APPLICATION NO. : H16 1225 92

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SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/1225/92 Received:17-DEC-92 Type:LISTED BUILDING

Name: Ayscoughfee Hall School Ltd
Church Street
Spalding
Lincs

Agent: Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Description: Removal of external timber wc and redundant chimney stack and internal alterations
Location : Welland Hall London Road
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 exposed areas following the demolition permitted shall be made good in accordance with details to be submitted to and agreed with the Local Planning Authority.

Reason: To safeguard the appearance and character of this Listed Building.

3 All works shall be carried out in strict accordance with the approved plans

Reason: To ensure the protection of the architectural or historic character of the building.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 17 February, 1993.

The applicants are advised that this consent does not authorise the alteration of any external windows or door presently serving the fire escapes; such alterations will require the submission of a new application.

For the avoidance of doubt this consent is granted on the basis that the two main chimney stacks will be retained.

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)

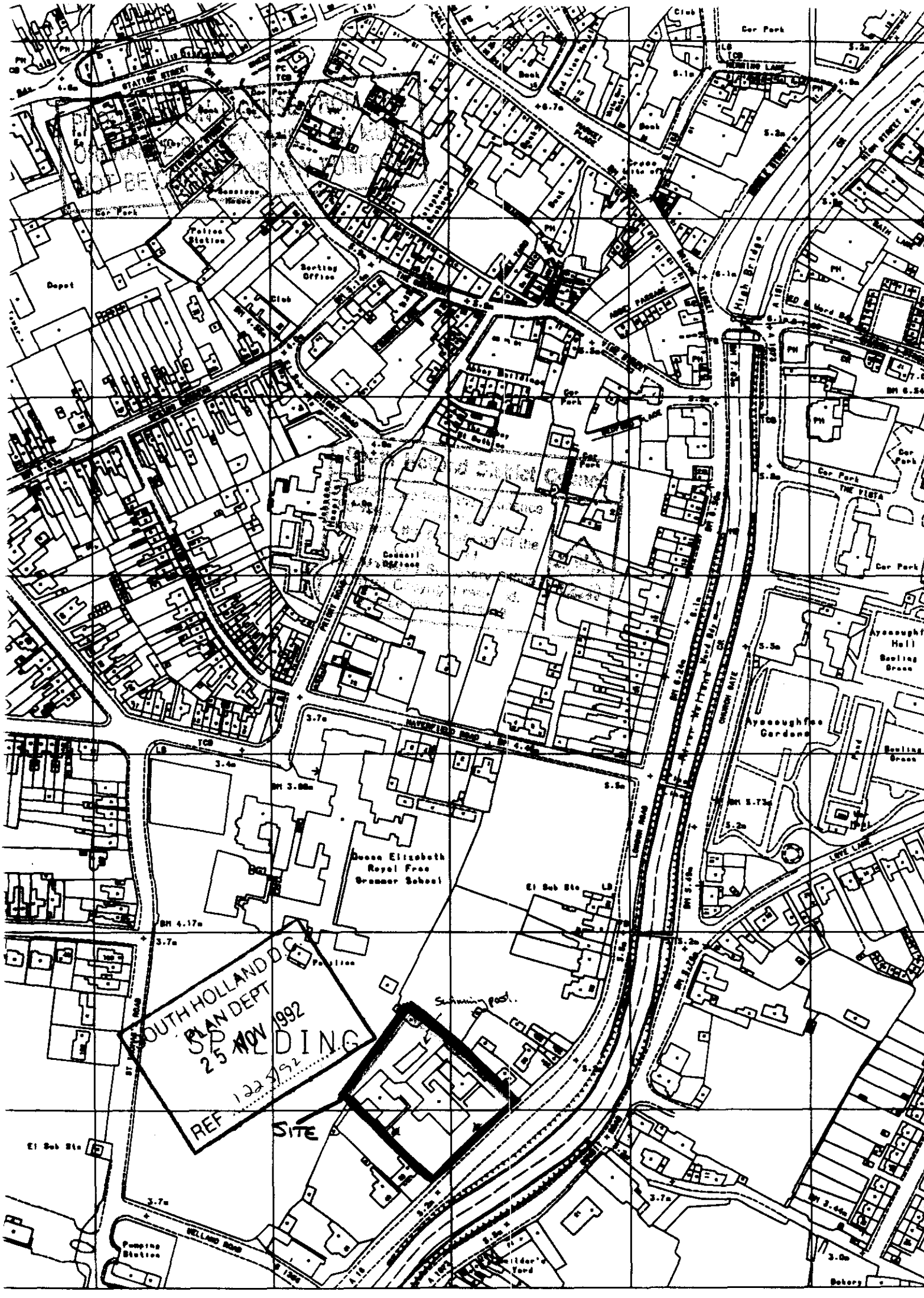
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
23-APR-93 H16/1225/92

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)


SOUTH HOLLAND D.C.
PLAN DEPT
25 NOV 1992
REF 1223/92
SITE
Queen Elizabeth Royal Free Grammar School
Swimming pool
Ayscoughfee Gardens
Ayscoughfee Hall
Bowling Green
Council Offices
Police Station
Sorting Office
Depot
Pumping Station
Pavilion
Maternity Ward
Car Park
Bowling Green
Bakery
245
246
247
248
249

H16/1225/92

Ayscoughfee Hall School Ltd
Church Street
SPALDING
Lincs

0775-724733

Neil Clarke & Associates
38 New Road
SPALDING
Lincs PE11 1DW
0775-711344
Neil Clarke

Welland Hall, London Road, Spalding, Lincolnshire

Removal of external timber WC, removal of redundant chimney stacks and internal alterations.

Neil C. Clarke

25 November 1992

YES
NO
YES

NO
YES X
NO
NO
NO
NO

N/A
N/A

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

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**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed Neil C. Clark (Applicant / Agent) Date 25.11.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed Neil C. Clark (Applicant / Agent) Date 25.11.92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection	Accuracy	Neighbours	Boundaries
Site features	Other		

Inspected by PR
Date 21/1.

Works to Building already in progress - scaffolding being erected - seems ok

Notice posted by GS.
Date 11/1/93

Resident Notices required

Not Relying on Consultants

Sent Delivered

Case Officer Conclusions Detailed approval / Advice

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PR .....

Senior Officer PR .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PR 19/1

Conditions/Reasons
(continue overleaf)

1. All exposed areas following the demolition permitted shall be made good in accordance with details to be submitted to and agreed with the LPA (LPA to safeguard the appearance and character of the Listed building)

3) For the avoidance of doubt this consent is granted on the basis that the two main chimney stacks will be retained

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [✓] Amended plans Rec'd 17/2/93.

2) Applicant is advised that this consent does not authorise the alteration of any external windows or doors presently serving the flat escapes: such alteration will require the submission of a new application

Discussed with NRM 20/1/93

He agree that all river have been identified in Many Home Cities by 9/1/93 & on this basis the scheme is workable

Discussed with JCB 11/2/93

agreed that public consultation exercise on integrity "demolition" in title - Capt that NRM should make final decision

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing .... Highway S/W .... Agric appraisal ....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PM 21-12

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National (Demolition)	1/2/93	3/2
	- English Heritage (II*)	1/2/93	3/2
	Consultant Name M/S Kent		15/2
			Order No 4/0677
	Other: DoE (referral)	16/3/93	.....

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 25 NOV 1992

Registration

Reference H16/1225/92

Cross-Ref B16/0790/92

Date 26/11

Validation

TYPE LB

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee NIL

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3001

OS No's

Grid ref 524070 323100

Ward P

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB YES
TPO -

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

1253/90
0534.555/90
1459.63/89

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1225/92 Received:17-DEC-92 Type:LISTED BUILDING

Name: Ayscoughfee Hall School Ltd
Church Street
Spalding
Lincs

Agent: Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Description: Removal of external timber wc and redundant chimney stack and internal alterations
Location : Welland Hall London Road Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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 exposed areas following the demolition permitted shall be made good in accordance with details to be submitted to and agreed with the Local Planning Authority.

Reason: To safeguard the appearance and character of this Listed Building.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 17 February, 1993.

Applicants ~~is~~ are advised that ~~the~~ this consent does not authorise the alteration of any external windows or door presently serving the fire escapes; such alterations will require the submission of a new application.

For the avoidance of doubt this consent is granted on the basis that the two main chimney stacks will be retained.

20-APR-93 AD check... AD 20/4..

Authorised to issue (inc Delegation)..... 20/4

3 All works shall be carried out in strict accordance with the approved plans.
To ensure the protection of the architectural & historic character of the building

\N SMITH Dip TP MRTPI
L ..ctor 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

H16/1225/92
LISTED BUILDING

Applicant: Ayscoughfee Hall School Ltd Agent: Neil Clarke & Associates
Tel: 0775 724733 0775 711344

Description: Removal of external timber wc and redundant chimney stack and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Valid date:	17-DEC-92	Terminal date:	11-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	24-DEC-92	Report deadline:	12-JAN-93
Inspected by	31-DEC-92		
Extra contacts	07-JAN-93	Case Officer:	
Report if not clear by	21-JAN-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II* Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mrs M E Kerr	0529 240713	18-FEB-93	04-MAR-93
Cllr G J Hawkins		05-JAN-93	19-JAN-93
Ancient Monuments So		03-FEB-93	17-FEB-93
Council for Brit Arc		03-FEB-93	17-FEB-93
The Georgian Group		03-FEB-93	17-FEB-93
Soc for Prot of Anci		03-FEB-93	17-FEB-93
The Victorian Societ		03-FEB-93	17-FEB-93
Royal Commission		03-FEB-93	17-FEB-93
Lincs/Sth Humb HB Jo		03-FEB-93	17-FEB-93
Spalding & District	0775 722475	03-FEB-93	17-FEB-93
English Heritage		03-FEB-93	17-FEB-93
Department of the En	0602 476121	18-MAR-93	~~01-APR-93~~ 16/4/93
Site/Press Advert CLB		08-JAN-93	29-JAN-93

(per phone call 25/3).

L.C.C. - No objections 18/3/93

I N 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

H16/1225/92

LISTED BUILDING

Applicant: Ayscoughfee Hall School Ltd
Tel: 0775 724733

Agent: Neil Clarke & Associates
0775 711344

Description: Removal of external timber wc and redundant chimney stack and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Valid date: 17-DEC-92
Target dates:
To case officer 24-DEC-92
Inspected by 31-DEC-92
Extra contacts 07-JAN-93
Report if not clear by 21-JAN-93

Terminal date: 11-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II*
Conservation Area: SPALDING

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Mrs M E Kerr	0529 240713	18-FEB-93	04-MAR-93	AMENDED PLANS SENT 18/2.
Cllr G J Hawkins		05-JAN-93	19-JAN-93	
Ancient Monuments So		03-FEB-93	17-FEB-93	
Council for Brit Arc		03-FEB-93	17-FEB-93	
The Georgian Group		03-FEB-93	17-FEB-93	
Soc for Prot of Anci		03-FEB-93	17-FEB-93	
The Victorian Societ		03-FEB-93	17-FEB-93	
Royal Commission		03-FEB-93	17-FEB-93	
Lincs/Sth Humb HB Jo		03-FEB-93	17-FEB-93	
Spalding & District	0775 722475	03-FEB-93	17-FEB-93	
English Heritage		03-FEB-93	17-FEB-93	
Site/Press Advert CLB		11-JAN-93	~~02-FEB~~-93	

.N 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: H16/1225/92 Type: LISTED BUILDING

Applicant: Ayscoughfee Hall School Ltd Agent: Neil Clarke & Associates
Tel: 0775 724733 0775 711344

Description: Removal of external timber wc and redundant chimney stack and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Valid date:	17-DEC-92	Terminal date:	11-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	24-DEC-92	Report deadline:	12-JAN-93
Inspected by	27-DEC-92		
Extra contacts	31-DEC-92	Case Officer:	
Report if not clear by	21-JAN-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: GRADE II* Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mrs M E Kerr	0529 240713	05-JAN-93	19-JAN-93
Cllr G J Hawkins		05-JAN-93	19-JAN-93
Ancient Monuments So		03-FEB-93	17-FEB-93
Council for Brit Arc		03-FEB-93	17-FEB-93
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Royal Commission		03-FEB-93	17-FEB-93
Lincs/Sth Humb HB Jo		03-FEB-93	17-FEB-93
Spalding & District	0775 722475	03-FEB-93	17-FEB-93
English Heritage		03-FEB-93	17-FEB-93
Site/Press Advert CLB		08-JAN-93	29-JAN-93

L.C.C - No objections to cs

AN 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: H16/1225/92 Type: LISTED BUILDING

Applicant: Ayscoughfee Hall School Ltd
Tel: 0775 724733

Agent: Neil Clarke & Associates
0775 711344

Description: Removal of external timber wc and redundant chimney stack and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Valid date: 17-DEC-92
Target dates:
To case officer 24-DEC-92
Inspected by 27-DEC-92
Extra contacts 31-DEC-92
Report if not clear by 21-JAN-93

Terminal date: 11-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
~~N R MIDLEN~~ D Roberts

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mrs M E Kerr	0529 240713	05-JAN-93	19-JAN-93
Cllr G J Hawkins		05-JAN-93	19-JAN-93
Site/Press Advert CLB		~~08~~ 11-JAN-93	~~29-JAN~~ 2 FEB-93

L.C.C - No objections 14/1/93

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 ~~476121 ext~~ 352367
GTN 6202

Director of Planning and Building
Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Your reference H16/1225/92
Our reference EMP 2525/270/67
Date 7 April 1993

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT
APPLICATION NO: H16/1225/92

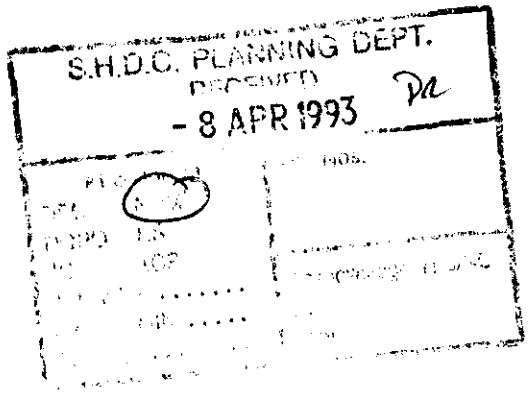
I am directed by the Secretary of State for the Environment to refer to your letter of 18 March 1993 and subsequent correspondence giving notice under Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the application made by Neil Clarke and Associates on behalf of Ayscoughfee Hall School Ltd for listed building consent for removal of external timber WC and redundant chimney stack and internal alterations at Welland Hall, London Road, Spalding.

The Secretary of State has considered the information supplied by your Council and does not intend to require the application to be referred to him. I am therefore to notify you under Section 13(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that it is now for the authority to determine the application at their discretion. Paragraphs 110 to 118 of Circular No 8/87 set out the procedure for giving decisions on applications for listed building consent.

A copy of any consent issued should be sent to the Department in due course.

I am Sir
Your obedient Servant

M C DUNN



100%
RECYCLED PAPER

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext
GTN 6202 361

Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Your reference
H16/1225/92
Our reference
EMP2525/270/67
Date
26 March 1993

Dear Sir

The Secretary of State for the Environment acknowledges the receipt on 19 March 1993 of your letter dated 18 March 1993 on the subject of the proposed grant of listed building consent in respect of Welland Hall, London Road, Spalding, Lincs.

The 28 day period referred to in Section 13(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 will expire on 15 April 1993.

Yours faithfully

MISS A C TOMANEK

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAR 1993 DR

100%
RECYCLED PAPER

THE GEORGIAN GROUP

37 SPITAL SQUARE, LONDON E1 6DY TELEPHONE: 071-377 1722 FAX: 071-247 3441

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

Brian Smith Dip TP MRTPI,
Director of Planning and Building Control Services,
South Holland District Council,
Planning and Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE11 2XE

Your ref: H16/1225/92
Our ref: HH/3/93/SPLDING

11th March, 1993

Dear Sir,

Welland Hall, London Road, Spalding

Thank you for your consultation about proposals for the above grade II* listed building.

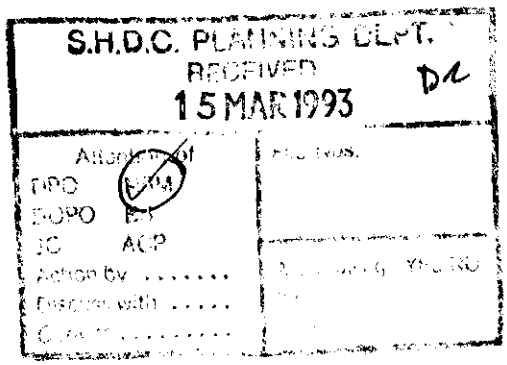
The application as received was rather confusing as the drawing indicated that three stacks were to be removed but copies of correspondence from the applicants' agents confirms that only one is proposed for demolition. If this is the stack to the subsidiary block we have no objection to make to its demolition, but we would strongly oppose the loss of either stack to the main house.

Internal alterations are also mentioned in the correspondence but we have not received plans indicating what form these would take and cannot therefore comment on this aspect of the application.

Yours faithfully,

Harriet Hawkes,
Caseworker

cc. HBMC, Neil Burton



Mary E. Kerr BA., BSc., RIBA
Architect Historic Buildings Consultant

Tel/Fax: (0529) 240415

Historic Buildings
Consultancy

Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

Spoke to Neil Clark. 11/3 advised him of the above & confirmed we would progress App to DC.

YOUR Ref H16/1225/92
OUR Ref SHDC 036/92

5th March 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

REMOVAL OF EXISTING EXTERNAL TIMBER WC AND REDUNDANT CHIMNEY STACKS AND INTERNAL ALTERATIONS
WELLAND HALL, LONDON ROAD, SPALDING

The revised plans take account of the points raised in my letter of 9th January.

The further alterations are as a result of the fire officers requirements. The new screen in the hall is acceptable provided the doors are actually panelled and not just with applied moulding. Mr Clark has confirmed to me that this will be the case,

The top floor of the building has a new lobby in the corridor. It would seem to make sense to arrange this so that it actually lines through with the cupboards already there, rather than just a small box lobby as shown.

I believe that there may be difficulties with the fire officer requirements with regard to the external fire escapes and suggest that a meeting on site may be the easiest way of resolving any differences between the fire and listed buidling requirements.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

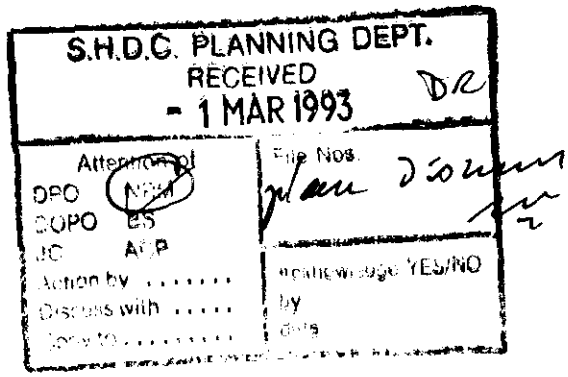
S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAR 1993 DR

Neil Clarke
And Associates

Chartered Building Surveyors

38 New Road
Spalding
Lincolnshire
PE11 1DW
0775–711344
0775–722800 (Fax)
0860–683888 (Car)

Our ref : NCC/SAN/MIS 298
Your ref: B16/0790/92
Date : 26 February 1993



South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

RE: WELLAND HALL, LONDON ROAD, SPALDING

Further to our recent telephone conversation with Mr Roberts of your office, we enclose a copy of the response from Lincolnshire County Council Fire Brigade concerning the requirement to change the window to doors. They are not prepared to grant a relaxation of this requirement.

We are proposing to reconstruct the windows so that they open as doors and will send you some sketches of our proposals in due course.

Yours faithfully

Neil C. Clarke

NEIL C CLARKE BSc FRICS

Enc

Explained to Mr Clarke that this was not acceptable in front of Fire

Building Surveyors
Project Management: Construction Monitoring
Planning & Construction Consultants
Insurance Valuations & Claims
RICS House Buyers Reports
Residential Valuations
Structural Surveys

LINCOLNSHIRE COUNTY COUNCIL FIRE BRIGADE

County Fire and Emergency Planning Officer
J H Herrick MIFireE FBIM

Divisional Commander: H R Watson GIFireE

'C' Division Headquarters
Robin Hood's Walk
Boston PE21 9ES

Telephone Boston 363231 STD 0205
Fax: 310462 STD 0205

Please reply impersonally to the Divisional Commander

Neil Clarke and Associates,
38 New Road,
Spalding,
Lincolnshire.

Your Ref: NCC/SAN/MIS 298

My Ref: AMF/JAS

Date: 22nd February 1993

Dear Sir,

FIRE PRECAUTIONS ACT 1971.
WELLAND HALL, LONDON ROAD, SPALDING, LINCOLNSHIRE.

In response to your letter of 12th February 1993 which concerns the above premises, I write to confirm the following:-

1. It will be acceptable for vision panels in the double doors at the hall end of the ground floor corridor to be ommitted, on the provision that the side panels have fire resisting glazing.

2. The Fire Authority cannot support any application for relaxation,of the requirement to change the window exits to doors. This building will be occupied by children between the ages of 5-11 years and it is imperative that access onto the external stairway is readily available for use, and that evacuation can be achieved in a quick organised manner without persons having to resort to climbing through window openings.

Should you require any further information or assistance my Fire Prevention Officer will be pleased to advise.

Yours faithfully,

For
Divisional Commander

Fire. Don't give it a chance

)YAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND
Shelley House, Acomb Road, YORK, YO2 4HB
Telephone: 0904 784411

LISTED BUILDINGS AND CONSERVATION AREAS ACT, 1990

Date : Fri Feb 19 1993

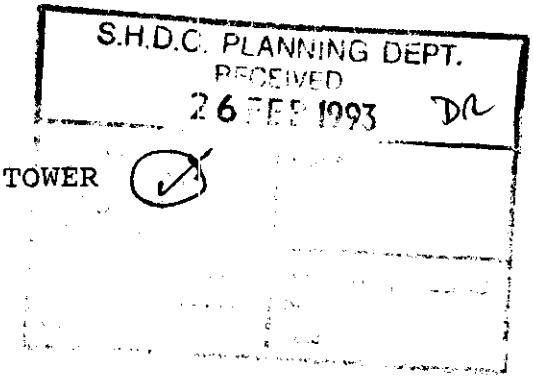
Your ref: H16/1225/92

Our ref: 19888/01/02/A

Re:
WELLAND HALL
LONDON ROAD
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 month's 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.



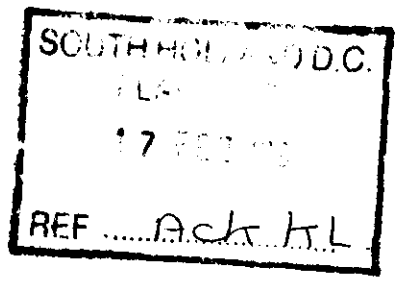
CHIEF PLANNING OFFICER
SOUTH HOLLAND DC
COUNCIL OFFICES,CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCOLNSHIRE
PE11 1DA

Neil Clarke
And Associates

Chartered Building Surveyors

38 New Road
Spalding
Lincolnshire
PE11 1DW
0775–711344
0775–722800 (Fax)
0860–683888 (Car)

Our ref : NCC/SAN/MIS 298
Your ref:
Date : 15 February 1993



Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

RE: WELLAND HALL, LONDON ROAD, SPALDING

Further to our recent conversation with Mr Roberts of your office, we are pleased to enclose copies of the amended Plans showing the retention of the chimney stacks, the repositioning of the partition, the repositioning of the SVP and the removal of the Fire Escape, together with the proposed new screen to meet the Fire Brigade requirements.

We enclose four copies of the Plans for Planning Department purposes and three copies for Listed Building Consent.

The removal of the Fire Escape was nct included in the original Application but is a requirement of the Fire Brigade. They have also in this respect requested that we change the windows opening onto the remaining Fire Escape to doors and, following our discussions, we have written to them requesting relaxation of this requirement.

not acceptable

We shall keep you informed of our progress in this matter.

Yours faithfully

Neil C Clarke

NEIL C CLARKE BSc FRICS

Building Surveyors
Project Management: Construction Monitoring
Planning & Construction Consultants
Insurance Valuations & Claims
RICS House Buyers Reports
Residential Valuations
Structural Surveys

PLANNING AMENDMENT

For office use only

Application No. H/6/1225/92

Date registered 07 DEC 1993

Case Officer TB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ayscaughfee Hall School

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE Watford Hall, Sp.

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

PLANNING AMENDMENT

For office use only
Application No. H16 1225 ~~1553~~ 91/1
Date registered
Case Officer [illegible] 1993

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Ayscoughfee Hall Sch

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE Welland Hill, Sp.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. ✓

or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council
B.

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

Please complete
I attach the necessary plans and request that the charges described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

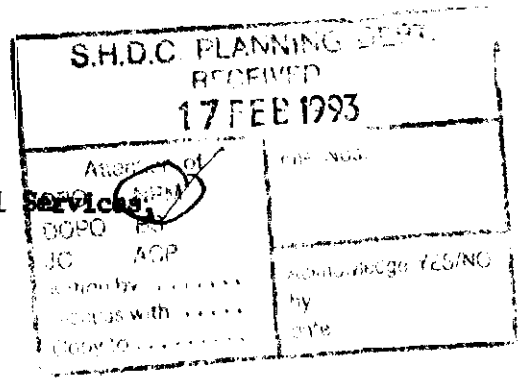
LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

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.:
Your ref.:

16th February, 1993



B. Smith Esq.,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs., PE11 2XE.

Dear Sir,

Welland Hall, London Road, Spalding H16/1225/92 – DR

The Committee have no objection to the above proposals.

Ayscoughfee Gardens, Ayscoughfee Hall, Churchgate, Spalding. H16/62/93 – DR

The Committee feel that the bricks used in rebuilding should be second-hand and selected to match the existing in cololur and size. Care should be taken when repointing to ensure that the damage that was previously caused (to the boundary wall) is not repeated.

Hole in the Wall Passage, Spalding, Lincs. H16/1202/92 – PU

The Committee have no further comment to make on the above proposals.

The Park, Moulton, Spalding. H13/1319/92 – SO

The Committee feel that until details of various issues can be properly determined they have no comment to make on the above proposals.

Yours faithfully,

C T Waby

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

Organisations Represented:
Lincolnshire Society of Architects — Society for Lincolnshire History and Archaeology
Council for British Archaeology Group 14 — Council for the Protection of Rural England
Lincolnshire Museums (Museum of Lincolnshire Life)

✓ Please amend description

✓ ~ change LB to Grade II*

Please consult

✓ – 6 national bodies

✓ – LHBJC

✓ – Spalding Civic Society

✓ – English Heritage

✓ Enclose – copies of proposed elevations from drawing 105/6

✓ – copies of applicants letters dated 16/12/92 & 27/1/93

✓ – usual form & photo etc.

3/2

Met ~~gg~~ agent 8/2

discussed fire escape + alterations to 2 windows

advised him to seek relaxation from fire Brigade

& as last resort submit partial plans for approval

& mentioned need for photo plans for screen + chimney

Neil Clarke
And Associates

Chartered Building Surveyors

38 New Road
Spalding
Lincolnshire
PE11 1DW
0775–711344
0775–722800 (Fax)
0860–683888 (Car)

Our ref : NCC/SAN/MIS 298
Your ref: DJR/LAB H16/1225/92
Date : 27 January 1993

Mr D J Roberts
Planning & Building Control
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XE

Dear Mr Roberts

RE: WORKS TO WELLAND HALL FOR AYSCOUGHFEE HALL SCHOOL LTD

We thank you for your letter of 21 January 1993 and would reply to the points raised as follows:-

1 The cornice to rooms 3.5 and 3.2 will be retained intact.

2 The screen will be set back 100mm as requested.

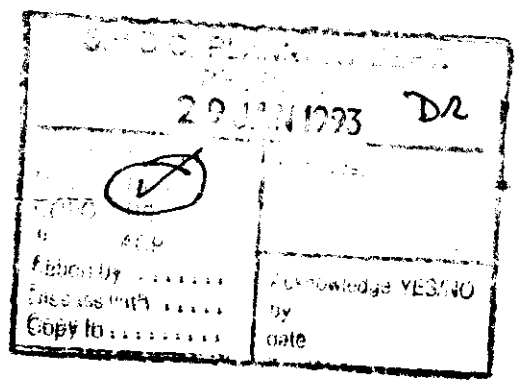
3 The SVP cannot be routed within the staircase but, rather than penetrate the cornice or the niche, there is in fact a 100mm duct to the side of the niche which can be carefully opened up and used for the pipe, and then carefully reinstated afterwards.

We confirm that the word "stacks" can be amended to read "stack" and would be grateful if you would make this amendment.

Yours sincerely

Neil C. Clarke

NEIL C CLARKE BSc FRICS



Building Surveyors
Project Management: Construction Monitoring
Planning & Construction Consultants
Insurance Valuations & Claims
RICS House Buyers Reports
Residential Valuations
Structural Surveys

Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Mr D J Roberts

D3R/LAB
416/1225/92

21 January 1992

Dear Sir

Works To Welland Hall For Ayscoughfee Hall School Ltd.

I have now received the advice of my Consultant Architect on the above proposal. A copy of this is enclosed. As you will note she raised one or two queries and I would request confirmation from you in respect of the following.

1 That the cornice to rooms 3.5 and 3.2 will be retained intact.
2 That the screen referred to will be set back as suggested.
3 Does an alternative route for the S.V.P. exist?

Given the comment regarding the chimneys it will be necessary to amend the description of development to read "stack" and not "stacks". Please confirm that it will be in order for me to make this amendment.

I would request your response to the matters raised within the next 14 days if possible together with the submission of amended plans where appropriate.

Yours faithfully

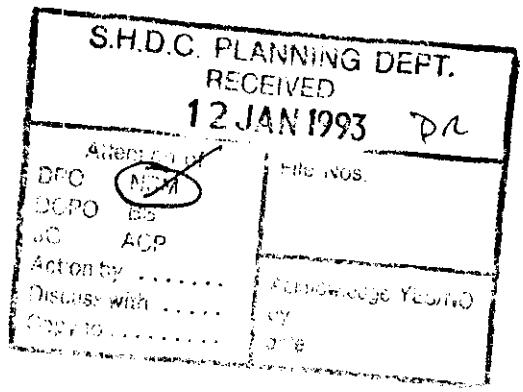
N R Midlen
Principal Planning Officer
Development Control

Enc

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB



YOUR Ref H16/1225/92
OUR Ref SHDC 92/036

9th January 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

REMOVAL OF EXTERNAL TIMBER WC AND REDUNDANT CHIMNEY STACKS AND INTERNAL ALTERATIONS
WELLAND HALL, LONDON ROAD, SPALDING

Following our meeting on site, the agents have now confirmed that the two main chimney stacks will be retained. There is no objection to the removal of the other stack, nor the removal of the timber WC, provided any making good necessary is done in matching materials.

It is important that this building is brought into use again before it declines any further, and it seems likely that the Ayscoughfee School will have a kinder hand on the building than the County Council!

In opening up of the first floor classrooms, rooms 3.5 and 3.2, it is important, as discussed on site, that the cornice is retained intact in both rooms, with the supporting beam being in a downstand at picture rail level. That way, the rooms could be returned to their former state at some future date if the building needs change again. The reuse of the two doors in the landing screen also seems sensible in that context and I think the detail shown with the glazed light over will help to create a pleasant feature there. It would be preferable, I feel, if the screen could be set back slightly, say 100mm, so that it reads as a screen, rather than as a continuation of the main stair wall.

Spoke to Mary 21/1/93
re. Parapet works
She enquired she inspected yesterday
and all was in order!

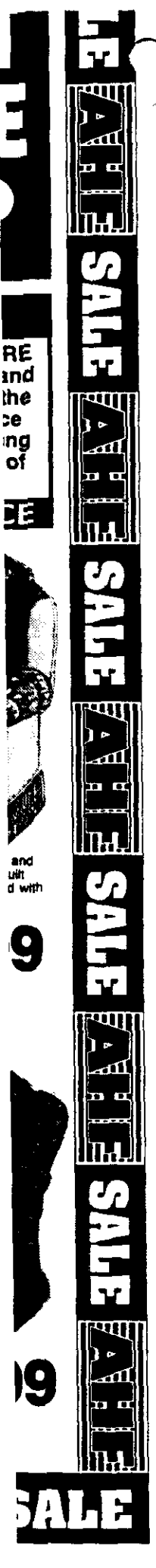
I note that the sink in Room 2.14 is to be omitted. As well as being concerned about the sink in that room, I was also concerned about the SVP in the corner as it will intrude upon the niche, and upstairs will penetrate the cornice. Can an alternative less damaging route be investigated.? Is there for example, a void beside the staircase which might be used?

The listed building consent ought also to include the rebuilding of the parapet walls with a requirement that the existing materials must be reused, replacements must exactly match the existing and a sample area should be approved in advance.

Yours Sincerely,

Mary E Kerr.

MARY E. KERR BA BSc RIBA



Deeping House,
Welland Terrace,
Spalding, Lincs PE11 2TD

2j¢WVN 4775

Applications are invited from traders to be included on the select list of tenderers to supply the following services to the Contract Services Organisation, 1st April 1993 - 31st March 1994.

1. **Supply of petrol**
   a) Holbeach Area
   b) Spalding Area
2. **Hire of Waste Skips**
3. **Purchase of Scrap Metals**

Please apply in writing to:

SOUTH HOLLAND DISTRICT COUNCIL
Contracts Services, Fleet Street, Holbeach, Spalding, Lincs PE12 7AH

The closing date for applications is 26th January 1993.

6j4863 ¢WVN

PLANNING APPLICATIONS

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

H22/1292/92
Broadgate Builders OUTLINE
Residential developments
Broadgate House & Site,
Broadgate, Weston Hills,
Spalding, Lincs

H23/1293/92
S. W. & P. HOYES OUTLINE
Use of the land for residential development
Mill Lane, Whaplode, Spalding, Lincs

The following proposals do not accord with the provisions of the relevant Development Plan.

H15/1310/92
Mr D. A. Casswell SEC 63 Continuation
Retention of dwelling without complying with agricultural habitation condition
The Hollows, Watergate Road, Quadring Eaudyke, Spalding, Lincs

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.

H14/1285/92
David Parker Homes Ltd FULL
Erect 18 houses and 16 flats with access road
Land off Rose Lane, Pinchbeck, Spalding, Lincs

H16/1225/92
Ayscoughfee Hall School Ltd
LISTED BUILDING
Removal of external timber wc and redundant chimney stacks and internal alterations
Welland Hall, London Road, Spalding, Lincs

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.

B. Smith
Director of Planning and Building Control Services
January 8, 1993.

7j4881¢WVN

Section, Wellbar House, Gallowgate, Newcastle upon Tyne NE1 4TD before the 22nd day of January, 1993, and should state the title of the Order and the grounds of objection.

DESCRIPTION OF THE LAND

(a) Land to be purchased compulsorily containing 44,986 square metres.

(b) Land over which rights are to be acquired compulsorily containing 20,605 square metres; and

(c) Land to be purchased compulsorily to mitigate adverse effects containing 5,040 square metres.

All situate between the A16 Spalding-Gosberton Road and the site of the old railway in the Parish of Surfleet in the District of South Holland in the County of Lincoln.

Dated December 14, 1992.

Dr J. EMMERSON
Director of Highways and Planning,
County Offices, Lincoln.

8h¢WVN 4367

NOTICE OF ADMINISTRATION ORDER

COMBIFLORA — IN ADMINISTRATION

Registered number: 1002682.
Nature of business: Import and Sale of Plants and Bulbs.
Trade classification: 22 (Other retail).
Administration order made December 16, 1992.

L. ROBERT BAILEY &
STEPHEN J. TAYLOR,
Joint Administrators.
(Office Holder Nos 6496 and 7821).

6j4892 187/507SG8-1

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

PINCHBECK — TYDD ROAD

NOTICE IS HEREBY GIVEN that owing to the culvert works the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on Tydd Road, Pinchbeck West (Grid Ref: TF 2179 2356) commencing on January 18, 1993 for a period of about six weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for traffic is via Mill Green Road, Fengate Road and vice-versa.

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

5j ¢WVN 8551 187/507SG8-1

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT SIR JOHN GLEED SCHOOL, HALMER GARDENS, SPALDING

I GIVE NOTICE that Lincolnshire County Council is applying for planning permission to install a floodlighting system and erect a fence to an all-weather pitch and to construct a new car park.

Members of the public may inspect copies of the application and of the plans and other documents submitted with it at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of the South Holland District Council, Priory Road, Spalding, at all reasonable hours until January 29, 1993.

Anyone who wishes to make representations about this application should write to the Director of Highways and Planning, City Hall, Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.
January 8, 1993.

5j ¢WVN 4878 187/507SG8-1

Wisbech 0945 474997
9d3627

DATEWISE LOCAL CONTACTS
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MEN & WOMEN
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SOUTH EAST	97	N.WEST + N.WALES	73
SOUTH WEST	98	SCOTLAND EAST	74
W.MIDS + S.WALES	71	SCOTLAND WEST	75

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Weddings

CLEYHALL HOTEL, Spalding. Wedding receptions in lovely Georgian house, marquee in own grounds. For further information, telephone (0775) 725157.
FESTIVE Video Services, for a professional touch, to your wedding anniversary, birthday and special occasions. Tel 0406 380449.
JONNY BEE Video Services. For friendly and personal video service, on your special day. Weddings, Wedding anniversaries, Birthdays and Special occasions. For competitive rates. Call (0406) 25065.
REALISTICALLY PRICED. Fast and friendly, efficient, professional wedding photography service by David Wilkinson, Lutton Gowts, Long Sutton. Tel Holbeach 362588.
TO HIRE: Superb Rolls Royce Silver Cloud III. Tel: Spalding 723526.
VPR VIDEO. For a Friendly and Professional Video Service on your special day. Highest quality, satisfaction assured. Tel: Roy Harrison on Spalding 710564.

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362576.

SPG 8/1/93

Neil Clarke
And Associates

Chartered Building Surveyors

38 New Road
Spalding
Lincolnshire
PE11 1DW
0775—711344
0775—722800 (Fax)
0860—683888 (Car)

Our ref : NCC/SAN/MIS 298
Your ref:
Date : 16 December 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
17 DEC 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
1225/92
Acknowledge YES/NO
by
Date

Mr Midlen
Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Mr Midlen

RE: WELLAND HALL, LONDON ROAD, SPALDING, LINCS

Further to our meeting on Monday 14 December 1992, we would confirm the following:-

1 The two main chimney stacks are to be retained and repaired/ repointed as necessary. ✓

2 The proposed sink in Room 2.14 is to be omitted. ✓

3 The screen in Room 3.4 is to be omitted.

4 The doors to Rooms 3.5 and 3.2, together with their architraves are to be refitted in the new partition as shown in the attached 1:20 Scale Plan.

5 The existing rainwater goods are to be repaired and retained.

6 The extent of repointing is to be drastically reduced to essential areas on the rear elevations only and we confirm that a test area will be prepared in due course showing the proposed method of repointing.

7 Following our discussions concerning the layout of the existing Kitchen and the need to retain the existing door into the Hall Room 2.1 and 2.13, we have slightly amended the Plan and copies are enclosed for your attention.

We trust we have provided all the information you require at this stage but if we can be of any further assistance, please do not hesitate to contact me on 0775-711344.

Yours sincerely

Neil C. Clarke.

NEIL C CLARKE BSc FRICS

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: H16/1225/92
Description: Removal of external timber wc and redundant chimney stacks and internal alterations

Location: Welland Hall
London Road
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 29-JAN-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-JAN-93

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: H16/1225/92

Applicant: Ayscoughfee Hall School Ltd
Church Street
Spalding
Lincs

Agent: Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Description: Removal of external timber wc and redundant chimney stacks and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Type: LISTED BUILDING

17 DEC 1992

Date received: 25-NOV-92

27-NOV-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Three sets of detailed plans are required as described on the attached note. (Those relating to the main block only)

Three specifications of works are also required.

Please return the additional copy of this letter with your reply.

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 filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

Confirmed after meeting on 16/12/92 that further plans still awaited

FILE NOTE

NRM/JJ
H16/1225/92

16 Dec 1992

PROPOSALS FOR WELLAND HALL, LONDON ROAD, SPALDING.

Meeting on site.

Present: Headmaster of Ayscoughfee School, Neal Clarke (Agent for Ayscoughfee Hall School), Nigel Midlen (SHDC), Mary Kerr (Consultant Architect, SHDC).

Carried out a general inspection of the whole premises starting with the roof. Inspected the two main chimneys and concluded that they should remain, albeit with some demolition and rebuilding. Further inspection would be made when the render was taken off and it was clear what was necessary. The rear section of the southern most chimney, which appears to be a later addition could be removed.

The parapets were inspected, were found to be rendered on the inside, this would cause problems because the stone copings were of insufficient size to provide a proper drip. The proposal was to demolish these and rebuild exactly the same, reusing the original brick and making up where necessary. Mrs Kerr advised that all reused bricks should be grouped, and extra bricks used on the less visually obvious section at the rear. It was agreed that a sample of the bricks should be submitted.

The area of the proposed new staircase was inspected, and the proposals explained, and these were considered generally satisfactory.

On the first floor at the front, consideration was given to the removal of the existing corrider walls, in order to enlarge the classroom. Although this was not particularly favoured, it was agreed that it would be acceptable provided a) the ceilings and cornices were not disturbed, b) the existing doors to the classrooms were reused, with their linings, and c) the proposed partition of the cupboard (which would have divided the sash window above the main porch) was reconsidered.

No problems were anticipated with the demolition of the existing toilet and the refurbishment generally of the toilet provisions.

On the ground floor, where the existing pantry or washroom was to be subdivided, it was considered the door into the corrider, which was a fine original door, should be reused and rehung.

The applicants were reconsidering their proposal to repoint the whole of the structure, and Mrs Kerr agreed that this was not necessary. Repointing would be confined to those areas essential, and would be in matching mortar and pointing technic. Mrs Kerr gave the address of a firm who supply lime putty. She also discovered the cutting out of the eroded bricks at the rear, and advised on the use of a soot wash to tone down the resultant effect.

N Midlen
Principal Planning Officer
Development Control

Mrs M Kerr
The Manor House
Spanby
Sleaford
NG34 0BB

Mr N R Midlen

NRM/LAB
H16/1225/92

1 December 1992

Dear Madam

Demolition, Alterations and Repairs, Welland Hall, London Road, Spalding - Grade II* Listed Building.

I have received a planning application for alteration and demolition work to Welland Hall, and enclose the plans that have been received. However, in accordance with the Council's general policy, I have asked for 1:50 elevations with 1:20 drawings of detailing. This should also of course, include details of the internal works. When these have been received I will forward to you.

Much of the work on this property involves repairs, and when I was on site making a very preliminary inspection to assess the adequacy of the plans, I found a builder making a survey with a view to a tender. Informally he has given me a copy of the specification of works which I also enclose. As you will see, there are certain items included in this which are not covered in the application and the drawings eg; new fire place in room 2.3, whilst there are also some contradictions in the specification eg; page 10 pointing which specifies that it will be carried out in cement mortar joints raked out for at least 20 metres and finished with a neat flush joint, whilst page 26b specifies raking all brickwork joints out 16 mm depth, using a cement lime mortar but finished with a weather struck joint. I actually discussed this item with the builder on site who to his credit indicated that his view full scale pointing was unnecessary, and that the joint proposed was inappropriate.

I have asked to be supplied with a specification of works on an official basis, but in the meantime I would be grateful if you could comment on the plans that we have so far received, particularly in relation to the need for further detailing, and also comment on the specification.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

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

Telephone (0775) 761161
Fax. (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1225/92

Applicant: Ayscoughfee Hall School Ltd
Church Street
Spalding
Lincs

Agent: Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Description: Removal of external timber wc and redundant chimney stacks and internal alterations

Location: Welland Hall
London Road
Spalding
Lincs

Type: LISTED BUILDING

Date received: 25-NOV-92

27-NOV-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Three sets of detailed plans are required as described on the attached note. (Those relating to the main block only)

Three specifications of works are also required. ✓

Please return the additional copy of this letter with your reply.

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 filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

Copy for

A E Maxwell

AEM/CLT

27th November 1992

Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Dear Sir,

Welland Hall, London Road, Spalding

I refer to the planning application submitted at the same time as the Listed Building application, and it would appear that planning permission may not be required for the work as described but a further assessment will be made on receipt of the specifications.

The filling-in of the outdoor pool to provide playground facilities will require planning permission however, therefore four forms, four 1:500 scale block plans and four 1:2500 site location plans will be required, together with the necessary fee. Three of the four site location plans already submitted have been placed with the Listed Building application.

I have enclosed forms and fee sheet for this purpose, although you may wish to submit a fresh application to cover both the infil of the pool and any other work which may be necessary after my perusal of the specification.

Yours faithfully

A C Pickering
Principal Administrative Officer

Neil Clarke
And Associates

Chartered Building Surveyors

38 New Road
Spalding
Lincolnshire
PE11 1DW
0775—711344
0775—722800 (Fax)
0860—683888 (Car)

Our ref : NCC/SAN/MIS 298
Your ref:
Date : 25 November 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Dear Sirs

RE: WELLAND HALL, LONDON ROAD, SPALDING
PLANNING AND LISTED BUILDING APPLICATIONS

We are acting on behalf of Ayscoughfee Hall School in connection with the refurbishment of the above property.

We enclose for your attention completed Planning Application forms (4 sets) and Listed Building Consent forms (3 sets), four copies of the Ordnance Survey extract showing the property edged in red, and seven copies of the existing and proposed plans numbered 105/1, 105/2, 105/3, 105/4, 105/5 and 105/6, together with one copy of the Ownership Certificate.

The work will involve minor alterations to the exterior of the building and the removal of the redundant chimney stacks which are in very poor condition. This will enable us to extend the flat roof and solve many of the damp penetration problems. We are also proposing to remove the timber external first floor WC and to infill the two ground floor external WC door openings.

Internally the works mainly comprise redecoration but we are also proposing to alter the WC layouts and to increase the size of the front, first floor Classrooms. The access staircase to the second floor is very steep and it is a plain staircase without the balustrade and embellishments of the main staircase. We are, therefore, proposing to remove it and provide a short flight of stairs from the "upper" first floor Classrooms.

Finally we are proposing to infill the outdoor swimming pool at the rear and tarmac over it to provide a small playground. The position

of the pool is shown on the Ordnance Survey extract. Can you confirm whether this work would require Planning Permission?

If you require any further information, please do not hesitate to contact me on 0775-711344.

Many thanks.

Yours faithfully

Neil C Clarke

Neil C Clarke BSc FRICS
NEIL CLARKE & ASSOCIATES

Enc

REVISED

SPECIFICATION OF WORKS

FOR

REPAIRS AND ALTERATIONS

AT

WELLAND HALL
LONDON ROAD
SPALDING
LINCS

12/5/92

NCC/SAN/MIS 298
Date: Oct 1992
Date of Revision: 11 November 1992

Neil Clarke & Associates
38 New Road
Spalding
Lincs
PE11 1DW

Tel. 0775 711344

I N D E X

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PART III	THE WORKS	Twenty two to Forty five
PART IV	GENERAL CONTINGENCIES	Forty six
	SUMMARY OF TENDER	Forty seven

		QNTY	RATE	£

PART I - PRELIMINARIES

A PARTIES TO CONTACT

Employer: Ayscoughfee Hall School
Church Street
SPALDING
Lincs
Tel. 0775-724733

B CONTRACT ADMINISTRATOR (CA)

Surveyor: Neil Clarke & Associates
38 New Road
SPALDING
Lincs PE11 1DW
Tel. 0775-711344

C DESCRIPTION OF WORKS

The works comprise refurbishment of a Grade II Listed school and outbuildings. The work will need to be completed to the satisfaction of the Local Authority Planning and Building Regulation Departments. Listed Building Consent is also to be obtained. Whilst these Consents will be obtained by the Contract Administrator, the Contractor will be responsible for all Notices thereafter.

D CONTRACT DRAWINGS

The Contract Drawings are numbers 105/1, 105/2, 105/3, 105/4, 105/5 and 105/6.

E MATERIALS AND WORKMANSHIP

The materials and workmanship shall be to the satisfaction of the Contract Administrator and shall be the best of their respective kinds and not less than the relevant British Standards or British Code of Practice Specification.

		QNTY	RATE	£

A FORM OF CONTRACT

The works contained in this Specification are to be carried out in accordance with the conditions of the JCT "Agreement for Minor Building Works" 1980, as amended.

The Contract form will be completed/altered in the following way:-

Conditions

2.1 Commencement to be agreed. The Tenders will need to be returned by 4 December 1992 and the Contract will be let no later than Friday 11 December 1992. The works will then need to be completed by Sunday 1 August 1993.

2.3 Damages for non-completion at the rate of £1000/week, or part thereof for 21 days and £5000/week thereafter.

2.5 Defects liability period twelve months.

4.2 Period for issuing Certificate no less than 56 days.
Retention 5%
Period for honouring Certificate 14 days.

4.3 Retention at Penultimate Certificate 2½%

4.4 Documentation for final Certificate 3 months.

4.5 Contribution, levy and tax changes deleted.

B PLANT, TOOLS AND SCAFFOLDING

The Contractor is to allow for and provide all necessary plant, tools and labour for the proper execution of the works.

C CONTRACTOR'S RESPONSIBILITY FOR ALL DAMAGE

The Contractor is to take full responsibility for damage caused to adjoining properties and is to indemnify and hold the Employer blameless in respect of any Claim caused by the works or persons employed thereon.

		QNTY	RATE	£
A	RUBBISH, DEBRIS All rubbish and debris caused or exposed during the course of the works is to be cleared away regularly and the premises left clean and tidy on completion.			
B	INSURANCE The Contractor will be required tc produce evidence of Insurance.			
C	PROGRAMME The Contractor is to agree with the CA a programme of works before commencing on site.			
D	MAKE GOOD ALL DEFECTS The Contractor to allow for making good all defects which may manifest themselves within 12 months of the satisfactory completion of the work.			
E	DAYWORKS No daywork will be allowed without the express consent of the CA.			
F	EXTRAS AND VARIATIONS No extras or variations of any kind will be allowed unless confirmed in writing by the CA and no works extra to those specified must be undertaken without the CA's instructions.			

		QNTY	RATE	£
A	NOTICES AND FEES The Contractor is to give all notices and pay all fees legally demandable by Statutory Bodies, Local Authorities and Statutory Undertakers.			
B	PROTECTION The property will be unoccupied during the course of the works. The Contractor is to provide all necessary temporary protection to the floors and fabric of the building for the duration of the contract. All damage to be made good to the satisfaction of the CA at the expense of the Contractor.			
C	POLICE REGULATIONS The Contractor shall at all times observe any Police Regulations including those regarding the loading or unloading of, or waiting by vehicles on public highways, together with Local Authority requirements regarding skips, and to pay all fees required.			
	TOTAL PRELIMINARY AND GENERAL CLAUSES TO COLLECTION:			

PART II - TRADE PREAMBLES AND SPECIFICATION FOR MATERIALS

GENERALLY

A BRITISH STANDARDS AND CODES OF PRACTICE

Where materials, articles and/or workmanship are specified to be in accordance with a British Standards Specification and/or British Standards Code of Practice, this is deemed to mean the latest issue of the British Standards Specification or British Standards Code of Practice, together with any amendments.

B PROPRIETARY BRANDS

Where materials or articles are described as proprietary brands or makes, these are to be used and/or fixed in accordance with the manufacturer's printed or written instructions.

DEMOLITIONS AND ALTERATIONS

A SALVAGED MATERIAL

Second-hand material accruing from the demolition of the site works, unless otherwise stated are to become the property of the Contractor, who is to allow credit for the value thereof and include for the cost of removal. Salvaged material matching work to be pieced up may be re-used at the discretion of the CA. Second-hand material shall not, however, be removed from the site without the approval of the Contract Administrator.

B SHORE UP

The term "shore up" shall be taken to mean cut away for, erect, maintain and clear away all necessary temporary supports and scaffolding to the surrounding structure or work as required and reinstate all work damaged or disturbed.

C OPENINGS

The Contractor shall include in his prices for cutting openings etc in walls, and for demolition works, for all shoring, needling, strutting etc to existing work that may be necessary and shall be responsible for the sufficiency and maintenance of same and shall allow for all cutting away and making good in connection therewith. No more of the existing work is to be disturbed than is necessary for carrying out the contract. All works disturbed to be made good, whether specifically mentioned or not, to match existing.

D DUST

The Contractor shall take all possible measures to prevent dust from causing annoyance, including providing all necessary hoses with rose jets, temporary water services, etc and spraying as required.

E CART AWAY

The Contractor shall cart away all debris arising from the demolition and alterations. The terms "cart away", "clear away" etc shall be understood to include getting out,filling into barrows or baskets, wheeling or carrying as necessary, loading into lorries and carting away from the site to a tip or dump provided by the Contractor.

CONCRETOR

A HARDCORE

The hardcore is to consist of clean, dry, stone, free from dust and foreign matter, and broken up to pass 75mm ring. The hardcore is to be blinded with 25mm sand and finished to exact levels to form a clean and solid foundation to receive concrete etc. Hardcore is to be spread, levelled and consolidated in layers to the required finished thickness.

B CEMENT

The cement shall, unless otherwise stated, be ordinary Portland Cement of British manufacture, complying in all respects with BS12. It shall be delivered in the original sealed bags to the Contractor and stored in a dry place.

C AGGREGATE

Aggregates are to comply with BS882. Coarse aggregate is to be 20mm maximum size for mass concrete and 10mm maximum size for reinforced concrete in accordance with Table 1. Fine aggregate is to be 10mm maximum size for mass concrete and 5mm maximum size for reinforced concrete, graded in both cases in accordance with Table 2. All-in aggregate is to be 40mm nominal size, graded in accordance with Table 3.

D WATER

Only perfectly clean, fresh water, free from impurities, shall be used for mixing the concrete. The Contractor is to provide for the supply of water, including all necessary temporary plumbing.

E CONCRETE

The mixes for concrete are to be as follows:

(i) Lintols, steps, curbs etc
(ii) Paving slabs, etc
(iii) Other work

	Nominal Mix	Cement	Fine Aggregate (10mm or 5mm)	Coarse Aggregate (20mm or 10mm down)
(i)	1:2:4	50kg	0.070 cu m	0.140 cu m
(ii)	1:3:6	50kg	0.106 cu m	0.212 cu m
			All in aggregate (40mm nom size)	
(iii)	1:8	50kg	0.300 cu m	

CONCRETOR (contd)

A REINFORCEMENT

Mild steel reinforcing rods and mesh reinforcement are to conform to BS4449 and BS4483 respectively. All bars shall be clean and free from oil and loose scale and shall be maintained free from concrete droppings or other dirt up to the time of concreting.

B MIXING

Concrete shall be mixed in a batch mixer of an approved type unless hand mixing is approved by the CA. In this case, the mixture shall be turned three times dry, and concrete shall contain the minimum amount of water consistent with a concrete sufficiently moist to be tamped into position. The amount of water per batch must be measured and not added indiscriminately.

BRICKLAYER

A BRICKS

Common bricks will generally mean Fletton bricks, as supplied by the London Brick Company Limited, or other equal and approved. The bricks for all work below ground are to be hard, well-burnt stock "seconds" or other approved. See 9B below.

B FACING BRICKS

Facing bricks shall, in all cases match adjoining work to the satisfaction of the CA. Where the adjoining works are in London Stock brickwork, second-hand stocks in good condition may be used and, if obtained from the pulling down of old buildings, shall be hard, sound and free from contamination from soluble salts.

C CEMENT

As specified under Concrete.

D LIME

Lime shall be hydrated lime, complying with BS890 - Class B.

E SAND

Sand shall comply with BS1200.

F CEMENT MORTAR

Cement mortar shall be composed of one part by volume of cement to three parts of sand (1:3) and shall be used for all work below ground or where otherwise specified.

G COMPOSITION MORTAR

Composition mortar shall be composed of one part by volume of cement to one part of lime to six parts of sand (1:1:6) and shall be used for all work above ground or where otherwise specified.

BRICKLAYER (contd)

A BRICKWORK

The brickwork generally to be laid to course and bond of adjoining as far as practicable and to be properly wetted before use, the perpends to be kept true and all joints solidly filled. The work is to be married together to an even height all round.

B POINTING

The pointing generally shall be carried out in cement mortar, joints in all bricks are to be raked out for a depth of at least 20mm and pointed all to match adjoining works. Where the whole of the pointing is to be renewed, the pointing shall be carried out with a neat flush joint.

DRAINLAYER

A NEW DRAINS

All work to be carried out in accordance with the requirements of and to the satisfaction of the Local Authority. Where these requirements are in any way in variance to the work specified, the work shall not be carried out until the CA has been notified and his agreement obtained.

ROOFER

A ROOF STRUCTURES

Where existing roofs are to be stripped and re-covered, the CA shall be advised prior to re-covering in order that the structure may be inspected and any strengthening and timber treatment work carried out prior thereto.

B FELTING

Roof slopes are to be covered with black untearable roofing felt to BS747 Type 2A unless insulated roofing felt is specified.

C SLATING

Slates shall conform to BS1944 and the workmanship shall be in accordance with the recommendations of CP142 - 1958.

D SINGLE LAP CONCRETE TILES

Single lap concrete tiles shall conform to BS550 - 1956 and be obtained from a manufacturer approved by the CA. All work is to be carried out in accordance with manufacturer's recommendations for the particular tile specified in respect of lap, guage and fixing.

CARPENTER AND JOINER

A

CARPENTRY TIMBER

All timber for carpentry shall be of the best quality obtainable, properly seasoned, free from all rot and beetle, and selected to conform to British Standard Code of Practice CP 112 (1952), "The Structural use of Timber in Buildings", Class 2 timbers. Defects referred to in the Code shall be measured in accordance with BS1860 (1959) Part 1, and the timber shall have a moisture content not exceeding 17% for external joinery and not exceeding 12% for internal joinery. See also Part III for further details.

B

JOINERY TIMBER

Timber for joinery shall comply with BS1186 Part 1.

C

FRAMES

Every post, stud, beam, binder, joist, rafter and purlin shall extend in one piece between its supports or fixing and, except where it is cantilevered, it shall be supported or securely fixed at both ends.

D

TRIMMING

Trimming around openings or projections shall be carried out with the correct joints, accurately constructed so as to maintain alignment of members when stresses on the connection are fully engaged. Trimmers and trimming members shall not be less than 25mm thicker than those being trimmed.

E

ENDS BUILT IN

Ends of timbers, where built into brickwork, shall be treated with approved preservative before fixing. Manufactured by Cuprinol Ltd, Adderwell, Frome, Somerset BA11 1NL.

F

JOINTING

All joinery shall be put together with well fitting mortice and tenon joints, dove-tailed joints, etc as may be required and to the satisfaction of the Surveyor. External joinery shall be put together with white lead paint and internal joinery shall have glued joints.

CARPENTER AND JOINER (CONT'D)

A WROT FACES

All exposed faces of joinery shall be wrot and all arrises shall be slightly rounded. Except in the case of doors for which finished sizes are given, 3mm will be allowed off the nominal size of timber specified for each wrot face.

B PRIMING

All joinery to be painted shall be knotted and primed before leaving the joiner's shop and shall be stored and protected from the weather during transit and on the site.

C DEFECTS

All joiner's work which shrinks, fractures, splits, parts at the joints, shows flaws or other defects, want of seasoning or bad workmanship up to the end of the Defects Liability Period, is to be removed and replaced with new material at the Contractor's expense.

D FLOOR BOARDING

All floor boarding is to be well cramped up and screwed with two screws in each joist with the heads well screwed in and is to be cut, notched, fitted and made good to existing where necessary, and protected and cleaned off at completion. Where floor boarding is fixed to existing joists, clean and prepare the joists, remove all nails and fit, if necessary to obtain a level surface.

E DOORS

All doors shall be of approved design. New doors shall comply with BS459 (1971).

Part I - Panelled and Glazed Wood Doors
Part II - Flush Doors
Part III - Fire-Check Flush Doors - 1½ hour type.

F IRONMONGERY

All ironmongery shall be fixed with screws to match and all locks, latches, hinges, fastenings etc shall be oiled, adjusted and left in perfect working order on completion. Striking plates shall be trimmed and filed to show 3mm projection from the face of frames and linings.

PLASTERER

A CEMENT

The cement shall, unless otherwise stated, be ordinary Portland Cement of British manufacture complying in all respects with BS12. It shall be delivered in the original sealed bags of the manufacturer and stored in a dry place.

B SAND

Sand shall comply with BS1198 Type 1 for undercoats.

C PLASTER

The plaster throughout is to be Sirapite or Thistle plaster and used strictly in accordance with the manufacturer's printed instructions on appropriate backing coat.

D PLASTERBOARD

Plasterboard shall be 9.5mm Gypsum baseboard, to comply with BS1230 and shall be fixed in strict accordance with manufacturer's instructions with sherardised clout-headed nails.

E MIXING

Mixing shall be done on a clean platform or in a mechanical mixer. Only clean water shall be added - no other addmix is permissible.

F KEY

All surfaces or brickwork, concrete, etc shall be thoroughly brushed down and well wetted before plastering and all undercoats shall be well scratched to afford a proper key for the next coat. In addition, concrete shall be thoroughly hacked and have the joints raked out before plastering. All timber beams shall have expanded metal lathing fixed before plastering. Painted or glazed brickwork and tiling to be plastered shall be treated with two coats of Synthaprufe, the second coat being heavily blinded with sharp grit whilst still tacky.

PLASTERER (CONT'D)

A TWO COAT WORK

The rendering coat for two coat work to brickwork, breeze or concrete is to be composed of two parts of sand, well mixed with one part of Gypsum plaster by volume. The setting coat to walls and ceilings is to be heat-retarded semi-hydrate Gypsum plaster, finished with a smooth, trowelled face.

B PLASTERBOARD FINISH

Unless otherwise specified, all plasterboard shall be covered with a floating coat composed of one part of sand, well mixed with one part of Gypsum plaster by volume and finished with one coat of Thistle (or similar) Board finish to a thickness of not less than 5mm.

C THICKNESS

The finished thickness of two coat work to brick, breeze, concrete or plasterboard shall not b eless than 9.5mm.

D PRICES TO INCLUDE

The prices for plastering and plaster repairs are to include for all necessary dubbing out, temporary rules, taking down and later re-fixing joinery, making good and jointing up to existing plaster, frames, ventilators, grounds etc and including for all angles, arrises and other plastering labours. All external angles shall be reinforced with "Expamet" angle lathing.

E MAKING GOOD

Plasterwork, in making good small areas on internal walls and ceilings, is to be executed in Thistle plaster to the same thickness as that existing in the premises, and the Contractor is to include for all necessary dubbing out.

F DEFECTS

Every possible precaution is to be taken against plaster blistering or cracking, and any defects arising up to the end of the Defects Liability Period are to be made good by the Contractor at his own expense.

GLAZIER

A GLASS

All glass to be approved "ordinary" glazing quality, of British manufacture, to BS952, free from specks, air bubbles, scratches and other defects. Sheet glass shall be 3mm thick.

B PUTTY

The linseed oil putty to be in accordance with BS554 Type 1 and Gold sized putty in accordance with BS544 Type II.

C GLAZING

The glass to be properly bedded, back puttied, sprigged for timber rebates (pegged for metal rebates) and neatly front puttied in woodwork with good oil putty and, in metal windows, with "Ferromastic" or other approved proprietary brand of metal glazing putty. Where glass is fixed with beads, it is to be bedded in wash leather strips.

D GLAZING TO EXISTING

Existing sashes, casements etc, where reglazed, are to have all old putties cut out, the rebates cleaned and primed, and the sash weights adjusted to suit.

E BROKEN GLASS

Any glass broken after fixing during the progress of the works shall be replaced by the Contractor at his own expense.

PAINTER

A PAINT

All paints are to be obtained from ICI Limited, Carson-Paripan or other equal and approved manufacturer. They shall be delivered to site in properly labelled and sealed containers and applied strictly in accordance with the manufacturer's recommendations.

B PRIMING

The priming is to be specially selected for the purpose for which it is required, in accordance with the manufacturer's recommendations.

C UNDERCOATS

Where two or more coats of undercoat are specified, each coat shall be of a different tint.

D STOPPING

All work is to be properly stopped in white lead putty as required, and properly rubbed down between each coat.

PLUMBER

A ACTS, BYE-LAWS & NOTICES

The whole of the work to the hot and cold water services shall be executed in accordance with the Local Authority Acts and Bye-Laws and the Local Sanitary Authority, and the Contractor is to give all notice and pay all fees demandable made under such Acts and Bye-Laws.

B CAST IRON SOIL, VENT AND WASTE PIPES

Cast iron soil, vent and waste pipes to be LCC cast iron to BS416 (1967), with socketed joints made in molten lead or cold caulking compound, including all cut lengths and fixing with and including approved iron holderbats, cut and pinned to brickwork or concrete and made good.

C PVC SOIL, VENT AND WASTE PIPES

PVC pipes and fittings for soil and waste stacks shall comply with BS4514 and shall be jointed, fixed and supported in accordance with manufacturer's instructions (eg Key Terrain). PVC stacks shall have an internal diameter of not less than 75mm. No external pipework shall be carried out in PVC less than 2m above ground.

D SANITARY PLUMBING SYSTEM

All soil and vent pipes, soil branches and wastes shall be installed in accordance with "single stack" principles.

E CAST IRON RAINWATER GOODS

The cast iron rainwater goods are to be obtained from an approved manufacturer to BS460, and are to be free from all flaws and defects. Pipes to have socketed joints made in red lead and hemp, fixed to walls with pipe nails and hardwood plugs.

PLUMBER (contd)

A PVC RAINWATER GOODS

PVC rainwater goods and fittings are to be obtained from Key Terrain or other equal and approved manufacturer, to conform to BS4765 - Part 1. No external pipework shall be carried out in PVC less than 2 metres above ground.

B DISTRIBUTION PLUMBING

Light gauge copper tubes shall conform to BS2871, Part 1, with compression fittings to BS864, Part II, of a type approved by the GA and shall be fixed with copper clips at not more than 1m centres.

C STOP VALVES

Stop valves shall be brass, crutch handled, screw down stop valves, to conform with BS1010 - 1959, and shall be labelled according to the service pipe on which it is fitted.

D SANITARY FITTINGS

Sanitary fittings to be obtained from Armitage Shanks Ltd, Armitage, Rugely, Staffs WS15 4BT.

Standard WC's to be "Magnia", white coloured, WC pan and cistern complete with fittings, seat and cover. Junior WC's to be as "Magnia" but fitted with "Junia" low WC pan.

Cubicles to be "Rapide" melamine faced chipboard complete with coat hook and toilet roll holder and emergency release bolts.

Basins to be "Portman" size 500 x 400mm complete with plug, drain, overflow and hot and cold chrome finished self closing taps.

Sinks to be "Belfast" size 455 x 380 x 205mm colour white, complete with drainer and fixing brackets with single "Nimbus" cold tap, overflow, plug and drain.

Urinals to be "Samura" 400mm coloured white complete with fittings, top inlet, spreader and "Mura" auto cistern.

Slab urinals to be "Nairn" complete with fittings and "Mura" auto cistern.

ELECTRICAL WORK

A ELECTRICIAN

All electrical work shall be carried out by nominated sub-contractor according to the latest rules and regulations and to the satisfaction of the local Electricity Board and the Institution of Electrical Engineers.

		QNTY	RATE	£
	PART III - THE WORKS			
	MAIN BUILDING AND ATTACHED TIMBER BUILDINGS			
	FLAT ROOF - MAIN BUILDING			
A	Take down two main chimney stacks to below roof level.			
B	Take down small chimney stack to below roof level.			
C	Take out the three rooflights to Landing areas. Extend roof over two rear rooflights and reline ceiling internally. Replace front rooflight to Landing 4.1 using "Velux" or similar approved mounted on new 100 x 50mm timber framed enclosures with 19mm external grade plywood internally and externally ready for roofer to cover over with new felt.			
D	Take up roof coverings. Renew complete using 75mm Coolag Standard Roofboard (obtainable from Coolag Purlboard Ltd, Heysham Works, Middleton Road, Middleton,Morecambe, Lancs LA3 3PP), laid on Marley "Vapourstop" (obtainable from Marley Waterproofing Ltd, 6 Pembroke Road, Sevenoaks, Kent TN13 1XD). Lay Marley Polyester 350m three layer high performance roofing sheet in accordance with manufacturer's instructions, complete with 350m cap sheet upstands, protected with Code 5 lead cover flashing around perimeter of roof. Allow for replacement of 20m^2 damp affected timber decking to roof.			
E	Repair tank enclosure and leave in proper working order, complete with lockable catch.			

		QNTY	RATE	£
	SLATE ROOF			
A	Strip off existing slates and set aside for re-use. Remove fascia board. Re-fix fascia board with 25mm air gap behind and with plastic ventilation grille to bottom. Lay untearable underfelt and 25 x 38mm pre-treated softwood battens, fixed using galvanised nails and re-slate roof, re-using existing slates and replacing those damaged and missing during the course of the works. Code 5 stepped lead flashing to be provided at junction with walls to main building.			

		QNTY	RATE	£
A	PARAPET WALL Carefully take down parapet wall to top of stone dentil oversailing course, setting aside stone pillar details and coping stones for re-use. Rebuild parapet walls using bricks to match existing, incorporating dpc at roof level and beneath copings. Existing stone copings to be re-laid where possible but broken or chipped sections to be replaced in stone to match existing. Vertical expansion joints to be provided in new parapet wall at alternate stone pillars with two expanding joints to rear elevation wall. Stone pillars to be refixed using stainless steel butterfly ties screwed into back/side of stonework, using stainless steel screws.			
B	STONE "DENTIL" COURSE AND DETAIL Carefully wash and brush down stone "dentil" course around bottom of parapet wall to remove soot and dirt deposits (stiff bristle, not wire brush). Rake out joints and infil using mastic sealant - colour to match stonework.			

		QNTY	RATE	£
	CHIMNEY STACK TO REAR ADDITION			
A	Take down existing chimney stack and breast, complete to ground level. Make good all works disturbed and extend roof and guttering to suit.			

		QNTY	RATE	£
	EXTERNAL WALLS TO MAIN BUILDING INCLUDING REAR ADDITIONS			
A	Carefully cut out all badly weathered, eroded, cracked and damaged bricks. Renew using second-hand bricks to match existing. Allow 250 bricks.			
B	Rake out all brickwork joints to a minimum depth of 16mm. Repoint complete using 1:1:6 cement lime sand mortar finished with a neat weather struck joint.			

		QNTY	RATE	£	p
	ENTRANCE PORTICO				
A	Strip off and replace roof covering using 3 layer built up felt to same specification as main roof, finished around edges with aluminium edge trim, but excluding Coolag insulation and vapour check.				
B	Repair damaged stonework/render detailing and bring forward ready for redecoration (including the flutes to the columns). Re-fix board detail to underside of Portico and make good all works disturbed. (Boarding is at present sagging down towards the rear).				

		QNTY	RATE	£
	RAINWATER GOODS INCLUDING TIMBER BUILDING			
A	Replace rainwater goods complete in black UPVC fixed using non-ferrous screws. Replace underground rainwater pipes in 100mm dia Hepworth Supersleve, laid in 150mm pea shingle laid to 1:40 fall, connected to new soakaways a minimum 6m away from buildings (Portico roof included). Make good all works disturbed. Note: Bottom 2m of all downpipes to be in cast iron.			
B	Redundant soft water stores alongside timber classroom to be infilled with stone and existing concrete pavings extended across top.			

	EXTERNAL JOINERY	QNTY	RATE	£
A	Remove temporary boarding and make good all damage to windows and doors.			
B	Remove all paintwork to windows, doors and frames.			
C	Overhaul all windows, replace sash cords, replace missing and damaged fittings, cut out and replace rotten or worn timbers and leave in proper working order.			
D	Replace cracked and damaged glass. Renew all defective or missing putties. Broken glass to main entrance doors to be replaced in pairs using, where patterned glass no longer available, clear sheet glass (safety glass), two non-matching etched glass panes to main staircase window to be taken out and replaced in clear glass.			
	TIMBER FRAMED BUILDINGS (Classroom, Locker Room & Hall).			
E	Replace damaged corrugated sheet roof sections and valley gutter linings. Replace dormer window linings to Hall.			
F	Renew flat roof covering using 3 layer felt and chippings *as specified for main roof but excluding insulation.*			
G	Overhaul lantern lights and leave in proper water-tight working order.			
H	Remove felt lining to lower sections of Hall cladding (external) and make good all works disturbed.			
I	Overhaul timber cladding to all three buildings, replace all damaged and missing sections and leave water-tight.			
J	Extend timber cladding across stage door opening to end of Hall and make good all works disturbed.			
K	Overhaul and repair existing doors and frames and leave in proper working order.			

			QNTY	RATE	£
	FIRE ESCAPES				
A	RIGHT-HAND	Replace one cracked tread. Treat corrosion. Provide proper handrail around Landing.			
B	LEFT-HAND	Replace defective steel Landing plate at first floor level. Take up remaining plates,treat corroded sections and refix.			
C	FRONT RAILINGS				
	Take out damaged cast iron railing and gate sections to front boundary leaving steel centre section in place. Repair cast iron sections and gates and refix on completion. Supply and fix new lockable sliding retaining bolts and fittings to each gate and leave in proper working order.				
	EXTERNAL DECORATIONS - MAIN BUILDING, FIRE ESCAPES, SCIENCE BLOCK AND TIMBER BUILDINGS.				
D	Rub down, prepare and paint two coats Sadolin wood stain or similar to timber cladding externally.				
E	Prepare, prime and paint two coats oil paint to all wood and metalwork, including front railings and gates.				
F	Prepare, wash down and paint stabilising solution on cement window surrounds plinths and entrance portico. Paint with two coats masonary paint.				

	INTERNAL WORKS - Main buildings, timber buildings and Science block	QNTY	RATE	£
	GENERAL ITEMS			
	Wall Plaster			
A	Renew defective wall plaster generally (allow 10m^2 but in small areas). This item is over and above plastering associated with damp coursing work.			
	Decorations			
B	Prepare and paint two coats emulsion to ceilings and walls.			
C	Extra over 31B for multicolour spray finish to all toilet areas.			
D	Extra over 31B for gloss paint finish to dado rail height to all circulation spaces and staircases.			
E	Prepare and paint two coats oil paint to all wood and metal work, excluding radiators and heating pipework.			
F	Prepare and paint two coats radiator enamel (Holts) to radiators and heating pipework.			
	Floors			
G	Sand down and seal timber floors.			
H	Clean and polish existing tiled floors.			
	Doors and Cupboard Doors			
I	Replace missing and damaged door catches/handles and ease and adjust existing doors and catches. Leave in proper working order.			
	Electrical Items			
J	Clean all light fittings, overhaul and leave in proper working order.			
K	Chase existing exposed electricity cables into walls and ceilings etc, making good all works disturbed.			
L	Upgrade existing system to current Regulation standards.			
M	Provide additional light and Xpelair extract fan to Staff WC to Science Block (Infants, 2.26) and to new Staff WC to ground floor main building WC's.			
N	Reposition light and switch to Boys WC 2.23 and provide matching light to new Lobby.			

		QNTY	RATE	£
	CONTINUATION **INTERNAL WORKS - Main buildings, timber buildings and Science Block**			
	Electrical Items (Cont'd)			
A	Separate lights to Classrooms and to 2.22 provide additional switch.			
B	Provide light and switch to Lobby to ground floor WC's and reposition lights to Boys and Girls WC's. Provide additional light switches.			
C	Provide lights to Caretaker's Store and Office/Nurse area to match existing with further light to new Lobby and separate switching.			
D	Provide new light and switch to second-floor Boys WC.			
E	Provide new lights (two) and switches to Landing and Staircase areas to second floor.			
	Butler's Sinks			
F	Provide new butlers type sinks "Belfast" (see Clause 20D) to classrooms, Caretaker's Store and Office/Nurse area, complete with wastes SVP and cold water supply. Seven in total as shown on Plan (one sink shown in 3.5 is existing).			

	INTERNAL WORKS - SPECIFIC ITEMS	QNTY	RATE	£
	SECOND FLOOR			
	ROOM 4.5			
A	Hack off damp affected wall plaster to corner and renew using 1:3 cement sand with skim finish. Allow $6m^2$.			
B	Take up carpet and fittings and make good all works disturbed.			
C	Take out pipework and glass front to test cupboard and leave as open shelves. Make good all works disturbed.			
	ROOM 4.2			
D	Replace worn floorboards to doorway. Allow $1m^2$.			
	ROOM 4.6			
E	Cut back rot affected timbers - splice in new timbers on glavanized steel joist hangers, allow 3 joists.			
F	Replace ceiling complete.			
G	Renew wall plaster to external walls.			
H	Renew floor boards.			

		QNTY	RATE	£	P
	FIRST FLOOR WC's				
	Staff				
A	Provide 2 WC's and cubicles and two handbasins, complete with hot and cold water.				
	Girls				
B	Remove partition wall and refix existing hand basins on internal wall as shown on Plan. Allow for reconnecting supplies and waste.				
	Boys				
C	Provide 1 WC and cubicle , 2 urinals and 2 hand basins complete with hot and cold water supplies.				
	Existing Timber framed WC				
D	Remove complete as shown on Plan. Extend roof across at ground floor level.				
E	Provide new soil vent pipe for Boys WC as shown and connect to drainage system.				

		QNTY	RATE	£	P
	FIRST FLOOR - GENERAL (Cont'd)				
A	Provide two new plyfaced flush ½hr FRSC doors and frames complete with intumescent strips and each glazed with clear 600mm Georgian wired glass.				
B	Provide new internal fire resisting plyfaced flush door to link 3.5 to 3.2. Fit with draught strips to reduce sound transmission. Intumescent strips not required to this door.				
C	Provide new hollow core flush doors to cupboard (two) 3.4 and erect timber dividing screen.				
	All ironmongery to match existing.				

		QNTY	RATE	£
	FIRST FLOOR			
	ROOM 3.7			
A	Take out remains of fireplace. Brick up plaster and provide 225 x 225mm fibrous plaster louvred vent at high level. Take up floor coverings sand and seal.			
	ROOM 3.6			
B	As 3.7			
	LANDING			
C	Renew linoleum to treads to stairs up to second floor.			
	ROOM 3.8			
D	Renew ceiling.			
E	Remove wall plaster to external walls and renew.			
F	Repair and refix skirting.			
	ROOM 3.2			
G	Repair and refix cupboard doors.			
	FIRST FLOOR - GENERAL			
H	Prop and shore, construct new openings to rooms 3.5 and 3.2 as shown on Plan and insert steel beams to support floor.			
I	Construct new partition walls as shown on Plans.			

STAIRCASE (Main, ground to first floor)

A Replace damaged/missing spindles. Tighten up balustrade and leave in proper working order. (All new spindles to match existing and made from Mahogany hardwood or similar approved.

STAIRCASE - Rear

B Extend rear staircase up to second floor level as shown on Plans. Allow for removal of existing first to second floor flight and for construction of new partitions and openings. Make good all works disturbed.

		QNTY	RATE	£	p
	GROUND FLOOR				
	ROOM 2.3				
A	Provide hardwood fire surround and mantle shelf. Repair and replaster surround and make good all works disturbed.				
B	Lift floorboards to allow examination of sub-floor timbers. Refix on completion. Make good all works disturbed.				
	ROOM 2.13				
C	Take up existing floor and tiles. Renew using 150mm well consolidated hardcore, 25mm sand blinding, 2000 gauge polythene dpm, well lapped up walls, 100mm 1:2:4 mix concrete with BRC reinforcing mesh 65mm 1:3 cement sand screed to finish level with existing floor.				
D	Remove sinks and fittings and cart away. Make good all works disturbed.				
	ROOM 2.12				
E	Replaster complete and renew floorboards, and renew floor to same specification as 36C.				
	ROOM 2.1				
F	Replace damaged floor tiles to match existing.				

		QNTY	RATE	£
	GROUND FLOOR (Cont'd)			
	HALL			
A	Remove damaged fibreboard linings to walls and stage. Renew to match existing and make good all works disturbed. Allow $30m^2$.			

		QNTY	RATE	£	
	GROUND FLOOR (Continued)				
	WC's(- 2.9)				
A	Alter existing WC's as shown to provide separate Boys and Girls. Provide 3 urinals and 3 hand basins to Boys WC and 4 hand basins to Girls WC as shown. Make good all works disturbed. Refix existing cubicles and WC's as shown on Plan. Include for new drain connections and extension of services to suit. Construct new staff WC as shown complete with "Dorex" hand basin and WC.				
	DAMP COURSING WORKS (Main building excluding timber framed sections).				
B	Carefully remove existing skirtings throughout ground floor and set aside.				
C	Remove existing wall plaster to a height of 1.5m above floor level to all rooms including return wall to timber classroom and WC areas, (2.4, 2.7, 2.8 and 2.9) and rear Lobby 2.10 and boiler room 2.11.				
D	Allow provisional sum of £2,600 for damp coursing work by specialist subcontractor to be nominated.			2600	0
	Add for profit and attendance at .....%				
E	Replaster walls to damp coursing contractors specification using cement render with salt retardent additive provided by damp coursing contractor, and plaster skim coat.				
F	Refix skirtings, replacing all sections damaged in course of works and make good all works disturbed. Allow for new 150mm ogee skirting to rooms with missing skirting and to replace cement skirtings in areas such as the Kitchen and Store.				

		QNTY	RATE	£
	TIMBER TREATMENT - ROOF AND FLOORS OF MAIN BUILDING			
A	Allow provisional sum of £500 for timber treatment by specialist subcontractor to be nominated. Add for profit and attendance at ....%			500
	ELECTRICAL INSTALLATION - EMERGENCY LIGHTING			
B	Provide and fix emergency lighting system to main buildings and Hall to include external fire escapes complete with battery back-up system, rechargeable from the mains supply.			

		QNTY	RATE	£
	SCIENCE BLOCK - EXTERNAL WORKS			
	ROOFS			
A	Strip off existing roof coverings and renew to same specification as roof to main building, complete with 75mm insulation.			
	JOINERY			
B	Replace all cracked and damaged glass, overhaul windows and leave in proper working order.			
C	Replace damaged single door to South end.			
D	Cut out damaged woodwork to existing double doors and replace. Overhaul double doors and leave in proper working order.			
	DECORATIONS			
E	Prepare and paint two coats oil paint to all wood and metal work.			

	SCIENCE BLOCK - INTERNAL WORKS	QNTY	RATE	£
	Alterations			
A	Take out internal wall and strip out plinth and cupboards as shown alongside internal wall. Make good all works disturbed.			
B	Alter existing WC's as shown on Plan to provide Infant Boys and Girls WC's and Staff WC. Make good all works disturbed. New cubicles to be Junior size and WC's to be Junior size, except for Staff WC. Staff WC to have hand basin. Existing cubicles to girls WC to be retained and WC's replaced using "Junior" size (retain cisterns). Two WC's and cubicles to be provided to Boys WC together with a two unit (nominal unit size 610mm) urinal and two hand basins.			
C	Construct new separating wall, lobby wall and wall to Staff WC in 100mm blockwork, plastered both sides and tied in to roof structure. Wall to be constructed on new 450mm wide concrete strip foundations, 1m below ground level. Repair floors alongside and make good all works disturbed. Extend skirting to new wall to match existing. (Allow for repositioning of services/ pipes and radiators). Staff WC wall to be 2.3m high and boarded over using 150 x 50mm joists at 450mm centres finished with 19mm flooring grade plywood. To be plastered internally and supplied with new matching light with pull cord and extract fan to connect using 100mm dia ducting, externally.			
	Ceilings			
D	Replace damaged fibreboard ceiling panels to match existing. Allow $15m^2$.			
	Decorations			
E	Prepare and paint two coats emulsion to ceilings and walls.			
F	Prepare and paint two coats oil paint to woodwork and metalwork including cupboards and shelving.			

		QNTY	RATE	£
	SCIENCE BLOCK - INTERNAL WORKS (Cont'd)			
	Floors			
A	Sand down and seal floor and work surfaces.			
B	Repair asphalte to Lobby areas where split. Clean down and seal.			

	SWIMMING POOL AREA	QNTY	RATE	£
	NOTE: Existing store building 2.33/2.34 is to be retained.			
A	Drain down existing outdoor swimming pool. Break out and cart away all brick, stone and concrete linings and pavings together with associated pipework and equipment.			
B	Level site for new Playground with gentle slope around perimeter to marry existing ground levels.			
C	Strip off topsoil and cart away.			
D	Lay 150mm well consolidated stone base, 40mm tarmac base and 25mm tarmac topping. Allow for inclusion of proper concrete perimeter kerbs and lay to nominal fall to rear with pc concrete drainage channel along rear boundary to connect to soakaways at either end. New Playground to extend across whole area from rear of Hall to rear boundary and from Science Block to building 2.33 and adjoining pavings.			

		QNTY	RATE	£
	PART IV - GENERAL CONTINGENCIES			
A	Allow Contingency Sum of £2,500 for use at the discretion of the Supervising Officer only.			

SUMMARY OF TENDER

Part I	Preliminaries and General Particulars	£	
Part II	Trade Preambles & Specification of Materials	£	
Part III	Schedule of Works	£	
Part IV	General Contingencies	£	2,500.00
TOTAL TENDER FIGURE (Excluding VAT)		**£**	

CONTRACT PERIOD .....

WORKS CAN BE COMMENCED WITHIN ..... WEEKS' NOTICE.

CONTRACTOR .....

ADDRESS .....

.....

.....

TEL NO ..... DATE .....

SIGNATURE .....

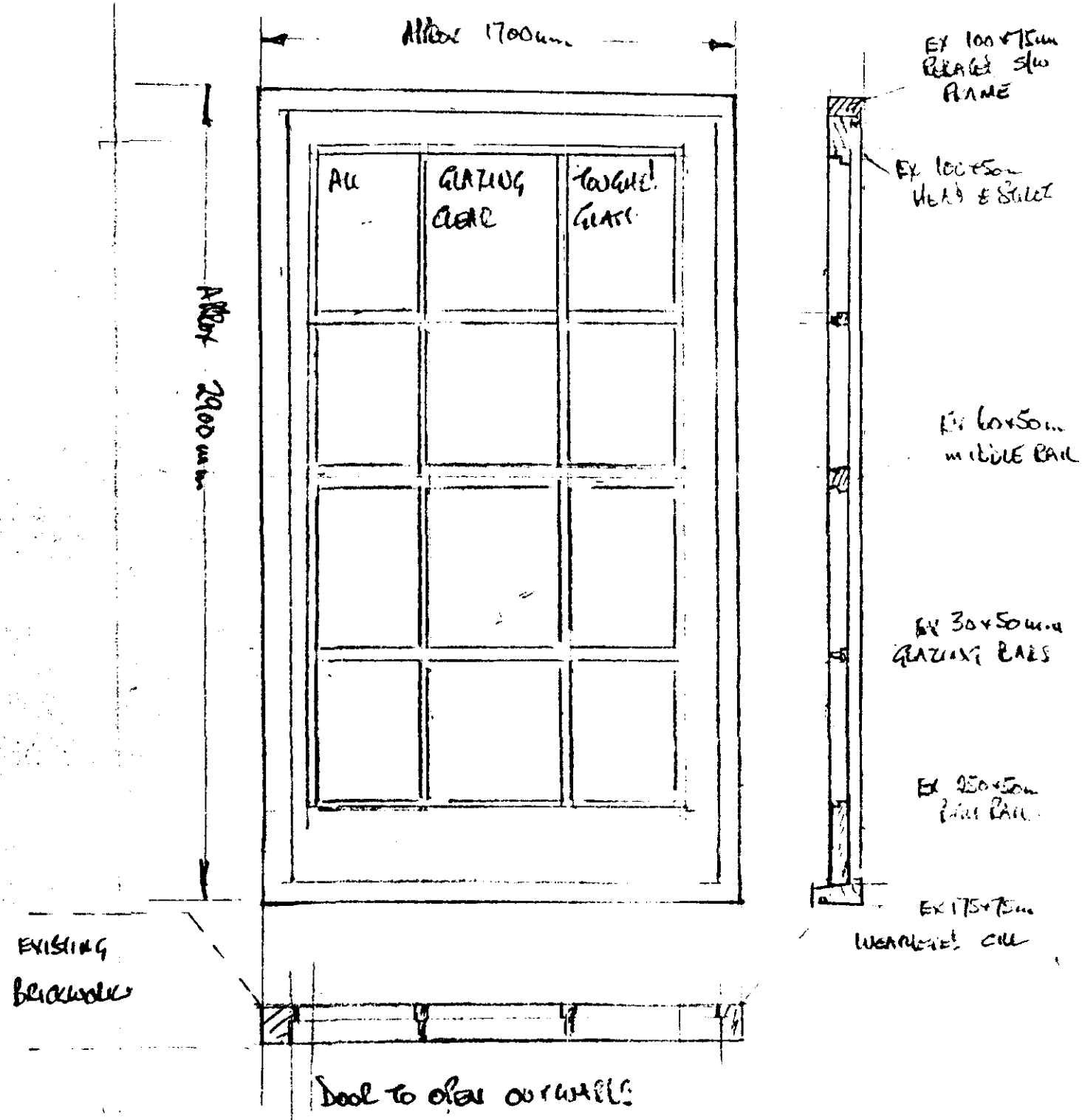
POSITION .....



SOUTH ELEVATION

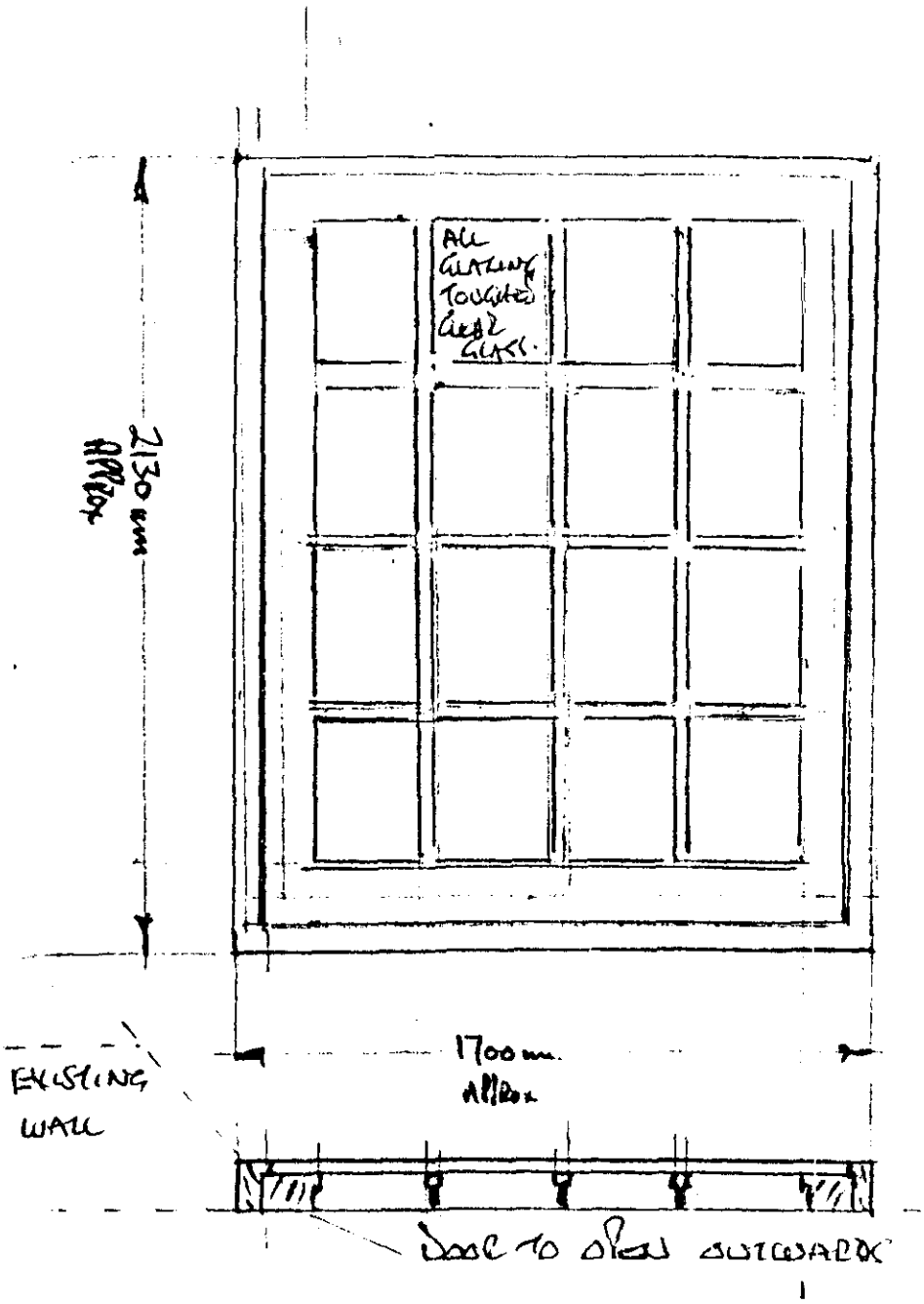
SOUTH HOLLAND D.C.
BUILDING CONTROL
- 5 APR 1993
REF B16/0790/92

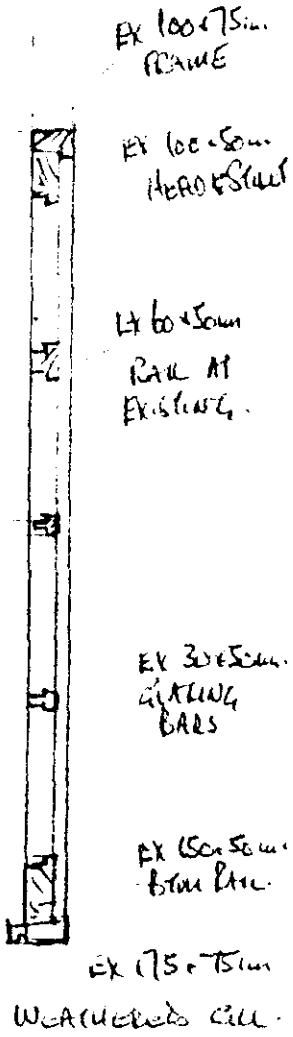
Plan for info only
via Geoff Baddley
5/4.



1. DOOR FRAME TO FIT INTO EXISTING WINDOW REVEAL
2. WINDOW MOULDING TO MATCH EXISTING
3. WINDOW BARS TO LINE UP WITH EXISTING

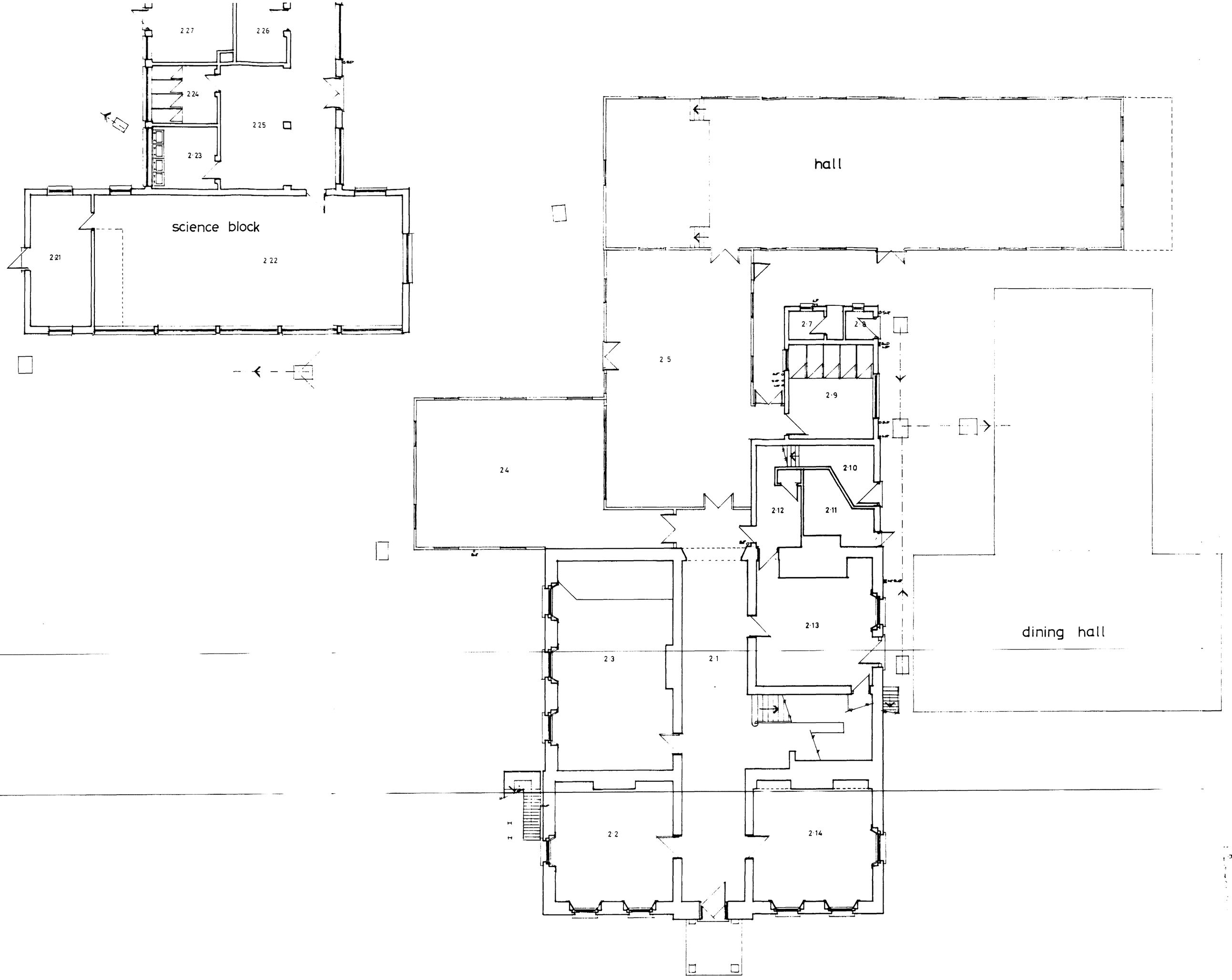
WELLAND HALL FIRE ESCAPE DOOR. WINDOW (1)





WILLAND HALL FIRE ESCAPE DOOR. (2)

1. DOOR FRAME TO FIT INTO EXISTING REVEAL.
2. WINDOW MOULDINGS TO MATCH EXISTING.
3. WINDOW BARS TO LINE UP WITH EXISTING



GROUND FLOOR PLANS

Date	No	Revision	By

Client

Ayscoughfee Hall School

Contract

Welland Hall
London Road
Spalding
Lincs

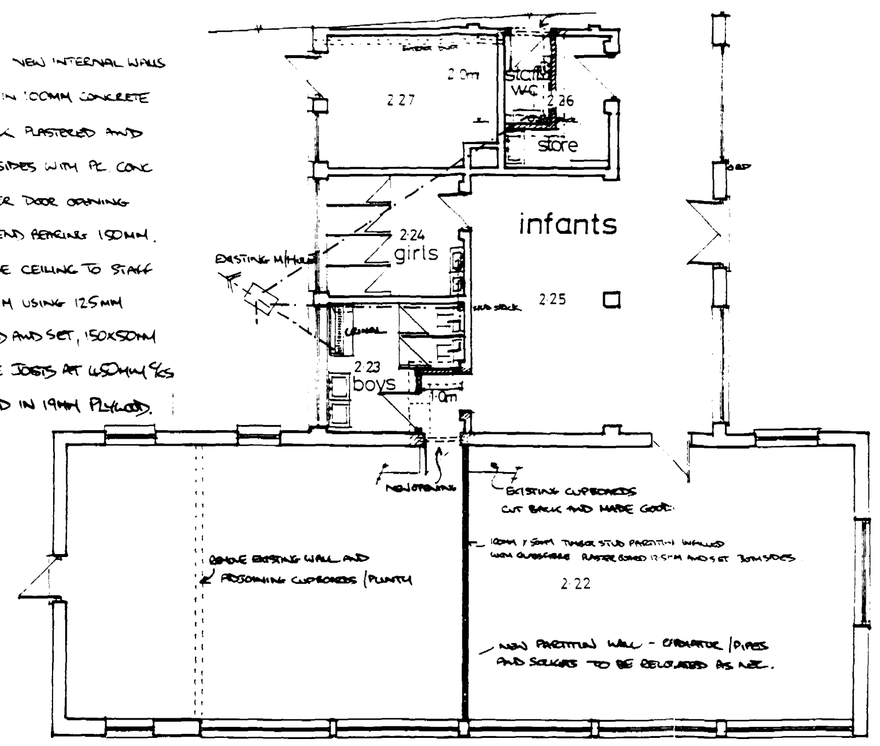
Title

~~Refurbishment Scheme~~
Ground floor plans

Drwg no	Scale
105/ 1	1:100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW
Tel 0775 711344 Fax 0775 722800

CONSTRUCT NEW INTERNAL WALLS AS SHOWN IN 100MM CONCRETE BLOCKWORK, PLASTERED AND SET BOTH SIDES WITH PC CONC LINTOL OVER DOOR OPENING MINIMUM END BEARING 150MM. FORM FALSE CEILING TO STAFF WC AT 2.3M USING 12.5MM PLASTERBOARD AND SET, 150X50MM SC3 GRADE JOISTS AT 450MM CRS AND DECKED IN 19MM PLYWOOD.

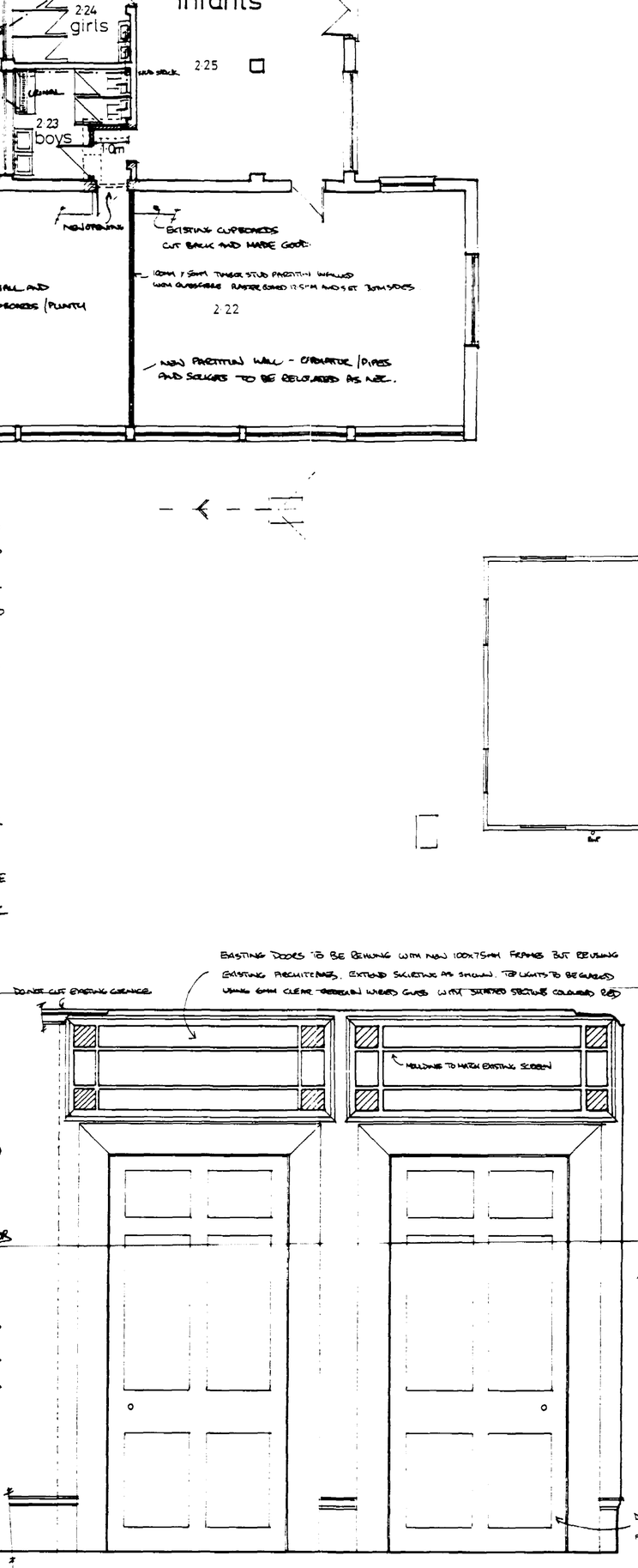


NEW WCS TO HAVE 2 GALLON WASHDOWN CISTERN AND "S" TRAP. NEW BASINS TO HAVE 30MM DIA DEEP SEAL 75MM TRAPS CONNECTED TO 50MM DIAMETER OVERSIZED WASTES. ARCHITAVE SHOWS URINAL TO CONNECT TO 75MM DEEP SEAL TRAP AND FITTED WITH "MIRA" AUTO CISTERN 4.5 LITRES CAPACITY

NEW UNDERGROUND PIPES TO BE 100MM DIA HEPWORTH "SUPERSLIDE" WITH FLEXIBLE JOINTS LAID TO 1:40 FALL SURROUNDED IN 150MM PEA SHINGLE AND CONNECTED TO EXISTING SOIL MANHOLE. MANHOLE TO BE ENLARGED TO TAKE ADDITIONAL CONNECTIONS TO SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. PC CONC LINTOLS TO BE PROVIDED WHERE DRAIN PIPES PASS THROUGH EXTERNAL WALLS.

STAFF WC TO BE FITTED WITH "EXPELAIR" EXTRACT FAN WIRED TO LIGHT SWITCH TO GIVE 3 AIR CHANGES PER HOUR WITH 2.0 M LOUVRE E.W.N. EXTRACT DUCT AT HIGH LEVEL TO BOILER ROOM (2.27) TO CONNECT EXTERNALLY (100MM PVC PIPE) WITH NEW RETURN VENT GRILLE.

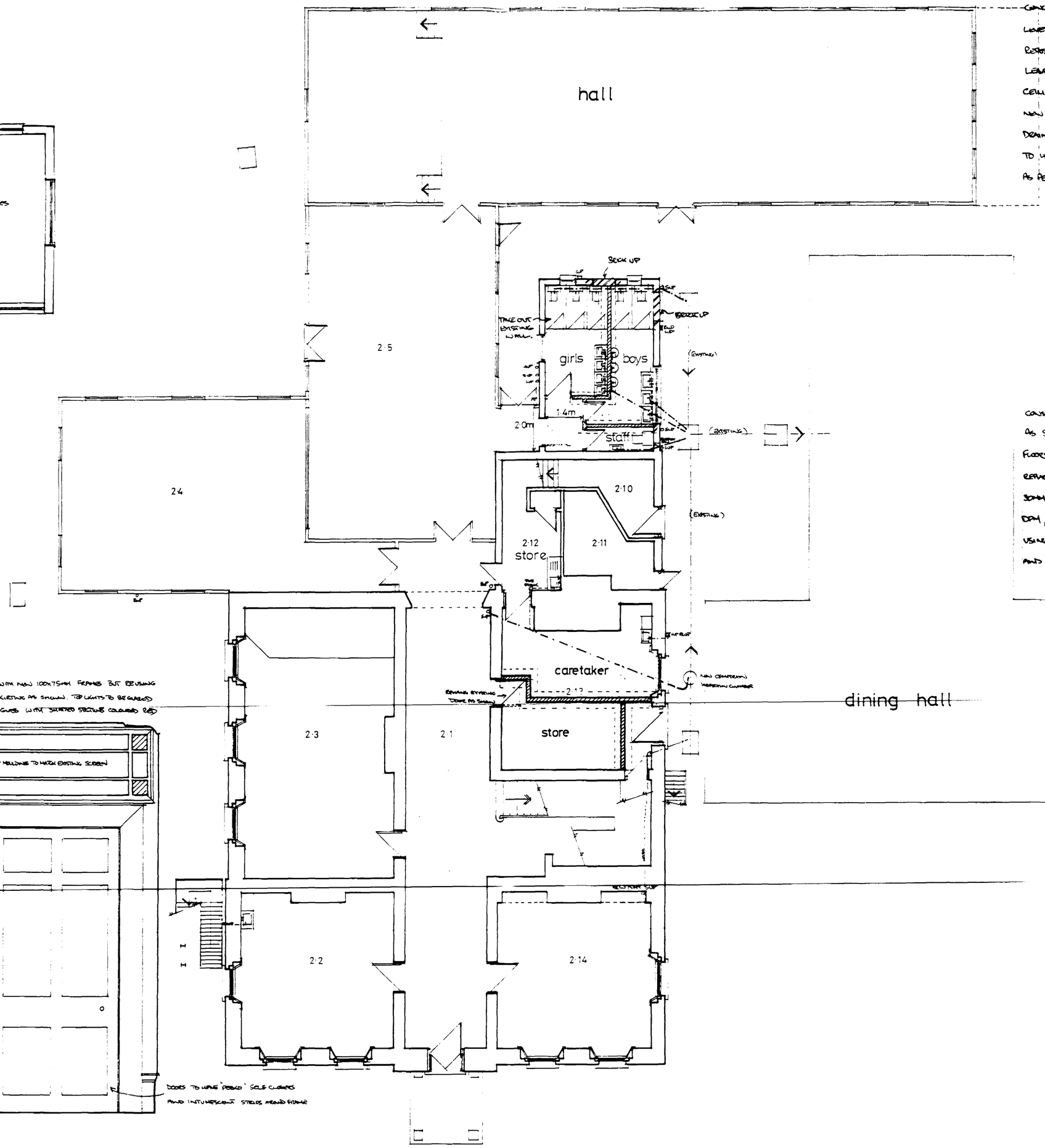
450 MM WIDE 1:2:4 MIX CONCRETE STRIP FOUNDATIONS TO BE PROVIDED TO ALL NEW INTERNAL WALLS TAKEN 1.0 M BELOW GROUND LEVEL MINIMUM 150 MM DEEP. NEW INTERNAL WALLS TO BE TIED IN TO ROOF DECKING USING MECHANICAL FIXINGS. EXISTING FALSE CEILINGS TO BE CUT BACK AND MADE GOOD TO NEW WALLS.



ELEVATION 1:20 FIRST FLOOR LANDING
NEW PARTITION WALL

EXISTING NON LOADBEARING WALL TO EXISTING WCS TO BE REMOVED AS SHOWN AND EXTERNAL OPENINGS BRICKED UP. CONSTRUCT NEW 100MM CONCRETE BLOCK DIVIDING WALLS ON 450MM WIDE 1:2:4 MIX CONCRETE STRIP FOUNDATION 1.0M BELOW GROUND LEVEL WITH RC LINTOLS OVER DOOR OPENINGS. REPOSITION EXISTING WCS AS SHOWN AND LEAVE IN PROPER WORKING ORDER. REMOVE ENTIRE CEILING USING 12.5MM PLASTERBOARD & SET. PROVIDE NEW WASHBASINS AND URINALS AS SPECIFIED DRAINAGE DETAILS AS PER INFANTS. STAFF WC TO HAVE EXPELAIR EXTRACT FAN WIRED TO LIGHTSWITCH AS PER INFANTS.

CONSTRUCT NEW WALL TO CARETAKERS STORE AS SHOWN ON 450MM STRIP FOUNDATION AS ABOVE FLOORS TO 2.12 AND 2.13 TO BE TAKEN UP AND REPLACED USING 150MM WELL CONSOLIDATED HARDCORE 50MM SAND BLINDING, 2000 GAUGE POLYTHENE DPM, 100MM 1:2:4 MIX CONCRETE REINFORCED USING 6MM BRC MESH NOMINAL REINFORCEMENT AND FINISHED USING 65MM 1:3 CEMENT SAND SCREED



GROUND FLOOR PLANS

Date	No	Revision	By
16.12.92.	A	CARETAKERS STORE. SERVING HATCH. PARTITION WALLS. FIRST FLOOR PARTITION.	NCC

Client

Ayscoughfee Hall School

Contract

Welland Hall
London Road
Spalding
Lincs

1225/92

Title

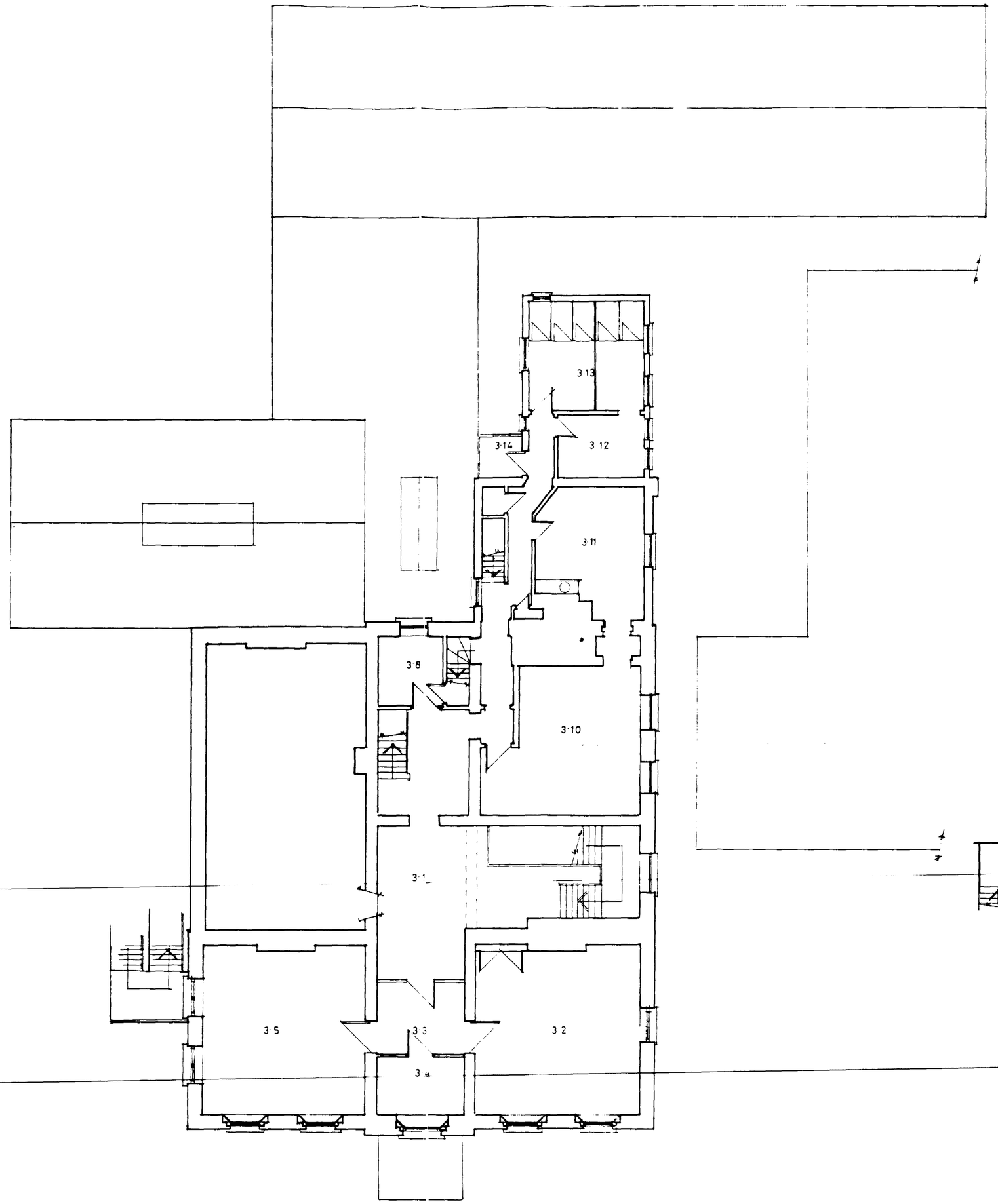
Refurbishment Scheme
Ground floor plans
as proposed.
First floor partition.

Drwg no	Scale
105 / 3A	1:100 1:20

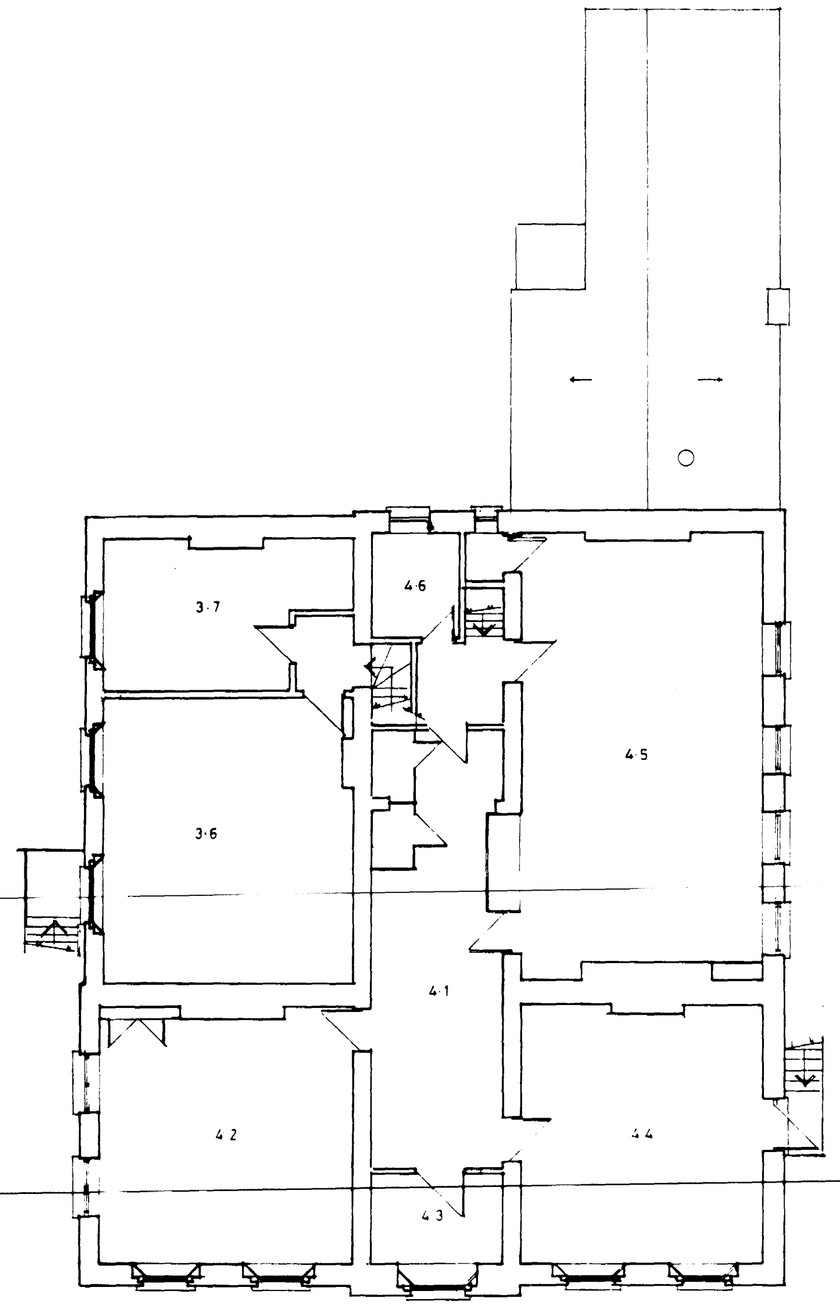
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

Tel 0775 711344 Fax 0775 722800



FIRST FLOOR



SECOND FLOOR

SOUTH HOLLAND D.C.
PLAN DEPT
25 NOV 1992
REF 18/53/92

Date	No	Revision	By

Client

Ayscoughfee Hall School

Contract

Welland Hall
London Road
Spalding
Lincs

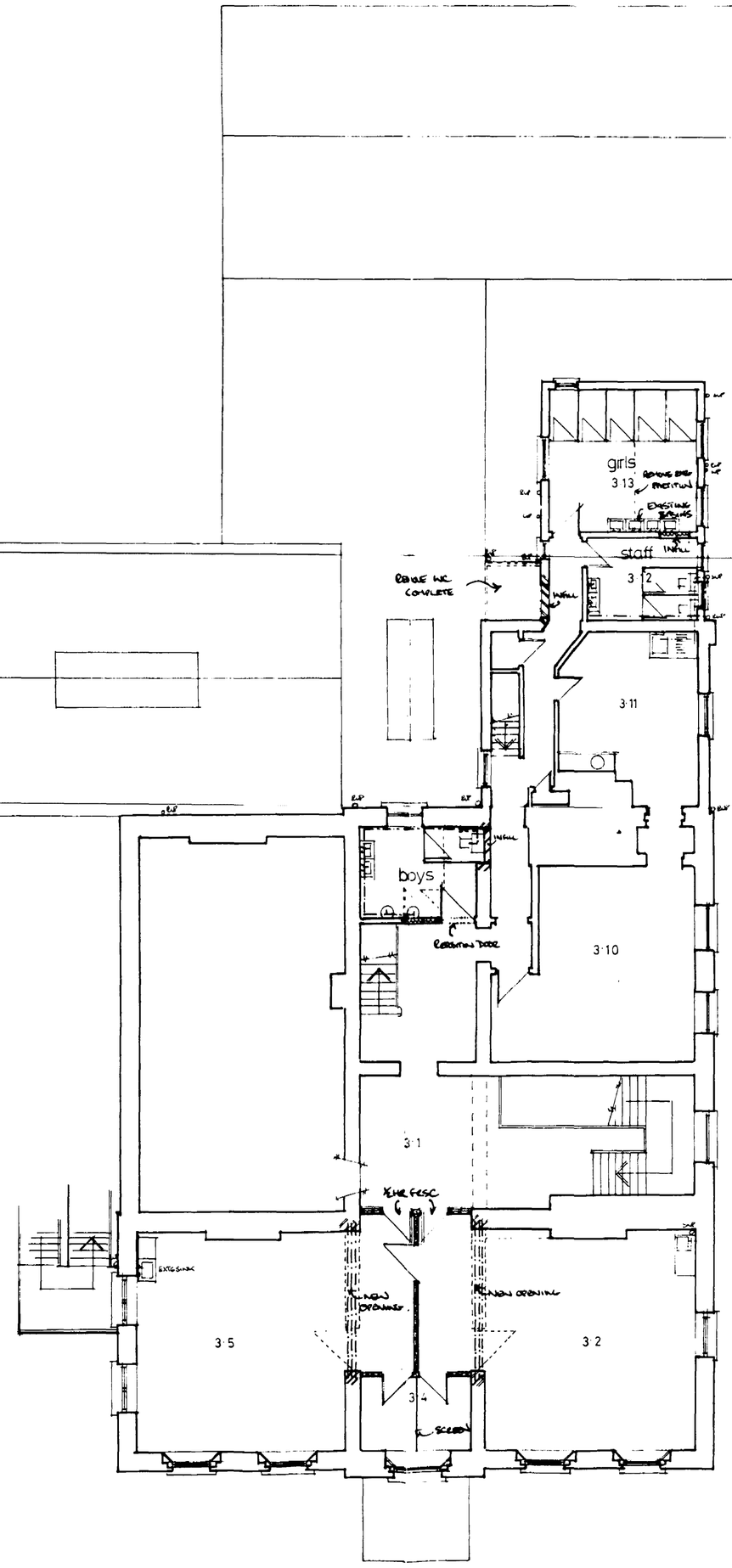
Title

Refurbishment Scheme.
First and second floor plans

Drwg no	Scale
105 / 2	1: 100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

Tel 0775 711344 Fax 0775 722800

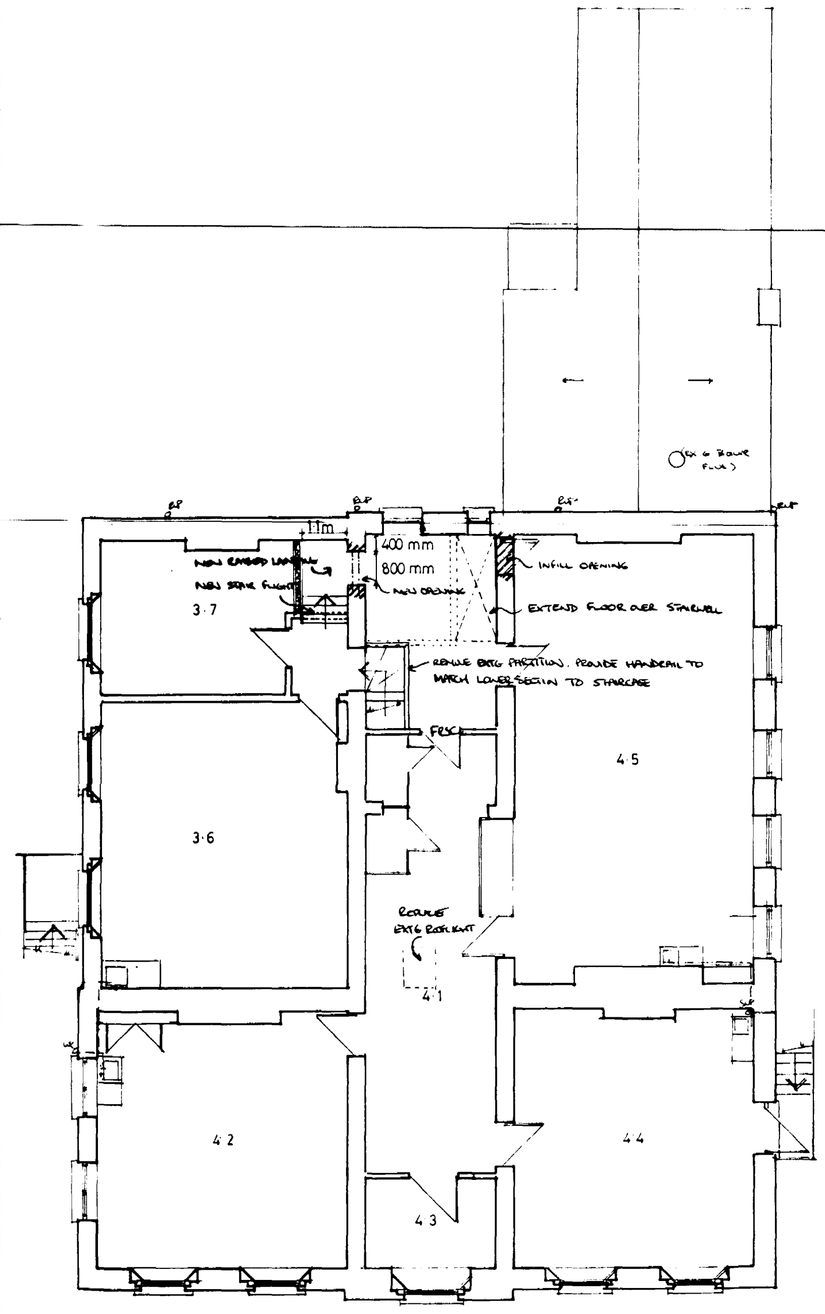


FIRST FLOOR

ALTER EXISTING GIRLS WC AS SHOWN AND REFIX EXISTING HANDBASINS IN NEW POSITION AS SHOWN AND RECONNECT SUPPLIES. STAFF WC TO HAVE NEW WC'S, CLOSE COUPLED WASH DOWN 2 GALLON TYPE CONNECTED TO EXISTING S.V.P. HANDBASINS TO HAVE 38MM WASTES, 75MM P.COMPSEAL TRAPS CONNECTED TO 50MM OVERSIZE WASTE IN TURN CONNECTED TO S.V.P. EXISTING EXTERNAL TIMBER WC TO BE REMOVED COMPLETE AND OPENING BRICKED UP. MAKE GOOD ALL WORKS DISTURBED AND EXTEND ROOF ACROSS AT GROUND FLOOR LEVEL

BOYS WC TO CONNECT TO NEW 100MM SVP WITH 2 NO URINALS AND 2 NO HAND BASINS WITH 75MM DEEP SEAL TRAPS AND 50MM OVERSIZED WASTE. MAKE GOOD ALL WORKS DISTURBED.

FORM NEW OPENINGS TO CLASSROOMS 3.2 AND 3.5 AS SHOWN TO THE MAXIMUM HEIGHT WITHOUT DISTURBING EXISTING CEILING CORNICES. INSERT 3 NO 254X102MM UNIVERSAL BEAMS 28KG/M TO EACH OPENING SUPPORTED ON 400X 400X 225MM DEEP 1:2:4 MIX CONCRETE PAD-STONES EACH END. MAKE GOOD ALL WORKS DISTURBED AND ENCASE BEAMS IN DOUBLE THICKNESS 12.5MM PLASTERBOARD AND SET WITH STAGGERED JOINTS. CONSTRUCT NEW "STRAMIT" LIGHTWEIGHT PARTITIONS AS SHOWN WITH PLY FACED FLUSH FESC & HWE DOORS 762MM WIDE FITTED WITH INTUMESCENT STRIPS AND SELF CLOSING DEVICES. HOLLOW CORE FLUSH DOORS TO BE FITTED TO CUPBOARD 3.4 AND PARTIAL TIMBER SCREEN ERECTED TO FINISH AT EDGE OF WINDOW INTERNAL SILL.



SECOND FLOOR

ALTER SECOND FLOOR STAIRCASE ARRANGEMENT AS SHOWN BY REMOVING ADDITIONAL FLIGHT (SHORT) TO CONNECT 3.7 LOBBY TO MAIN SECOND FLOOR EXISTING STAIRCASE TO BE REMOVED AS SHOWN AND FLOOR/CEILING EXTENDED ACROSS OPENING. PARTITION WALLS TO LANDING TO BE REMOVED AS SHOWN AND INTERNAL PARTITION TO EXISTING STAIRCASE TO BE REMOVED AND REPLACED WITH NEW MACHINED BALUSTRADE TO MATCH EXISTING LOWER SECTION OF STAIRCASE BUT WITH SPINDLES CLOSELY SPACED TO PREVENT 100MM SPHERE PASSING THROUGH. NEW OPENING TO HAVE R.C. CONC LINTOL OVER MINIMUM 150MM END BEARING. HEIGHT OF OPENING TO BE 2.3M. NEW SHORT STAIR FLIGHT RISERS MAXIMUM 200MM GOING MINIMUM 250MM. NEW LANDING TO BE FRAMED UP USING 150X50MM SUPPORTS AT 450MM CLS FIXED TO ADJOINING WALL SURFACES TO KEEP LOADING ON EXISTING FLOOR TO MINIMUM. NEW TIMBER STUD PARTITION TO BE LIGHTWEIGHT "STRAMIT" OR SIMILAR APPROVED PLASTERED BOTH SIDES. ALLOW FOR EXTENDING EXISTING SKIRTING TO MATCH AND MAKING GOOD CEILING CORNICE.

SOUTH HOLLAND D C
PLAN DEPT
25 NOV 1992
REF 1225/92

Date	No	Revision	By

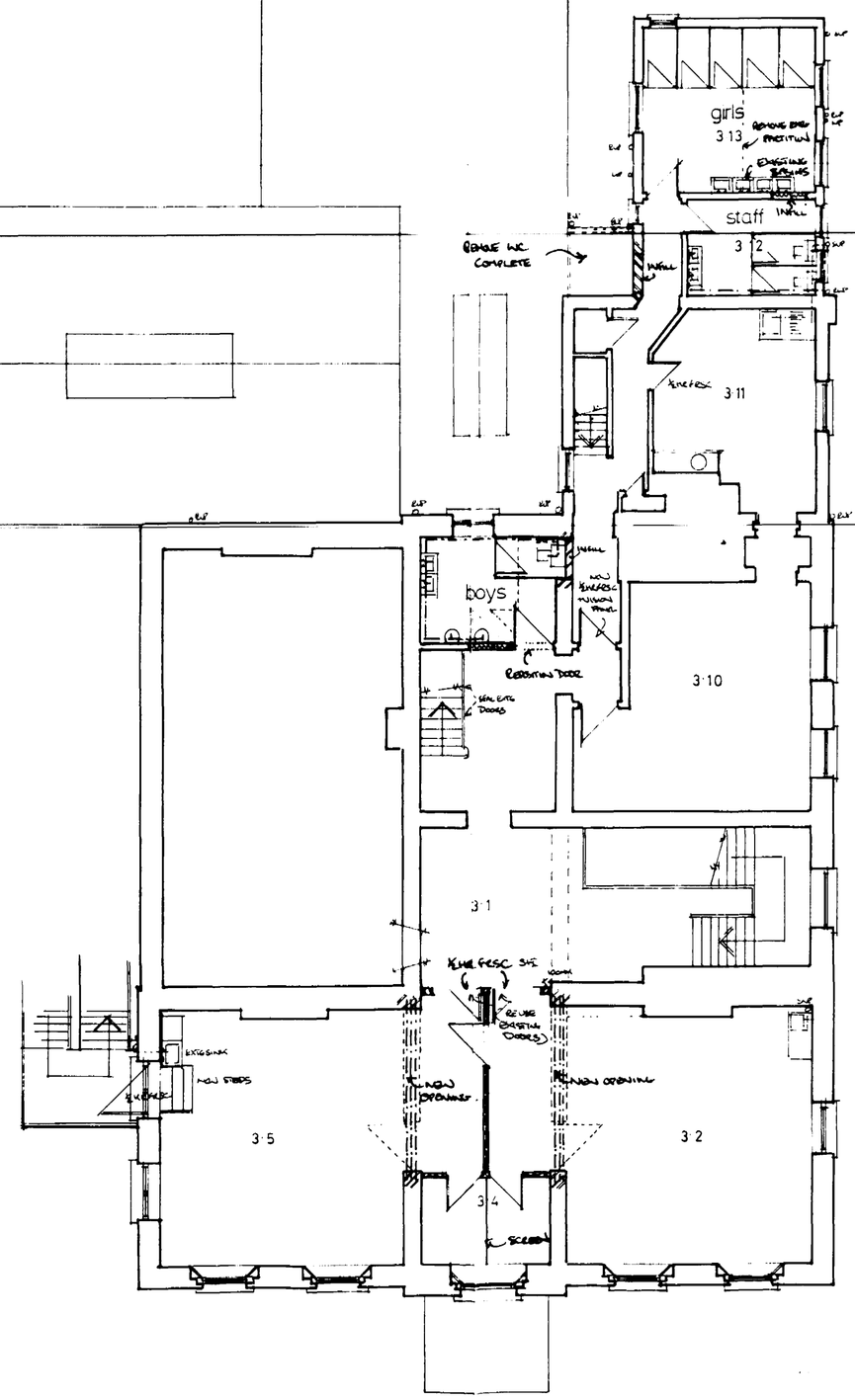
Client
Ayscoughfee Hall School

Contract
Welland Hall
London Road
Spalding
Lincs

Title
Refurbishment Scheme.
First and second floor plans

Drwg no	Scale
105 / 4	1: 100
Date	**Drawn by**
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW
Tel 0775 711344 Fax 0775 722800

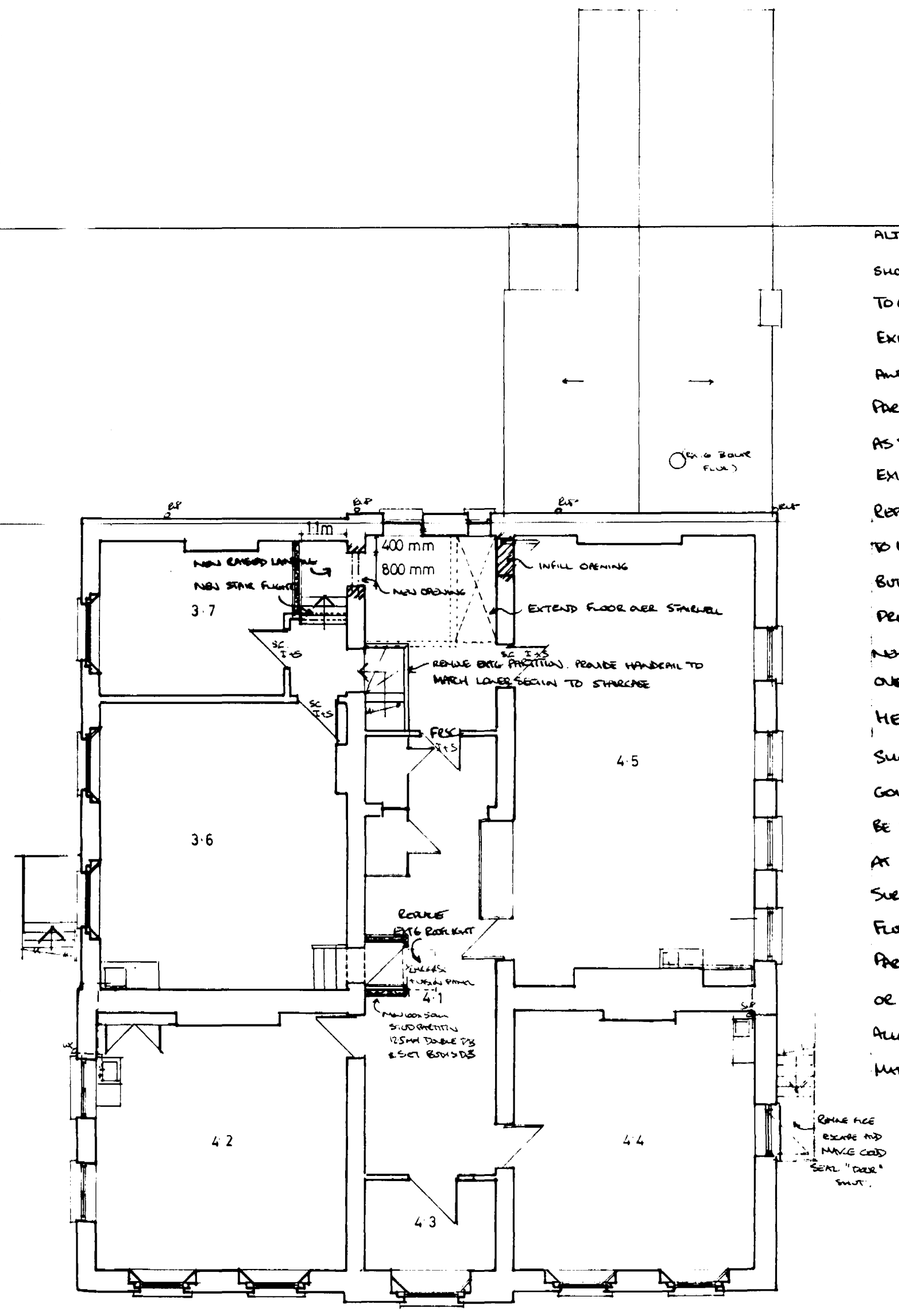


FIRST FLOOR

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SECOND FLOOR

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Date	No	Revision	By
15.1.93	A	Fire revisions	NCC

Client

Ayscoughfee Hall School

ABRIDGED PLAN

Contract

Welland Hall
London Road
Spalding
Lincs

Ref: 1253/92

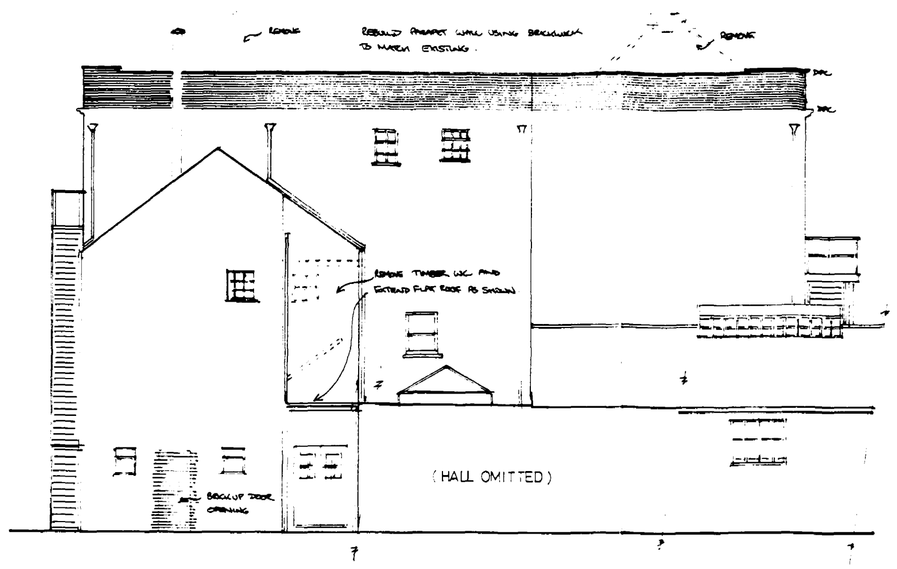
Title

Refurbishment Scheme.
First and second floor plans

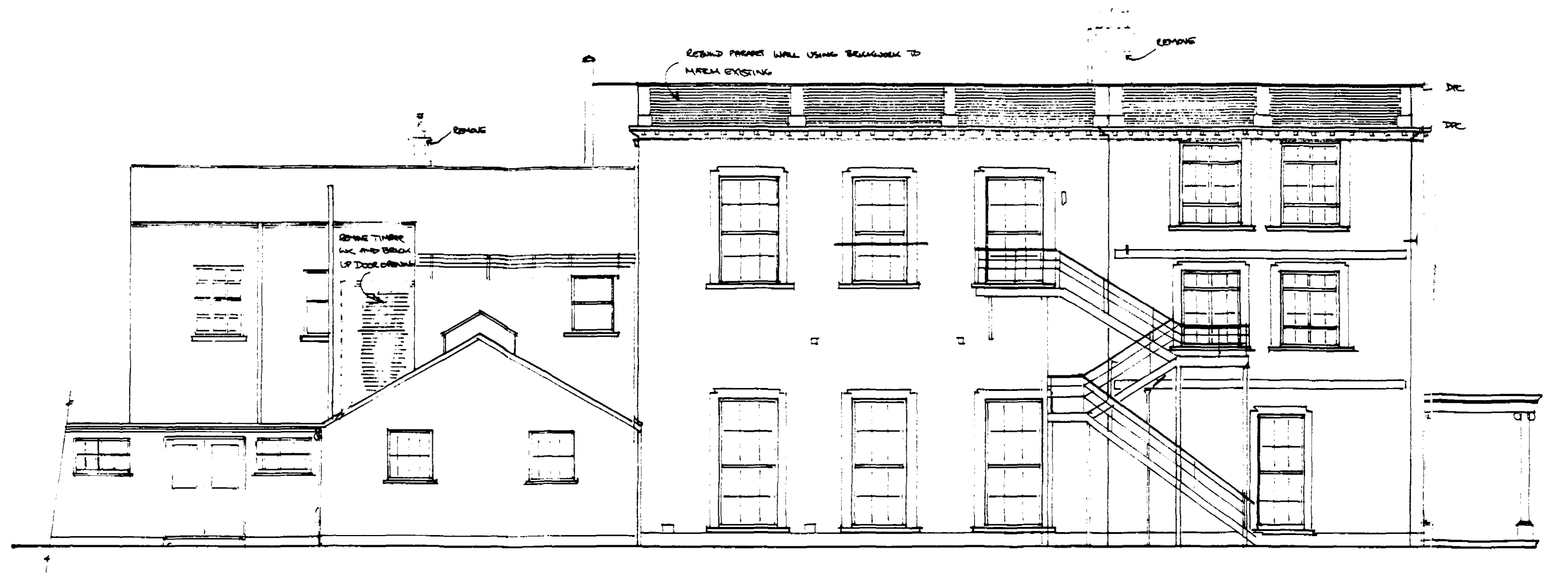
Drwg no	Scale
105 / 4A	1:100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

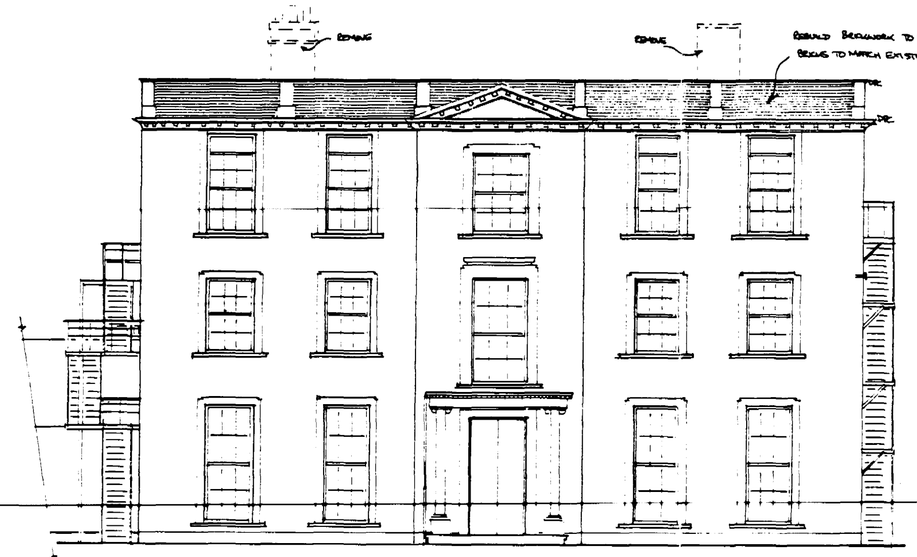
Tel 0775 711344 Fax 0775 722800



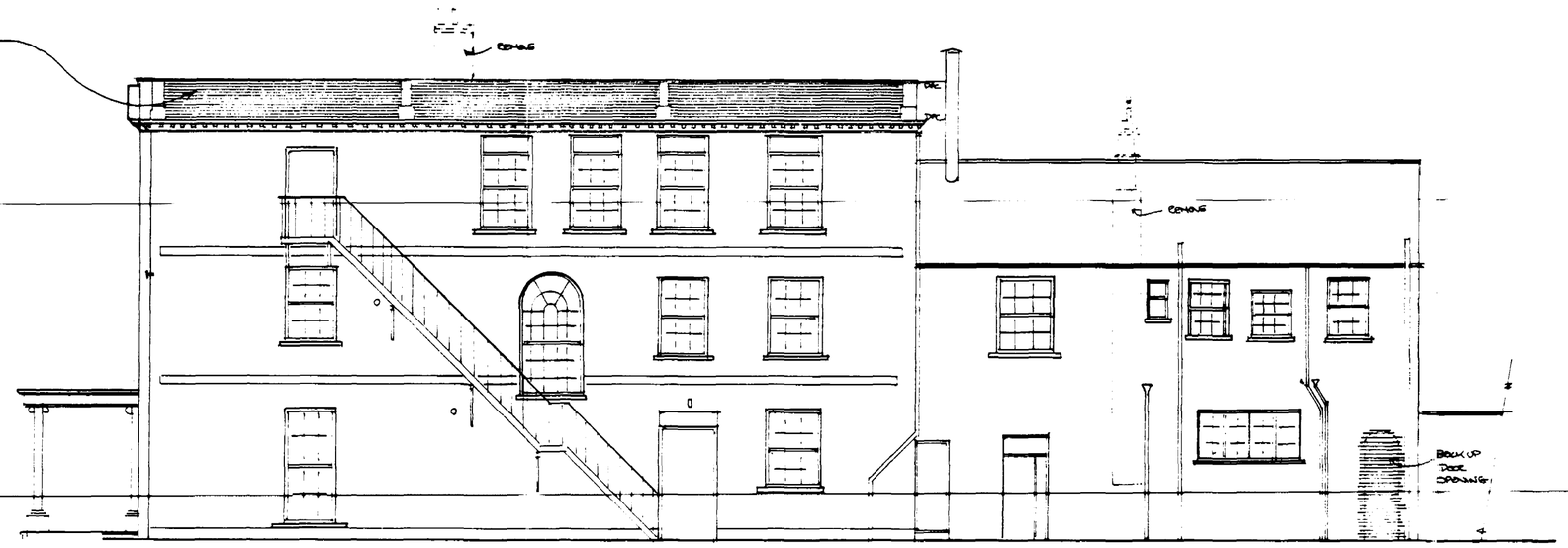
REAR ELEVATION



SOUTH ELEVATION



FRONT ELEVATION



NORTH ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT
25 NOV 1992
REF 1223/92

NOTE.
CONTRACTOR TO CHECK ALL DIMENSIONS.
DO NOT SCALE.

DATE	NO	REVISION	BY

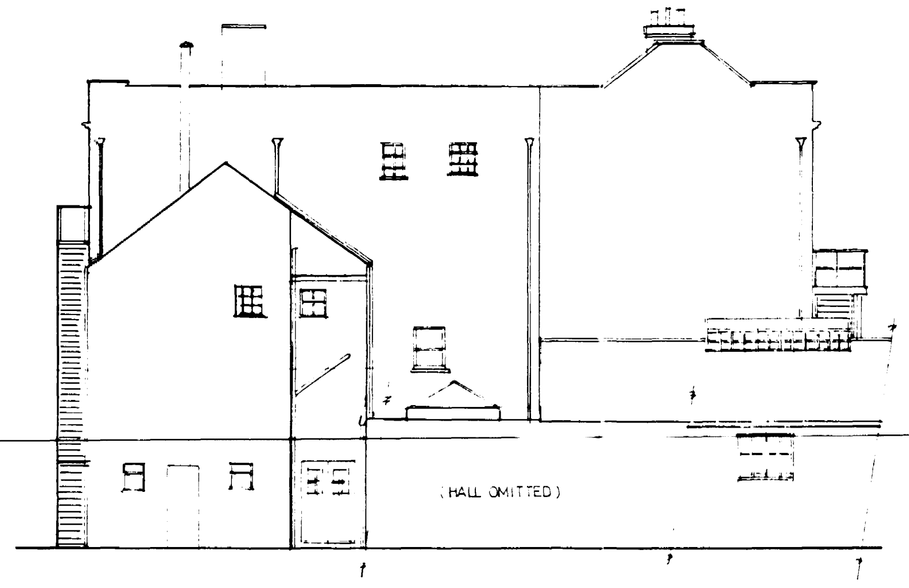
Client
Ayscoughfee Hall School

Contract
Welland Hall
London Road
Spalding
Lincs

Title
Refurbishment Scheme
Elevations as proposed.

Drwg no	Scale
105 / 6	1:100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW
Tel 0775 711344 Fax 0775 722800



REAR ELEVATION



SOUTH ELEVATION



FRONT ELEVATION



NORTH ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT
25 NOV 1992
REF 1225/92

NOTE.
CONTRACTOR TO CHECK ALL DIMENSIONS.
DO NOT SCALE.

DATE	NO	REVISION	BY

Client

Ayscoughfee Hall School

Contract

Welland Hall
London Road
Spalding
Lincs

Title

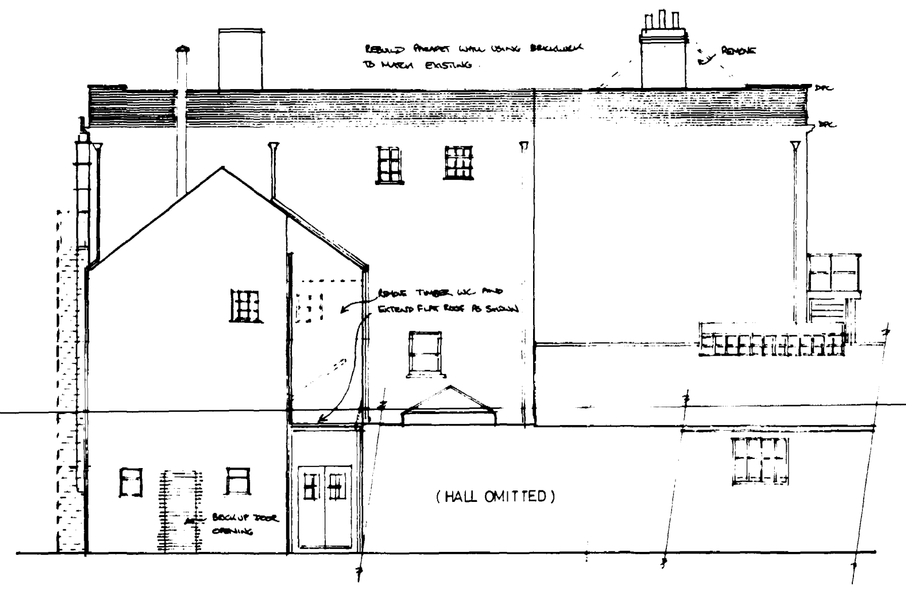
Refurbishment Scheme

Elevations

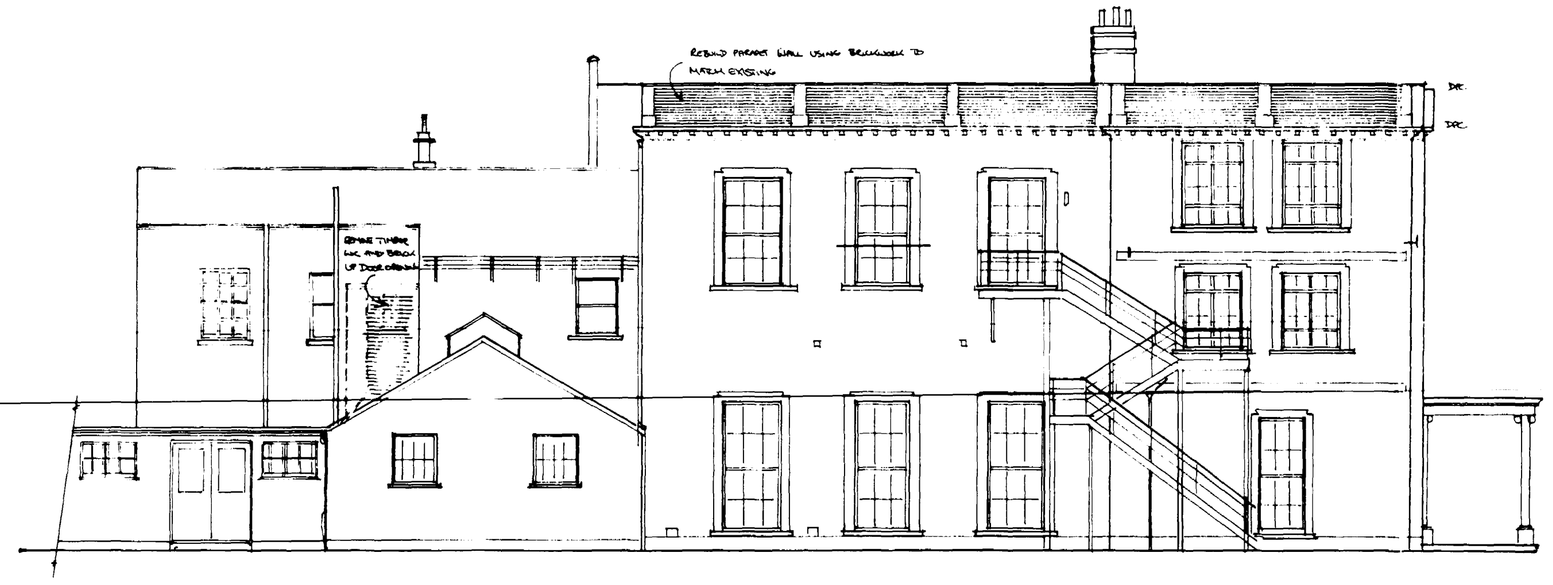
Drwg no	Scale
105 / 5	1:100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

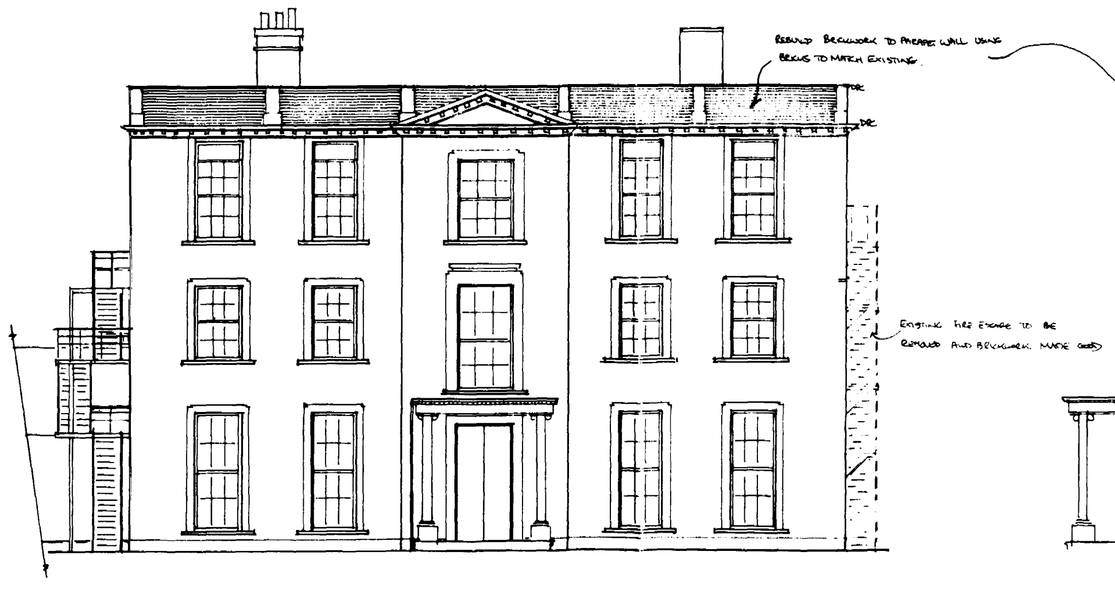
Tel 0775 711344 Fax 0775 722800



REAR ELEVATION



SOUTH ELEVATION



FRONT ELEVATION



NORTH ELEVATION

NOTE.
CONTRACTOR TO CHECK ALL DIMENSIONS.
DO NOT SCALE.

DATE	NO	REVISION	BY
FEB 1993	A	CHIMNEYS REINSTATED. FIRE ESCAPE REMOVED.	NCC

Client

Ayscoughfee Hall School

AMENDED PLAN
Ref M

Contract

Welland Hall
London Road
Spalding
Lincs

Title

Refurbishment Scheme
Elevations as proposed.

Drwg no	Scale
105 / 6A	1:100
Date	Drawn by
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

CONSTRUCT NEW INTERNAL WALLS AS SHOWN IN 100MM CONCRETE BLOCKWORK PLASTERED AND SET BOTH SIDES WITH PC CONC LINTOL OVER DOOR OPENING MINIMUM END BEARING 150MM. FORM FALSE CEILING TO STAFF WC AT 2.3M USING 125MM PLASTERBOARD AND SET, 150X50MM SC3 GRADE JOISTS AT 450MM C/C AND DECKED IN 19MM PLYWOOD.

NEW WCS TO HAVE 2 GALLON WASHDOWN CISTERN AND "S" TRAP. NEW BASINS TO HAVE 50MM DIA DEEP SEAL 75MM TRAPS CONNECTED TO 50MM DIAMETER OVERSIZED WASTES. ARMITAGE SHANKS URINAL TO CONNECT TO 75MM DEEP SEAL TRAP AND FITTED WITH "MIRA" AUTO CISTERN 4.5 LITRES CAPACITY

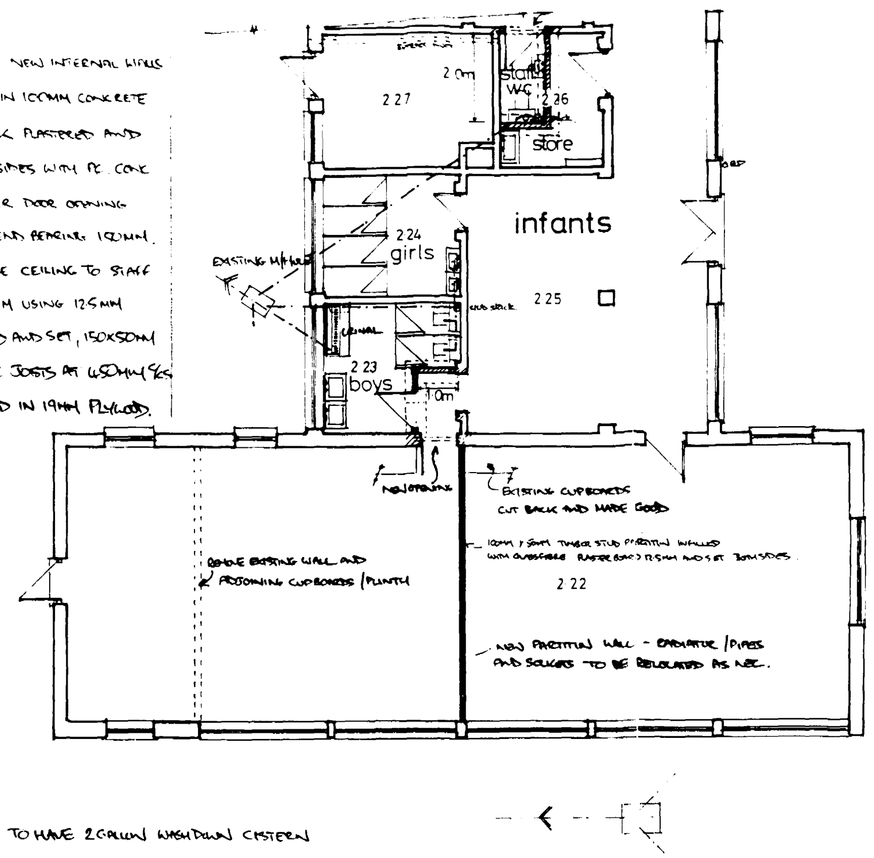
NEW UNDERGROUND PIPES TO BE 100MM DIA HEPWORTH "SUPASLIDE" WITH FLEXIBLE JOINTS LAID TO 1:40 FALL SURROUNDED IN 150MM PEA SHINGLE AND CONNECTED TO EXISTING SOIL MANHOLE. MANHOLE TO BE ENLARGED TO TAKE ADDITIONAL CONNECTIONS TO SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. PC CONC LINTOLS TO BE PROVIDED WHERE DRAIN PIPES PASS THROUGH EXTERNAL WALLS.

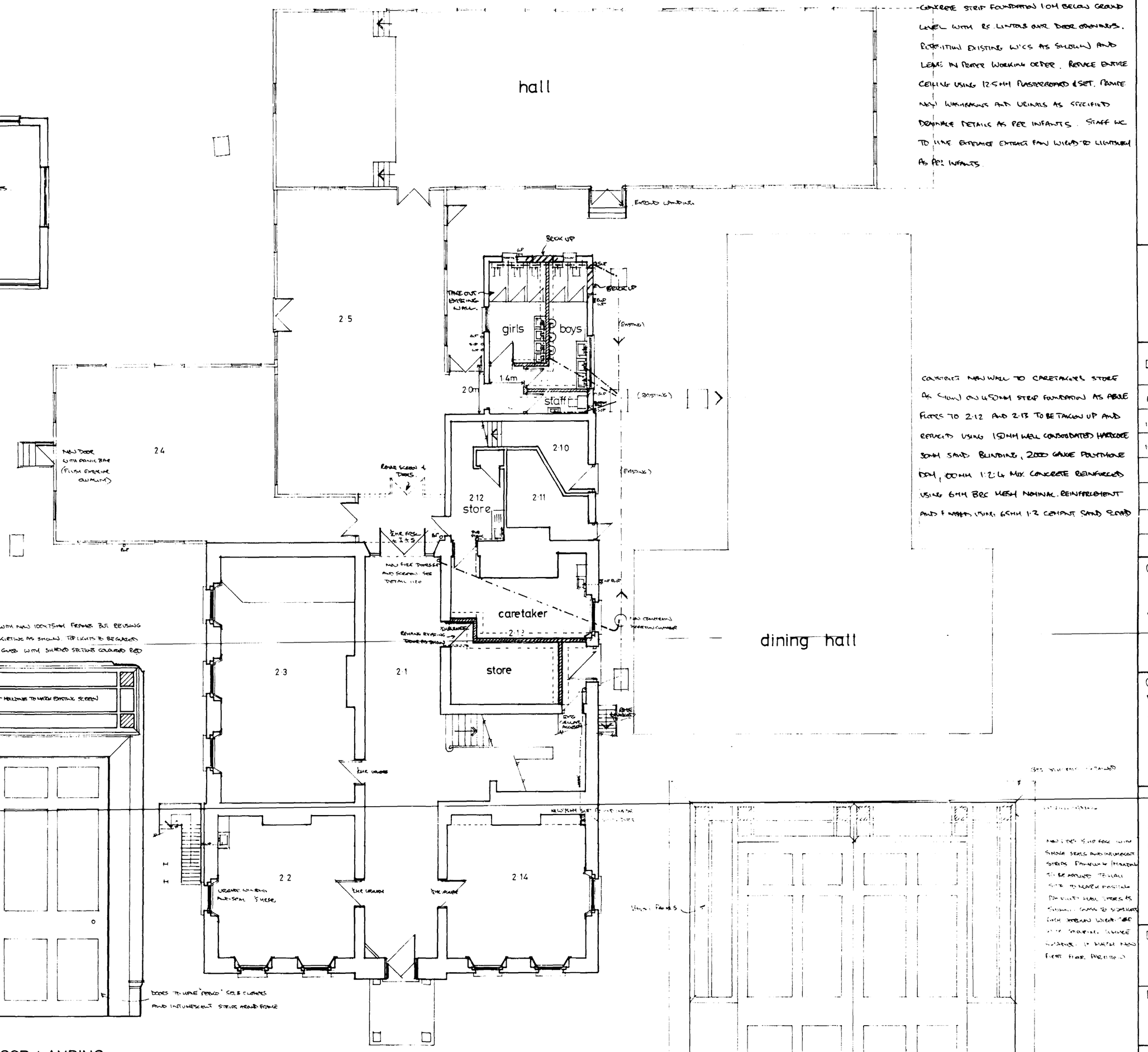
STAFF WC TO BE FITTED WITH "EXPELAIR" EXTRACT FAN WIRED TO LIGHT SWITCH TO GIVE 3 AIR CHANGES PER HOUR WITH 20 MIN OVERRUN. EXTRACT DUCT AT HIGH LEVEL TO BOILER ROOM (2.27) TO CONNECT EXTERNALLY (100MM PVC PIPE) WITH NON RETURN VENT GRILLE.

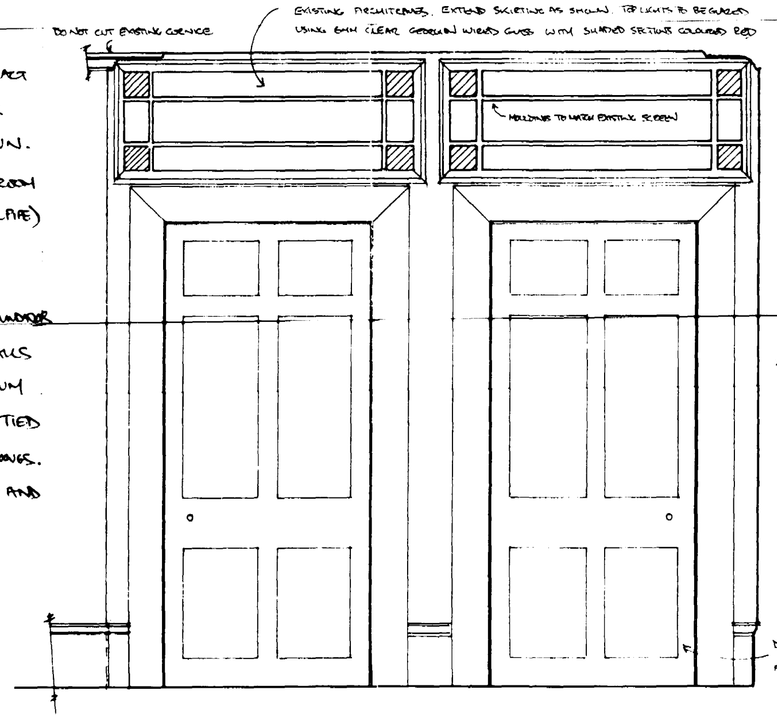
450 MM WIDE 1:2:4 MIX CONCRETE STRIP FOUNDATION TO BE PROVIDED TO ALL NEW INTERNAL WALLS TAKEN 1.0M BELOW GROUND LEVEL MINIMUM 150MM DEEP. NEW INTERNAL WALLS TO BE TIED IN TO ROOF DECKING USING MECHANICAL FIXINGS. EXISTING FALSE CEILINGS TO BE CUT BACK AND MADE GOOD TO NEW WALLS.

EXISTING NON LOADBEARING WALL TO EXISTING WCS TO BE REMOVED AS SHOWN AND EXTERNAL OPENINGS REBUILT UP. CONSTRUCT NEW 100MM CONCRETE BLOCK DIVIDING WALLS ON 450MM WIDE 1:2:4 MIX CONCRETE STRIP FOUNDATION 1.0M BELOW GROUND LEVEL WITH PC LINTOLS OVER DOOR OPENINGS. REPOSITION EXISTING WCS AS SHOWN AND LEAVE IN PERFECT WORKING ORDER. REMOVE ENTIRE CEILING USING 12.5MM PLASTERBOARD & SET. REMOVE NEW WINDOWS AND URINALS AS SPECIFIED DRAINAGE DETAILS AS PER INFANTS. STAFF WC TO HAVE EXTERNAL EXTRACT FAN WIRED TO LIGHTSWITCH AS PER INFANTS.

CONSTRUCT NEW WALL TO CARETAKERS STORE AS SHOWN ON 450MM STRIP FOUNDATION AS ABOVE FLUES TO 2.12 AND 2.13 TO BE TAKEN UP AND REBUILT USING 150MM WELL CONSOLIDATED HARDCORE 50MM SAND BLINDING, 200D GAUGE POLYTHENE DPM, 100MM 1:2:4 MIX CONCRETE REINFORCED USING 6MM B&C MESH NOMINAL. REINSTATEMENT AND 1 NUMBER 150MM 65MM 1:2 CEMENT SAND SLOPED







ELEVATION 1:20 FIRST FLOOR LANDING NEW PARTITION WALL

GROUND FLOOR PLANS

ELEVATION 1:20 NEW FIRE DOORS 2.1

Date	No	Revision	By
16.12.92.	A	CARETAKERS STORE SCHEME. BLOCK PARTITION WALLS. FIRST FLOOR PARTITION	NCC
15.1.93	B	FIRE ESCAPE ALTERATIONS	NCC
15.2.93	C	FIRE DOOR DETAIL ADDED	NCC

Client

Ayscoughfee Hall School

APPROVED PLAN
Plan. Aff

Contract

Welland Hall
London Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
17 FEB 1993
REF 1253/F9

Title

Refurbishment Scheme
Ground floor plans
as proposed.
First floor partition.

Drwg no	Scale
105/3 C	1:100 1:20
Date	**Drawn by**
Oct 1992	NCC

Neil Clarke + Associates
38 New Road
Spalding
Lincs PE 11 1DW

Tel 0775 711344 Fax 0775 722800