SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0188/92

Applicant: Mrs G Spinks
Minerva Farm
Lowgate Road
Tydd St Mary
Wisbech Cambs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Demolition and rebuilding of south gable and part front to match existing

Location: Minerva Farm House
Lowgate Road
Tydd St Mary
Wisbech Cambs

Type: LISTED BUILDING

Date received: 11-MAR-92

09-APR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

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

Yours faithfully B Smith.

Director of Planning and Building Control Services

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)

LISTED BUILDING
OR CONSERVATION AREA CONSENT
APPLICATION

Application No. H21/0188/92

11 MAR 1992

Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS G. SPINKS
MINERVA FARM
LONGATE ROAD
TUDD ST. MARY
LINCS.

NAME AND ADDRESS OF AGENT

LONGETH CONLINE DESIGN
STATION HOUSE
STATION STREET,
HORBEACH. LINCS
0406 22126
LONGETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MINERVA FARM HOUSE LONGATE ROAD. TUDD ST. MARY.

Please complete in block letters

DESCRIPTION OF PROPOSED WORKS

Demolition + ~~PART~~ REBUILDING AND PART FRONT OF SOUTH GABLE TO MATCH EXISTING AFTER UNDERPINING

Please complete

Signed

Date 11/2/92

Please tick one or more boxes and answer the following questions

1. TYPE OF APPLICATION

The application includes the following

Ref:

Listed Buildings

+ rebuilding. ✓

Conservation Area

Demolition

Yes

The whole of the listed building

Part of the listed building ✓

No ✓

LISTED BUILDING
OR CONSERVATION AREA CONSENT
APPLICATION

For office use only
Application No. H21/0188/92
Date Registered 12 FEB 1992
Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
MRS. G. SPINKS.
MINERVA FARM.
LONGATE ROAD.
TYDD ST. MARY.
LINCS.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
LOVETH CARLING DESIGN.
STATION HOUSE
STATION STREET
HOLBEACH. LINCS.
Tel. No. 04060 PRIZE
(Personal contact name) LOVETH
COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
MINERVA FARM HOUSE, LONGATE ROAD. TYDD ST. MARY. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED WORKS
Demolition + Rebuilding ~~REBUILDING OF~~ SOUTH GABLE AND PART FRONT ~~TO MATCH EXISTING~~ stet.

Please complete

Signed [signature]

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

Date 11/2/92

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

2. TYPE OF APPLICATION

The application includes the following work:

Listed Buildings

Works of demolition	✓
Rebuilding.	
Extensions	
Alterations	

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

The work relates to

The entire listed building	
Part of the listed building	✓
The interior of the listed building only	
Other alterations to the listed building	
A development within the curtilage	
Other (please specify)	

State grade of listed building

I	
II*	
II	✓

Unlisted Buildings in a Conservation Area

Demolition of an entire building in a conservation area	
Partial demolition of a building in a conservation area	

OWNERSHIP CERTIFICATES

(For Listed Building or Conservation Area Consent applications)

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

owner

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

Signed ..... Date 11/2/92

Certificate B

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

Name and address of owner: Date notice served:

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

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

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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

at ..... (location)

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

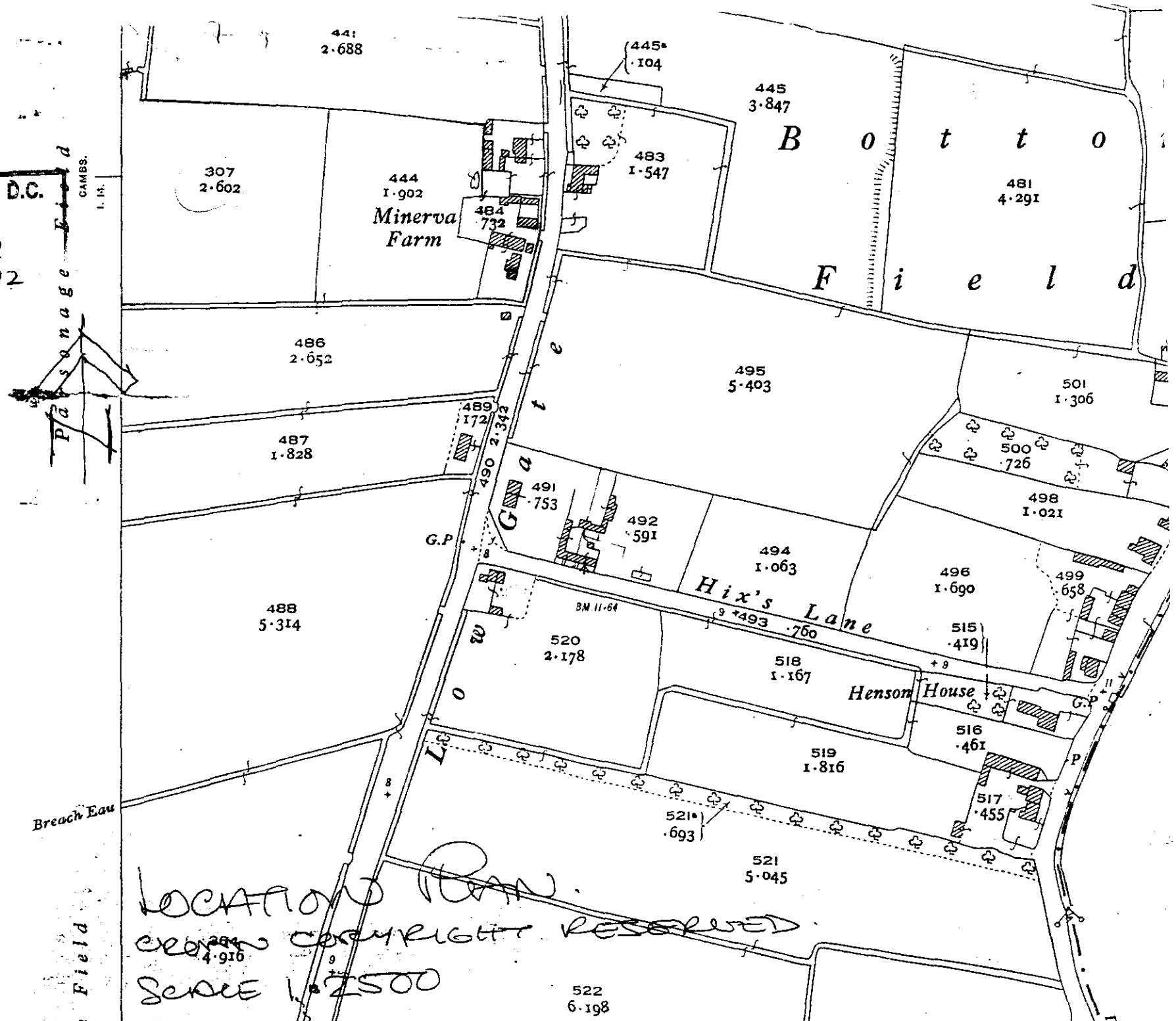
for listed building consent / conservation area consent / variation or discharge of conditions (delete as appropriate)

to ..... (description)

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

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

SOUTH HOLLAND D.C.
PLAN DEPT.
12 FEB 1992
REF. 0188/92



ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ~~224~~

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

Date First Received 12.FEB.1992

REGISTRATION

REFERENCE H21/0188/92

Cross-Ref H21/0187/92 (Plan)

Date 13/2/92

VALIDATION Date 13/12/92

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

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

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date .....

Index Sheets 355 OS Nos ..... Grid Ref 543600 319390

Ward N Parish TRING

Inside IBD NO Inside LP Area NO

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

Linked to site.....Ref..... Linked to property.....Ref. 027859

Planning Records:
Earlier apps 137/92
1326/57
70/89
-795/87

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Existed building. Farmhouse. Presently unoccupied. Associated outbuildings Traditional brick/slate roof.

Inspected by: DMG

date: 4/3

Residents notified on site visit: Advertised

Case Officer Conclusions (Issues)

Case Officer Recommendations (summary)

(Decision overleaf)

Deferment

Recommended approvals

Consultee

Departure from policy Yes No

Earth sheltered dwelling Yes No

Recommended approval against material objections

Any objections received? No

If yes, is any objection material? Yes No

Yes No

Reasons

Other circumstances requiring Committee decision

Yes Planning Sub Committee Decision Sites No

Reasons

All of above

Recommended refusals

Refusal on adopted policy grounds or future application

No Application (insert reasons)

Yes

Any one or more of above Other reasons Sites

Conditions

Reasons

Standard

SP recommended

Special Treat. recommended

Deferment

Consultee by

Sub Committee Decision

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMG 20/2

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name Mrs Kerr?
Order No:

Dave

R E

Inf

Are plans satisfactory?

Fur

Ame

Rec

Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN S. H 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: H21/0188/92 Type: LISTED BUILDING

Applicant: Mrs G Spinks Agent: Loweth Cowling Design
Tel: 0406 22126

Description: Demolition and rebuilding of south gable and part front to match existing

Location: Minerva Farm House
Lowgate Road
Tydd St Mary
Wisbech Cambs

Valid date:	11-MAR-92	Terminal date:	06-MAY-92
Target dates:		Target Committee:	25-MAR-92
To case officer	16-MAR-92	Report deadline:	11-MAR-92
Inspected by	21-MAR-92		
Extra contacts	26-MAR-92	Case Officer:	
Report if not clear by	15-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Tydd St Mar	0945 583194	19-MAR-92	02-APR-92
Cllr C J T H Brewis	0406 350818	19-MAR-92	02-APR-92
Cllr D Dewsberry	0406 350947 (Of	19-MAR-92	02-APR-92
Mrs M E Kerr	0529 240713	19-MAR-92	02-APR-92
Site/Press Advert LBC		25-FEB-92	17-MAR-92
Site/Press Advert LBC		24-MAR-92	14-APR-92

BRIAN S. H 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: H21/0188/92 Type: LISTED BUILDING

Applicant: Mrs G Spinks Agent: Loweth Cowling Design
Tel: 0406 22126

Description: Demolition and rebuilding of south gable and part front to match existing

Location: Minerva Farm House
Lowgate Road
Tydd St Mary
Wisbech Cambs

Valid date: 12-FEB-92 Terminal date: 08-APR-92
Target dates: Target Committee: 25-MAR-92
To case officer 17-FEB-92 Report deadline: 11-MAR-92
Inspected by 22-FEB-92
Extra contacts 27-FEB-92 Case Officer:
Report if not clear by 18-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Tydd St Mar 0945 583194	19-FEB-92	04-MAR-92
Cllr C J T H Brewis 0406 350818	19-FEB-92	04-MAR-92
Cllr D Dewsberry 0406 350947 (Of	19-FEB-92	04-MAR-92
Site/Press Advert LBC	25-FEB-92	17-MAR-92

LCC - No objections JB CS 20/2/92

Mr & Mrs P J Williams,
2 Richmond Way,
Leverington,
Wisbech,
Cambs.
PE13 5JX.

Mr N Midlen

NRM/JJ H21/187/92
H21/188/92

22nd June 1992

Dear Sir and Madam,

MINERVA FARM, LOWGATE ROAD, TYDD ST MARY.

I am sorry to hear of the aggravation you have been having concerning the repairs to Minerva Farm, and particularly to hear of the effect the stress has had on your mother.

I hope that the meeting you had with myself, Mrs Kerr my Consultant Architect and Mr Davis of yesterday has helped to clarify the Council's attitude to the work. Mrs Kerr has promised to contact Broadgate Builders about the lack of strapping to reinforce your engineers representations and hopefully they will rectify this fairly shortly.

There is one other minor matter which you may also wish to take up with them, although I am not going, in the circumstances, to insist upon it, and that is the flat arch that they have constructed over the ground floor window. Although Loweth Cowling's drawing showed this to be a flat arch he subsequently agreed that it would be replaced as original, i.e. curved as the one above. It may be that Broadgates have worked to the wrong plans. However, as I have said, I will leave this point up to you to pursue if you wish.

I have checked the grant application, and it appears only to relate to the brick work. Therefore, if you wish, it would be possible for you to apply for an additional grant for the windows. I enclose some application forms in case you wish to use them.

I have to say, however, that in the opinion of myself and the Councils professional advisers, the current submission is extremely unsatisfactory, and will put the Planning Committee in a dilemma. On the one hand, the Committee will certainly have the utmost sympathy for your mother-in-laws plight, but on the other hand they do have statutory responsibilities to ensure the preservation of listed buildings. In this case, the work that is intended to preserve the listed building, will on the contrary, (and this has been agreed at the site meeting by your mother-in-laws own engineers), be quite likely to cause

a) long term damage to the structure because of differential settlement and

b) short term damage, to the extent that it may be necessary totally to demolish the damaged section, due to the method of piling proposed.

I understand that the problem with the long term settlement has been caused by the refusal of the insurance company to countenance total underpinning, despite their agreement that further damage may occur, but no explanation has been given as to why a fully augured system of piling, as opposed to a driven system which will set up damaging vibrations, has not been chosen. This was requested at the site meeting on the 5th March but has not been supplied. Further more, I understand your mother-in-laws engineers agreed at the 5th March meeting that a reinforced concrete slab toothed into the external walls would have been a better solution than piling, but again no explanation of why this was not chosen has been submitted. In short, the Planning Committee is being presented with a scheme which your mother-in-laws own expert advisers concede could cause both long and short term damage to the building, damage which apparently could have been avoided by adopting another solution, but without any explanation of why that solution has not been put forward.

I completely accept that you are wholly in the hands of your professional advisers and the insurance company in this situation, and any criticism that the Planning Committee may chose to make over the situation will have to be addressed to them. Meanwhile, as I stated at the beginning of this letter, please do commence with the pre-augured holes as soon as you wish.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Loweth Cowling Design
Side Bottom Richardson Cheng Ltd
Bottomly Ellington Partnership
Mrs Kerr

some partial rebuilding toothed and bonded into the existing wall, but raises considerable doubts about the proposal for underpinning. In her view, the principle of partial underpinning will inevitably set up differential movements, involving the necessity for further remedial work to the building in the future. In addition, the use of driven piles will involve extensive vibrations which could be harmful to the existing structure (noted by your engineers in their letter to builders) and if piles are to be used at all, she and her engineer consider they should be augered piles. However, in their view, a more sympathetic low key approach, involving a reinforced ground slab to underpin the south western corner, toothed under the remaining structure, is the answer. I understand that such a scheme is likely to be considerably cheaper than the partial piled solution.

It may well be that your engineers will have further information which may have led them to suggest the partial piled solution (and I am aware there are problems over insurance) which might lead the consultant and her engineer to change their advice. However, at the present time, I am faced with an application which has not been justified, and on which I am bound to recommend to the Planning Committee should be refused.

I am obviously anxious to get this property repaired and I also do not want to add to the anxiety of the occupant, who I understand to be a very old lady. I would suggest therefore, that we have a meeting between all the professionals involved as soon as possible to see if we can come to a concensus of opinion on what is necessary.

I am afraid there is no possibility of a decision being reached on your listed building application by the 1st March, which I understand is the date when work is scheduled to commence. You should by now have already received a letter advising you therefore that this start date will have to be cancelled, and I would reiterate it is a criminal offence to carry out unauthorised works to a listed building.

One final point, I note that your listed building applications only relate to the demolition and rebuilding of the gable, and do not include the underpinning. I take it this is an ommission, and I am including it the description of the proposed works.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

BRIAN S . H Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pric oad, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0188/92

Applicant: Mrs G Spinks
Minerva Farm
Lowgate Road
Tydd St Mary
Wisbech Cambs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Demolition and rebuilding of south gable and part front to match existing

Location: Minerva Farm House Lowgate Road
Tydd St Mary Wisbech Cambs

Type: LISTED BUILDING

Date received: 11-MAR-92

19-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 03-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Tydd St Mary PC
c/o Mossop & Bowser
15 South Brink
Wisbech Cambs
PE13 1JL

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 APR 1992 DG

Action of ... File NOS.
... D.M
... BS
... ALP
... Acknowledge YES/NO
... by
... date

FOR PARISH COUNCIL USE ONLY

Comments: ; Work needs to proceed quickly to prevent any further damage to this property.

Signed: Chairman Parish Council.

25/3

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1992 DG

Attention of	File Nos.
DPO (initials)	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	
Copy to	

9072.

SHDC.
Planning Dept.
Priory Road
Spalding. Lincs.

31st March 92.

F.A.O. N. Midden Esq.

Dear Sir, Minerva Farm House.

Further to our telephone conversation today in respect of the above would you please withdraw applications ref nos H21/187/92 and H21/188/92.

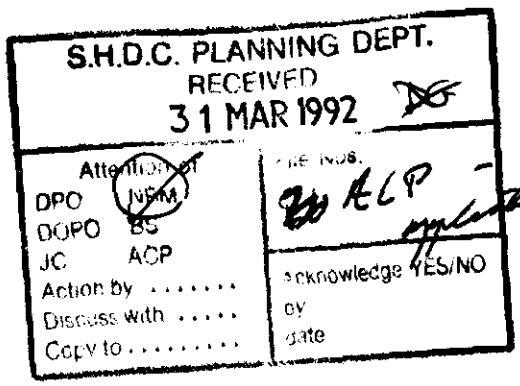
It is understood that the works are classed as repairs to the listed building and we can assure you that all care will be taken during the undertaking of the works.

Yours faithfully.

Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaf[illegible] (0529) 240713
Fax: (0529) 240415

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



YOUR RefH21/0188/92
OUR Ref SHDC 05/92

30th March 1992

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

Dear Mr Smith,

WORKS TO MINERVA FARMHOUSE,
TYDD ST MARY WISBECH

I refer both to the listed building application and the historic building grant application. I note also your letter of 25th March re the piling, the contents of which I agree with.

I have some difficulty with the revised draewings submitted by Loweth Cowling Design as some of the notes are rather difficult to read. However my comments are as follows.

1. The rebuilt area of walling on the front and gable should taper from ground level up to the first floor, so that in effect roughly a triangle of brickwork is rebuilt on each face. This should be in solid brickwork, to the same coursing and bond as the existing, and should reuse the existing bricks. The brickwork should be set and pointed in a lime based mortar of 1 : 2 : 9 cement: lime : sharp sand mix, the pointing style to match the existing work.

2. Grant aid could be available for the brickwork, also for repairs to windows, and to window arches provided details of these were agreed in advance. Reroofing, and renewal in cast iron of gutters and downpipes would also qualify for grant aid. Details regarding the cost of these items would require to be submitted. It seems unlikely that the piling, especially if it is partial, would qualify for grant aid.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

for your information.

CRACKING QUESTIONS

The underpinning business is booming, but do homes really need the heavy handed remedy customarily applied? Neil Doyle *reports on the debate, to begin this week's special on piling and foundations.*

One fine summer's day a proud home-owner takes a break from the deck chair and walks into the kitchen. He ces two cracks in the kitchen wall which he lmost sure were not there before.

These are typical first signs that the family ne may have fallen victim to subsidence, and can start the home-owner on a trail of worry about loss of value on his home, the uacy of insurance cover and underpinning.

Demand for underpinning hit a peak value of 0M in claims last year, according to figures n the Association of British Insurers, and this looks like being no different. But concern been mounting that underpinning is a rash on used to tackle trivial problems.

The Building Research Establishment has mated that 75% of underpinning cases in- e remedying cracks that are purely cosmetic have no structural implications.

Cracking can result from any manner of esses — expansion of brick walls in the mer, or expansion of roof joists and not ays from trouble underground. "Most people cted by cracking tend to blame the founda- is," says Ove Arup & Partners director Andrew d. "In my recent experience cracked drains e been found to be as much of a problem."

Foundation movement is usually referred to ubsidence and occurs when ground material, h as clay, moves, affecting the structure in ole or part. Its obvious signs are cracked ster, and often jammed doors as their frames out of square. Peak levels of insurance claims rolate with periods of dry weather, but there is underlying trend of rising claims.

This is partly explained by home-owners' olerance of perceived building defects, but the problems stem from 1971 when the Government decreed that house insurance should cover loss and damage arising from subsidence and a clause to that effect was tacked on to policies.

But the interpretation of this is open to question and is at the whim of individual insurance companies. Home-owners and building societies see cracks as a plague on the market value of a property and almost always want to underpin the house, whatever the cause.

Consultants appointed by the owner or loss adjuster are often put under pressure to recommend action where evidence, such as small cracks, is insufficient to point to the actual cause of the damage. Time to monitor the damage is usually too long for home-owners and building societies so premature solutions are often put into effect. Partial underpinning can cause more problems than it solves as it creates different foundation levels and new opportunities for cracking. Insurers, perhaps not surprisingly, are becoming wary of taking a risk on any structure which demonstrates the slightest blemish.

There would seem to be a need for insurers, loss adjusters, and consultants to agree on a set of technical guidelines for dealing with suspected cases of subsidence.

"The BRE tried to produce some guidelines, but most building societies feel they don't adequately address the problems of damage. Many of the people who criticise the BRE are not engineers and are often only thinking about the problem commercially," says Lord.

The confused situation maintains a vibrant market, even in the current economic climate, and work hungry general contractors have turned their attention to the sector — leading to an extremely competitive market. If it is decided that something has to be done to arrest foundation movement then the traditional solution is to underpin with mass concrete. Although a relatively simple process, it is not suitable in all cases, and it is certainly not the only answer.

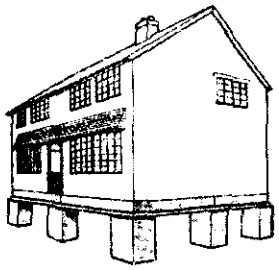
Roger Bullivant is a well known name in the foundations sector and offers a range of techniques which can prove more cost effective than traditional methods. Techniques available include pin piling, pressure grouting, jack down piles and cantilevered ring beams (see below).

All of Bullivant's systems are patented, and double angle piling is recommended as a low cost alternative to traditional systems for stabilising existing wall foundations. The foundation is pre-drilled using air flushed rotary percussive equipment and permanently cased steel driven, solid or hollow stem, augered piles are installed in pairs at opposing angles.

The casings terminate at the underside of the existing foundation, and are then concreted and reinforced up through the exisiting foundation. The process offers quick and painless installation at low cost, and is particularly suitable for low quality foundations where high load capacity is required.

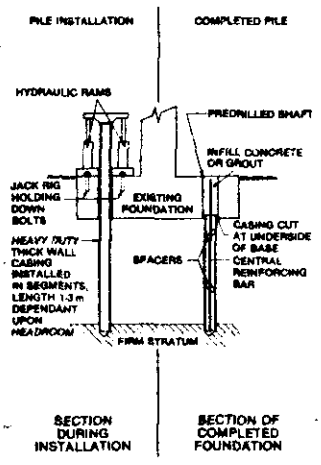
Much of the debate about subsidence is focused on treatment, rather than on preventing the condition from occurring in the first piace. More attention at the design stage could save a lot of the current expense and aggravation. "It is a matter of good architectural design, making use of less brittle materials — these will help to reduce cracking," says Lord.

While a constantly active market may be desirable for contractors, the conflict between all parties will have to be resolved ultimately if the home-owner is to be given peace of mind. NB

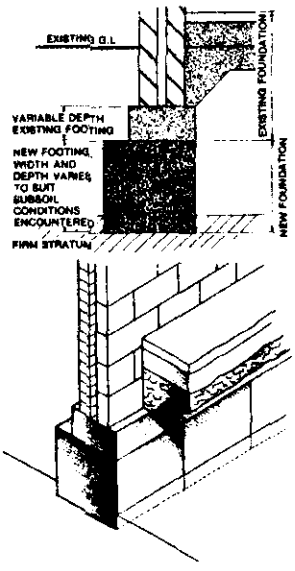


PAD AND BEAM FOUNDATION

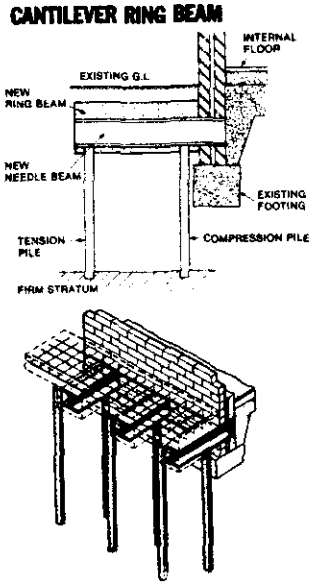
BELOW: JACK DOWN PILES



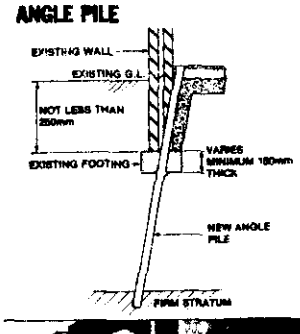
TRADITIONAL UNDERPINNING



CANTILEVER RING BEAM



ANGLE PILE





S. H. D. C.
FINANCE DEPT. REC'D
24 MAR 1992

BOTHAMLEY ELLINGTON
PARTNERSHIP

CONSULTING STRUCTURAL
& CIVIL ENGINEERS

Our ref: 659/01F/ABo/AJK

South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire PE11 1DB

23 March 1992

Dear Sirs

Minerva Farm, Tydd St Mary

As you know our fees on the above project are based on our standard time charge rates as described in our letter of appointment.

These rates have been applicable for twelve months and as usual these rates are revised annually to cover our increased overheads. We enclose a note of our new rates which will apply to all work carried out on the above project from 1 April 1992.

All the other conditions of our letter dated 16 March 1992 remain the same.

Please let me know if you have any queries on our revised rates.

Yours faithfully

Alan Bothamley

Enc

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1992
Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

THE OLD CHAPEL, CHURCH HILL
CASTOR, PETERBOROUGH
CAMBRIDGESHIRE PE5 7AU
FACSIMILE 0733 380066
TELEPHONE 0733 380880

Partners
JOHN C. ELLINGTON BSc., C.Eng., M.I.Struct.E.
ALAN BOTHAMLEY BSc., C.Eng., M.I.Struct.E.

BOTHAMLEY ELLINGTON
PARTNERSHIP

CONSULTING STRUCTURAL
& CIVIL ENGINEERS

TIME CHARGE RATES (1ST APRIL 1992 - 31ST MARCH 1993)

Partner	£42.50
Senior Engineer	£37.50
Engineer	£32.50
Junior Engineer	£27.50
Technician	£22.50
Draughtsperson	£17.50
Junior Draughtsperson	£12.50

Terms of Trading

1. All sums due from the Client to the Consulting Engineer shall be paid within 40 days of the submission by the Consulting Engineer of his accounts therefor to the Client and any sum remaining unpaid at the expiry of such period of 40 days shall bear interest thereafter; such interest to accrue from day to day at the rate of 2% per annum above the Base Rate of the Consulting Engineer's Principle Bank.

2. Any complaint regarding our services must be confirmed in writing within 14 days of receipt of this invoice.

3. Overdue accounts will be subject to a surcharge of £30.00 plus all other costs incurred in obtaining settlement.

THE OLD CHAPEL, CHURCH HILL
CASTOR, PETERBOROUGH
CAMBRIDGESHIRE PE5 7AU
FACSIMILE 0733 380066
TELEPHONE 0733 380880

Partners
JOHN C. ELLINGTON BSc., C.Eng., M.I.Struct.E.
ALAN BOTHAMLEY BSc., C.Eng., M.I.Struct.E.

CHARTERED ENGINEERS

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW

Tel : (0775) 712660
Fax: (0775) 712635

Your Ref. Our Ref. 18490/JAR/SB Date. 25th March 1992

S.H.D.C.
Building Control
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1992
Attention of
DPO NSM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
File Nos.
SI copy & Bottomley Elliott Ltd. with reports 26/3.
Acknowledge YES/NO
by
date

For the attention of Mr N. Midlen

Dear Sir

re: Mrs G. Spinks, Minerva Farm, Low Gate Road, Tydd St Mary

We refer to your letter of the 25th March 1992 to Mr Mrs Williams regarding the above and write to resolve the points raised and to clarify certain items and inaccuracies contained therein.

We agree with points 1 and 2 of your letter and with regard to point 3a we make the following comments:-

It is our experience in this area of South Lincolnshire, that due to high natural water levels which are present above load bearing strata, an augered pile is inappropriate. When inserting piles within a property an augered system disturbes and mobilizes the sands and silts and does not allow the instalation of a successful pile.

"Fondedile" is not a system, but a foundation specialist offering a wide range of services and foundation systems.

The choice of a driven pile was taken by the specialist piling contractor who has vast experience in this area.

With regard to our agreement upon the effects of the remedial scheme, we confirm our long term reservations upon a partial underpinning scheme not the type of piling proposed. We did not agree that long term differential settlement was quite likely, but a possibility which insurers must be aware of and take full responsibility for in the event of further structural movement.

Cont....

Directors:
JOHN SIDEBOTTOM CEng. MIStructE *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. Eur Ing, MIStructE, AMICE

Registered in England No. 2517726

PLANNING APPLICATION

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

LISTED BUILDING

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.

Reference No: H21/0188/92
Description: ~~Partial underpinning~~, Demolition and rebuilding of south gable and part front to match existing
Location: Minerva Farm House
Lowgate Road
Tydd St Mary
Wisbech Cambs

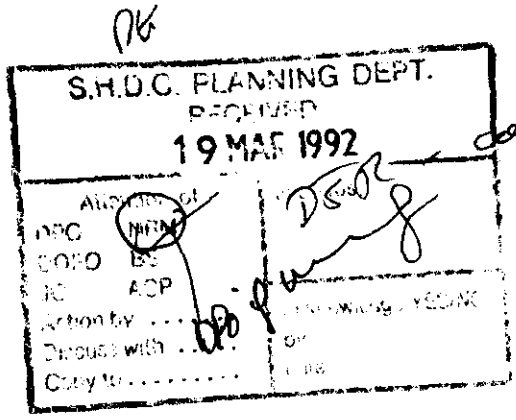
Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 14-APR-92 quoting the above reference number.

B Smith
District Planning Officer

24-MAR-92

SOUTH HOLLAND DISTRICT COUNCIL

TELE 0945 581445.



2 Richmond Way,
Leverington,
Wisbech.
Cambs.
PE13 5JX.
18th March 1992. Tele. 0945 581445.
Ref No NM/JJH/21/187/92 H21/188/92.

Dear Mr Midlen,

Re Mrs G. Spinks, Minerva Farm, Lowgate Road, Tydd St. Mary.

You will be aware of the circumstances relating to the above and the 11th hour intervention connected with the remedial work due to have commenced on the 2nd March.

My reason for writing to you is because of my grave concern for my mother's health which has been severely aggravated by the delay. You may not be aware of this and I wish to acquaint you with the facts.

Mother is a very elderly widowed lady with uncertain health and currently almost an invalid and has lived in this property almost all her married life. The removal from the house and the storage of her furniture did nothing to help the situation. Your letter of the 2nd March to Loweth Cowling Designs followed by cancellation of the remedial work has had a detremental effect on her and as each day goes by she becomes increasingly withdrawn.

The notification from Van Elle that there could be a £800plus vat cancellation charge for which incidently the Insurers refuse to accept liability does not help.

I understand from Mr Loweth that verbal approval has been given by Mr D Roberts, but, inview of the penultimate paragraph of your letter (2nd March92) they are reluctant to instruct commencement without written approval.

As there has already been almost 4weeks delay I would ask you please to give this matter your personal attention so that further delay can be avoided and work may commence at the earliest possible date.

Should you wish to discuss this matter with me, or my husband please do not hesitate to telephone or alternatively I would be prepared to call at your office on Friday the 20th.

Yours faithfully

P.J.Williams. Daughter.

BOTHAMLEY ELLINGTON PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

THE OLD CHAPEL, CHURCH HILL
CASTOR, PETERBOROUGH
CAMBRIDGESHIRE PE5 7AU
FACSIMILE: 0733 380066
TELEPHONE: 0733 380880

Our ref: 659/01F/ABo/AJK
Your ref: 4/0410

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE1 2XE

16 March 1992

Dear Sirs

Minerva Farmhouse, Tydd St Mary

Further to receipt of your official order we are pleased to confirm our appointment as your Consulting Structural Engineers to advise on the structural implications of proposed remedial works to the above property.

As is usual, our appointment will be based on the Conditions of Engagement of the Association of Consulting Engineers 1981, with fees calculated on our standard time charge (a copy of our current rates is enclosed).

Please let me know if you have any queries on our appointment.

Yours faithfully

Alan Bothamley

Enc

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAR 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with
Copy

BOTHAMLEY ELLINGTON PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

THE OLD CHAPEL, CHURCH HILL
CASTOR, PETERBOROUGH
CAMBRIDGESHIRE PE5 7AU
FACSIMILE: 0733 380066
TELEPHONE: 0733 380880

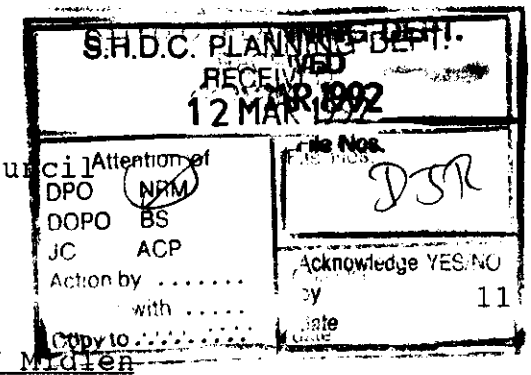
TIME CHARGE RATES (1ST APRIL 1991 - 31ST MARCH 1992)

Senior Engineer	£35.00
Engineer	£30.00
Technician	£22.50
Draughtsperson	£13.00

BOTHAMLEY ELLINGTON PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

THE OLD CHAPEL, CHURCH HILL
CASTOR, PETERBOROUGH
CAMBRIDGESHIRE PE5 7AU
FACSIMILE: 0733 380066
TELEPHONE: 0733 380880

Our ref: 659/01/ABo/AJK
Your ref: HBG/H21/008/91



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

11 March 1992

For the attention of Mr N Midlen

Dear Sirs

Minerva Farmhouse, Tydd St Mary, Lincolnshire

Further to our visit to the above property with your planning officer, David Roberts, on 5 March 1992 we enclose notes of our meeting. We have discussed the notes with Mrs Kerr in detail and the following important points have emerged.

a) If a piling solution is to be adopted it should be by the use of an augured system such as that used by Fondedile and not a driven pile. The danger of using a driven pile in the ground conditions described by the owners engineer is that the operation would store up problems for the future and induce significant settlement at a later date.

b) We are surprised that a decision to pile has been taken without firstly carrying out a deep borehole site investigation to determine what subsoil the piles are likely to be founded within. We would recommend that this should be carried out as it would assist greatly.

c) The project seems to be being carried out using a performance specification without detailed drawings. It is important on old buildings to ensure that the new details are compatible with the existing construction. For this reason we would recommend that prior to approval we are given an opportunity to comment on the construction drawings including those from the piling contractor.

Cont/...

d) It would appear from the information made available to us that some items of repair to the property are being overlooked for example the damage to the existing flat arch door and window lintels. It is important that planes of weakness within the building should be sympathetically tied to avoid future problems.

We trust that the above will be helpful, if you need a more formal report or need any clarification please let me know.

Yours faithfully

Alan Bothamley

Enc

cc: Mrs Kerr

659/01/ARo | Minerva | 5 March 199

Meeting on site.

Mr Richardson - SRC
Chris Lowth - owners agent
Mr Williams - son in law of owner.
David Roberts - senior planning office SHDC
ARo - BEP.

1. BEP queried following with SRC regarding their proposals.

a) partial underpinning to property

b) use of driven piles by Van Elle.

c) the need to rebuild all the gable wall

d) items of tying not considered by SRC. such as flat arch lintels.

2. Partial Underpinning - SRC had originally recommended a full underpinning system but the insurers would not pay for it as they thought it would be betterment to the area undamaged. SRC said they intended to partially underpin the house in the damaged area and monitor the

remaining areas if their client would fund this monitoring. If the other areas then became damaged they would come back and repair this area.

3. Driven Piles - SBC conceded that it may be difficult to use driven piles in this situation and said that they would pre auger the piles to a depth of 2m. AB asked what the soil sequence was SBC said they had not done a site investigation other than trial pits and samples at foundation level. SBC said they expected from previous experience to find loose sand and a layer of peat and that the piles would come to a set at approx 6m deep. AB expressed concern that shock waves from pile driving would transmit laterally through the peat layer and cause settlement and compaction of the loose sand and subsequently settlement of the site and the building. Pre augering would only reduce vibrations in the

subsoils immediately below the foundations. AB said rather than pile a reinforced ground slab toothed into the external walls would be a much better solution. SRC agreed but indicated that they were too far done the line with the solution they had chosen. AB asked if a non driven pile could be consided ie a fondelile system

4. Rebuilding the Gable Wall - AB asked why it was necessary to rebuild all the gable wall - was it out of plumb - SRC said they had not done a plumb survey - AB said it does not look to be out of plumb the only damage appears to be at the front left hand corner and surely it would be sensible only to rebuild this so that it could be sensibly coursed. The remainder of the gable wall could be tied to the floors and roofs and flank walls internally to give it a helping hand. After much debate SRC agreed that this was a

sensible approach.

5. Items of lying not considered by SRC - AB pointed out that the majority of the flat arched window and door lintels to the front and gable elevations needed attention - SRC made no comment but the owners agent said he had intended to do some sort of repair. AB also pointed out that other works to the roof gutters, windows etc may be eligible for a grant.

6. BEP have no information from SRC regarding what is to be done to the building and no details of the piling and rafts construction. BEP concerned that no site investigation has been carried out especially using a driven pile system.

7. Owners family concerned that things have taken so long to sort out and that the Council have held things

up even further - PR asked the owners agent to submit a new application indicated only repairs to wall and new method statement for piling with provision for monitoring. BEP to write with their comments to Mary Kerr at South Holland and the new Midlen will make final judgement on listed bldg consent.

(SS 18)

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAR 1992 DR

Attention of	File Nos.
DBO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

9072.

10th March 92.

SHDC.
Planning Dept.
F.A.O. D. Roberts Esq.

Dear Sir.

Ref. HBG/HZ1/008/91 Minerva Farm Cydd St. Mary.

Further to our meeting on site on the 5th March 92 please find enclosed revised application forms and plans for you to replace those already on file.

Please also see the letter from SRC Ltd which covers the points raised at that meeting. The estimated cost will, we think, reduce by some £2000-00 if the gable can be saved but as the precise amount of rebuilding work cannot be foreseen at this stage we would request that you do what you can in respect of grant aid; any help you can give would be appreciated.

Your very early approval of the scheme as it now stands and as described in the SRC Ltd letter would be welcome.

Yours faithfully.

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW

Tel : (0775) 712660
Fax: (0775) 712635

Your Ref. **Our Ref.** 18490/JAR/SB **Date.** 9th March 1992

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs.

Dear Sir

re: Minerva Farm, Tydd St Mary

Following our site meeting on the 5th March 1992 with the Local Authority Planning Department and their structural engineer, to discuss the way forward at the above project, we write to confirm the various items that were agreed, which deviate from the previously proposed scheme.

We acknowledge the Local Authority structural engineers concern regarding the portion of the property unaffected by the remedial works, and agree with his reservations regarding future wall movements, when a partial underpinning scheme is undertaken. However, having pointed this aspect out to insurers, they were unfortunately not prepared to consider a full underpinning scheme at this stage. Instructions to proceed on a partial scheme were given without prejudice to any future claim for wall movements to the remiander of the property.

After lengthy discussions regarding the various options available, it was agreed that piling works can continue, but in order to reduce surface vibration piles are to be pre-augered as deep as practically possible.

The amount of rebuilding to the gable wall was also considered, and it was agreed that it may not be necessary to re-build the whole gable wall. Once the piling is complete with floors and roof propped, the full extent of re-building is to be agreed dependent upon the conditions of the wall itself. Obviously it is in the interest of insurers in terms of cost to retain as much sound masonry as possible.

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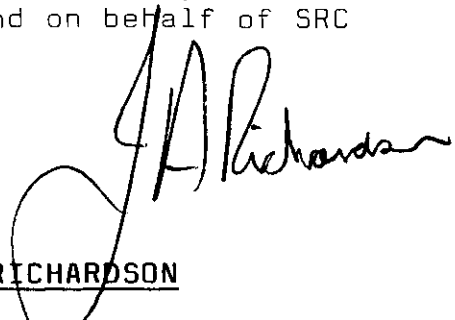
Directors:
JOHN SIDEBOTTOM CEng. MIStructE *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. Eur Ing, MIStructE, AMICE

Registered in England No. 2517726

Loweth Cowling Design / 18490 9th March 1992

We trust the foregoing enables the Local Authority to allow work to proceed without further delay. However, should you need more clarification please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC



J.A. RICHARDSON

c.c. Thomas Howell Selfe Ltd - Mr B. Gibson
Mr & Mrs Williams.

FILE NOTE

DJR/JJ
H21/188/92

5th March 1992

Meeting with DJR/Chris Loweth/Mr Richardson/Mr Bottomly on 5th March 1992 to discuss works to underpinning the dwelling.

After lengthy discussion it was agreed that an acceptable alternative would have been for a new floor slab to have been installed to act as a raft for the superstructure.

Mr Richardson explained however that much of the work had been dictated by the insurers i.e. who would only pay for repair to solve immediate problems and not preventative work for remainder of building.

On this basis the need for driven piles was discussed (as being the basis of the outstanding insurance claim). Both engineers agreed that a compromise would be for part augured piles and continous monitoring during operations to assess if any further damage was being caused. (The insurers had agreed to pay to underpin the rest of the house if this should happen).

The need to re-build the gable was then discussed it was finally agreed that this was unnecessary and only the ground floor corner would be re-built, the remainder being repointed with inner support to the failed flat arches (this was also necessary for other windows elsewhere).

It was explained that the occupant was in her 80's and could not afford to sustain any further serious delays - such as re-negotiating a revised scheme with her insurers. (The family had already had to guarantee payment of £700 to cover the present delay) the occupants health was already suffering as a result of events to date and the need for a speedy solution was accepted.

It was left that Chris Loweth would submit full details of what was 'agreed', plus the reasons why alternatives had to be ruled out, as part of the current listed building application.

I explained that I had no authority to agree works on the spot or offer any other assurances. But I would brief NRM as soon as possible.

Mr Bottomly thought that Mrs Kerr would be satisfied with the compromise arrived at. I stated that if this was not acceptable the matter was out of my hands and it would be for others to explain why.

I did however explain the importance of ensuring monitoring of piling operations and then subsequently in order that any future problems could be spotted and arrested before progressing to a serious situation.

It was accepted that if future underpinning had to be undertaken to the rest of the structure (be if piled or otherwise) it would have little or no affect on the character of the building).

D Roberts
Senior Planning Assistant

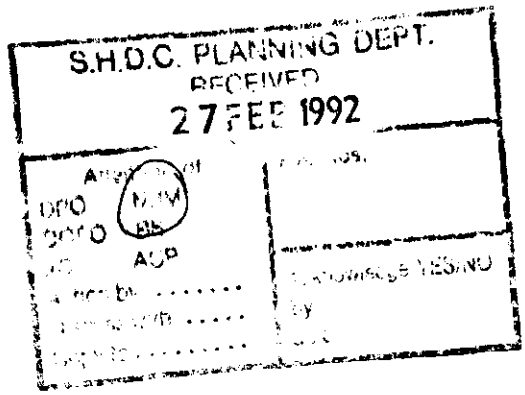
Mary E. Ke—BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

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

YOUR RefHBG/H21/008/91
OUR Ref SHDC 005/92

25th February 1992



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

Dear Mr Smith,

REMEDIAL WORKS
MINERVA FARMHOUSE, TYDD ST MARY

Following the grant application and my telephone discussions with Mr Midlen, I visited this site on February 24th along with my colleague structural engineer Alan Bothamley of Bothamley Ellington Partnership. Access to the house was made available by Mrs P.J. Williams, daughter of the owner.

I found that this is a small house dating from c. 1700, with original tumbled gable to the south and lobby entry plan with central stack. This would formerly have been an inglenook, but has been cut down in size, probably in the early C19 when the house was raised slightly and refronted. The beams in the ground floor rooms that survive are c. 1700, with chamfers and stops. They have been extended at the ends in the centre of the house to accommodate the reduction of the stack.

As described in the consulting engineers report the house has suffered some cracking and settlement to the south west corner, due to faulty rainwater goods. There are also cracks above the openings indicating failed lintels.

The house is presently shored with raking timber shores and is unoccupied prior to the extensive works proposed to stabilise the structure. As well as the structural problems, the house would benefit from reroofing, chimney stack repairs and new rainwater goods and drainage.

The extensive works proposed include driven piling as recommended by the consulting engineer, not however full unerpinning but partial, to the southern part of the house only. Also included are tie bars to first floor and ceiling levels. Not mentioned in his report, but included as part of the builders estimates, is the rebuilding in cavity brickwork of the

southern gable end and presumably part of the front wall. It is this work for which historic building grant aid is sought.

Alan Bothamley and I were concerned about these proposals for the following reasons:

1. Driven piles will involve extensive vibrations which could be harmful to the existing historic structure and the nearby bank.

2. Providing piled foundations for part of the building will inevitably set up problems for the remainder of the structure, involving further remedial work to this listed building in the future.

3. If piles are used at all, they should be augered piles. However we would favour a more sympathetic low key approach, involving a reinforced ground slab to underpin the south western corner and toothed under the remaining structure.

4. Failed lintels require renewal and tying together of fractured brickwork.

5. Rather than total rebuilding of the south gable, all that is required is a limited rebuilding of the south western corner, up to a height of approx 1800mm, toothed and bonded in to the existing English bonded wall.

6. Tie plates can cause localised dishing of brickwork. Tying the roof and floors to the walls would be more appropriate.

Unfortunately therefore I cannot recommend that grant aid is given for this work which involves too much intervention and replacement of historic fabric. Listed building consent would in my view be needed to rebuild the gable wall in the manner suggested, as this cannot be justified as an essential repair.

I realise that this case has already progressed a long way down this particular road. However I would suggest that a meeting is held on site with the consulting engineers, and that South Holland District Council for speed use Alan Bothamley for structural advice (tel 0733 380880) unless an English Heritage engineer can be rapidly obtained.

Yours Sincerely,

Mary E Kerr

MARY E. KERR BA BSc RIBA

P.S. I would be happy to attend a site meeting, but next week could only do so on Monday or early am Tuesday. Please note I am away for the rest of that week.

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1992
Typed Amy Weber.

9072.

SHDC.
Plang Dept.
F.A.O. N. Midlen Esq.

22nd Jan 92.

Dear Sir.

Re:- Minerva Farm, Longgate Road
Tydd St. Mary. Listed G.II.

Further to our correspondance in respect of the above could you please inform us if there is any help that can be given by the SHDC in respect of grant aid.

The matter is now urgent and Mrs Spinks must know how she stands in this respect before a decision can be made as to the roof more.

We would be obliged for your early reply.

Yours faithfully.

SIDEBOTTOM
RICHARDSON
CHENG **LTD**
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW

Tel : (0775) 712660
Fax: (0775) 712635

Your Ref. Our Ref. 18490/JAR/SB Date. 8th January 1992

S.H.D.C.
Planning Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JAN 1992
Attention of
DPO NRM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

For the attention of Mr N. Midland

Dear Sir

re: Remedial Works to Minerva Farm, Tydd St Mary

Further to your recent discussions with Mr C. Loweth regarding the above, please find enclosed copies of our Remedial Scheme and Tender documents, for your information.

Where reference is made to a Full or Partial Scheme, it is the Partial Scheme which is proposed.

We trust the foregoing is of assistance, but should you have any queries please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC

pp J.A. RICHARDSON

Encs.

c.c. C. Loweth
Thomas Howell Selfe Ltd - Mr B. Gibson
Mrs Williams.

Directors:
JOHN SIDEBOTTOM CEng. MIStructE *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. Eur Ing, MIStructE, AMICE

Registered in England No. 2517726

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Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
11 DEC 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

5/12/91.

F.A.O. N. Nridley Esq.

Re telcon today —
Mienwa Farm
Tydd St Mary.

Please visit the site as soon as you are able in order to see the full extent of the damage. Your help re monies would be very appreciated. I will try and get the £ needed to you a.s.a.p.

Regards.

Chris

6/1 rang himself
will letter regarding further work
needed - ok forward called
progress 6/1

Land and building surveys, plans, specifications, supervision, heating designs.
Registered in England 2474243

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: KRF/at

S.R.C
2-4 Spalding Road
Holbeach
SPALDING
Lincs

26th September 1991

Dear Sir

RE: REMEDIAL WORK, MINERVA FARM, TYDD ST MARY, LOWGATE ROAD, TYDD ST MARY, WISBECH, CAMBS.

We thank you for your offer to tender for the above we are pleased to give you our costing for the two No schemes. Based on your specification dated March 1991.

1. Full scheme £16,789.00 excluding VAT. 18'000

2. Partial scheme £11,886.00 excluding VAT.

In considering our offer we have included in both the schemes to demolish the south gable wall completely due to the further settlement and prop up internal floors as required replacing the 16" wall the existing stretcher bond brickwork to match existing Note Photo of detailed brickwork to be recorded before demolition. Existing external skin to be cleaned and reused. 16" wall to be constructed with 4" brickwork, 2" cavity, 4" thermalite and 6" thermalite blockwork. We assume that foundations will be carried out by the piling contractor.

We have not included to remove any ceilings to the property item 14 a PC sum for repair/replacement of miscellaneous items which may be damaged during progress of remedial scheme A PC sum of £500.00 should be added to our costing for this for further shoring that may be required to the front elevation while the gable is being removed.

We trust this meets with your approval and look forward to your further instructions so as if we are successful enable our work programme to be adjusted for completions before the christmas vacations.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

K.R. FATHERS
EXTENSIONS DIVISION

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel : (0406) 23515
Fax: (0406) 26141

Your Ref. Our Ref. 18490/JAR/SB Date. 26th September 1991

Thomas Howell Selfe Ltd
Winchester Place
80 Thorpe Road
Peterborough
PE3 6AP

For the attention of Mr B. Gibson

Dear Sir

re: Remedial Works to Minerva Farm, Tydd St Mary

Further to our recent request for tenders to undertake repairs to the above property, please find enclosed copies of the relevant quotations.

As you will note from the quotations there is a large difference in the cost of a partial underpinning scheme, when compared with the full scheme, with Messrs Van Elle Ltd being the cheapest in both cases.

We also enclose copies of General Builders quotations which do not show a great difference in cost between partial and full schemes. However, Messrs Maplethorpe's price does not appear competitive.

The prices from Broadgate Builders and NKP Builders are relatively close, with the former being the cheapest at £11,886 + £500 PC Sum = £12,386 + VAT for the partial scheme.

We feel that prior to Building Contractors being appointed, a meeting should be arranged on site to ensure all items are covered and any necessary further miscellaneous points can be discussed and the costs agreed upon.

Mrs Williams is most concerned about the safety of her Mother, and we would therefore appreciate your earliest response to the enclosed, and confirmation as to the extent of the scheme insurers are accepting.

Cont

Directors:
JOHN SIDEBOTTOM CEng. MIStructE. *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. MIStructE, AMICE.

Registered in England No. 2517726

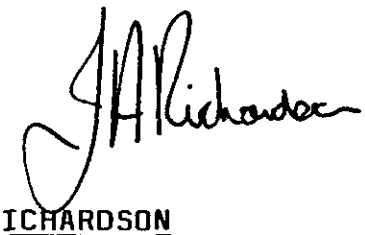
Thomas Howell Selfe Ltd / 18490 26th September 1991

Due to further movement of the Gable Wall, we now expect this wall needs to be rebuilt, the costs of which are reflected in the tenders.

However, we are informed that due to the preservation status of the property, no rebuilding can commence without the preparation of appropriate drawings and a lengthy approval period.

Should you have any queries regarding the foregoing please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC



J.A. RICHARDSON

c.c. Mrs Williams

Encs.

21 AUG 1991

VAN ELLE EASTERN Ltd.

SPECIALIST CIVIL/STRUCTURAL ENGINEERING CONTRACTORS

Greens Road
East Dereham
Norfolk NR20 3TG
Telephone: (0362) 697097
Fax: (0362) 697061

Your Ref: 18490/JAR/SB

Our Ref: 1421E/SRD/Re

19th August 1991

S R C
2-4 Spalding Rd
Holbeach
Spalding
Lincs.
PE12 7HG.

FAO MR J RICHARDSON

Dear Sir

RE MINERVA FARM, TYDD ST MARY.

Further to your recent enquiry we are pleased to enclose our fixed price quotation for work at the above contract.

Our quotation is firm and fixed and open for acceptance for a period of sixty days.

All prices quoted are nett and subject to VAT at the appropriate rate.

We hope that the enclosed is to your satisfaction and should you require any further information please do not hesitate to contact the writer.

Yours faithfully
for VAN ELLE EASTERN LIMITED

SIMON R DAY
MANAGING DIRECTOR

Enc

VAN ELLE EASTERN Ltd.

SPECIALIST CIVIL/STRUCTURAL ENGINEERING CONTRACTORS

QUOTATION

19th August 1991 REF 1421E

Minerva Farm
Tydd St Mary.

RE MINERVA FARM, TYDD ST MARY.

Scheme 1 - **Full Underpinning**

To install 62 No 150 mm Ø steel cased piles, RC Needle beams and 190 thick RC raft all as per enclosed sketch.

All for the sum of £21,395.00

Pile length allowed 10.0 LM
EO rate for additional length £25.00/LM
Standing charge for delays/dayworks £80.00/LM

To excavate the existing floors to a depth of 275 mm below existing finished floor slab level.

All for the sum of £1,400.00

CONTRACT TOTAL £23,795.00

Scheme 2 - **Partial Underpinning**

To install 22 No 150 mm Ø steel cased piles, RC Needle beams and 190 thick RC raft to areas of bathroom and bedroom only.

All for the sum of £7,960.00

Pile length allowed 10.0 LM
EO rate for additional length £25.00/LM
Standing charge for delays/dayworks £80.00/LM

Continued on pg 2

NOTE THIS QUOTATION IS SUBJECT TO THE TERMS & CONDITIONS OVERLEA

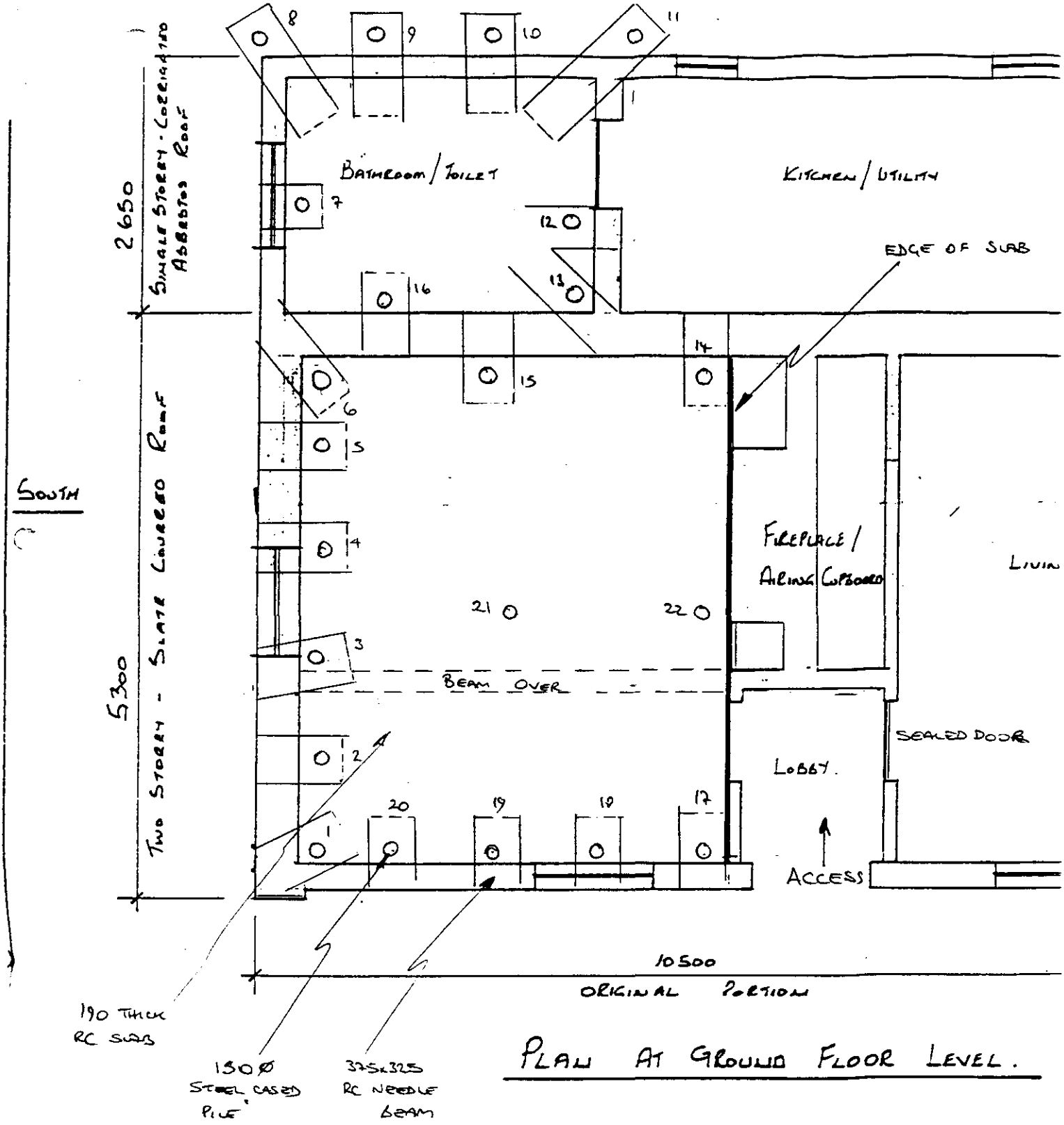
REF 1421E/19.8.91 - Minerva Farm, Tydd St Mary.

To excavate the floors to a depth of 275 mm below existing finished floor slab level.

All for the sum of £500.00

No allowance has been made for

1. Removal, protection, reinstatement of any fixtures, fittings internally or externally, gardens, footpaths, garden fences, patios, driveways etc.
2. Diversions, tests, reinstatement of services and drains before or after piling works.
3. Delays and disruptions caused by unforeseen ground conditions, obstructions and underground services.
4. Brickwork, plaster crack, decoration repairs.
5. Removal and reinstatement of screeds and floor finishes, timber floors and sleeper walls.
6. Provision of power and water.
7. Heave protection.
8. Repairs caused by differential settlement.
9. Obtaining approvals and fees.



PLAN AT GROUND FLOOR LEVEL.

HEAD OFFICE
TEL: (0773) 520240

EASTERN OFFICE
TEL: (0362) 697097

SOUTHERN OFFICE
TEL: (0376) 72236

EASTERN

VAN ELLE EAST

CONTRACT: MINERVA FARM TYDD ST. MA

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel : (0406) 23515
Fax: (0406) 26141

Your Ref. Our Ref. 18490/JAR/SB Date. 7th August 1991

NKP

K.C. Builders
Odcroft
Low Gate Road
Tydd St Mary
Wisbech
Cambs.

Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs
PE12 6DB.

A & D Maplethorpe Ltd
Station House
Station Street
Holbeach
Spalding
Lincs.

Dear Sirs

re: **Remedial Works to Minerva Farm, Tydd St Mary**

On behalf of our client, you are invited to submit your itemised quotation for General Builders Work with respect to remedial works to the above property.

For your information we enclose copies of our remedial scheme plus copies of Drawings No.d 18490/1, 1A & 2 which show the extent and detail of the works.

Your attention is drawn to Item 8 refering to repointing of the South Gable wall, a price for which should be included.

However, due to recent movement and disturbance caused during piling works the condition of this wall may become unstable.

You should therefore show a separate price for propping the existing structure, demolishing unsound brickwork and rebuilding new wall, all suitably bonded into remaining walls and fixed to existing floors and roof.

Unfortunately the extent of the remedial scheme is not yet confirmed, we therefore require two separate prices for the works as follows:-

Cont....

Directors:
JOHN SIDEBOTTOM CEng. MIStructE. *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. MIStructE, AMICE.

Registered in England No. 2517726

K.C. Builders / 18490/JAR/SB
Broadgate Builders Ltd
A & D. Maplethorpe Ltd

7th August 1991

1) FULL SCHEME

All as indicated in our Report and Drawing No.d 18490/1 incorporating the whole of the property to be underpinned.

2) PARTIAL SCHEME

All as indicated in our Report and Drawing No.d 18490/1A, with only walls shown hatched affected by underpinning. ie. bedroom plus bathroom and toilet.

Your quotation should be returned to this office no later than Monday 2nd September 1991.

Should you wish to visit the site please contact this office as soon as possible with a view to attending site during week commencing the 12th August 1991, since the writer will be on holiday from the 19th August to the 3rd September 1991.

Should you have any queries regarding the foregoing please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC

J.A. RICHARDSON

c.c. Mrs Williams
Thomas Howell Selfe Ltd - Mr B. Gibson

Encs.

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel : (0406) 23515
Fax: (0406) 26141

Your Ref. Our Ref. 18490/JAR/SB Date. 7th August 1991

Roger Bullivant Ltd
Eastern Region
Bunns Bank
Old Buckenham
Attleborough
Norfolk
NR17 1QB.

Van Elle Eastern Ltd
Greens Road
East Dereham
Norfolk
NR20 3TG.

Dear Sirs

re: **Remedial Works to Minerva Farm, Tydd St Giles**

On behalf of our client, you are invited to submit your quotation for Piling Works with respect to the above property.

We enclose for your information our basic specification for Piling Works, Appendices 1, 2 & 3 plus Drawings No.d 18490/1 & 1A.

Your quotation should indicate type and size of pile proposed and details of raft construction, plus depth of pile assumed and additional costs and savings for not driving piles to the depth assumed.

Unfortunately the extent of the remdial scheme is not yet confirmed, we therefore require two separate prices for the work as follows:-

1) FULL SCHEME

The whole of the structure underpinning and new ground floors throughout, as indicated on Drawing No.d 18490/1.

2) PARTIAL SCHEME

Only walls shown hatched on Drawing No.d 18490/1A to be underpinned and floors to bedroom and bathroom to be replaced.

Cont....

Directors:
JOHN SIDEBOTTOM CEng. MIStructE. *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. MIStructE, AMICE.

Registered in England No. 2517726

Roger Bullivant Ltd / 18490/JAR/SB 7th August 1991
Van Elle Eastern Ltd

Your quotation should be returned to this office no later than Monday 2nd September 1991.

Should you wish to visit the site please contact this office as soon as possible with a view to attending the site during week commencing the 12th August 1991, since the writer will be on holiday from 19th August 1991 to 3rd September 1991.

Should you have any queries regarding the foregoing please do not hesitate to contact us.

Yours faithfully
for and on behalf of SRC

J.A. RICHARDSON

c.c. Mrs Williams
Thomas Howell Selfe Ltd - Mr B. Gibson

Encs.

SIDEBOTTOM
RICHARDSON
CHENG **LTD**
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel: (0406) 23515
Fax: (0406) 26141

Your Ref. Our Ref. Date:

REMEDIAL SCHEME

UPON

MINERVA FARM

LOWGATE ROAD

TYDD ST MARY

WISBECH

CAMBS.

Mrs G. Spinks
Minerva Farm
Lowgate Road
Tydd St Mary
Wisbech
Cambs.

Directors:
JOHN SIDEBOTTOM CEng. MIStructE. *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. MIStructE, AMICE.

Company Registration No. 2517726

REMEDIAL SCHEME

UPON

MINERVA FARM

LOWGATE ROAD

TYDD ST MARY

WISBECH

CAMBS.

Reference 18490 March 1991

INTRODUCTION

Further to our Structural Report dated October 1990 upon the above property, the following recommendations relates to the necessary measures to rectify recent damage and provide a structurally stable property.

Cont....

Remedial Scheme / 18490

The basic recommendations contained within the original report have been expanded upon, in the form of a Basic Specification.

The temporary timber shoring is to remain until all Piling and Builders works are complete.

All furniture, carpets etc are to be removed prior to the commencement of work on site.

Cont...

BASIC SPECIFICATION

GENERAL BUILDERS WORK

a) Prior to Piling Contractors Arrival on Site

1. Remove fixtures and fittings from bathroom, kitchen etc and place in safe storage.

2. Remove all internal doors and store for later use. Provide temporary protection to all door jambs extending 1·0m above F.F.L.

3. Provide access and storage area for piling equipment (say 3m x 4m for steel tube etc).

4. Provide electricity and water supply, plus toilet facilities for duration of works.

Cont...

4.

b) Attend Site to Assist Piling Contractor when necessary during the Mini Piling Works.

c) After Completion of Piling Works

1. Provide access to roof void and make good when works complete.

2. Provide and install 5 No. New 25mm Dia Mild Steel Tie Bars in locations shown on drawings 18490/1 & 2.
Include for all neessary turnbuckles to ensure tie bars are correctly tensioned and suitable external washer plates.

3. Make good all damaged areas affected by installation of New Tie Bars.

4. Remove internal plaster and brickwork to South Gable wall to reveal bearing of timber first floor beam.
Upon inspection, remedial works will be decided.

5. Clean and repair where necessary all existing gutters and downpipes.

Cont....

5.

6. Make good all damaged surface water gullies and drainage pipes, to ensure water is effectively discharged from the base of walls. we agree.

7. Carry out repairs to brick walls, both internally and externally, cut out and re-bond broken bricks and window cills. Repoint <u>all</u> cracks to external walls where necessary.

8. Remove all loose mortar to South Gable wall and repoint all mortar joints, to similar standard as remainder of property.

9. Replaster and skim all cracks to ceilings and internal walls where necessary. Taking appropriate precautions with respect to damp walls.

10. Redecorate internally where wall movement, cracking and tie bars have affected finishes. (All redecoration in consultation with Mrs Spinks). shall

11. Provide a minimum of 50mm concrete screed to whole of floor area, incorporating a suitable Damp Proof Membrane.

Cont...

B/G
Connect to F. Sewer.

PPC added cost for material only £0 for labour

12. Introduce a suitably guaranteed injected DPC to the whole of the property.

13. Clear site of all surplus materials/debris and leave tidy.

14. Allow P.C. Sum for repair/replacement of miscelaneous items which may be damaged during progress of remedial scheme.

£500 INCLUSIVE

Path ?
R.C Strip footing
re secured Front Room

roof re slates etc Barge boards.

11886

Cont...

BASIC SPECIFICATION

PILING WORKS

1) Once Preliminary Builders works are complete; piles to be installed to support all walls indicated shaded on Drawing 18490/1.

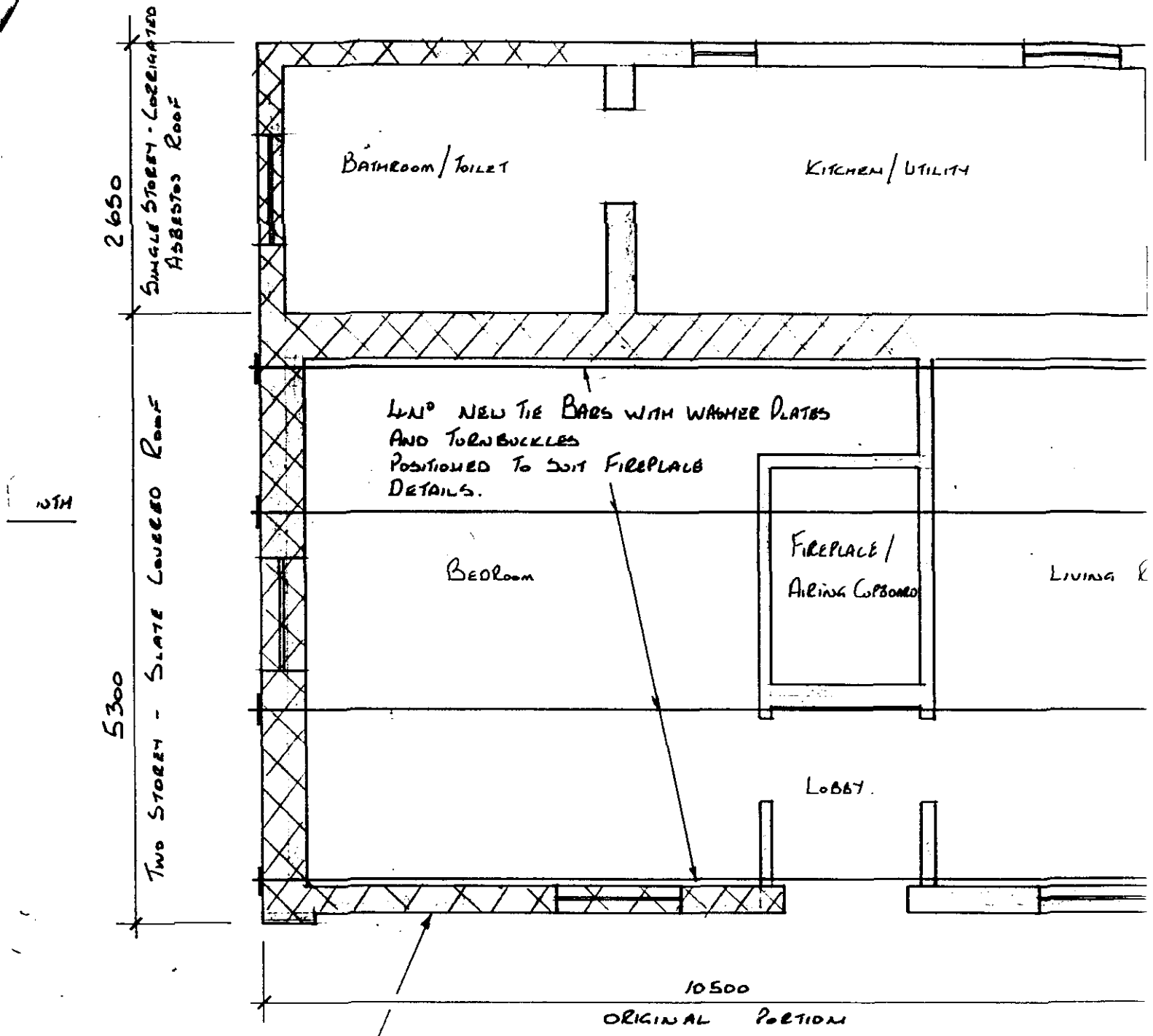
2) Piling Contractor to include for breaking up and carting away all ground floors.

3) Piles to be installed internally, incorporating needle beams and reinforced concrete raft to whole of floor area, all to Piling Contractors Design and Detail.

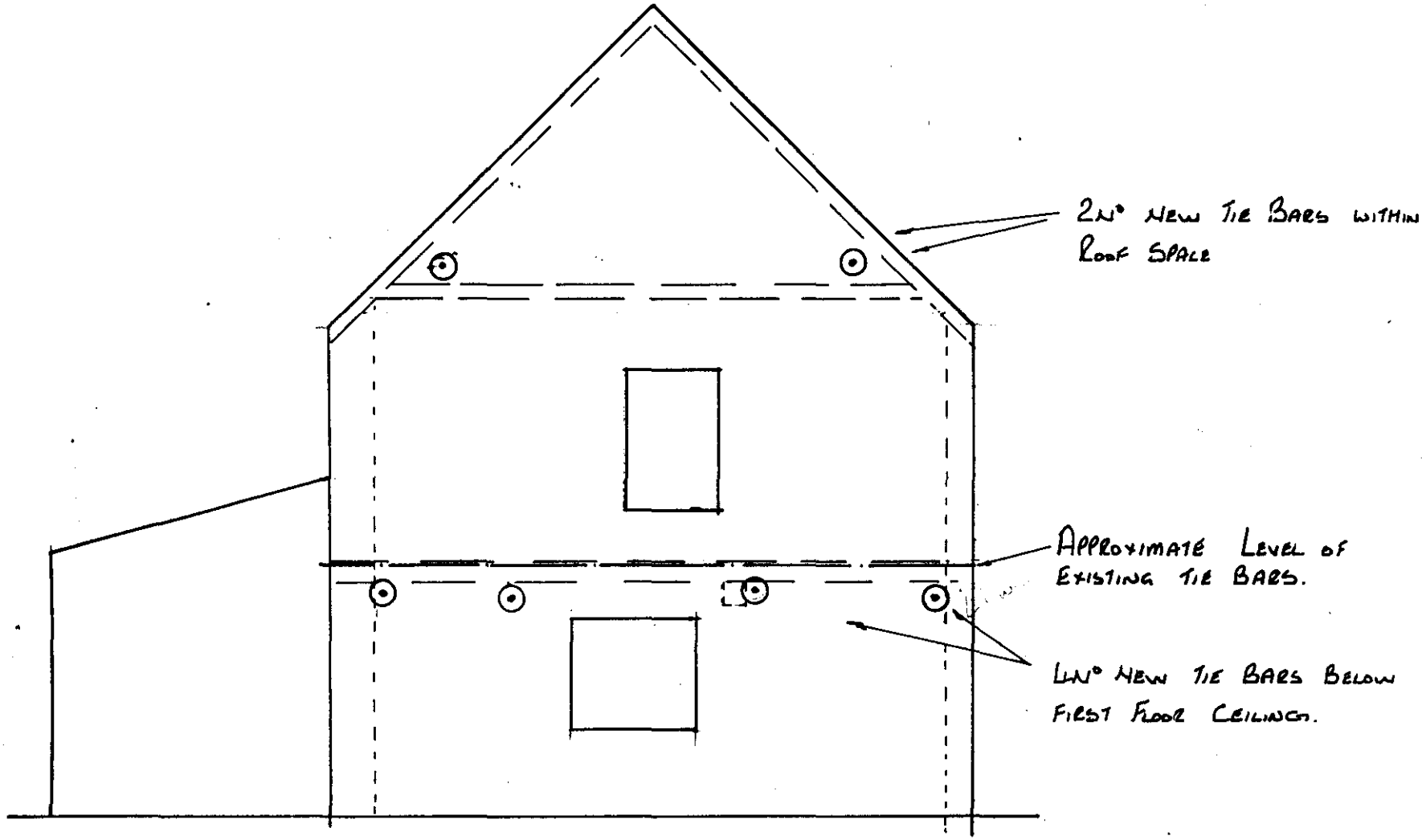
4) Please refer to Appendices 1, 2 & 3 of original report for Borehole Location, Exisitng Foundation Details and Strata Sections.

for and on behalf of SRC

J.A. RICHARDSON TEng.AMIStructE. 13TH MARCH 1991



PLAN AT GROUND FLOOR LEVEL.



View on South Gable Wall

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: District Secretary

TO: District Planning Officer

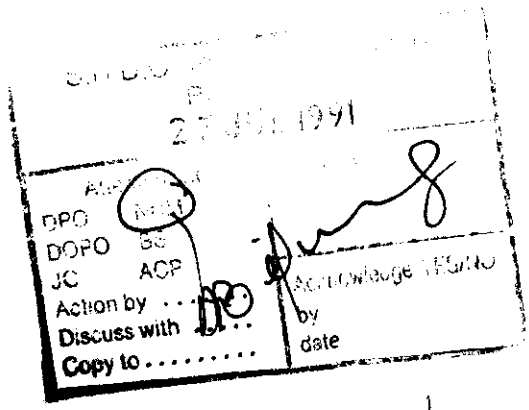
REF: JMB/PK/PK.2

DATE: 22nd July, 1991

SUBJECT: MINERVA FARM, LOWGATE ROAD, TYDD ST. MARY
LISTED BUILDING

I enclose for your attention copy of a letter from Mrs P J Williams relating to the above property.

District Secretary



SC - I thought we have
had some correspondence re
this - can you trace
JM
25/7

S. HOLLAND D.C. – SECRETARY'S DEPT.
RECEIVED
15 JUL 1991
PASSED TO | FILE No. | INITIALS

2 Richmond Way,
Leverington,
Wisbech,
Cambs.
PE13 5JX.

Dear Sir,

Re Listed Buildings.

My Mother Mrs G. Spinks, is an elderly widowed lady, in poor health residing alone at Minerva Farm, Lowgate Road, Tydd St. Mary. (Non operational Farm)

I was recently shown some documents and a letter from you dated 22nd March 1988 which indicated that the Dept. of Environment, had in their wisdom, decided that my Mother's house should be classified as a building of special architecture and has been listed as a historic building.

The letter arbitrarily goes on to detail what my Mother can and can not do to her home, how she will be penalized if she does not conform, and, gem of gems, how the Council can compulsorily acquire the property if she does not comply.

In my opinion my mothers home is a building of no particular attraction although it has been her home for the greater part of her life.

It may also be of interest to you that this historic building, is through subsidence currently falling down, and unless the Insurance Company act more quickly than they have up to now you may not have an historic building and my Mother may be homeless.

The Engineers have shown through photographs that there is current movement in the building, this was now almost 3months ago and nothing further has been done. The original subsidence was notified to the Insurance company in August 1990. I am becoming extremly concerned for the welfare of my Mother and her home.

Your comments are invited,

Yours faithfully,

P.J.Williams. Mrs (Daughter.)

Mr Cole,
South Holland District Council
Spalding.

Jennie Jex
:h September 1990

F.328.21

MINIVER FARM, LOWGATE ROAD, TYDD, GRADE II LISTED BUILDING.

Chris Loweth from Loweth Cowling Design telephoned me on 28th September 1990, regarding the above property.

He has received the loss adjusters estimate from the Insurance Company and they have authorised him to put up temporary shoring to stop the building deteriorating any further. He has also contacted Structural Engineers to assess the problem and to find out what needs to be done to the property.

28/9/90.

SRC SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel: (0406) 23515
Fax: (0406) 26141

Your Ref. Our Ref. Date.

STRUCTURAL REPORT

UPON

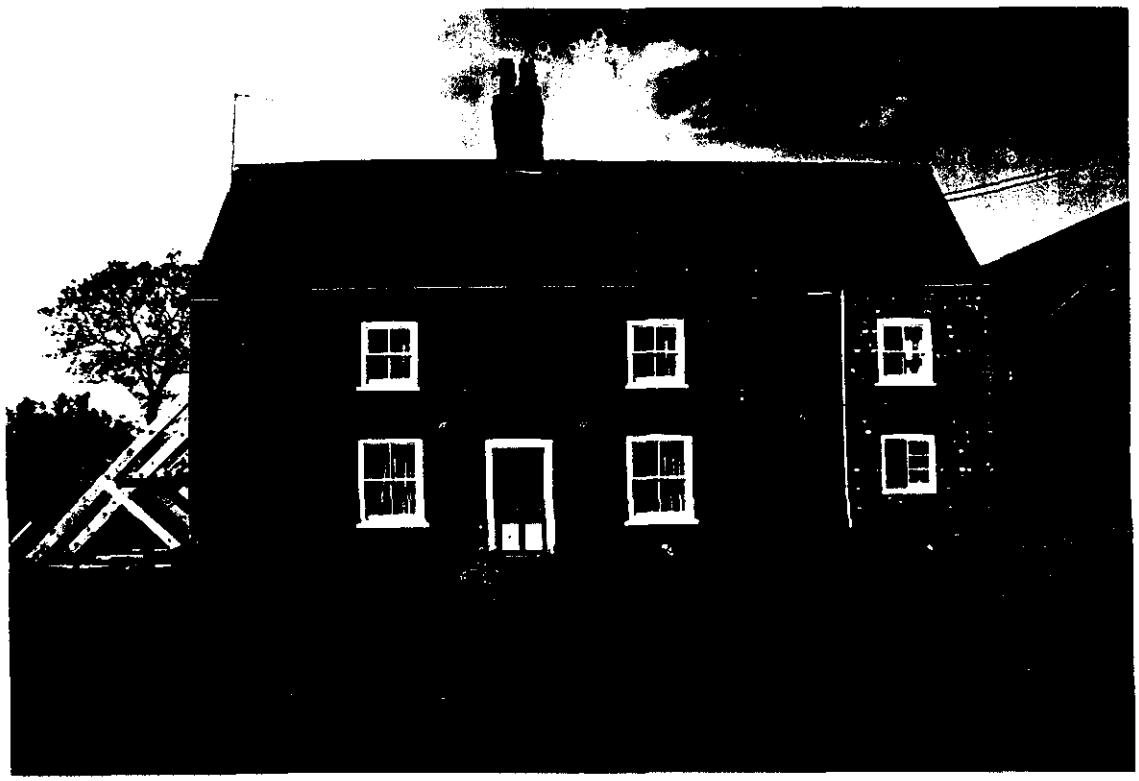
MINERVA FARM

LOWGATE ROAD

TYDD ST MARY

WISBECH

CAMBS.



Mrs G. Spinks
Minerva Farm
Lowgate Road
Tydd St Mary
Wisbech
Cambs.

Directors:
JOHN SIDEBOTTOM CEng. MIStructE. *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc. CEng. MIStructE. AMICE.

Company Registration No. 2517726

STRUCTURAL REPORT

UPON

MINERVA FARM

LOWGATE ROAD

TYDD ST MARY

WISBECH

CAMBS.

Reference 18490 October 1990

INTRODUCTION

At the request of Messrs Loweth Cowling Design, on behalf of Mrs G. Spinks, a Visual Inspection Only of the property was undertaken on the 9th October 1990, and we returned on the 17th October to undertake Hand Auger Boreholes.

Cont....

Structural Report / 18490

Mrs G. Spinks

The object of this report is to comment upon the likely causes of the Structual Movement now apparent and their longer term effects upon the property as a whole.

It confines itself to the Basic Building Fabric and is not intended to comment upon non-structural items such as Plumbing, Electrics, Condition of Window and Door Framing etc.

In an attempt to determine the Basic Characteristics of the Soils Strata, two Hand Auger Boreholes were sunk in the approximate positions shown on Appendix 1 and our comments are based upon a Visual Inspection Only of the disturbed samples obtained.

Cont....

Structural Report / 18490

Mrs G. Spinks.

LOCATION & DESCRIPTION OF THE PROPERTY

Situated on the West side of Lowgate Road, Tydd St Mary (approximate National Grid Reference TF 436/186) the property is of traditional construction being solid brick walls with a slate roof to the two storey portion and asbestos sheets covering the single storey area to the rear.

The property has been extended numerous times during its lifetime.

A two storey end extension to the North Gable is of similar construction to the original portion. The single storey extension to the rear appears to have been undertaken at different times and incorporates a large area of glazing to the North West corner. Please refer to Appendix 1 for reference.

The property stands in a slightly elevated location, with a large dyke along the frontage adjacent to the roadway.

Cont....

Structural Report / 18490

Mrs G. Spinks.

STRUCTURAL DEFECTS NOTED IN OCTOBER 1990

Prior to our visit, temporary timber shoring has been installed to the South Gable wall to arrest any further movement of this wall.

When viewed from the front a large diagonal crack was visible, extending from the Tie Bar location at First Floor Level diagonally downwards to ground level. (See photo 1)

Further cracking was noted on the front elevation above First and Ground Floor windows close to the South Gable wall. (See photo 2)

Similar but less significant cracking was visible above the Sitting Room window. (See photo 3)

The South Gable wall appears to have been rendered to First Floor Level, which has now been removed to enable timber shoring to be installed.

Cont....

Structural Report / 18490

Mrs G. Spinks.

This wall shows many signs of distress as the whole wall is tending to fall away from the main body of the house. Large areas have been repointed between Ground and First Floor windows (see photo 4) with cracking now re-appearing.

A large diagonal crack extending from the South East corner at First Floor level, diagonal downwards to Ground level was also apparent.

A rain water pipe is situated at the South East corner of the property. This pipe would appear to have been broken, since temporary pipe work is positioned above ground level (see photo 5).

It would appear that an old opening has been bricked up within the rear wall above the single storey extension roof. Large areas of re-pointing around and above the old opening were noted, with signs of cracking begining to re-occur. (See photo 6).

Cont....

Internally, the Ground Floor Room now used as a Bedroom, shows significant signs of distress.

The Brick Floor is considerably uneven and large areas of damp are present, particularly to the front wall.

A large diagonal crack to the front wall was visible, beneath the black tape which has been placed on the wall to stop the wind blowing through the crack. (See photo 7).

A crack was noted below the Gable window, which extends through the cill and under the window frame. (See photo 8).

A horizontal crack was present at the junction between the South Gable wall and Ground Floor Ceiling.

The First Floor Room directly above the Ground Floor Bedroom also shows signs of significant wall movements.

Diagonal cracks are apparent over the Front window. (See photo 9).

Cont...

A vertical crack was also noted within the rear wall in the approximate location of the old "bricked up" opening, stated previously. (See photo 10).

Vertical cracking was apparent in the corner of the Bathroom where the South Gable wall abuts the main wall of the house.

COMMENTS RELATING TO GROUND INVESTIGATIONS

Please refer to Appendices 2 & 3 for strata sections of boreholes.

It would appear that the strata encountered below 1·4m in both boreholes is typical of the ground conditions in this area, that being Stiff Silty Clay becoming softer with depth.

However, the Topsoil and Fill material extends to much greater depths than is normally to be expected.

Cont....

Structural Report / 18490

Mrs G. Spinks

Having exposed the footing along the front elevation (see Appendix 2) the support of building loads is clearly within the Topsoil and Fill material.

CONCLUSIONS

The property has clearly suffered from differential settlement over a number of years, but this is not uncommon for a structure of this type and age in the Fenland Area.

It was general practice to construct corbeled foundations close to the surface, which was frequently on fill material.

Due to the compressible nature of the fill, the ground conditions take up a shape in sympathy with the applied loadings.

A complex patten of movements develop over their lifetime, with periods when movements are relatively static, punctuated with sudden activity usually along existing fault lines.

Cont....

Structural Report / 18490

Mrs G. Spinks

It is our opinion that the wall movements noted previously are very recent and are likely to continue.

The particularly dry summers which we have experienced in the last few years has changed the stability of the soils strata close to the surface.

We would therefore suggest that recent wall movements are a result of the rain water pipe to the South East corner of the property being defective, allowing water to discharge at the base of the wall.

Since the soil strata is excessively dry, the passage of water will tend to wash the "fines" from the fill material below the foundations, allowing the wall to sink and cause instability of the superstructure.

The South Gable wall is therefore moving downwards and away from the Front and Rear walls and requires remedial works to be undertaken to arrest any further wall movements.

Cont...

RECOMMENDATIONS

To stop any further wall movements, support of the building loads should be gained from firm strata, and not the fill material.

This will necessitate the introduction of Piled Foundations, driven to suitable depths by a specialist contractor.

Bearing in mind the nature of the soils strata and to avoid any potential problems in the future we recommend that the whole of the property be underpinned.

Clearly this will have considerable cost implications and prior to formulating a precise underpinning scheme we feel further discussions with Insurers are necessary.

However, it must be borne in mind that any partial underpinning scheme will provide a more "rigid" support to certain areas and this may encourage wall movements in the future to occur at the junction with different forms of construction.

Although wall movements are excessive, the temporary shoring appears to have stopped any further cracking. We are therefore of the opinion that once new foundations are installed the existing walls can remain intact.

However, Tie Bars with Washer Plates should be installed to the South Gable wall at First Floor and Ceiling levels, extending the full length of the property.

The outward movement of the Gable wall may have affected the bearing of the First Floor Beam which supports the floor joists. This is to be investigated during remedial works and if found inadequate, the appropriate remedial measures are to be undertaken, upon our direction.

All rainwater pipes are to be relaid to effectively discharge water away from the base of walls.

Cont....

Structural Report / 18490

Mrs G. Spinks

All external and internal cracking is to be re-pointed or filled.

Any remedial scheme of this nature should include for providing a suitable damproof membrane to floors and walls.

for and on behalf of SRC

J.A. Richardson

J.A. RICHARDSON **30TH OCTOBER 1990**

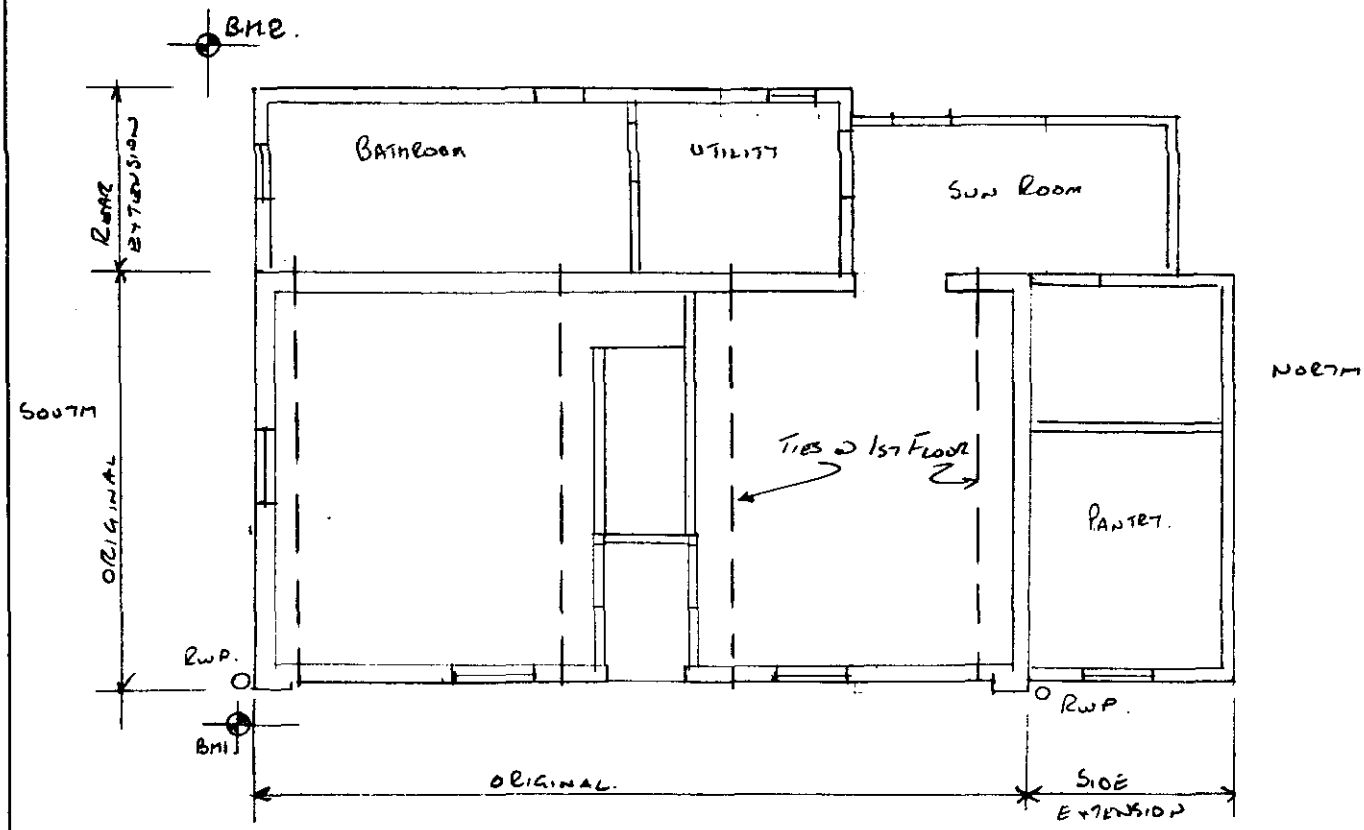
SIDEBOTTOM
RICHARDSON
CHENG **LTD**
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

2-4 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG

Tel: (0406) 23515
Fax: (0406) 26141

Job No 18490	
Sheet No	**Rev.**
Date	
Designed	

APPENDIX 1.



DYKE

ROADWAY.

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Date	Job No 18490
Site	

Client: MRS SPINKS.

Project: MINERVA FARM TYDD ST MARY.

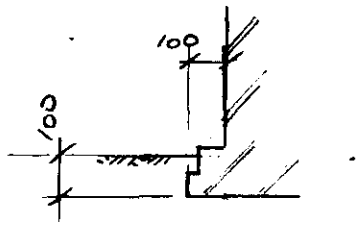
APPENDIX 2.

BOREHOLE LOG / STRATA SECTION

Borehole : ONE



.2	DRY, LOOSE LIGHT BROWN. TOPSOIL / FILL
.4	
.6	
.8	
1.0	
1.2	
1.4	
1.6	MOIST DARK GREY STIFF CLAY WITH PEAT INCLUSIONS.
1.8	MOIST LIGHT BROWN STIFF SILTY CLAY. BECOMING SOFTER AND WETTER WITH DEPTH.
2.0	
2.2	
2.4	
2.6	
2.8	
3.0	WET LIGHT BLUE / GREY ORGANIC CLAY.
3.2	TERMINATED DUE TO SUCTION
3.4	
3.6	



DETAIL AT BASE OF WALL

Remarks

STANDING WATER @ 3.0m.

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Date	Job No
	18490

Site

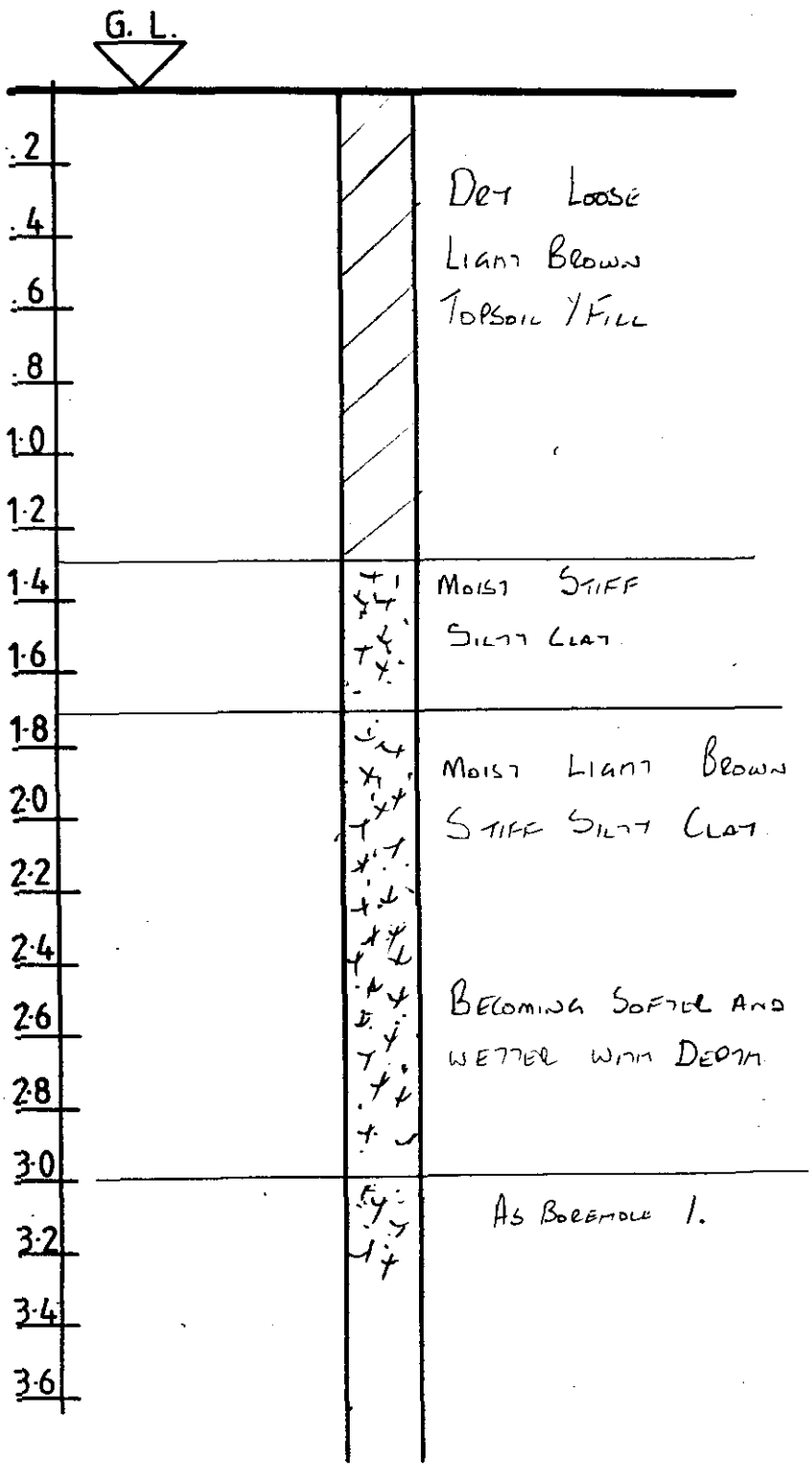
Client: Mrs Spinks

Project: Minerva Farm Tydd St Mary

Appendix 3

BOREHOLE LOG / STRATA SECTION

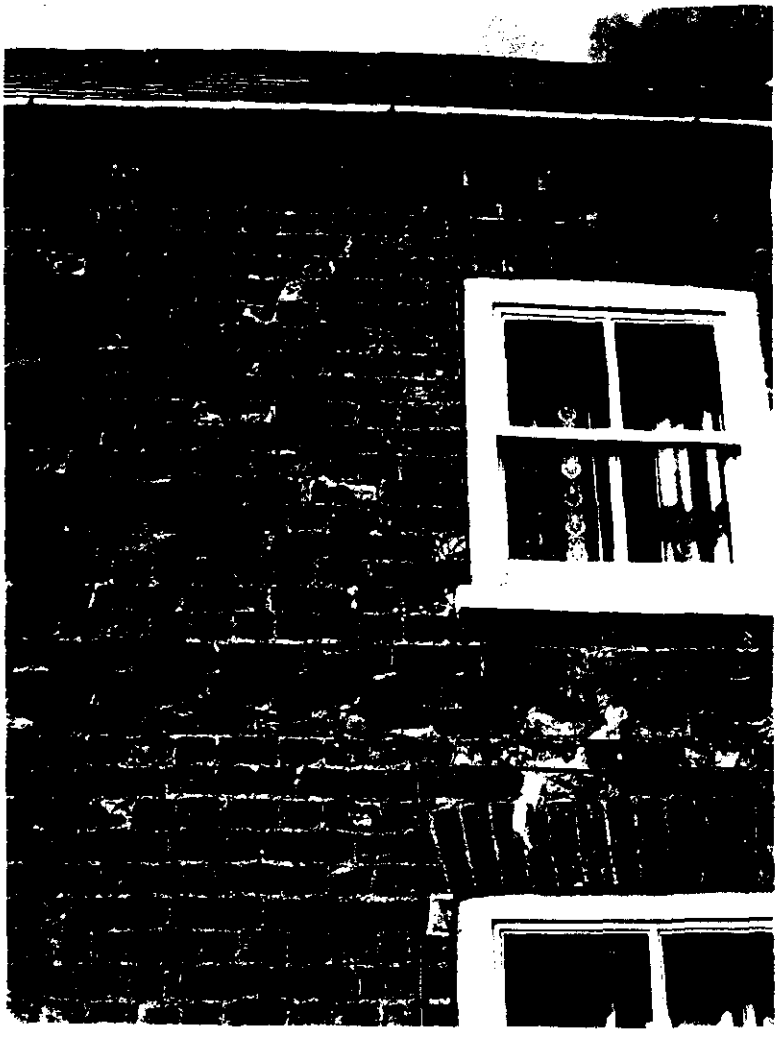
Borehole : Two



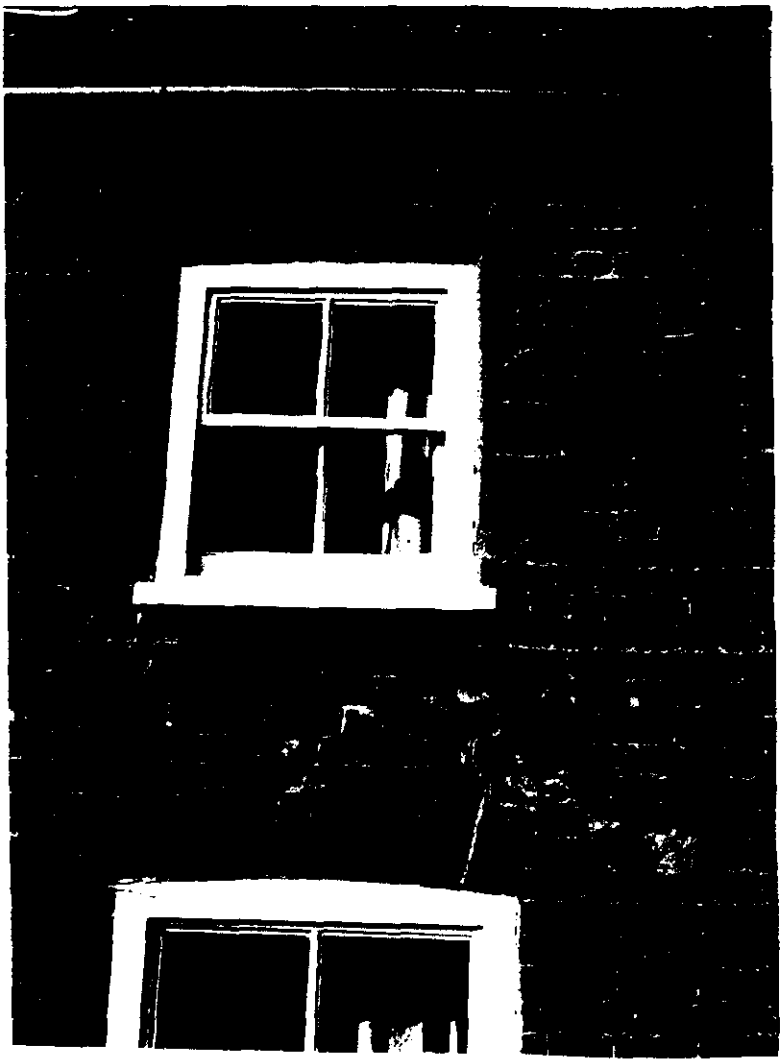
Remarks



PHOTOGRAPH 1.



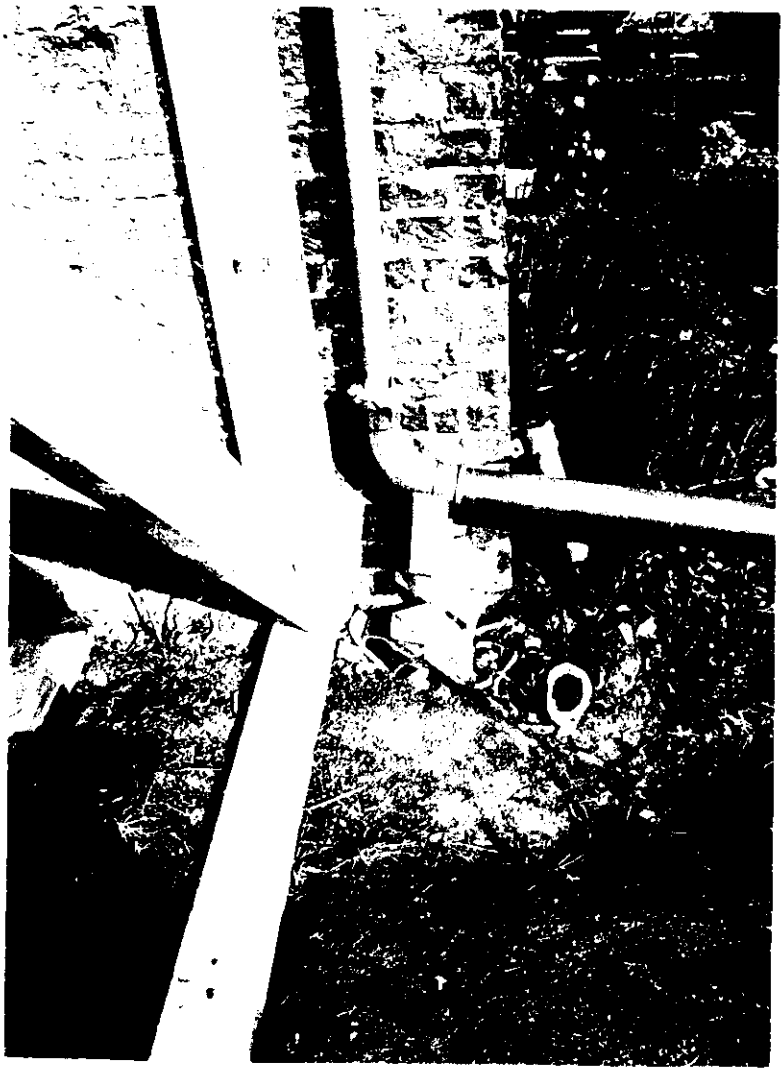
PHOTOGRAPH 2.



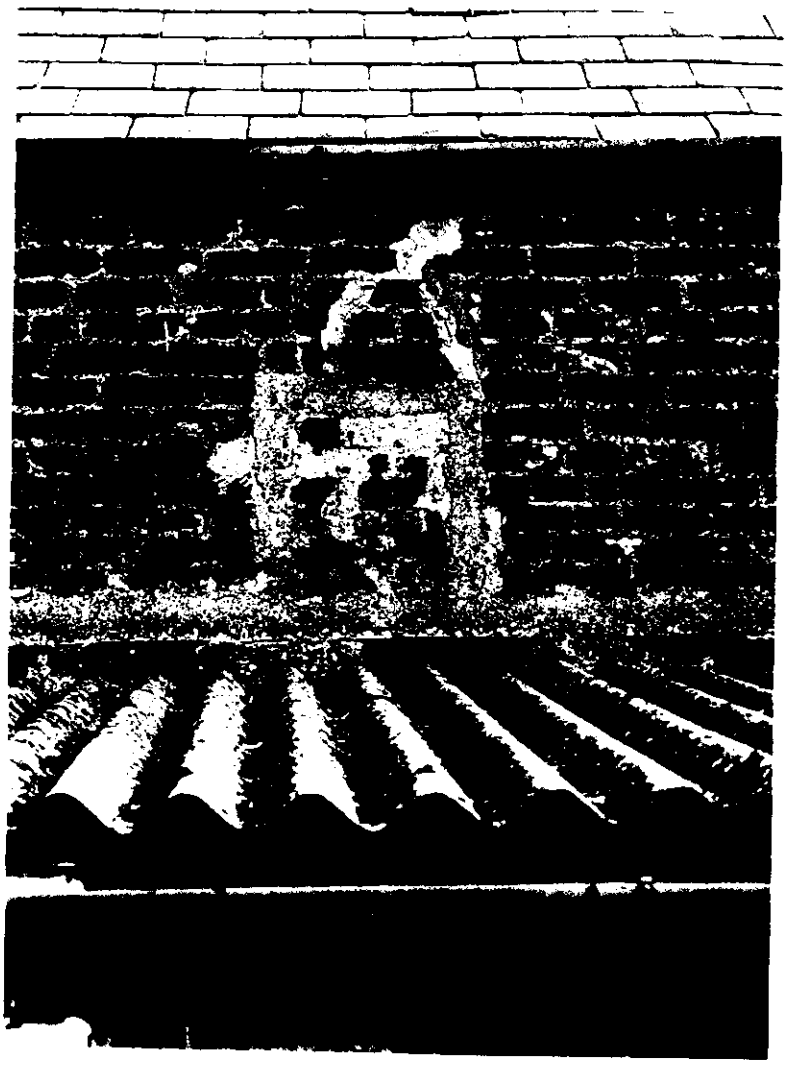
Photograph 3.



Photograph 4.



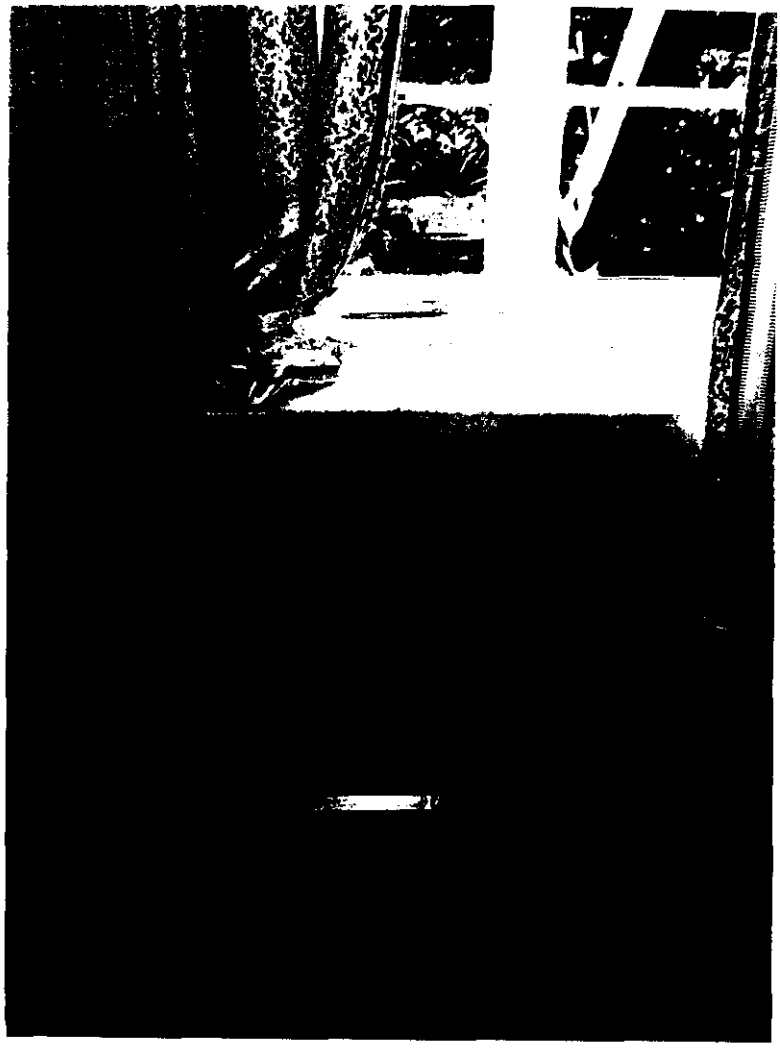
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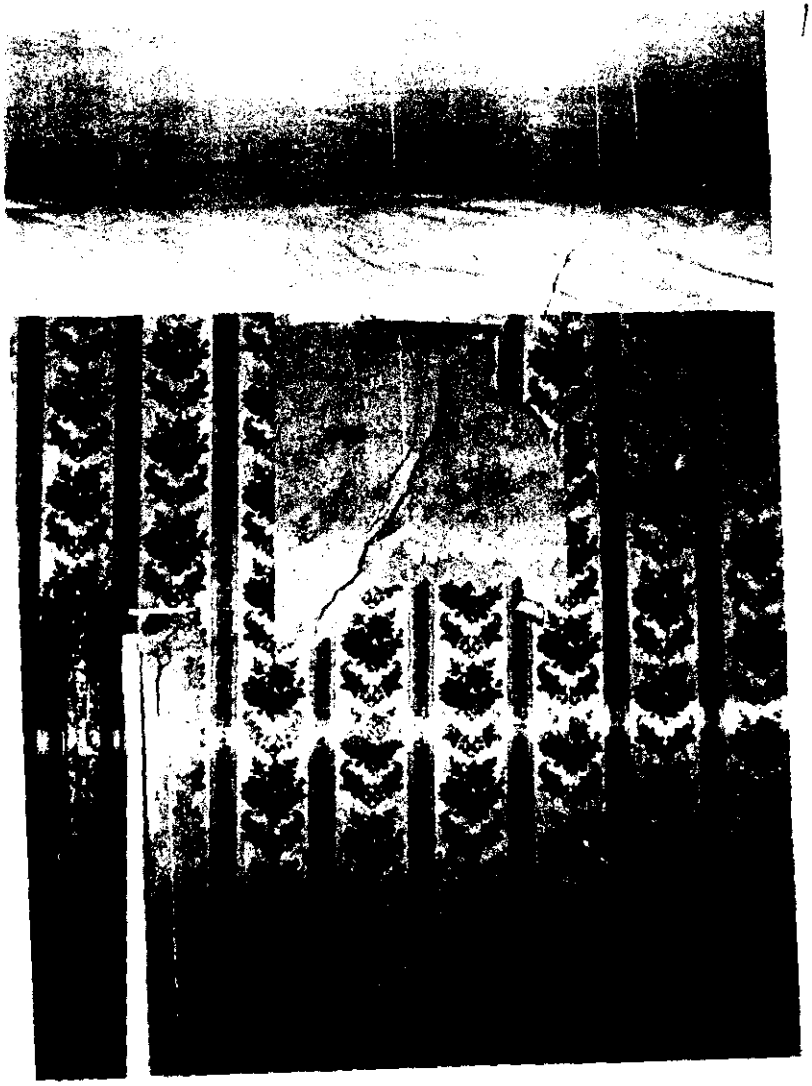
PHOTOGRAPH 6.



PHOTOGRAPH 7.



PHOTOGRAPH 8.

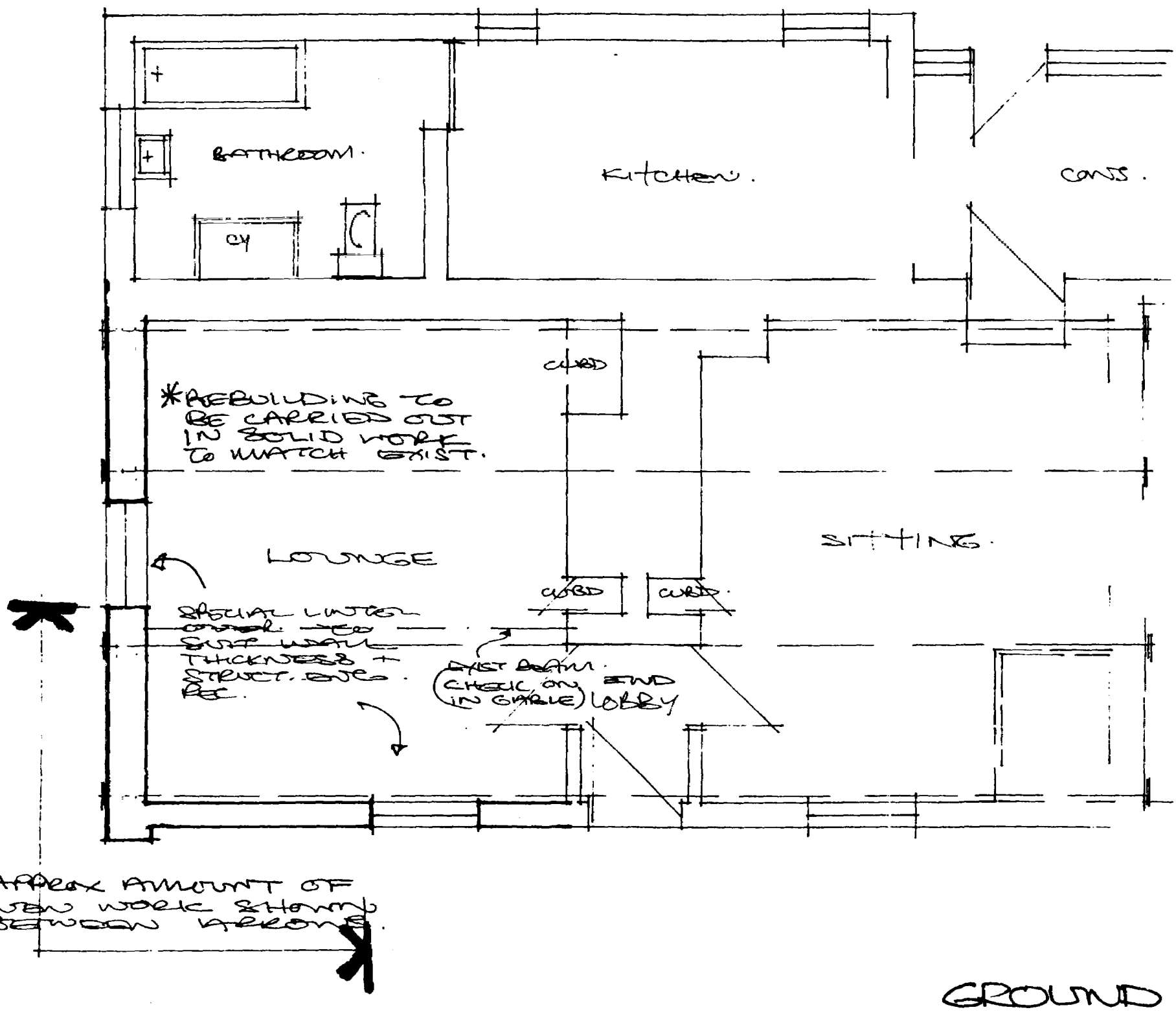


PHOTOGRAPH 9.



PHOTOGRAPH 10.

9072



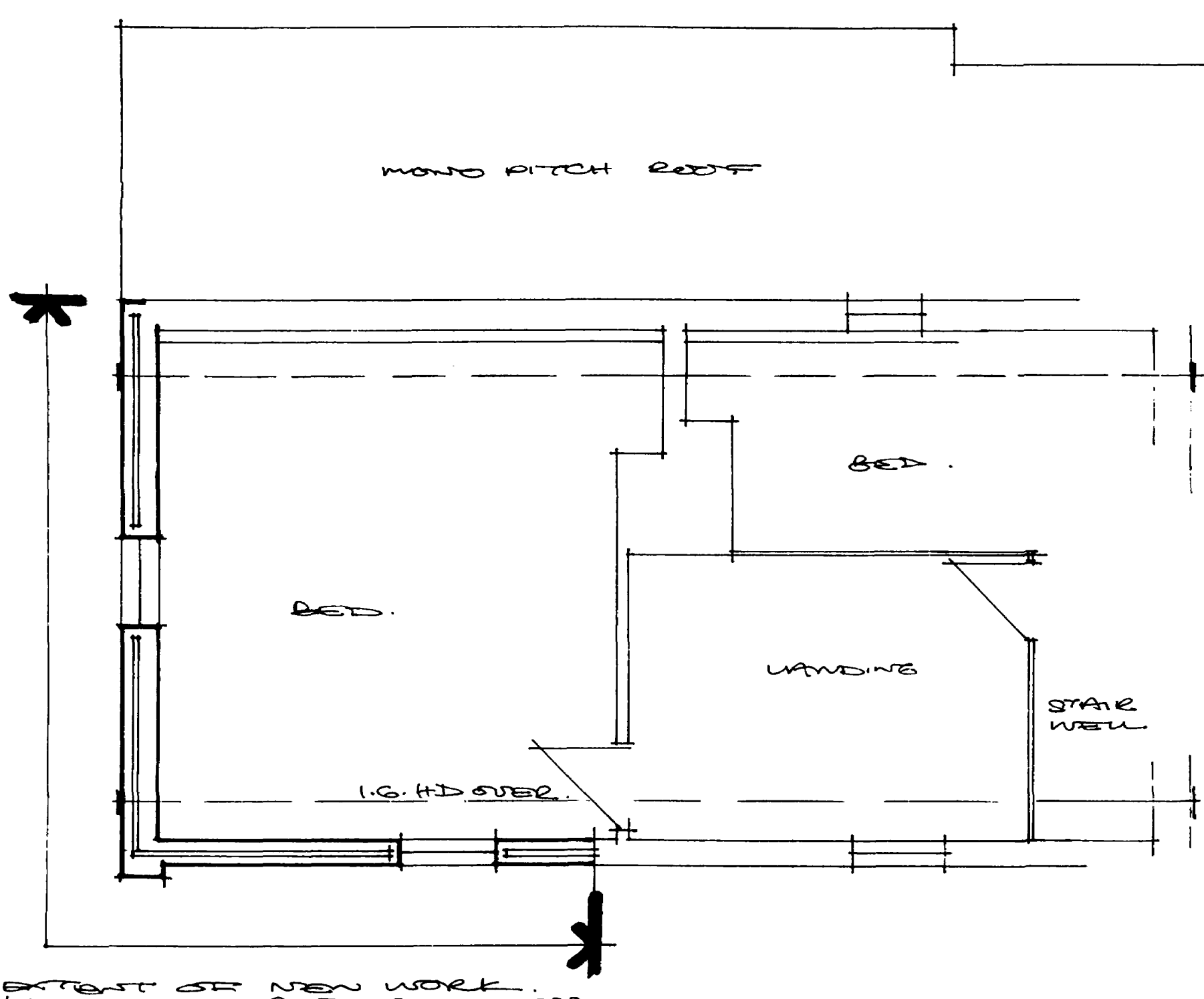
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GROUND FLOOR

9072



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NEW WALLS
STRUCT EN

HORZ + VER
FITTED TO
OPENINGS

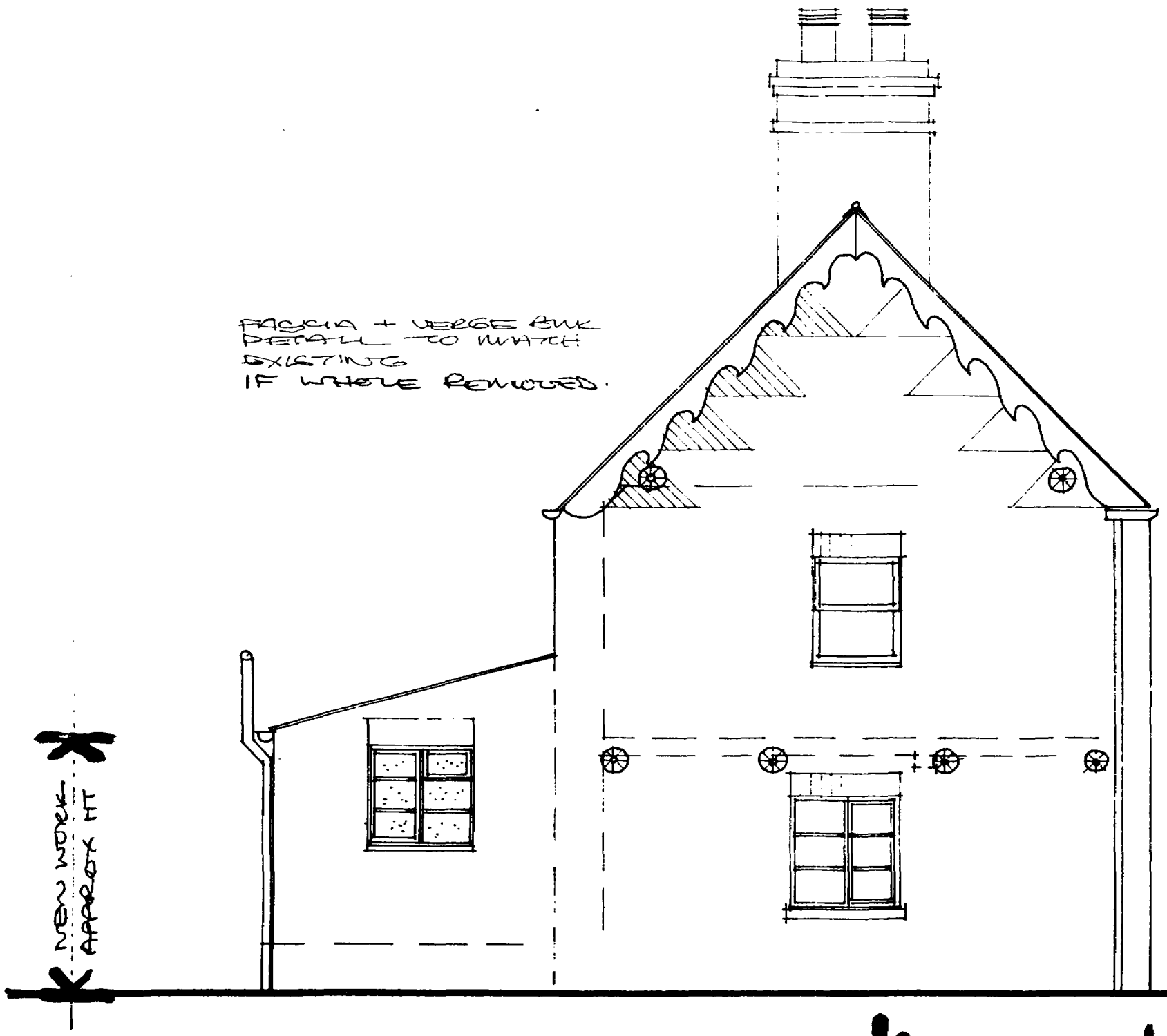
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TO MATC
ALL ROOF R

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FIRST FLOOR

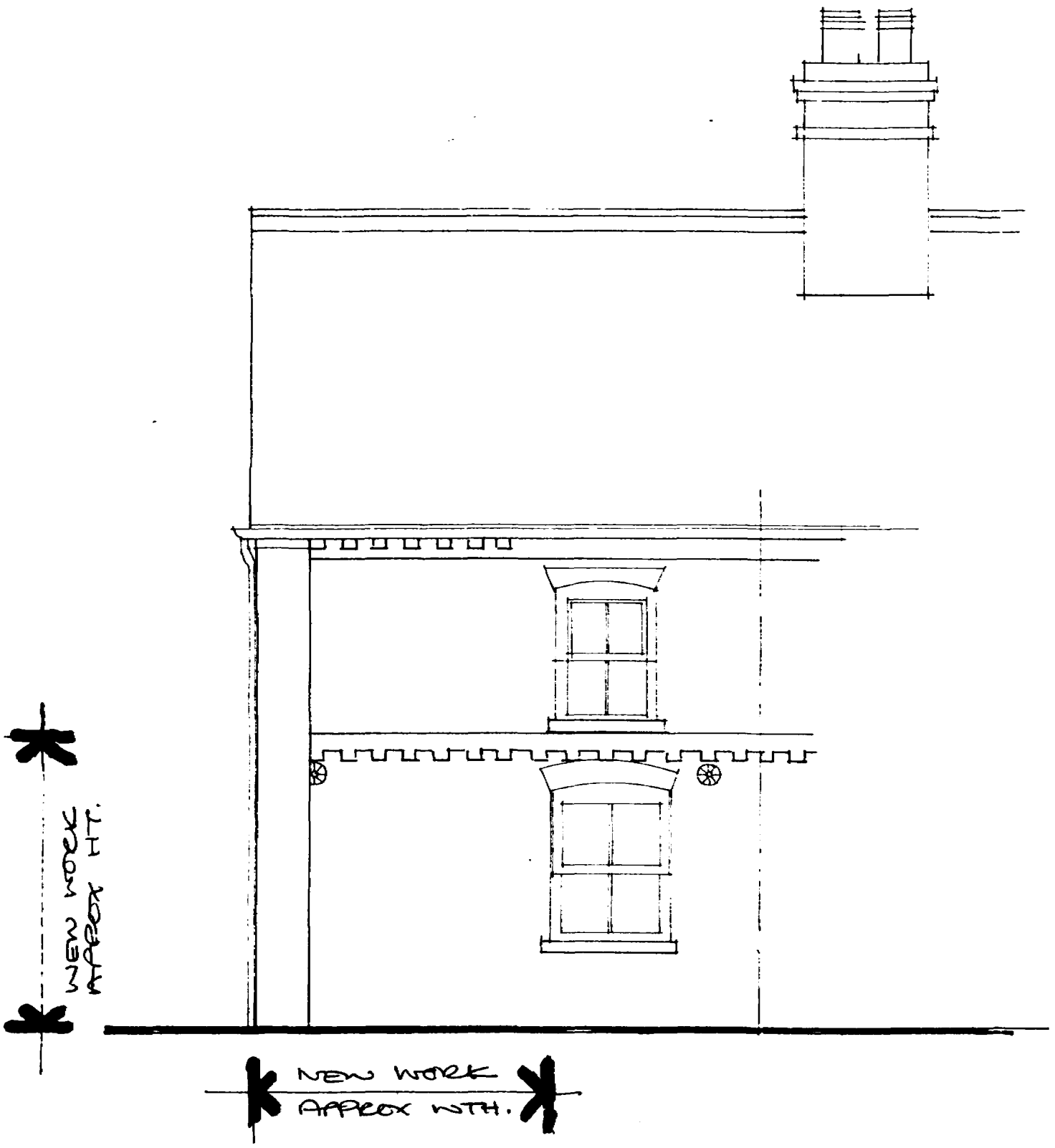
9072.

FASCIA + VERGE BRK DETAIL TO MATCH EXISTING IF WHOLE REMOVED.



SOUTH GABLE

9072



PART FRONT.

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EXISTING. AT
IF REQUIRED.

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TO MATCH EXIS

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EXISTING IN
RESPECTS.

NOT EXIST WHI
WHICH ARE T
REPAIRED.

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