water repellents may well justify their use; they have also been used successfully on brickwork where there is a history of staining from limestone dressings, encouraging the calcium carbonate and sulphate to run off the surface rather than be deposited in the bricks.

BS 3826: 1969 'Silicone-based Water Repellents for Masonry' sets out performance standards and offers user guidance as does BS 6477: 1984 'British Standard Specification for Water Repellent Treatments for Masonry Surfaces'. The 1969 standard will continue to operate for three years as the 1984 standard includes a three-year durability test for compliance.

It is advisable to use materials which are manufactured to these standards, or which meet their performance requirements. In BS 6477: 1984 classes of silicone water repellent appropriate for various substrates are as follows:

- *Group 1* Sandstone, clay brick, terracotta, cement and cement-lime stucco
- *Group 2* Limestones and cast stone
- *Group 3* Cement-based materials and other materials of similar alkaline nature
- *Group 4* Calcium-silicate brickwork

When ordering or specifying, the British Standard should be quoted.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible] & Building Control Department,
Coun[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0002/94

Applicant: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PE

Description: Alterations to property and partial demolition

Location: 26 Market Street Long Sutton
Spalding Lincs

Type: LISTED BUILDING

Date received: 12-JAN-94

18-JAN-94

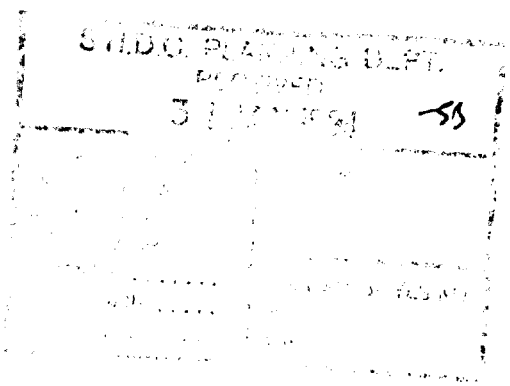
Dear Sir/Madam

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 01-FEB-94. 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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT



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Comments:

No objections

Signed:

R. Bottle

Lincs Free Press 25th January 1994

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PLANNING APPLICATIONS

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

H03/0029/94
Gallaher Pension Fund
Erection of ten dwellings (renewal of H03/0427/89)
OS8321, Counter Drain Drove, Tongue End, Spalding, Lincs.

PERMISSION RENEWAL
H13/0030/94
Mr and Mrs Price — OUTLINE
Residential development
Rear 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/1229/93
Brookhouse Partnership — FULL
Residential development comprising of 21 dwellings
Land off Park Road, Spalding, Lincs.
The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H14/0045/94
Broadgate Blds (Spalding) Ltd — OUTLINE
Food processing including offices and distribution (B1, B2 and B6)
Enterprise Way, Pinchbeck, Spalding, Lincs.

H16/0469/93
Mr S. H. Freir and Simons Estates — OUTLINE
Development of housing and retail foodstore
Land at Pinchbeck Road, Spalding, Lincs.
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.

H08/1227/93
Mr and Mrs D. Brooks — OUTLINE
Residential development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H11/0002/94
Johnson Fry Properties — LISTED BUILDING
Alterations to property and partial demolition
26 Market Street, Long Sutton, Spalding, Lincs.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H16/0050/94
Alliance & Leicester BS — ADVERTISEMENT
Internally part illuminated projecting box sign
3 Market Place, Spalding, Lincs.

H16/1197/93
Messrs George Adams & Sons — S73A CONTINUATION
Continuation of temporary planning consent for car parking
Crescent Gardens, Spalding, Lincs.

H16/1210/93
David Parker Homes — FULL
Erection of 12 flats and 1 house
Abbey Print Site, High Street, 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
January 25, 1994.

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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 LONG SUTTON .

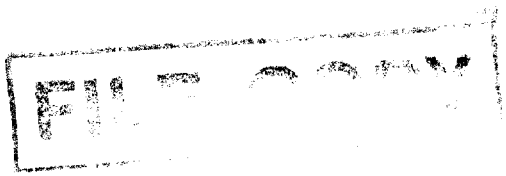
Reference No: H11/0002/94
Description: Alterations to property and partial demolition

Location: 26 Market Street
Long Sutton
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 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94



SOUTH HOLLAND DISTRICT COUNCIL

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Our ref JDA/93/5440
Your ref H11/0002/94
January 10, 1994

FOR THE ATTENTION OF MR J. BLACKLOCK

RE : PROPOSED ALTERATIONS ETC, TO 26 MARKET PLACE, LONG SUTTON.

Dear Sirs

Further to your letter dated the 7th January 1994, I enclose details of the garage to be demolished.

Please let me know if you require any further information regarding this project.

Yours sincerely

John Dickie., M.I.A.S., F.F.B., M.B.Eng.
Encl.:

SOUTH HOLLAND D.C.
PLANNING DEPT
12 JAN 1994
REF 0002/94

BRIAN SMITH Dip TP MRTPI
[illegible]tor of Planning & Building Control Services
P[illegible]g & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0002/94

Applicant: Johnson Fry Properties
17 Gay Street
Bath

Agent: John Dickie Associates
Manor Barn
Wilsthorpe
Stamford
Lincs PE9 4PB

SOUTH HOLLAND D C.
PLAN DEPT
12 JAN 1994
REF Valid

Description: Alterations to property and partial demolition

Location: 26 Market Street
Long Sutton
Spalding
Lincs

Type: LISTED BUILDING

Date received: 04-JAN-94

07-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

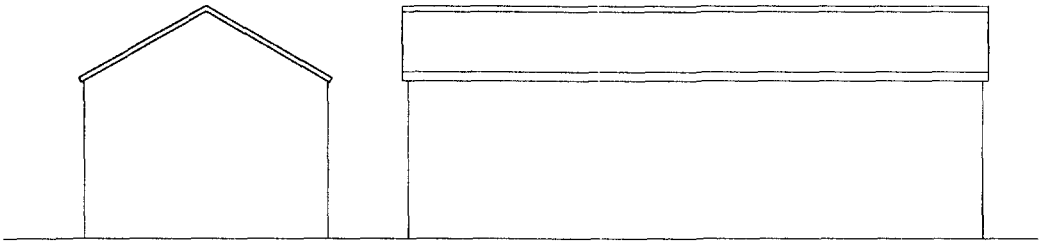
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please supply four copies of elevations of existing garage which is to be demolished.

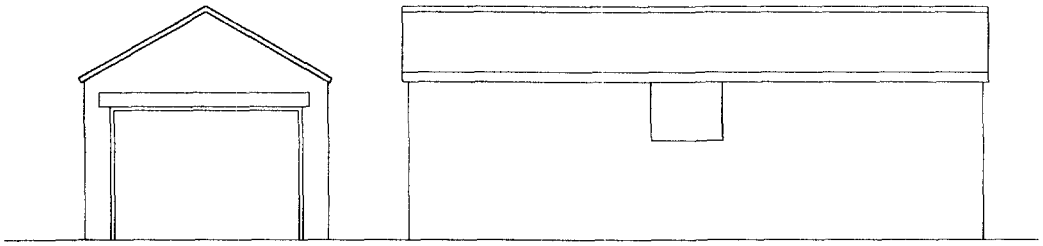
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above.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

Yours faithfully

Principal Planning Officer



REAR SIDE



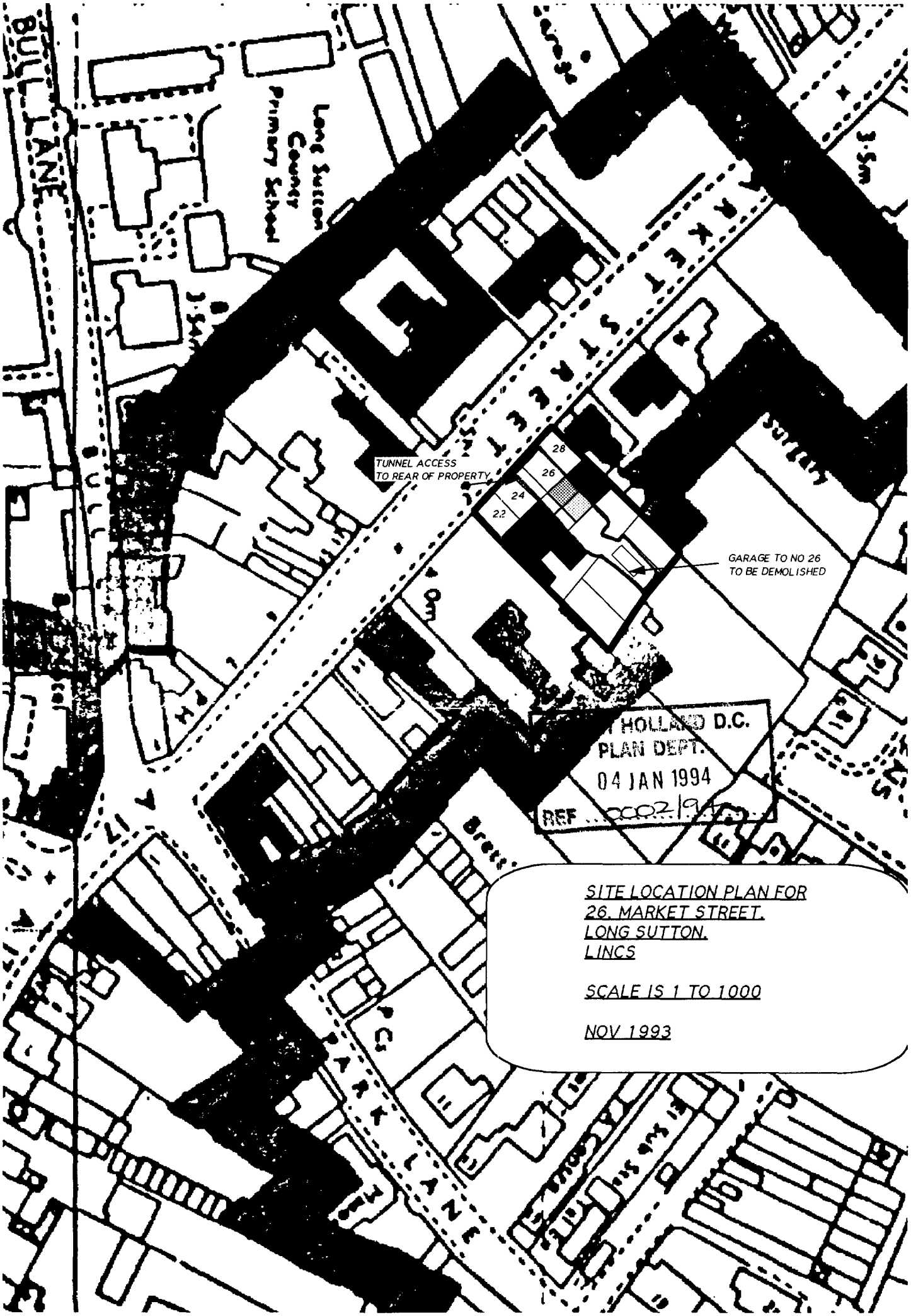
FRONT SIDE

ELEVATIONS OF GARAGE TO BE DEMOLISHED
AT 26, MARKET STREET,
LONG SUTTON,
LINCS

SCALE IS 1 TO 100

JAN 1994

SOUTH HOLLAND D.C.
PLANNING DEPT
12 JAN 1994
DEF 002/94



SITE LOCATION PLAN FOR
26, MARKET STREET,
LONG SUTTON,
LINCS

SCALE IS 1 TO 1000

NOV 1993

STRIP EX ROOF OF ADJOINING NEW SIMILAR SECTION WITH TIMBER ALIGNED TO PRINCIPALS EITHER SIDE OF THE OPENING BUILT TOGETHER AS RAFTERS TO CARRY ROOF.
STRAP DOWN EX WALL PLATE WITH 30 x 5mm MS STRAPS AT 1200mm CRS. INSERT NEW PURLIN ALONG FRONT LINE ALIGNED TO 175 x 100mm PURLIN (SPACE TOGETHER) NEW PURLIN TO BE 3no 225 x 50mm SECTIONS BOLTED TOGETHER AND WITH 100mm END BEARING. USE MILD STEEL HANGERS TO STRAP AND SUPPORT EX CEILING JOISTS FROM NEW PURLINS.

RSJ TO REAR 150mm ON BLUE BRICK PADSTONES 450mm WIDE BY FOUR COURSES DEEP.

175 x 25mm RIDGE SECTION, 100 x 50mm RAFTERS AT 400mm CRS, 150 x 50mm CEILING JOISTS AT 400mm CRS. 150mm F.GLASS LAID BETWEEN JOISTS, 12.5mm PLASTERBOARD AND SKIM CEILING. 25mm CONTINUOUS EAVES VENTILATION GAP WITH ANTI VERMIN/INSECT MESH.
BOLT RAFTERS TO CEILING JOISTS WITH 13mm MS BOLTS WITH DOUBLE SIDED TOOTHED PLATE CONNECTORS AND PLATE WASHERS.
USE 200 x 25mm LAY BOARD FOR VALLEY DECKING. 150mm LEAD VALLEY.
COVER NEW DORMER ROOF IN BS 747 ROOFING FELT WITH 38 x 25mm TANALISED BATTENS. USE RE-CLAIMED WELSH SLATE TO MATCH THE EXISTING ROOF COVERINGS. EX ROOF HAS BEEN FELTED ALREADY.
DOUBLE UP CEILING JOISTS OVER DORMER WINDOW.

INDICATES BALANCED FLUE

ROOF FALL

NEW BATHROOM DORMER

WELSH SLATE TILE HANGING TO ALL SIDES OF THE DORMER CHEEKS.

REPAIR EX DORMER WINDOW AND EX HIDDEN GUTTERING

INSERT A NEW 352x 140mm UB UNDER EX RAFTERS - ALSO TO SUPPORT NEW AND EX CEILING JOISTS WITH CATNIC HANGERS

NEW 25mm T&G FLOOR BOARDS WHERE STUDWORK REMOVED

NEW GUTTERING WITH FALLS TO NEW RWP WITH OUTFALL TO NEW SOAKAWAY MIN 4.5M FROM ANY BUILDING.

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

BUILD UP STUDWORK WITH 150 x 50mm SECTIONS STRAPPED DOWN TO EX BRICK WALLING WITH 30 x 5mm MS STRAPS AT 600mm CRS.
INTERNAL FACE TO BE FINISHED IN 12.5mm PLASTERBOARD ON POLYTHENE VAPOUR BARRIER. 100mm POLYSTYRENE BETWEEN STUDS. BREATHER PAPER AND SHEATHING PLY THEN ROOFING FELT TO OUTSIDE FACE WITH TANALISED BATTENS ABD AND WELSH SLATE TILE HANGING. 150mm LEAD FLASHING UPSTAND AT JUNCTION BETWEEN ROOF AND WALL.
USE 150 x 150mm TIMBER CORNER POSTS AT ABUTMENT OF DORMER CHEEKS WITH THE FRONT FACE.
DOUBLE UP RAFTERS EACH SIDE OF THE DORMER.

EX S & VP EXTENDED UPWARDS AS SHOWN

MOULDED CORNICE IN WHITE PAINTED TANALISED TIMBER - EAVES TO GIVE A 25mm VENTILATION GAP ON ALL SIDES.
CODE 5 LEAD ROOF ON MARINE PLYWOOD ON 150 x 50mm JOISTS AT 400mm CRS. 100mm JABLITE BETWEEN JOISTS.
CHEEKS AND FRONT OF DORMER CLAD IN WELSH SLATE TILE HANGING ON TANALISED BATTENS ON FELT ON SHEATHING PLY ON BREATHER PAPER ON STUDS ABD.

REMOVE BALANCED FLUES FROM REAR AND MAKE GOOD

PREPARE EX REAR SURFACE (ALREADY PAINTED) AND APPLY NEW WHITE EXTERIOR PAINT - SAME SHADE AS NO 28.

DORMER SIDE ELEVATION

DORMER SIDE ELEVATION

TAKE DOWN, REPAIR AND REBUILD EX STONE STEPS

RE-POINT FRONT ELEVATION ONLY USING SUITABLE MIX TO MATCH EXISTING, RAKE OUT JOINTS TO A DEPTH OF 20mm AND APPLY NEW MORTAR MIX AS SPECIFIED BELOW. NEW MORTAR TO BE A SOFT LIME BASED MORTAR MIX (1:1:6 CEMENT:LIME:SAND) TO MATCH THE EXISTING.

REMOVE APPROX 5.5sqm OF RENDERING FROM REAR ELEVATION AND REPOINT WITH NEW MORTAR MIX AS SPECIFIED ABOVE. RE-CLAIM NEW STOCK BRICKS FROM THE GARAGE DEMO.

OUTLINE OF EX ARCH

ALLOW FOR REPLACING APPROX 7sqm OF FACING BRICKWORK IN THE TUNNEL AREA - USE BRICKS FROM GARAGE DEMO.

HATCHING INDICATES OUTLINE OF THE SINGLE STOREY REAR SECTION TO BE DEMOLISHED
MAKE GOOD TO WALLS ETC AFTER REMOVAL

DPC INJECTION WORKS TO ALL WALL BOTH INTERNAL AND EXTERNAL

TAKE DOWN AND CART AWAY EXISTING LEAN-TO STRUCTURE.

SVP OUTLET

ASBESTOS ROOFED REAR ADDITION TO BE TAKEN DOWN AND CONCRETE YARD MADE GOOD AS NECESSARY
TAKE DOWN AND REMOVE THE EXISTING BRICK GARAGE BUILDING AND MAKE GOOD TO EX GARDEN. PROVIDE A TWO CAR WIDTH CAR PARKING AREA IN PLACE OF THE EX GARAGE.
150mm ROLLED HARDCORE WITH GRAVEL DRESSING.
CLEAR AND LAY TO LAWN THE ENTIRE REAR GARDEN AREA BEHIND THE PARKING AREA.

NOTE
BUILD A 1500mm HIGH RE-CLAIMED BRICK WALL 225mm WIDE WITH HALF ROUND COPING BRICKS ALONG THE LINE OF THE FRONT OF THE GARAGE TO BE DEMOLISHED.
USE RED ENGINEERING BRICKS AS A DPC

PROPOSED SECTION

PROPOSED REAR ELEVATION

JOHN DICKIE ASSOCIATES
CONSULTANTS IN ARCHITECTURE AND SURVEYING

MANOR BARN,
WILSTHORPE,
STAMFORD,
LINCS,
PE9 4PE

TEL/FAX 0778 560811

EX GARDEN WALLING

PROPOSED RENOVATION, PART DEMOLITION AND NEW DORMER WINDOW AT 26, MARKET STREET, LONG SUTTON, LINCS FOR JOHNSON FRY PROPERTIES

DRG NO JDA/93/5440/001 A
NOVEMBER 1993
SCALE 1 to 50
Rev A Feb 94 B Reg and Planning revisions

SOUTH HOLLAND D.C. PLAN DEPT. 25 FEB 1994 REF H0021/94

AMENDED PLAN Ref

DETERMINED PLAN

MAKE GOOD TO EX LANDING - LOOSE BOARDS AND SUPPORT

NEW FLOOR DECKING IN THIS AREA

TAKE DOWN POLYSTYRENE TILES IN THE STAIRWELL AREAS AND REPLACE WITH 12.5mm PLASTERBOARD AND SKIM.

REMOVE ALL EX POLYSTYRENE TILES THROUGHOUT THE DWELLING AND MAKE GOOD ABD

PROVIDE HEAVER PAINT IN NEW BATHROOM LIGHT SWITCH TO BE PULL CORD TYPE

BEDROOM 3

DOWN

BEDROOM 2

DOWN UP

BEDROOM 1

STOREY HEIGHT 2.7m

PROVIDE CEILING ROSES TO EACH LANDING LEVEL

TAKE DOWN, REPAIR, EASE AND RE-HANG ALL INTERNAL DOORS.

MAKE GOOD/EASE EX CPD DOOR ADJ BREAST

AB INDICATES THAT THE FIREPLACE OPENING IS TO BE BRICKED UP AND A 215 x 225mm AIR BRICK INSERTED TO VENTILATE THE FLUE.

REPAIR BRICKWORK SURROUND TO THE FRONT ENTRANCE DOOR REPAIR DOOR AND PROVIDE NEW IRONMONGERY

REMOVE EX GAS FIRE AND MAKE GOOD

REPAIR EX WINDOW AND RE-GLAZE IN FLOAT GLASS.

BALANCED FLUE GAS FIRED BOILER

KITCHEN

DOWN UP

LIVING ROOM

STOREY HEIGHT 2.7m

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

NEW EXTERNAL LIGHT OVER REAR DOOR

REPAIR EX FLIGHT TO BASEMENT AND LEAVE IN STRUCTURALLY SOUND CONDITION

PROVIDE COOKER POINT IN KITCHEN AND MECHANICAL EXTRACTION

NEW AIRTIGHT COVER TO EX SUMP

NEW RENDER AND SKIM TO BASEMENT WALLS APPLIED IN ACCORDANCE WITH SOVEREIGN SPECIFICATION FOR COVERING TO TANKING.

APPLY SOVEREIGN PROPRIETARY DRY-DI TANKING SYSTEM TO BASEMENT WALLS UP TO SOFFITT OF THE TIMBER FLOOR JOISTS OVER.
NEW INJECTED DPC TO BE INSTALLED - LIMITED TO THE TANKING ABD

PROVIDE 3 no FLOURESCENT LIGHTS WITH DIFFUSERS IN BASEMENT AREA. WALL MOUNTED "BULKHEAD LIGHTS" IN THE TWO CPD AREAS.

REPAIR EX BRICKWORK TO BRICKWORK RETAINING WALL TO BASEMENT WINDOW CAP WITH RED ENGINEERING BRICKS ON A PLAIN TILE CREASING

ELECTRICAL SERVICE ENTRY AND METER BOX

REPAIR/RENOVATE EX REAR DOOR AND PROVIDE NEW IRONMONGERY

EX GULLEY & S & VP

UP

STOREY HEIGHT 1.91m

MAKE GOOD TO EX CONCRETE STEPS

AB

INSERT NEW PS CONCRETE PLANK LINTOLS OVER THE EX REAR WINDOWS IN PLACE OF THE EX TIMBER BEAMS. NEW DECORATED BLOCKBOARD WINDOW BOARDS TO WINDOWS. MAKE GOOD TO WINDOWS AND WALL ETC AFTER LINTOL WORKS

REMOVE EX KITCHEN FITTINGS ETC AND MAKE GOOD

GAS SERVICE ENTRY AND METER BOX
PROVIDE NEW FEED TO NEW BOILER

NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO FLOOR

LINE OF TIMBER FLOOR SUPPORT BEAMS BELOW FLOOR JOIST SOFFITT

NEW FLOOR TO ENTIRE BASEMENT

REPAIR DEFECTIVE LINTEL AND SURROUNDING BRICKWORK

REPLACE BASEMENT WINDOW WITH MATCHING CASEMENT

DRIPLINE OF HIDDEN BOX GUTTERING TO BE REPAIRED

SECOND FLOOR LAYOUT

FIRST FLOOR LAYOUT

GROUND FLOOR LAYOUT

LAYOUT OF BASEMENT

PB INDICATES NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO THIS ROOM OR AREA

PW INDICATES THAT EX PLASTERWORK TO WALLS IS TO BE CUT BACK WHERE LOOSE AND BLOWN AND REPAIRED WITH NEW RENDER AND SKIM

REPAIR EX DORMER WINDOW AND EX MODERN GUTTERING

INSERT A NEW 150x 100mm UB UNDER EX RAFTERS - ALSO TO SUPPORT NEW AND EX CEILING JOISTS WITH CATNIC HANGERS

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

RSJ TO REAR 150mm ON BLUE BRICK PADSTONES 450mm WIDE BY FOUR COURSES DEEP.

175 x 95mm RIDGE SECTION, 100 x 50mm RAFTERS AT 400mm CRS, 150 x 50mm CEILING JOISTS AT 400mmm CRS. 150mm F.GLASS LAID BETWEEN JOISTS, 12.5mm PLASTERBOARD AND SKIM CEILING. 25mm CONTINUOUS EAVES VENTILATION GAP WITH ANTI VERMIN/INSECT MESH.
BOLT RAFTERS TO CEILING JOISTS WITH 13mm MS BOLTS WITH DOUBLE SIDED TOOTHED PLATE CONNECTORS AND PLATE WASHERS.
USE 300 x 25mm LAT BOARD FOR VALLEY DECKING. FOAM LEAD VALLEY. COVER NEW DORMER ROOF IN BS 747 ROOFING FELT WITH 38 x 25mm TANALISED BATTENS. USE RE-CLAIMED WELSH SLATE TO MATCH THE EXISTING ROOF COVERING. EX ROOF HAS BEEN FELTED ALREADY.
DOUBLE UP CEILING JOISTS OVER DORMER WINDOW.

NEW 25mm T&G FLOOR BOARDS WHERE STUDWORK REMOVED

BUILD UP STUDWORK WITH 150 x 50mm SECTIONS STRAPPED DOWN TO EX BRICK WALLING WITH 30 x 5mm MS STRAPS AT 800mm CRS.
INTERNAL FACE TO BE FINISHED IN 12.5mm PLASTERBOARD ON POLYTHENE VAPOUR BARRIER. 100mm POLYSTYRENE BETWEEN STUDS. BREATHER PAPER AND SHEATHING PLY THEN ROOFING FELT TO OUTSIDE FACE WITH TANALISED BATTENS ABD AND WELSH SLATE TILE HANGING. 150mm LEAD FLASHING UPSTAND AT JUNCTION BETWEEN ROOF AND WALL.
USE 150 x 150mm TIMBER CORNER POSTS AT ABUTMENT OF DORMER CHEEKS WITH THE FRONT FACE.
DOUBLE UP RAFTERS EACH SIDE OF THE DORMER.

TAKE DOWN AND CART AWAY EXISTING LEAN-TO STRUCTURE.

INDICATES BALANCED FLUE

ROOF FALL

NEW BATHROOM DORMER

NEW GUTTERING WITH FALLS TO NEW RWP WITH OUTFALL TO NEW SOAKAWAY NLT 4.5M FROM ANY BUILDING.

EX S & VP EXTENDED UPWARDS AS SHOWN

MOULDED CORNICE IN WHITE PAINTED TANALISED TIMBER - EAVES TO GIVE A 25mm VENTILATION GAP ON ALL SIDES.
CODE 5 LEAD ROOF ON MARINE PLYWOOD ON 150 x 50mm JOISTS AT 400mm CRS. 100mm JABLITE BETWEEN JOISTS.
CHEEKS AND FRONT OF DORMER CLAD IN WELSH SLATE TILE HANGING ON TANALISED BATTENS ON FELT ON SHEATHING PLY ON BREATHER PAPER ON STUDS ABD.

REMOVE BALANCED FLUES FROM REAR AND MAKE GOOD

PREPARE EX REAR SURFACE (ALREADY PAINTED) AND APPLY NEW WHITE EXTERIOR PAINT - SAME SHADE AS NO 28.

OUTLINE OF EX ARCH

ALLOW FOR REPLACING APPROX 7sqm OF FACING BRICKWORK IN THE TUNNEL AREA - USE BRICKS FROM GARAGE DEMO.

HATCHING INDICATES OUTLINE OF THE SINGLE STOREY REAR SECTION TO BE DEMOLISHED
MAKE GOOD TO WALLS ETC AFTER REMOVAL

DPC INJECTION WORKS TO ALL WALL BOTH INTERNAL AND EXTERNAL

SVP OUTLET

ASBESTOS ROOFED REAR ADDITION TO BE TAKEN DOWN AND CONCRETE YARD MADE GOOD AS NECESSARY
TAKE DOWN AND REMOVE THE EXISTING BRICK GARAGE BUILDING AND MAKE GOOD TO EX GARDEN. PROVIDE A TWO CAR WIDTH CAR PARKING AREA IN PLACE OF THE EX GARAGE.
150mm ROLLED HARDCORE WITH GRAVEL DRESSING.
CLEAR AND LAY TO LAWN THE ENTIRE REAR GARDEN AREA BEHIND THE PARKING AREA.

NOTE
BUILD A 1500mm HIGH RE-CLAIMED BRICK WALL 230mm WIDE WITH HALF ROUND COPING BRICKS ALONG THE LINE OF THE FRONT OF THE GARAGE TO BE DOWN AGAIN.
USE ENGINEERING BRICKS AS A DPC.

WELSH SLATE TILE HANGING TO ALL SIDES OF THE DORMER CHEEKS.

DORMER SIDE ELEVATION

DORMER SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SECTION

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CONSULTANTS IN ARCHITECTURE AND SURVEYING

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PROPOSED RENOVATION, PART DEMOLITION AND NEW DORMER WINDOW AT
26, MARKET STREET,
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DRG NO JDA/93/5440/00.1 A
NOVEMBER 1993
SCALE 1 to 50
Rev A Feb 94 B. Reg and Planning revisions

SOUTH HOLLAND D.C.
PLAN DEPT.
25 FEB 1994
REF H002/94

AMENDED PLAN
Rev

DETERMINED PLAN

MAKE GOOD TO EX LANDING - LOOSE BOARDS AND SUPPORT

NEW FLOOR DECKING IN THIS AREA

TAKE DOWN POLYSTYRENE TILES IN THE STAIRWELL AREAS AND RENEW WITH 12.5mm PLASTERBOARD AND SKIM.

REMOVE ALL EX POLYSTYRENE TILES THROUGHOUT THE DWELLING AND MAKE GOOD ABD

PROVIDE SHOWER POINT IN NEW BATHROOM
LIGHT SWITCH TO BE PULL CORD TYPE

BEDROOM 3

DOWN

PB

PW

BEDROOM 2

BEDROOM 1

AB

DOWN UP

MAKE GOOD/EASE EX CPD DOOR ADJ BREAST

INDICATES NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO THIS ROOM OR AREA

INDICATES THAT EX PLASTERWORK TO WALLS IS TO BE CUT BACK WHERE LOOSE AND RENEWED WITH NEW RENDER AND SKIM

TAKE DOWN, REPAIR, EASE AND RE-HANG ALL INTERNAL DOORS.

PROVIDE CEILING ROSES TO EACH LIGHTING LEVEL

AB INDICATES THAT THE EXISTING FLOOR TIMBERS IS TO BE BRICKED UP AND A 225 x 225mm AIR BRICK INSERTED TO VENTILATE THE VOID.

REPAIR BRICKWORK SURROUND TO THE FRONT ENTRANCE DOOR REPAIR DOOR AND PROVIDE NEW IRONMONGERY

STOREY HEIGHT 2.7m

OVERLINE OF HIDDEN BOX GUTTERING TO BE REPAIRED

SECOND FLOOR LAYOUT

FIRST FLOOR LAYOUT

REMOVE EX GAS FIRE AND MAKE GOOD

REPAIR EX WINDOW AND RE-GLAZE IN FLOAT GLASS.

BALANCED FLUE GAS FIRED BOILER

KITCHEN

LIVING ROOM

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

GROUND FLOOR LAYOUT

NEW EXTERNAL LIGHT OVER REAR DOOR

REPAIR EX FLIGHT TO BASEMENT AND LEAVE IN STRUCTURALLY SOUND CONDITION

PROVIDE COOKER POINT IN KITCHEN AND MECHANICAL EXTRACTION

NEW AIRTIGHT COVER TO EX SUMP

NEW RENDER AND SKIM TO BASEMENT WALLS APPLIED IN ACCORDANCE WITH SOVEREIGN SPECIFICATION FOR COVERING TO TANKING.

APPLY SOVEREIGN PROPRIETARY DRY-DI TANKING SYSTEM TO BASEMENT WALLS UP TO SOFFITT OF THE TIMBER FLOOR JOISTS OVER.
NEW INJECTED DPC TO BE INSTALLED - LINKED TO THE TANKING ABD

PROVIDE 3 no FLOURESCENT LIGHTS WITH DIFFUSERS IN BASEMENT AREA. WALL MOUNTED "BULKHEAD LIGHTS" IN THE TWO CPD AREAS.

REPAIR EX BRICKWORK TO BRICKWORK RETAINING WALL TO BASEMENT WINDOW CAP WITH RED ENGINEERING BRICKS ON A PLAIN TILE CREASING

EX GARDEN WALLING

EX BULLEY & S & VP

REPAIR/RENOVATE EX REAR DOOR AND PROVIDE NEW IRONMONGERY

INSERT NEW PS CONCRETE PLANK LINTOLS OVER THE EX REAR WINDOWS IN PLANE OF THE EX TIMBER BEAMS. NEW DECORATED BLOCKBOARD WINDOW BOARDS TO WINDOWS. MAKE GOOD TO WINDOWS AND WALL ETC AFTER LINTOL WORKS

STOREY HEIGHT 1.91m

UP

MAKE GOOD TO EX CONCRETE STEPS

REMOVE EX KITCHEN FITTINGS ETC AND MAKE GOOD

GAS SERVICE ENTRY AND METER BOX
PROVIDE NEW FEED TO NEW BOILER

NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO FLOOR

LINE OF TIMBER FLOOR SUPPORT BEARS BELOW FLOOR JOIST SOFFITT

NEW FLOOR TO ENTIRE BASEMENT

ELECTRICAL SERVICE ENTRY AND METER BOX

REPAIR DEFECTIVE LINTEL AND SURROUNDING BRICKWORK

REPLACE BASEMENT WINDOW WITH MATCHING CASEMENT

LAYOUT OF BASEMENT

AMENDED PLAN

DETERMINED PLAN

STRIPPING OF ROOF BY INSERTING NEW SIMILAR SECTION RAFTERS ALONGSIDE EX PRINCIPALS EITHER SIDE OF THE EXISTING BOLT TOGETHER AS RAFTERS TO ABOVE.
175mm x 50mm EX WALL PLATE WITH 30 x 5mm MS STRAPS AT 1200mm CRS. INSERT NEW PURLIN ALONG FRONT LINE ALONGSIDE EX. 125 x 100mm PURLIN (SPIKE TOGETHER). NEW PURLIN TO BE 3no 225 x 50mm SECTIONS BOLTED TOGETHER AND WITH 100mm END BEARING. USE MILD STEEL HANGERS TO STRAP AND SUPPORT EX CEILING JOISTS FROM NEW PURLINS.

REPAIR EX DORMER WINDOW AND EX MISSEN GUTTERING

INSERT A NEW 203 x 152mm RSJ UNDER EX RAFTERS - ALSO TO SUPPORT NEW AND EX CEILING JOISTS WITH CATNIC HANGERS

RSJ TO BEAR 150mm ON BLUE BRICK PADSTONES 450mm WIDE BY FOUR COURSES DEEP.

175 x 25mm RIDGE SECTION, 100 x 50mm RAFTERS AT 400mm CRS. 150 x 50mm CEILING JOISTS AT 400mm CRS. 150mm F.GLASS LAID BETWEEN JOISTS, 12.5mm PLASTERBOARD AND SKIM CEILING. 25mm CONTINUOUS EAVES VENTILATION GAP WITH ANTI VERMIN/INSECT MESH.
BOLT RAFTERS TO CEILING JOISTS WITH 13mm MS BOLTS WITH DOUBLE SIDED TOOTHED PLATE CONNECTORS AND PLATE WASHERS.
USE 200 x 25mm LAT BOARD FOR VALLEY DECKING. FORM LEAD VALLEY. COVER NEW DORMER ROOF IN BS 747 ROOFING FELT WITH 38 x 25mm TANALISED BATTENS. USE RE-CLAIMED WELSH SLATE TO MATCH THE EXISTING ROOF COVERING. EX ROOF HAS BEEN FELTED ALREADY.
DOUBLE UP CEILING JOISTS OVER DORMER WINDOW.

NEW 25mm T&G FLOOR BOARDS WHERE STUDWORK REMOVED

BUILD UP STUDWORK WITH 150 x 50mm SECTIONS STRAPPED DOWN TO EX BRICK WALLING WITH 30 x 5mm MS STRAPS AT 600mm CRS.
INTERNAL FACE TO BE FINISHED IN 12.5mm PLASTERBOARD ON POLYTHENE VAPOUR BARRIER. 100mm POLYSTYRENE BETWEEN STUDS. ROOFING FELT TO OUTSIDE FACE WITH TANALISED BATTENS ABD AND WELSH SLATE TILE HANGING. 150mm LEAD FLASHING UPSTAND AT JUNCTION BETWEEN ROOF AND WALL.
USE 150 x 150mm TIMBER CORNER POSTS AT ABUTMENT OF DORMER CHEEKS WITH THE FRONT FACE.
DOUBLE UP RAFTERS EACH SIDE OF THE DORMER.

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

RE-FRONT FRONT ELEVATION ONLY WHERE EX MORTAR HAS "BLOWN OUT" OR WHERE SANDS/CEMENT RENDERING HAS BEEN APPLIED. USE A SAND/LIME BASED MORTAR MIX/COLOUR TO MATCH THE EXISTING.

ALLOW FOR APPROX 6.5sqm OF REPLACEMENT BRICKWORK AROUND THE BASEMENT WINDOW - USE RE-CLAIMED RED STOCK BRICKS FROM THE GARAGE DEMO.

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

TAKE DOWN AND CART AWAY EXISTING LEAN-TO STRUCTURE.

OUTLINE OF EX ARCH

ALLOW FOR REPLACING APPROX 5sqm OF FACING BRICKWORK IN THE TUNNEL AREA - USE BRICKS FROM GARAGE DEMO.
TREAT ENTIRE TUNNEL BRICKWORK TO NO.26 WITH CLEAR SILICON WATERPROOFING AGENT APPLIED WHOLLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

DPC INJECTION WORKS TO ALL WALL BOTH INTERNAL AND EXTERNAL

PROPOSED SECTION

SET RIDGE OF NEW DORMER BELOW THE LEVEL OF THE EXISTING RIDGE SECTION

NEW BATHROOM DORMER

NEW GUTTERING

EX S & VP EXTENDED UPWARDS AS SHOWN

INDICATES BALANCED FLUE

REMOVE BALANCED FLUES FROM REAR AND MAKE GOOD

PREPARE EX REAR SURFACE (ALREADY PAINTED) AND APPLY NEW WHITE EXTERIOR PAINT - SAME SHADE AS NO 28.

HATCHING INDICATES OUTLINE OF THE SINGLE STOREY REAR SECTION TO BE DEMOLISHED
MAKE GOOD TO WALLS ETC AFTER REMOVAL

EX S VP OUTLET

PROPOSED REAR ELEVATION

WELSH SLATE TILE HANGING TO ALL SIDES OF THE DORMER CHEEKS.
RIDGE TO BE RE-CLAIMED AS EXISTING ROOF.

DORMER SIDE ELEVATION

DORMER SIDE ELEVATION

JOHN DICKIE ASSOCIATES
CONSULTANTS IN ARCHITECTURE AND SURVEYING

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EX GARDEN WALLING

PROPOSED RENOVATION, PART DEMOLITION AND NEW DORMER WINDOW AT
26, MARKET STREET,
LONG SUTTON,
LINCS FOR
JOHNSON FRY PROPERTIES
DRG NO JDA/93/5440/001
NOVEMBER 1993
SCALE 1 to 50

SOUTH HOLLAND D.C.
PLAN DEPT.
04 JAN 1994
REF 0002/94

EX IC

EX GULLEY & S & VP

INSERT NEW PS CONCRETE PLANK LINTOLS OVER THE EX REAR WINDOWS IN PLACE OF THE EX TIMBER BEAMS.
NEW DECORATED BLOCKBOARD WINDOW BOARDS TO WINDOWS.
MAKE GOOD TO WINDOWS AND WALL ETC AFTER LINTOL WORKS

REMOVE EX KITCHEN FITTINGS ETC AND MAKE GOOD

GAS SERVICE ENTRY AND METER BOX
PROVIDE NEW FEED TO NEW BOILER IN KITCHEN

LINE OF TIMBER FLOOR SUPPORT BEAMS BELOW FLOOR JOIST SOFFITT

SUPERSEDED

REPAIR DEFECTIVE LINTOL AND SURROUNDING BRICKWORK

REPLACE BASEMENT WINDOW WITH MATCHING CASEMENT

ELECTRICAL SERVICE ENTRY AND METER BOX

REPAIR/RENOVATE EX REAR DOOR AND PROVIDE NEW IRONMONGERY

NEW EXTERNAL LIGHT OVER REAR DOOR

REPAIR EX FLIGHT TO BASEMENT AND LEAVE IN STRUCTURALLY SOUND CONDITION

PROVIDE COOKER POINT IN KITCHEN AND MECHANICAL EXTRACTION

NEW AIRTIGHT COVER TO EX S/W SUMP

NEW RENDER AND SKIM TO BASEMENT WALLS APPLIED IN ACCORDANCE WITH SOVEREIGN SPECIFICATION FOR COVERING TO TANKING.

APPLY SOVEREIGN PROPRIETARY TANKING SYSTEM TO BASEMENT WALLS UP TO SOFFITT OF THE TIMBER FLOOR JOISTS OVER.
NEW INJECTED DPC TO BE INSTALLED - LINKED TO THE TANKING ABD

PROVIDE 3 no FLOURESCENT LIGHTS WITH DIFFUSERS IN BASEMENT AREA. WALL MOUNTED "BULKHEAD LIGHTS" IN THE TWO CPD AREAS.

REPAIR EX BRICKWORK TO BRICKWORK RETAINING WALL TO BASEMENT WINDOW CAP WITH RED ENGINEERING BRICKS ON A PLAIN TILE CREASING

LAYOUT OF BASEMENT

ASBESTOS ROOFED REAR ADDITION TO BE TAKEN DOWN AND CONCRETE YARD MADE GOOD AS NECESSARY
TAKE DOWN AND REMOVE THE EXISTING BRICK GARAGE BUILDING AND MAKE GOOD TO EX GARDEN. PROVIDE A TWO CAR WIDTH CAR PARKING AREA IN PLACE OF THE EX GARAGE.
150mm ROLLED HARDCORE WITH GRAVEL DRESSING.
CLEAR AND LAY TO LAWN THE ENTIRE REAR GARDEN AREA BEHIND THE PARKING AREA.

PB INDICATES NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO THIS ROOM OR AREA

PW INDICATES THAT EX PLASTERWORK TO WALLS IS TO BE CUT BACK WHERE LOOSE AND BLOWN AND REPAIRED WITH NEW RENDER AND SKIM

AB INDICATES THAT THE FIREPLACE OPENING IS TO BE BRICKED UP AND A 225 x 225mm AIR BRICK INSERTED TO VENTILATE THE FLUE.

MAKE GOOD TO EX LANDING - LOOSE BOARDS AND SUPPORT

NEW FLOOR DECKING IN THIS AREA

TAKE DOWN POLYSTYRENE TILES IN THE STAIRWELL AREAS AND RENEW WITH 12.5mm PLASTERBOARD AND SKIM.

REMOVE ALL EX POLYSTYRENE TILES THROUGHOUT THE DWELLING AND MAKE GOOD ARD.
PROVIDE SHAVER POINT IN NEW BATHROOM
LIGHT SWITCH TO BE PULL CORD TYPE

DOWN

BEDROOM 3

BEDROOM 2

DOWN UP

AB

TAKE DOWN, REPAIR, EASE AND RE-HANG ALL INTERNAL DOORS.

MAKE GOOD/EASE EX CPD DOORS ADJ BREAST

BEDROOM 1

STOREY HEIGHT 2.7m

REPAIR BRICKWORK SURROUND TO THE FRONT ENTRANCE DOOR. REPAIR DOOR AND PROVIDE NEW IRONMONGERY

PROVIDE CEILING ROSES TO EACH LANDING LEVEL

REMOVE EX GAS FIRE AND MAKE GOOD

REPAIR EX WINDOW AND RE-GLAZE IN FLOAT GLASS.

BALANCED FLUE GAS FIRED BOILER

KITCHEN

LIVING ROOM

STOREY HEIGHT 2.7m

NEW EXTERNAL LIGHT OVER EX FRONT DOOR

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

OUTLINE OF HIDDEN BOX GUTTERING TO BE REPAIRED

SECOND FLOOR LAYOUT

FIRST FLOOR LAYOUT

GROUND FLOOR LAYOUT

UP

MAKE GOOD TO EX CONCRETE STEPS

STOREY HEIGHT 1.91m

NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO FLOOR

NEW FLOOR TO ENTIRE BASEMENT

STRIPPING EX ROOF AT INTERSECTING NEW SIMILAR SECTION EXISTING ALIGNMENT OF PRINCIPALS EITHER SIDE OF NEW OPENING BUILT TOGETHER AS RAFTERS TO CARRIED.
STRAP EXISTING EX WALL PLATE WITH 30 x 5mm MS STRAPS AT 1metre CRS. INSERT NEW PURLIN ALONG FRONT LINE ALIGNMENT EX 125 x 100mm PURLIN (SPICE TOGETHER). NEW PURLIN TO BE 3no 225 x 50mm SECTIONS BOLTED TOGETHER AND WITH 100mm END BEARING. USE MILD STEEL BANDERS TO STRAP AND SUPPORT EX CEILING JOISTS FROM NEW PURLINS.

REPAIR EX DORMER WINDOW AND EX HIDDEN GUTTERING

INSERT A NEW 203 x 152mm RSJ UNDER EX RAFTERS - ALSO TO SUPPORT NEW AND EX CEILING JOISTS WITH CATNIC HANGERS

RE-POINT FRONT ELEVATION BRICK WORK IN NATURAL LIME MORTAR OR APPROVED SAND/CEMENT MIX WHERE NECESSARY. MIX & JOINT LIKE FOR LIKE TO MATCH EXISTING.

ALLOW FOR APPROX 6.5sqm OF REPLACEMENT BRICKWORK AROUND THE BASEMENT WINDOW - USE RE-CLAIMED RED STOCK BRICKS FROM THE GARAGE DEMO.

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

RSJ TO BEAR 150mm ON BLUE BRICK PADSTONES 450mm WIDE BY FOUR COURSES DEEP.

175 x 22mm RIDGE SECTION, 100 x 50mm RAFTERS AT 400mm CRS. 150 x 50mm CEILING JOISTS AT 400mm CRS. 150mm F.GLASS LAID BETWEEN JOISTS, 12.5mm PLASTERBOARD AND SKIM CEILING. 25mm CONTINUOUS EAVES VENTILATION GAP WITH ANTI VERMIN/INSECT MESH.
BOLT RAFTERS TO CEILING JOISTS WITH 13mm MS BOLTS WITH DOUBLE SIZED TOOTHED PLATE CONNECTORS AND PLATE WASHERS.
USE 200 x 25mm LAY BOARD FOR VALLEY DECKING, FORM LEAD VALLEY. COVER NEW DORMER ROOF IN BS 747 ROOFING FELT WITH 38 x 25mm TANALISED BATTENS. USE RE-CLAIMED WELSH SLATE TO MATCH THE EXISTING ROOF COVERING. EX ROOF HAS BEEN FELTED ALREADY.
DOUBLE UP CEILING JOISTS OVER DORMER WINDOW.

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

TAKE DOWN EX POLYSTYRENE AND PROVIDE NEW 12.5mm PLASTERBOARD AND SKIM CEILING

NEW 25mm T&G FLOOR BOARDS WHERE STUDWORK REMOVED

BUILD UP STUDWORK WITH 150 x 50mm SECTIONS STRAPPED DOWN TO EX BRICK WALLING WITH 30 x 5mm MS STRAPS AT 600mm CRS. INTERNAL FACE TO BE FINISHED IN 12.5mm PLASTERBOARD ON POLYTHENE VAPOUR BARRIER. 100mm POLYSTYRENE BETWEEN STUDS. ROOFING FELT TO OUTSIDE FACE WITH TANALISED BATTENS ABD AND WELSH SLATE TILE HANGING. 150mm LEAD FLASHING UPSTAND AT JUNCTION BETWEEN ROOF AND WALL.
USE 150 x 150mm TIMBER CORNER POSTS AT ABUTMENT OF DORMER CHEEKS WITH THE FRONT FACE.
DOUBLE UP RAFTERS EACH SIDE OF THE DORMER.

TAKE DOWN AND CART AWAY EXISTING LEAN-TO STRUCTURE.

PROPOSED SECTION

SET RIDGE OF NEW DORMER BELOW THE LEVEL OF THE EXISTING RIDGE SECTION

NEW BATHROOM DORMER

NEW GUTTERING

EX S & V/P EXTENDED UPWARDS AS SHOWN

INDICATES BALANCED FLUE

OUTLINE OF EX ARCH

ALLOW FOR REPLACING APPROX 5sqm OF FACING BRICKWORK IN THE TUNNEL AREA - USE BRICKS FROM GARAGE DEMO. TREAT ENTIRE TUNNEL BRICKWORK TO NO 26 WITH CLEAR SILICON WATERPROOFING AGENT APPLIED WHOLLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

DPC INJECTION WORKS TO ALL WALL BOTH INTERNAL AND EXTERNAL

EX S/V/P OUTLET

PROPOSED REAR ELEVATION

WELSH SLATE TILE HANGING TO ALL SIDES OF THE DORMER CHEEKS.
RIDGE TO BE RE-CLAIMED AS EXISTING ROOF.

DORMER SIDE ELEVATION

DORMER SIDE ELEVATION

REMOVE BALANCED FLUES FROM REAR AND MAKE GOOD

PREPARE EX REAR SURFACE (ALREADY PAINTED) AND APPLY NEW WHITE EXTERIOR PAINT - SAME SHADE AS NO 28.

HATCHING INDICATES OUTLINE OF THE SINGLE STOREY REAR SECTION TO BE DEMOLISHED
MAKE GOOD TO WALLS ETC AFTER REMOVAL

JOHN DICKIE ASSOCIATES
CONSULTANTS IN ARCHITECTURE AND SURVEYING

MANOR BARN,
WILSTHORPE,
STAMFORD,
LINCS,
PE9 4PE

TEL/FAX 0778 560811

EX GARDEN WALLING

PROPOSED RENOVATION, PART DEMOLITION AND NEW DORMER WINDOW AT
26, MARKET STREET,
LONG SUTTON,
LINCS FOR
JOHNSON FRY PROPERTIES
DRG NO JDA/93/5440/001
NOVEMBER 1993
SCALE 1 to 50

ASBESTOS ROOFED REAR ADDITION TO BE TAKEN DOWN AND CONCRETE YARD MADE GOOD AS NECESSARY
TAKE DOWN AND REMOVE THE EXISTING BRICK GARAGE BUILDING AND MAKE GOOD TO EX GARDEN. PROVIDE A TWO CAR WIDTH CAR PARKING AREA IN PLACE OF THE EX GARAGE. 150mm ROLLED HARDCORE WITH GRAVEL DRESSING. CLEAR AND LAY TO LAWN THE ENTIRE REAR GARDEN AREA BEHIND THE PARKING AREA.

SOUTH HOLLAND D.C.
PLAN DEPT.
04 JAN 1994
REF. H002/94

EX I.C

SUPERSEDED

MAKE GOOD TO EX LANDING - LOOSE BOARDS AND SUPPORT

NEW FLOOR DECKING IN THIS AREA

TAKE DOWN POLYSTYRENE TILES IN THE STAIRWELL AREAS AND RENEW WITH 12.5mm PLASTERBOARD AND SKIM.

REMOVE ALL EX POLYSTYRENE TILES THROUGHOUT THE DWELLING AND MAKE GOOD ARIS.
PROVIDE 5No LIGHT POINT IN NEW BATHROOM
LIGHT SWITCH TO BE PULL CORD TYPE.

BEDROOM 3

DOWN

PB

PW

AB

OUTLINE OF HIDDEN BOX GUTTERING TO BE REPAIRED

SECOND FLOOR LAYOUT

PB INDICATES NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO THIS ROOM OR AREA

PW INDICATES THAT EX PLASTERWORK TO WALLS IS TO BE CUT BACK WHERE LOOSE AND BLOWN AND REPAIRED WITH NEW RENDER AND SKIM

BEDROOM 2

BEDROOM 1

DOWN

UP

AB

TAKE DOWN, REPAIR, EASE AND RE-HANG ALL INTERNAL DOORS.

MAKE GOOD/EASE EX CPD DOORS ADJ BREAST

AB INDICATES THAT THE FIREPLACE OPENING IS TO BE BRICKED UP AND A 225 x 225mm AIR BRICK INSERTED TO VENTILATE THE FLUE.

REPAIR BRICKWORK SURROUND TO THE FRONT ENTRANCE DOOR. REPAIR DOOR AND PROVIDE NEW IRONMONGERY

STOREY HEIGHT 2.7m

PROVIDE CEILING ROSES TO EACH LANDING LEVEL

NEW EXTERNAL LIGHT OVER EX FRONT DOOR

TAKE DOWN, REPAIR AND RE-BUILD EX STONE STEPS

FIRST FLOOR LAYOUT

REMOVE EX GAS FIRE AND MAKE GOOD

REPAIR EX WINDOW AND RE-GLAZE IN FLOAT GLASS.

BALANCED FLUE GAS FIRED BOILER

KITCHEN

LIVING ROOM

DOWN

UP

AB

PW

PB

STOREY HEIGHT 2.7m

GROUND FLOOR LAYOUT

NEW EXTERNAL LIGHT OVER REAR DOOR

REPAIR EX FLIGHT TO BASEMENT AND LEAVE IN STRUCTURALLY SOUND CONDITION

PROVIDE COOKER POINT IN KITCHEN AND MECHANICAL EXTRACTION

NEW AIRTIGHT COVER TO EX S/W SUMP

NEW RENDER AND SKIM TO BASEMENT WALLS APPLIED IN ACCORDANCE WITH SOVEREIGN SPECIFICATION FOR COVERING TO TANKING.

APPLY SOVEREIGN PROPRIETARY TANKING SYSTEM TO BASEMENT WALLS UP TO SOFFITT OF THE TIMBER FLOOR JOISTS OVER.
NEW INJECTED DPC TO BE INSTALLED - LINKED TO THE TANKING ABD

PROVIDE 3 no FLOURESCENT LIGHTS WITH DIFFUSERS IN BASEMENT AREA. WALL MOUNTED "BULKHEAD LIGHTS" IN THE TWO CPD AREAS.

REPAIR EX BRICKWORK TO BRICKWORK RETAINING WALL TO BASEMENT WINDOW CAP WITH RED ENGINEERING BRICKS ON A PLAIN TILE CREASING

ELECTRICAL SERVICE ENTRY AND METER BOX

LAYOUT OF BASEMENT

REPAIR/RENOVATE EX REAR DOOR AND PROVIDE NEW IRONMONGERY

EX GULLEY & S & V/P

STOREY HEIGHT 1.91m

UP

MAKE GOOD TO EX CONCRETE STEPS

PB

AB

NEW 12.5mm PLASTERBOARD AND SKIM CEILING TO FLOOR

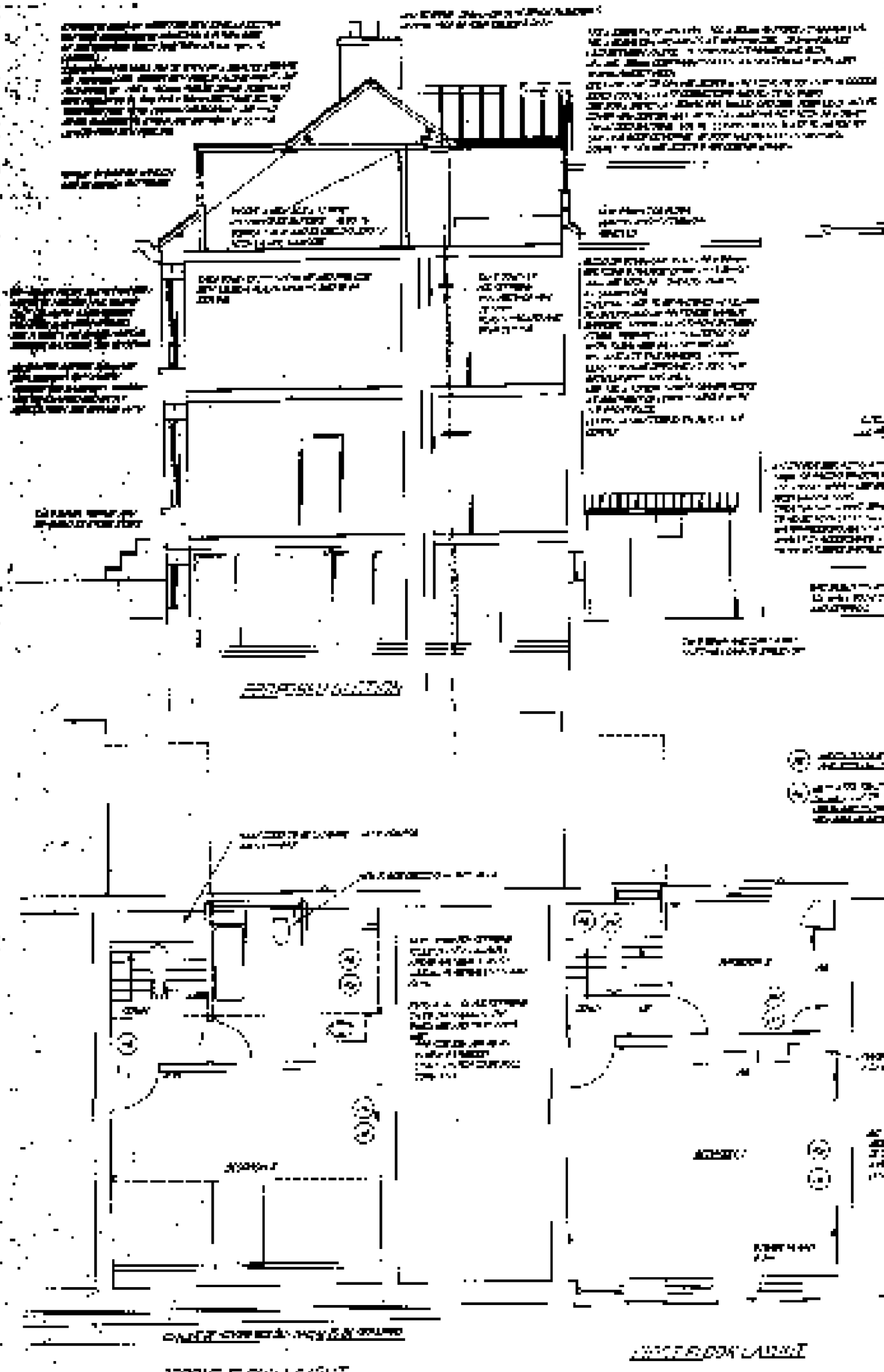
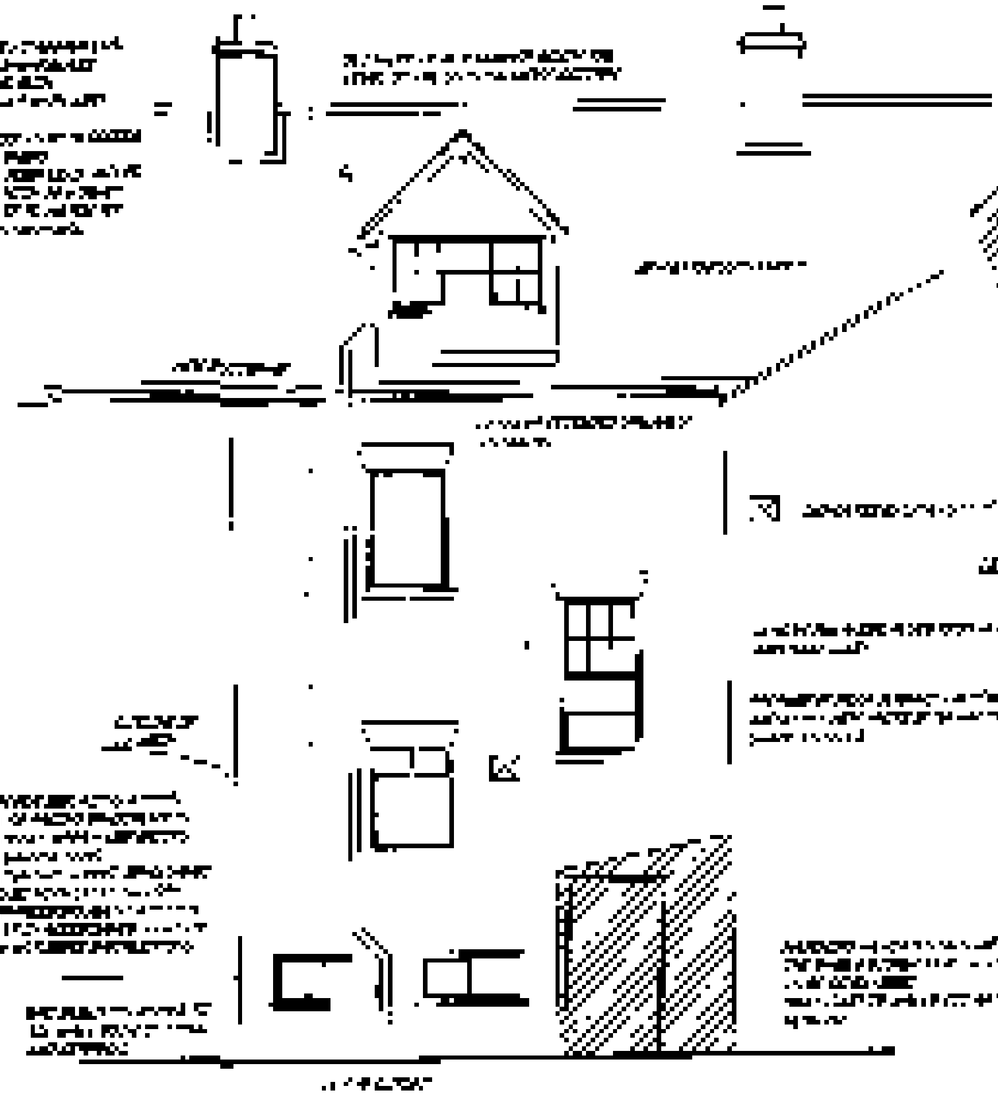
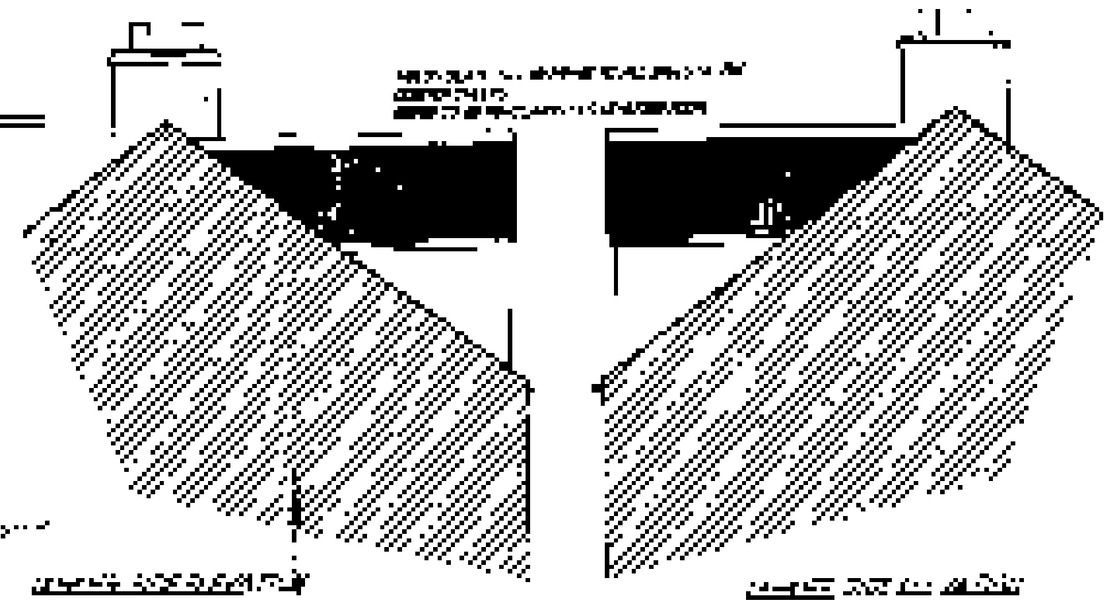
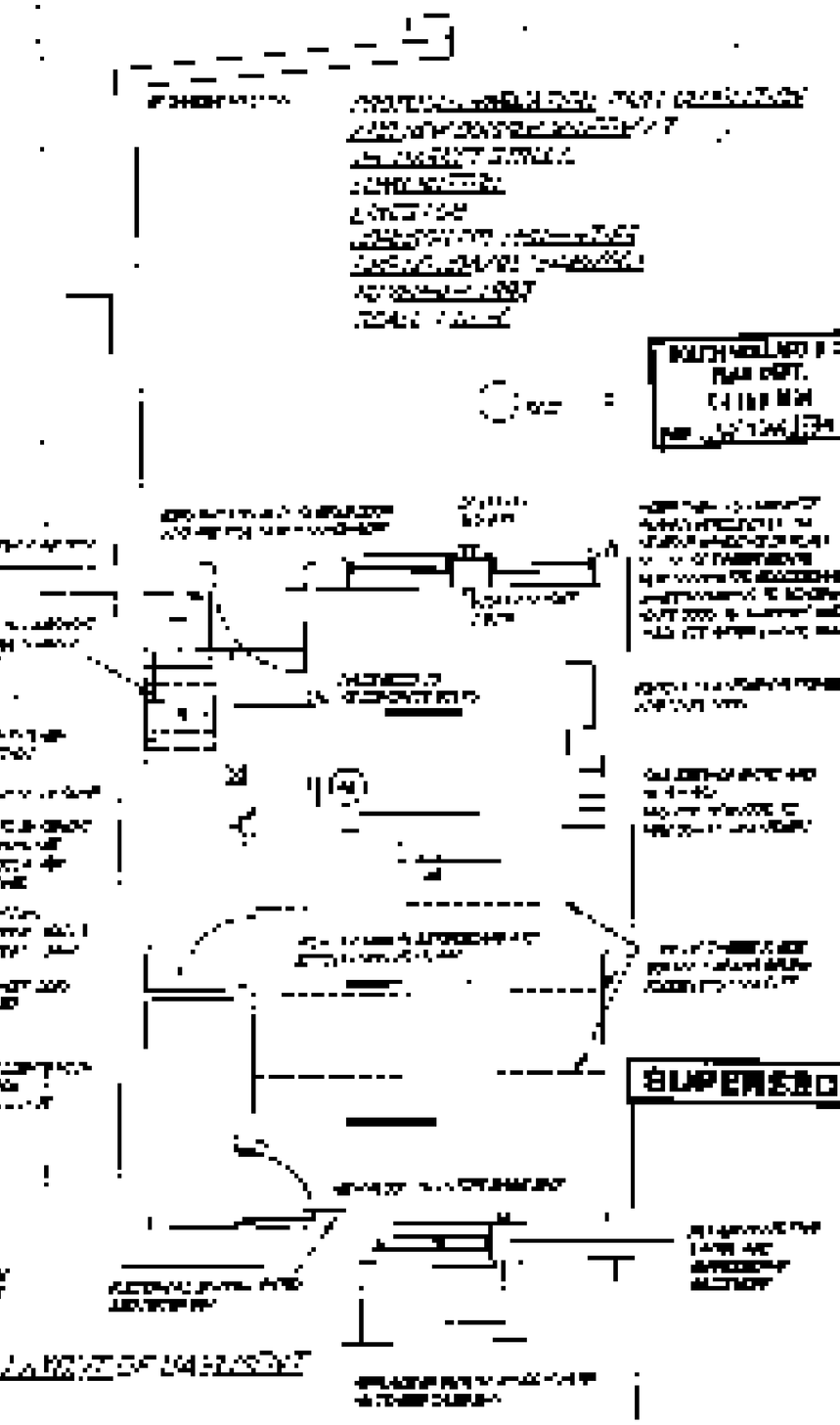
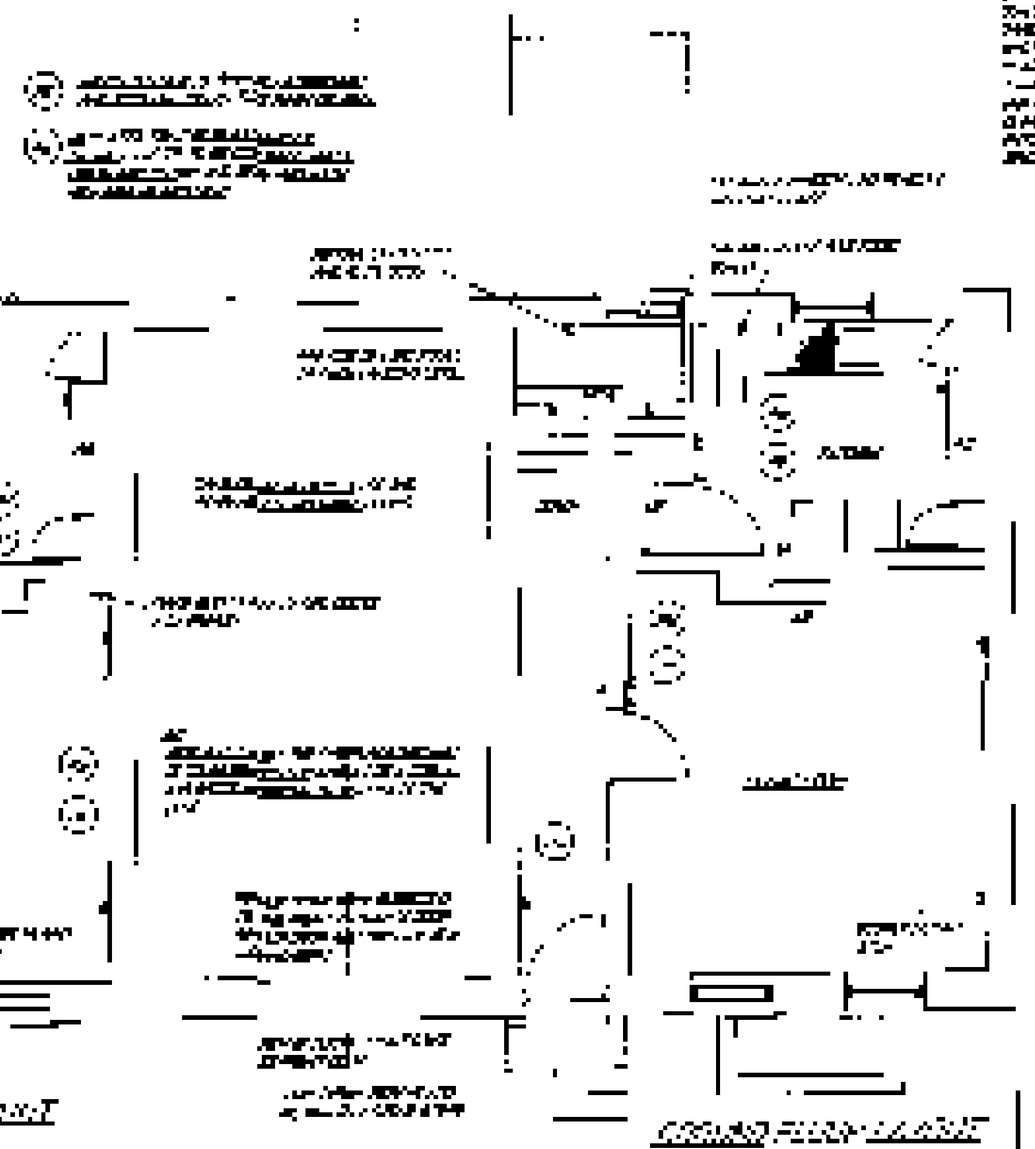
NEW FLOOR TO ENTIRE BASEMENT

REPLACE BASEMENT WINDOW WITH MATCHING CASEMENT

INSERT NEW PS CONCRETE PLANK LINTOLS OVER THE EX REAR WINDOWS IN PLACE OF THE EX TIMBER BEAMS. NEW DECORATED BLOCKBOARD WINDOW BOARDS TO WINDOWS. MAKE GOOD TO WINDOWS AND WALL ETC AFTER LINTOL WORKS

REMOVE EX KITCHEN FITTINGS ETC AND MAKE GOOD

GAS SERVICE ENTRY AND METER BOX.
PROVIDE NEW FEED TO NEW BOILER IN KITCHEN

LINE OF TIMBER FLOOR SUPPORT BEAMS BELOW FLOOR JOIST SOFFITT

REPAIR DEFECTIVE LINTOL AND SURROUNDING BRICKWORK