## Porter, Karen

**From:** Patman, Oscar
**Sent:** 16 October 2024 16:30
**To:** _planningadvice
**Subject:** FW: 1667 Section 73 / Conditions 3,6 and 13
**Attachments:** We sent you safe versions of your files; SE-1667 - PP1107 Planning Condition 16 Drainage.pdf; SE-1667 - PP1105 Planning Condition 3 extent of demolition.pdf; SE-1667 - PP1106 Planning Condition 6 Materials-A2.pdf

Good afternoon,

Please may this be scanned to H19-0837-24 as 6SUP

Many thanks
Oscar

Yours sincerely,
**Oscar Patman** | Planning Officer | **South Holland District Council**
**DDI: 01775 764434**
**Mobile: 07780936027**
www.sholland.gov.uk




Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

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**From:** Angela Keen <Angela@swannedwards.co.uk>
**Sent:** Wednesday, October 16, 2024 4:25 PM
**To:** Patman, Oscar <Oscar.Patman@sholland.gov.uk>
**Cc:** Gareth Edwards <gareth@swannedwards.co.uk>
**Subject:** 1667 Section 73 / Conditions 3,6 and 13

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Good afternoon Oscar,

Thank you for your time on the phone just now – it is much appreciated.

My understanding is, that I attach the information required for the discharge of conditions (see attached) and this will be dealt with when dealing with the Section 73. So, there will be no need to

submit a further Condition application for these conditions (and no additional cost) unless it related to barn 1 (which is being sold).

Regarding the contamination condition, my client has informed me he does not wish to deal with this until the barn has sold and completed as he will share the cost with the new owner.

I have attached the documents related to barn 2 as per the previous application.

I appreciate your help with this.

Thanks

Angela


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BE Collective
BUILT ENVIRONMENT COLLECTIVE

**Angela Keen** MArch
She/Her
Architectural Technician

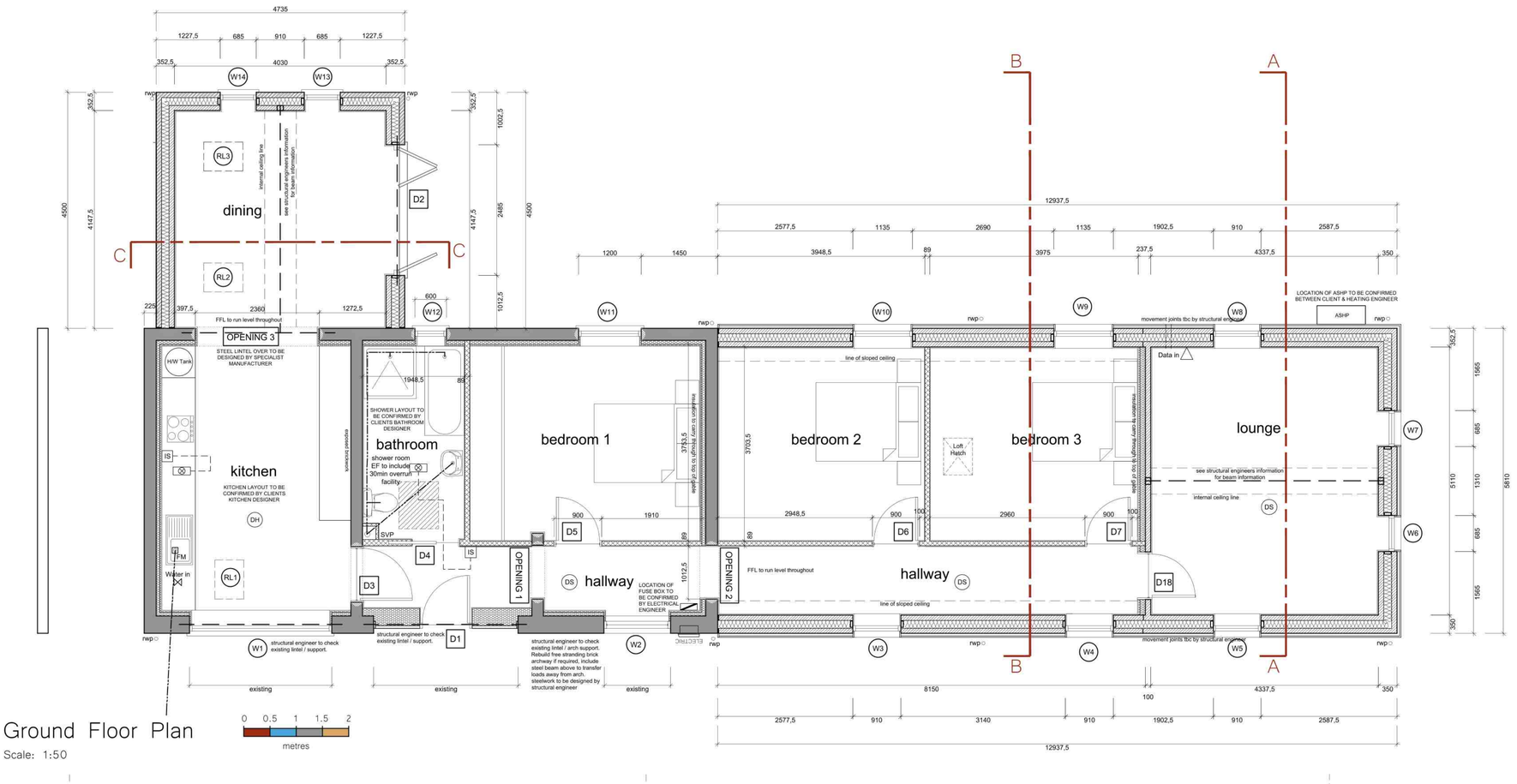
01945 450694

Black Barn I Fen Road I Guyhirn I PE13 4AA
Office Hours: Monday to Thursday – 0900 to 1630
Friday 0900 to 1300


My working days are: Monday - Thursday

My upcoming annual leave: 17th October – 23rd October

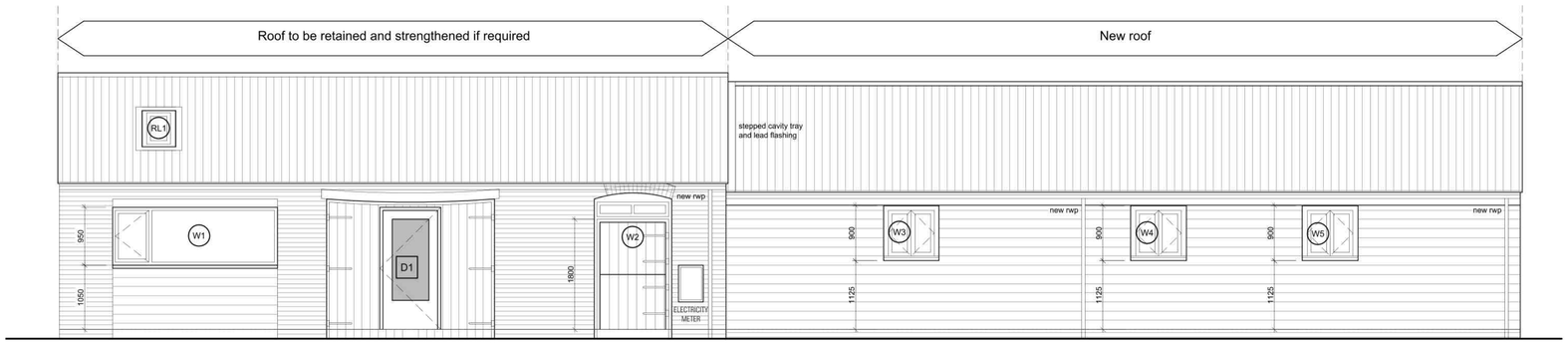

Registered Office: Swann Edwards Architecture Ltd, 22-26 King Street, King's Lynn, PE30 1HJ | Registration No: 07943586




## Ground Floor Plan

Scale: 1:50

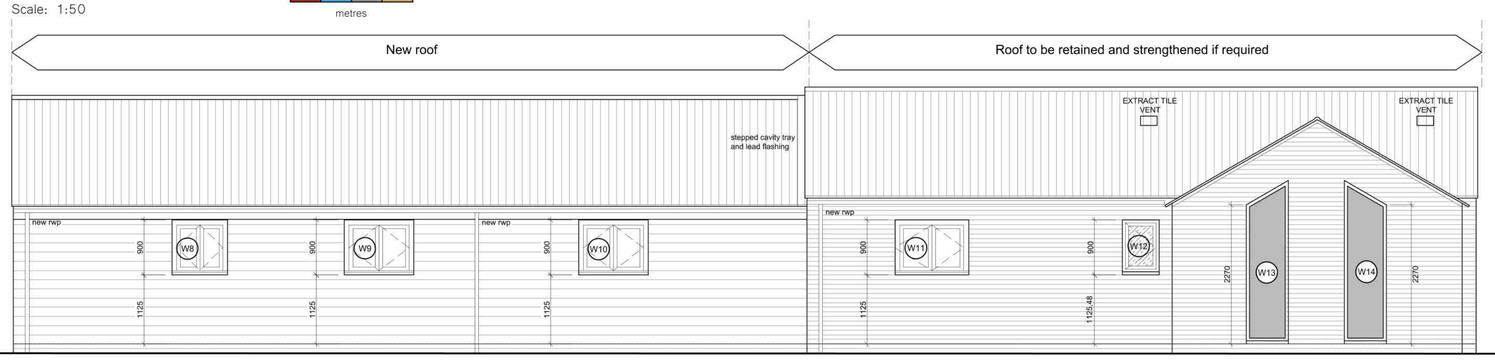
0 0.5 1 1.5 2 metres




## Front Elevation (N)

Scale: 1:50

0 0.5 1 1.5 2 metres




## Back Elevation (S)

Scale: 1:50

0 0.5 1 1.5 2 metres

## PLAN KEY

| | |
|---|---|
| DS | SMOKE DETECTOR |
| DH | HEAT DETECTOR |
| | NETWORK POINT |
| | DISTRIBUTION BOARD |
| | EXTRACT FAN - CEILING MOUNTED |
| | EXTRACT FAN - WALL MOUNTED |
| IS | EXTRACT FAN - ISOLATION SWITCH |
| svp | SOIL AND VENT PIPE |
| FM | FLOOR MANIFOLD (DIRECT CONNECTION) |
| ss | STUB STACK |
| rwp | RAINWATER PIPE |
| | WATER IN |
| Opening 1 | OPENING REFERENCE NUMBER |
| D1 | DOOR REFERENCE NUMBER |
| W1 | WINDOW REFERENCE NUMBER |

hatched area indicated 900mm wide x 750mm deep access zone in-front of the wc pan which must not be impeded

## WALL KEY

**EXTERNAL WALL - MASONRY**
Existing wall
breather membrane
25mm timber stop battens (DPC on studs)
50mm Kingspan Kooltherm K112 Framing Board
32.5mm coated kingspan Kooltherm K118 insulated plasterboard fixed to 75mm timber studs at 400 centeres

**EXTERNAL WALL - CLADDING**
Horizontal Timber Cladding
38x50mm Softwood Timber Vertical Battens
Breather Membrane
100mm Blockwork Outer Leaf
150mm cavity with full fill insulation
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim

**EXTERNAL WALL - BRICKWORK**
102.5mm Brickwork Outer Leaf
150mm cavity with full fill insulation
100mm Blockwork Inner Leaf
12.5mm plasterboard on dabs & skim

**INTERNAL WALL - BLOCKWORK**
12.5mm plasterboard on dabs & skim
100mm Blockwork
100mm Kingspan Kooltherm K112 Framing Board
37.5mm coated kingspan Kooltherm K118 insulated plasterboard and skim fixed to 100mm timber studs at 400 centeres

**INTERNAL WALL - NON-LOADBEARING**
12.5mm Wallboard plasterboard
89mm timber studs @ 600mm centres
Isover APR 1200 insulation
12.5mm Wallboard plasterboard

**SUB-STRUCTURE BLOCKWORK EXTERNAL WALL**
100mm 7N/m blockwork
150mm Cavity
100mm 7N/m blockwork

**SUB-STRUCTURE BLOCKWORK SLEEPER WALL**
200mm 7N/m blockwork

Wall to be demolished

## General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

- All structural elements are to be designed by clients structural engineer where required, including movement joints.
- All dimensions are to brick openings/courses.
- All foul and surface water drainage (including soakaway positions) to be designed by clients civic engineer where required
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- Finished Floor Level to be set 350mm above general ground level

Wall Connection
Install ancon pps masonry attachment profiles in each skin of new cavity wall where wall abuts existing wall.

Foundations
Existing foundations to be exposed prior to commencement to ensure adequacy for additional loading. If proven unsuitable structural engineer to design additional strengthening. New foundations to be laid at depth and widths to match existing. Concrete to be min. GEN1. In the event of heavy clay soils or nearby trees and heave compressible material to be considered (all following inspection from building control). (Subject to clarification by Building Control),

Walls
Existing external walls to be inspected for damage/cracks and cleaned with appropriate products. Any damage/cracks found are to be sufficiently repaired. All the walls should be checked for damp and new dampproofing provided, where necessary. The main walls will require repointing or cladding throughout.

Floor
New floor to be min 150mm above existing site ground levels. All structural timbers are to be checked, repaired or replaced as necessary.

Structural
All walls to be demolished assumed to be non loadbearing. If discovered as loadbearing, provide structural steel beams by specialist engineer to support loads over. All structural timbers are to be checked, repaired or replaced as necessary.

Demolition
Any demolition of existing structure
to take place following thorough investigation and temporary support measures are implemented. Any existing services to be capped off or disconnected prior to commencement. existing soft furnishes and finishes to remain are to be adequately protected and sealed off with temporary sheeting in openings and corridors.
All demolished materials to be carefully removed from building and taken off site.

Lines shown dotted indicates fabric to be carefully demolished and removed from site. Make good all finishes and redecorate where required.

Existing Drainage
All existing foul and surface water drainage is to be investigated and checked on site prior to making any connections.
Grub out assumed run between existing manholes as shown. Provide new inspection chambers as indicated.

Existing Openings
Generally, there is cracking or distorted brickwork above all openings. This is considered to be due to the failure and/or distortion of the lintel detail. Consequently, all lintels are to be carefully replaced and the masonry above repaired.

Existing Roof Structure
The roof structure is to be retained where possible. The structural Engineer is to confirm where strengthening works are required.

Opening 1, Opening 2 and Opening 3
Break out existing brickwork to create opening where necessary. Install steel lintel over (to be designed by specialist manufacturer) any remedial strengthening TBA with building inspector and designed by structural engineer, make good all finishes.

Status

**FOR APPROVAL**

SWANN EDWARDS ARCHITECTURE
Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title
Proposed Residential Development
The Barns, 68 Broadgate,
Sutton St Edmunds
For Mr Cooper

| | |
|---|---|
| Date: May 2023 | Drawn by: AK |
| | Checked by: GE |
| Job No.: SE-1667 | Sheet Size: A1 |
| Dwg No.: PP1105 | Revision: |

Drawing Title
Planning Conditions
Condition 3 - demolition extent

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## Front Elevation (E)

0 1 2 3 4 metres

Scale: 1:100




## Side Elevation (N)

0 1 2 3 4 metres

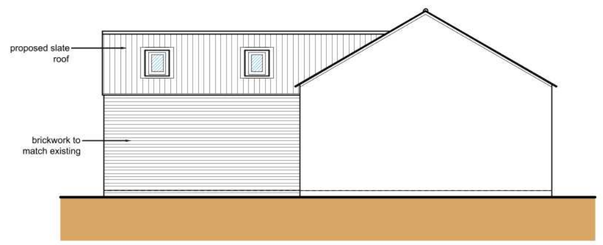
Scale: 1:100




## Rear Elevation (W)

0 1 2 3 4 metres

Scale: 1:100

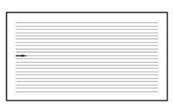



## Side Elevation (S)

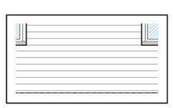
0 1 2 3 4 metres

Scale: 1:100

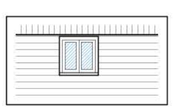
## ELEVATION KEY



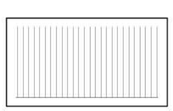
Walls - Brickwork



Walls - Black Cladding board



Joinery - Timer Windows



Tiling - Slate Tile

## General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

Status

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SWANN EDWARDS ARCHITECTURE

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Job Title
Proposed Residential Development
The Barns, 68 Broadgate,
Sutton St Edmunds
For Mr Cooper

Drawing Title
Planning Conditions
Condition 6 -Materials
Elevations

| | |
|---|---|
| Date | May 2024 |
| Drawn by | AK |
| Checked by | GE |
| Job No. | 1667 |
| Dwg No. | PP1106 |
| Sheet Size | A2 |
| Revision | |

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Site Plan

Scale: 1:200

0 2 4 6 8

metres

General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
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4. Any discrepancies are to be brought to the designers attention.

Status

FOR APPROVAL

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Job Title
Proposed Residential Development
The Barns, 68 Broadgate,
Sutton St Edmunds
For Mr Cooper

Drawing Title
Planning Conditions
Condition 16 - Drainage

| Date | Drawn by |
|---|---|
| May 2023 | AK |
| | Checked by GE |
| Job No. SE-1667 | Sheet Size A1 |
| Dwg No. PP1107 | Revision |

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