PLANNING AMENDMENT

SOUTH HOLLAND

For office use only

Application No H16/0619/01/A1

Date Registered 06 JAN 2003

Case Officer DR

6 JAN 2003

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAHKAR DEVELOPMENTS LTD
39 STATION ROAD.
THORNEY.
PETERBOROUGH.
PE6 0QE.

Tel. No.

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

C.R. MERCHANT.
UNIT 4. WRIGHTS MEWS.
12A PARK ROAD.
HOLBEACH.
LINCS

Tel. No. 01406 490830 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

55 WINSOVER ROAD. SPALDING.

Please complete

APPLICATION No.

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

H16/0619/01.

Building Regulation reference relating to same development (if any)

—

2. Please tick **one** box only

	A		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans.	✓	or	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 C.R. Merchant Date 4:1:03

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

CHANGE OF USE & ALTERATIONS TO EXISTING RETAIL OUTLET TO FORM SIX ONE BEDROOM FLATS.

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.)

DEMOLISH FRONT PART OF BUILDING IN LIEU OF RENOVATION. (SEE STRUCTURAL REPORT)

State drawing no's of the current submission

—

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

~~YES~~ / NO PUDY.

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

RE-BUILD IN LIEU OF RENOVATION.

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/0619/01

Original Applicant:
Mrs J Dalton & Mrs S Baker
22 Cherry Tree Grove
Spalding
Lincs
PE11 2NA

Original Agent:
East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Change of use & alterations to existing retail outlet to form 5 one bedroom flats

Location: 55 Winsover Road
Spalding
Lincs

Amendment: Demolish front of building in lieu of renovation
Structural Report Ref: 40702 - January 2003

17-MAR-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Application Amendments

Application H16/0619/01

Location 55 Winsover Road
Spalding
Lincs

Postcode House Number

Amendment 1 Date 06-01-2003

Type POS Post-Decision
Sub-Type

Description Demolish front of building in lieu of renovation
Structural Report Ref: 40702 - January 2003

Long Description

Agent A01 Des'n
Name East Midlands Design Assoc.
Address "Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA
Post Code E-Mail
Tel 01775 767968 Fax
Ref

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

Unit 4, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE
Tel: 01406 490800 / 01406 423762 Fax: 01406 425744 e-mail: grm@merchant.f9.co.uk

FAO:- Paddy. 4.1.03

Structural Report As discussed.

With Compliments

Ben.

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW
Tel : 01775 712660
Fax : 01775 712635
E-Mail : src@s-r-c.co.uk

PRELIMINARY STRUCTURAL REPORT

UPON

55, WINSOVER ROAD

SPALDING

LINCS

AMENDED PLAN
Ref. 111

Planning Department
Ref

G.R. Merchant
Unit 4, 12a Park Road
Holbeach
Spalding
Lincs
PE12 7EE

PRELIMINARY STRUCTURAL REPORT

UPON

55, WINSOVER ROAD

SPALDING

LINCS

REFERENCE: 40702 JANUARY 2003

INTRODUCTION

At the request of G.R. Merchant, a visual inspection only of the property was undertaken on the 19th December 2002, the purpose being to comment upon the structural elements only.

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

It confines itself to the basic building fabric and is not intended to comment upon non-structural items such as plumbing, electrics, heating, condition of window and door framing. We cannot comment upon structural items which were inaccessible at the time of our visit.

Please note, that no finishes were removed, footings exposed or drainage runs tested during our site visit.

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

LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the South side of Winsover Road, Spalding at the junction with St. Thomas Road, approximate National Grid Reference TF 244 226, the property is of traditional construction being pitched timber framed roof and load-bearing masonry.

A two storey structure stands at the front of the site, with single storey flat roof garages and outbuildings at the rear.

This report refers only to the two storey structure, since the remainder of the property is beyond the scope of our instructions.

COMMENTS "AS SEEN"

The ground floor elevations that faces both Winsover Road and St. Thomas Road contain large areas of shop frontage, see photograph 1.

It is not clear if the property was originally a dwelling that has been converted into a shop, or if infact the property has always been some form of retail outlet.

Nevertheless, all internal walls at both ground and first floor level have been removed.

When viewed from the front it appears the roof has been recovered, with heavy concrete tiles, since the whole roof is sagging and loose tiles are visible towards the gable wall, see photograph 2.

Loose brickwork is apparent above the front first floor window, see photograph 3, together with cracking below this same window, see photograph 4.

The gable wall facing St. Thomas Road bows outwards between eaves and first floor level, see photograph 5.

Large diagonal cracks are present within the render above windows in the gable wall, see photographs 6 & 7, with a further vertical crack in the render of the rear wall, close to the gable, see photograph 8.

Internally at ground floor level a nominal pier remains within the gable wall, supporting a steel beam.

At first floor level the corresponding wall has also been removed, with a small steel column now supporting a further steel beam in the roof.

A large vertical crack is present up the staircase where the wall abuts the party wall, see photograph 9.

A considerable slope towards the gable wall is present across the first floor, see photograph 10.

Within the roof space crude timber strengthening is in place together with new rafters and a large diagonal crack is visible in the party wall, see photograph 11.

CONCLUSIONS

This property has suffered from a degree of dilapidation as a result of no maintenance for some time, together with structural movement, that appears to be ongoing.

It is clear the gable wall facing St. Thomas Road has sunk considerably more that the front and rear walls, together with a substantial outward bulge at first floor level.

It is likely that poor ground conditions and inadequate foundations have allowed vertical movement of the gable wall to take place.

The outward movement of the wall is probably due to the internal walls having been removed which has compromised the lateral stability of the wall.

Although the roof structure has been strengthened it appears to have been done on a "needs must" basis, when movement took place as a result of a much heavier roof having been laid.

Taking into account the need to reinstate front and side walls together with internal walls, we question whether this will provide the necessary structural stability that is necessary to create a long term structurally sound property.

Serious consideration should be given to whether it is the correct solution to attempt to renovate this property.

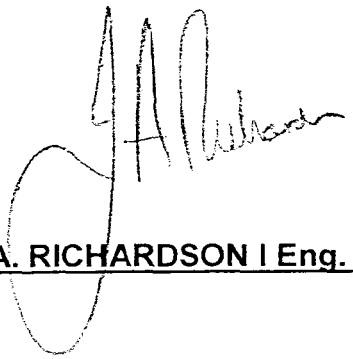
RECOMMENDATIONS

Based upon practical considerations, we recommend the two storey property is demolished, since structural repair and renovation is unlikely to create a structurally sound property, that remains stable for years to come.

Clearly safety issues with respect to the adjacent roadway must be adhered to, together with any party wall matters with the adjacent properties.

With this in mind it is possible that some temporary support may be necessary to the party wall together with crack repair.

For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**



J.A. RICHARDSON I Eng. AMIStructE — **3RD JANUARY 2003**

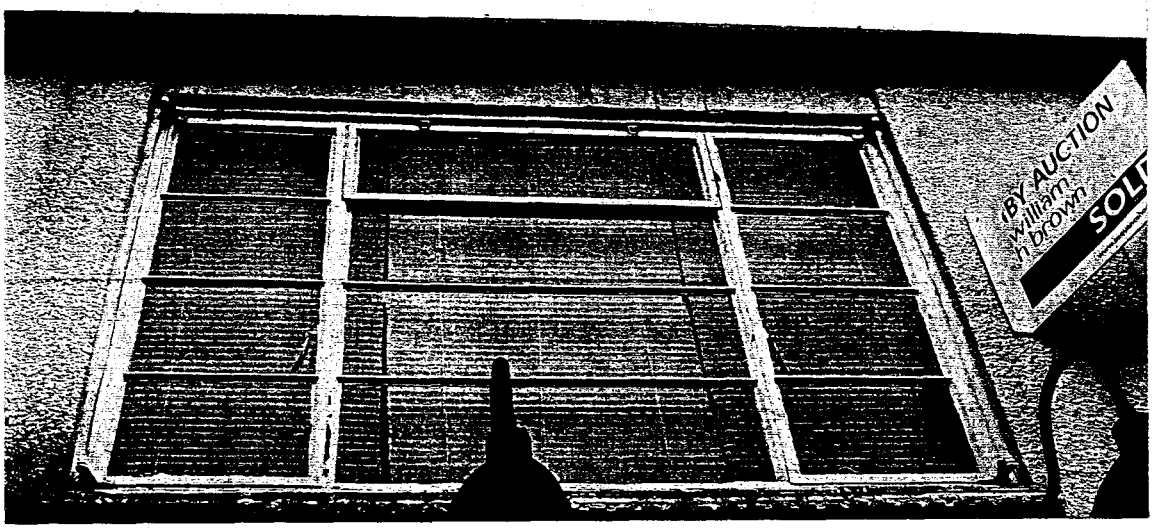
APPENDIX 1. 40702.



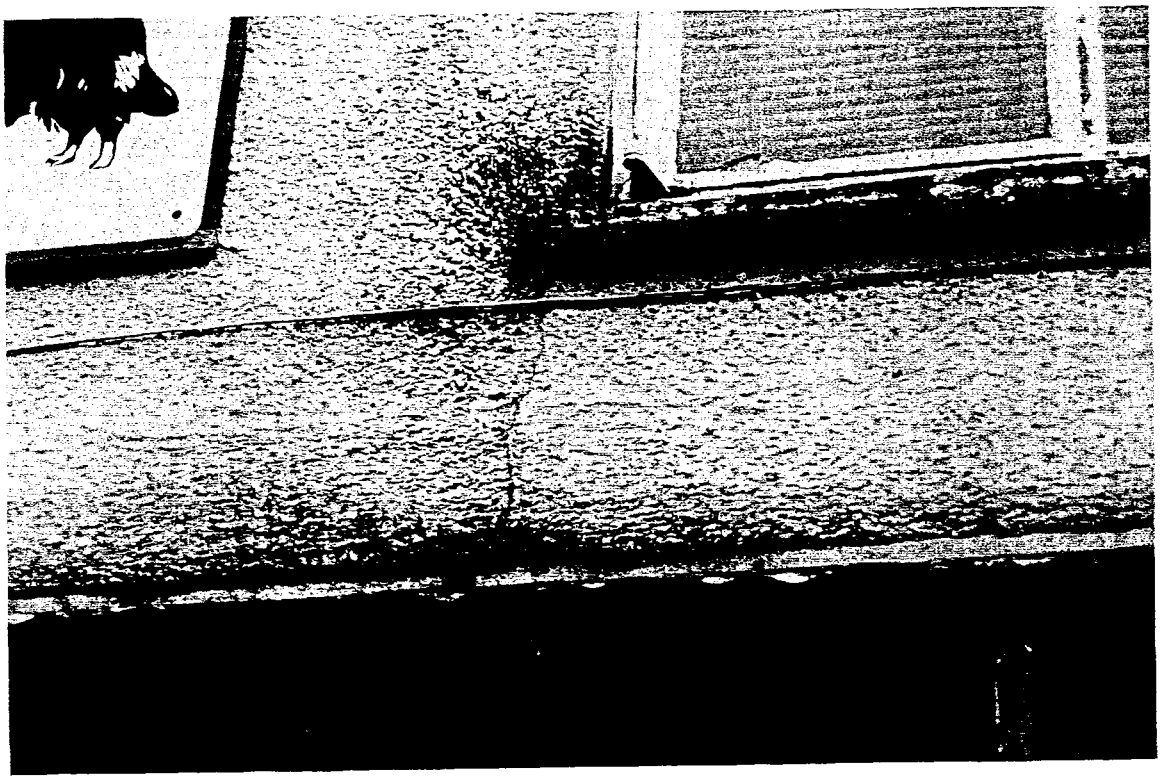
PHOTOGRAPH 1.



PHOTOGRAPH 2



PHOTOGRAPH 3

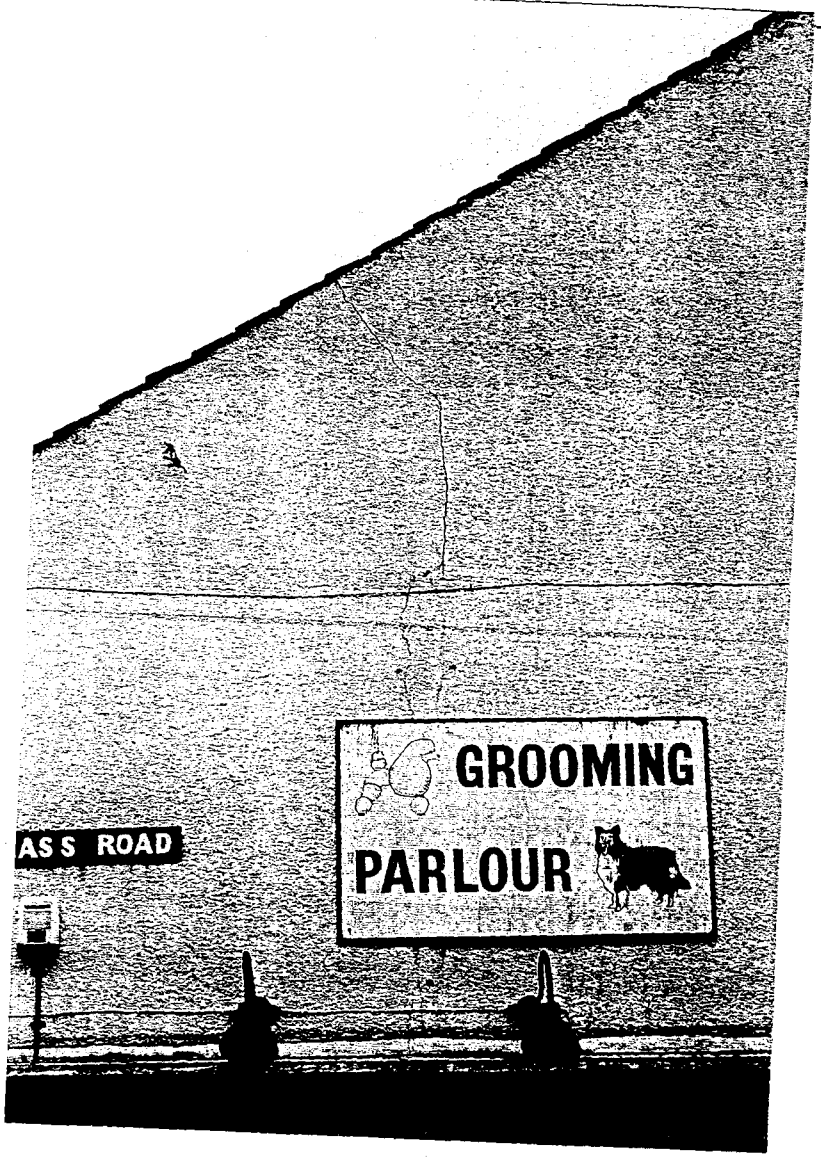


PHOTOGRAPH 4

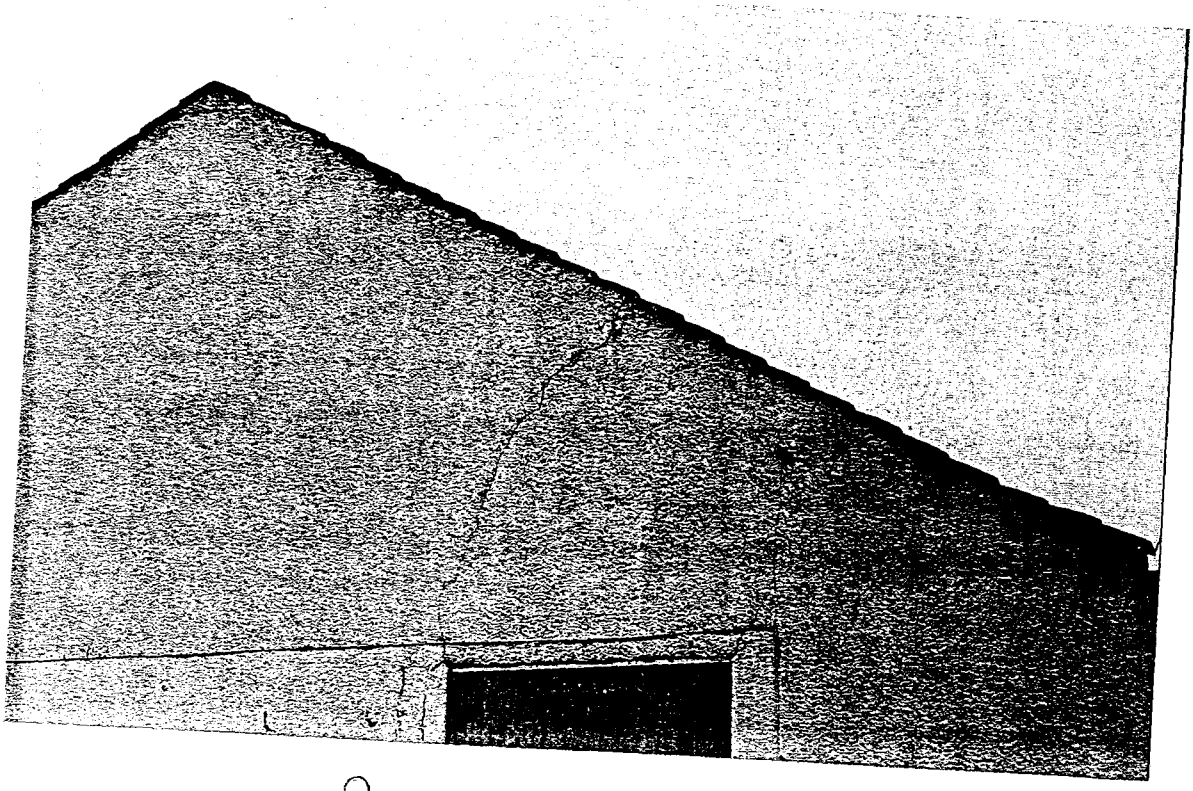
APPENDIX 3. 40702



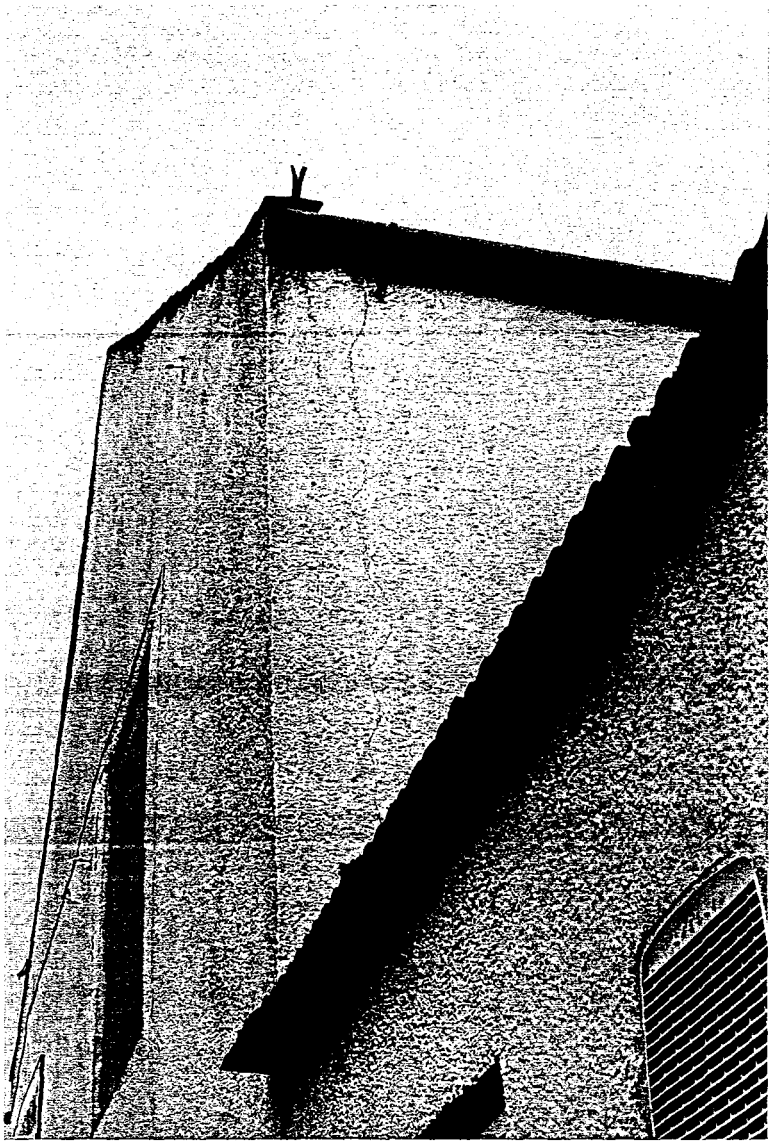
PHOTOGRAPH 5



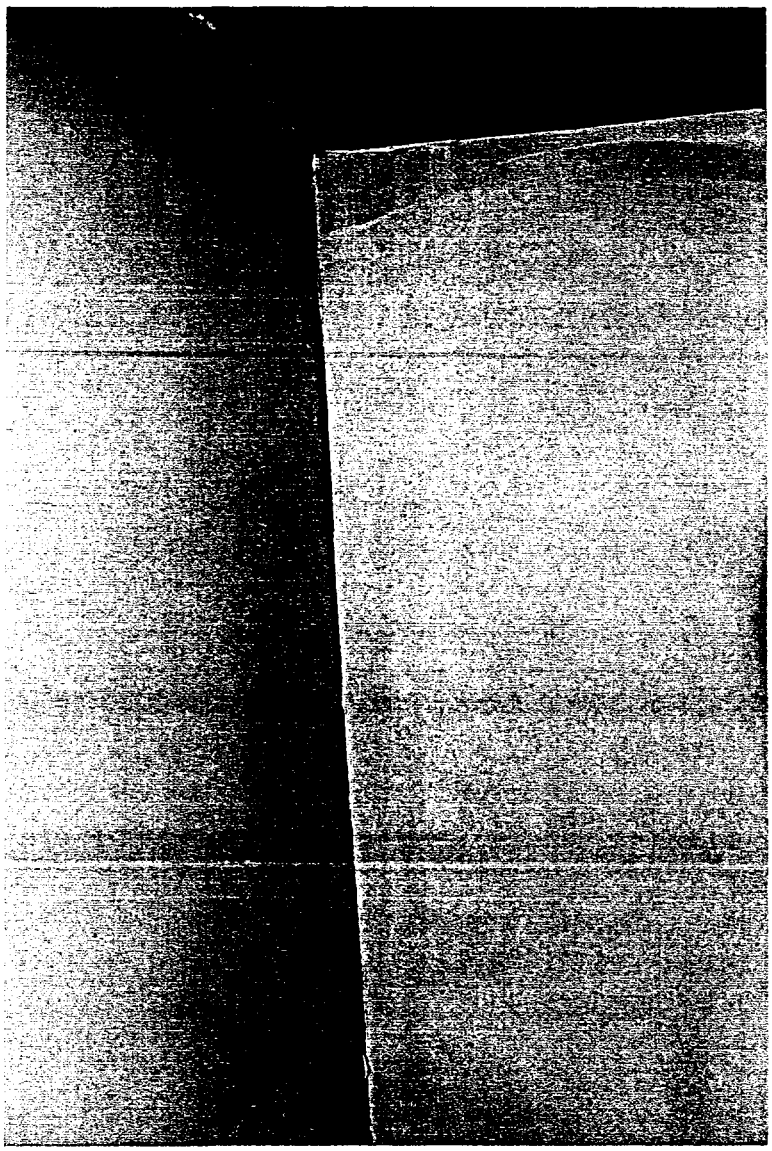
PHOTOGRAPH 6.



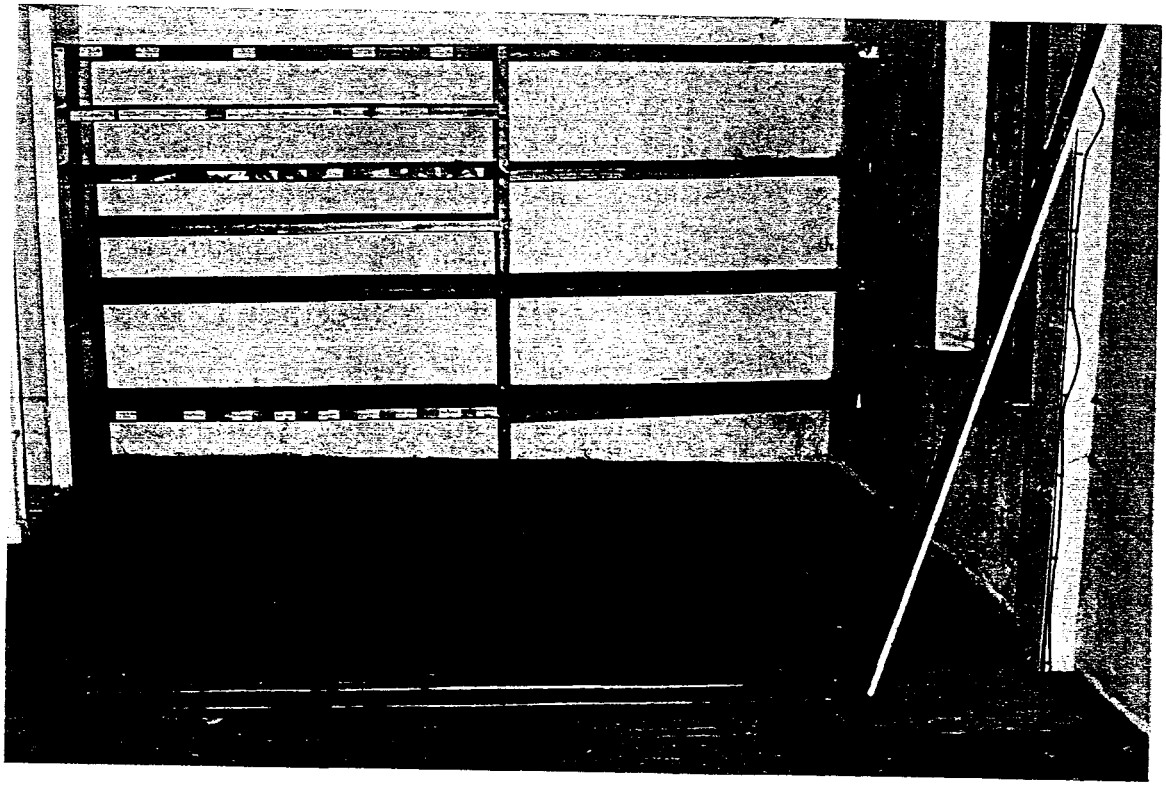
PHOTOGRAPH 7.



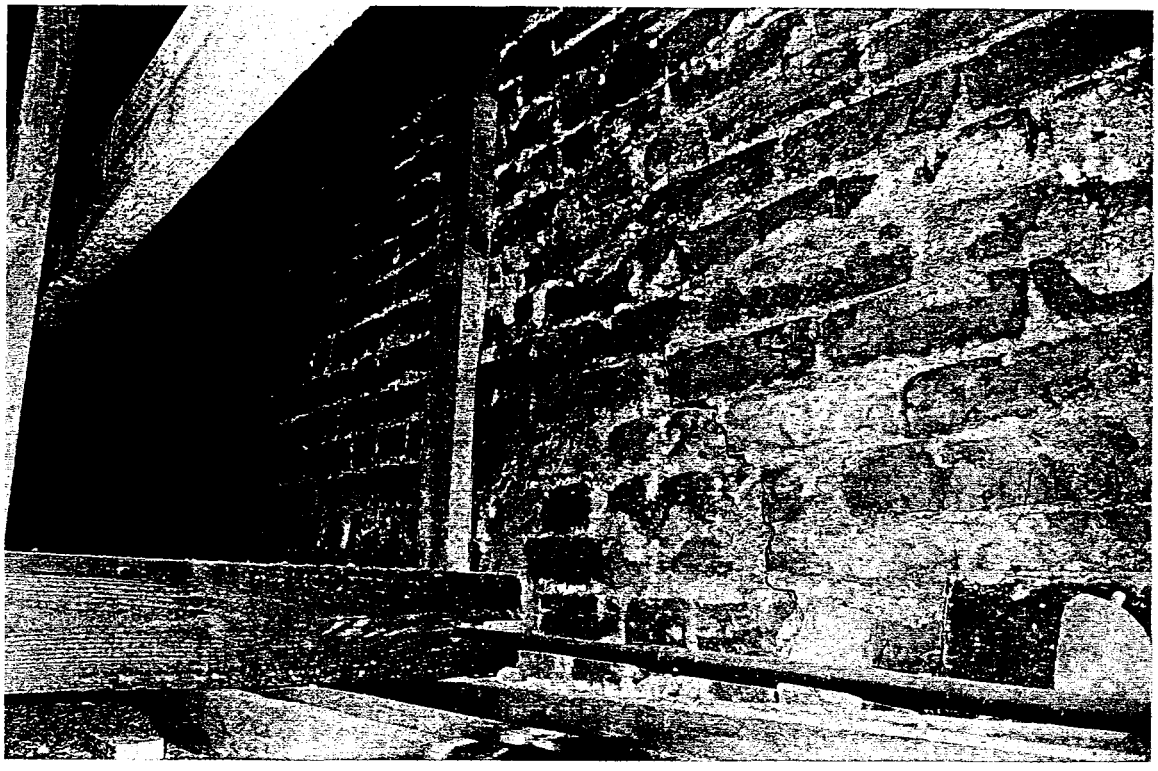
PHOTOGRAPH 8



PHOTOGRAPH 9.



PHOTOGRAPH 10.



PHOTOGRAPH 11.

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KP

Registered .....

DC Procedural Assessment

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

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DC 17/2/03

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

Acceptance issued: [illegible]

* Discussed with SB 17/2
He agrees new app. Needed.