

Walton,Lisa

From: Matthew Payne <matt@trewin-design.co.uk>
Sent: 18 September 2014 16:13
To: Walton,Lisa
Subject: Fw: RE: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)

REFERENCE EML-OUT/5484/199
For the attention of Walton,Lisa Walton

Dear Lisa,

Please see below email from Martyn Middlewick containing an extract of the wording for the party wall award.

Hopefully this satisfies condition 4 of the LBC and condition 5 of the approval.

Regards,
Matthew Payne TCIAT
Director

Trewin Design Architects Ltd
1 Stanhope Square
Holsworthy
EX22 6DR
t: 01409 253 013
www.trewin-design.co.uk

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-----Original Message-----START
Forwarded by Matthew Payne [matt@trewin-design.co.uk] on Thu 18th Sep 2014

From: Martyn Middlewick [Martyn@rtpsurveyors.co.uk]
Sent: 18th Sep 2014 at 15:00 (GMT+01:00)
Received: 18th Sep 2014 at 15:00 (GMT+01:00)
To: Matt Payne [Matt.Payne@trewin-design.co.uk]; Peter Moore [peter@crha.org.uk]; David Perry [david@wmweller.co.uk]; Samantha Quick [samantha@quickandsons.co.uk]
Subject: RE: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)
Attachments:
Importance: Normal

Dear Matt,

This is an extract of the Award wording dealing with the scope of works:

2. That after service of the signed award the building owner shall be at liberty, but under no obligation, to carry out the following works:

- Excavation of the site to allow the formation of the ground floor floor slab and the thickening of the edge of the slab to support the new walls being built parallel to the party wall.
- The intended excavation will be relatively shallow due to the adoption of the slab foundation and any adjacent excavation is likely to be minimal.
- To carry out a partial demolition of the structures on the building owner's property and in particular removal of the roof coverings and roof structures which bear onto the party wall.
- Having removed the roof coverings and the structures that bear onto the party wall, the party wall will be appropriately repaired by the formation of a new mortar topping to the top of the wall and for re-pointing of the newly exposed face of the party wall.
- The concrete block gable wall will be reduced in height to remove the unsupported gable above wall plate level. The wall is to be provided with additional straps to the internal corners to provide additional restraint and the top of the wall to be provided with a concrete capping.
- The extent of the works will be as more generally outlined in the architectural drawings prepared by Trewin Design Partnership as detailed above

This is the draft document that is to be considered by the third surveyor.

Regards,

Martyn Middlewick BSc MRICS

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From: Matthew Payne [mailto:matt@trewin-design.co.uk]

Sent: 18 September 2014 08:47

To: Peter Moore; David Perry; Samantha Quick; Martyn Middlewick

Subject: Fw: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)

REFERENCE EML-OUT/5484/195

For the attention of Peter Moore; David Perry; Samantha Quick; Martyn Middlewick

Please see below.

Martyn. Please could you comment or send copies of correspondence that details the extent of work to all party walls?

I will question condition 13 requirement with the council!

Regards,

**Matthew Payne TCIAT
Director**

Trewin Design Architects Ltd
1 Stanhope Square
Holsworthy
EX22 6DR
t: 01409 253 013
www.trewin-design.co.uk

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-----Original Message-----START

Forwarded by Matthew Payne [mailto:matt@trewin-design.co.uk] on Thu 18th Sep 2014

From: Walton, Lisa [LWalton@scilly.gov.uk]

Sent: 17th Sep 2014 at 16:30 (GMT+01:00)

Received: 17th Sep 2014 at 16:31 (GMT+01:00)

To: Matt Payne [Matt.Payne@trewin-design.co.uk]

CC: Dryden, Craig [cdryden@scilly.gov.uk]; King, Andrew [AKing@scilly.gov.uk]

Subject: Well Cross development for Cornwall Rural Housing (P-11-009 and P-14-010)

Attachments:

Importance: Normal

Dear Matthew

Further to the submission of information to discharge the outstanding pre-commencement conditions on the above approved development. My apologies for the delay in getting back to you. I have considered the information submitted and would like clarification with respect to:

Condition 4 (of P/14/010/LBC) and Condition 5 (of P/14/009)

Can you confirm that, under the Party Wall Act, you are not intending/required to undertake any improvement work to the walls other than repointing the site-side of the boundary wall with Lemon Hall and making good the capping following the removal of the roof? With regard to other boundary walls please can you confirm that you do not have to undertake any other works (other than the thermal insulation and plasterboard) under the party wall act?

Condition 13 (of P/14/010/LBC)

The information submitted is insufficient to fully record the condition of all existing structures at this site, ahead of the conversion works. You mentioned submitting additional photographs of the site. Please can you ensure that at a minimum the report and photographic record is to English Heritage Level 2. Please see the minimum specification requirements set out in this document: <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/understandinghistoricbuildings1.pdf> The bottom of page 14 will provide a good indication of what should be included in a Level 2 recording report. This will then need to be submitted to me to satisfy the requirements of this condition and a copy will need to be deposited with Cornwall Council (with the Historic Environment Service).

Regards

Lisa

Lisa Walton *MRTPI*

Planning Officer

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly TR21 0LW

Direct Line: 01720 424351 | Reception: 01720 424000 | Internal Ext: 326 |

Direct Email: LWalton@scilly.gov.uk



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