

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H11/1174/93

Received: 29-DEC-93 Type: LISTED BUILDING

Name: Estate of Mrs E M Bond
c/o Kenneth Bush & Co
11 Conduit Street
Kings Lynn
Norfolk, PE30 1DG

Agent: Heather & Cuthbert (for the
Trustee)
19 Cross Hall Road
Eaton Ford
St Neots, PE19 3AA

Description: Provide new roof structure and rebuild bowed brickwork

Location : 2 Swapcoat Lane 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 The new roof shall be clad with either the same or matching tiles or slates to accord with the existing arrangement of tiles and slates. The existing decorative ridge tiles shall be re-used and abutment details provided with lead flashings.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historical interest is safeguarded.

- 3 The existing bricks shall be re-used in the re-building of the part of the north elevation of the building. If further bricks are required for such re-building, a sample of a matching brick shall be submitted to and approved in writing by the Local Planning Authority. The bond and coursing of the re-building work shall follow that which exists on the north elevation.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historic interest, is safeguarded.

- 4 A sample area of the pointing, which shall be carried out in a lime based mortar, shall be approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special and historic interest, is safeguarded.

- 5 The existing sash window shall be put back in a newly formed opening and shall in all details - size, head, sill - match the adjacent retained window openings.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historic interest, is safeguarded.

Director of Planning and Building Control Services
10-FEB-94 H11/1174/93

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/1174/93

Received:29-DEC-93 Type:LISTED BUILDING

Name: Estate of Mrs E M Bond
c/o Kenneth Bush & Co
11 Conduit Street
Kings Lynn
Norfolk, PE30 1DG

Agent: Heather & Cuthbert (for the
Trustee)
19 Cross Hall Road
Eaton Ford
St Neots, PE19 3AA

Description: Provide new roof structure and rebuild bowed brickwork

Location : 2 Swapcoat Lane 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 The new roof shall be clad with either the same or matching tiles or slates to accord with the existing arrangement of tiles and slates. The existing decorative ridge tiles shall be re-used and abutment details provided with lead flashings.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historical interest is safeguarded.

- 3 The existing bricks shall be re-used in the re-building of the part of the north elevation of the building. If further bricks are required for such re-building, a sample of a matching brick shall be submitted to and approved in writing by the Local Planning Authority. The bond and coursing of the re-building work shall follow that which exists on the north elevation.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historic interest, is safeguarded.

- 4 A sample area of the pointing, which shall be carried out in a lime based mortar, shall be approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special and historic interest, is safeguarded.

- 5 The existing sash window shall be put back in a newly formed opening and shall in all details - size, head, sill - match the adjacent retained window openings.

Reason: To ensure that the character and appearance of the building, which is listed as a building of special architectural and historic interest, is safeguarded.

08-FEB-94

AD check... *N 8/2*.....

Authorised to issue (inc Delegation)..... *U 8/2*

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



H11/1174/93

LISTED BUILDING

Applicant: Estate of Mrs E M Bond
Tel: 0553 692233

Agent: Heather & Cuthbert (for th
0480 473964

Description: Provide new roof structure and
rebuild bowed brickwork

Location: 2 Swapcoat Lane
Long Sutton
Spalding
Lincs

Valid date:	29-DEC-93	Terminal date:	23-FEB-94
Target dates:		Target Committee:	16-FEB-94
To case officer	05-JAN-94	Report deadline:	02-FEB-94
Inspected by	12-JAN-94	Agreed TD Ext:	
Extra contacts	19-JAN-94	Case Officer:	
Report if not clear by	02-FEB-94	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert LBC	11-JAN-94	01-FEB-94
Mrs M E Kerr 0529 240713	31-DEC-93	14-JAN-94
Ancient Monuments So 071 236 3934	31-DEC-93	21-JAN-94
The Victorian Societ	31-DEC-93	21-JAN-94
Lincs/Sth Humb HB Jo	31-DEC-93	21-JAN-94
Council for Brit Arc	31-DEC-93	21-JAN-94
Soc for Prot of Anci	31-DEC-93	21-JAN-94
Royal Commission	31-DEC-93	21 JAN-94
The Georgian Group	31-DEC-93	21-JAN-94
Clerk to Long Sutton 0406 362402	31-DEC-93	14-JAN-94
Cllr E J Clarey 0406 363141	31-DEC-93	07-JAN-94
Cllr M D Booth 0406 350034	31-DEC-93	07-JAN-94
Cllr D A Tennant	31-DEC-93	07-JAN-94
~~Ancient Monuments So 071 236 3934~~	~~31 DEC 93~~	~~21 JAN 94~~
~~The Victorian Societ~~	~~31 DEC 93~~	~~21 JAN 94~~
~~Lincs/Sth Humb HB Jo~~	~~31 DEC 93~~	~~21 JAN 94~~
~~Council for Brit Arc~~	~~31 DEC 93~~	~~21 JAN 94~~

LCC - No objections JCS 5/1/94

HEATHER B CUTHBERT

194 Cyrena Road, Easingwold

East Yorkshire

ST NEOTS

01430 812345

01430 812345

14 February 1994

J Blacklock Esq
Principal Planning Officer
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Dear Mr Blacklock

APPLICATION NO H11/1174/93

2 Swapcoat Lane Long Sutton Spalding Lincs

I was very pleased to receive LISTED BUILDING CONSENT in connection with the above and thank you for your good offices in this matter.

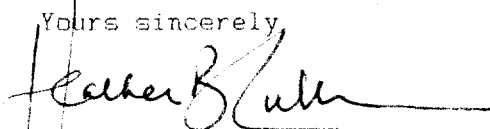
I wonder if you would be good enough to let me have a photo copy of the original Application Forms submitted by me on 9 December 1993, in order that my file in this matter may be complete.

Unfortunately, I neglected to make photo copies.

I enclose a stamped addressed envelope for the courtesy of your reply.

Thank you.

Yours sincerely



on behalf of the Trustee of the Estate of Mrs E M Bond

DC INSTRUCTION SHEET

APPLICATION REF: H11 / 1174 / 93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Regd

☐☒

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☒☐

Details

needed:

(Non-std only) & SUBMITTED SHOWING BOUND OF NEW BRICKWORK

Other.....

AND ITS BOUNDING WITH EXISTING BRICKWORK
ALSO DETAILS OF TYPE OF MORTAR JOINT REQUIRED

Direction authorised by Senior Officer.....

Date..... 14/12

Revalidation after Direction

Information satisfactory

Signed.....

Date..... 29/12/93

Valid date:

Amended description

Superseded plans
indicated☐Unsatisfactory -
Further direction:Signed..... 27/12/93
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐None
identified
initiallyRECONSULTS
(revalidated)

All

☐

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary.....
.....
.....
.....

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

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

Case Officer: JOHN BLANCHARD

Senior Officer Confirmed

Date..... 30/12

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours :

Boundaries :

Site Features :

RED BRICK HOUSE —
BOWED UPPER STOREY
ON NORTHERN FRONTAGE.

Inspected by
Date

[Signature]
06/11/94

Site Notice posted by

Date

Expiry

[Signature] (posted
7/1/94 6/1/94).

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: 25/1/19

Notes:

Disabled
 Prev conditions
 Amended plans -
 Dwg no:
 Received:

CONDITIONS/REASONS:

- ① STANDING TIME CONDITION
- ② THE NEW ROOF SHALL BE CLAD WITH EITHER THE SAME OR MATCHING, ~~THE~~ TILES OR SLATES TO ACCORD WITH THE EXISTING, ARRANGEMENT OF TILES ~~BE~~ AND SLATES. THE EXISTING DECORATIVE RIDGE TILES SHALL BE RE-USED AND ~~ABUTMENT~~ ABUTMENT DETAILS PROVIDED WITH LEAD FLASHINGS.

- ③ THE EXISTING BRICKS SHALL BE RE-USED IN THE REBUILDING OF THE PART OF THE NORTH ELEVATION OF THE BUILDING. IF FURTHER BRICKS ARE REQUIRED FOR SUCH REBUILDING, A SAMPLE OF A MATCHING BRICK SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE L.P.A. THE BOND AND COURSEING OF THE REBUILDING WORK SHALL FOLLOW THAT WHICH EXISTS ON THE NORTH ELEVATION.

- ⑤ THE EXISTING SASH WINDOW SHALL BE PUT BACK IN A NEWLY FORMED OPENING, AND SHALL IN ALL DETAILS - SIZE, HEAD, CILL - MATCH THE ADJACENT RETAINED WINDOW OPENINGS.

- ④ A SAMPLE AREA OF THE POINTING, WHICH SHALL BE BE CARRIED OUT IN A LIME BASED MORTAR, SHALL BE BE APPROVED IN WRITING BY THE L.P.A. PRIOR TO THE COMMENCEMENT OF WORKS.

Condition monitoring:

non-std expiry
 prior submission
 prior siteworks

✓

Determined plans indicated

Departure approval confirmed

Flag for on-site review

REASONS

- ① STANDING

2/3 } TO ENSURE THAT THE CHARACTER AND APPEARANCE OF THE BUILDING, WHICH IS USED AS A BUILDING OF SPECIAL INTEREST AND ARCHITECTURAL IMPORTANCE, IS SAFEGUARDED.

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 10 DEC 1993

Registration

Reference H11 | 1174 | 93

Cross-Ref

Date 13 | 12 93

Validation

TYPE LB

Site area
No of dwellings
Floorspace

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

Description
to be recorded

Provide New Roof Structure
and Rebuild Bowed Brickwork

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ NIL

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 199 OS Plots
Grid ref 547130 323180

Ward 1K Parish L Sutton

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area

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

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

Hazards -

Linked to site

Ref

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

040/93
230/91
1685/88
834/90

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

609/93 not in system

22/98 - 2 Market Street, Long Sutton - thank you for letter. Contents noted. I await amended plans.
77/93 - 2 Swanpote Lane, Long Sutton - thank you for LCC letter + amended schedule. Contents noted.

With Compliments

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

Mary E. Kerr
9.2.94

Buildings Consultancy, Manor Farm House, Spanby, Sleaford, Lincolnshire. NG34 0BB
Tel/Fax: (0529) 240415 Mobile: (0374) 275512

Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Copy to date

Dear Mr Smith,

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

It is good to see that this building, which is beginning 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.

Mrs Mary E Kerr,
Architect and Historic
Buildings Consultant,
Manor Farm House,
Spanby,
Sleaford,
Lincs.
NG34 0BR.

Mr J Blacklock
JB/JJ H11/1077/93
SHDC 1/94
21 Jan 1994

Dear Madam,

NEW ROOF STRUCTURE AND REBUILD BOWED BRICKWORK - 2 SWAPCOTE LANE, LONG
SUTTON.

With reference to the above, I enclose documentation which I trust you
will find self-explanatory.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr & Mrs C Roffey,
2 Swapcoat Lane,
Long Sutton,
Spalding,
Lincs.
PE12 9HD.

Mr J Blacklock

JB/JJ H11/1174/93

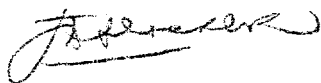
08 Aug 1994

Dear Sir and Madam,

LISTED BUILDING CONSENT H11/1174/93 2 SWAPCOAT LANE, LONG SUTTON.

Thank you for your letter dated 19th July 1994 in respect of the above, the contents of your letter are duly noted.

Yours faithfully



N Midlen
Principal Planning Officer
Development Control

19 JULY 1994

2 SWARCOAT LANE
LONG SUTTON
SPALDING
Lincs
PE12 9HD

J BLACKLOCK ESQ
PRINCIPAL PLANNING OFFICER
SOUTH HOLLAND DISTRICT COUNCIL
PLANNING + BUILDING CONTROL DEPT.
COUNTY OFFICES
SPALDING, Lincs PE11 2XE

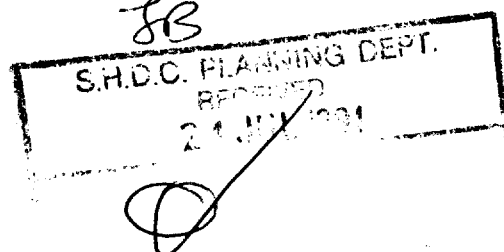
Dear Mr Blacklock

Re: 2 SWARCOAT LANE, LONG SUTTON, SPALDING, Lincs
LISTED BUILDING CONSENT H11/1174/93

Further to Heather Cuthbert's letter dated 15 July 1994.
We confirm that we purchased the above property
on 15 July 1994 and that we intend to pursue the
work as described in the documentation, presented to
you by the Estate of Mrs E.M. Bond.

yours faithfully
C Roffey

MR + MRS C. ROFFEY



To: John
D- 24-1-94

WHILE YOU WERE OUT

Mr. Whiston

of

Phone No. 723423

Telephoned		Please call	
Called to see you		Will call again	
Wants to see you		Urgent	

MESSAGE

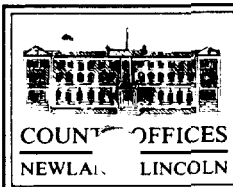
11/11/74/93 - 2 Swapcoat Lane

Long Sutton

20/1/94: REMIND ME WHISTON THAT
ROOF CLADDING WORKS DONE
SAME (WOULD ADVISE HIM IF THERE
IS A CHANGE) AND FALSE WINDOW
AT FF LEVEL ON NORTHEN ELEVATION
NOT BEING TOUCHED

Ivy PD7

Operator



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref: PLAN/5/G4/2/RCA

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE21 2HE

For further information contact

Mr D Gregory
Telephone Lincoln (0522) 553130

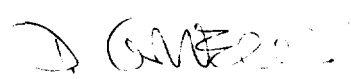
17 January 1994

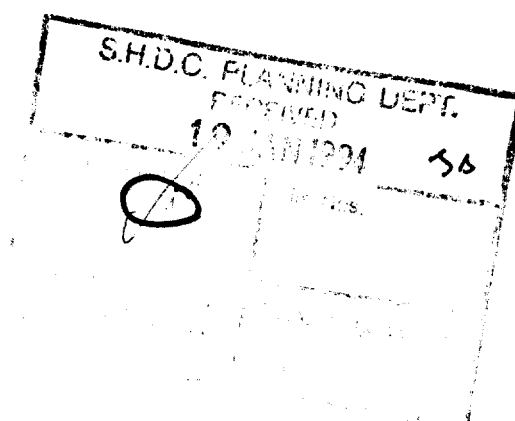
Dear Sir

LONG SUTTON, 2 SWAPCOAT LANE, APPLICATIONS FOR SECTION 77 GRANT AND LISTED BUILDING CONSENT

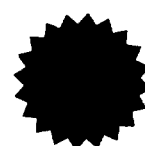
Further to John Blacklock's telephone conversation with David Gregory, I enclose a copy of the revised specification sheet relating to Miss Cuthbert's application for Listed Building Consent. As discussed, the revised sheet replaces the existing specification sheet in the report from Bruce Edward Associates - the existing sheet referring to the original, now superseded, re-roofing scheme for 2 Swapcoat Lane. I understand that the Listed Building Consent application is being assessed by your consultant architect Mary Kerr, and it would be most helpful if you would pass the revised sheet on to her.

Yours faithfully


Director of Highways and Planning



15398.d41



SPECIFICATION OF MATERIALS REQUIRED BY MRS KERR ON BEHALF OF SHDC

(TO BE USED IN CONJUNCTION WITH DESIGN REPORT AND SKETCHES
IDENTIFIED AS PAGES MARKED A - N PREPARED BY BRUCE EDWARD ASSOCIATES).

2 SWAPCOAT LANE LONG SUTTON
SPALDING

SPECIFICATIONS ROOF REPLACEMENT and REBUILDING BOWED BRICKWORK ON THE
NORTHERN ELEVATION (TO BE VERTICAL).

1. DRAWING SHOWING THAT ROOF DESIGN COMPLIES WITH BUILDING REGULATIONS TO BE SUBMITTED FOR APPROVAL BEFORE COMMENCEMENT OF WORK.
2. CHIMNEYS: CHECK FLAUNCHING AND REBED PUTS AS NECESSARY. REPOINT STACKS WHERE OPEN JOINTED ONLY. USE 1:1:6 MORTAR.
3. REPLACE GUTTERS: TO BE ½ ROUND CAST.
4. TRADITIONAL ROOF STRUCTURE TO BE OF CERTIFIED TREATED TIMBER.
5. GALVANISED STRAPS TO BE USED WITH ALL GABLES AND WALL PLATES.
6. DECORATIVE RIDGE TO BE REUSED. USING 1:1:6 MORTAR.
7. RAISED ABUTMENTS TO BE CAPPED - USING CODE 4 LEAD FLASHING.
8. * EXISTING SLATES AND PANTILES TO BE REUSED OR MATCHED - TO BE TWICE NAILED - COPPER NAILS.
9. CEILINGS TO BE REMOVED BUT NOT REPLACED.
10. CARE MUST BE TAKEN WHEN REMOVING EXISTING ROOF...TO AVOID POSSIBLE COLLAPSE OF THE BOWED UPPER WALL. INDEPENDENTLY BRACED SCAFFOLDING TO BE USED WITH HARD WOOD WEDGES AGAINST WALL. See also Item 7, DESIGN SUMMARY, Page C.
11. THE BOWED BRICKWORK ON THE NORTHERN ELEVATION IS TO BE REBUILT TO BE VERTICAL (Per Sketch SK06 Page 1) USING RECLAIMED EXISTING BRICK; TO BE TRADITIONAL BRICKWORK TO MATCH EXISTING, BONDED INTO EXISTING COURSING.
12. PLEASE SHOW AS SEPARATE ITEM, NEW DOWN SPOUT TO BE INSTALLED AT THE FRONT OF THE COTTAGE.
13. PLEASE SHOW AS SEPARATE ITEM COST OF REMOVING LICHEN FROM COPINGS.

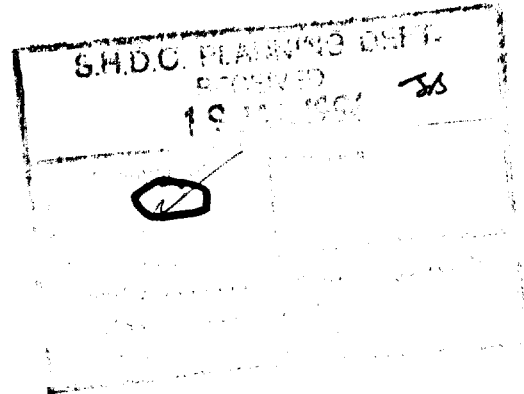
Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax (0529) 240415
Mobile. (0374) 275512

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

YOUR Ref H11/1174/93
OUR Ref SHDC 1/94

January 17th 1994

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



Dear Mr Smith,

PROVIDE NEW ROOF STRUCTURE AND REBUILD BOWED BRICKWORK
2 SWAPCOTE LANE, LONG SUTTON

I have previously commented on the condition of this roof with regard to applications for grant aid. A copy of my letter to you of 14th April 1992 concerning this is appended. The roof was not in my view of any special interest, and is in a poor condition. Its rebuilding is acceptable provided the roof covering is replaced to match existing, with decorative ridge tiles and abutment details with lead flashings.

The rebuilding of part of the front wall is also acceptable provided that :

1. The bricks are reused, or if further are required a matching sample is approved in advance.
2. The bond and coursing of the existing work is followed.
3. A sample area of pointing, which is to be carried out in a lime based mortar to match existing, is approved in advance. (It is suggested that a lime putty mixed with half sharp sand/half soft sand is used to the ratio of 1 : 3. Lime putty can be obtained from Hirst Conservation at Laughton near Folkingham)
4. The sash window must be replaced in a newly formed opening which in all details - size, head, cill, - matches the adjacent retained window openings.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

YOUR Ref HBG/11/001/92
OUR Ref SHDC 012/92

14th April 1992

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

Dear Mr Smith,

GRANT APPLICATION

2 SWAPCOTE LANE, LONG SUTTON

I have met the applicant on site, and looked at the roof structure as well as the external condition of the roof. Although she has made the application on a historic building grant form, she believes this is in the Long Sutton townscheme and so would qualify for a 40% grant. Perhaps you can confirm this.

As Ms Cuthbert notes in her letter, the 2 quotations are not directly compatible as one is for roof repair, the other for roof structure replacement. Following my discussion with her she will need to return to these firms and get them to requote.

The roof sags visibly, and the front wall has also bowed out, both indicators of problems with the roof structure. On examining the roof from the loft area, I find that the rafters are very slender - 50 x 50 and 50 x 75 mm at 400 c/s. Quite a few rafters have fractured and been replaced over the years by 50 x 75 sawn timbers. The rafter feet are tied by the ceiling joists, but these are only 50 x 75, and bearers have been laid over these to take added props to the collars. The ceiling joists are badly sagged and this may account for the front bulge. Although there are a few timbers in the roof which may be late C18, the majority are sawn of C19 and C20 date. It is generally a simple collar roof and not in my view of any special interest. Because of its flimsy construction it would be best replaced with a new roof structure of traditional rafters, wall plate and purlins, not a modern trussed rafter roof.

I have pointed out to Ms Cuthbert that she will be likely to need Building Regulations approval to a new roof structure. As it is not a roof of any interest it is debatable whether or not LBC would also be required.

The following points regarding requirements for the grant were discussed and noted by Ms Cuthbert.

- (i) The chimney stacks should be repointed where they are open jointed with a 1: 1: 6 mortar. The flaunching should be checked and pots rebbed if necessary.
- (ii) Lead flashings to all abutments and the stack should be in Code 4 lead, all to Lead Sheet Association Standards.
- (iii) The lichen should be cleaned off the raised abutment brick copings.
- (iv) The decorative ridge tiles should be reused and bedded in a 1: 1: 6 mortar.
- (v) Slates should be twice nailed with copper nails. They should be good quality British slates.
- (vi) Pantiles should be clay, of matching colour and profile and also nailed with copper nails.
- (vii) The roof should be adequately ventilated and the method of achieving this should be agreed in advance.
- (viii) The roof structure should be in treated Softwood and should be tied to the gable ends with galvanised mild steel straps.
- (ix) Gutters and downpipes should be in cast iron. Consideration should be given to including an additional downpipe to the front plus associated drainage.
- (x) Removal of the roof structure must be done with great care, and the front wall should be tied to an independently braced scaffold with folding hardwood wedges between wall and scaffold to give support to the bulged front wall.

I will comment on the costings when revised prices are available.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

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



Application no: H11/1174/93

Applicant: Estate of Mrs E M Bond
c/o Kenneth Bush & Co
11 Conduit Street
Kings Lynn
Norfolk, PE30 1DG

Agent: Heather & Cuthbert (for the
Trustee)
19 Cross Hall Road
Eaton Ford
St Neots, PE19 3AA

Description: Provide new roof structure and rebuild bowed brickwork

Location: 2 Swapcoat Lane Long Sutton
Spalding Lincs

Type: LISTED BUILDING

Date received: 29-DEC-93

31-DEC-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 14-JAN-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

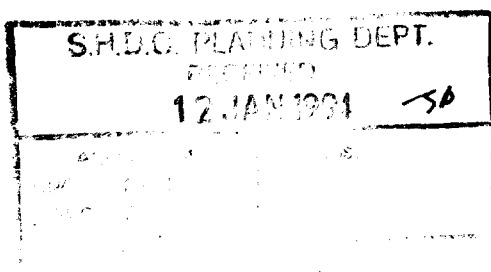
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections



Signed:

Mr. Batchelor

PLANNING APPLICATIONS

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

H07/1134/93
F. C. Congreve
Erection of 6 dwellings and private access
Off Hillgate, Gedney Hill, Spalding, Lincs.

OUTLINE

H16/1206/93
Hanson Land
Developments Ltd
Residential development
Land off St Thomas's Road, Spalding, Lincs.

OUTLINE

H23/1224/93
Ashwood Homes
Residential development
Off Mill Lane, Whaplode, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H01/1184/93
ALIH (Farms) Ltd
Service area comprising petrol station and convenience restaurant.
Realigned A1073 Junction Cowbit Fen, Spalding, Lincs.

FULL

H11/1226/93
C. R. Neaverson
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, 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.

H02/1205/93
Mr P. Staniforth
Erection of bungalow and garage.
Thorney Road, Crowland, Peterborough.

FULL

H08/1192/93
The Vicar, Church Wardens
Land adj St Gilbert & St Hugh Church, Clough Road, Gosberton Risegate, Spalding, Lincs.

OUTLINE

H09/1198/93
Mr M. S. Stafford
Siting of portable building for use as gentlemen's hairdressing salon
28 Albert Street, Holbeach, Spalding, Lincs.

PERMISSION RENEWAL

H11/1174/93
Estate of Mrs E. M. Bond Listed Building
Provide new roof structure and rebuild bowed brickwork
2 Swapcoat Lane, Long Sutton, Spalding, Lincs.

H11/1226/93
C. R. Neaverson
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, Spalding, Lincs.

H16/1220/93
Alliance & Leicester BS
Change of use from Class A1 to Class A2 for a temporary period of 4 months from January 3, 1994
8 Bridge Street, Spalding, Lincs.

FULL

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.

B. Smith

S O U T H



H O L L A N D
DISTRICT COUNCIL

Director of
Planning and
Building Control
Services

January 11, 1994.

816WVN 8610 187/507LF11-1

Solicitors for and on behalf
of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

IN THE COUNTY OF LINCOLN PETTY SESSIONAL DIVISION OF THE ELLOES

To Whom It May Concern

RICHARD ALAN BROWN, of Coppins, Broadgate, Weston, Spalding, Lincolnshire, who has during the past six months carried on the trade or calling of a Chartered Surveyor, Hereby Gives Notice that he intends to apply at the General Annual Licensing Meeting for the said district to be held at Sessions House, Spalding, Lincolnshire on Tuesday, February 1, 1994 at 9.30 am for the grant of a Justices Licence authorising him to sell by retail intoxicating liquor of all descriptions for consumption on or off the premises situate at 5 High Street, Spalding, and known as The Courtyard.

Dated the 30th day of December, 1993.

ROYTHORNE,
Solicitors for and on behalf
of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

GOODS VEHICLE OPERATOR'S LICENCE

NORMAN SLATOR, trading as Norman Slator, of Auckland Farm, Ravens Clough, Holbeach, Spalding, Lincs PE12 8SL, is applying for a licence to use Auckland Farm, Ravens Clough, Holbeach, Spalding, Lincs PE12 8SL as an operating centre for one goods vehicle and three trailers.

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

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

811461

187.507 LF12-1



PERSONAL

MADAME Eva, Clairvoyant, recently seen on central television, consultations available at 16 Priory Road, Spalding, Thursday, January 20th, 11 am until 5.30 pm. Advice on relationships, business etc. Appointments, Telephone Spalding 713767 or Skegness (0754) 762408, casuals welcome.

PLAN-A-TAN SUNBEDS

• Hire • Sales
• Servicing • Re-tubing
FREE DELIVERY AND
COLLECTION

Tel 0406 490500

DSP4730

A Qualified Curative Hypnotherapist PROBLEMS? WHY SUFFER?

Contact:
Maureen Simmonds D.
HYP. MAQCH
Tel: (0778) 570515

TELE-DATER

24 HOUR LOCAL PHONE CONTACTS
T. B. O. LTD. BOX 425. PE25 2RQ
Telephone Dating - Just Dial and Listen
MEN CALL: 0336 411 253
WOMEN CALL: 0336 411 254
GAYLINE: 0336 411 255
To make a free recording
& enquires ring (0754) 871800
CALLS COST 30p/min. CHEAP RATE
15p/min OTHER TIMES

FRENCH SCHOOL CHILDREN

require caring host families in Spalding and surrounding district on the following dates:

13th-26th Feb and 11th-23rd April.
Children fully occupied each weekday.
Good fees paid.

Tel Rosemary 0775 640573 after 6 pm.

106WVN 1430

to proceed with caution. The lowering is to allow the installation of embankment revetment and associated improvement works. Persons seeking further information should contact the Project Engineer, Malcolm Howell, on 0733 371811.
RON LINFIELD
Area-Manager (Northern).
National Rivers Authority
Northern Area.
Aqua House, Harvey Street,
Lincoln LN1 1TF.

916WVN 8496

SG11-1

of wor
and sc
an e:
travel
with th
be pu

Apply
Newsp
The C

Wilson, Lee & Partners Management Consultants QUANTITY — South Lincolnshire Attractive

Our client is a well-established strategic approach to the design. Reporting to the board, the successful qualified chartered quantity direct site management experience. Amongst the job holder's responsibilities Bills of Quantities for house to connection with housing development costing exercises. In addition to evaluation of new and existing standard house build costs, preparation with forecasts and give general advice QS requirements.

Aged 25-40, self-motivated, energetic, analytical and interpersonal skills form a key part of the senior manager. Please reply in writing only demonstrating how all the above requirements are met.
Reference 053/78 to:

Mr Stephen McCracken
Wilson, Lee & Partners

First Floor, 40 Station Road, Kesteven

CROWLAND SENIOR LIBRARIAN

£4589-

Required for 18 hours per week to running of the library under the direct part of the management team. Previous library experience is desirable. Leadership, administrative ability and a minimum of 4 GCSEs Level C or equivalent.

LIBRARIAN

£1291-

Required for 9 hours per week. Library routine work essential to running library with the public.

A broad range of interests is advantageous although we do ask for equivalent. Please quote RL254. Applicants for both posts should be confident with a pleasant manner, an interest in posts are demanding both mentally and physically. The hours of duty will include alternative shifts. Application forms and further details returned to, Personnel Services, Lincoln Offices, Newland, Lincoln LN1 1 (24-hour service). Please quote the CLOSING DATE 25 JANUARY, 1994.

HOLBEACH COUNTY

CARETAKER

HOLBEACH

£4,3535 PE

Required for 39 hours per week and successful candidate will be expected to lettings as they arise. The postholder security of the premises, minor maintenance.

Application forms are available from Headteacher, Holbeach County Primary School, Holbeach PE12 7LZ. Enclose SAE 1994.

LINCOLN COUNTY COUNCIL

PLANNING APPLICATION

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

LISTED BUILDING

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.

Reference No: H11/1174/93

Description: Provide new roof structure and
rebuild bowed brickwork

Location: 2 Swapcoat Lane
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 01-FEB-94 quoting the above reference number.

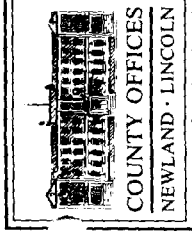
B Smith
Director of Planning and Building Control Services

11-JAN-94

S O U T H



H O L L A N D
DISTRICT COUNCIL



LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222

To: SHDC Planning Dept. Director: J. Emmerson
Attn: Mr. J. Blacklock.

As requested.....
For information..... ✓
For necessary action.....
For observations.....

John, copy of letter re 2 Sumpcoat Lane,
being Sulton, as discussed.
J.S. 20/12.

WITH COMPLIMENTS

HEATHER B CUTHBERT

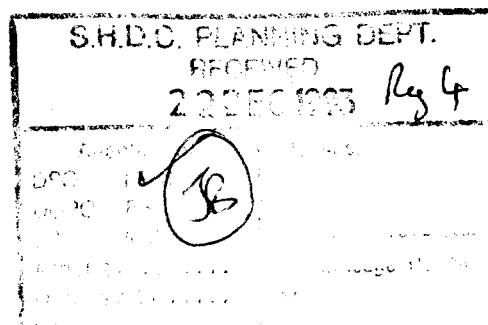
19 Cross Hall Road
Eaton Ford
ST NEOTS
Cambridgeshire
PE19 3AA

17 December 1993

J Blacklock Esq
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Dear Mr Blacklock

APPLICATION NO H11/1174/93
2 Swapcoat Lane Long Sutton Spalding Lincs



I refer to our conversation this afternoon with regard to the bond of the new brickwork and its bonding with the existing brickwork at subject project.

Please be advised that it is the intention to use the reclaimed existing brick to rebuild vertical the portion of the bowed brickwork on the northern elevation as shown on sketch sheet SK06. Traditional style brickwork will be bonded into the existing coursing; all to match the existing facade of the cottage.

A colour photo of the front elevation of the cottage was included in the very first copy of Bruce Edward Associates' Structural Appraisal and Design Report which was sent to Mr Pickering on 15 November 1993. However, I enclose a further colour photo to supplement this letter.

With regard to "details of the type of mortar joint required". I assume this refers to the specification for the mortar type. In the original specifications for materials in connection with the work at the cottage, Mrs Kerr, the Architect, called for 1:1:6 mortar to be used in connection with the chimneys. I assume this also to be suitable for the brickwork on the frontage.

Whatever type of mortar is required together with the above statement in connection with the brickwork will be included in directions to the roofer/builders being asked to quote upon the work.

HEATHER B CUTHBERT

19 Cross Hall Road

Eaton Ford

ST NEOTS

Cambridgeshire

PE19 3AA

J Blacklock Esq
Principal Planning Officer

As promised I enclose a copy of the most recent letter from your Department on the matter of No 2 Swapcoat Lane dated 1 December 1993.

Although in the past, the correspondence regarding the property has been between Mr Pickering and myself, on behalf of the Estate, the more recent communications have been between Mr Pickering and Mr David Gregory of the Lincolnshire County Council Planning Department who is giving me guidance in connection with a Section 77 Application to English Heritage.

Yours faithfully

Heather B Cuthbert
on behalf of the Trustee of the Estate of
Mrs E M Bond

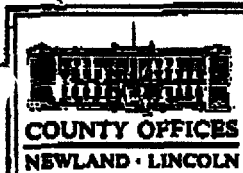
cc: David Gregory LCC

with existing work also details of type of mortar joint required.

If you have been sent a notice of receipt, this is final 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.

Yours faithfully

Heather B Cuthbert



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

FACSIMILE TRANSMISSION COVER SHEET

DATE 20/12/93

TO
NAME <u>S.H.D.C.</u>
<u>Planning</u>
ADDRESS
<u>Attn. J. Blacklock</u>
.....
FAX NO <u>0775 710772</u>

FROM
NAME <u>D. GREGORY</u>
<u>LCC Planning</u>
ADDRESS 4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN
TELEPHONE NO 0522 55 <u>3130</u>
FAX <u>3149</u> 0522 553149

NUMBER OF PAGES TO FOLLOW:

2

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

John,

2 Swan Coat Lane, Long Sutton.

Letter from Heather Cutbent

as discussed.

JB. 20/12

10990.540

S.H.D.C. PLANNING DEPT.	
RECEIVED	
20 DEC 1993 <u>53</u>	
By <u>JB</u>	For HOS.
Knowledge YES/NO	

HEATHER B CUTHBERT

19 Cross Hall Road

Eaton Ford

ST NEOTS

Cambridgeshire

PE18 3AA

17 December 1993

J Blacklock Esq
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Dear Mr Blacklock

APPLICATION NO H11/1174/93
2 Swapcoat Lane Long Sutton Spalding Lincs

I refer to our conversation this afternoon with regard to the bond of the new brickwork and its bonding with the existing brickwork at subject project.

Please be advised that it is the intention to use the reclaimed existing brick to rebuild vertical the portion of the bowed brickwork on the northern elevation as shown on sketch sheet SK06. Traditional style brickwork will be bonded into the existing coursing; all to match the existing facade of the cottage.

A colour photo of the front elevation of the cottage was included in the very first copy of Bruce Edward Associates' Structural Appraisal and Design Report which was sent to Mr Pickering on 15 November 1993. However, I enclose a further colour photo to supplement this letter.

With regard to "details of the type of mortar joint required". I assume this refers to the specification for the mortar type. In the original specifications for materials in connection with the work at the cottage, Mrs Kerr, the Architect, called for 1:1:6 mortar to be used in connection with the chimneys. I assume this also to be suitable for the brickwork on the frontage.

Whatever type of mortar is required together with the above statement in connection with the brickwork will be included in directions to the roofer/builders being asked to quote upon the work.

HEATHER B CUTHBERT

19 Cross Hall Road

Eaton Ford

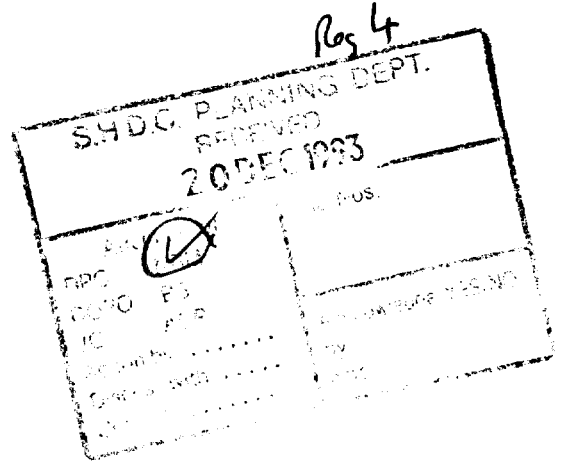
ST NEOTS

Cambridgeshire

PE19 3AA

17 December 1993

J Blacklock Esq
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Dear Mr Blacklock

APPLICATION NO H11/1174/93
2 Swapcoat Lane Long Sutton Spalding Lincs

I refer to our conversation this afternoon with regard to the bond of the new brickwork and its bonding with the existing brickwork at subject project.

Please be advised that it is the intention to use the reclaimed existing brick to rebuild vertical the portion of the bowed brickwork on the northern elevation as shown on sketch sheet SK06. Traditional style brickwork will be bonded into the existing coursing; all to match the existing facade of the cottage.

A colour photo of the front elevation of the cottage was included in the very first copy of Bruce Edward Associates' Structural Appraisal and Design Report which was sent to Mr Pickering on 15 November 1993. However, I enclose a further colour photo to supplement this letter.

With regard to "details of the type of mortar joint required". I assume this refers to the specification for the mortar type. In the original specifications for materials in connection with the work at the cottage, Mrs Kerr, the Architect, called for 1:1:6 mortar to be used in connection with the chimneys. I assume this also to be suitable for the brickwork on the frontage.

Whatever type of mortar is required together with the above statement in connection with the brickwork, will be included in directions to the roofer/builders being asked to quote upon the work.

HEATHER B CUTHBERT

19 Cross Hall Road

Eaton Ford

ST NEOTS

Cambridgeshire

PE19 3AA

J Blacklock Esq
Principal Planning Officer

As promised I enclose a copy of the most recent letter from your Department on the matter of No 2 Swapcoat Lane dated 1 December 1993.

Although in the past, the correspondence regarding the property has been between Mr Pickering and myself, on behalf of the Estate, the more recent communications have been between Mr Pickering and Mr David Gregory of the Lincolnshire County Council Planning Department who is giving me guidance in connection with a Section 77 Application to English Heritage.

Yours faithfully



Heather B Cuthbert
on behalf of the Trustee of the Estate of
Mrs E M Bond

cc: David Gregory LCC

S O U T H



H O L L A N D
DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

BRIAN SMITH
Dip. TP. MRTPI
Director of Planning and
Building Control Services

Director of Highways and Planning
Lincolnshire County Council
City Hall
Beaumont Fee
Lincoln

Your Contact: Mr A C Pickering

Dir Ref: ACP/LAC/HBG/11
001/92/TS

CRS 6-17
Your Ref:

Date: 1 December 1993

F.A.O. D Gregory.

Dear Sir

2 Swapcoat Lane, Long Sutton.

Thank you for your letter of 15 November 1993. I am pleased that the situation appears to be progressing towards a satisfactory conclusion.

Having considered the matter, our view is that cumulatively the works as now proposed have reached an extent where listed building consent should be obtained. We have little doubt that such consent would be forthcoming, but we feel that it would be in the applicant's interest to be able to say that formal consent existed. I enclose copies of our forms should you wish to pass these on with your response.

Having spoken to English Heritage, I do not believe that the fact of having listed building consent should in any way detract from the eligibility of the works for grant as works of repair or restoration, and I see no reason personally why in the circumstances the grant application need be delayed.

In view of the work being covered by a listed building consent, the VAT position may change of course, whereby I believe I am correct in saying that the work will not be liable for VAT at all. The estimates could therefore reflect that position.

Yours faithfully

A C Pickering
Principal Administrative Officer

Enc

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

2 SWAPCOAT LANE
LONG SUTTON



Bruce Edward Associates
Consultant Engineers - Building Structures



1. NORTH ELEVATION- GENERAL VIEW



2. EAST ELEVATION - GENERAL VIEW



3. SOUTH ELEVATION - GENERAL VIEW



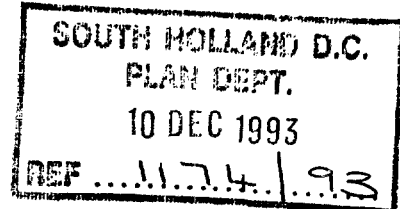
4. WEST ELEVATION - GENERAL VIEW

HEATHER B CUTHBERT

12 Cross Hall Road
Eaton Ford
ST NEOTS
Cambridgeshire
PE19 3AA

9 December 1993

A W Pickering Esq
Principal Administrative Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Dear Mr Pickering

2 SWAPCOAT LANE LONG SUTTON

I am in receipt of a copy of your letter of 1 December 1993, forwarded to me by Mr Gregory of Highways and Planning Lincolnshire County Council.

In accordance therewith I enclose three copies of the Listed Building Application form, together with three additional copies of the Structural Appraisal and Design Report prepared by Bruce Edward Associates on behalf of the Estate of Mrs E M Bond. I believe you already have one original copy forwarded from Bruce Edward via Lincolnshire County Council. I have added a site plan 1:2500 scale to replace the one previously included by Bruce Edward.

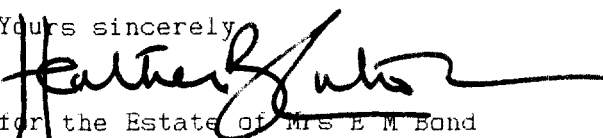
I am a little unclear about the three squares under 'Listed Buildings' on the application form...there is demolition involved but whether one calls re-roofing an extension or an alteration I am not sure...perhaps you would complete this section for me...I have just used pencil.....

As discussed with Mr Gregory I have not yet obtained quotations for the work as described in the Report, pending the question of Listed Building Consent being clarified, since I thought your Department's review might result in changes to the design.

However, in view of your letter of 1 December, I have asked Manor Roofing to re-quote and have also communicated with Merit of Boston and Patterson of Sleaford - I await their replies. As soon as they are to hand, I will submit the application to Mr Gregory to forward to English Heritage.

In view of your final paragraph, that the VAT position 'may' change, I think the best way to deal with this to have the quotations submitted showing VAT as a separate item.

Yours sincerely


for the Estate of Mrs E M Bond

0480 473964

H11/1174/93

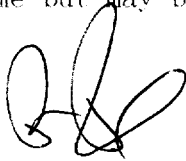
JJ

14 Mar 1994

Mr Carter (0406 364695) who lives opposite 2 Swapcoat Lane, rang to ask for the name and tel. number of the person who owned this property as during the high winds recently the tarpaulin over the roof had come loose and was flapping in the wind and he wanted to contact them. I gave him the name and tel no of the Agent, Heather Cuthbert.

I also said that I would make N Midlen aware of the situation in view of the fact that rain was able to enter the property and may cause damage internally.

I advised him that if the building were to become unsafe to the public then he should contact the Building Control Section who would look into the matter, but he advised that it was not dangerous at this time but may become so if the tarpaulin was not secured.

A handwritten signature in black ink, appearing to be 'J Jex', with a stylized, cursive script.

J Jex

14 Mar 1994

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

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



Application no: H11/1174/93

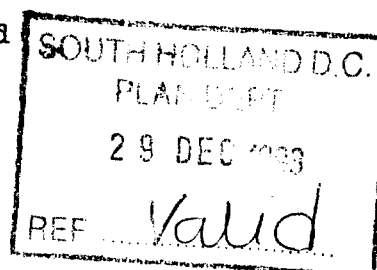
Applicant: Estate of Mrs E M Bond
c/o Kenneth Bush & Co
11 Conduit Street
Kings Lynn
Norfolk, PE30 1DG

Agent: Heather & Cuthbert (for t
Trustee)
19 Cross Hall Road
Eaton Ford
St Neots, PE19 3AA

Description: Provide new roof structure and
rebuild bowed brickwork

Location: 2 Swapcoat Lane
Long Sutton
Spalding
Lincs

Type: LISTED BUILDING



Date received: 10-DEC-93

15-DEC-93

Dear Sir/Madam

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

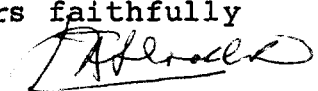
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to describe adequately the effect of the proposed work on the character of the building. Under the provisions of Section 10 of the above Act, you are therefore requested to supply the following:

- Site of application to be shown in red on submitted plan. Copies returned for your use.
- Four plans to be submitted showing bond of new brickwork and its bonding with existing brickwork, also details of type of mortar joint required.

If you have been seen 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

PROPERTY BUILDING
APPLICATION

H11/1174/93

10 DEC 1993

ESTATE OF MRS EM BOND
c/o KENNETH BUSH & CO
11 CONDUIT ST.
KINGS LYNN NORFOLK
PE30 1DG

HEATHER B CUTHBERT (for the Trustee)
19 CROSS HALL RD
EATON FORD ST NEOTS PE19 3AA
0480 473964 CAMBS

0553 62233

NO 2 SWAPCOAT LANE LONG SUTTON
SPALDING Lincs PE12 9 ?

OFFICE
COPY

PROVIDE NEW ROOF STRUCTURE AND REBUILD BOWED BRICKWORK
AS PER STRUCTURAL APPRAISAL & DESIGN REPORT BY BRUCE EDWARDS

& Report

Heather B Cuthbert
for the Trustee

9-12-93



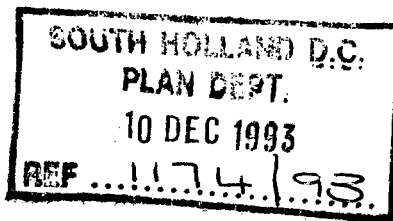
Bruce Edward Associates
Consultant Engineers - Building Structures

13 Wyndham Park
Orton Wistow
Peterborough PE2 6YD

Fax 0733-231022

Tel 0733-237847

REPORT



P1 299 IB jm
22 October 1993

PROJECT

2 SWAPCOAT LANE
LONG SUTTON
LINCS

SUBJECT

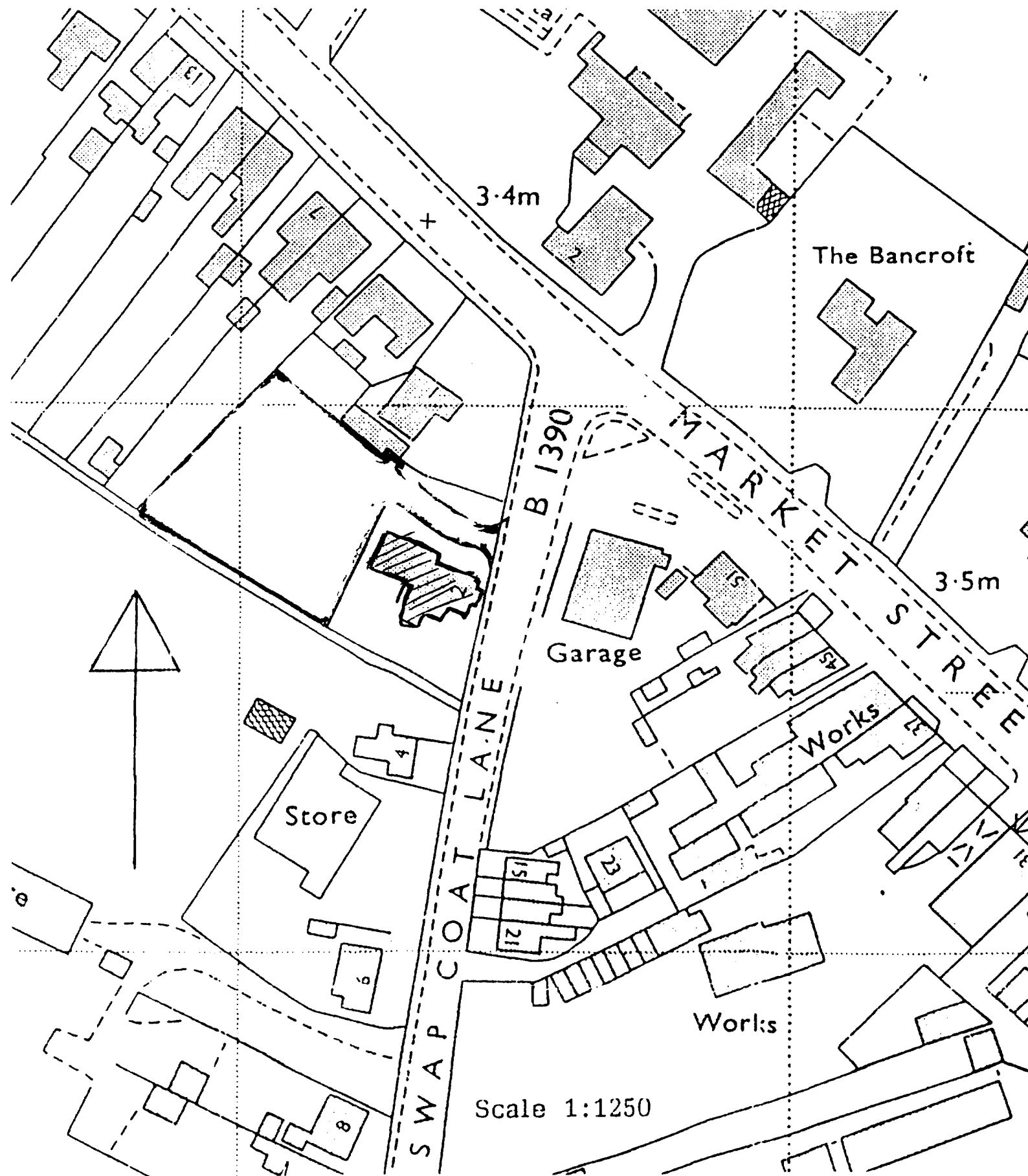
STRUCTURAL APPRAISAL AND DESIGN REPORT

CLIENT

HEATHER CUTHBERT
19 CROSS HALL ROAD
EATON FORD
ST NEOTS
CAMBS
PE19 3AA

*on behalf of the TRUSTEE
of the ESTATE OF THE LATE MRS E N BOND*

2 SWAPCOAT LANE, LONG SUTTON





01 AUTHORITY AND BRIEF

The authority for this report was given by Heather Cuthbert, acting on behalf of the trustee of the estate of Mrs E M Bond, in a letter dated 22 September 1993.

It is intended to seek Listed Building Consent for the property and to possibly obtain a grant from English Heritage. It was known that structural defects were present in the roof structure and external walls.

The objectives of this report are:

- *To appraise the structural fabric only in relation to the aspects previously noted and to record significant visible structural damage*
- *To provide an opinion on the cause and significance of the structural damage in relation to the future performance of the building*
- *To recommend remedial measures together with sufficient calculations and details for Building Regulations purposes*

This report is for the sole use of the Instructing Client and is not to be issued to a Third Party without the prior consent of Bruce Edward Associates.

02 INVESTIGATIONS

The site was visited by Ian Barnett on 11 October 1993.

A purely visual survey was carried out from which a ground floor plan, first floor plan and section were developed. General and specific features were recorded photographically.

This investigation was not intended to cover drainage, decorative condition, coverings, dampness, timber infestation, services, curtilage and value.

03 LOCATION AND CONSTRUCTION

The site is located in the centre of Long Sutton in Lincolnshire - refer sketch sheet SK00. The topography is flat. Ground conditions near to the surface are probably silt. The property is a detached house built in approximately 1800. Later extensions have been added. A barn is attached to the western elevation of the property but does not form part of this report. The construction of the house is traditional. The roof covering is slate to the northern elevation and clay pantiles to the southern elevation. The roof structure is cut timber. The first floor is suspended timber and the ground floor solid concrete. The external walls are solid brickwork. The internal walls are a mixture of masonry and timber studwork. The foundations would be assumed to be corbelled brickwork. The property was unoccupied and internal decorations generally appear to be in excess of 15 years old.

The layout and general construction is described on sketch sheets SK00-06 and photograph numbers 1-8 appended.



04 OBSERVATIONS

- 1 When viewed externally, the roof structure is severely dished on the northern elevation - refer photograph 5. Internal inspection revealed that several rafters are broken.
- 2 On the northern elevation the wall above first floor level has bowed outwards. The maximum movement of approximately 150mm is at eaves level - refer photograph 6.
- 3 On the southern elevation to the lower right hand side of the utility window there is a 5mm wide vertical crack - refer photograph 7. The damage is considered to be historic. Any future movement is likely to be minor, requiring minor cosmetic repairs only. All cracking should be repointed and the render repaired as necessary.
- 4 The face of the external brickwork has decayed in places, with up to 25mm of brick lost. The mortar is weak. Some local rebuilding and repointing will be necessary.
- 5 The timber floor to bedrooms 1 and 2 is bouncy.
- 6 An 8M high holly tree exists 1M from the north-western corner of the property. The tree has the potential to cause drying shrinkage of any clay beneath foundation level. The tree does not appear to have had a detrimental effect on the building.

05 CONCLUSIONS

- 1 The life of the roof structure has expired. It is likely that under-sized cantilever rafters and inadequate connections have caused failure of the roof structure.
- 2 The A frame roof and its subsequent failure has created an outward thrust on the supporting walls. The northern wall has not been capable of resisting the thrust and has therefore bowed outwards.
- 3 Both the roof structure and the brickwork on the northern elevation above first floor level are considered unsafe.

06 RECOMMENDATIONS

It is recommended that:

- 1 A new roof structure is provided which minimises the lateral thrust on the supporting walls. Refer to Section 07 - Design Summary - and the calculations and sketches for further details.
- 2 The bowed brickwork on the northern elevation is rebuilt to be vertical - refer sketch sheet SK06.



07 DESIGN SUMMARY

- 1 A cut timber roof is to be provided. It was originally intended to support the roof on steel purlins, or a steel ridge beam. However, because of constraints created by the internal walls and chimneys it was decided to support the roof directly off the internal walls. The proposed roof construction is shown on sketch sheets SK03-05.
- 2 200 x 47 SC3 rafters at 600mm centres are to be provided. The rafters are to be propped off the internal walls. The 200mm depth of the rafters allows for 150mm of insulation and 50mm of ventilation.
- 3 170 x 47 SC3 ceiling joists at 600mm centres are to be provided. The joists are to be supported off the internal walls.
- 4 Connections between the rafters, ceiling joists and props are to be formed from 12mm diameter bolts and 76mm diameter tooth plate connectors.
- 5 100 x 25 SC3 diagonal bracing is to be provided to the underside of the rafters and to the props.
- 6 The rafters and ceiling joists are to be strapped to the gable walls in accordance with the Building Regulations.
- 7 Temporary propping is to be provided to the bowed brickwork prior to both its demolition and removal of the roof - refer sketch sheet SK06.
- 8 If it is considered necessary to replace the first floor construction to bedrooms 1 and 2 then 195 x 47 SC3 floor joists will be required at 400mm centres. This depth of joist may reduce the ground floor ceiling height. A shallower depth of joist could be specified, if the spacing was reduced and the thickness of joist increased. If a new floor construction is provided then lateral restraint straps should be fixed to the gable walls.

IAN BARNETT
ENGINEERING ASSOCIATE

SKETCH



Bruce Edward Associates
Consultant Engineers - Building Structures

Project

2 SWAPCOTE LANE
LONG SUTTON

Date

11 10 93

Nr

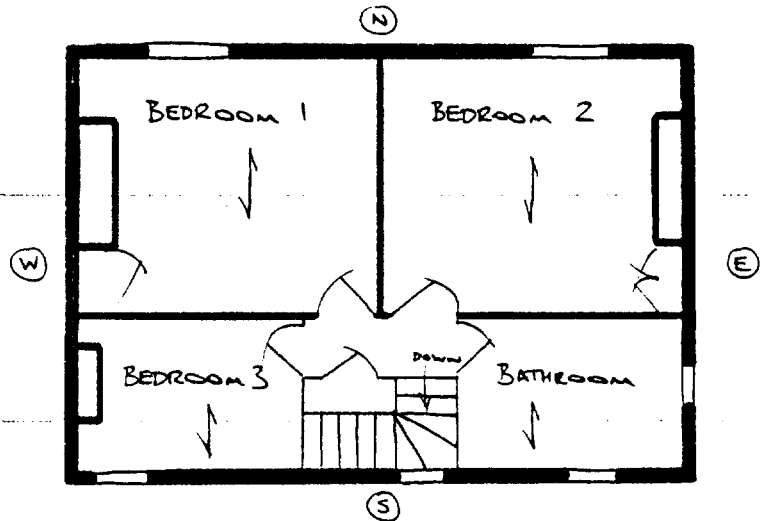
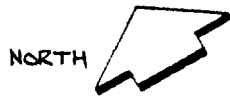
P 1299 IB

By

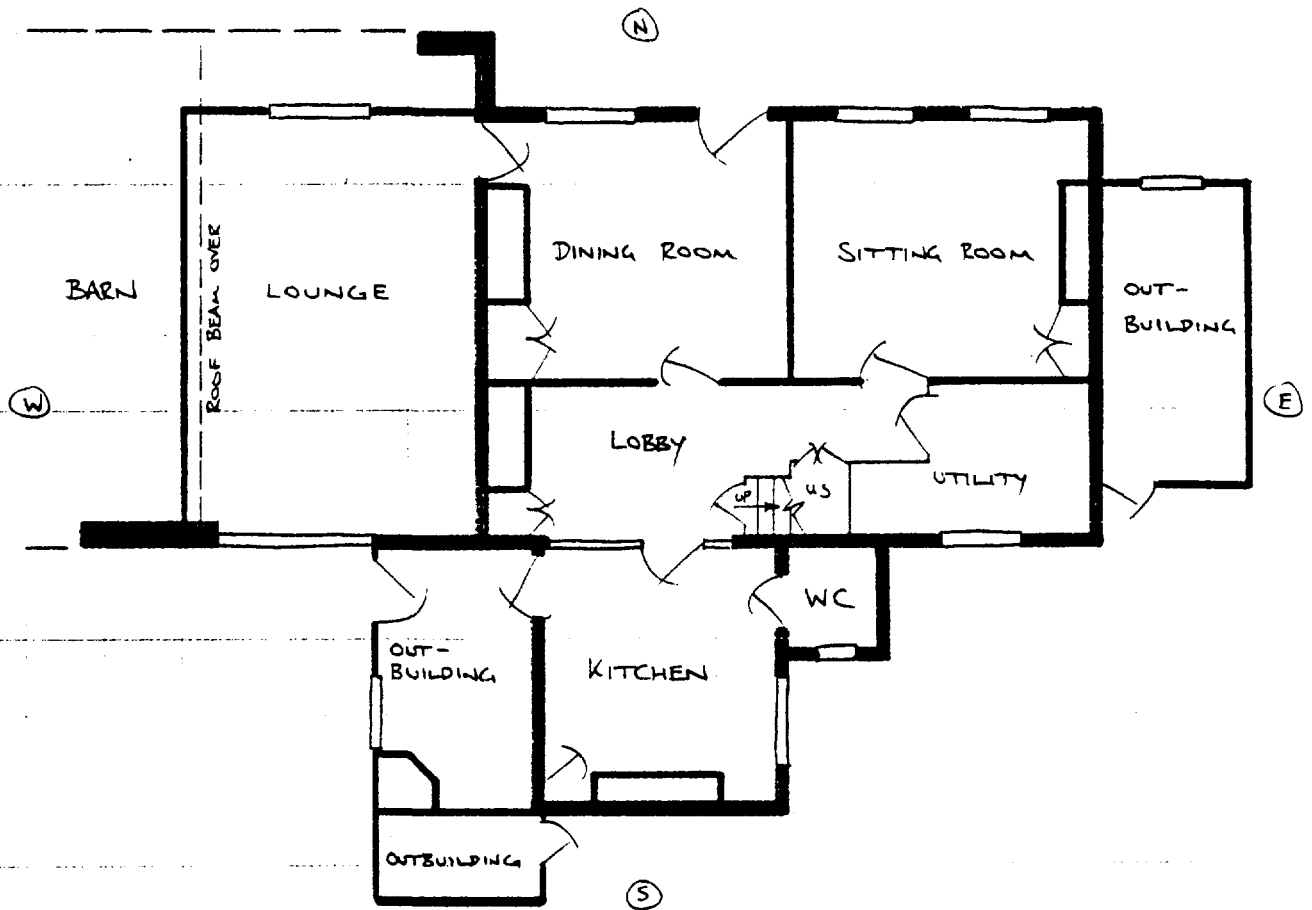
IAN BARNETT

Sheet

SK 01



FIRST FLOOR PLAN



GROUND FLOOR PLAN

1:100

SKETCH



Bruce Edward Associates
Consultant Engineers - Building Structures

Project

2 SWAPCOTE LANE
LONG SUTTON

Date

11 10 93

Nr

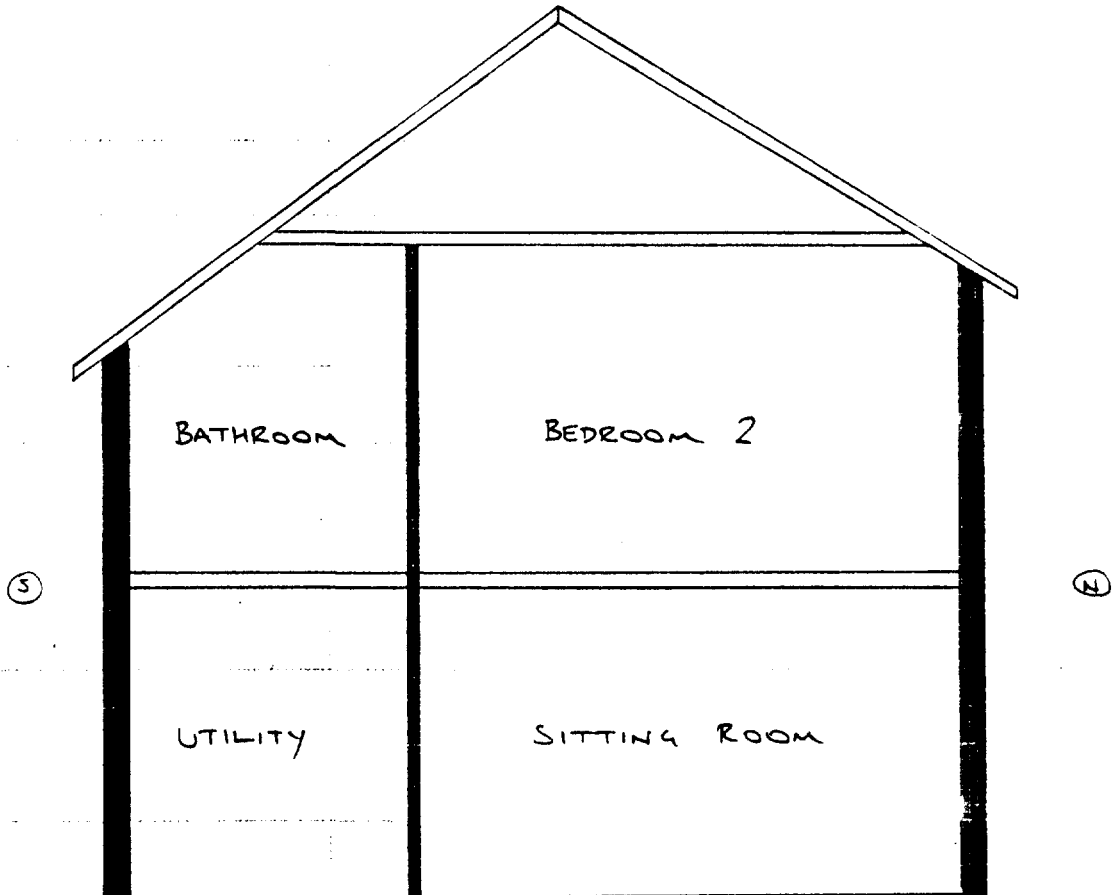
P1299 IB

By

IAN BARNETT

Sheet

SK 02



TYPICAL SECTION
(AS EXISTING)

1:50



APPENDIX

NR	DESCRIPTION	SHEET NR
1	LOCATION PLAN	SK00
2	GROUND AND FIRST FLOOR PLAN	SK01
3	TYPICAL SECTION	SK02
4	PROPOSED ROOF PLAN	SK03
5	SECTION AA	SK04
6	SUPPORT OF RAFTERS OFF INTERNAL WALL	SK05
7	REBUILDING OF PART OF NORTHERN ELEVATION	SK06
8	SPECIFICATION REQUIRED BY SHDC	
9	CALCULATION SHEETS	01- 04
10	PHOTOGRAPHS	1 - 8

SKETCH



Bruce Edward Associates
Consultant Engineers - Building Structures

Project

2 SWAPCOTE LANE
LONG SUTTON

Date 15 10 93

Nr P 1299 1B

By IAN BARNETT

Sheet SK 03

RAFTERS AND
CEILING JOISTS
ARE TO BE
STRAPPED TO THE
GABLE WALLS
IN ACCORDANCE
WITH THE
BUILDING REGS.

100x25 SC3
DIAGONAL
BRACING TO
UNDERSIDE OF
RAFTERS. THREE
NAILED TO EACH
RAFTER.

200x47 SC3 RAFTERS
@ 600 c/c TO BOTH
ROOF SLOPES.

READ IN CONJUNCTION
WITH SKETCHES SK 04,
SK 05 AND SK 06.

225x47 SC3
RIDGE BOARD

170x47 SC3 CEILING
JOISTS @ 600 c/c.

PROPOSED ROOF PLAN

1:50

SKETCH



Bruce Edward Associates
Consultant Engineers - Building Structures

Project

2 SWAPCOTE LANE
LONG SUTTON

Date

15/10/93

Nr

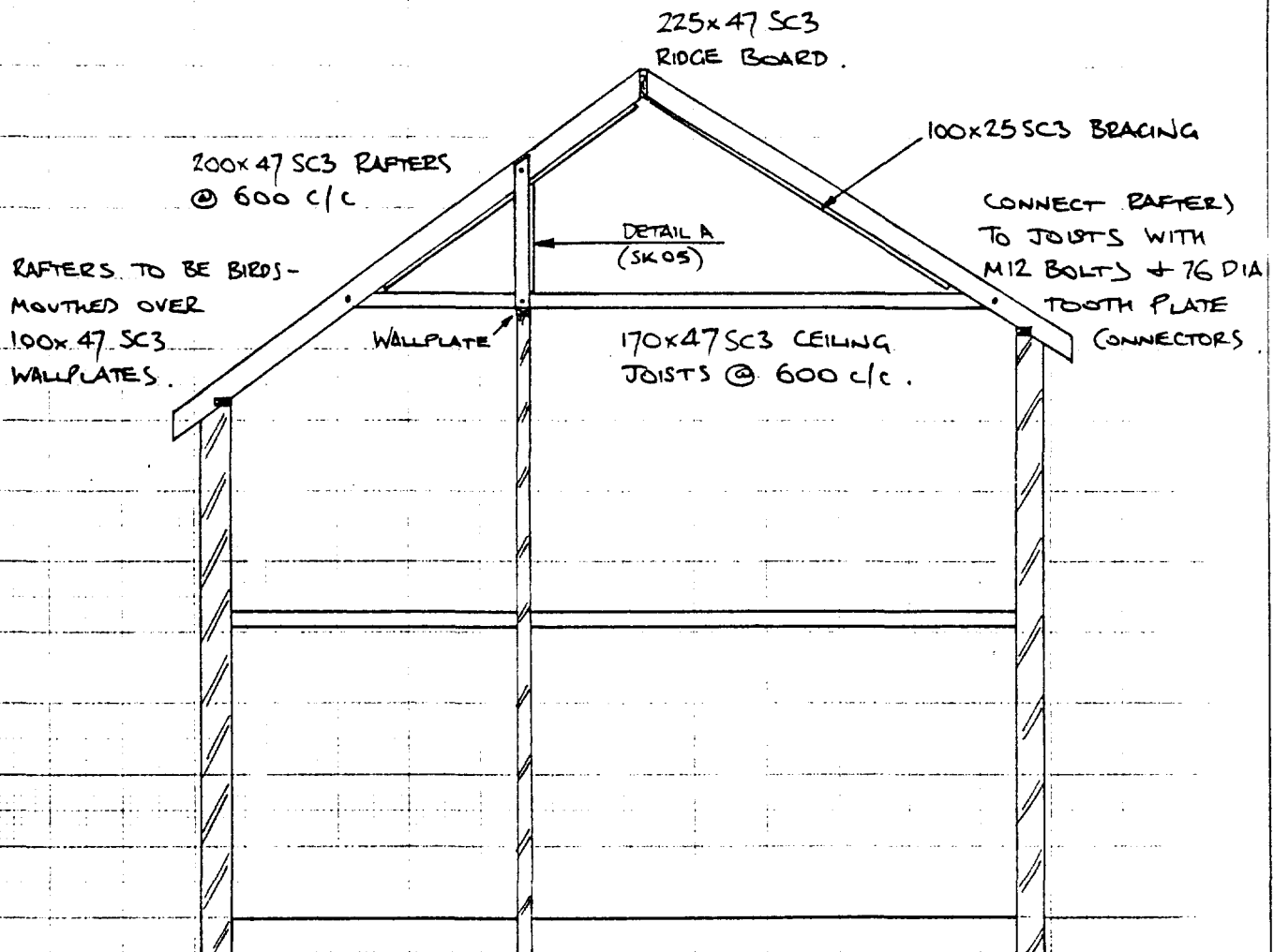
P 1299 1B

By

IAN BARNETT

Sheet

SK04



SECTION AA

1:50

丰

Project

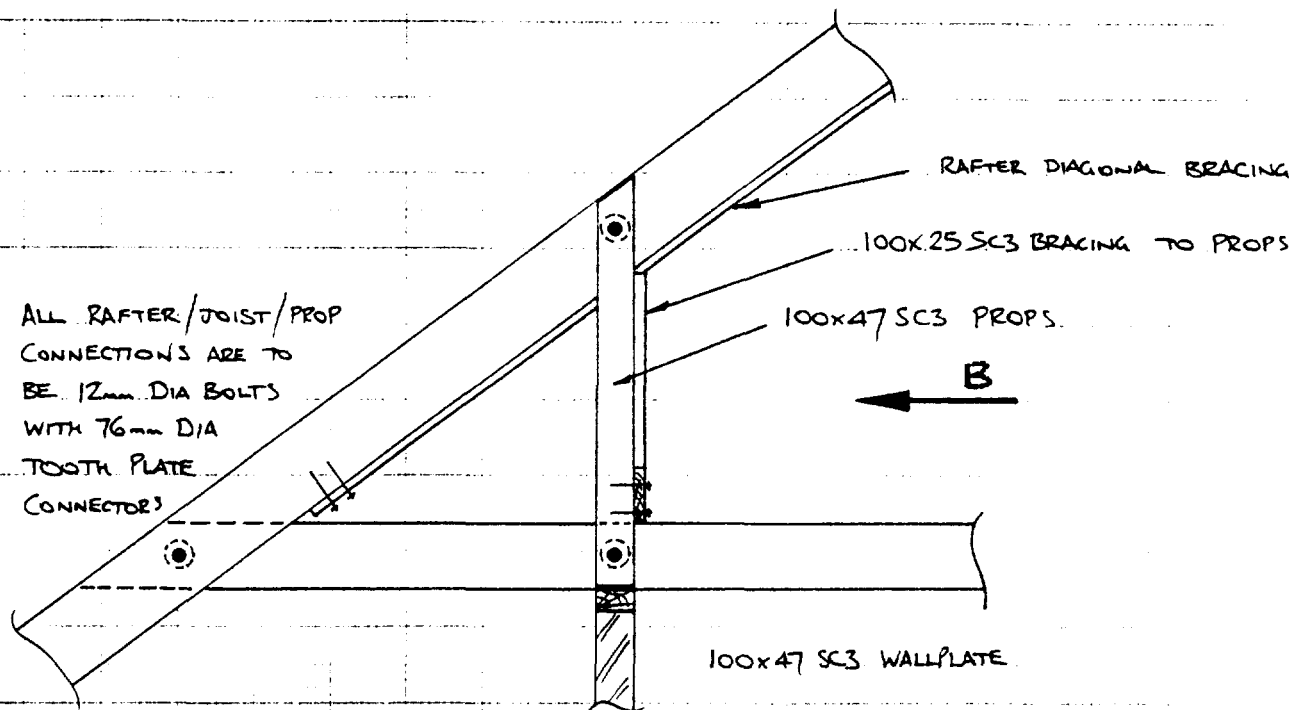
2 SWAPCOTE LANE
LONG SUTTON

Date 18 10 93

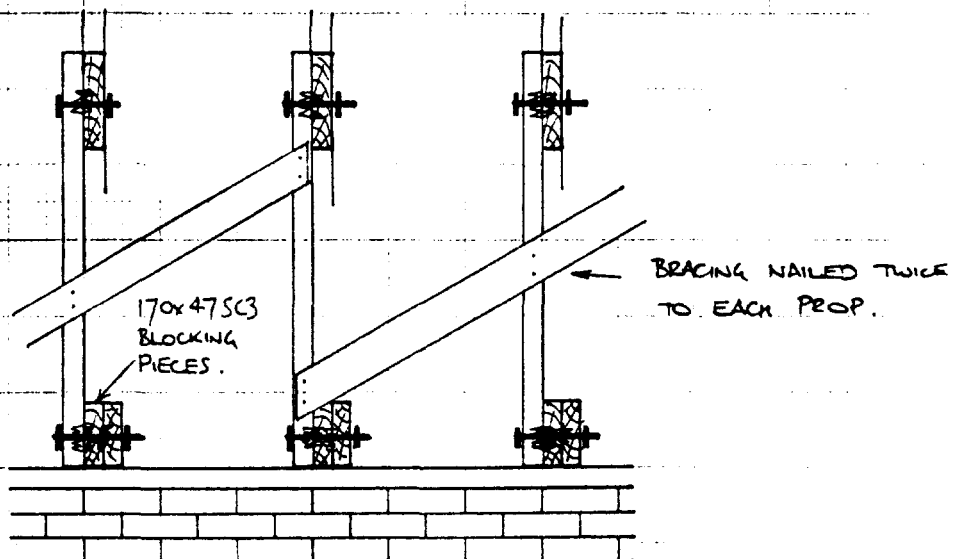
Nr P 1299 IB

By **IAN BARBER**

Sheet SK 05



DETAIL A.



VIEW ON B.

SUPPORT OF RAFTERS OFF INTERNAL WALL.

1:20

SKETCH



Bruce Edward Associates
Consultant Engineers - Building Structures

Project

2 SWAPCOTE LANE
LONG SUTTON

Date

18 10 93

Nr

P1299 1B

By

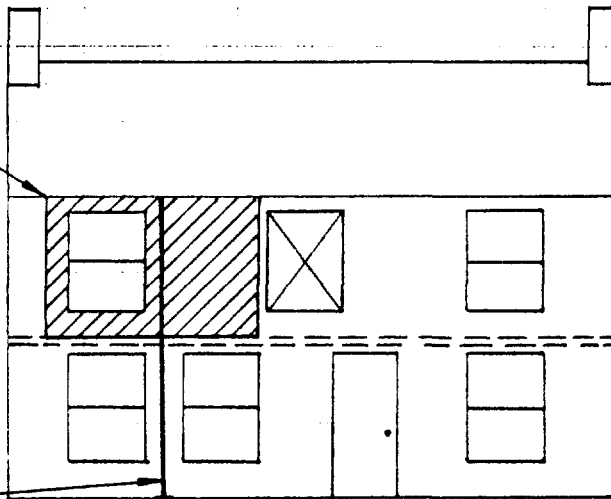
IAN BARNETT

Sheet

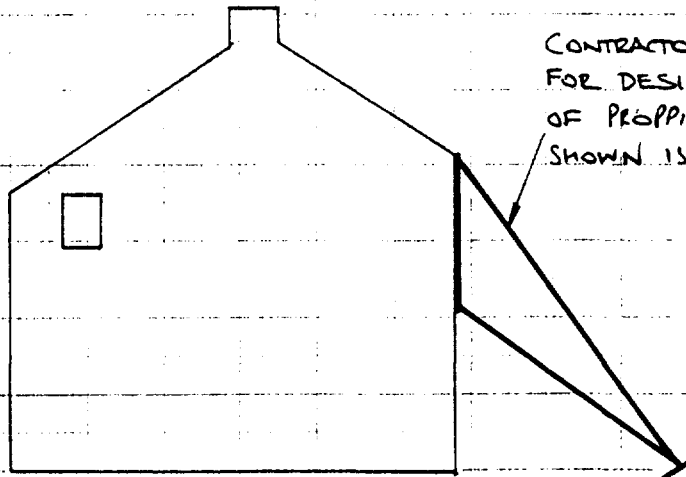
SK 06

APPROXIMATE EXTENT
OF WALL TO BE
DEMOLISHED AND
REBUILT. EXACT AREA
TO BE AGREED ON
SITE WITH ENGINEER

TEMPORARY PROPPING
TO BE PROVIDED PRIOR
TO DEMOLITION OF WALL OR,
REMOVAL OF ROOF.



NORTHERN ELEVATION



CONTRACTOR IS RESPONSIBLE
FOR DESIGN & CONSTRUCTION
OF PROPPING. THAT
SHOWN IS INDICATIVE ONLY.

EASTERN ELEVATION

REBUILDING OF PART OF NORTHERN ELEVATION

1:100

SPECIFICATION REQUIRED BY SHDC.

SPECIFICATIONS ROOF REPLACEMENT

2 SWAPCOAT LAKE LONG SUTTON SPALDING

1. DRAWING SHOWING THAT DESIGN COMPLIES WITH BUILDING REGULATIONS TO BE SUBMITTED FOR APPROVAL BEFORE COMMENCEMENT OF WORK
 2. CARE MUST BE TAKEN WHEN REMOVING EXISTING ROOF...TO AVOID POSSIBLE COLLAPSE OF THE BOWED UPPER WALL. INDEPENDENTLY BRACED SCAFFOLDING TO BE USED WITH HARD WOOD WEDGES AGAINST THE WALL.
 3. CHIMNEYS: CHECK FLASHING AND REBED POTS AS NECESSARY REPOINT CHIMNEY STACKS WHERE OPEN JOINTED ONLY. USE 1:1:6 MORTAR
 4. REPLACE GUTTERS. TO BE 4" ROUND CAST.
 5. ~~EL~~ TRADITIONAL ROOF STRUCTURE (RAFTERS AND PURLINS) NOT TRUSS.
 6. CERTIFIED TREATED TIMBERS.
 7. GALVANISED STRAPS TO GABLES AND WALL PLATES.
 8. REUSE DECORATIVE RIDGE USING 1:1:6 MORTAR.
 9. CAP RAISED ABUTMENTS - CODE 4 LEAD FLASHING.
 10. SLATES & TILES TO BE TWICE NAILED - COPPER NAILS.
 11. CEILINGS TO BE REMOVED BUT NOT REPLACED...HOWEVER CEILING JOISTS MUST REMAIN TO TIE INTO STRUCTURE
 12. IT WAS RECOMMENDED THAT A NEW DOWNSPOUT BE INSTALLED AT THE FRONT OF THE COTTAGE. PLEASE QUOTE SEPARATELY FOR THIS ITEM.
 13. IT WAS SUGGESTED BUT NOT MANDATORY THAT THE LICHEN BE REMOVED FROM THE COPINGS WHILE THE WORK IS BEING DONE. PLEASE QUOTE SEPARATELY.
-

DESIGN



Bruce Edward Associates
Consultant Engineers - Building Structures

Project **2 SWAPCOTE LANE**
LONG SUTTON

Date **15 10 93**

Nr **P1299 IB**

By **IB** Ckd

Sheet **01**

LOADS.

1. ROOF

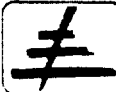
	kN/m^2
TILES	0.75
BATTENS & FELT	0.03
RAFTERS	0.12
SNOW	0.60
	<u>$\Sigma = 1.50$</u>

2. CEILING

INSULATION	0.02
JOISTS	0.11
PLASTERBOARD	0.12
IMPOSED	0.25
	<u>$\Sigma = 0.50$</u>

3. FIRST FLOOR

CARPET	0.03
BOARDING	0.10
JOISTS	0.25
PLASTERBOARD	0.12
IMPOSED	1.50
	<u>$\Sigma = 2.00$</u>


 Project **2 SWAPCOTE LANE
LONG SUTTON**

 Date **18 10 93**

 Nr **P 1299 1B**

 By **IB** Ckd

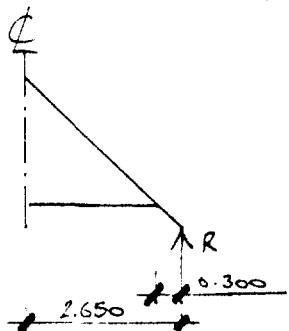
 Sheet **02**

RAFTER DESIGN

REFER SK04

PROVIDE MINIMUM 200 DEEP RAFTERS TO ALLOW FOR 150 INSULATION + 50 VENTILATION. THEREFORE, TRY 200x47 SC3 @ 600 C/C. THE SOUTHERN ROOF SLOPE ACTS AS SIMPLY SUPPORTED RAFTERS WITH A MAXIMUM HORIZONTAL SPAN OF 2.1m, WITH A SMALL LENGTH OF CEILING JOIST SUPPORTED AT MIDSPAN. THE NORTHERN ROOF SLOPE WILL BE CONSIDERED UNDER 2 CONDITIONS, 1) ACTING AS AN 'A' FRAME WITH THE EXTENDED LEG CANTILEVERING FROM ITS SUPPORT, + 2) ACTING AS A SIMPLY SUPPORTED RAFTER OF SPAN 2.65m SUPPORTING THE CEILING JOISTS (THIS IS CONSIDERED A WORSE CASE THAN THE SOUTHERN ROOF SLOPE).

1)

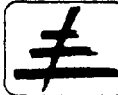


$$\begin{aligned}
 R &= 1.5 \text{ kN/m}^2 \times 0.6 \text{ m} \times 2.65 \text{ m} \\
 &\quad + 0.5 \text{ kN/m}^2 \times 0.6 \text{ m} \times 2.35 \text{ m} \\
 \therefore R &= 3.1 \text{ kN} \sim \text{CONSERVATIVE}
 \end{aligned}$$

$$M = 3.1 \times 0.3 = 0.93 \text{ kN.m}$$

$$f = \frac{0.93 \times 10^6 \times 6}{47 \times 200^2} = 3.0 \text{ N/mm}^2 < 5.3 \therefore \text{OK}$$

DESIGN



Bruce Edward Associates
Consultant Engineers - Building Structures

Project 2 SWAPCOTE LANE
LONG SUTTON

Date 18 10 93

Nr P1299 1B

By 1B Ckd

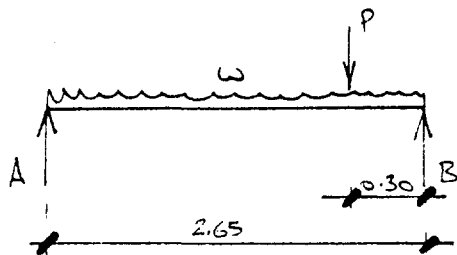
Sheet 03

$$\delta = \frac{3.1 \times 10^3 \times 300^3 \times 12}{3 \times 8800 \times 47 \times 200^3} = 0.1 \text{ mm}$$

$$\delta \text{ allowable} = 300 \times 0.003 \times 2 = 1.8 \text{ mm} \therefore \text{OK.}$$

THE ACTUAL DEFLECTION IS LIKELY TO BE GREATER THAN THAT CALCULATED AS THE SUPPORT OF THE CANTILEVER AT THE CEILING JOIST CONNECTION IS NOT A TRUE ENCASTRE SUPPORT, & THERE WILL ENEVITABELY BE SOME ROTATION. HOWEVER, THE DEFLECTION IS NOT CONSIDERED TO BE CRITICAL & UNLIKELY TO EXCEED THE PERMISSIBLE.

2)



$$w = 1.5 \text{ kN/m}^2 \times 0.6 \text{ m} = 0.9 \text{ kN/m}$$

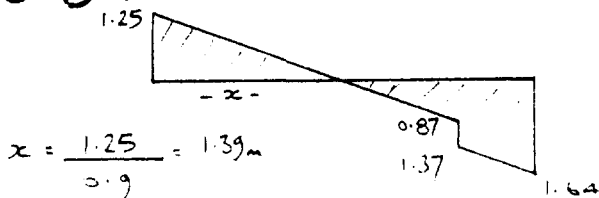
$$P = 0.5 \text{ kN/m}^2 \times 0.6 \text{ m} \times 3.3 \text{ m} / 2 = 0.5 \text{ kN}$$

$$\uparrow A : R_B \times 2.65 = (0.3 \times 2.35) + (0.9 \times 2.65^2 / 2)$$

$$\therefore R_B = 1.64 \text{ kN}$$

$$\therefore R_A = 1.25 \text{ kN}$$

SFD :-



$$M_{\text{MAX}} = (1.25 \times 1.39) - (0.9 \times 1.39^2 / 2)$$

$$\therefore M_{\text{MAX}} = 0.87 \text{ kN.m}$$

DESIGN



Bruce Edward Associates
Consultant Engineers - Building Structures

Project **2 SWAPCOTE LANE**
LONG SUTTON

Date **18 10 93**

Nr **P 1299 1B**

By **IB** Ckd

Sheet **04**

$$\therefore f = \frac{0.87 \times 10^6 \times 6}{47 \times 200^2} = 2.8 \text{ N/mm}^2 < 5.3 \therefore \text{OK}$$

$$\text{EQUIVALENT UDL} = \frac{8 \times 0.87}{2.65^2} = 1.0 \text{ kN/m}$$

$$\therefore \delta = \frac{5 \times 1.0 \times 2650^4 \times 12}{384 \times 8800 \times 47 \times 200^3} = 2.4 \text{ mm}$$

$$\delta_{\text{allowable}} = 0.003 \times 2650 = 7.9 \text{ mm} \therefore \text{OK}$$

PROVIDE 200x47 SC3 RAFTERS @ 600 c/c

CEILING JOISTS.

MAXIMUM SPAN = 3.3m

600 c/c.

B. REC TABLE A3.

170x47 SC3 ~ MAX SPAN = 3.72m.

PROVIDE 170x47 SC3 CEILING JOISTS @ 600 c/c

FLOOR JOISTS

MAXIMUM SPAN = 3.6m

400 c/c.

B. REC TABLE A1.

195x47 SC3 ~ MAX SPAN = 4.04m.

PROVIDE 195x47 SC3 FLOOR JOISTS @ 400 c/c

2 SWAPCOAT LANE
LONG SUTTON



Bruce Edward Associates
Consultant Engineers - Building Structures



1. NORTH ELEVATION-GENERAL VIEW



2. EAST ELEVATION - GENERAL VIEW



3. SOUTH ELEVATION - GENERAL VIEW



4. WEST ELEVATION - GENERAL VIEW

2 SWAPCOAT LANE
LONG SUTTON



Bruce Edward Associates
Consultant Engineers - Building Structures



5. NORTH ELEVATION ROOF SLOPE



6. EAST ELEVATION - Bulge in north wall



7. SOUTH ELEVATION UTILITY WINDOW



8. EAST ELEVATION
South end decayed brickwork