APPLICATION No. H16/0871/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2-3
Location Plan	4
Application Form	5-6
Check Sheets	7-10
Other Correspondence	11-52
Drawings	53-55
Post Decision Amendments	—

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/0871/93 Received:16-MAY-94 Type:LISTED BUILDING

Name: Mr R F Pacey
172 Spalding Road
Pinchbeck
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed internal renovations and improvements

Location : 24 & 25 Red Lion Street 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 All new external UPVC soil vent pipes shall be black.

Reason: To ensure they do not detract from the character of this Listed Building.

3 All repointing shall be carried out with a 1 cement : 2 lime : 9 sand mortar and all replaced bricks shall match. Before the work is commenced the means of repointing shall be indicated on a plan to be approved by the Local Planning Authority, and all repointing shall accord with an agreed sample panel of pointing.

Reason: To protect the external appearance of the building.

4 Before the doors numbered 9, 11, 15, 17, 21, 23, 24, 26, 27 are hung, details of the alterations to the doors and door frames shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the alterations do not detract from the character of the individual doors and frames.

5 The work shall be in full accordance with the submitted details.

Reason: In the interests of protecting the character of this Listed Building.

In submitting details relating to doors, in particular the details required

SOUTH HOLLAND DISTRICT COUNCIL

are those referred to in Paragraph 5c and d on page 23 of the schedule of works. Consideration should also be given to changing the door closing mechanism to "Perko" closers.

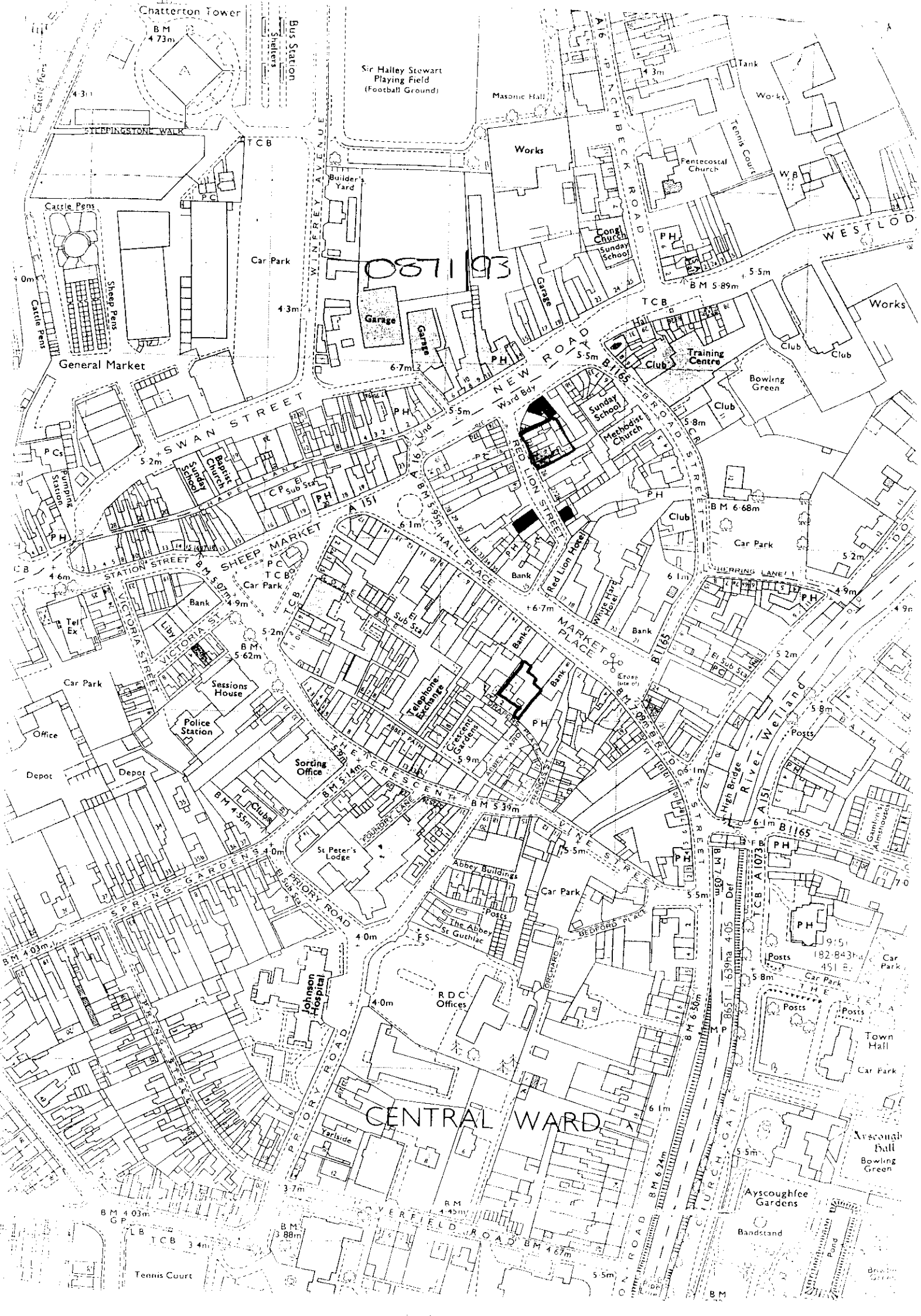
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
14-JUL-94 H16/0871/93

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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


Chatterton Tower
Bus Station
Shelters
Sir Hailey Stewart Playing Field (Football Ground)
Masonic Hall
Tank
Works
Tennis Court
Pentecostal Church
Builder's Yard
Cattle Pens
Car Park
Garage
Congl Church
Sunday School
PH
WESTLOD
Sheep Pens
General Market
NEW ROAD
Ward Bdy
Training Centre
Club
Bowling Green
SWAN STREET
Sunday School
Baptist Church
Methodist Church
Pumping Station
Sub Sta
SHEEP MARKET
HALL PLACE
LION STREET
Red Lion Hotel
BROADGATE
STATION STREET
Bank
Telf Ex
Liby
VICTORIA ST
Sessions House
Police Station
Office
Depot
Sorting Office
Telephone Exchange
MARKET PLACE
White Hart Hotel
Cross (site of)
Crescent Gardens
ABBEY PLACE
THE CRESCENT
FOUNDRY LANE
ABBEY PATH
FRANCIS ST
Abbey Buildings
St Peter's Lodge
SPRING GARDEN
PRIORY ROAD
The Abbey
St Guthlac
Johnson Hospital
RDC Offices
Yarlside
CENTRAL WARD
HERRING LANE
River Welland
High Bridge
VINE STREET
BEDFORD PLACE
ORCHARD ST
Town Hall
Ayscoughfee Hall
Ayscoughfee Gardens
Bandstand
Pond
CHURCH GATE
TYRRELL ROAD
OVERFIELD ROAD
Tennis Court
Gainsb'rs Almshouses
B1165
A16
A151
A1073
BM 4·73m
BM 5·89m
BM 6·68m
BM 5·07m
BM 5·62m
BM 5·14m
BM 5·39m
BM 4·55m
BM 4·03m
BM 3·88m
BM 4·67m
BM 6·24m
BM 7·09m
BM 6·56m
TCB
PC
PCs
FS
LB
GP
MP
Posts
182·843ha
451 B.
1639ha 4·05
8651

THREE COPIES REQUIRED

LISTED BUILDING
OR CONSERVATION AREA CONSENT
APPLICATION

For office use only
Application No. H16/0871/93
Date Registered 10 SEP 1993
Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. F. PACEY,
172 SPALDING ROAD,
PINCHBECK,
SPALDING, LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) M. R. HOLLAND

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

24 & 25 RED LION STREET, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED WORKS

PROPOSED INTERNAL RENOVATIONS & IMPROVEMENTS.

Please complete

Signed Poddingtons

I attach * Three copies of all plans
* an owership certificate

Date 10th September 1993.

Please tick **one or more** boxes and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

The application includes the following works:

Listed Buildings
- Works of demolition ☐
- Extensions ☐
- Alterations ☑

The work relates to
- The entire listed building ☑
- Part of the listed building ☐
- Exterior of the listed building only ☐
- Objects attached to the listed building ☐
- A separate building in the grounds ☐
- Objects in the grounds ☐

State application no. of any related planning permission or application for planning permission

State grade of listed building
I ☐ II* ☐ II ☑

Unlisted Buildings in a Conservation Area
- Demolition of an entire building in a conservation area ☐
- Partial demolition of a building in a conservation area ☐

OWNERSHIP CERTIFICATES

(For Listed Building or Conservation Area Consent applications)

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site** complete Certificate A.
In any other case (i.e. if the applicant is a prospective purchaser or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners and complete **Certificate B**.
You should use the notice at the bottom of the form to send to the owner. An "owner" is a person having a freehold interest, or having a leasehold interest with at least seven years to run. (remains unexpired). If you are unable to trace the owner, please contact the Planning Office.

Certificate A — No person other than the applicant was the owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed [signature] Poddingtons Date 10th September 1993.

Certificate B — *The applicant has given the requisite notice to all persons other than the applicant who* were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner: Date notice served:

Signed ..... Date .....

Use the notice below to notify any other owner of the building where necessary.

NOTICE UNDER REGULATION 6 OF TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1987

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposal to DEMOLISH/ALTER/EXTEND/VARY/DISCHARGE CONDITIONS (delete as appropriate)

at ..... (location)

Take notice that application is being made to South Holland District Council by ..... (name)

for listed building consent/conservation area consent/variation or discharge of conditions (delete as appropriate)

to ..... (description)

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer — Rear spec. seems okay but in area of Pod. i.e. repair not renewal. Need to check against plans & ensure no conditions.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 15-6

Site Notice posted by PM
Date
Expiry 31-5

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Interior not much ... alts not affect conservation etc

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed P.M. Date 23-6

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

Prior Submission ✓

1) All new external UPVC soil vent pipes shall be ~~[illegible]~~ Black ~~[illegible]~~ Reason. To ensure they do not detract from the character of this listed building.

2) All repointing ~~[illegible]~~ shall be carried out with a 1 ~~[illegible]~~ cement, 2 ~~[illegible]~~ lime and 9 Sand mortar, and all replaced bricks shall match. ~~[illegible]~~
Reason: To Protect the external appearance of the building. PTO

3) Before the doors numbered 9, 11, 15, 17, 21, 23, 2
26, 27 are hung details of what alterations
are required for fire regulation purposes shall
be submitted to ~~the~~ and ~~for~~ approved by the L
In particular the details required are those referred
to in paragraph 5 c ~~and~~ and d on page 23
of the schedule of works. ~~The~~ Consideration
should also be given to changing the
door closing mechanism to "Perko" closers.

Reason: To ensure that the alterations required for
fire regulation purposes to protect the adjacent care
in this timber framed house, do not detract from
the character of the individual doors + spaces.

4) The work shall be carried out in full accordance with the submitted
details.

Reason In the interests of protecting the character of this
listed building

DC INSTRUCTION SHEET

APPLICATION REF: H16/0871/93

Directions

A/

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☑ Advt ☐

Other.....

Non-std: Details needed: All areas of new work or alteration or demolition + rebuilds to be marked in red on plans.

Direction authorised by Senior Officer.....

Date..12/5

Revalidation after Direction

Information satisfactory ✓ Signed..... Date..14/5.

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	..... G ENV Specify:
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	..... NOT SENT WRMS happy
	Consultant	✓ Mus Hew Order No: for us to do
	Other	..... Specify: this.
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

RECONSULTS

Press
PC
WM
Residents

Case Officer: PD

Senior Officer Confirmed [illegible]/10 Date..25/5 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL.

Receipt No

Date first Rec'd 10 SEP 1993

Registration

Reference H16/0871/93

Cross-Ref R

Date 15-SEP-93 JAC

Validation

TYPE LB

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £NIL.

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 201 OS Plots
Grid ref 5347503 2275C

Ward P Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

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

Linked to site Ref

Linked to property Ref
0216046
0216097

Planning Records:
Earlier apps

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0871/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0779/94 Received:05-AUG-94 Type:CONDITION COMPLIANCE

Name: Mr R F Pacey
172 Spalding Road
Pinchbeck
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Details of alterations to doors and door frames (Condition 4 of application H16/0871/93)

Location : 24 & 25 Red Lion Street Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

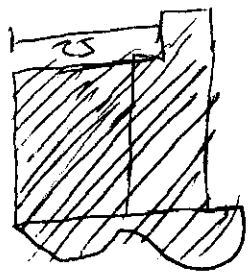
sgd B SMITH
Director of Planning and Building Control Services

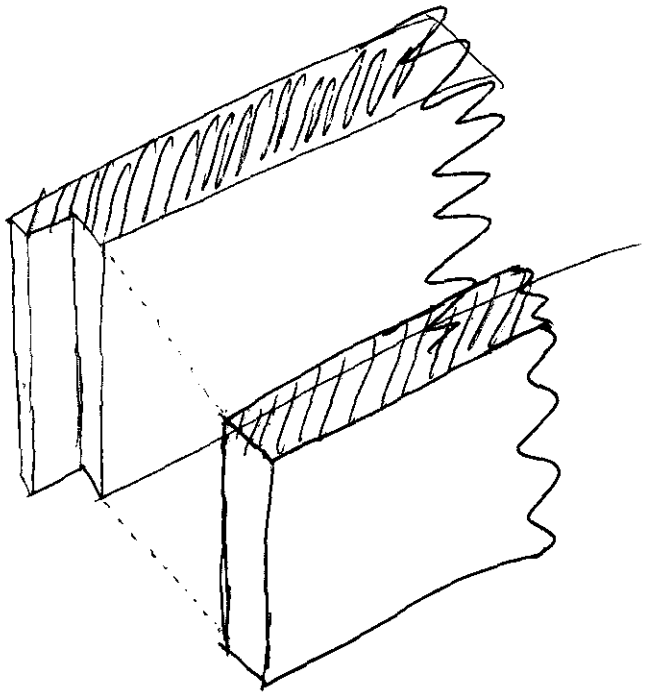
01-SEP-94 H16/0779/94

Saw Mr R. Boor of Podds on Site 21-7.

Advised they should brake door shape fit the door frame + insert the fire stop into the door edge.

The door frame rebate will be increased to -20mm by installing extra wood across full face of frame + architrave will be re positioned.





PM

T. Podmore - Paint windows + boarded dream. Leave door color for now schem

51. Decoration cont/.

c) All new joinery to be knot, primed and stopped and given 1 undercoat and 1 gloss coat.

d) Radiators to have 2 undercoats and 1 gloss coat.

e) Visible copper pipework - one coat primer, 1 undercoat and one gloss coat.

f) Visible waste pipes internally. Decorate with paint compatible with type of plastic.

g) All colours to Client's choice.

h) All rainwater and soil and waste pipes PVC and metal to be cleaned down as required and painted green to match existing.

i) All fascia boards to be checked over, replace if rotten, clean down and re-decorate green to match existing.

52. Main contractor to allow for making good after electrician and plumber.

53. All timber floor boards to be cleaned down as required and site treated for worm infestation by specialist and guarantee given on completion.

54. Where perimeter walls to property run parallel to floor joists wall to be tied to joists with 30 x 5mm mild steel galvanised straps at max. 2m. ctrs. Straps to be screwed to walls and fixed to min. of 3 no. floor joists either on top or underneath. Provide solid noggings under all straps. Make good to wall, floor and ceiling where disturbed.

55. Where roof structure butts up to a gable rafters and ceiling joists are to be tied to the gable wall using 30 x 5mm mild steel galvanised straps at maximum 2m. ctrs. Straps to be screwed to walls and fixed to min. 3 no. rafters and ceiling joints. Provide solid noggings under straps. Make good to all ceilings where disturbed.

56. All external doors including surrounds and windows to be removed and replaced with new and these to be faxsimile of existing and to incorporate internal draught seal (not visible from outside of building). Windows to have traditional construction and not use PVC trays or spiral balances. All timber used to be good quality and preservative treated. Ground floor windows to be fitted with laminated glass. Bathroom windows to be obscure glazed. Fit locks to all windows and 5 lever mortice locks to all doors. Re-fit letter box to door D5. Re-fit lever handles to door D5 and D6 and knockers. See Poddingtons for colour of decoration as may use two different colours.

Fit coloured glass panels in W4 & W11 as existing.

To W1 check with Client before manufacture as to design required. Replacement flush doors to be solid plywood faced.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0871/93
LISTED BUILDING

Applicant: Mr R F Pacey
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed internal renovations and improvements

Location: 24 & 25 Red Lion Street
Spalding
Lincs

Valid date: 16-MAY-94
Target dates:
To case officer 23-MAY-94
Inspected by 30-MAY-94
Extra contacts 06-JUN-94
Report if not clear by 20-JUN-94

Terminal date: 11-JUL-94
Target Committee: 22-JUN-94
Report deadline: 08-JUN-94
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building: GRADE II
Conservation Area: SPALDING

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CLB	31-MAY-94	21-JUN-94
Cllr G J Hawkins	26-MAY-94	02-JUN-94

L.C.C. No Objection Jo 05 5/6/94

or before the 8th day of August, 1994, after which date the Executors will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interests of which they shall then have had notice.

Dated this 31st day of May, 1994.

MOSSOP & BOWSER,
Solicitors for the Executors.
30 Market Place, Long Sutton,
Spalding, Lincs PE12 9JH.

5d6868 187/507 LF31-5

PLANNING APPLICATION

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

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

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.

H02/0467/94	Broadgate Builders Nursing wing extension to existing residential home *Abbeygate Residential Home, 9 North Street, Crowland.*	FULL
H04/0490/94	M. D. Foulkes Change of use to domestic to include *alterations* 32 Church Street, Donington, Spalding, Lincs.	FULL
H08/0473/94	Stephen Silver RENEWAL Residential development, comprising ten apartments (Renewal of H08/0198/91) The Factory, Salem Street, Gosberton, Spalding, Lincs.	PERMISSION
H11/0477/94	Sandra Worts Separate cut out letters Fenland House, 39-41 Market Place, Long Sutton, Spalding, Lincs.	ADVERTISEMENT
H11/0478/94	*Sandra Worts* Proposed business sign and logo Fenland House, 39-41 Market Place, Long Sutton, Spalding, Lincs.	LISTED BUILDING
H16/0495/94 OR	Mr M. Hastings Conversion of terraced house to two flat units 7 Victoria Street, Spalding, Lincs.	FULL
H16/0471/94	Mr R. F. Pacey Proposed internal renovations and improvements 24 and 25 Red Lion Street, Spalding, Lincs.	LISTED BUILDING

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
May 31, 1994.

6d WVN 7993 187/507 LF31-5

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

DERICK EDWARD SALTER, of Nene House, Chalk Lane, Sutton Bridge, Spalding, Lincs PE12 9YA is applying for a licence to use Nene House, Chalk Lane, Sutton Bridge, Spalding, Lincs as an operating centre for nine goods vehicles and eight trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority for the Eastern Traffic Area at 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. (Although this is a new application, it is in substitution of the licence for the same number of vehicles previously held by D. E. and M. C. Salter).

ROTHERAS,
Solicitors, Nottingham.

5d2861 187/507 LF31-7

LINCOLNSHIRE COUNTY COUNCIL
ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
WIGTOFT — HIPPER LANE

NOTICE IS HEREBY GIVEN that the above temporary restriction previously advertised to commence *on May 30, 1994 has been* postponed and will now take place on or about June 20, 1994 for a period of six months.

This closure will only commence when the temporary closure of Burtoft Lane has ended.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

5d7769 187/507 LF31-5

Philo MUSICA OF LONDON

Presented by Richard Baker
Soloist Tasmin Little

Conducted by David Littaur

Saturday 4th June at 7.30pm
Tickets: £7.50/£6.50 (concession)

LINCOLNSHIRE COUNTY COUNCIL

A Gala Performance
with
Ballet Creations
Including highlights from Swan Lake and Sleeping Beauty

Thursday 9th June at 7.30pm
Tickets: £6.00/£4.00 (concession)

South Holland Centre
Market Place, Spalding, Lincolnshire. PE11 1SS
Box Office (0775) 725031

HOLLAND/ BOSTON PARLIAMENTARY CONSTITUENCY

CAN I HELP YOU?



SIR RICHARD BODY M.P.

is always pleased to try and assist constituents with their problems.

RING HIS AGENT ON (0205) 356224

Entrance free. All proceeds to [illegible] District Cats Protection League.

Tel 0775 820886 3d7902

AN ALL STAR CAST IN A CLASSIC THRILLER FROM THE QUEEN OF CRIME WRITERS

RICHARD TODD BARBARA MURRAY
EXCELLENT SPLENDID

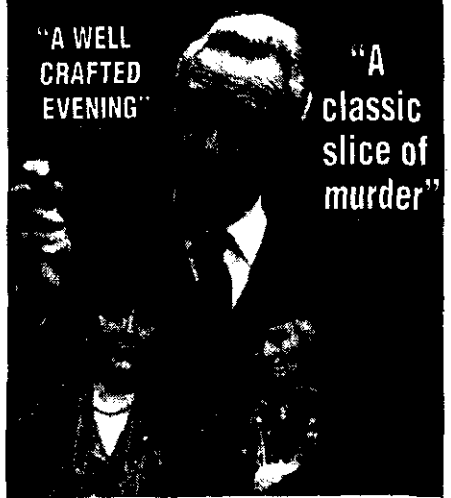
HEATHER CHASEN
AS MISS MARPLE

A PERFECT CAST A PERFECT SUSPENSE THRILLER

"...A CLASSIC CHRISTIE PUZZLE OF MIXED MOTIVES. A SECOND DEATH. TWISTS AND TURNS AND A DRAMATIC FINAL CONFRONTATION SCENE WHERE THE MURDERER IS REVEALED"

"A THRILLING AND ENTHRALLING EVENING"

"A WELL CRAFTED EVENING"



"A classic slice of murder"

KEY THEATRE, PETERBOROUGH. BOX OFFICE 0733 52439 30 MAY-4JUNE BOOK NOW

TROPIKOI

TROPIKOI

LARGEST AQUATIC CENTRE UNDER ONE ROOF IN THE AREA! TROPICAL & COLDWATER

EVERYTHING FOR THE FISHKEEPER

JUWEL AQUARIUM STOCKIST

30 YEAR GUARANTEE POND LINER — AT UNBEATABLE PRICE

BAMBERS GARDEN CENTRE, OLD LYNN ROAD, WISBECH

DL7680 Tel: 0945 585458

Lincs Free Press Tuesday 31st May 1994.

PLANNING APPLICATION

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

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/0871/93
Description: Proposed internal renovations and improvements

Location: 24 & 25 Red Lion Street
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 21-JUN-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

31-MAY-94

SOUTH HOLLAND DISTRICT COUNCIL

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

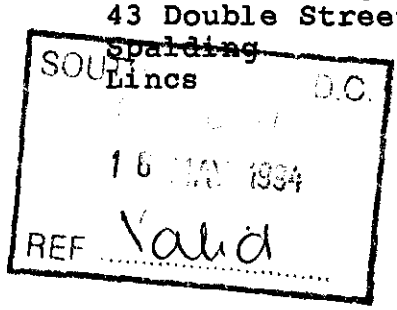
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0871/93

Applicant: Mr R F Pacey
172 Spalding Road
Pinchbeck
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs



Description: Proposed internal renovations and improvements

Location: 24 & 25 Red Lion Street
Spalding
Lincs

Type: LISTED BUILDING

Date received: 10-SEP-93

16-SEP-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:

All areas of new work, alterations, demolition and rebuild to be marked in red on plans.

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 N R MIDLEN .

Yours faithfully

Principal Planning Officer

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 7th March 1994

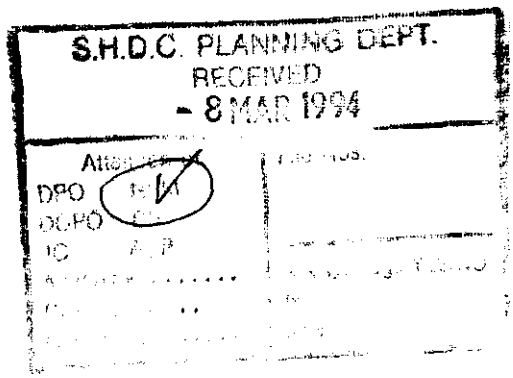
South Holland District Council,
Planning Dept.
Priory Road,
Spalding.

Dear Sirs,

APPLICATION H16/0871/93 - 24 & 25 RED LION STREET, SPALDING.

We thank you for your letter dated 1st March 1994.

Further to my recent meeting with Mr. Midlen we will shortly be submitting an amendment as discussed.



Reg 4

Yours faithfully,
Poddingtons,

H Gunnelson (Mrs)

pp T. A. PRIDMORE

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

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

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

FILE C

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0871/93 Date Received: 10-SEP-93

Applicant: Mr R F Pacey
172 Spalding Road
Pinchbeck
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed internal renovations and improvements

Location: 24 & 25 Red Lion Street, Spalding, Lincs

1 March 1994

Dear Sir/Madam

REQUIREMENT FOR FURTHER INFORMATION OR FEES TO BE SUBMITTED - REMINDER

Your application cannot be considered as submitted as it is not yet complete and I have not yet received any reply to my letter requesting completion or further information.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be returned and any fee received will be reimbursed.

Yours faithfully

Director of Planning and Building Control Services

inv. 1

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

FAO: Mr T A Pridmore

Mr N Midlen

NRM/JJ H16/0871/93

TAP/HJW

12 Jan 1994

Dear Sir,

ALTERATIONS TO 24 AND 25 RED LION STREET, SPALDING, MR R PACEY - GRADE II LISTED BUILDING.

I thank you for your letter of 22nd December explaining that an amended scheme will soon be submitted, and I look forward to receiving it. May I take this opportunity to wish you and your colleagues all the best for the New Year.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 22nd December 1993

For the attn. of Mr. N. Midlen

South Holland District Council,
Planning Dept.
Priory Road,
Spalding.

Dear Sirs,

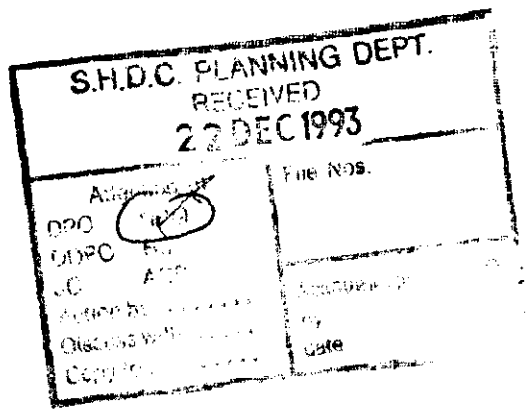
ALTERATIONS AT 24 & 25 RED LION STREET, SPALDING, FOR MR. R. PACEY.

Further to our recent meeting at the above site I confirm that we will be submitting an amended scheme which will repair and renovate rather than totally renew joinery items.

I am awaiting a meeting with Mr. Stuckey of Building Control to establish their requirements in respect of the stair well area.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE



Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

Poddingtons,
43 Double Street,
Spalding,
Lincs.

Mr N Midlen

NRM/JJ H16/871/93

27 Sep 1993

Dear Sir,

ALTERATIONS 24 AND 25 RED LION STREET, SPALDING - GRADE II LISTED BUILDING.

I refer to the telephone conversation between myself and your Mr Boor of a few days ago concerning the requirement that the areas of alteration be marked in red. I appreciate the difficulty this might involve, since the internal alterations seem to be so comprehensive. I think the solution is to reverse the requirement, and ask for the areas that are to remain untouched to be marked in red, rather than those which are to be altered.

I have made a brief inspection of the exterior of the building, and I have to say that I now have some doubt as to whether you are approaching the conservation of this historic building correctly. The general presumption, where a building has been listed, is that as much as is practical of the original fabric should be retained, and defective items should be repaired rather than replaced. In just the same way as if one was the fortunate owner of a piece of 18th Century furniture one would try and repair it if it was damaged, rather than discarding it and buying a copy from a Department store.

I raise this, because on the basis my quick look at the property, it does not seem to me that there is any need for wholesale replacement of the front windows. Whilst a closer internal examination may prove me wrong on this point, they would appear to be capable of retention after a thorough over haul and some repairs. I therefore wonder whether all the internal replacements, which appear to be fairly comphrensive, are in fact necessary. For example, I see that nearly all the original doors are to be removed and replaced by fire doors. This is not necessary under the Building Regulations, nor indeed is

upgrading required under the Regulations. If your Client does, voluntarily wish to upgrade the fire situation, there are now other ways of doing it which may well be considerably less expensive, and which will enable the original features to be retained.

It will be necessary to make an internal inspection, and perhaps you could arrange this with the owner, but before doing so, and before responding to my direction requiring further information, it might be wise to look at your scheme from the point of view conserving, rather than replacing the existing original features.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Holyoake & Associates

Structural and Civil Engineering Consultants

4 Roman Bank, Stamford, Lincolnshire PE9 2SS
Telephone: (0780) 65971

VISUAL STRUCTURAL SURVEY REPORT

OF

24 and 25 RED LION STREET

SPALDING

0871/93

SI.91/92/GCH

April 1993

CLIENT : Mr R.F. Pacey
c/o Poddingtons
43 Double Street
Spalding
Lincolnshire

BRIEF : Provide a visual structural survey of the highlighted defects at the titled properties and recommend any necessary structural remedial works that should be incorporated in the proposed renovation and improvement scheme. All as per the client'sinstruction confirmed on the 31st March 1993.

This report has not included any inspection of the roof structure or any other timbers or items unexposed, covered or inaccessible.

SITE LOCATION : Number 24 and 25 Red Lion Street form a semi detached three storey building in the centre of the Lincolnshire town of Spalding within the area covered by the South Holland District Council.

AGE AND CONSTRUCTION : The properties were originally built in 1840 and are of a traditional brickwork construction with pitched timber roofs. The main external walls are, generally, some 330-350mm thick.

A rear extension was added in 1936 and an area to the rear re-developed again in the 1970's.

Internally the walls are plastered with timber upper floors and staircases.

Defect Survey...7

DEFECT SURVEY : See Drawing Nos. S.91/92/01, 02 and 03

: **External**

: The roof profiles are distorted and it is understood that the roofs were re-slated in 1986/87.

Generally, although there are signs of historic movement there is little or no sign of any significant structural cracking.

There is an old crack along the line of the joints to the block-bonded junction between the front and gable elevation to No. 24.

It is not possible to inspect the gable wall of No. 25 as there is only a small gap between the wall and the adjacent property. However, it was noted that the second floor panel and gable triangle bulge outwards.

There is similar "bulging" to the front elevation. This distortion appears old and there is no associated structural cracking.

There is some cracking over and around the rear window openings to No. 24. It is understood that all lintols are to be checked during any proposed works and any defective lintols replaced as necessary.

There is significant diagonal structural cracking at the rear corner of No. 25 at first and second floor level. There is also associated distortions of the brickwork panels.

Internally....

DEFECT SURVEY continued :

Internally

: Generally, the rooms are wallpapered and re-decoration last took place some 15-20 years in the majority of the rooms.

The majority of the suspended timber floors are distorted withsome "bounce". This is not unusual for a property over 150 years old.

: **Ground Floor**

: There is little or no cracking throughout. It should also be noted that there is no internal cracking associated with the block bonded junction within the gable wall.

There is an approximate 4m long beam within the Bakery store room. The beam is cased in timber panelling. This beam and the adjacent ceiling under the defective areas above is to be exposed and checked.

: **First Floor**

: The painted rear bathroom has hairline crazing cracks in the ceiling and plasterwork.

The rear bedroom to No. 24 also has hairline ceiling cracks and distorted plasterwork at the ceiling/wall junction. There is also a 3-5mm diagonal crack across the bedroom door opening.

There is a vertical 10mm crack within the party wall between the Lounge and Room 6.

There are vertical, hairline to 1mm wide, cracks within the plasterwork to the gable wall in Room 6.

There is a.....

DEFECT SURVEY continued : **First Floor** continued

: There is a large vertical gap between the main building and the corner return wall around window 7. The gap is some 30mm wide. There is also 10mm wide diagonal cracking around the window opening.

: **Second Floor**

: There is cracking above the rear window opening to Room 1. This crack connects within the hairline ceiling crack which extends across the room. There is also a 1-2mm wide diagonal crack above the door opening.

Generally the remaining rooms to No. 24 are satisfactory.

The ceiling within Room 4 is damp and bulging with numerous holes and cracks. There is 1-2mm wide diagonal cracking within the 215mm brickwork gable wall.

There is large structural cracking in the area of window 15 similar to the area around window 7 on the first floor.

CONCLUSIONS : Generally the property is stable with the inherent defects of a property over 150 years old.

The structural cracking around the two rear window areas appears to be due to independent movement. It is likely that the walls have moved due to the deflection, or failure, of the "support" within the floor construction above the rear Bakery store room.

It is possible...

CONCLUSION continued :

It is possible that the 10mm vertical crack in the rear party wall, found within the cupboard area of Room 6 is due to the poor construction of a "bricked-in" door opening. There is an existing door opening in this location on the second floor, D.20.

The bulging of the 215mm thick brickwork gable wall at second floor level and within the gable triangle to No. 25 may have induced the internal cracking within Rooms 4 and 6. The exact cause cannot be ascertained without further detailed investigations.

RECOMMENDATIONS :

All the affected corner brickwork in the area of rear windows, W7 and W15 should be carefully demolished.

The method of support within the first floor construction is to be exposed, checked and replaced as necessary. Similarly, the adjacent boxed in beam is to be exposed and checked. The brickwork and windows may then be rebuilt.

The brickwork construction within the cupboard area of Room 6 is to be inspected and replaced if necessary. Alternatively, after inspection if the brickwork is sound then the wall is to be strapped to the front elevation wall using 30 x 3 mild steel corner straps at 600mm vertical centres.

Mild steel.....

RECOMMENDATIONS continued

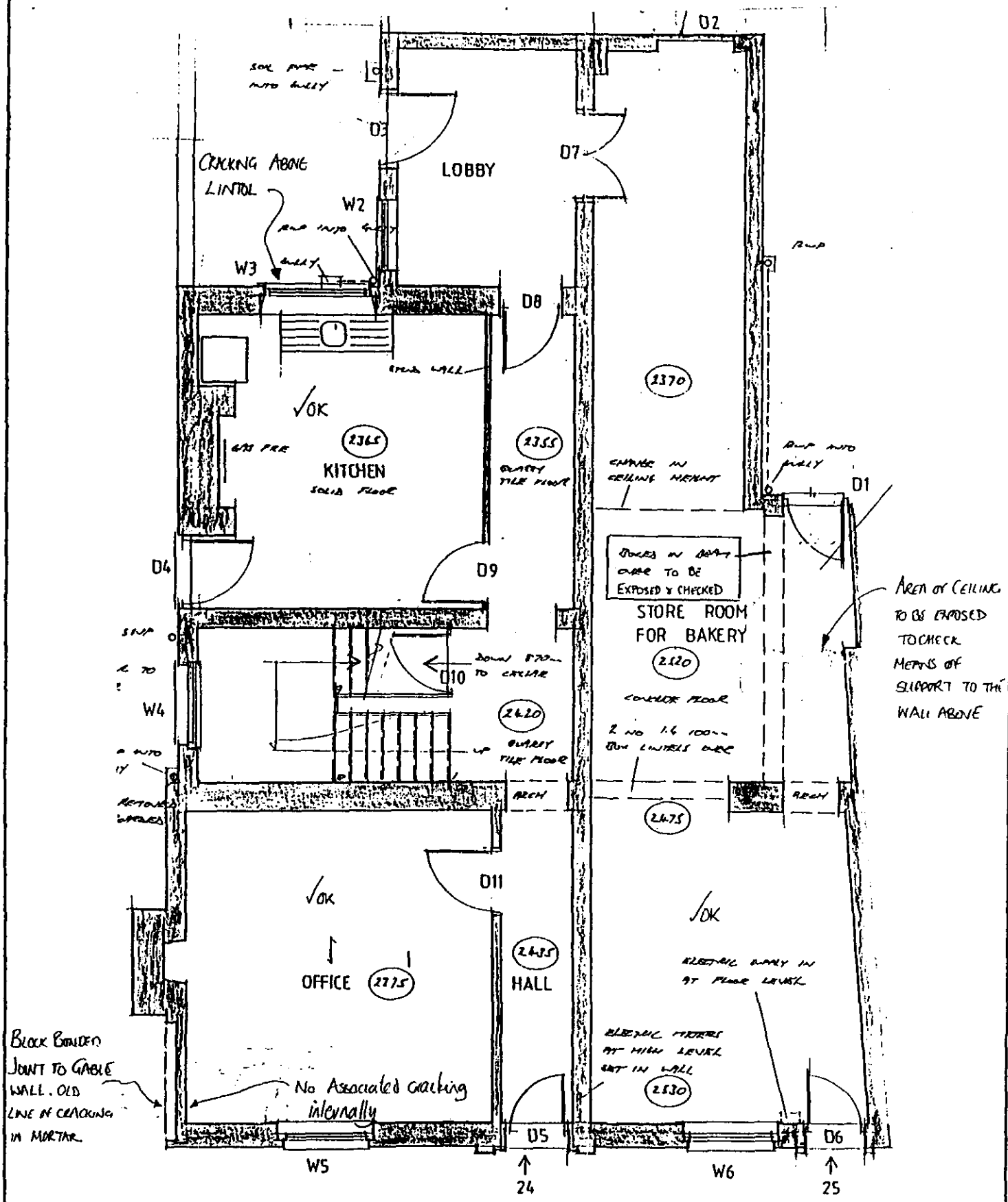
:

Mild steel strapping should also be provided at all floor levels and within the roof structure in accordance with the details of the Building Regulations. The straps are to help restrain the main walls. These stiffening works will help resist any further outward movement of the front and gable elevations.

It is understood that the inspection and replacement, as necessary, of all the lintols is to be included in any proposed works. Similarly the roof structures should be inspected, upon removal of the existing ceilings, and any stiffening or replacement works undertaken as necessary.

G. C Holyoake

Eur.Ing. G.C. Holyoake B.Sc., C.Eng., M.I.C.E.



Surveyed : 23-03-93

Holyoake & Associates

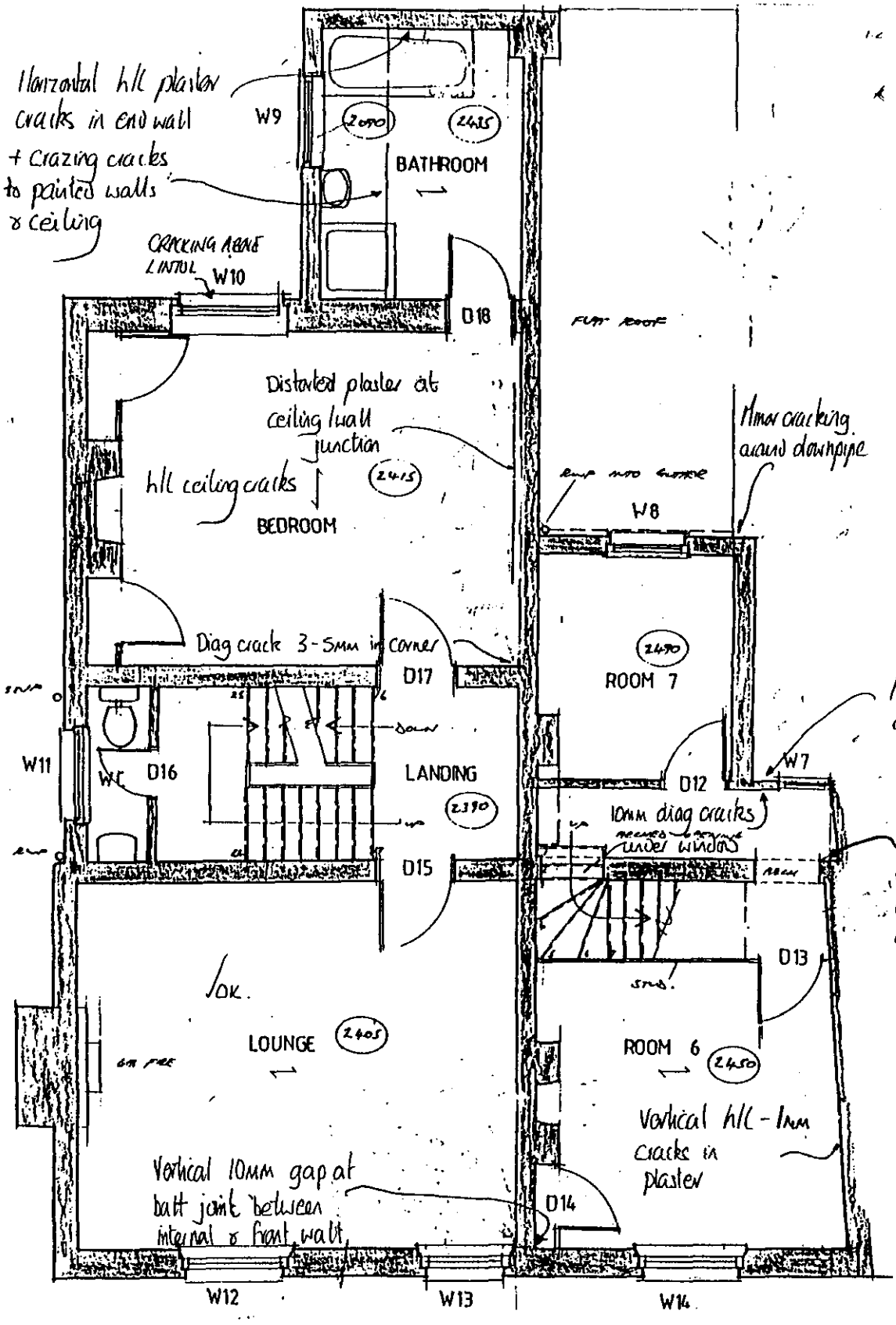
Structural and Civil Engineering Consultants

4 Roman Bank, Stamford, Lincolnshire PE9 2SS
Telephone: (0780) 65971

Drawing Title

DEFECT SURVEY : GND FLOOR

Drawn	Date	Scale	Drg. No.
GCH	MAR '93	1	S/91/92/01



Surveyed : 23-03-93

Holyoake & Associates

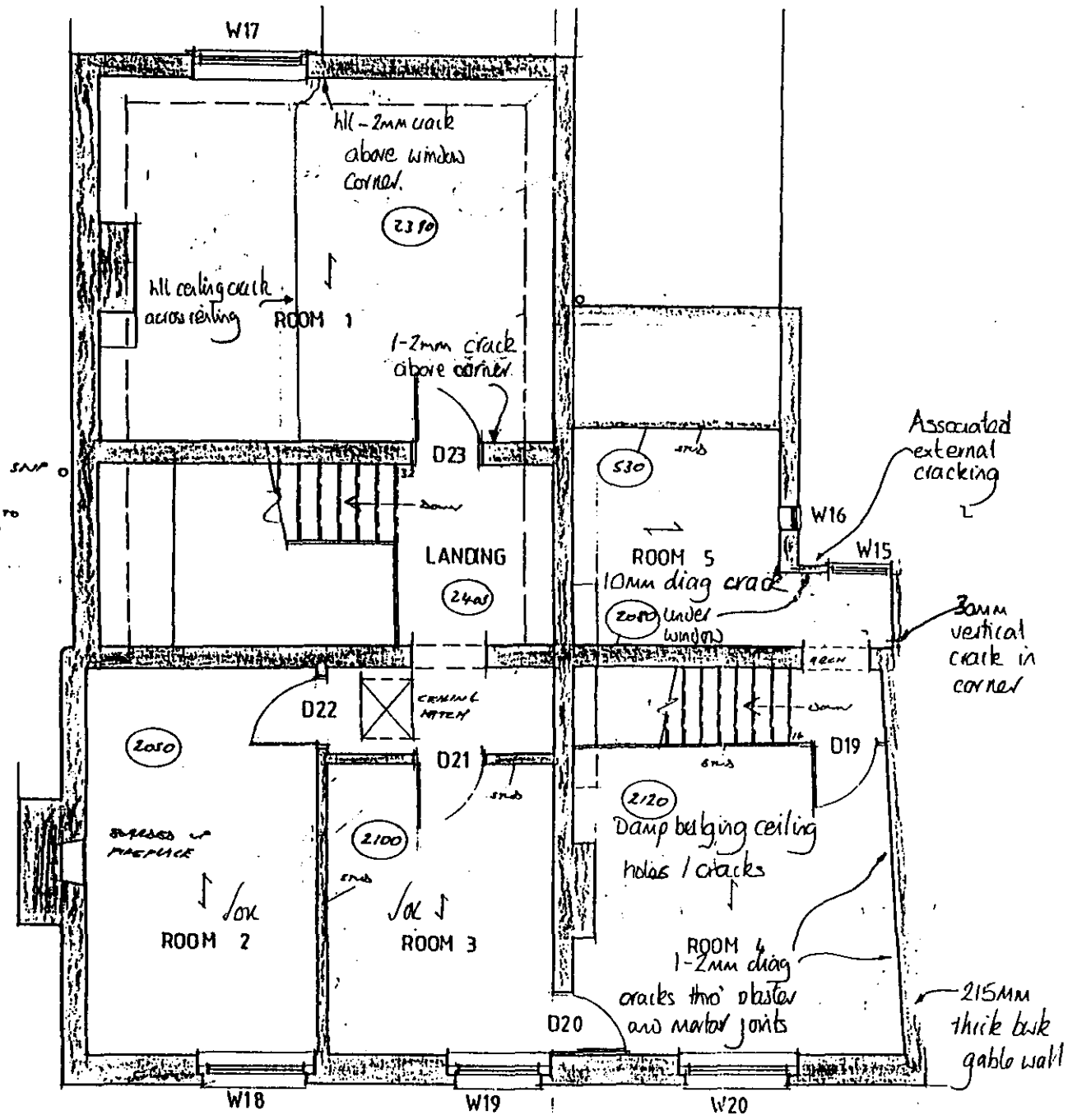
Structural and Civil Engineering Consultants

4 Roman Bank, Stamford, Lincolnshire PE9 2SS
Telephone: (0780) 65971

Drawing Title

DEFECT SURVEY : 1ST FLOOR

Drawn	Date	Scale	Drg. No.
GCH	MAR '93	1	391/92/02



Surveyed: 23-03-93

Holyoake & Associates

Structural and Civil Engineering Consultants

4 Roman Bank, Stamford, Lincolnshire PE9 2SS
Telephone: (0780) 65971

Drawing Title

DEFECT SURVEY : 2ND FLOOR

Drawn	Date	Scale	Drg. No.
CCH	MAR '93	/	391/92/03

SOUTH ... D.C.
P...
16 MAY 1994
REF ..0871 | 93

P O D D I N G T O N S

ARCHITECTURAL DESIGN CONSULTANTS

43 DOUBLE STREET,
SPALDING, LINCS. PE11 2AA

TELEPHONE: SPALDING 761856

S C H E D U L E O F W O R K S

Works to be carried out and materials to be used in the alterations and renovation of:

24 & 25 RED LION STREET, SPALDING

FOR

MR. R. F. PACEY

SPECIFICATION NO. 2376 APRIL 1994 (REV. A)

CONTENTS

PAGE NUMBER

1	..	PRELIMINARIES - SECTION 1
6	..	GENERAL REQUIREMENTS - SECTION 2
13	..	ALTERATIONS
14	..	GROUND FLOOR
16	..	FIRST FLOOR
20	..	SECOND FLOOR
22	..	GENERAL
24	..	DECORATION
25	..	PROVISIONAL & P.C. SUMS
		FORM OF TENDER

ALTERATIONS

EXTERNAL WORKS

1.

Allow the Provisional Sum of £8,500.00 for the repair/renovation/rebuilding of the existing windows and external doors, to be carried out by a nominated sub-contract specialist.

Allow for profit, attendance and facilities.

2.

Check over all roofs, including flashings, slates, tiles, rainwater goods and leave in sound watertight condition.

3. doesn't imply new.

All roof and floor timbers to be checked over and preservative treated by specialist as required. Provide guarantee upon completion.

4.

Allow for re-pointing 6m² of external brick walls including chimneys, and for cutting out and replacing 4m² of perished bricks, ditto.

Cav'r mix + brick

5.

All pitched roofs to be insulated with 150mm fibreglass insulation quilt.

GROUND FLOOR

1.

D.P.C. : Remove all existing skirting boards and store for re-use.

Hack off all existing wall plaster to 1m. height. Install silicone injected D.P.C. to all ground floor walls by specialist and provide guarantee upon completion. Refix existing skirting boards, replace to match where defective or missing.

2.

Neatly cut and break-up existing concrete yard and floor (lobby and store) and install new I.C. on line of existing drain run. Drainage to serve new soil and vent pipe system to Bathroom 1, Bathroom 2, and Kitchen/Dining on First Floor. Make good to yard and floor with concrete to match.

3.

Install new waste pipe system to serve First Floor Kitchen and Bathroom 2, and box-in for fire protection as detailed drawings.

4.

D27. Provide and fix reclaimed door to match, within existing opening and frame.

5.

Existing doors D7 to be removed and credited for. Replace with one pair of 60/60 solid flush fire resistant doors, complete with intumescent and smoke seal. Also fit:

a) 1½ pairs hinges per leaf and these to have melting point of not less than 800° C.

b) Overhead door closer for use with fire door and tested to BS 476.

c) Gap between door and frame and door and door not to exceed 3mm.

d) Fit trolley plates to bottom of door.

6.

Upgrade existing ceiling to Store area. Underdraw existing ceiling with galvanised expanded metal lath spaced off existing ceiling 6mm with galvanised metal washers/spacers. Lath to be securely fixed to existing floor joists. Apply Carlite metal lathing/finishing plaster to lath to a minimum thickness of 13mm.

7. D2?

Provide inner skin of blockwork to bricked up doorway in store room. Provide DPC to base of wall and tie to existing wall with galv. fish tail ties screwed to walls @ 450 ctrs. vertically. Decorate blocks to match remainder of wall.



FIRST FLOOR

1.

Landing - Bathroom 2 and Kitchen/Dining.

Remove existing single skin brickwork to FIRST and SECOND floor, set aside bricks for re-use. Prop floor and roof, expose beam and floor in ground floor store for inspection of lintel/beams carrying single skin wall at first floor level. Cut back ground floor lean-to roof to cater for proposed cavity wall and make good to flashing upon completion.

Re-build first and second floor walls in 265mm cavity wall comprising 100mm reclaimed brick, 65mm cavity filled with Rockwool, and 100mm tarmac Hemelite block inner skin. Tie new walls to existing using Furfix wall extension system.
Note: outside of gable wall to be in reclaimed brick due to future re-development of adjacent site.

Provide 100 x 65 wall plate to support existing rafters. Extend rafters, felt, and slates as required to suit new cavity wall. Refix fascia and gutter.

Provide I.G. type L1S lintels over windows W7 and W15. Close cavities at jamb and cill with Damcor insulating D.P.C. Provide and fix new windows 7 and 15, to facsimile of existing.

2.

Kitchen/Dining.

Remove stud wall, stairs, and D13. Store door for possible re-use.

Make good to walls, ceiling, and floor where disturbed.

3.

Where stairs down to ground floor have previously been removed make good to first floor with 100 x 50 min. SC3 grade floor joists at 400 centres. Secure to existing joists with galvanised M.S. joist hangers. Provide and fix 25mm thick T & G floor boarding to suit. Infill between joists to full depth with fibreglass and make good any damage to existing ground floor ceiling.

4.

Remove cupboard and D14. Store door for possible re-use. Expose junction of internal and external front wall for inspection. Strap walls using 30 x 3 mm M.S. corner straps at 600 vertical centres.

5.

Provide and fix 2 no. rows of 150 x 150 coloured glazed tiles above base units, grout to suit.

6.

Brick-up opening, landing to new Kitchen/Dining. Tie new brickwork to existing with galvanised fishtail ties screwed to wall at 450 centres vertically. Plaster to match adjacent undisturbed.

7.

Install mechanical extraction system to Kitchen/Dining. This to be capable of being operated intermittently at a rate of not less than 60 litres/second and also capable of being operated continuously to give nominal one air change per hour.

Provide and fix fireproof duct as detail, through landing and Bathroom 2. Form opening to walls. Make good where disturbed.

8.

Door D24 - Kitchen to Landing.

Remove arch and install 215 x 65 prestressed concrete lintel to suit, to have 150mm end bearing. Form opening as required and supply and fix reclaimed door, to match existing, complete with 30mm thick door lining.

Landing

1.

Form full width opening, landing to passage to Kitchen/Dining and Bathroom 2. Provide and fix 215 x 65 prestressed concrete lintel over with 150 mm end bearings. Opening to be as high as possible.

Bathroom

1.

Provide and fit new bathroom suite to Client's choice, complete with 2 no. rows of matching 150 x 150 mm coloured tiles over bath and basin.

2.

Form hole in wall to receive mechanical extraction fan by electrician, to give min. extraction rate of 15 litres/second. Make good to wall and plaster.

3.
Provide stud infill between chimney breast and stud wall and clad with 12mm plasterboard and skim.

Bathroom 1

1.

Remove existing bath, H.B. and shower cubicle. Credit for, cart away and make good.

Provide and fix new bathroom suite and shower tray with screen to Client's choice, complete with 2 no. rows of coloured 150 x 150mm tiles over bath and H.B. Fully tile shower cubicle ditto.

2.

Remove existing soil pipe and waste system serving bathroom. Install new 100 mm PVC soil and waste pipe system to suit and as detailed on plans.

Colour? Blank

Cardin

SECOND FLOOR

Bedroom 2

1.

Remove existing stud wall, make good where disturbed.

2.

Remove door and frame D22 and store for re-use as directed. Stud up opening with 50mm thick timbers @ 400 ctrs. Fill between stud with fibreglass and clad both sides with 12 mm plasterboard and skim. Skirt to match existing.

Bedroom 3

1.

Remove stud wall and door D19. Store door for possible re-use. Make good where disturbed.

2.

Remove existing redundant staircase and cart away. Make good floor and ceiling below. Joists to be max. 400 ctrs., grade SC3, fixed to existing joists with galvanised M.S. hangers.

3.

Carefully remove corbelled over chimney stack where redundant. Make good to former connection to main stack and all disturbed brickwork. Seal off and/or ventilate as necessary.

4.
Form new doorway to D26 as shown on plan with 215 x 65 prestressed concrete lintel over with 150 end bearings. Provide and fix reclaimed door to match existing. Provide and fix 30mm thick door lining and architraves to match.

5.
Remove door D20 and store for possible re-use. Brick up opening, tie new brickwork to existing with galvanised fish tail ties screwed to walls at 450 ctrs. vertically. Plaster and skirt and make good to match.

6.
Door 25 - remove existing arch, provide and fix prestressed concrete lintel as before mentioned, make good brickwork and plaster. Fit reclaimed door to match existing with 30mm thick door lining with architrave.

Store (2nd floor)

1.
Take down lath and plaster ceiling. Infill between rafters with fibreglass to full depth. Form new ceiling with 12 mm plasterboard and skim.

ROOM 1

Remove existing glazed door, replace with door D22.

GENERAL

1.
Where alterations are carried out all brickwork, wall and ceiling plaster will be made good to match adjacent undisturbed, and left ready for decoration.

2.
Any doors, linings, architraves, skirtings, picture rails removed, will be stored and re-used where possible. Any such items missing or additional required will be provided as reclaimed or new to match. Ditto door furniture.

3.
Check over all wall and ceiling plaster, remove where loose or perished, and make good to match adjacent undisturbed.

4.
Where perimeter wall to property runs parallel to floor joists, wall to be tied to joists with 30 x 5 mm mild steel galvanised straps at max. 2m. ctrs. Straps to be screwed to walls and fixed to min. of 3 no. floor joists either on top or underneath. Provide solid noggings under all straps. Make good to wall, floor and ceiling where disturbed. Note: First and Second Floors.

Where roof structure butts up to a gable, rafters and ceiling joists are to be tied to the gable wall using 30 x 5 mm mild steel galvanised straps at max. 2m. ctrs. Straps to be screwed to walls and fixed to min. 3 no. rafters and ceiling joints. Provide solid noggings under straps. Make good to all ceilings where disturbed.

5.
Doors 9,11,15,17,21,22,23,24,26 & 27 to be:

a) Cleaned down as manufacturer's recommend and painted with intumescent paint.

Doors also Staircase

b) Fitted with intumescent and smoke seal either in door or frame.

c) Fit extra timber to jamb and head as required, so that gap to jamb and head does not exceed 3mm. ?

d) Door stops to be uprated to 25mm min. poss not necessary

e) Fitted with overhead door closer tested to BS476 for use with fire doors. ?

or Perko Closers

6.
All new structural and carcassing timbers to be site treated.

7.
Main Contractor to allow for cutting and chasing and for making good after electrician and plumber.

8.
All first and second floors to be overlaid with 3.2mm thick hardboard.

DECORATION

1.
All internal and external woodwork to be knotted and primed where new or bare. Carefully rub down, fill nail holes etc. Paint with two undercoats and one finishing coat of high gloss paint, colours to choice.

2.
Painted brickwork - Where brickwork has been previously painted (externally) wire brush and ditto as above.

3.
Internal plastered walls and ceilings - Remove all existing paper where applicable. Clean down, prepare as necessary and decorate with two coats of emulsion paint, colours to choice. Where wall and ceiling plaster is not considered suitable to receive only emulsion, provide and fix wood chip paper and emulsion paint as above.

PROVISIONAL & P.C. SUMS

The Contractor is to include within his Tender the following Provisional and P.C. Sums. Allow for all profit, attendance and facilities. This work to be carried out by nominated sub-contractors as directed.

1.

ELECTRICAL

Allow the Provisional Sum of £3,000.00 for electrical works, to include 3 no. smoke detectors, telephone points, etc.

2.

PLUMBING & HEATING

Allow the Provisional Sum of £4,000.00 for central heating and plumbing.

3.

CONTINGENCY SUM

Allow the Provisional Sum of £2,500.00 as a contingency sum to be spent as directed or deducted in whole or in part at settlement.

4.

IRONMONGERY

Allow the P.C. Sum of £60.00 PER DOOR for the supply of furniture and ironmongery. All to be fixed by main contractor to be generally hinges, handles/knobs/levers, locks, latches.

5.

SANITARY FITTINGS

Allow the P.C. Sum of £1,500.00 for sanitary ware, fittings, taps, etc. to choice.

6.

KITCHEN UNITS

Allow the P.C. Sum of £1000.00 for the supply of kitchen units to choice. Main Contractor to fix into place.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/PK/PL.636

YOUR REF:

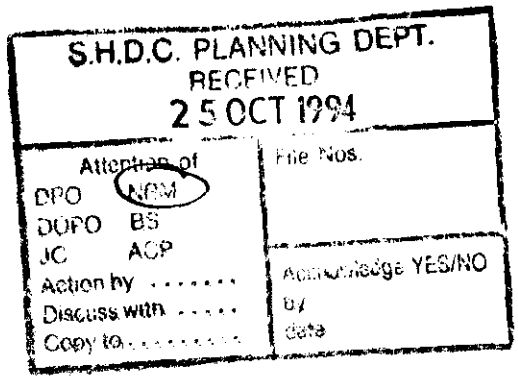
Date: 24th October, 1994

SUBJECT: FULNEY FARMHOUSE, LOW FULNEY, SPALDING

I refer to your memorandum dated 21st September, 1994 relating to the above. The Official Receivers in this matter were notified of the service of the Section 54 notice, but advised that Heritable and General Investment Bank Limited had repossessed the property. The Bank, in turn, advised that they were not, and never have been, in possession of the property, and suggested that the Official Receiver be approached.The Receivers still contend that they have no interest in the property, and following advice from the Council's solicitors it would appear that the property could still belong to Mr Mifsud.

At any rate, it appears unlikely that the Council will recoup any of the cost of carrying out the emergency works, and you may therefore now wish to pursue the possibility of obtaining grant aid.

Director of Administration



PODDINGTONS
Architectural Design Consultants

FACSIMILE TRANSMISSION HEADER SHEET

FROM MR. T. A. PRIDMORE TO NIGEL MIDLEN

DATE 19th October 1994 PLANNING DEPT. S.H.D.C

NO. OF SHEETS (incl. header) 1 FAX NO 710772

RE: 24/26 RED LION STREET —

MR. R. PACEY

IF YOU DO NOT RECEIVE LEGIBLE COPIES OF ALL PAGES PLEASE ADVISE US IMMEDIATELY.

MESSAGE: Please advise on recommended colours for the front door at the above. The windows and door frames are cream.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1994
DPO
DOPO
JC AMP
Actioned by
Discussed with
Copy to

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218
VAT Reg. No. 107 0604 18
Principal: T.A. Pridmore

Poddingtons,
43 Double Street,
Spalding,
Lincs.

Mr N Midlen

NRM/JJ H16/0871/73

28 Oct 1994

Dear Sir,

RENOVATIONS TO 24/25 RED LION STREET - GRADE II LISTED BUILDING.

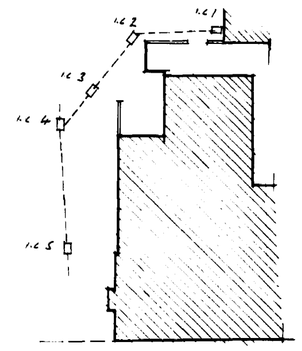
I thank you for your fax of the 19th October concerning the painting of the front doors.

I do not think there is any particular rule about what is an appropriate colour for a front door. Historically they have been painted in a variety of colours. My feeling is that it looks most effective if the door is a strong contrast with the door case i.e. a dark green, blue, black or red (the latter can sometimes clash with brick colours however).

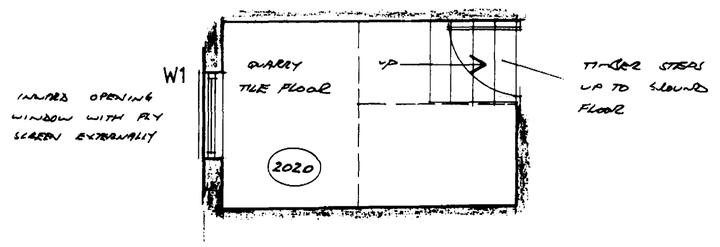
I hope the above is of some help to you.

Yours faithfully

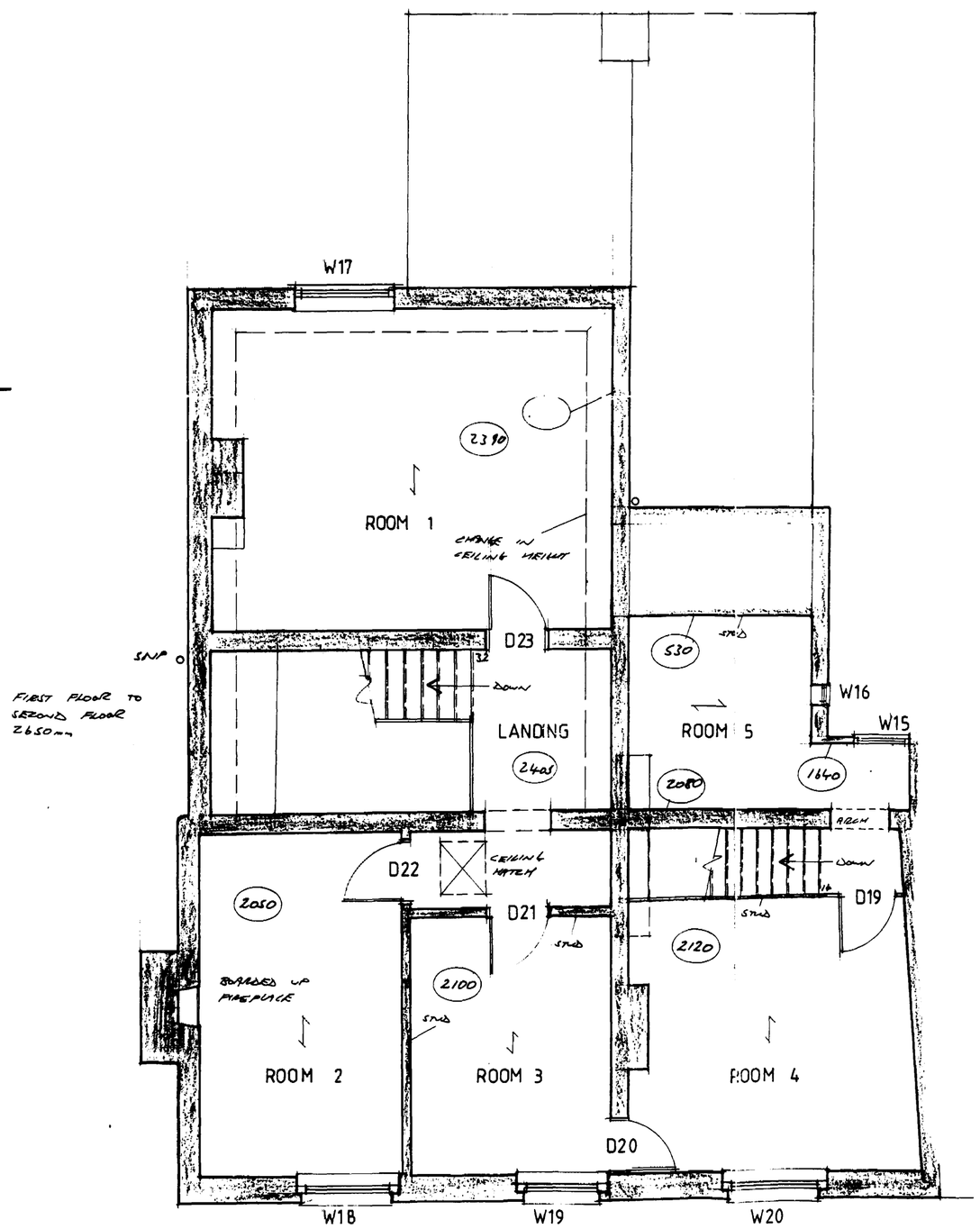
N Midlen
Principal Planning Officer
Development Control



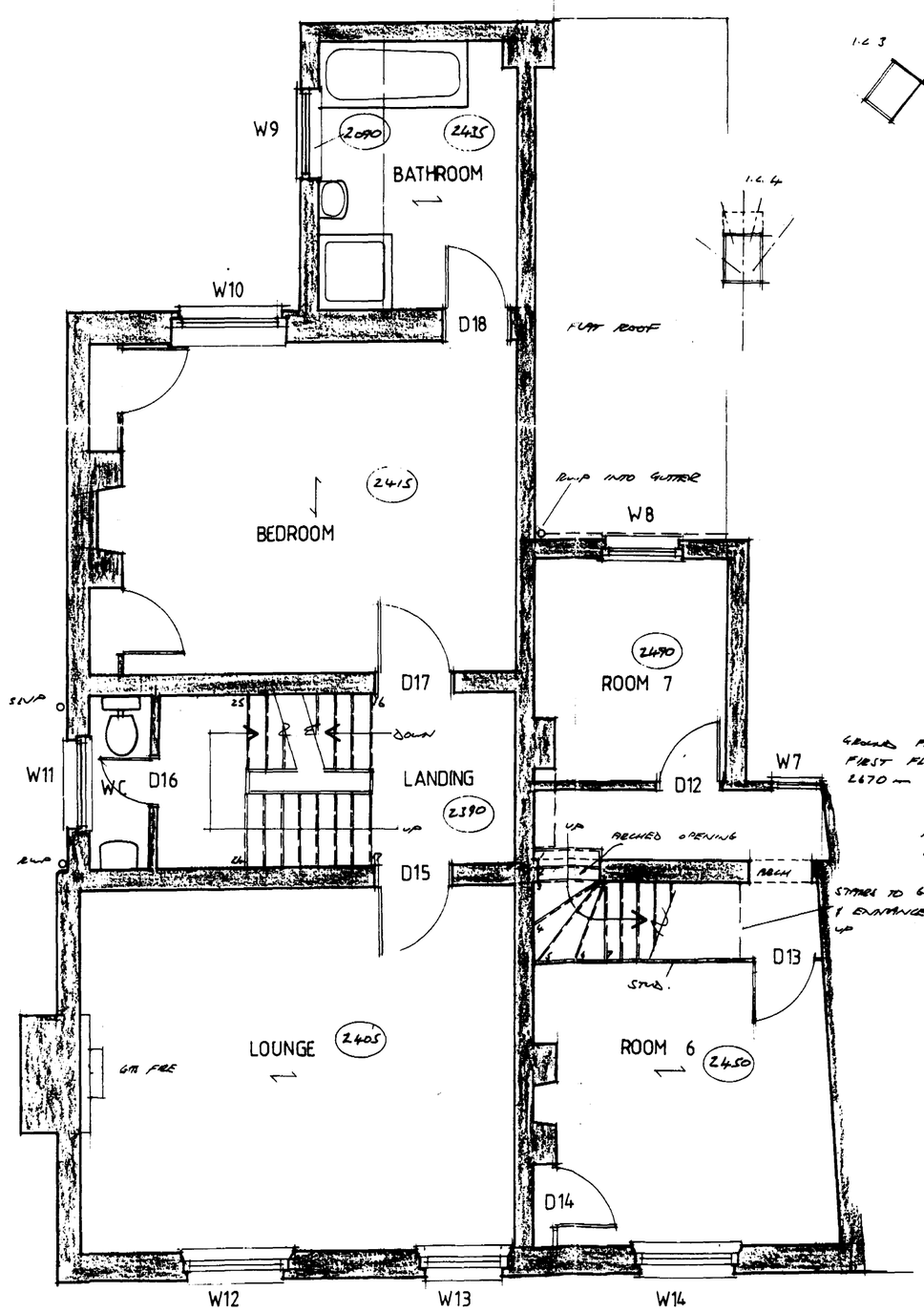
PART SITE PLAN 1-250



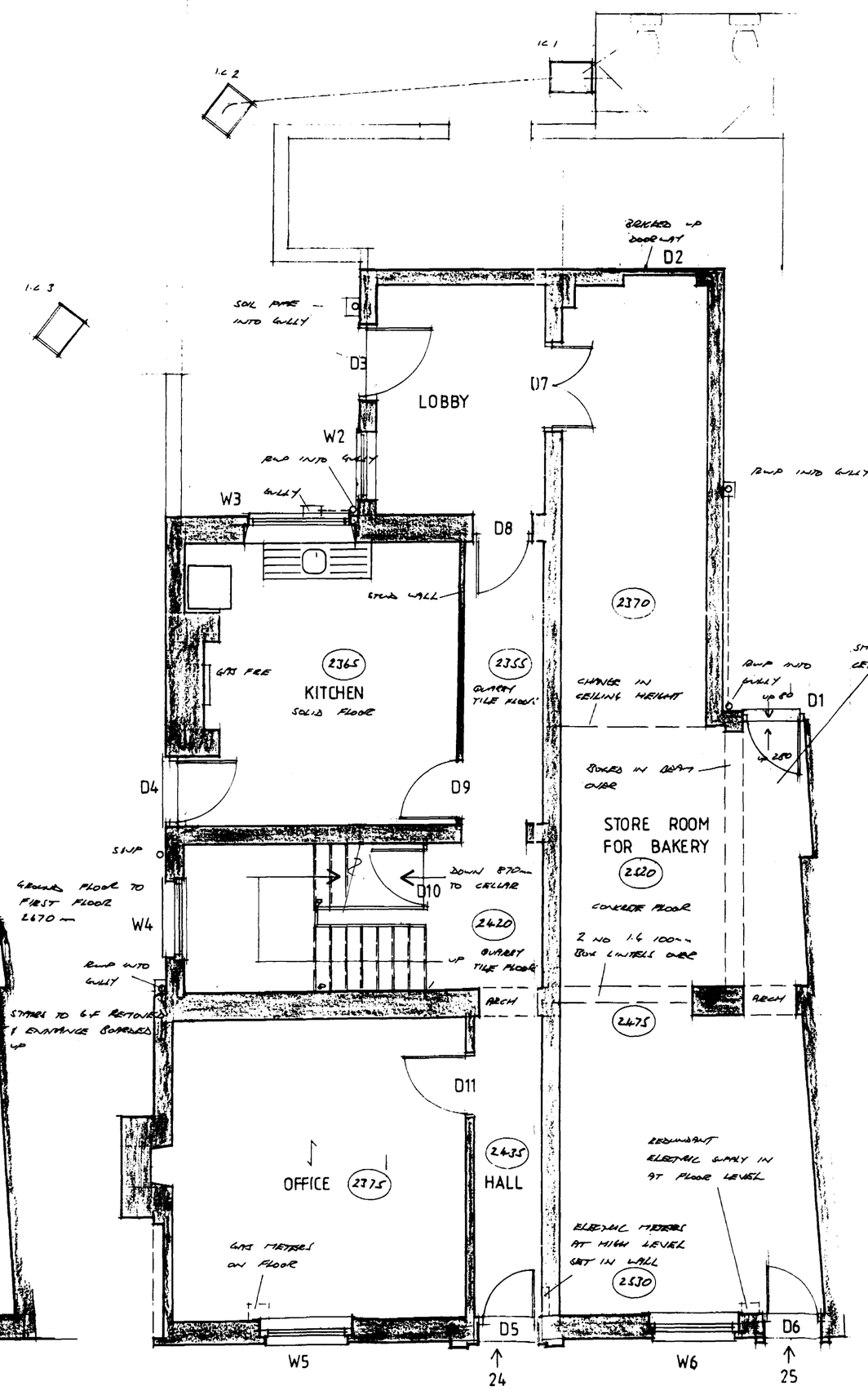
CELLAR UNDER STAIRS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

0871|93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	23.7.90	R.A.B	GARAGE ADDED
B	6.8.90	R.A.B	ADD. FIRE ESCAPE — WINDOW & DOOR ONLY

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761856 768296
architectural design consultants

project
Proposed Renovations & Improvements
At
29 & 25 ARD LOW STREET, SPALDING
For
Mr R.F. Pacey

drawing
PLAN AS EXISTING

scale
1-50

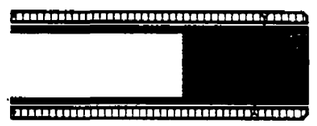
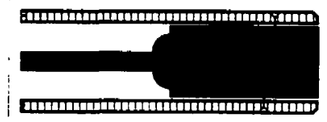
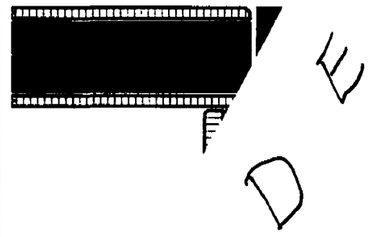
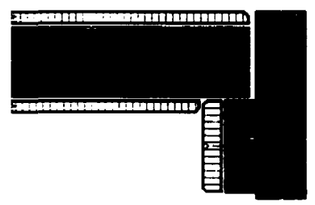
drawing no.
RAB 2376-1

A0

date
AUG 90

drawn RAB

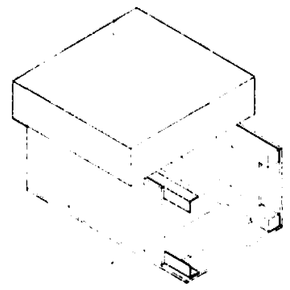
checked

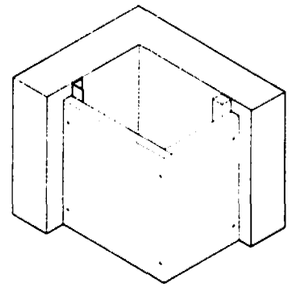
Detail	Specification
	**½ hour:** fire resisting (30/30) to BS 476: Part 8: 1972. **Flush door:** minimum 38mm thick. **6mm Masterboard or 6mm Supalux:** fixed to h … no.8 woodscrews at maximum 300mm centres down vertic… 250mm centres along horizontal edges. **Intumescent strip:** one on each vertical edge … ne top edge. **Door stop:** minimum 25mm deep. **Authority:** FIRTO Report TE 3330 and Fire F … ated 4 February 1982.
	**½ hour:** fire resisting (30/30) to BS 4… **Panelled door:** minimum 34mm … m thick panels. **6mm Masterboard or 6mm …** faces with 32mm x no.8 woodscrews at maximum 300mm … edges, maximum 250mm centres along horizontal edges and 400 … untin. **Intumescent strip:** one o… ne door and two on the top edge. **Door stop:** minimum 25mm … **Authority:** FIRTO Rep… Report FR 306.
	**½ hour:** fire re… Part 8: 1972. **Panelled d…** …ck with minimum 9mm thick panels. **6mm Supa…** both sides, fixed with 32mm nails at maximum 300mm cen… …s and rails. **Timbe…** …l nails or woodscrews at 300mm centres. **Intume…** …ach vertical edge of the door and two on the top edge. **Door s…** …eep. **Aut…** …station letter dated 4 February 1982.
Door stops	
	…built up …nm deep …9 or …rboard or …ed with …g woodscrews …um 300mm …s.
	2. Alternative detail avoiding need to rehang door.

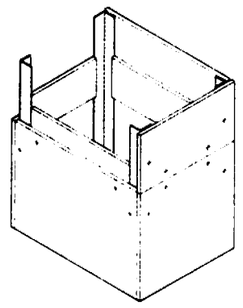
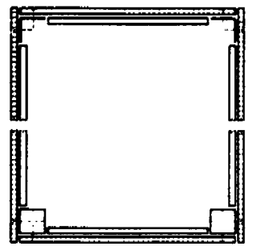
DETAIL 1 AS TAKEN FROM CARE BOARDS HANDBOOK

Table 44. Ducts and service protection

Introduction
The following constructions are shown four sided, but may be used in three sided or two sided constructions by screwing light steel angles or Monolux 40 battens to adjacent walls or floors having equivalent fire resistance.
Ducts may also be suspended horizontally on suitable hangers, supporting the duct on the underside. Hangers and support members may need to be suitably protected if the duct is to resist fire from the outside.





Detail	Specification
	Materials screwed to light steel angles or Monolux 40 battens to provide: **½ hour:** stability and integrity. **6mm Masterboard:** screwed with no.8 self-tapping screws at 200mm centres. **6mm Masterboard cover strips:** 75mm wide inside circumferential joints. **Maximum dimensions:** 350mm x 350mm* **1 hour:** stability and integrity. **9mm Supalux:** screwed with no.8 self-tapping screws at 230mm centres. **6mm or 9mm Supalux coverstrips:** 75mm wide inside circumferential joints. **Maximum dimensions:** 455mm x 455mm* **Authority:** (using light steel angles) GLC Development and Materials Bulletin No. 122, Item no.6, (using Monolux 40 battens) Cape Boards Limited.
	**2 hour:** stability and integrity. **12mm Supalux:** screwed with no 8 self-tapping screws at 230mm centres. **9mm or 12mm Supalux cover strips:** 75mm wide inside circumferential joints. **Maximum dimensions:** 455mm x 455mm. **Authority:** Cape Boards Limited recommendation.

* Sizes can be increased by using thicker material, see table on page 62.

DETAIL 2 AS TAKEN FROM CAPE BOARDS HANDBOOK

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	4-3-91	NR	DETAIL 1 DELETED

PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

project
PROPOSED RENOVATION & IMPROVEMENT AT 24 & 25 OLD LION STREET, SPALDING FOR MR R.F. PACEY

drawing
PLAN AS PROPOSED DETAILS 1 & 2

0871/93

scale	drawing no
N/A	R-MB-2376-3
date: JAN 91	drawn: RMB checked:

NOTE THIS DRAWING TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION

(SD) SMOKE DETECTOR
(HD) HEAT DETECTOR

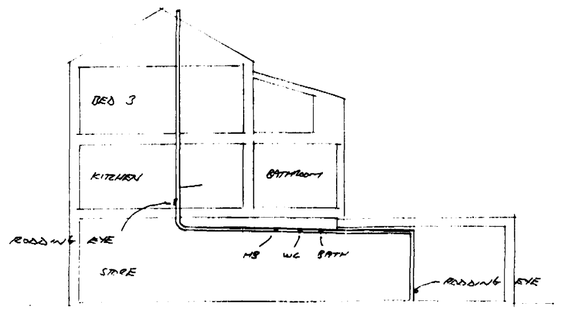
THESE TO BE MAINS POWERED WITH BATTERY BACK UP & TO COMPLY TO BS 5446 PT 1. ALL UNIT TO BE INTERLINKED.

FOUL DRAINAGE

FORM 450 ø PVC I.C ON LINE OF EXISTING DRAIN RUN. BED & SURROUND I.C WITH PEA GRAVEL. MAKE GOOD TO FINAL LEVELS. NEW DRAINS TO BE 100 ø PVC FLEXIBLE PIPES WITH 150mm PEA GRAVEL BED & SURROUND & LAID TO 1:40 FALL. MAKE GOOD TO FINAL FLOOR. PROVIDE 220x45 PRESTRESSED CONC LINTEL OVER DRAINS PASSING THRO' WALLS. MASK BOTH SIDES OF OPENING WITH RIGID SHEET MATERIAL.

PLUMBING

PROVIDE NEW 100 ø SVP TO SERVE EXISTING BATHROOM. SVP TO BE FITTED WITH DUCO AIR ADMITTANCE VALVE (ABOVE FLOOD LEVEL OF HIGHEST APPLIANCE) PROVIDE RODDING EYE TO BASE OF STACK

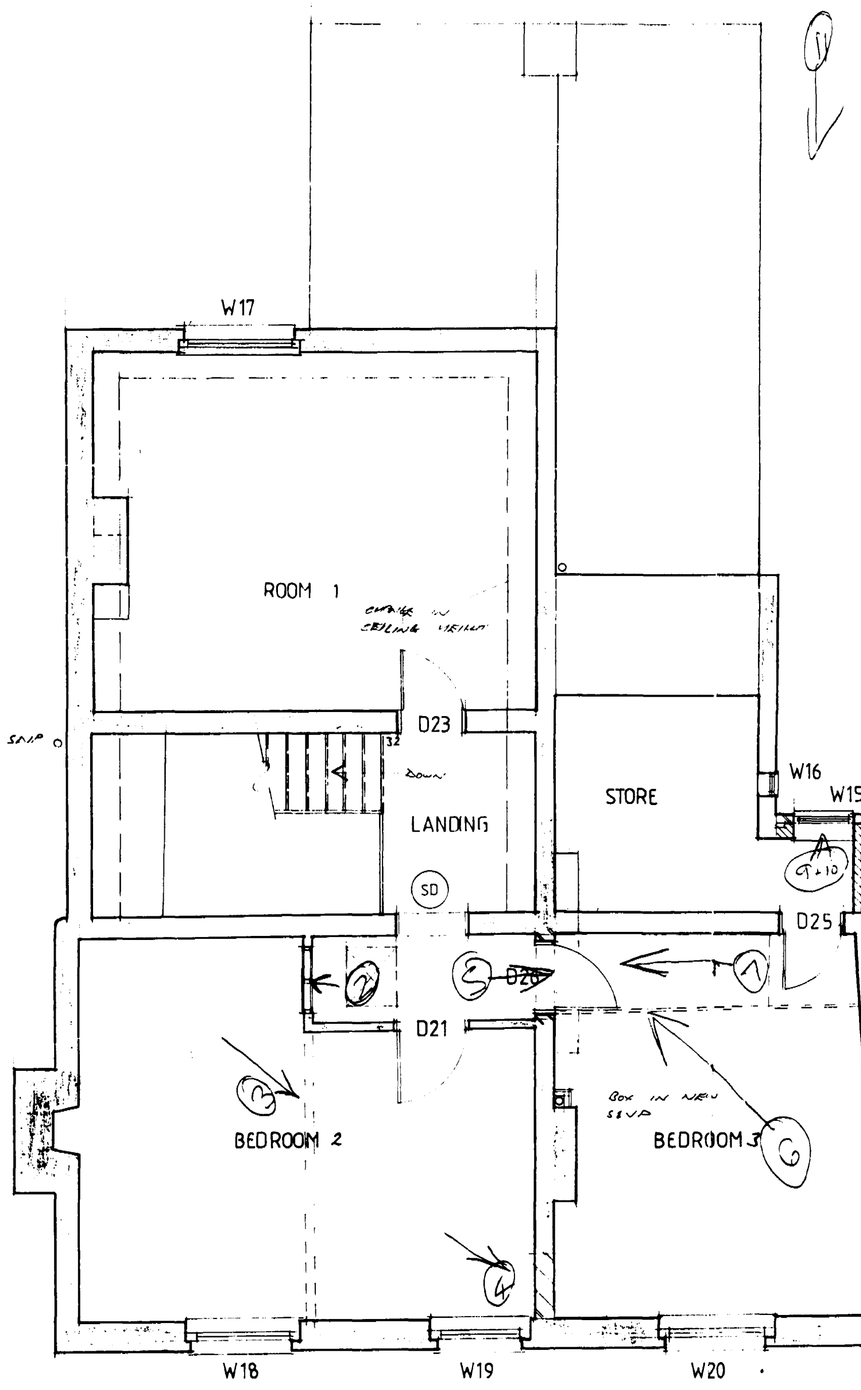


SKETCH SECTION SHOWING ROUTE OF S&VP SERVING NEW BATHROOM & KITCHEN

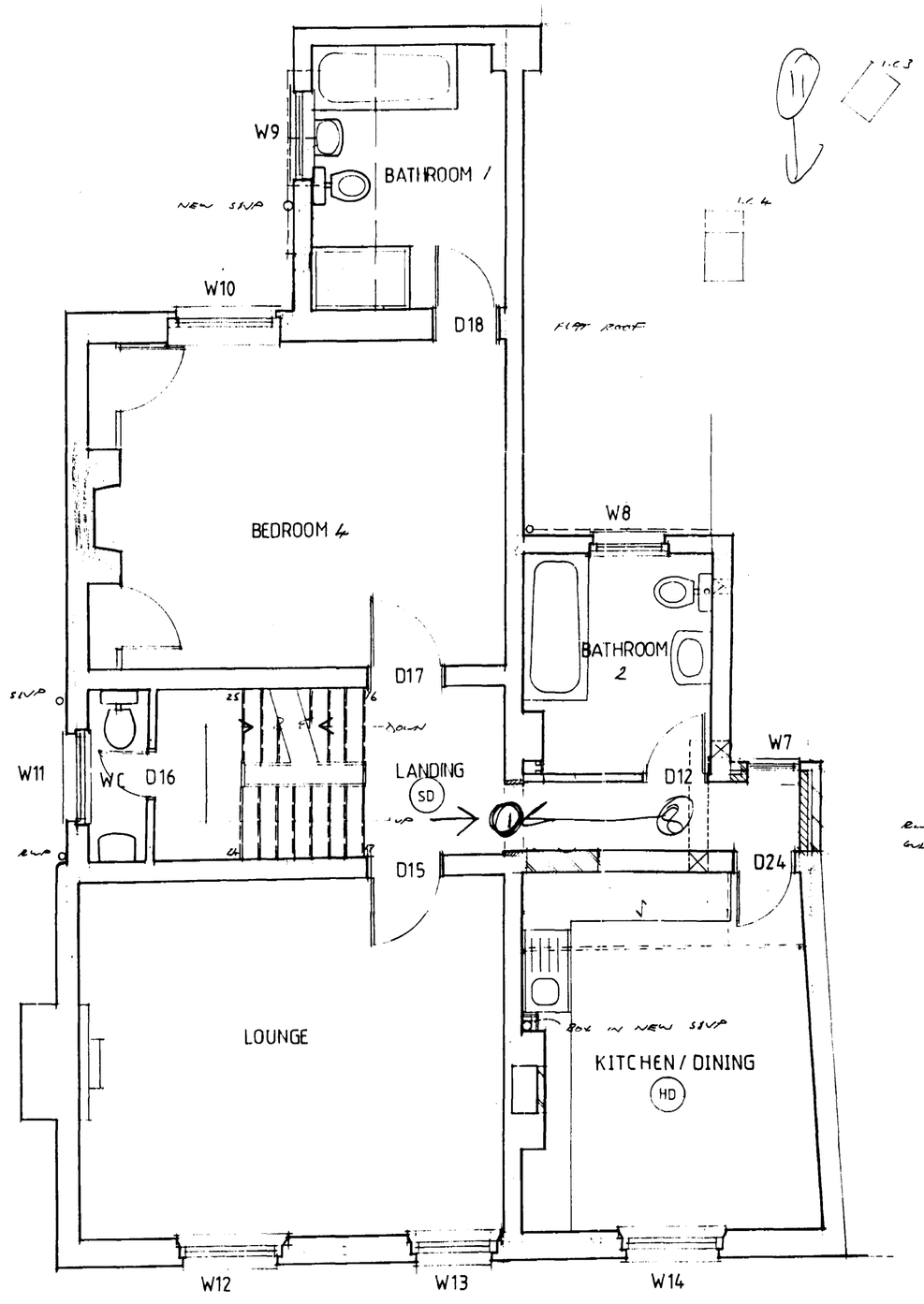
PROVIDE 100ø S&VP TO SERVE NEW BATHROOM & KITCHEN ROUTE OF S&VP AS SHOWN ON PLAN & SKETCH SECTION. S&VP TO TERMINATE ABOVE ROOF WITH GRP CAGE. PROVIDE RODDING EYE TO BASE OF STACK

NEW WB TO BE FITTED WITH 75mm DEEP SEAL TRAP & 32mm ø PVC WASTE PIPE
NEW BATH & KITCHEN SINK TO BE FITTED WITH 75mm DEEP SEAL TRAPS & 40mm ø PVC WASTE PIPES
WASTE PIPES FROM BATHROOM TO DROP THRO FLOOR, FIXED TO UNDERSIDE OF FLOOR & CONNECT TO HORIZONTAL RUN OF S&VP
WHERE S&VP & WC PIPE DROP THRO' 1ST FLOOR PROVIDE GUELFIRE OR SIMILAR FIRE PROTECTION SLEEVE AROUND PIPE.
PROVIDE RODDING EYES TO ALL BENDS & CHANGES OF DIRECTION OF ALL SOIL & WASTE PIPES.
HORIZONTAL SECTION OF S&VP TO HAVE 1:40 FALL
S&VP TO FIRST & SECOND FLOOR TO BE BOXED IN.

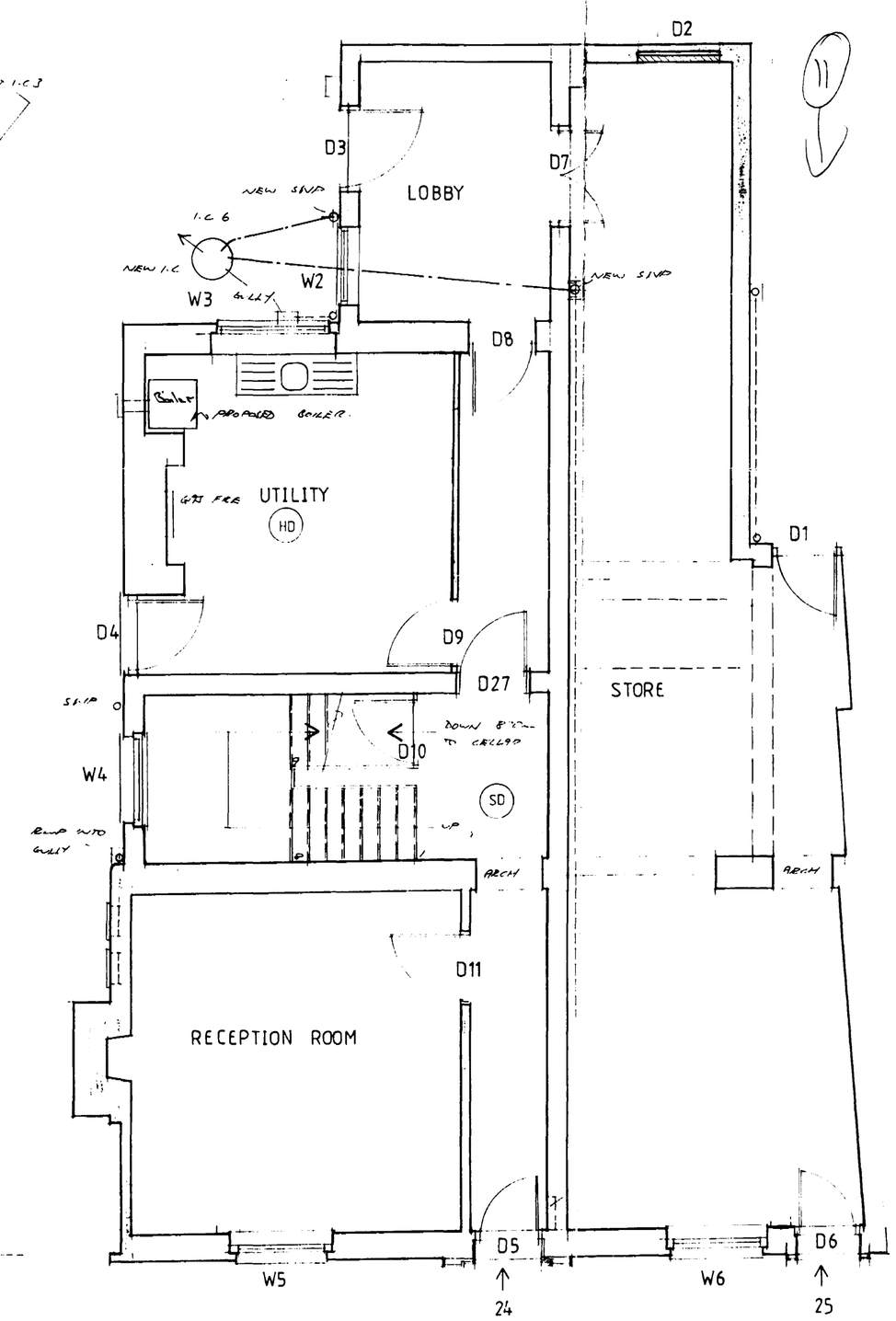
WHERE WASTE PIPES FROM APPLIANCES IN BATH 2 & S&VP IN KITCHEN PASSES THRO' FIRST FLOOR, HOLES IN FLOOR TO BE AS SMALL AS POSSIBLE & FIRESTOPPED WITH ROCKWOOL QUILT. MAIN S&VP IN GROUND FLOOR TO BE BOXED IN 1/2 HR. DEMAIL 2. WASTE PIPES FROM BATH 2 PASSING THRO' BOXING TO BE FIRESTOPPED WITH ROCKWOOL QUILT
ENSURE ACCESS HATCHES ARE PROVIDED TO COINCIDE WITH RODDING EYES. ACCESS HATCHES ALSO TO ACHIEVE 1 HOUR FIRE RESISTANCE ALL AS MANUFACTURERS DETAILS.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

revision	date	init	revision details
A	9.1.91	AMT	GUTTERS
B	17.1.91	AR	CONSERVE & ROOF
C	6.3.91	AR	WINDOWS AND TERRACE
D	6.3.91	AR	WINDOWS AND LOWER SUNSHINE

PODDINGTONS
architectural design consultants
49 Double Street
Spalding
Lincs. PE11 2AA
Telephone:
Spalding (0775) 761850
761851

project
Proposed Renovations & Improvements at
24 & 25 ARD LION STREET, SPALDING for
Mr R.E. Pacey

drawing
Plan As Proposed

scale 1:50

drawing no. RMT 9376-2

A B C D

date 9.1.91

drawn AMT

checked

SOUTH HOLLAND D.C.
PLANS
16 MAY 1991
0871 93