AJO//A1051

10th July 2017

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

Proposed conversion of offices to 2no. flats and alterations to Listed Building at Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL for Mr. N. Revill.
SHDC LBC ref: H16-0151-17

We write with reference to the above approval and with specific reference to condition 4 which is worded as follows:

'All blocked up doorways to be in reveal so that the door location remains evident. Details to show how this will be achieved to be submitted and agreed in writing prior to the commencement of work.'

We enclose herewith our drawing numbered A1051-10 revision A and would offer the following statement in response to the condition:

First floor level
The works at first floor level seek to retain all existing doorways in operational use and as such none will be blocked in. The exception to this is door reference 1st D01 where, to ensure adequate fire performance, the door needs to be blocked off on the room side. Unfortunately this door is not afforded protection by the new proposed fire resisting lobby screen in the same way as is the case for doors referenced 1st D02, 1st D03 and 1st D04 as such rather than being upgraded to 30 minutes fire resistance it is necessary to improve it to 60 minutes resistance. The construction of the existing door is insufficient to allow this to be achieved using the low-impact Envirograf method and the over-boarding of the entire opening on the room side is therefore the most sympathetic option. This over-boarding could be removed at a later date returning the door and surround to its original format. The door, linings and architraves will of course remain entirely visible from the south-west side (i.e. within the stairwell). The details for this over-boarding were approved as part of the original application pack (drawing A1051-11).

Second floor level
The works at second floor level have greater impact since this is where the cellular accommodation of the flats is being created. Taking the doors in turn we would comment as follows:

2nd D01	-	New door and frame in new partition.
2nd D02	-	Existing door upgraded for fire and remains visible.
2nd D03	-	New door and frame in new partition.
2nd D04	-	New door and frame in new opening.
2nd D05	-	Existing door and frame remains visible.

Continued….

Oglesby & Limb Ltd

Chartered Architect

Units 4 & 5 Market Chambers
12 Market Place
Spalding
Lincs PE11 1SL

Telephone: 01775 761196

E-mail: design@o-l-ltd.co.uk

Website: www.o-l-ltd.co.uk

LABC
Regional finalist
2013 awards
2014 awards
2015 awards

constructionline

Reg. No. 48844

Director
A.J. Oglesby RIBA

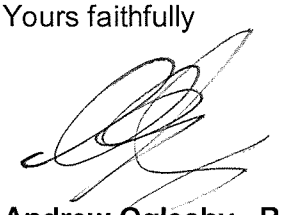
Company Reg. No. 4419410

A1051 - 10th July 2017

2nd D06	-	New door and frame in new partition.
2nd D07	-	New door and frame in existing reduced opening.
2nd D08	-	New door and frame in new partition.
2nd D09	-	New door and frame in new opening.
2nd D10	-	New door and frame in new opening.
2nd D11	-	Existing door and frame left in-situ and fixed shut but to be concealed by stud lining within shower room. This over-boarding is required to achieve a suitable finish for a wet area. Whilst this cannot be done in reveal, the door opening, lining and architraves will remain permanently visible from the south-west (i.e. within the bedroom).
2nd D12	-	Existing door and frame remains visible.
2nd D13	-	This door, linings and architraves remain in-situ but in order to achieve suitable wall finishes in both rooms it is necessary to line out the wall both sides with stud. The opening will therefore still exist and could be opened up later though it will not be visible following completion of the proposed works. That said, within figure 34 of the design and access statement this wall was recorded as 'suspected later / revised construction' and this has since been confirmed as being the case. Thus dating from C20 the infilling and over-boarding are not considered detrimental to the building.

The proposals would therefore not require setting infill in reveal and we would seek to satisfy this condition on the basis of this letter and the enclosed drawing.

Yours faithfully



Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Limited
Enc
cc. Mr N Revill