FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1195/93 Received:20-DEC-93 Type:FULL

Name: Mr A D C Smith
c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Conversion of barn to dwelling

Location : Holland Bridge Farm Gull Bank
Whaplode Drove Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out strictly in accordance with the approved plans.

Reason: To ensure a satisfactory conversion which is in character with the rural locality.

3 All new brickwork (including the garage) shall match the brickwork of the original barn as closely as possible

Reason: In the interests of the visual amenities of the rural locality.

4 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.

Reason: To ensure that the character of the existing building is preserved.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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)

Reason: In the interests of the amenity of the area.

7 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the rural locality.

8 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality.

Director of Planning and Building Control Services
14-FEB-94 H23/1195/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1195/93

Date Registered 20 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. A.D.C. SMITH.
C/O HOLLAND BRIDGE FM.
CULL BANK.
WHAPLODE DROVE
SPALDING. LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING. LINCS

Tel. No. 0406 423762

(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CHANGE of USE & CONVERSION of BARN TO DWELLING.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120.00 (If you consider no fee is payable include a written explanation instead.)

Signed ..... Date 17/12/93 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

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

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

PROSPECTIVE PURCHASER

2. OWNERSHIP OF THE SITE

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

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

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

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

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

Owner's Name:

Address of owner at which notice was served:

MR. J. SMITH
HOLLAND BRIDGE FM.
GULL BANK
WHAPLODE DROVE

State Date notice served:

17/12/93

Signed ..... (~~Applicant~~ / Agent) Date 17/12/93

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed ..... (~~Applicant~~ / Agent) Date 17/12/93

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 The development shall be carried out strictly in accordance with the approved plans.
Reason: To ensure a satisfactory ~~barn~~ conversion which is in character with the rural locality.

2 All new brickwork (including the garage) shall match the ~~original~~ brickwork of the barn as closely as possible.
Reason: In the interests of the visual amenities of the rural locality.

3 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.
Reason: To ensure that the character of the existing building is preserved.

4 B22 (Access and turning space).
Reason: B21.

5 SC28 (Protection of existing trees).

6 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.
Reason: In the interests of the visual amenities of the rural locality.

7 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the visual amenities ~~in~~ of the locality.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Works/use started ✓

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130 .

Receipt No P3650

Date first Rec'd 20 DEC 1993

Registration

Reference H23/1195/93

Cross-Ref f

Date 21/12

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Conversion of Barn to Dwelling

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £130 .
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 30/1 OS Plots
Grid ref 530[illegible] 3[illegible]

Ward H1 Parish CHIPPING

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath BRADLEY ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1889 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H23/1195/93

FULL

Applicant: Mr A D C Smith
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Conversion of barn to dwelling

Location: Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Valid date:	20-DEC-93	Terminal date:	14-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	27-DEC-93	Report deadline:	11-JAN-94
Inspected by	03-JAN-94	Agreed TD Ext:	
Extra contacts	10-JAN-94	Case Officer:	
Report if not clear by	24-JAN-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building: Other Constraints: FP
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~04~~ 05-JAN-94	~~25~~ 26-JAN-94 ✓
Clerk to Whaplode PC 0406 26739	24-DEC-93	07-JAN-94
Cllr N P Judge MBE 0406 330300	24-DEC-93	31-DEC-93

SITE RECORD

Grid ref: 530950 315460
OS Sheet: 327 Parcel:

LCC - CBs Attached JC CB 10-1-94

APPLICATION REFERENCE: H23/1195/93 DATE RECEIVED: 20-DEC-93

TYPE: Full

DESCRIPTION: Conversion of barn to dwelling

LOCATION: Holland Bridge Farm, Gull Bank, Whaplode Drove

APPLICANT: Mr A D C Smith AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

The proposal is of such a nature that it warrants consideration by the Planning Committee in order to assess whether it is acceptable on policy grounds.

RECOMMENDATION

That upon the expiration of the consultation period (26 January, 1994), the Director of Planning and Building Control Services be authorised to grant permission subject to conditions.

COMMENTS

1 The site located in open countryside. Presently occupied by two storey barn (the majority of which constructed in 1807) and also a cart shed. A number of trees are located on the site, including a group in the north western corner.

2 The main issues in this case are:

(a) Whether the building is of sufficient character and/or local interest to warrant its retention.
(b) Will the conversion materially alter the visual character?
(c) Is the conversion structurally feasible at reasonable cost?

3 The building is a traditional agricultural barn and in my opinion has sufficient character to warrant its retention. Further, the conversion has been carried out in a sympathetic manner and, according to a structural appraisal report, is suitable for conversion to a domestic residence at reasonable cost.

REPRESENTATIONS

Parish Council: No response upon expiry date (7 January, 1994).

County Highways: Request conditions.

SCHEDULE OF CONDITIONS

1 The development shall be carried out strictly in accordance with the approved plans.
Reason: To ensure a satisfactory ~~barn~~ conversion which is in character with the rural locality.

2 All new brickwork (including the garage) shall match the ~~original~~ brickwork of the barn as closely as possible.
Reason: In the interests of the visual amenities of the rural locality.

3 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.
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Reason: B21.

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6 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.
Reason: In the interests of the visual amenities of the rural locality.

7 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the visual amenities ~~in~~ of the locality.

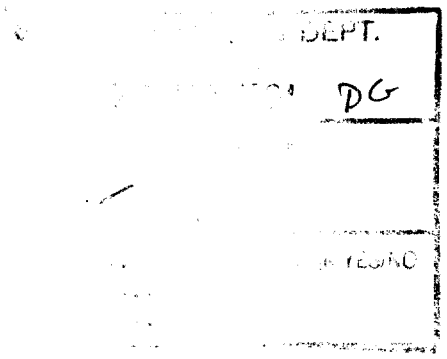
Our Ref: 94/1/SH/0014
Contact: Gill Thornalley

Date: 19th January 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H23/1195/93/

PROPOSAL: **CONVERSION OF BARN TO DWELLING**
LOCATION: **HOLLAND BRIDGE FARM, GULL BANK WHAPLODE**
APPLICANT: **MR A D C SMITH**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

BRIAN SMITH Dip TP MRTPI
Director 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: H23/1195/93

Applicant: Mr A D C Smith
c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Conversion of barn to dwelling

Location: Holland Bridge Farm Gull Bank
Whaplode Drove Spalding Lincs

Type: FULL

Date received: 20-DEC-93

24-DEC-93

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 07-JAN-94. 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 Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1994 DG
Attention of
DPO NRM
OOPO BS
JC ACP
Action by .....
Discussed with .....
Date to .....

FOR PARISH COUNCIL USE ONLY

Comments:
This application will, if passed, be an improvement to this site. Therefore we agree to this application

Signed: S. M. Mee

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/1195/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Holland Bridge Farm, Gull Bank, Whaplode Drove

3. Name, classification and number of road

~~N/A~~

4. Date application referred 10-1-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Conversion of Barn To Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. (b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 10-1-94 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3650
Date received : 20-DEC-93

Received from

R J Morton

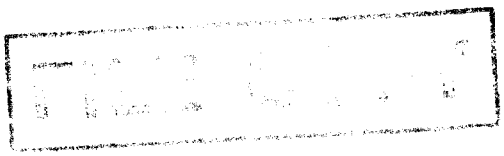
Address

c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)



Bruce Edward Associates
Consultant Engineers - Building Structures

13 Wyndham Park
Orton Wistow
Peterborough PE2 6YD

Fax 0733-231022
Tel 0733-237847

REPORT

P1 371 IB sl
9 December 1993

PROJECT

HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

SUBJECT

STRUCTURAL APPRAISAL REPORT
FOR PROPOSED BARN CONVERSION

CLIENT

ANDREW SMITH
HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE
PE12 0SS

ARCHITECT

JOHN COOPER
BRONAVON
HOCKLESGATE
FLEET
SPALDING
LINCS

SOUTH HOLLAND D.C.
PLAN DEPT.
20 DEC 1993
REF 1195/93

01 AUTHORITY AND BRIEF

The authority for this report was given by John Cooper, acting as Agent for the Client, in a telephone conversation on 20 November 1993.

It is understood that the Client owns the property and is proposing to convert it into a domestic residence.

The objectives of this report are:

- *To appraise the structural fabric with regard to the suitability for conversion and to record significant visible structural damage.*
- *To provide an opinion on the cause and significance of any structural damage in relation to the future performance of the building.*
- *To recommend in outline remedial measures together with indicative budget costs where appropriate.*

This report is for the sole use of the instructing client and is not to be issued to a third party without the prior consent of Bruce Edward Associates.

02 INVESTIGATIONS

The site was visited by Ian Barnett on 24 November 1993.

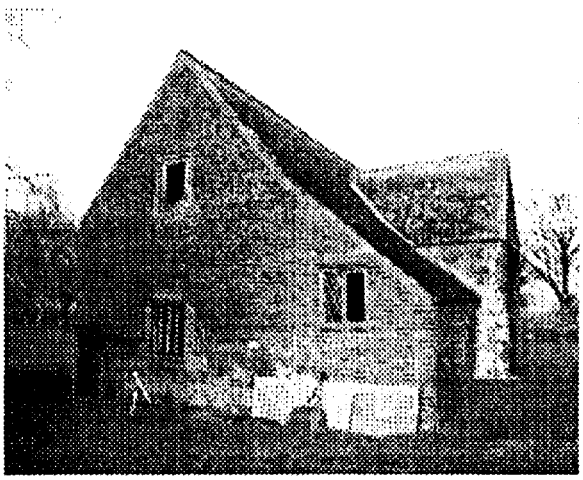
A visual survey was carried out from which a site plan and floor plans were developed. A level survey was carried out around the perimeter of the building. Trial pits were hand excavated and soil samples Laboratory tested. General and specific features were recorded photographically.

This investigation was not intended to cover decorative condition, coverings, dampness, timber infestation, services, curtilege and value.

03 LOCATION AND CONSTRUCTION

The site is located approximately 2 km North of the village of Whaplode Drove which is 15 km South-east of Spalding in Lincolnshire. The topography is flat.

The property is a two storey barn. It was originally built in 1807 and is therefore 186 years old. A single storey area exists on the Eastern elevation which was added at a later date, possibly in the middle to late 19th Century. The construction is traditional. The roof covering is asbestos sheets on a cut roof structure. A timber first floor exists over part of the barn. The ground floor is earth. Both the external and internal walls are solid brickwork. The external walls to the original barn are 325mm thick and the external walls to the single storey are 215mm thick. The foundations would be assumed to be corbelled brickwork.



The layout and general construction is described on Sketch Sheets SK00 to SK09 and photograph numbers 01 - 17 appended.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	NILL	sq. metres
C. Please state size of any new structure:- (a) max. height:	4·6	metres
(b) max. length:	9·0	metres
(c) max. width:	5·4	metres
D. Please state type and colour of materials for facing external walls:	RECLAIMED FACING BRICK TO MATCH EXIST	
E. Please state type and colour of roofing materials.	BLUE/BLACK NATURAL SLATE	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

BARN/CART SHED DISUSED.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: GULL BANK
Will there be—
Individual access(es) ✓
New estate road ✗

C. What provision will be made for garages or parking within the site?

PROPOSED GARAGE & DRIVE

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of — /
C. Please state whether a land drain will be affected — NO
D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

DC INSTRUCTION SHEET

APPLICATION REF: H23/1195/93

Direc ons

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA	D M. GEDNEY	..... Specify:

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

Press
PC
WM
Residents

Case Officer :

Senior Officer Confirmed ..... Date..... Recorded DC....

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) R21

Note:— use continuation sheet(s) as necessary.

04 OBSERVATIONS

EXTERNAL

1 On the Western elevation above the Southern opening there are 10 - 15mm wide stepped vertical cracks. Some cracking has been repointed in the past - refer photograph 6.

2 On the Northern elevation at the junction of the original barn and the extension a vertical crack exists. The crack tapers from 5mm wide at roof level to 0mm wide at ground level. The crack has been repointed in the past - refer photograph 7. At the corresponding position on the Southern elevation a similar crack exists.

3 On the Eastern elevation above and below the window to room G3 there are stepped vertical cracks. The maximum crack width exists at roof level and is 15mm wide - refer photograph 8.

4 On the Eastern elevation at the Southern end the brickwork slopes down noticeably and appears to have been repointed in the past - refer photograph 9. The Southern gable wall of the single storey extension has possibly been rebuilt in the past.

5 The barn to the South-west of the subject barn exhibits significant structural damage at its North-west corner.

INTERNAL

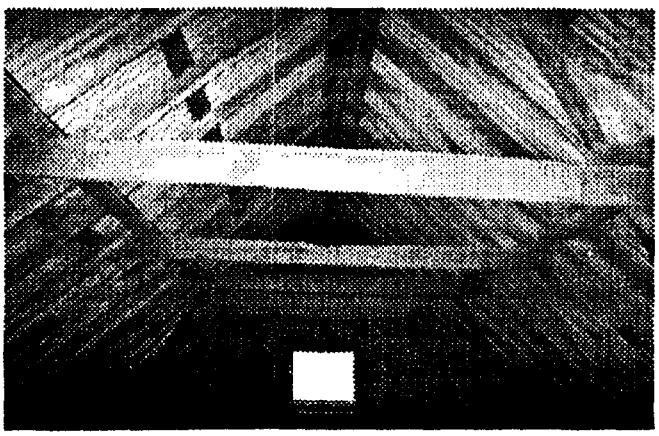
1 In room G2 at the North-western corner there is a 25mm wide vertical crack - refer photograph 10.

2 In room G2 above the door to room G4 there are 20 - 30mm wide stepped vertical cracks - refer photograph 11. The cracking is mirrored in room G4.

3 In room G1 at the Northern end of the Western wall at roof level there is an 8mm wide stepped diagonal crack - refer photograph 12.

4 In room G1 the Western wall leans outwards by approximately 100mm over its full height. The Northern wall is vertical.

5 The roof structure generally appears to be functioning adequately. When viewed externally the roof shows no significant deflections. Locally, there is some rotten timber and some beetle infestation. Generally, the timbers appear to be sound. A key only penetrates approximately 5mm into the timber when pushed hard. Only one eaves tie exists. Refer to photographs 13 - 15 for further details.



07 BACKGROUND INFORMATION

Mr Smith, the Client's father, reported that:

1 The cracks have always been present.

2 The Weeping Willow and Sycamore trees are approximately 10 years old.

3 Driving of piles for the nearby bridge caused signficant vibrations which may have caused damage.

4 Ground levels have been raised by approximately 300mm around the barn.

08 CONCLUSIONS

1 It appears that the possible fill material beneath the Southern wall has compacted under the building weight which has caused the cracking in this area.

2 Ground conditions are generally soft and some foundation movement would have been expected.

3 It is considered that differential settlement has occurred between the original barn and the single storey element which was added at a later date.

4 The commencement of the damage is considered to be historic. Minor progressive movement may occur.

5 Normally, settlement of the building due to its own weight would be expected to have predominantly occurred in the first 50 years after construction. Future damage due to further settlement would be expected to be tolerably small.

6 The trees are considered to not be highly influential due to their young age and the low shrinkage potential of the clay. However, if the trees continue to grow then progressive damage is likely.

7 The removal of the eaves tie in the roof and the increase in loading from the new covering will require that structural alterations are carried out to maintain stability of the roof.

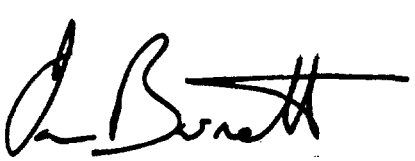
8 Some rot and beetle infestation will result in local replacement or strengthening of timbers being required.

9 The provision of the first floor and internal walls will enhance the lateral stability of the building.

10 The building is safe and considered suitable for conversion to a domestic residence.

09 RECOMMENDATIONS

NR	DESCRIPTION	INDICATIVE COST £
1	As poor ground conditions exist and extra load is being applied it is considered prudent to reinforce the proposed ground slab and to tie the slab to the main walls to create a semi-raft foundation. This should reduce any future settlements to an acceptable level and any further damage can be repaired during normal redecoration.	3 000
2	Locally rebuild and resin bond cracked brickwork.	1 500
3	Provide steel purlins spanning from gable walls to internal walls to support the roof structure - refer Sketch Sheet SK09. Purlins, or similar, will also be required over the Eastern roof.	1 500
4	Locally stiffen or replace any defective roof timbers and refix connections.	500
5	If the Weeping Willow and Sycamore trees are to remain provide mass concrete root barriers.	1 000
	Alternatively, the trees can be removed. Subsequent to the installation of the root barrier or removal of the trees some minor swelling of clays that exist below foundation level may occur resulting in minor foundation movement and damage to the property. This minor short term risk is considered preferably to the alternative risk of progressive damage if no action is taken in relation to the relevant vegetation.	
	TOTAL INDICATIVE STRUCTURAL COSTS	**7 500**



IAN BARNETT
ENGINEERING ASSOCIATE

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

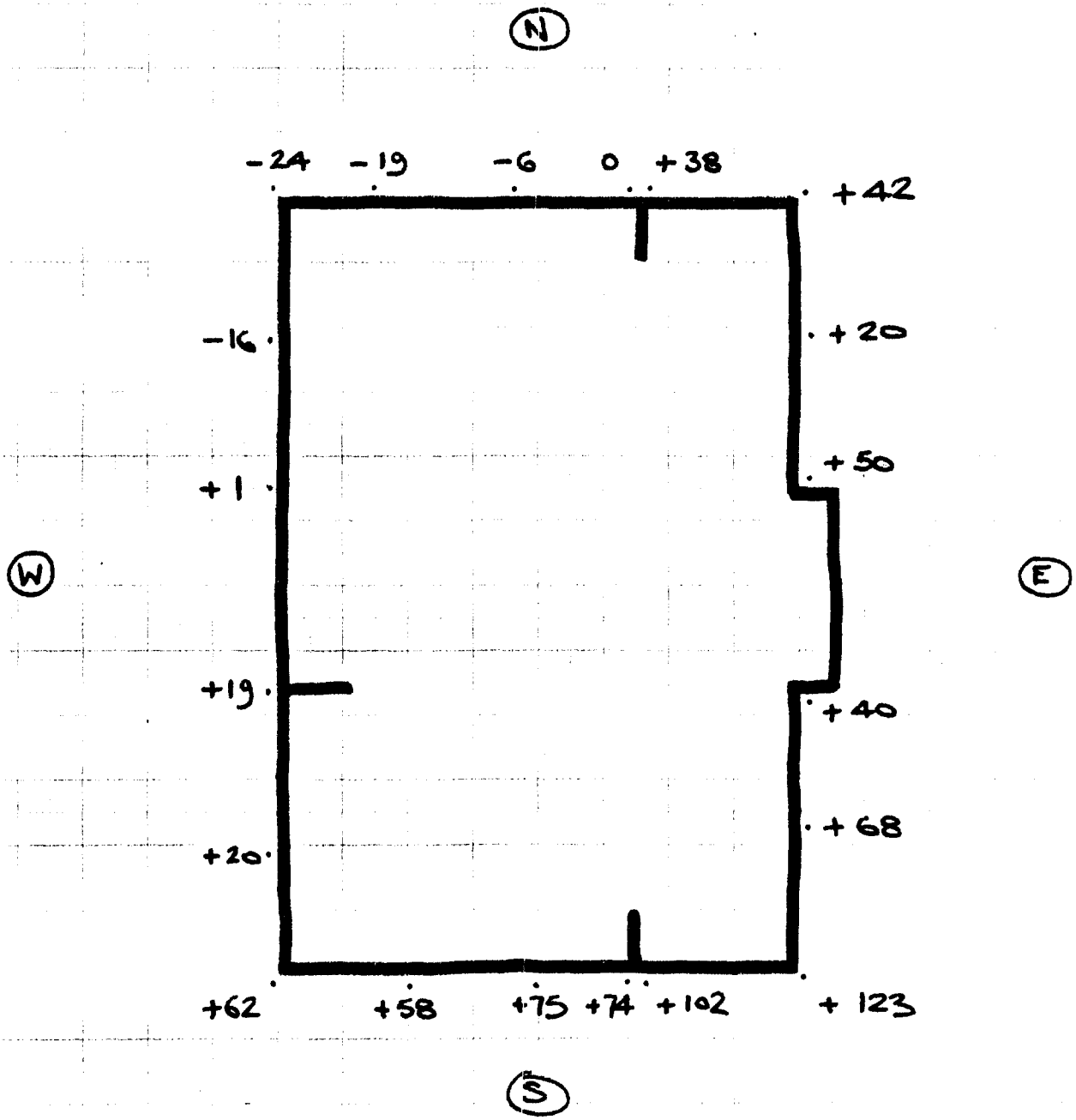
Project: HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

Date: 24 11 93

Nr: P1371

By: IAN BARNETT

Sheet: SK 03



LEVEL SURVEY ON BRICK COURSE NEAR GROUND LEVEL

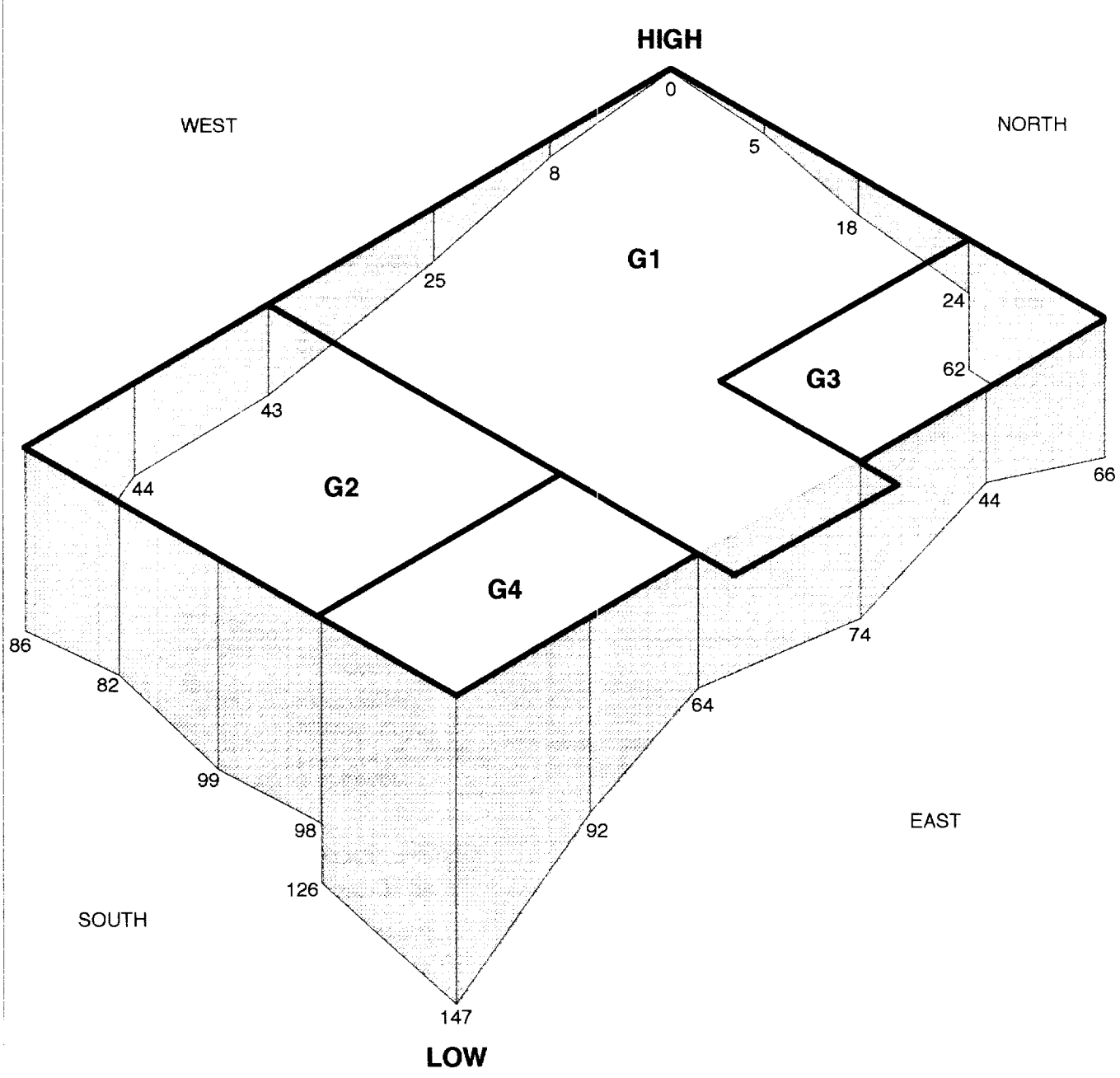
1:100

Copyright©

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

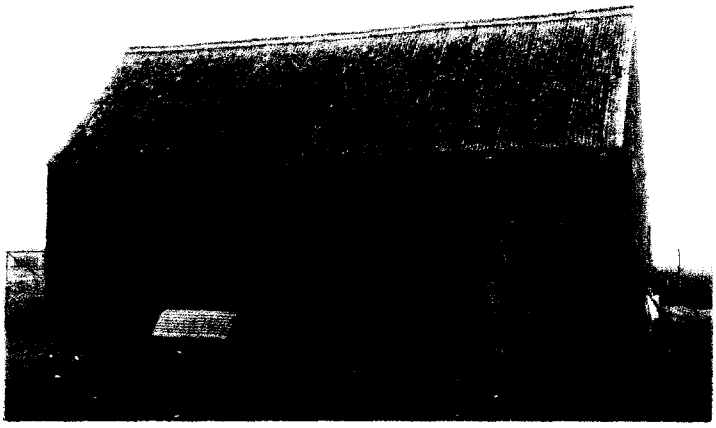
Project	Date	Nr
HOLLAND BRIDGE FARM GULL BANK WHAPLODE DROVE	24 11 93	P1 371
	By: AD	Sheet: SK 04



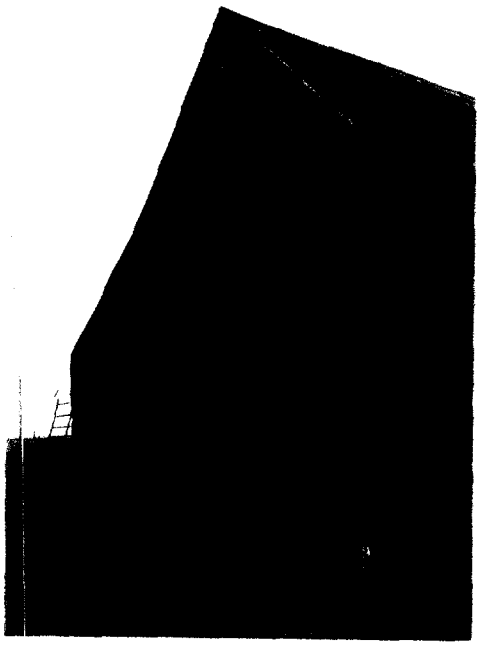
LEVEL SURVEY ON BRICK COURSE ABOVE GROUND LEVEL

COPYRIGHT ©

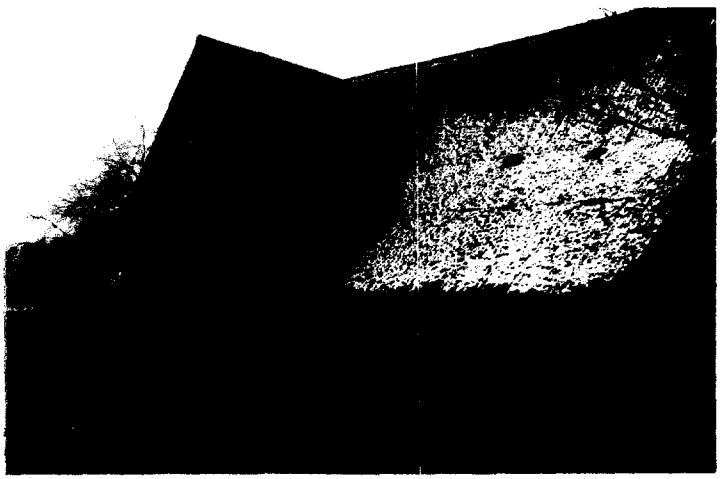
AD 30 06 93



1. WEST ELEVATION GENERAL VIEW



2. NORTH ELEVATION GENERAL VIEW



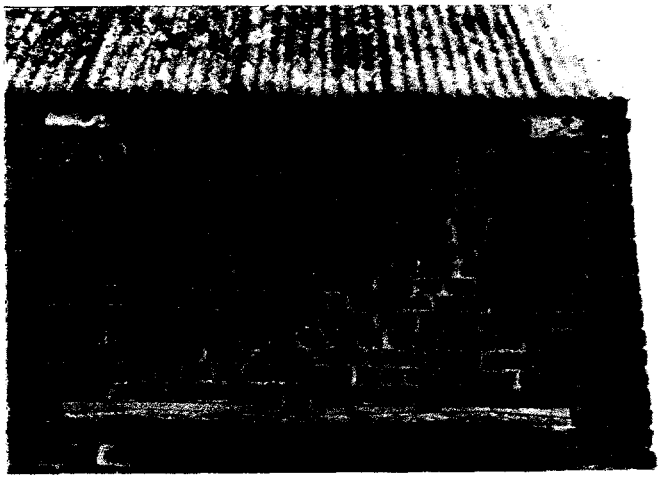
3. EAST ELEVATION GENERAL VIEW



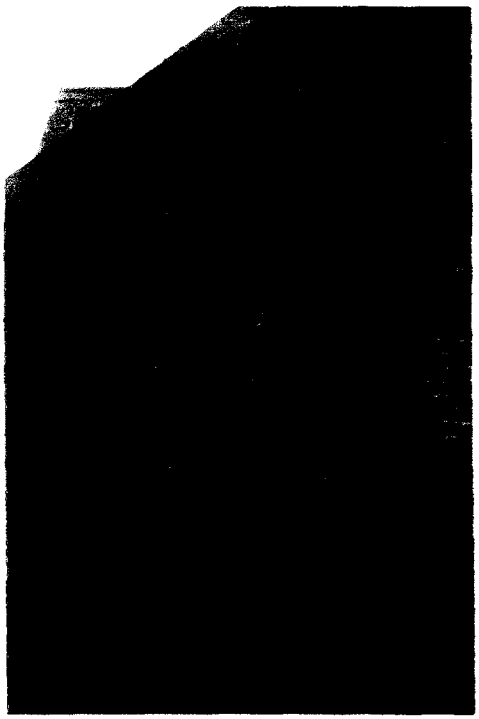
4. SOUTH ELEVATION GENERAL VIEW



5. SOUTH ELEVATION GENERAL VIEW



6. WEST ELEVATION ROOM G2 OPENING



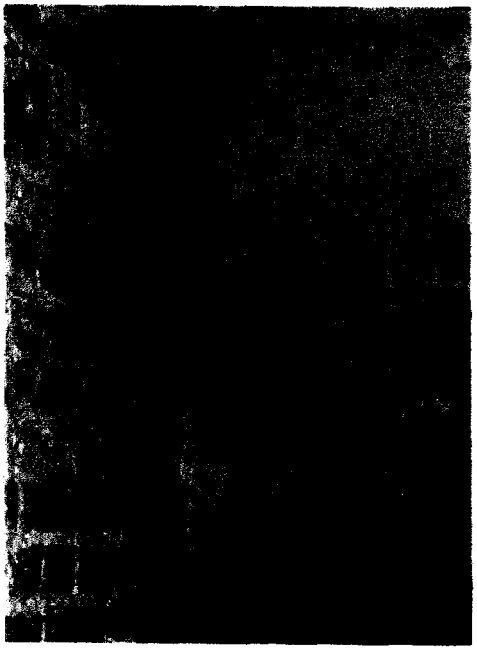
7. NORTH ELEVATIONS AT JUNCTION OF CONSTRUCTIONS



8. EAST ELEVATION ROOM G3 WINDOW



9. EAST ELEVATION SOUTH END



10. ROOM G2 NORTH WEST CORNER

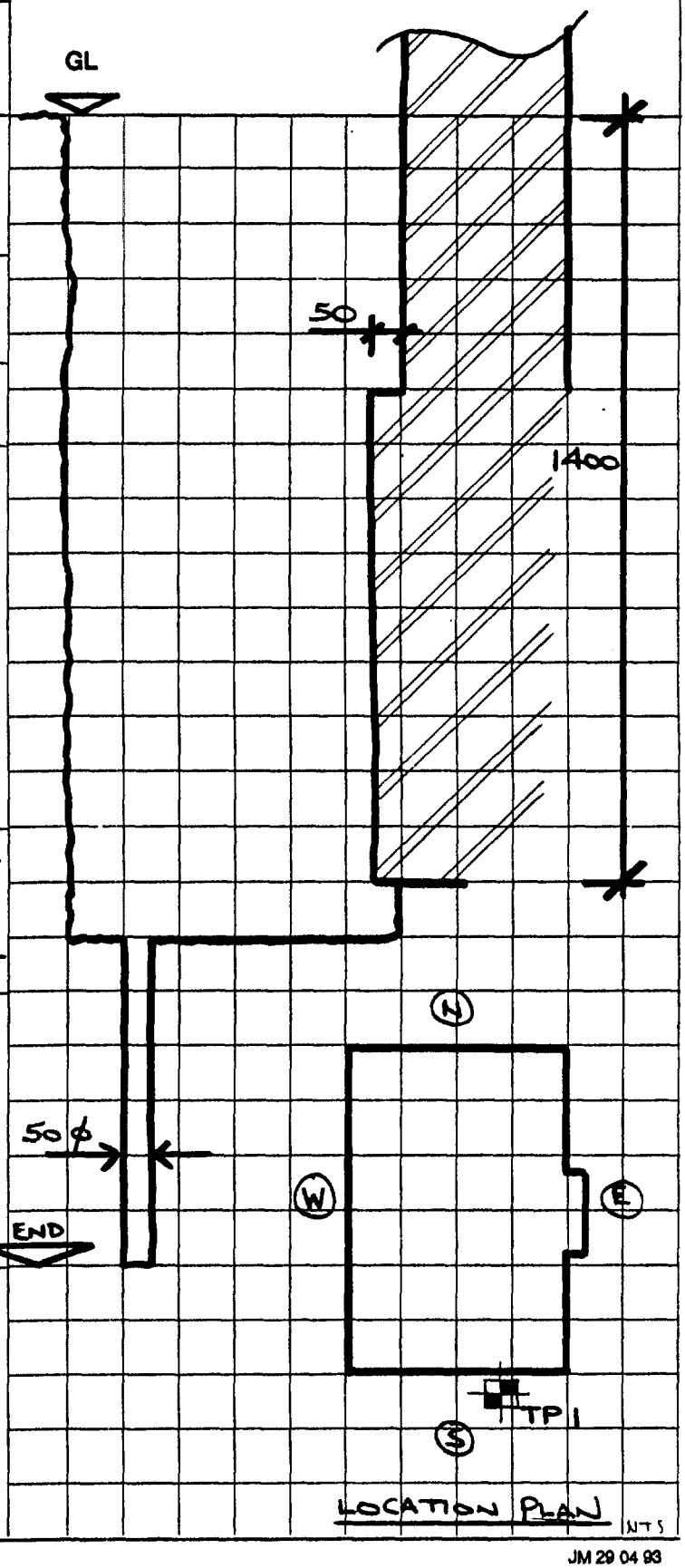
SOIL PROFILE LOG

Bruce Edward Associates
Consultant Engineers - Building Structures

Project	Nr
HOLLAND BRIDGE FARM, WHAPLODE DROVE	P 1371

Method	By	Date	Log Nr	Sheet
HAND EXCAVATION & AUGER	IB	24 11 93	TP 1	SK 05

SAMPLE			STRATA		
Depth	Sample	Test	Legend	Depth	Description
				250	TOPSOIL
				450	Clayey SILT
				600	TOPSOIL
				1300	FRIABLE, ORANGEY BROWN SILT/CLAY. LIKELY TO BE FILL. FINE ROOTS. SOFT TO FIRM
1400	S1	–		1600	FRIABLE BLACK AND GREY PEATY CLAY/ SILT WITH SHELL & GRAVEL.
				2100	LIGHT GREYEY BROWN SILT. BECOMING SANDY WITH DEPTH.



JM 29 04 93

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1195/93 Received:20-DEC-93 Type:FULL

Name: Mr A D C Smith
c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Conversion of barn to dwelling

Location : Holland Bridge Farm Gull Bank
Whaplode Drove Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out strictly in accordance with the approved plans.

Reason: To ensure a satisfactory conversion which is in character with the rural locality.

3 All new brickwork (including the garage) shall match the brickwork of the original barn as closely as possible

Reason: In the interests of the visual amenities of the rural locality.

4 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.

Reason: To ensure that the character of the existing building is preserved.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of the amenity of the area.

7 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the rural locality.

8 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality.

Director of Planning and Building Control Services
14-FEB-94 H23/1195/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE CTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

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

Owner's Name:

Address of owner at which notice was served:

MR. J. SMITH
HOLLAND BRIDGE FM.
GULL BANK
WHAPLODE DROVE

State Date notice served:

17/12/03

Signed ..... (~~Applicant~~ / Agent) Date 17/12/03

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... (~~Applicant~~ / Agent) Date 17/12/03

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

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

CONDITIONS/~~REASONS~~:

1 The development shall be carried out strictly in accordance with the approved plans.
Reason: To ensure a satisfactory ~~barn~~ conversion which is in character with the rural locality.

2 All new brickwork (including the garage) shall match the ~~original~~ brickwork of the barn as closely as possible.
Reason: In the interests of the visual amenities of the rural locality.

3 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.
Reason: To ensure that the character of the existing building is preserved.

4 B22 (Access and turning space).
Reason: B21.

5 SC28 (Protection of existing trees).

6 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.
Reason: In the interests of the visual amenities of the rural locality.

7 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the visual amenities ~~in~~ of the locality.

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

Work/use started ✓

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130.

Receipt No P3650

Date first Rec'd 20 DEC 1993

Registration

Reference H23/1195/93

Cross-Ref

Date 21/12

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Conversion of Barn to Dwelling

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £130.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 307 OS Plots
Grid ref 530[illegible] 3[illegible]

Ward H J Parish [illegible]

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath [illegible] ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1889
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H23/1195/93

FULL

Applicant: Mr A D C Smith
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Conversion of barn to dwelling

Location: Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Valid date:	20-DEC-93	Terminal date:	14-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	27-DEC-93	Report deadline:	11-JAN-94
Inspected by	03-JAN-94	Agreed TD Ext:	
Extra contacts	10-JAN-94	Case Officer:	
Report if not clear by	24-JAN-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building:
Conservation Area:
Other Constraints: FP

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~04~~ 05-JAN-94	~~25~~ 26-JAN-94 ✓
Clerk to Whaplode PC 0406 26739	24-DEC-93	07-JAN-94
Cllr N P Judge MBE 0406 330300	24-DEC-93	31-DEC-93

SITE RECORD

Grid ref: 530950 315460
OS Sheet: 327 Parcel:

LCC - CBs Attached Jc CB 10-1-94

APPLICATION REFERENCE: H23/1195/93 DATE RECEIVED: 20-DEC-93

TYPE: Full

DESCRIPTION: Conversion of barn to dwelling

LOCATION: Holland Bridge Farm, Gull Bank, Whaplode Drove

APPLICANT: Mr A D C Smith AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

The proposal is of such a nature that it warrants consideration by the Planning Committee in order to assess whether it is acceptable on policy grounds.

RECOMMENDATION

That upon the expiration of the consultation period (26 January, 1994), the Director of Planning and Building Control Services be authorised to grant permission subject to conditions.

COMMENTS

1 The site located in open countryside, presently occupied by two storey barn (the majority of which constructed in 1807) and also a cart shed. A number of trees are located on the site, including a group in the north western corner.

2 The main issues in this case are:

(a) Whether the building is of sufficient character and/or local interest to warrant its retention.
(b) Will the conversion materially alter the visual character?
(c) Is the conversion structurally feasible at reasonable cost?

3 The building is a traditional agricultural barn and in my opinion has sufficient character to warrant its retention. Further, the conversion has been carried out in a sympathetic manner and, according to a structural appraisal report, is suitable for conversion to a domestic residence at reasonable cost.

REPRESENTATIONS

Parish Council: No response upon expiry date (7 January, 1994).

County Highways: Request conditions.

SCHEDULE OF CONDITIONS

1 The development shall be carried out strictly in accordance with the approved plans.
Reason: To ensure a satisfactory ~~barn~~ conversion which is in character with the rural locality.

2 All new brickwork (including the garage) shall match the ~~original~~ brickwork of the barn as closely as possible.
Reason: In the interests of the visual amenities of the rural locality.

3 The new roofing material in respect of the existing building and also the proposed garage shall be natural slate.
Reason: To ensure that the character of the existing building is preserved.

4 B22 (Access and turning space).
Reason: B21.

5 SC28 (Protection of existing trees).

6 The existing privet hedge shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from the access point) and in the event of the existing hedge dying it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or the owners of the land on which it is situated for a period of 5 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.
Reason: In the interests of the visual amenities of the rural locality.

7 Prior to commencement of the garage, the existing cart shed shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the visual amenities ~~in~~ of the locality.

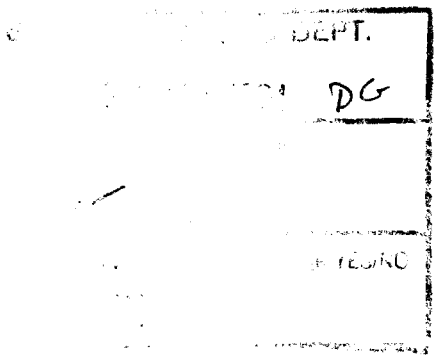
Our Ref: 94/1/SH/0014
Contact: Gill Thornalley

Date: 19th January 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H23/1195/93/

PROPOSAL: **CONVERSION OF BARN TO DWELLING**
LOCATION: **HOLLAND BRIDGE FARM, GULL BANK WHAPLODE**
APPLICANT: **MR A D C SMITH**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

BRIAN SMITH Dip TP MRTPI
Director 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: H23/1195/93

Applicant: Mr A D C Smith
c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Conversion of barn to dwelling

Location: Holland Bridge Farm Gull Bank
Whaplode Drove Spalding Lincs

Type: FULL

Date received: 20-DEC-93

24-DEC-93

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 07-JAN-94. 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 Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1994 DG
Attention of
DPO NRM
OOPO BS
JC ACP
Action by .....

FOR PARISH COUNCIL USE ONLY

Comments:
This application will, if passed, be an improvement to this site. Therefore we agree to this application

Signed: S.M. Mee

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3650
Date received : 20-DEC-93

Received from

R J Morton

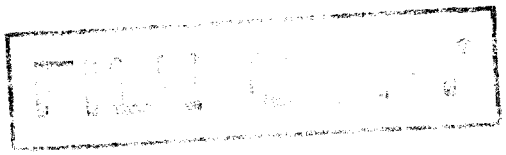
Address

c/o Holland Bridge Farm
Gull Bank
Whaplode Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)



Bruce Edward Associates
Consultant Engineers - Building Structures

13 Wyndham Park
Orton Wistow
Peterborough PE2 6YD

Fax 0733-231022
Tel 0733-237847

REPORT

P1 371 IB sl
9 December 1993

PROJECT

HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

SUBJECT

STRUCTURAL APPRAISAL REPORT
FOR PROPOSED BARN CONVERSION

CLIENT

ANDREW SMITH
HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE
PE12 0SS

ARCHITECT

JOHN COOPER
BRONAVON
HOCKLESGATE
FLEET
SPALDING
LINCS

SOUTH HOLLAND D.C.
PLAN DEPT.
20 DEC 1993
REF ....1195/93....

01 AUTHORITY AND BRIEF

The authority for this report was given by John Cooper, acting as Agent for the Client, in a telephone conversation on 20 November 1993.

It is understood that the Client owns the property and is proposing to convert it into a domestic residence.

The objectives of this report are:

- *To appraise the structural fabric with regard to the suitability for conversion and to record significant visible structural damage.*
- *To provide an opinion on the cause and significance of any structural damage in relation to the future performance of the building.*
- *To recommend in outline remedial measures together with indicative budget costs where appropriate.*

This report is for the sole use of the instructing client and is not to be issued to a third party without the prior consent of Bruce Edward Associates.

02 INVESTIGATIONS

The site was visited by Ian Barnett on 24 November 1993.

A visual survey was carried out from which a site plan and floor plans were developed. A level survey was carried out around the perimeter of the building. Trial pits were hand excavated and soil samples Laboratory tested. General and specific features were recorded photographically.

This investigation was not intended to cover decorative condition, coverings, dampness, timber infestation, services, curtilege and value.

03 LOCATION AND CONSTRUCTION

The site is located approximately 2 km North of the village of Whaplode Drove which is 15 km South-east of Spalding in Lincolnshire. The topography is flat.

The property is a two storey barn. It was originally built in 1807 and is therefore 186 years old. A single storey area exists on the Eastern elevation which was added at a later date, possibly in the middle to late 19th Century. The construction is traditional. The roof covering is asbestos sheets on a cut roof structure. A timber first floor exists over part of the barn. The ground floor is earth. Both the external and internal walls are solid brickwork. The external walls to the original barn are 325mm thick and the external walls to the single storey are 215mm thick. The foundations would be assumed to be corbelled brickwork.



The layout and general construction is described on Sketch Sheets SK00 to SK09 and photograph numbers 01 - 17 appended.

09 RECOMMENDATIONS

NR	DESCRIPTION	INDICATIVE COST £
1	As poor ground conditions exist and extra load is being applied it is considered prudent to reinforce the proposed ground slab and to tie the slab to the main walls to create a semi-raft foundation. This should reduce any future settlements to an acceptable level and any further damage can be repaired during normal redecoration.	3 000
2	Locally rebuild and resin bond cracked brickwork.	1 500
3	Provide steel purlins spanning from gable walls to internal walls to support the roof structure - refer Sketch Sheet SK09. Purlins, or similar, will also be required over the Eastern roof.	1 500
4	Locally stiffen or replace any defective roof timbers and refix connections.	500
5	If the Weeping Willow and Sycamore trees are to remain provide mass concrete root barriers.	1 000
	Alternatively, the trees can be removed. Subsequent to the installation of the root barrier or removal of the trees some minor swelling of clays that exist below foundation level may occur resulting in minor foundation movement and damage to the property. This minor short term risk is considered preferably to the alternative risk of progressive damage if no action is taken in relation to the relevant vegetation.	
	TOTAL INDICATIVE STRUCTURAL COSTS	**7 500**



IAN BARNETT
ENGINEERING ASSOCIATE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

As per Draft Committee Report.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1195/93

Date Registered 20 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. A.D.C. SMITH.
c/o HOLLAND BRIDGE FM.
CULL BANK.
WHAPLODE DROVE
SPALDING LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS
Tel. No. 0406 423762
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CHANGE of USE & CONVERSION of BARN TO DWELLING

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 17/12/93 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ] ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

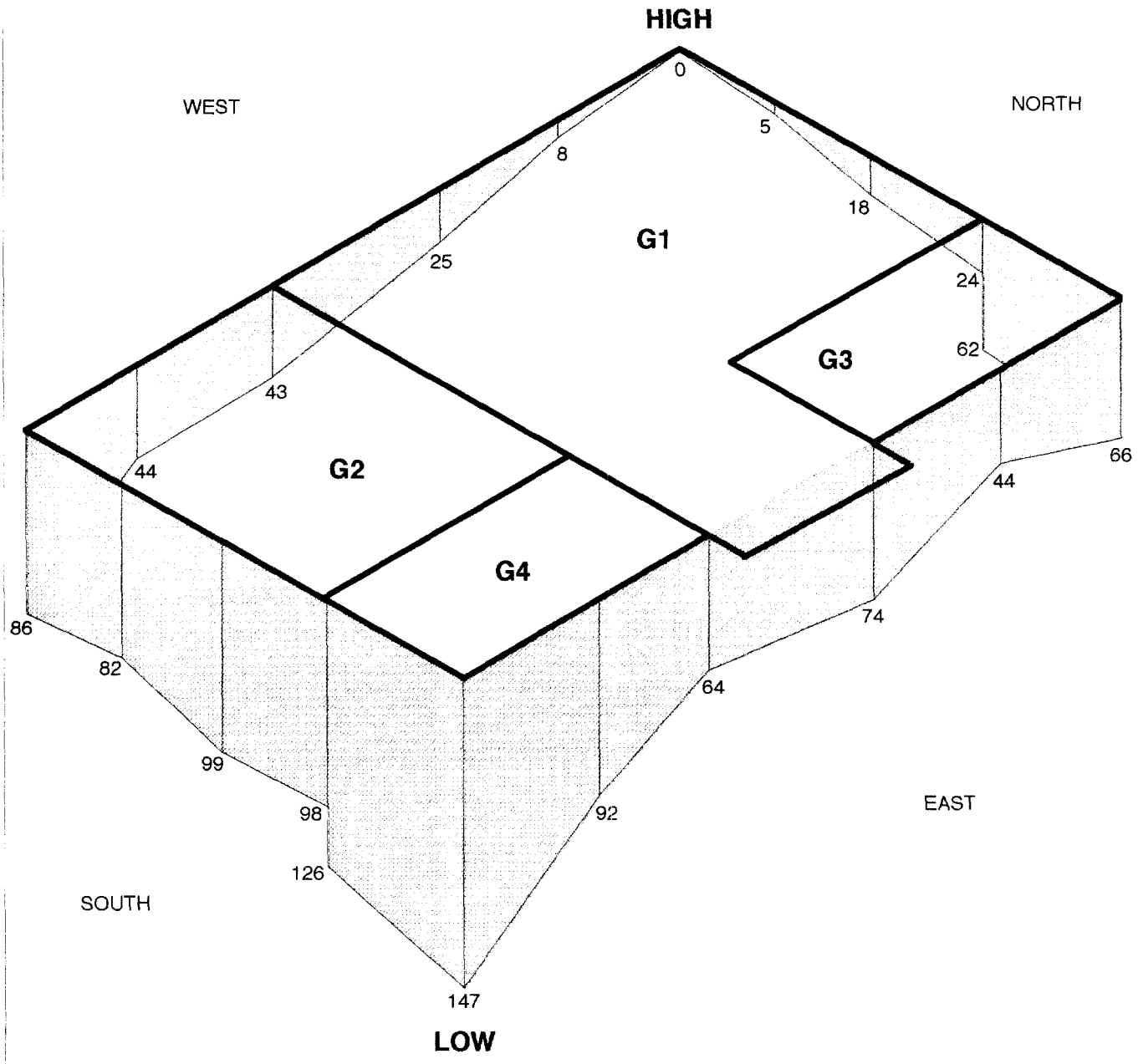
or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

Project	Date	Nr
HOLLAND BRIDGE FARM GULL BANK WHAPLODE DROVE	24 11 93	P1 371
	By: AD	Sheet: SK 04



LEVEL SURVEY ON BRICK COURSE ABOVE GROUND LEVEL

COPYRIGHT ©

AD 30 06 93

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

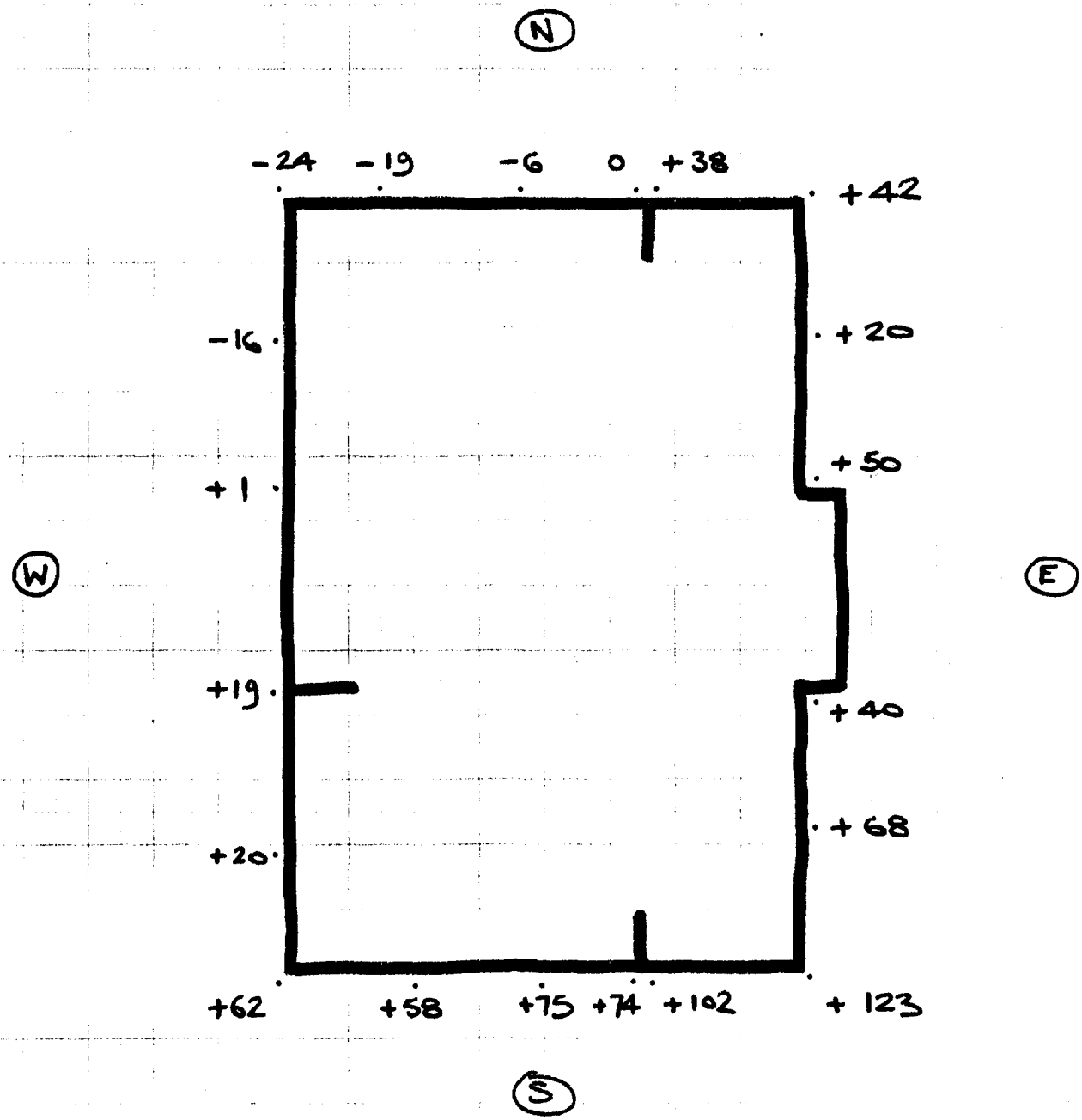
Project: HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

Date: 24 11 93

Nr: P 1371

By: IAN BARNETT

Sheet: SK 03



LEVEL SURVEY ON BRICK COURSE NEAR GROUND LEVEL

1:100

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04 OBSERVATIONS

EXTERNAL

1 On the Western elevation above the Southern opening there are 10 - 15mm wide stepped vertical cracks. Some cracking has been repointed in the past - refer photograph 6.

2 On the Northern elevation at the junction of the original barn and the extension a vertical crack exists. The crack tapers from 5mm wide at roof level to 0mm wide at ground level. The crack has been repointed in the past - refer photograph 7. At the corresponding position on the Southern elevation a similar crack exists.

3 On the Eastern elevation above and below the window to room G3 there are stepped vertical cracks. The maximum crack width exists at roof level and is 15mm wide - refer photograph 8.

4 On the Eastern elevation at the Southern end the brickwork slopes down noticeably and appears to have been repointed in the past - refer photograph 9. The Southern gable wall of the single storey extension has possibly been rebuilt in the past.

5 The barn to the South-west of the subject barn exhibits significant structural damage at its North-west corner.

INTERNAL

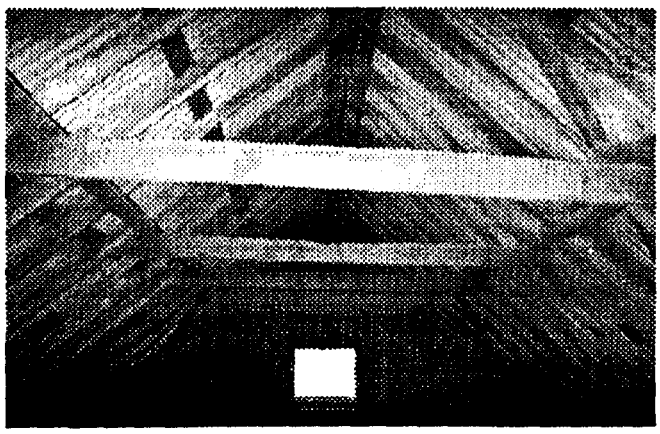
1 In room G2 at the North-western corner there is a 25mm wide vertical crack - refer photograph 10.

2 In room G2 above the door to room G4 there are 20 - 30mm wide stepped vertical cracks - refer photograph 11. The cracking is mirrored in room G4.

3 In room G1 at the Northern end of the Western wall at roof level there is an 8mm wide stepped diagonal crack - refer photograph 12.

4 In room G1 the Western wall leans outwards by approximately 100mm over its full height. The Northern wall is vertical.

5 The roof structure generally appears to be functioning adequately. When viewed externally the roof shows no significant deflections. Locally, there is some rotten timber and some beetle infestation. Generally, the timbers appear to be sound. A key only penetrates approximately 5mm into the timber when pushed hard. Only one eaves tie exists. Refer to photographs 13 - 15 for further details.



07 BACKGROUND INFORMATION

Mr Smith, the Client's father, reported that:

1 The cracks have always been present.

2 The Weeping Willow and Sycamore trees are approximately 10 years old.

3 Driving of piles for the nearby bridge caused signficant vibrations which may have caused damage.

4 Ground levels have been raised by approximately 300mm around the barn.

08 CONCLUSIONS

1 It appears that the possible fill material beneath the Southern wall has compacted under the building weight which has caused the cracking in this area.

2 Ground conditions are generally soft and some foundation movement would have been expected.

3 It is considered that differential settlement has occurred between the original barn and the single storey element which was added at a later date.

4 The commencement of the damage is considered to be historic. Minor progressive movement may occur.

5 Normally, settlement of the building due to its own weight would be expected to have predominantly occurred in the first 50 years after construction. Future damage due to further settlement would be expected to be tolerably small.

6 The trees are considered to not be highly influential due to their young age and the low shrinkage potential of the clay. However, if the trees continue to grow then progressive damage is likely.

7 The removal of the eaves tie in the roof and the increase in loading from the new covering will require that structural alterations are carried out to maintain stability of the roof.

8 Some rot and beetle infestation will result in local replacement or strengthening of timbers being required.

9 The provision of the first floor and internal walls will enhance the lateral stability of the building.

10 The building is safe and considered suitable for conversion to a domestic residence.

DC INSTRUCTION SHEET

APPLICATION REF: H23/1195/93

Direc ons

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: D M. GEDNEY

Senior Officer Confirmed .....DMG Date.....22/2 Recorded DC....

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	NILL	sq. metres
C. Please state size of any new structure:- (a) max. height:	4·6	metres
(b) max. length:	9·0	metres
(c) max. width:	5·4	metres
D. Please state type and colour of materials for facing external walls:	RECLAIMED FACING BRICK TO MATCH EXIST	
E. Please state type and colour of roofing materials.	BLUE/BLACK NATURAL SLATE	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

BARN/CART SHED DISUSED.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: GULL BANK
Will there be –
Individual access(es) ✓
New estate road ✗

C. What provision will be made for garages or parking within the site?

PROPOSED GARAGE & DRIVE

TREES Please tick **one** box

A. The proposal does not involve the felling of any trees ✓
B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

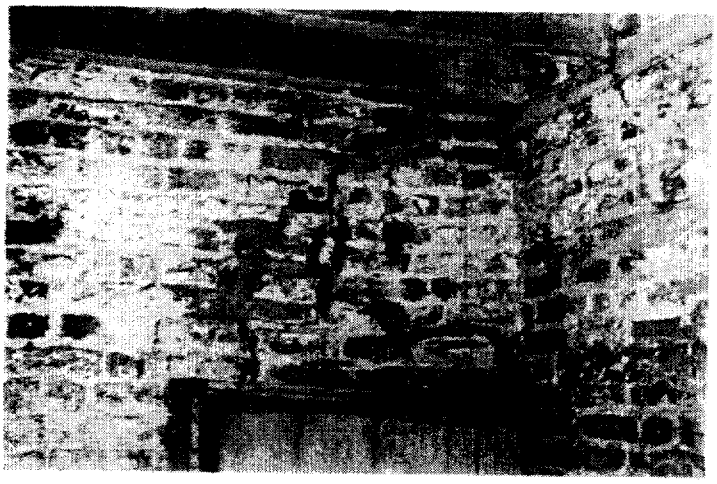
A. Please state how surface water will be disposed of — SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of — /
C. Please state whether a land drain will be affected — NO
D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

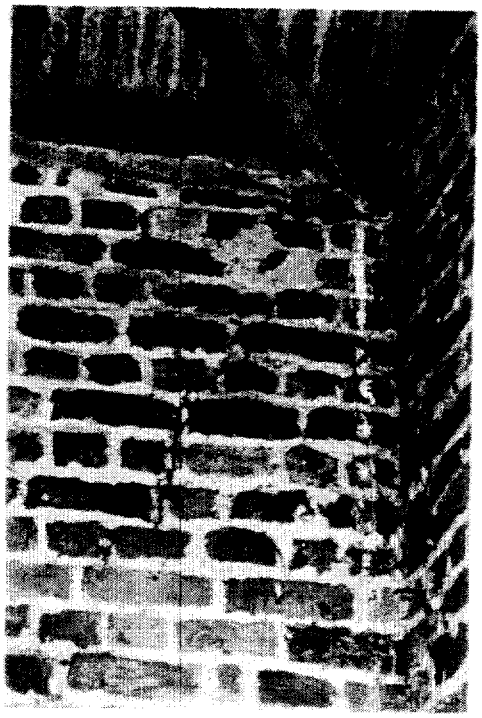
	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.



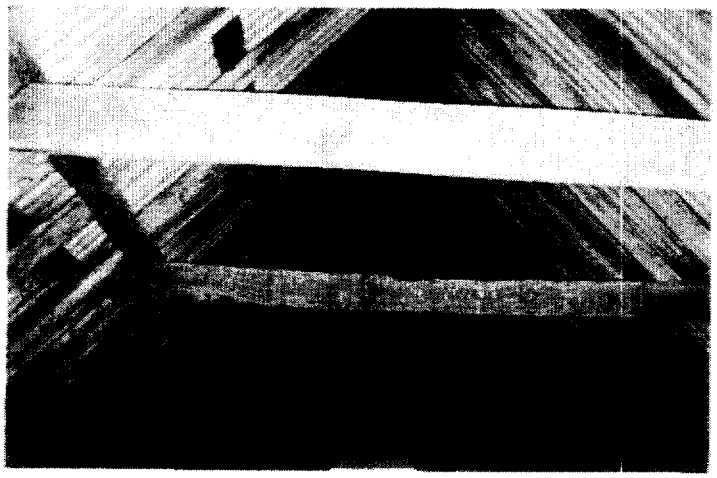
11. ROOM G2 DOOR TO ROOM G4



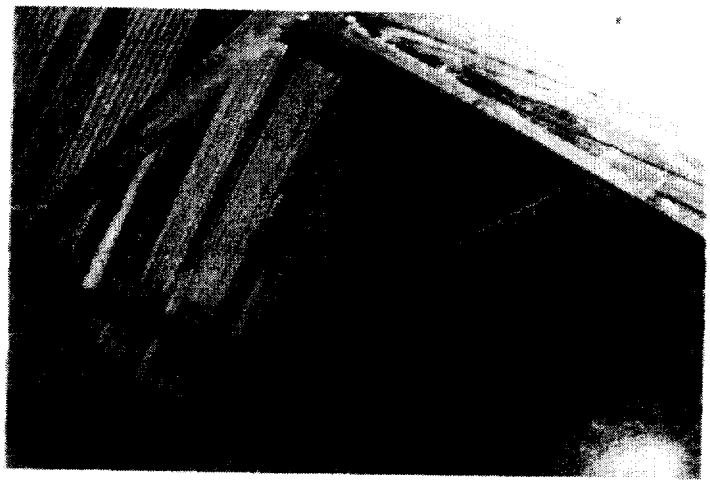
12. ROOM G1 WEST WALL



13. ROOF STRUCTURE OVER ROOM G1



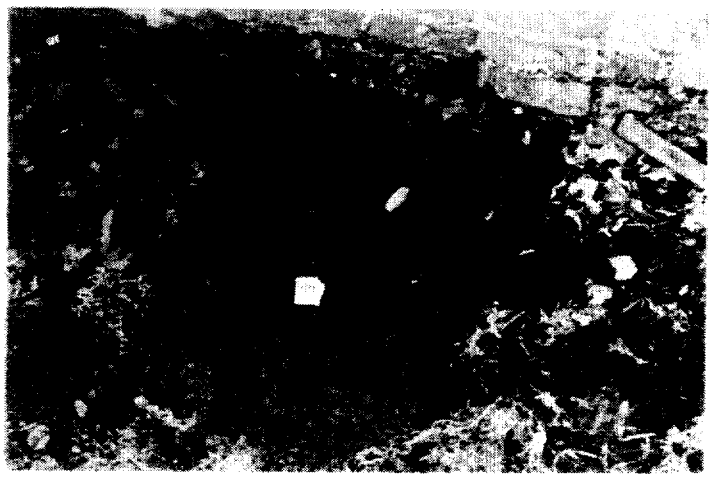
14. ROOF STRUCTURE OVER ROOM G1



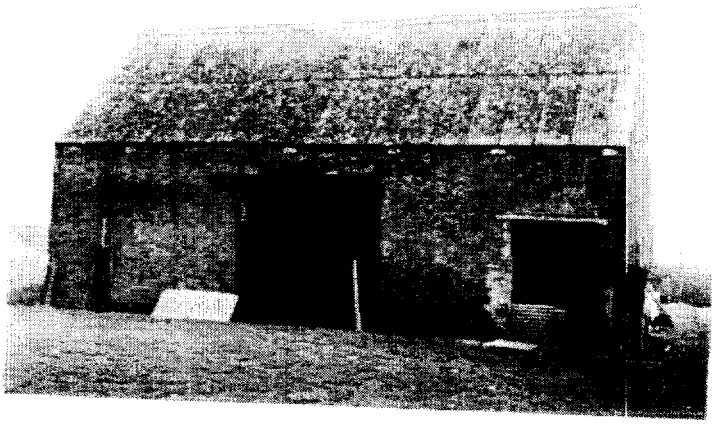
15. ROOF STRUCTURE OVER ROOM F1



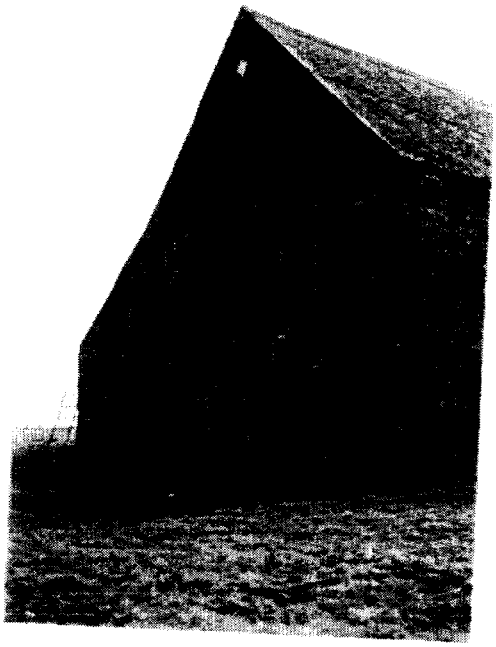
16. TRIAL PIT 1



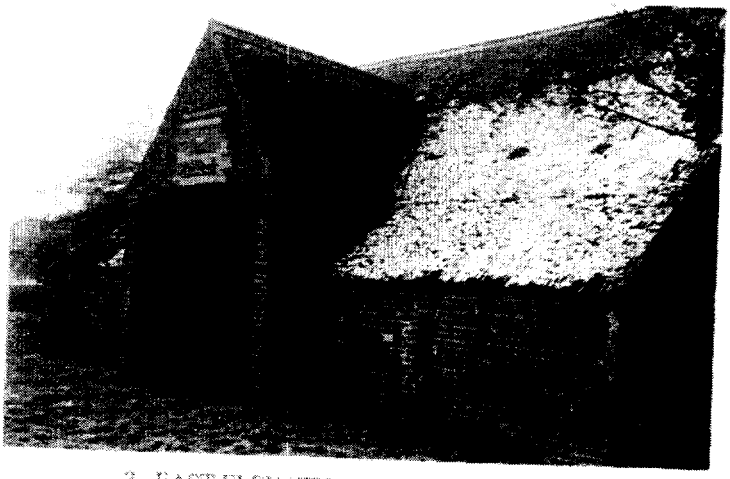
17. TRIAL PIT 2



1. WEST ELEVATION GENERAL VIEW



2. NORTH ELEVATION GENERAL VIEW



3. EAST ELEVATION GENERAL VIEW



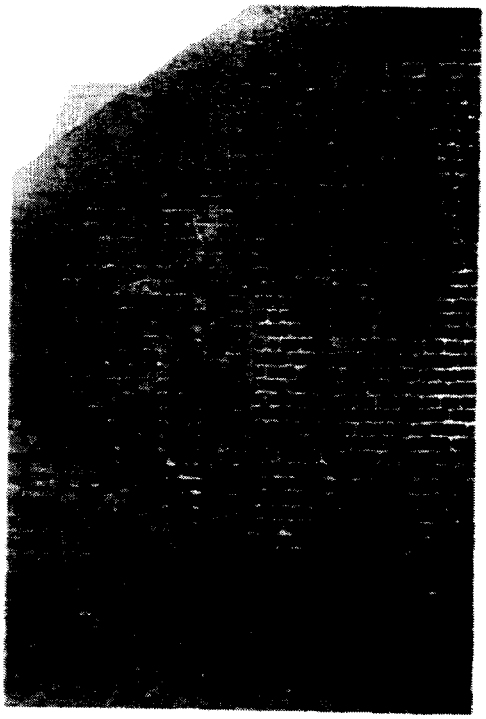
4. SOUTH ELEVATION GENERAL VIEW



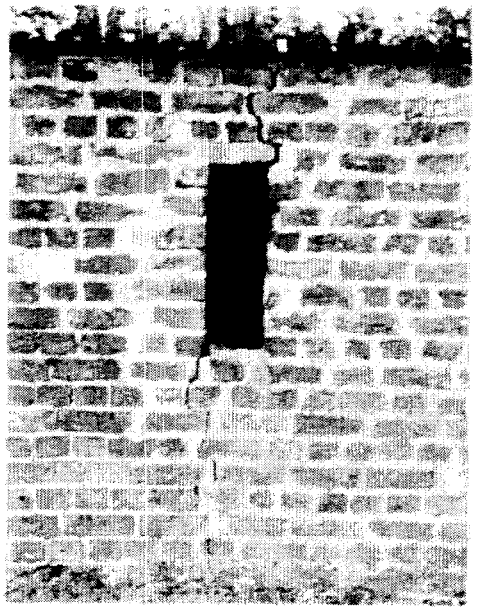
5. SOUTH ELEVATION GENERAL VIEW



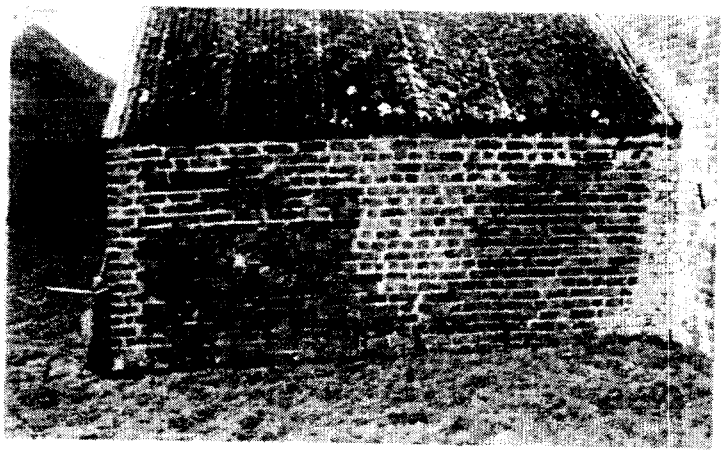
6. WEST ELEVATION ROOM G2 OPENING



7. NORTH ELEVATIONS AT JUNCTION OF CONSTRUCTIONS



8. EAST ELEVATION ROOM G3 WINDOW



9. EAST ELEVATION SOUTH END



10. ROOM G2 NORTH WEST CORNER

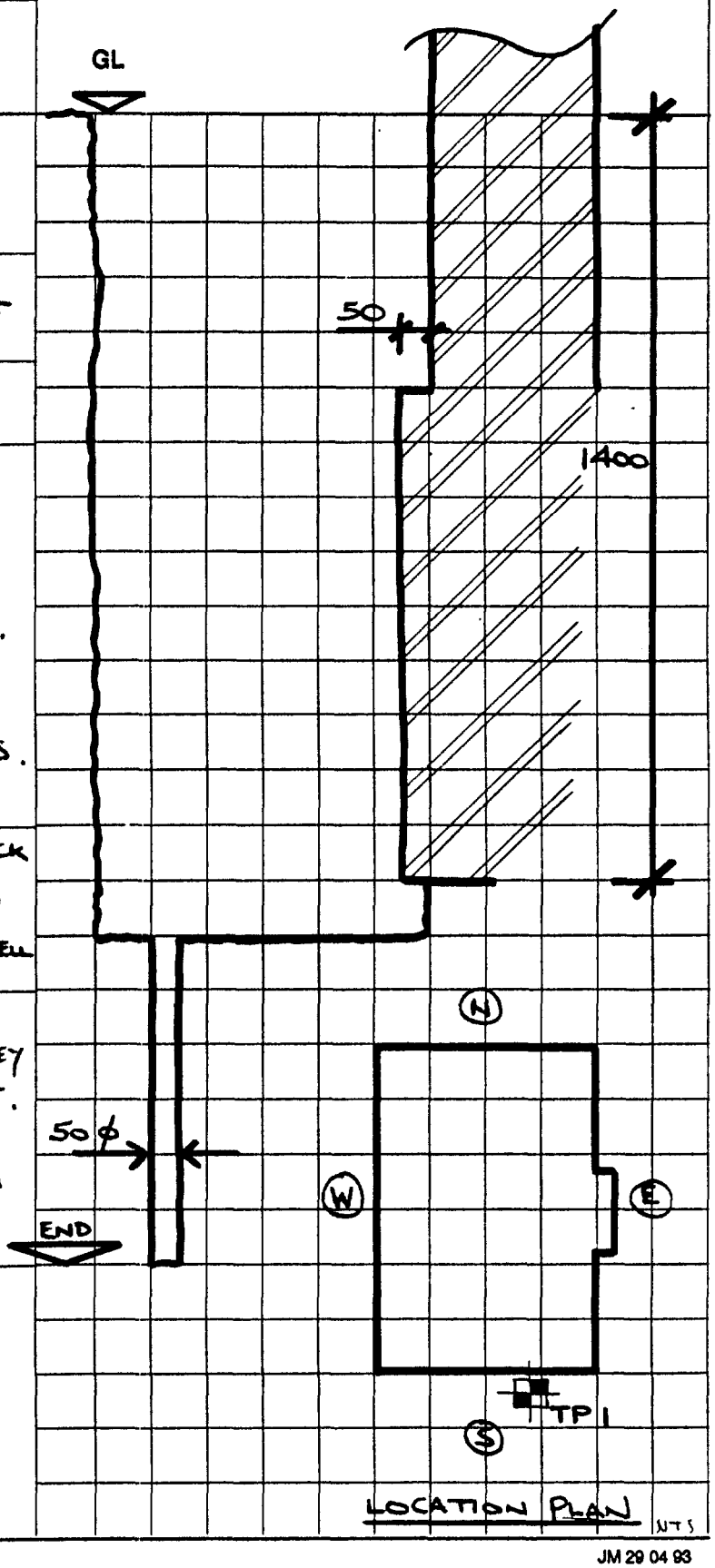
SOIL PROFILE LOG

Bruce Edward Associates
Consultant Engineers - Building Structures

Project	Nr
HOLLAND BRIDGE FARM, WHAPLODE DROVE	P 1371

Method	By	Date	Log Nr	Sheet
HAND EXCAVATION + AUGER	IB	24 11 93	TP 1	SK 05

SAMPLE			STRATA		
Depth	Sample	Test	Legend	Depth	Description
				250	TOPSOIL
				450	Clayey SILT
				600	TOPSOIL
				1300	FRIABLE, ORANGEY BROWN SILT/CLAY. LIKELY TO BE FILL. FINE ROOTS. SOFT TO FIRM
1400	S1	–		1600	FRIABLE BLACK AND GREY PEATY CLAY/SILT WITH SHELL & GRAVEL.
				2100	LIGHT GREYEY BROWN SILT. BECOMING SANDY WITH DEPTH.



JM 29 04 93

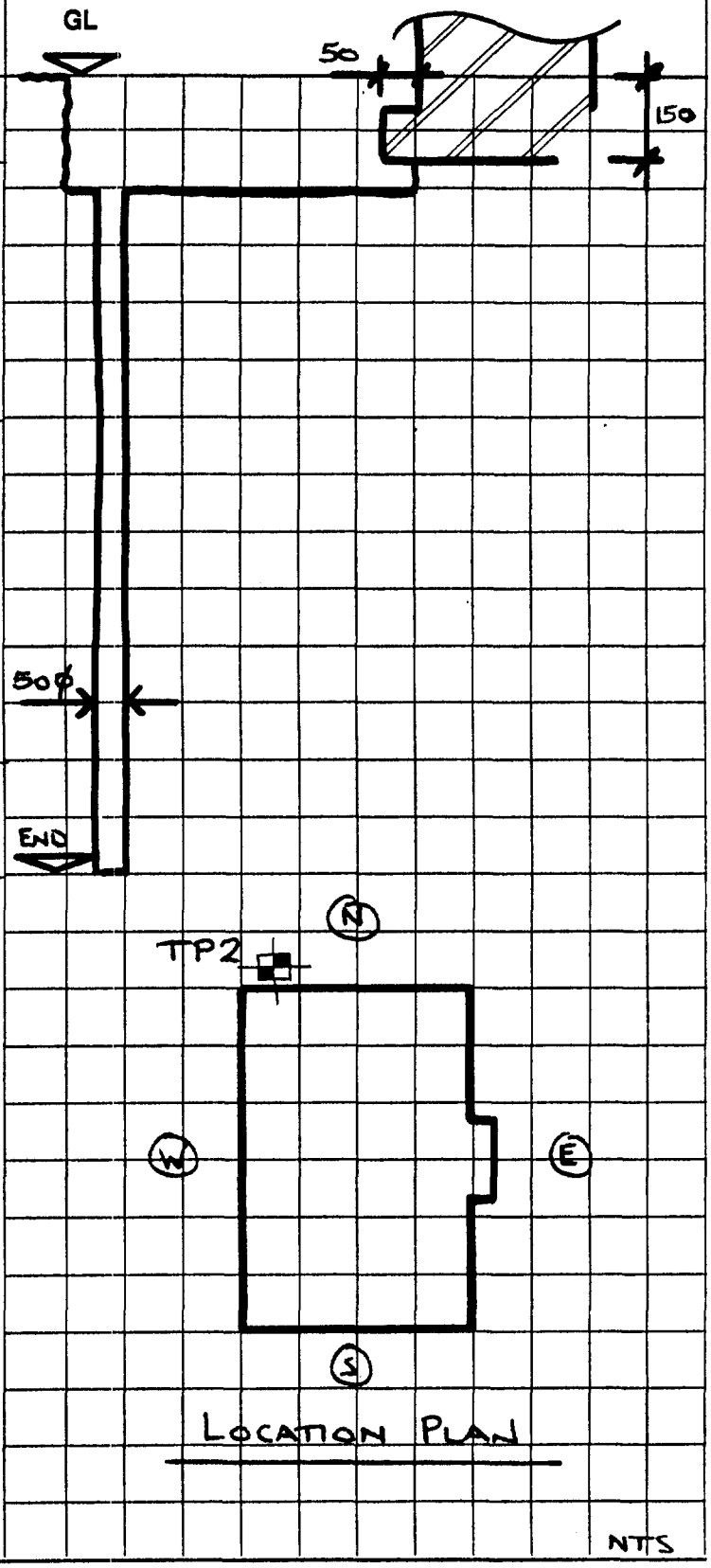
SOIL PROFILE LOG

Bruce Edward Associates
Consultant Engineers - Building Structures

Project	Nr
HOLLAND BRIDGE FARM, WHAPLODE DROVE	P1371

Method	By	Date	Log Nr	Sheet
HAND EXCAVATION & AUGER	IB	24 11 93	TP2	SK06

SAMPLE			STRATA		
Depth	Sample	Test	Legend	Depth	Description
				150	TOPSOIL
500	S1	P1		600	SOFT TO FIRM, BROWN, SILTY CLAY
1000	S2	–		1200	SOFT, BLACK, SLIGHTLY PEATY, SILTY CLAY. SOFTER WITH DEPTH & BECOMING ORANGEY BROWN AND GREY
				1400	LIGHT GREYEY BROWN SILT



JM 29 04 93

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

Project	By	Date	Sheet	Nr
HOLLAND BRIDGE FARM, WHAPLODE DROVE	IB	08 12 93	SK07	P1371

LABORATORY TEST RESULTS

CONTRACT HOLLAND BRIDGE FARM, GULL BANK, WHAPLODE DROVE REF: P1371

Borehole	Sample	Depth m	Classification				Density		Triaxial Compression					Sulphates (SO_4)				Remarks
			Liquid Limit %	Plastic Limit %	Plasticity Index %	Moisture Content %	Bulk Mg/m^3	Dry Mg/m^3	Type	Deviator Stress kN/m^2	Cell Pressure kN/m^2	Cohesion kN/m^2	Angle of Shear Resistance degrees	Soil: Total % Dry Wt.	Soil: Aqueous Extract g/l	Water g/l	pH	
2	S1	0·50	37	25	12	28												SOIL CLASSIFICATION CI/MI. Firm brown sandy, silty CLAY.

170893 AF

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

Project: HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

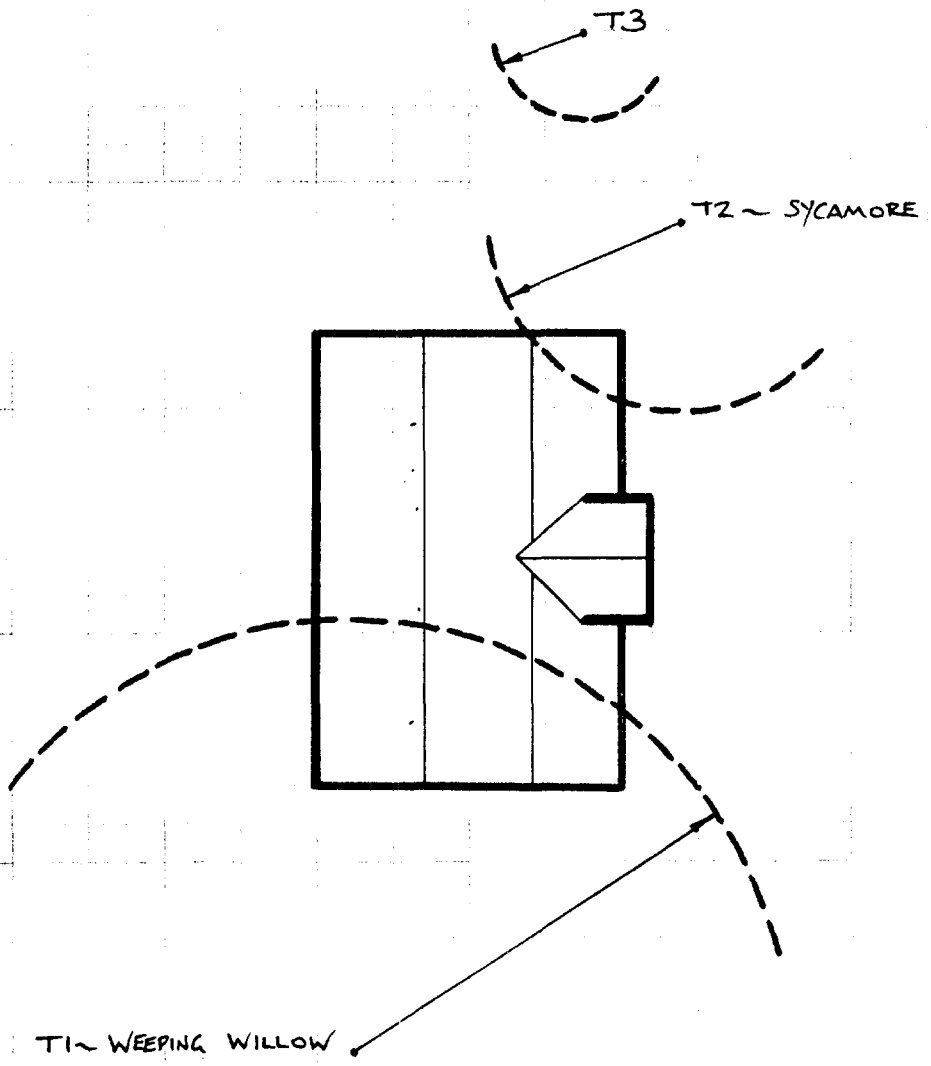
Date: 08 12 93

Nr: P 1371

By: IAN BARNETT

Sheet: SK 08

NOTES.
1. RADII BASED ON NHBC GUIDELINES CHAPTER 4.2.
2. BASED ON 750mm DEEP FOUNDATIONS ON LOW SHRINKABILITY CLAY.
3. T3 ASSUMED TO BE MODERATE WATER DEMANDER.
4. RADII BASED ON CURRENT HEIGHTS.



THEORETICAL RADII OF INFLUENCE OF TREES.

1:200

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LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/1195/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Holland Bridge Farm, Gull Bank, Whaplode Drove

3. Name, classification and number of road

~~NIL~~

4. Date application referred 10-1-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Conversion of Barn To Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. (b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 10-1-94 Signed: [signature]
Director of Highways and Planning

CATEGORY OF DAMAGE

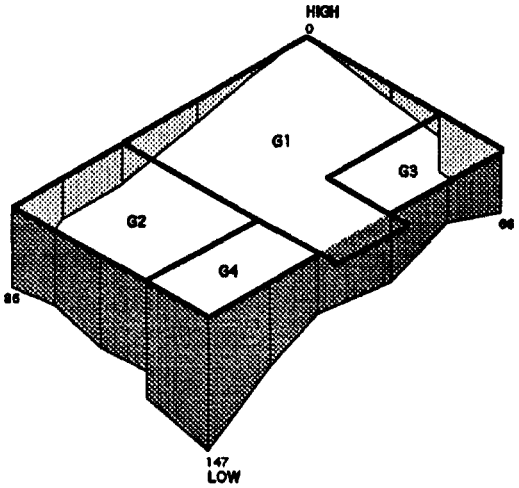
1 The significant structural damage is generally restricted to the area of the Southern gable wall with less severe damage in the area of the Northern gable wall.

2 Generally the maximum crack width is less than 25mm and according to Building Research Establishment Digest 251 the damage falls within category range 4 which suggests that extensive repairs are necessary.

3 There is no evidence to suggest that the damage has occurred very recently.

05 LEVEL SURVEY

A level survey was carried out around the perimeter of the building on a brick course near to ground level. The results of the level survey are shown on Sketch Sheet SK03. An isometric of the level survey is shown opposite. A more detailed isometric is shown on Sketch Sheet SK04.



The maximum level difference is 98mm on the original barn and 85mm on the single storey extension. The maximum movement of 98mm equates to approximately 0.5mm per year. This is not a particularly high rate of movement.

The level difference is significant. The Southern elevation is generally low. This coincides with the area of the most significant structural damage.

06 INFLUENCING FACTORS

GROUND CONDITIONS AND FOUNDATIONS

1 Two trial pits were hand excavated and extended using hand augering. Trial pit 1 was against the Southern elevation at the junction between the two storey and single storey sections. Trial pit 2 was at the North-west corner. Details of the trial pits are shown on Sketch Sheets SK05 and 06 and photograph numbers 16 and 17.

2 In trial pit 1 the underside of the foundation is 1400mm below ground level. This is unusually deep for a building of this age. In trial pit 2 the underside of the foundation is 150mm below ground level. The foundations are corbelled brickwork. Several other trial pits were excavated to determine the foundation detail. The foundations varied from 150 to 500mm deep and had either one, two or no brickwork corbels.

3 In trial pit 1 ground conditions consist of top soil to a depth of approximately 600mm which overlies soft to firm, friable, silty clay to a depth of 1300mm. This material is possibly fill. Below this a 300mm thickness of friable, peaty clay and silt exists which contains shell and gravel particles. It is possible that this is the old bed of a dyke or pond. The foundation appears to bear into this material. At 1600mm deep sandy silt is encountered.

4 In trial pit 2 the top soil is 150mm thick. The foundations bears onto soft to firm silty clay. At 600mm deep, soft, peaty silty clay is encountered. The sandy silt is found at 1200mm deep.

5 A sample of the silty clay from trial pit 2 was Laboratory tested for plasticity index. The Laboratory test results are shown on Sketch SK07. The clay has a plasticity index of 12% which classifies it as a clay of low shrinkage potential.

6 The different dates of construction of the two storey and single storey barns may have caused differential settlement between the two elements. The brickwork does not appear to be bonded between the two elements.

TREES

1 A 9 metre high Weeping Willow tree exists 7 metres from the Southern elevation. Weeping Willow trees have a high water demand. A 7 metre high Sycamore tree exists 3 metres from the Northern elevation - refer Sketch Sheet SK01.

2 Trees have a tendency to cause drying shrinkage of clays that may exist beneath foundation level.

3 The theoretical radii of influence of the trees is shown on Sketch Sheet SK08.

4 The 1400mm deep foundation to the Southern wall is sufficiently deep to cater for the Weeping Willow tree at its present height.

ROOF STRUCTURE

1 The presence of only one eaves tie is likely to have caused kick-out of the roof structure and subsequent outward deflection of the supporting walls.

PROPOSALS

1 The asbestos sheeting is to be replaced with a slate roof covering. The one roof tie, and the roof beam over the Eastern roof are to be removed.

2 A new first floor is to be provided throughout the two storey part of the barn.

3 A concrete ground floor is to be provided.

4 Internal partitions are to be built.

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Consultant Engineers - Building Structures

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Tel 0733-237847

APPENDIX

HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

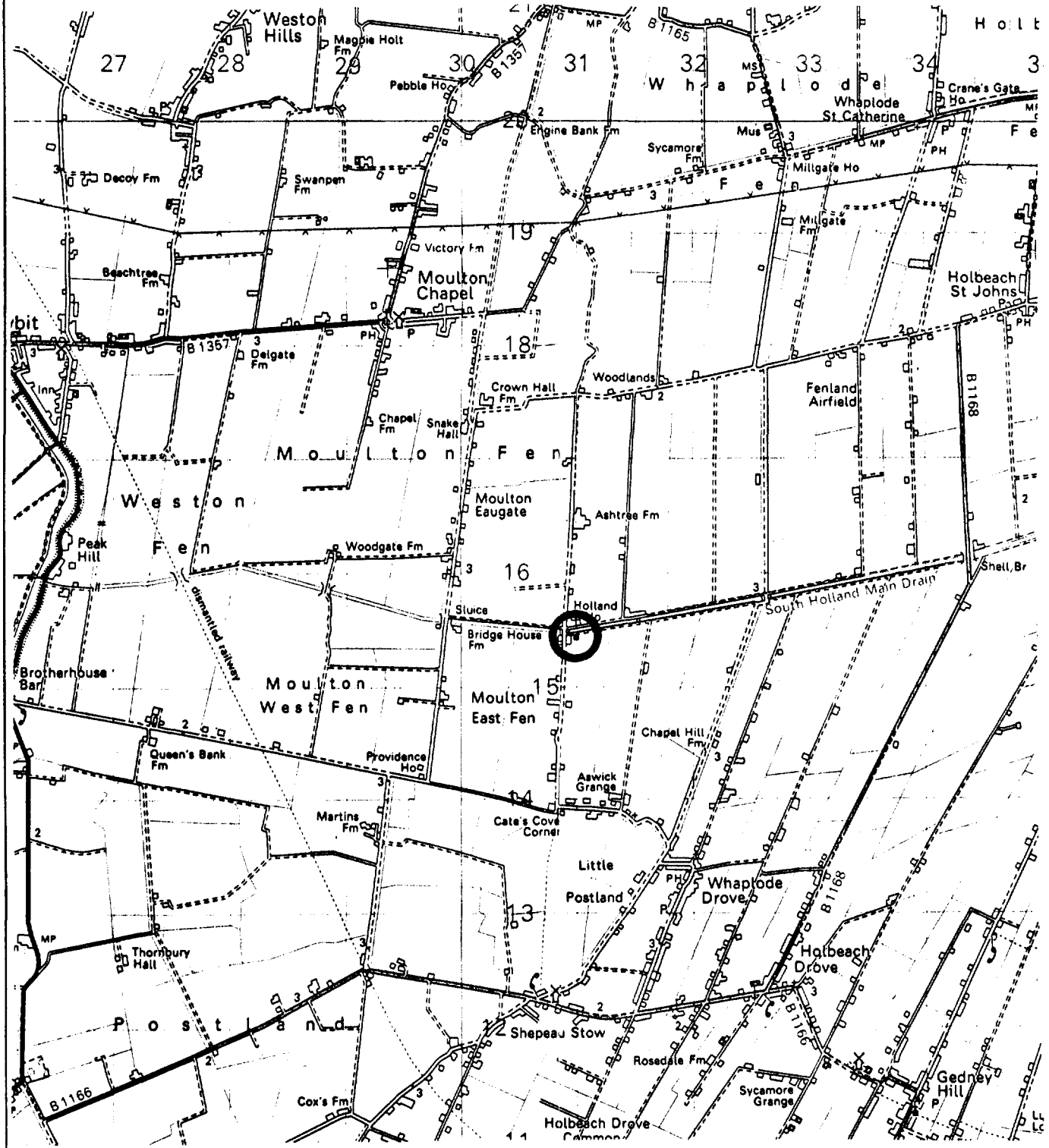
LOCATION PLAN	SK00
SITE PLAN	SK01
FIRST FLOOR AND GROUND FLOOR PLAN	SK02
LEVEL SURVEY ON BRICK COURSE NEAR GROUND LEVEL	SK03
ISOMETRIC ON RELATIVE LEVELS	SK04
SOIL PROFILE LOG - TRIAL PIT 1	SK05
SOIL PROFILE LOG - TRIAL PIT 2	SK06
LABORATORY TEST RESULTS	SK07
THEORETICAL RADII OF INFLUENCE OF TREES	SK08
TYPICAL SECTION - PROPOSED ROOF PURLINS	SK09

PHOTOGRAPHS	01 - 17

SKETCH

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Project: HOLLAND BRIDGE FARM GULL BANK WHAPLODE DROVE	Date: 24 11 93	Nr: P1371
	By: IAN BARNETT	Sheet: SK 00



LOCATION PLAN

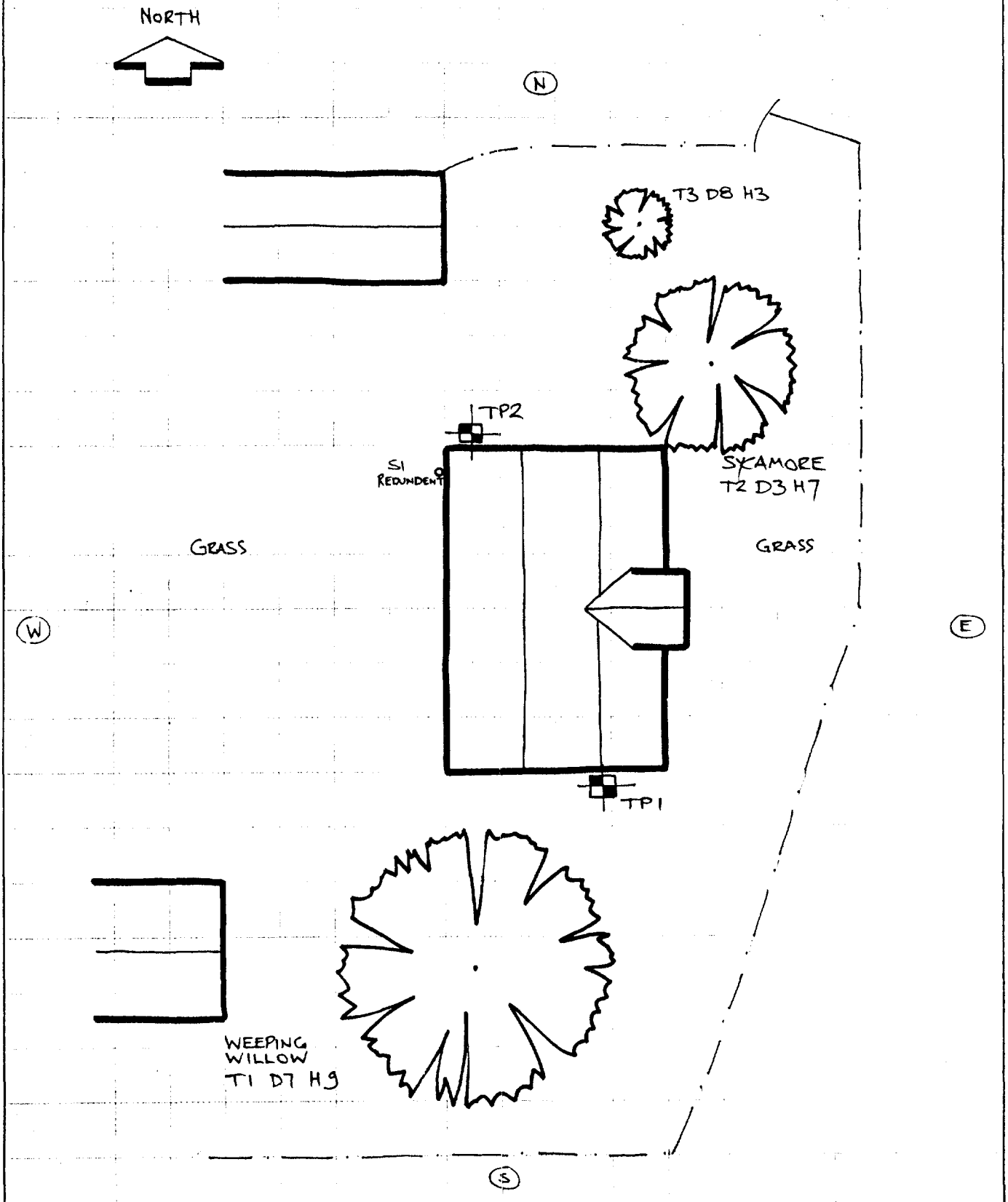
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AF/060493

SKETCH

Bruce Edward Associates
Consultant Engineers - Building Structures

Project: HOLLAND BRIDGE FARM GULL BANK WHAPLODE DROVE	Date: 24 11 93	Nr: P1371
	By: IAN BARNETT	Sheet: SK01



SITE PLAN

1:200

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SKETCH

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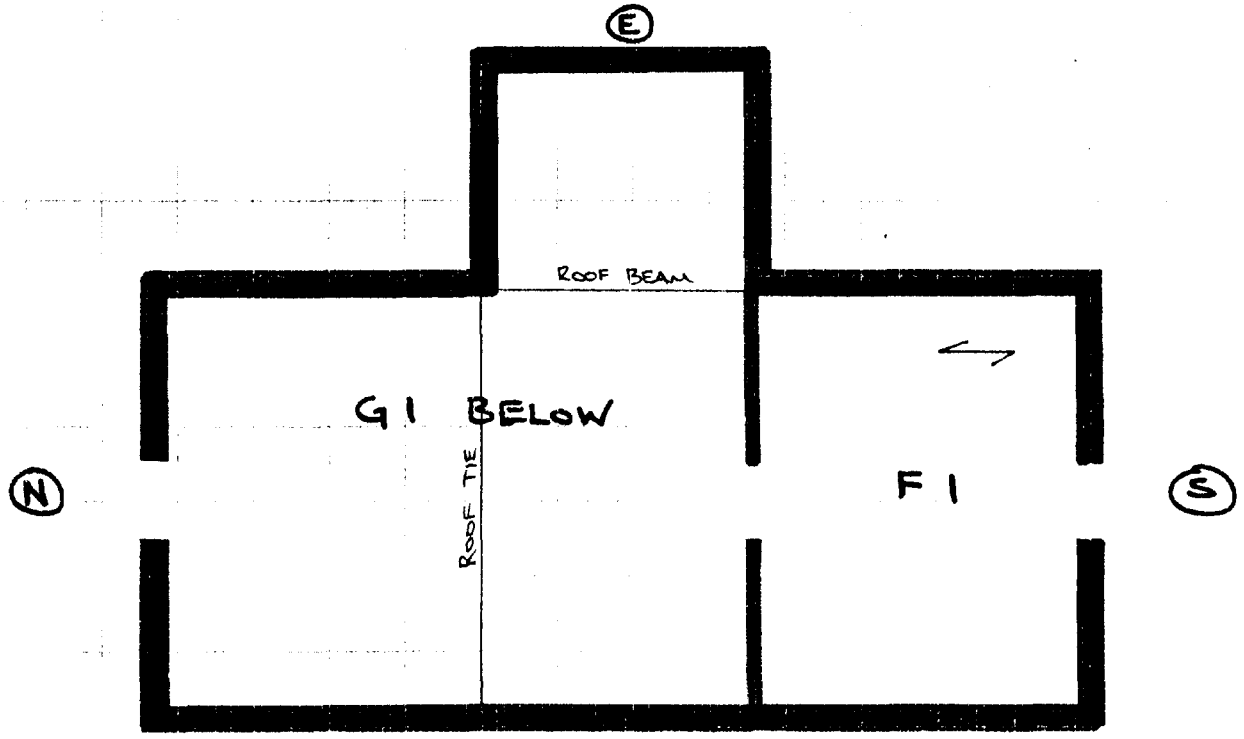
Project: HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

Date: 24 10 93

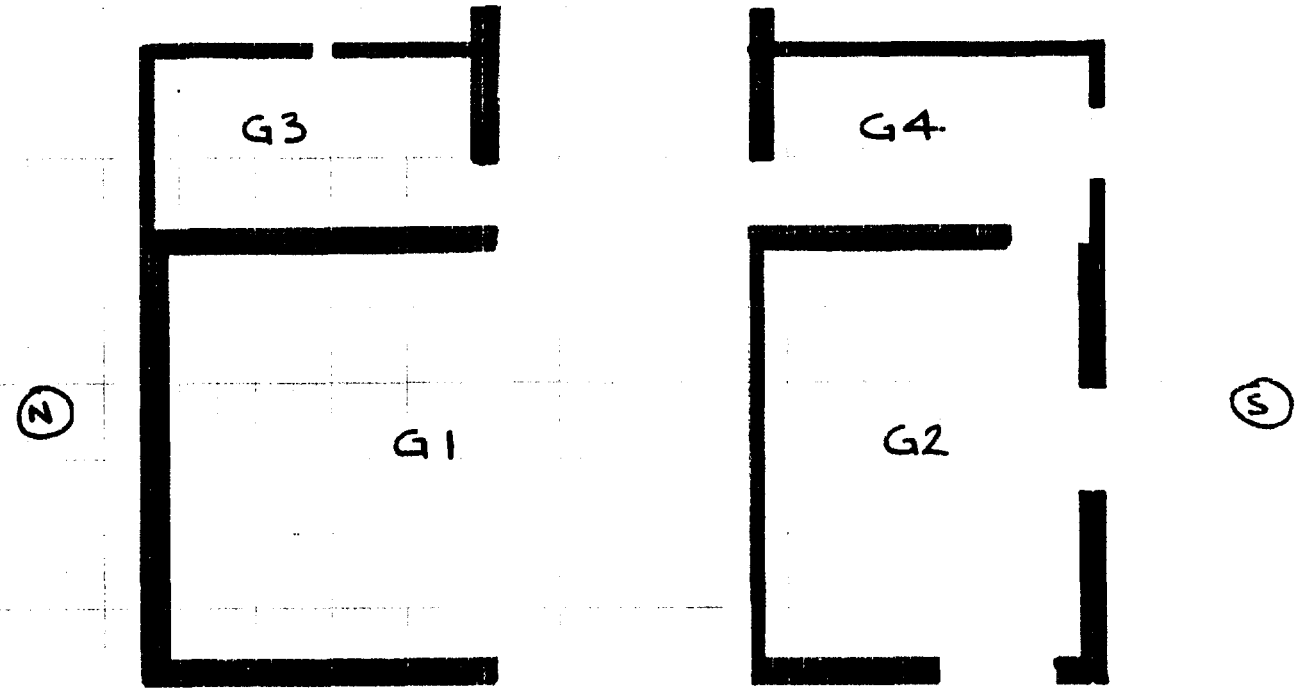
Nr: P 1371

By: IAN BARNETT

Sheet: SK02



FIRST FLOOR PLAN



GROUND FLOOR PLAN

1:100

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SKETCH

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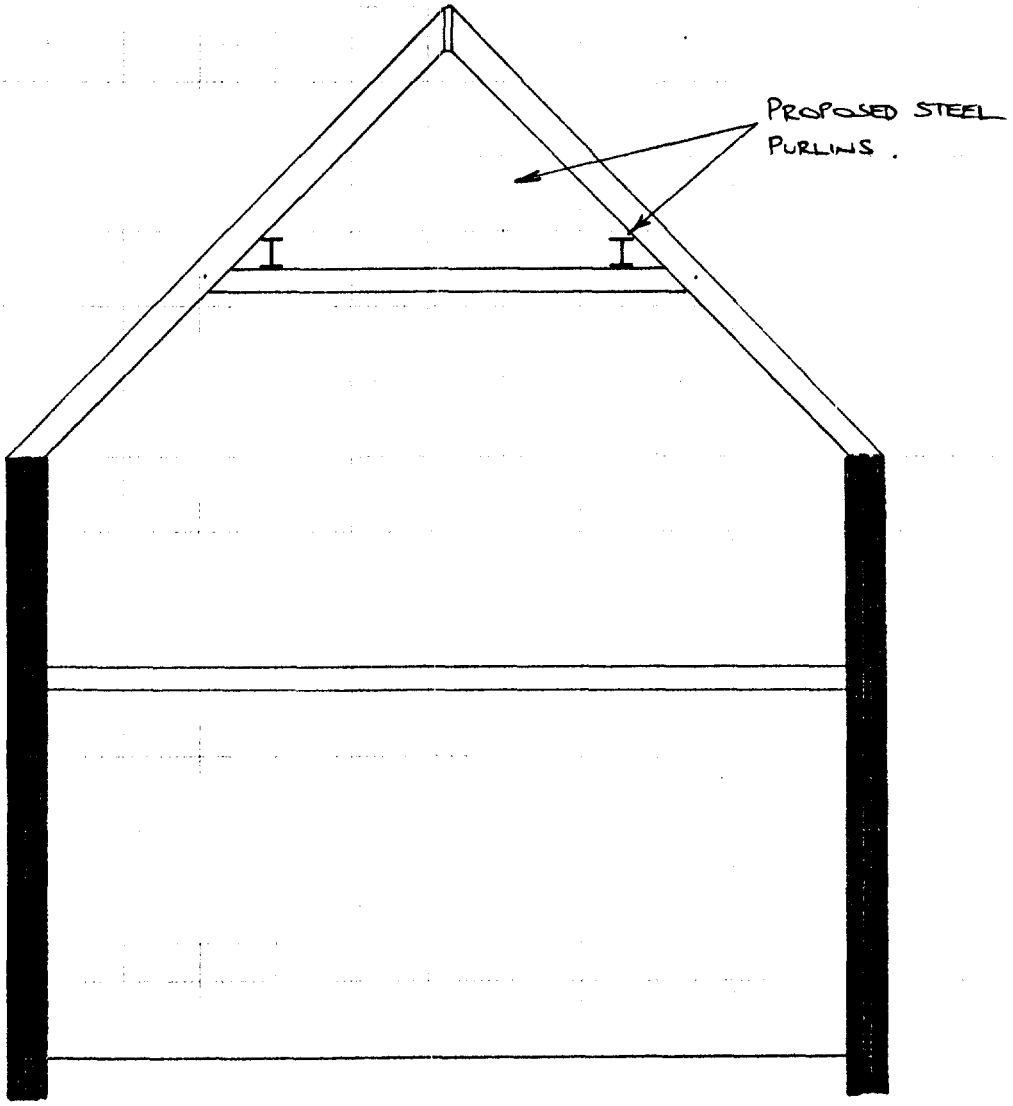
Project: HOLLAND BRIDGE FARM
GULL BANK
WHAPLODE DROVE

Date: 08 12 93

Nr: P 1371

By: IAN BARNETT

Sheet: SK 09



TYPICAL SECTION — PROPOSED ROOF PURLINS

NTS

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CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(11B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(11R21

Note:— use continuation sheet(s) as necessary.

