SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
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web: www.sholland.gov.uk

Application no: H16-0177-11

Applicant: Mr F Martino
co Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk
NR20 3JY

FILE COPY

Agent: Ms Anna-Marie High
Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk
NR20 3JY

Description: Alterations to interior and rear elevation

Location: 24 Hall Place
Spalding

Amendment: Parquet flooring, central staircase, suspended ceiling, lead repairs, ground floor drainage etc

Letter Sent: 2nd June 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received ... KP ... 1-6 Registered ☑ 1/6 8

Case Officer to Complete

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

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

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

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

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☒ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - *Name/Address*: .....

.....

.....

.....

Case Officer's Decision:

***REJECTED* – New Application Required** ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☒

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** 01/06/2011

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (*if necessary*) ☒

Public Register Updated ☑ Acceptance/~~Rejection~~ Letter Issued ☑ 2/6 8
(Plus Library if Re-Consulting Residents) CONFIRMED

Application Amendments

Application: H16-0177-11

Location: 24 Hall Place
Spalding

Postcode: House Number:

Amendment: 2 Date: 01-06-2011

Type: CUR Current Application

Sub-Type:

Description: Parquet flooring, central staircase, suspended ceiling,
lead repairs, ground floor drainage etc

Long Description: Vok cc.

Agent: Desig:

Name: Ms Anna-Marie High

Address: Annahigh Consultancy Ltd
South Green Park
Mattishall
Norwich
Norfolk

PostCode: NR20 3JY E-Mail: ahigh@woodfellov

Tel: 01362 857177 Fax:

Ref:

Decision: Date:

Officer: CHC

Fee: 0.00 Vat: 0.00 Total: 0.00 External Ref:

Porter, Karen

From: Crew, Chris
Sent: 01 June 2011 12:30
To: Porter, Karen
Subject: FW: Hall Place Chambers, Spalding H16-0177-11
Attachments: 1025009.pdf; chimney breast.pdf; 1025002B.pdf; CIMG3531.jpg; 1025008.pdf

Amendment: Parquet flooring, Central staircase, Suspended ceiling, Lead repairs, Ground floor internal drainage etc

SHDC
Planning & Development
0 1 JUN 2011
Ref: 0177-11.

From: Anna High [mailto:annahigh@woodfellowsllp.co.uk]
Sent: 01 June 2011 12:24
To: Crew, Chris
Subject: RE: Hall Place Chambers, Spalding H16-0177-11

Hi Chris,
Sorry I cut and paste the wording from our earlier site meeting notes;

We have only salvaged enough for the retail area as shown on drawing 11/250/09.

Thanks

AMENDED PLAN
Ref. A2

Anna-Marie High MScCHE MRICS
Annahigh Consultancy Ltd
Historic Building Surveying and Conservation

T. 01362 857 177
F. 01362 857 178
M. 07932 163 064

South Green Park, Mattishall, Norfolk, NR20 3JY
Registered in England and Wales No. 6170620

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From: Crew, Chris [mailto:ccrew@sholland.gov.uk]
Sent: 01 June 2011 12:21
To: Anna High
Subject: RE: Hall Place Chambers, Spalding H16-0177-11

Dear Anna,

Your first email said that salvaged parquet floor will be relaid in the reception and front retail area, but the drawing only indicates it being relaid in the retail area?

Chris

From: Anna High [mailto:annahigh@woodfellowsllp.co.uk]
Sent: 01 June 2011 11:55
To: Crew, Chris

Cc: Sam Kingston; frank martino; Richard Lee
Subject: RE: Hall Place Chambers, Spalding H16-0177-11

Hi Chris,

Your comments regarding the suspended ceiling are noted. The ceiling will be 350mm deep and will not be installed in the entrance lobby.

I will get a revised drawing to you today hopefully, showing the ceiling on the staircase section and an elevation of the chimney breast(s).

I attach 20/250/09, apologies.

Best wishes

Anna-Marie High MScCHE MRICS
Annahigh Consultancy Ltd
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From: Crew, Chris [mailto:ccrew@sholland.gov.uk]
Sent: 01 June 2011 09:02
To: Anna High
Subject: RE: Hall Place Chambers, Spalding H16-0177-11

Dear Anna,

I'm generally comfortable with what you propose, however:

- Can you clarify how deep the proposed suspended ceiling would hang from the underside of the existing ceiling, and whether this would obscure the beam in the main room or cut across the roundel windows at high level in the entrance lobby? Depending on how deep the suspended ceiling needs to sit it may affect the proportions of the structural opening in the chimney breast- we may need to see an internal elevation of the chimney breast to assess this (or an annotated photo may achieve the same thing). Dwg. No. 10/250/08 should also show the proposed suspended ceiling and how it relates to the existing staircase.

- Also, Dwg. No. 10/250/09 referred to in your email was not attached.

Regards

Chris

From: Anna High [mailto:annahigh@woodfellowsllp.co.uk]
Sent: 31 May 2011 17:56
To: Crew, Chris
Cc: Middleditch, Julie-Anne; Sam Kingston; frank martino; Richard Lee

Subject: Hall Place Chambers, Spalding H16-0177-11

Dear Chris,

As you are aware there are a number of variations to the proposed works and several additional repairs which we wish to include on the pending Listed Building Application H16-0177-11.
I would therefore be grateful if you would consider the following:

Ground Floor Parquet flooring – Some areas of the existing flooring have deteriorated and are loose. Areas of floor screed below has become friable and unsound. As discussed with you on site, we propose the following: Remove all the parquet blocks and damaged floor screed. All re-usable blocks to be salvaged for re-use. Lay a new self levelling floor screed. Prepare and square up the salvaged blocks and re-lay, starting with the front retail/reception areas. Lay new parquet blocks to make up quantities in the rear office areas. The line between the existing and new parquet would be delineated with a timber strip, laid flush with surrounding areas. Drawing number 10/250/09 attached shows the area to be salvaged and re-laid.

Central Staircase – A revised design is proposed which will reduce the impact on the historic structure. See drawing numbers 10/250/02B and 08 attached. The modification would maximise the re-use of the existing stairs, including re-using the half landing goings in the fabrication of the winders if possible.

Ground floor retail area chimney breasts – these will be opened up as shown on drawing number 10/250/02B attached and similar to the attached photograph.

First floor internal doors – Removal of 20C flush fire doors and installation of new doors (and fire doors). Details to be provided.

Ground floor entrance lobby – revised glazed screen arrangement/new partition incorporating window. See drawing number 10/250/02B. Further details to be provided.

Ground floor drain runs – Installation of drains in new floor screed to serve hairdressing basins.

Suspended ceiling to ground floor rooms – Opening up works has revealed that the original first floor timber structure has been in-filled with concrete, presumably to improve fire resistance. There are therefore insufficient voids to accommodate the new mechanical and electrical services. The proposal is therefore to retain the existing historic ceilings and timber cornice as existing and install a new suspended ceiling below comprising: Steel Hiltie fixings to underside of existing first floor and run 5" x 2" off hangers, fixing plate to external walls and running joist at 450 centres noggins accordingly to support 15 mm boarding and skim. Fix Victorian/Edwardian style plaster ceiling cornice.

Leadwork to roof gutter and front elevation cornice below roof balustrading – I attach a photo showing the condition of the lead to the cornice. The lead is dressed under the balustrade in one piece, forming flashings on either side of the balustrade. The lead has been laid in long lengths and has become fatigued, splitting in several places. Historically these splits have been poorly repaired with mastic which is not sufficient to keep the water out. Also in places, the lead is dressed so that water falls back towards the balustrade rather than away from it, which is accelerating deterioration of the stone. (see photo).
Having discussed the options with the leadwork contractor, we feel that repairing the splits will not be completely effective as we cannot get the repair right into the stonework and it does not solve the issue of water running against the stone. We therefore suggest the following:
Leave the existing lead under the balustrade. This is acting as a dpc as well as a flashing.
On either side of the balustrade, cut the lead away, say 50mm parallel with the balustrade base.
Dress new appropriately Coded lead flashings to either side of the balustrade and dress these over the retained strip of lead. This will improve the falls away from the stone.
Cut a clean chase out of the stone above the existing lead to dress the new lead into. Make good the existing damage to the balustrade base with 'plastic' repairs and re-point as surrounding areas.

All in accordance with Lead Sheet Association guidance, as far as possible.
In the roof valley, we propose to adjust a couple of the steps in the lead as these are too shallow and do not conform with the required minimum 55mm. This can be done fairly easily with some carpentry adjustment.

I trust the above is clear, and sufficient for you to determine the Application. However if you require any further information please let me know.

Regards

Anna-Marie High MScCHE MRICS
Annahigh Consultancy Ltd
Historic Building Surveying and Conservation

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PLANNING AMENDMENT

For Office Use only
Application No: H16-0177-11/A2
Date Registered: 01 JUN 2011
Case Officer: CC

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
Mr F Martino Telephone:	Ms A M High FILE COPY Telephone:
SITE ADDRESS DETAILS 24 Hall Place, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0177-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Alterations to interior + rear elevation	
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)	Parquet flooring, central staircase, suspended ceiling, lead repairs, ground floor drainage etc	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
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? (If so, state Building Control Surveyor dealing with application)	YES/NO	