BRIAN SM.. rH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0961/91

Applicant: Mr T W Ho
6 Osier Road
Spalding
Lincs

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

Description: Demolition of existing property and erection of retail unit with flat over

Location: 5a Herring Lane
Spalding
Lincs

Type: LISTED BUILDING

Date received: 10-OCT-91

28-NOV-91

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

DM 6/12
2/12

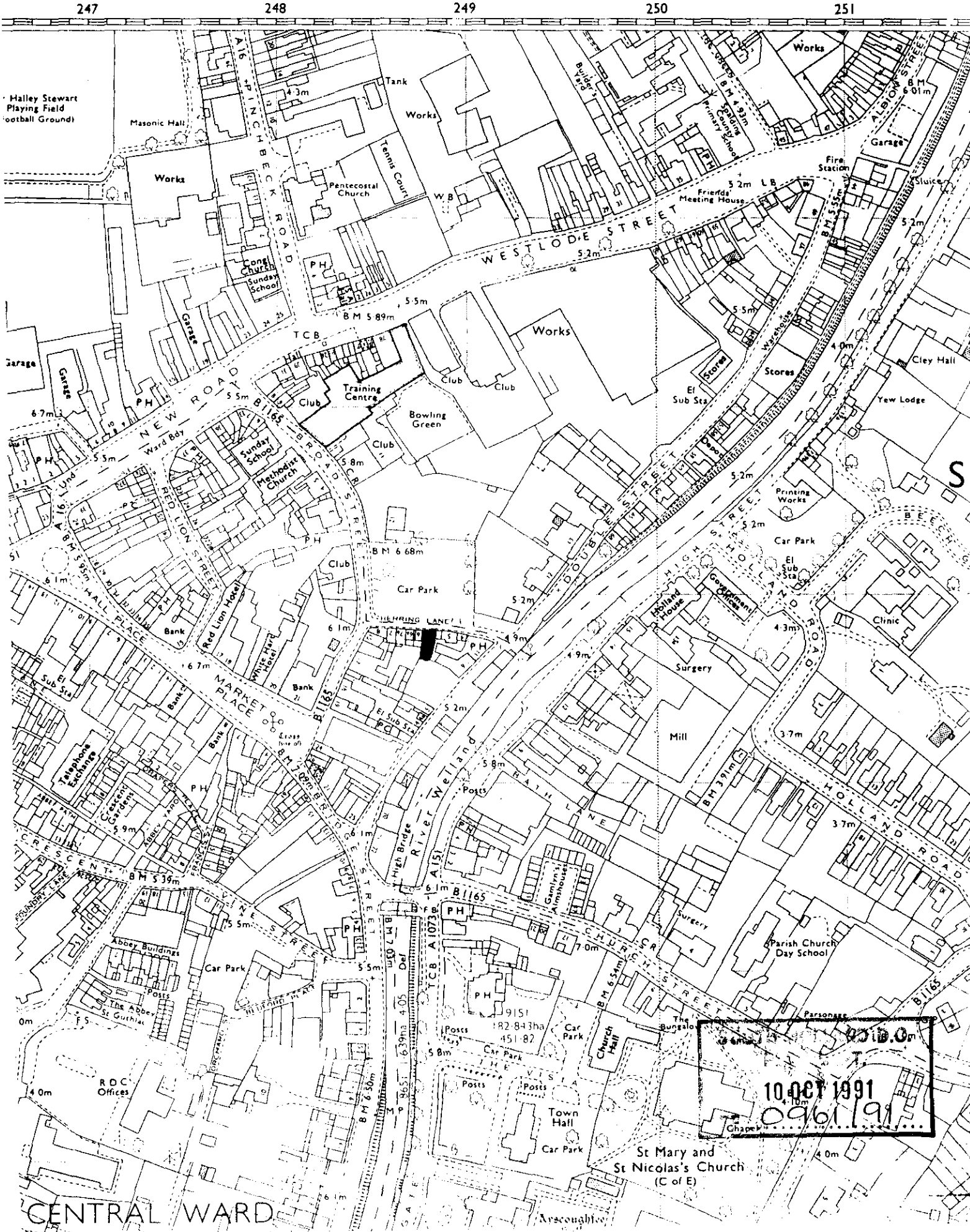
ORDNANCE SURVEY

TF 2423-2523

LINCOLNSHIRE

PARTS OF HOLLAND

247 248 249 250 251



10 OCT 1991
0961/91

H16/0961/91

10 OCT 1991

Mr. T. W. Ho,
6 Osier Road,
Spalding,
Lincs.

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

COPY

5a Herring Lane, Spalding, Lincs.

Demolition of extg property and erection of retail unit with flat over.

10/10/91

✓

✓

Prospective purchaser.

Mr. & Mrs. D.G. Jackson,
c/o Longstaff
5 New Road,
Spalding, Lincs.

10/10/91

10-10-91

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL...

Receipt Issued ..... No. .....

Date First Received 10 OCT 1991

REGISTRATION

REFERENCE H16/0961/91.....

Cross-Ref .....

Date.....

VALIDATION Date 15/10/91

Type ....LBC..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...15.10.

Index Sheets 201. OS Nos ..... Grid Ref 534870 193670

Ward ..C.... Parish ..SPALDING.

Inside IBD YES. Inside LP Area YES

TR Rural	☐	CA	YES
TR Bypass	☐	LB	YES Grade II
Level crossing	☐	TPO	—
Footpath	☑	Other:	

Linked to site.....Ref..... Linked to property.....Ref.....

Planning Records:
Earlier apps 970/91 S61/88
S91/91 993/89 S63/88
42,43/91 935/89
44/89 315/89

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

East Midlands Design Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 91/99
Your Ref: H16/0961/91
Date: 18/11/91

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

Dear Sirs,

Re : Demolition of Extg Property and erection of Retail Unit with Flat over at 5A Herring Lane, Spalding.

Further to your letter of the 14th inst. I would be grateful if you would accept this letter as my formal withdrawal of my Listed Building Consent application for the demolition of the above building.

Yours faithfully,

Andrew R. Lowther.

P.U.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1991

Attention of
DPO NRM
DDPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

To acknowledge YES/NO
by
date

East Midlands Design Associates
"Willow Lodge"
Horseshoe Road
Spalding
Lincs
PE11 3JA

Mr P J Udy

PJU/LAB/H16/0961/91

14 November 1991

Dear Sir

Demolition Of Existing Property And Erection Of Retail Unit With Flat Over 5A Herring Lane, Spalding.

The Council currently has an application for demolishing this building which the Secretary of State for the Environment is permitting the Local Planning Auuthority to grant Listed Building Consent for demolition. This permission will be released shortly once an agreement has been entered into preventing its demolition, until a contract has been signed for the erection of the replacement. Therefore I suggest that your application for demolition is unnecessary in this instance.

If you do decide to withdraw this application I would be grateful if you could inform me in writing as such. I will of course continue to consider it, and the other application, made under reference H16/0970/91 until I am informed otherwise.

Yours faithfully

Peter Udy

p.p. N R Midlen
Principal Planning Officer
Development Control

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 14-11-91

Residents notified on site visit: No Lincolnshire Poacher } Herring Lane
No. 6

Case Officer Conclusions (issues)

Building in very poor state.
Timbering down to rear, holes in roof, broken windows. Pavement used to park. Unkempt, boarded up.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer:

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Yes ----
Any objection received? No
If yes, is any obj. material? No ----
Yes
[Reason:

Other circumstances needing Committee decision — Yes ----
Flagged by Senior Officer
Signed .....
No ----
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ----
Nil fees (not first Submission)
ANY ONE OF ABOVE
Other info. viz:
Signed .....
Yes ----

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement: ~~See appended Sheet~~

CONSULTATION/PUBLICITY REQUIRED PSN 23-10.

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name ~~Mary Kane~~
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

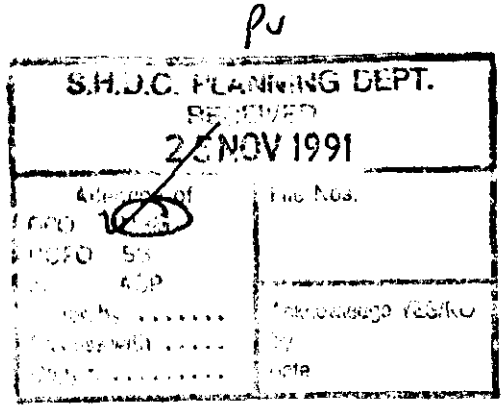
LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
Mr R. Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Our ref.: H16/0961/91
Your ref.: 91/11/222/S.H.D.C.

20th November, 1991.



B. Smith Esq.,
District Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs., PE11 2XE.

Dear Sir,

5a Herring Lane, Spalding, Lincs.

The Committee raises no objections to the above.

Yours faithfully,

C. Waby

For and on behalf of
L. & S. H. H. B. J. C.

N R Midlen

Council for British Archaeology
Northern Office
The King's Manor
York
YO1 2EP

H16/0961/91
H16/0043/91

4th December 1991

Dear Sir,

APPLICATION FOR DEMOLITION OF EXISTING BUILDING
5A HERRING LANE, SPALDING, LINCS

Thank you for your letter of 29 Nov 91.

The applicant has withdrawn the above application as a Listed Building Consent application has already been submitted for the demolition of this property under planning application number H16/0043/91.

The Department of the Environment has notified us that he does not require this application to be referred to him and has given authority for the application to be determined at our discretion.

This application was considered by the Planning Committee who have granted permission for the demolition of this building subject to the applicants entering into a legal agreement to ensure that once the building is demolished that re-development takes place within a reasonable period.

Your letter will be attached to this application and you will be notified once a decision notice has been released.

Yours faithfully

g.p. N R Midlen
Principle Planning Officer (DC)

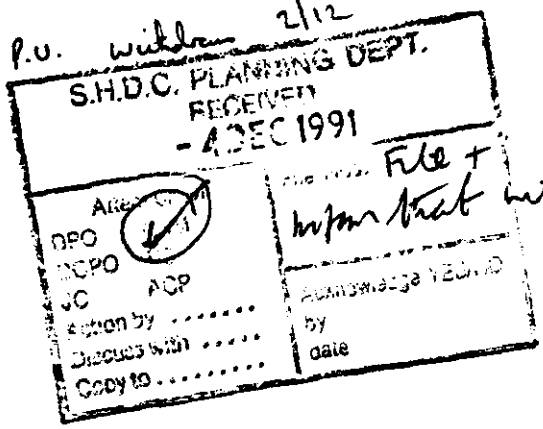
Patron: HRH The Prince of Wales

COUNCIL
FOR
BRITISH
ARCHAEOLOGY

A Company Limited by Guarantee
Registered in England No. 1760254

Northern Office
The King's Manor, York YO1 2EP
telephone 0904-433925
fax 0904 433949

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



29 November 1991

Our ref: 91/47/35
Your ref: H16/0961/91

Dear Sir

5a HERRING LANE SPALDING

Thank you for consulting us about this application. This application is ambiguous as regard to the building to which it refers in that the location stated on the consultation letter is 5a Herring Lane whereas the list extract refers only to No 5 Herring Lane. It may be that 5a refers to a portion of No 5. If this is the case we would be grateful for qualification as soon as possible

Meanwhile, I would draw your attention to paragraph 89 of Circular 8/87 which states that "the Secretary of State will not be prepared to grant listed building consent for the total or substantial demolition of a listed building unless he is satisfied that every possible effort has been made to continue the present use or find an alternative use for the building. He would normally expect to see evidence that the freehold of the building had been offered for sale on the open market.... He also expects local authorities to be guided by these considerations."

There is no indication in the documentation sent to us that any of these steps has been seriously considered, and until such evidence is provided we would oppose this application.

Yours faithfully

C. Barrowclough

for Historic Buildings Officer

BRIAN SM[illegible] Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0961/91 **Type:** LISTED BUILDING

Applicant: Mr T W Ho
Tel:

Agent: East Midlands Design Assoc

Description: Demolition of existing property and erection of retail unit with flat over

Location: 5a Herring Lane
Spalding
Lincs

Valid date:	10-OCT-91	Terminal date:	05-DEC-91
Target dates:		Target Committee:	
To case officer	15-OCT-91 21/22	Report deadline:	
Inspected by	20-OCT-91		
Extra contacts	25-OCT-91	Case Officer:	
Report if not clear by	14-NOV-91	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Residents	18 NOV 91	2 DEC 91
Cllr G J Hawkins	21-OCT-91	04-NOV-91
CA Advert	25 OCT	15 NOV

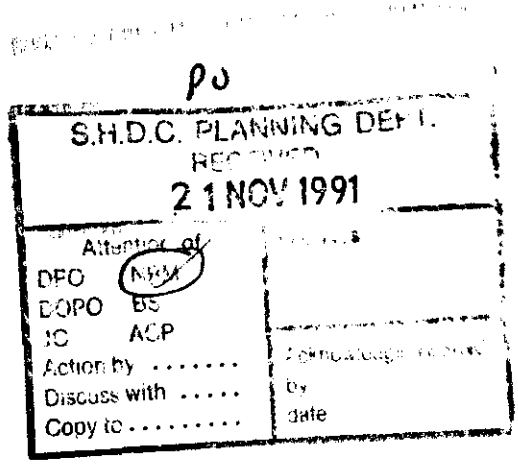
L C C No objections JE CS 23-10-91

Lincolnshire + South Humberside Historic Buildings Com. 05-NOV-91 26-NOV-91

Spalding + District Civic Society 05-NOV-91 26-NOV-91
Ancient Monuments Society 05-NOV-91 26-NOV-91
The Council for British Archaeology 05-NOV-91 26-NOV-91
The Georgian Group 05-NOV-91 26-NOV-91
The Victorian Society 05-NOV-91 26-NOV-9
The Society For The Protection of Ancient Bldgs 05-NOV-91 26-NOV-9
The Royal Society - Historical Monuments of England 05-NOV-91 26-NOV-91

ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND
Shelley House, Acomb Road, YORK, YO2 4BH
Telephone: 0904 784411

LISTED BUILDINGS AND CONSERVATION AREAS ACT, 1990



Date : Tue Nov 19 1991

Your ref: H16/0961/91

Our ref: 1994/03/11/A

Re:
5
HERRING LANE
SPALDING

Thank you for your letter informing us of an application for Listed Building Consent concerning the above. We are interested in this building and may wish to record it before any work of demolition or alteration commences. For this reason please can you ensure that applicants receiving Listed Building Consent are reminded of their obligations under paragraph 8 of the Listed Buildings and Conservation Areas Act, 1990, to give this Commission one months notice of their intention to carry out work. Please can you let us know the outcome of any decision made on this application.

Thank you for your co-operation.

CHIEF PLANNING OFFICER
SOUTH HOLLAND DC
COUNCIL OFFICES,CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCOLNSHIRE
PE11 1DA

From the Secretary

ANCIENT MONUMENTS SOCIETY

Founded in 1924 for the Study and Conservation of Ancient Monuments, Historic Buildings, and Fine Old Craftsmanship

ST. ANDREW-BY-THE-WARDROBE, QUEEN VICTORIA STREET, LONDON EC4V 5DE

Tel: 071-236-3934

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES

NRM

S.H.D.C. PLANNING DEPT.
RECEIVED
15 NOV 1991
Attention of
DPO
DOPO
CO ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge Yes/No
by
date

13th November 1991

The District Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

Your ref: H16/0961/91

Dear Sir,

5A Herring Lane, Spalding

Thank you for your consultation and for sending a copy of the relevant plans which we have studied with interest and care.

We were consulted in 1985 on a similar proposal to demolish and reconstruct the listed building at No. 5, the applicant being different but the agent on both agents being East Midlands Design Associates.

We note that the intention is to rebuild the structure to the same height and scale but with some modifications to the apertures and the omission of the modern window on the first floor. We note the intended use of Goxhill pantiles for the roof and salvaged bricks for the shell. The segmental arch over the central carriageway appears to be reformed in rubbed brick voussoirs and the windows are shown as double-hung lugless sashes.

In view of the intrinsic modesty of the building in question, and the fact that it was listed largely for group value, we would be prepared to acquiesce in the rebuilding. This is, however, dependent on important caveats.

Firstly, demolition should be carried out in a careful and controlled manner to allow the maximum salvage of existing bricks. Demolition should be by hand held tools only.

President: DAME JENNIFER JENKINS, M.A., HON.F.R.I.B.A., HON.R.I.C.S.
Chairman: DR. R.W. BRUNSKILL, O.B.E., M.A., F.S.A. *Secretary:* MATTHEW SAUNDERS, M.A., F.S.A.
Hon. Secretary: CHRISTOPHER F. STELL, O.B.E., M.A., B.Arch., A.R.I.B.A., F.S.A. *Hon. Treasurer:* LESLIE DU CANE, B.Sc., A.C.A.
Hon. Editor: PROF. G.I. MEIRION-JONES, B.Sc., M.PHIL., PH.D., F.S.A. *Assistant Secretary:* Mrs. SUSAN GOLD, B.A.

Secondly, the annotation speaks of the use of a 1:3 mortar. This is unacceptable and the mortar should be lime-based (with lime putty only laid in very thin fillits for the carriageway arch). The pointing should be flush-jointed without "buttering" or "strap pointing".

Thirdly, the simply character of the elevations proposed benefits greatly from the lack of signage or advertising and it is important that the latter is very carefully controlled. (or ruled out)

Finally, given the very grave risk that historic character will be lost in the rebuilding, we are quite prepared to defer to the structural engineers of English Heritage. If they consider the building can and should be conserved as found then we urge the furtherance of that option.

Yours faithfully,

Secretary

police constable in uniform or of a traffic warden;

(b) for police, ambulance or fire brigade purposes; or

(c) in connection with the said works.

ALTERNATIVE ROUTES

Southbound traffic will be directed via West Elloe Avenue, Commercial Road and High Street;

Northbound traffic will be directed via Albion Street and West Elloe Avenue;

Eastbound traffic will be directed via Swan Street, Winfrey Avenue and Kings Road; and

Westbound traffic will be directed via Kings Road, Winfrey Avenue, Swan Street and Hall Place.

MRS P. A. CHAMBERS,
A Higher Executive Officer
in the Department of Transport.
T4873N(A)

3814 SG25-10

PLANNING APPLICATIONS

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

Proposals in Conservation Areas

The proposal may affect the character or appearance of the Conservation Area of Gosberton.

Erect dwelling with detached garage
Building plot off: Salem Street, Gosberton
(Application: HO8/0952/91)

Listed Buildings in Conservation Areas

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 of appearance of the Conservation Area of Spalding.

Proposed alterations
Willesby House, Albion Street, Spalding
(Application: H16/0953/91)

Demolition of existing property and erection of retail unit with flat over 5a Herring Lane, Spalding
(Applications: H16/0961/91 and H16/0970/91)

Listed Buildings

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.

Alterations and extension
Mallard Farm House, Mallard Drove, Donington
(Application: HO4/0743/91)

Demolition of pig sty
7 Snowden Close, Crowland
(Application: HO2/0957/91)

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 within 21 days of the date of this notice.

S O U T H
H O L L A N D
DISTRICT COUNCIL

B. SMITH
District Planning Officer

Council Offices
Priory Road
Spalding

October 26, 1991

3384/1

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
SECTION 14(1)

TEMPORARY CLOSURE TO THROUGH TRAFFIC

CROWLAND — C815

NOTICE IS HEREBY GIVEN that due to the bridge replaceworks the Lincolnshire County Council has made an Order the effect of which will be to prohibit vehicular traffic from proceeding on the C815, Crowland at its junction with the C728 (Grid Ref: TF 268 102) as from October 28, 1991 for a period of four weeks or the completion of the works.

The alternative route for traffic affected by this closure is via C728, A1073, C815 and vice-versa.

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

3815 167/6078/G25-10

— clinical waste incineration processes under 1 tonne an hour.
— crematoria.
— animal carcase incineration processes under 1 tonne an hour.
— general waste incineration processes under 1 tonne an hour.
— sewage sludge incineration processes under 1 tonne an hour.
— manufacture of timber and wood based products.
— chemical treatment of timber and wood base products.
— processes for the manufacture of particule board and fibre board.
— maggot breeding processes.
— fur breeding processes.

Failure to apply for such a consent is an offence which carries a maximum fine of £20,000.
Applications for the following processes must be received no later than 31st March, 1992.
— furnaces for the extraction of non-ferrous metal from scrap.
— hot dip galvanising processes.
— electrical and rotary furnaces.
— iron, steel and non-ferrous metal foundry processes.
— hot and cold blast cupolas.
— aluminium and aluminium alloy processes.
— zinc and zinc alloy processes.
— copper and copper alloy processes.
— metal decontamination processes.
— blending, packing, loading and use of bulk cement.
— coal, coke and coal product processes.
— exfoliation of vermiculite and expansion of perlite.
— quarry processes including roadstone plants and the size reduction of bricks, tiles and concrete.
— sand drying and cooling.
— china and ball clay.
— spray drying of ceramic materials.
— plaster processes.
— asbestos processes.
— lime slaking processes.

S O U T H
H O L L A N D
DISTRICT COUNCIL

MR G. RIDGWAY,
Director of Environmental Services,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE.

10N3813 187V29-10

LINCOLNSHIRE COUNTY COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

PLANNING AND COMPENSATION ACT 1991

NEW REQUIREMENTS FOR OLD MINING PERMISSIONS

AS FROM SEPTEMBER 25, 1991, Section 22 of Schedule 2 of the Planning and Compensation Act 1991 introduce new requirements for old mining permissions for the winning and working of minerals or the depositing of minerals waste. These are permissions, originally granted under Interim Development Orders (IDOs), after July 21, 1943 and before July 1, 1948, which have been preserved by successive planning Acts as valid planning permissions.

Holders of such permissions must apply to the mineral planning authority (in Lincolnshire this is the County Council) for registration of the permission by March 25, 1992, or it will cease to have effect.

If the permission is currently inactive (that is, no working has been carried out to any substantial extent between May 1, 1989 and April 30, 1991), working may not lawfully continue until an application for registration has been made and approved, and a scheme of operating and restoration conditions has been approved by the County Council as mineral planning authority.

If you are an owner or tenant of land which you believe has the benefit of a valid IDO permission; or, you hold an interest in minerals in that land; or you believe that the site that you are currently working is doing so under the terms of such a permission.,

you should contact the County Council at the address below or telephone the Minerals Officer on Lincoln 553131 as soon as possible for further information.

DR J. EMMERSON,
Director of Highways and Planning.
4th Floor, City Hall,
Beaumont Fee, Lincoln LN1 1DN.

3816 SG25-10

BLIN
No fancy disco
Verticals ☆
Rollers ☆
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Tel: B. Ayres
27 Damgate Road, Hol

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or visit the mobil
SATURDAY MARI

PLANNING APPLICATION

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

Listed Buildings in Conservation Areas

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 -

Demolition of existing property and erection of retail unit with flat over.
5a Herring Lane, Spalding, Lincolnshire
(Applications: H16/0961/91 and H16/0970/91)

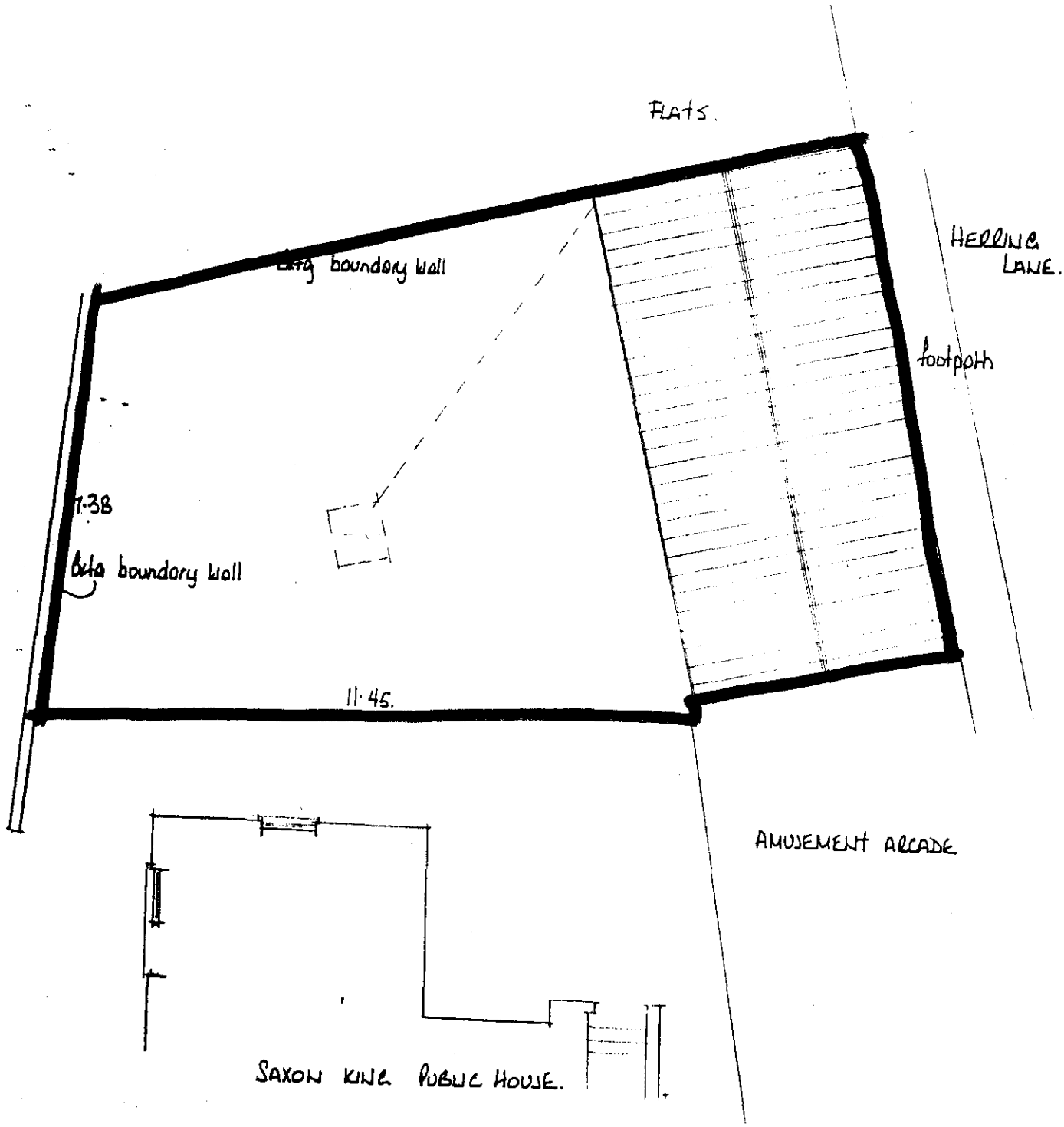
Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. Smith
District Planning Officer

Council Offices
Priory Road
Spalding

25-OCT-91

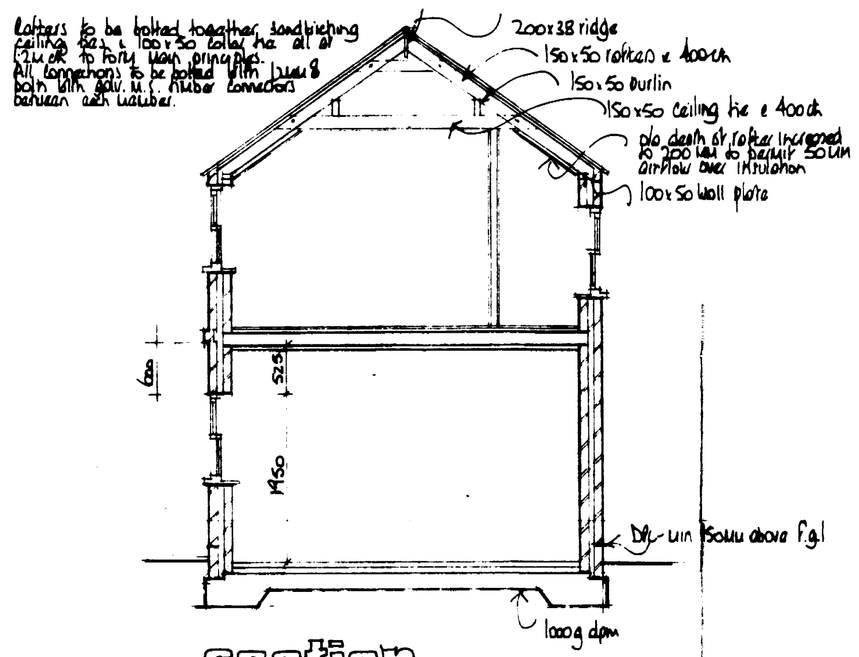
SOUTH HOLLAND DISTRICT COUNCIL



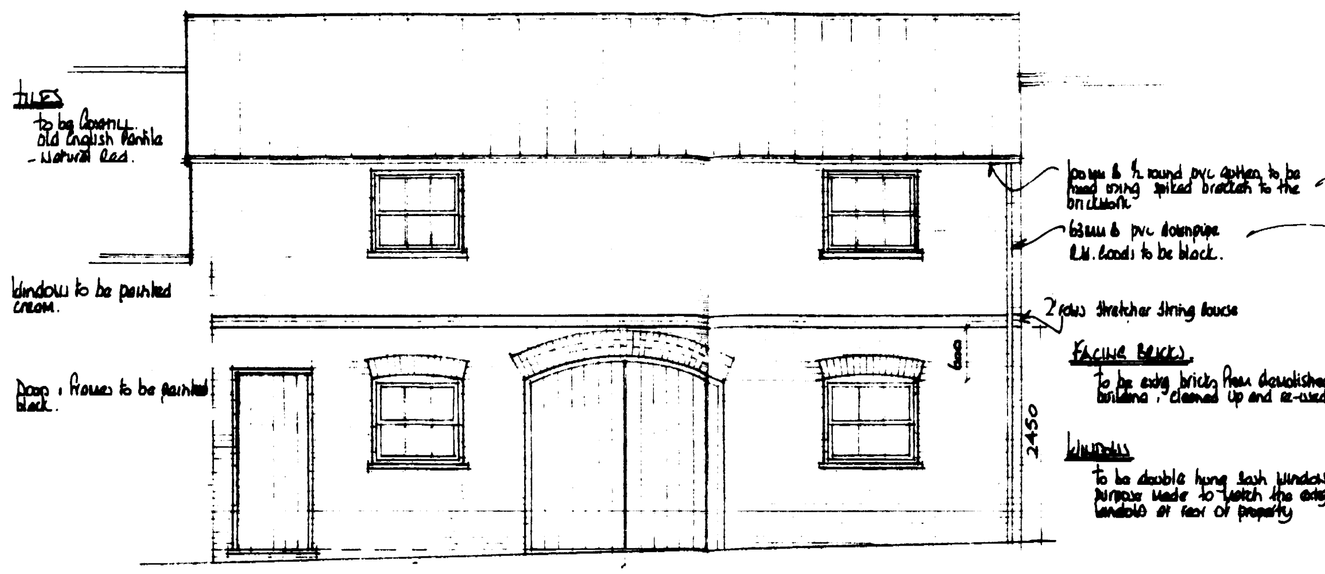
SCC
10 OCT 1991
0961/91

block plan, herring lane, spalding.

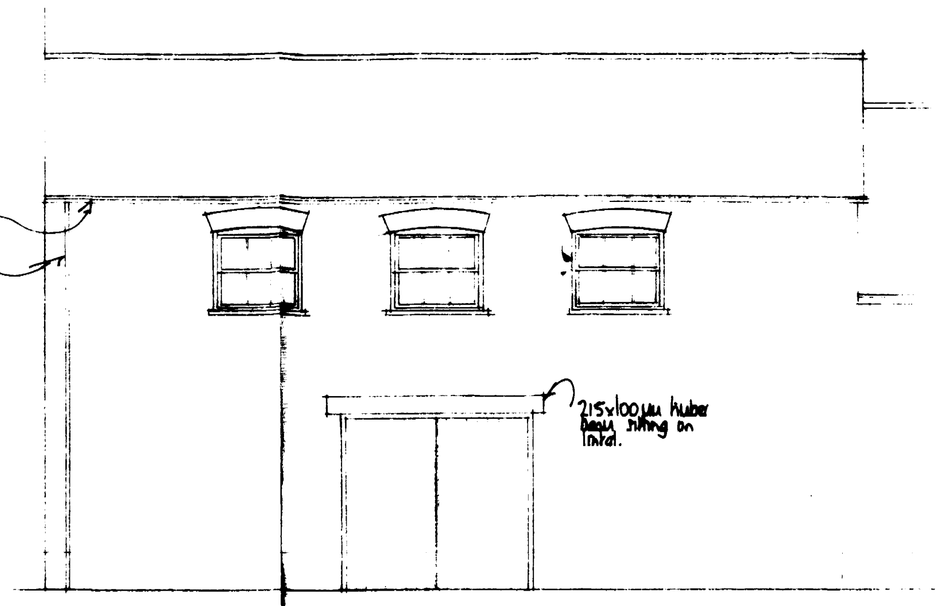
SCALE — 1:100
For identification purposes only



Section



North



South

FOUNDATION / GROUND FLOOR CONSTRUCTION

65 mm s/c screed reinf. with chicken wire mesh
1000g polythene separating membrane / dpm
50mm insulation grade insulation - Styrofoam
Raft foundation as designed and detailed by Structural Engineers.

FIRST FLOOR CONSTRUCTION

18mm tongue & groove floor panels
300g polythene separating membrane
50mm insulation grade insulation
levelling screed - floor of timber
175mm deep beam & block flooring system.
38x175 mm battens @ 400 mm ctrs.
12.7mm plasterboard with skim / Artex finish.

WALL CONSTRUCTION

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation.
100mm load-bearing insulation blocks. (Fleuring brick to ground floor)

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°c.

All cavity walls to be closed at eaves with 100mm blockwork.

Internal Walls - Ground Floor.
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

Stud Partitions - First Floor.
To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows.
100 x 50mm noggins equally spaced.
100mm grt insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

DPC in Walls
To be a min. 150mm above finished ground level.
A vertical dpc is to be provided to all cavity closure.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over - see lintel schedule.

Lintels over openings in 100mm block walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. 1/2 hr fire resistance.

WINDOWS

To be purpose made double hung sash windows with timber sills. Inspection units to be as shown on elevations and constructed in detail.

DOORS

To be purpose made softwood as indicated on elevations.

VENTILATION

All habitable rooms to contain opening vents equal to 1/80th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 litres (30 litres if in cooker hood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15litres.

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3kW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements to be insulated.

STAIRCASE

To be min. 800mm clear width.
To have 13No. rises of 209.1mm
To have 12No. treads of 233 mm
Pitch not to exceed 42°.

Handrail ht. to be 840mm measured vertically above pitch line.
Balustrade ht. to be 900mm measured vertically above finished floor level.

DRAINAGE

Foul.

Excavate for and lay in bitumastic indicated 100mm ø upvc drains in loose free graded bed at a gradient of 1:10 through and outside 100mm ø cast iron 'sew' jointed to 100mm ø untrapped bend at base. Finish at top with 400mm above invert head ht. with pvc bolted, screwed and hinged 228mm pvc square to circle access cover & frame with 115mm deep hops. 38mm pvc waste to bath with 'boulmead' trapped waste and overflow. — unless specd otherwise on plan

All waste pipes to have rodding access at changes of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS 5572: 1978 Section 4.3 BS 8301: 1985

Surface.

Excavate for 4 lay in where indicated 100mm ø Perforated, UPVC drains in 10mm free graded bed from 100mm ø upturned bend at base of downpipe to surface inlet/ soakaway, form soakaway 1.0m x 1.0m x 1.0m deep, backfill with brick rubble to 300mm below finish ground level. 10mm thick geotextile membrane and make up with vegetable soil.

ROOF SPECIFICATION

Tiles
The roofs to be covered with interlocking clay tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens
Approved quality tanel s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables

Ridge
The ridge is to be covered with segmental ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

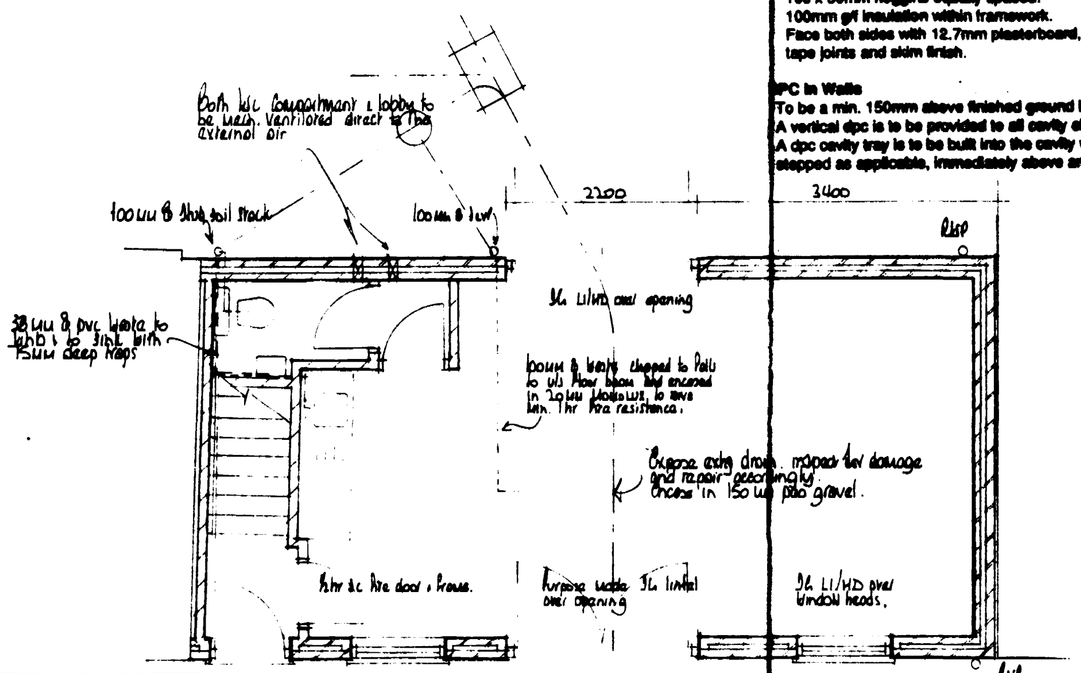
Ventilation
Provide a 25 mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to falls on fascia with all necessary brackets, stop ends, outlets, etc..

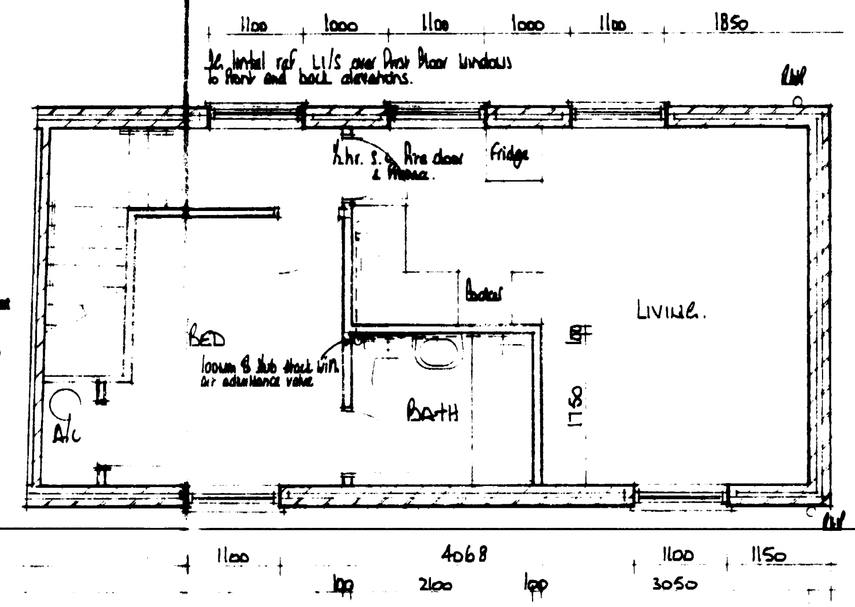
Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

STRAPPING

Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.



Ground floor



First floor

A		
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA

Tel : Spalding (0775) 767968

Client
MR T. HO

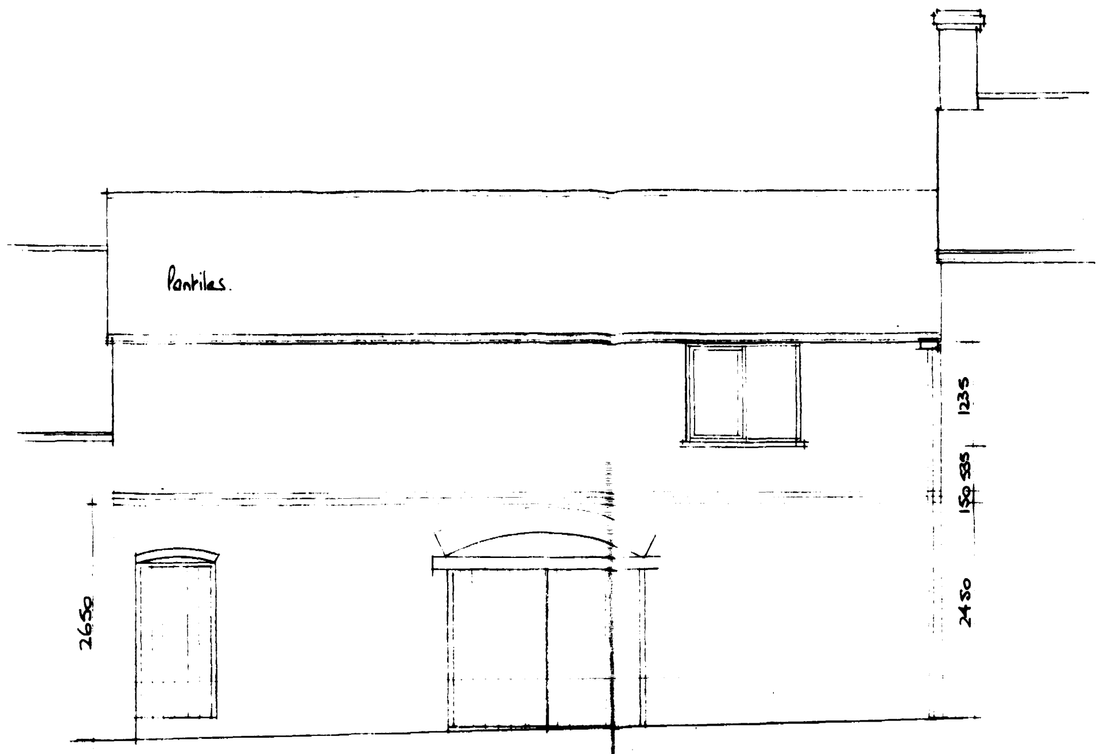
Job Title
PROPOSED RETAIL OUTLET WITH FLAT OVER
AT
5A HERLING LANE
SPALDING

Drawing Title
PLANS etc
AS AMENDED 10 OCT 1991
- 09.01.91

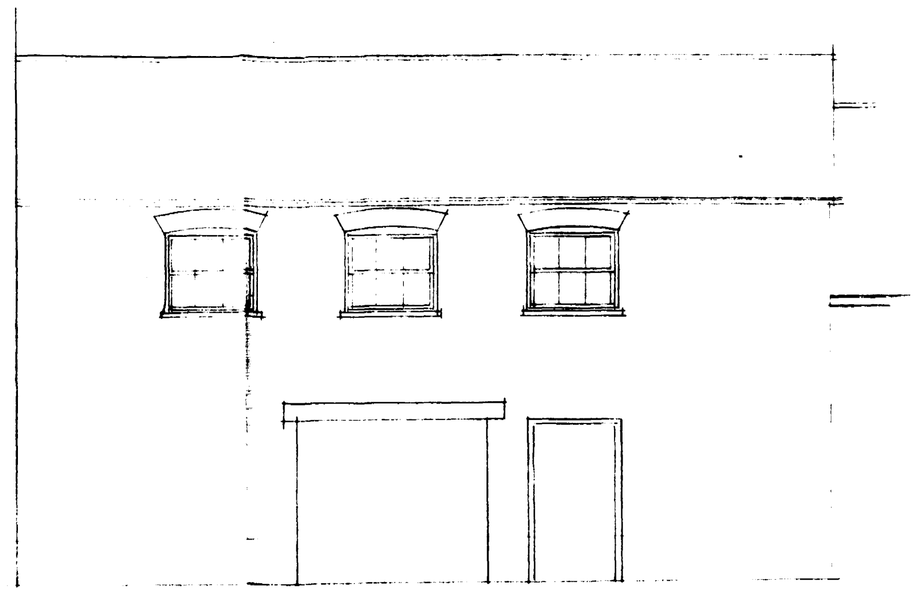
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Date Oct 91. Drawn by AL

Drg No. 91/99/02 Rev



north



south

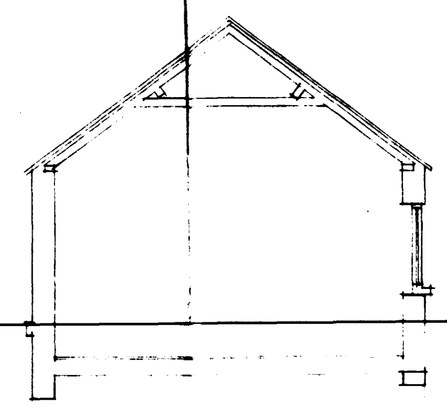
Community area.

brick Wall

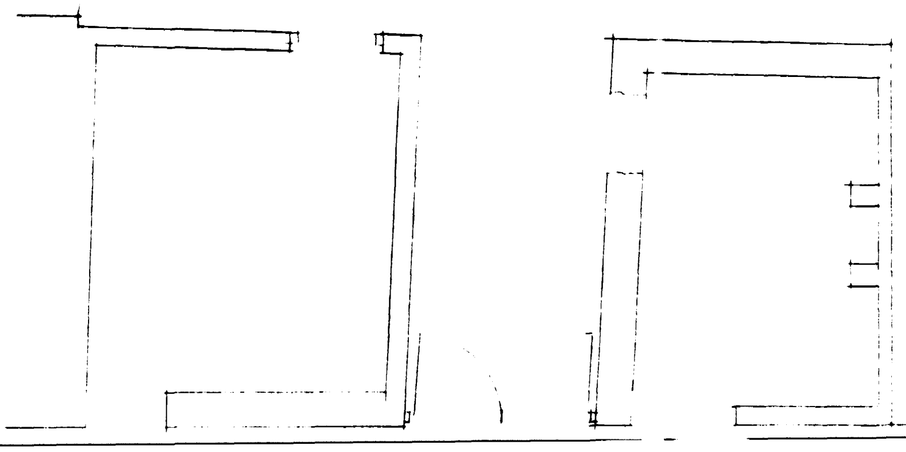
Rear yard of Saxon Lark public house

Close boarded fence

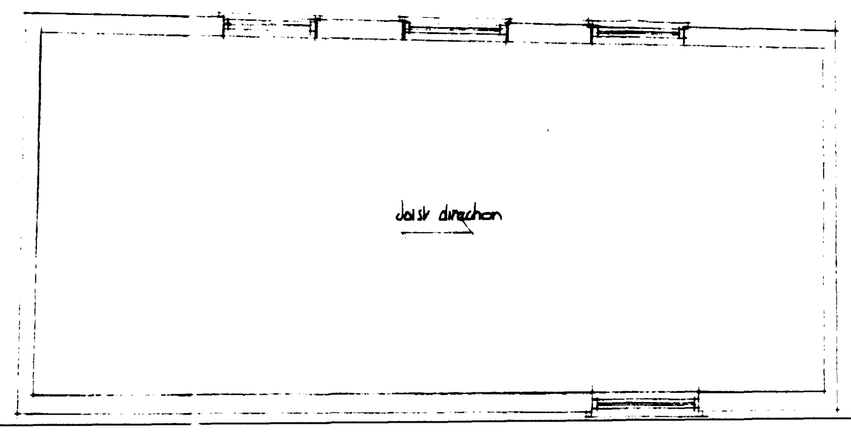
Brick Wall



section



ground floor



first floor

A		
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel : Spalding (0775) 767968

Client

Mr. T. Ho

Job Title

Proposed Retail Outlet with flat over
At
5A HERRING LANE
SPALDING.

Drawing Title

Plans, Section & Elevations
As Existing

10 SEP 1991
09b/91

Scale 1:50

Date Oct 91 | Drawn by

Drg No. 91/99/01 | Rev