



**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN & COUNTRY PLANNING ACT 1990**  
(as amended by the Planning and Compensation Act 1991)

**NOTICE UNDER SECTION 215  
(LAND ADVERSELY AFFECTING THE AMENITY OF THE  
AREA)**

Notice Number: S215/01/11/2013

Issued by: Fenland District Council [herein referred to as "the Council"]

To: Mr Chrysostomos Elias Chrysostomou and Niki Elia Chrysostomou of {INSERT ADDRESS}

**1. THE NOTICE**

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

**2. THE LAND TO WHICH THE NOTICE RELATES:**

1 Nene Quay, Wisbech, Cambridgeshire, PE13 1AQ, shown edged red on the attached plan.

**3. WHAT YOU ARE REQUIRED TO DO**

- (i) Obtain the necessary scaffolding permits and temporary road closure permits
- (ii) Make safe building envelope before exposing site operatives to risks when entering the building to carry out works. Erect a scaffold on the streetscape of Nene Quay to support the front elevation.

Such support would be achieved by use of putlogs, lip hooks over wall heads, ties through the window openings and kentledge fixed to the outside line of scaffolding. Of necessity this scaffold would take up some of the road space and would need to be protected by barriers. There may need to be pavement and road closures consequent upon this.

External support scaffold. 30m x 4m x 9m high, 3 lines of standards, 1st lift double boarded with clear access underneath. All to form a

shore to the front elevation. Kentledge fixed to outside line and with concrete road barriers.

- (iii) Access will then be needed to the rear of the building and a similar supporting scaffold erected to the rear wall.

External support scaffold to rear of building. 10m x 4m x 9m high 3 lines of standards, no clear access beneath but with kentledge and no road barriers.

- (iv) Employ a cherry picker to gain access into the various cells of the building from above. Cut through the various floors and drop them onto the ground floors from where the debris may be removed in safety.

Allow for making safe heads of brick walls so that loose brickwork etc. cannot fall

- (v) Inspect unrestrained internal and party walls and where doubt exists as to their stability, these too may need to be partially taken down.
- (vi) With the internal area of the building free of debris install flooring. Restraint to the walls is considered necessary to provide stability and prevent collapse once the envelope is complete.
- (vii) With the walls restrained the external scaffold may be altered to an access only scaffold so that works to the external brickwork, windows and roof construction may be completed. The scaffold alterations should reduce the extent of scaffold to the roadway.
- (vii) Undertake brickwork repairs and reconstruction, including rebuilding of chimneys, using bricks and lime mortar to match existing for colour, size and texture.
- (ix) Replace the roof, either as cut timbers to allow residential accommodation at second floor level or as gang nail trusses. Coverings should be a breathable roofing felt such as Tyvek or similar, with battens and natural slates.
- (X) Eaves details need to be reproduced with timber dentils, then cast iron rainwater goods installed and finally the redecorations to the elevations completed.
- (XI) Remove all scaffold and secure the building.

#### **4. TIME FOR COMPLIANCE**

Steps (i) to (iv) above to be complied with in full within three months of the date on which this Notice takes effect.

- (i) within 12 weeks of the date that this notice takes effect.
- (ii) within 14 weeks of the date that this notice takes effect.
- (iii) within 14 weeks of the date that this notice takes effect.
- (iv) within 18 weeks of the date that this notice takes effect.
- (v) within 18 weeks of the date that this notice takes effect.

- (vi) within 26 weeks of the date that this notice takes effect.
- (vii) within 28 weeks of the date that this notice takes effect.
- (viii) within 28 weeks of the date that this notice takes effect.
- (ix) within 32 weeks of the date that this notice takes effect.
- (x) within 34 weeks of the date that this notice takes effect.
- (xi) within 35 weeks of the date that this notice takes effect.

## 5. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 1<sup>st</sup> January 2014

Dated:

Signed: \_\_\_\_\_  
Alison Callaby  
Planning Performance Manager

on behalf of

Fenland District Council  
Fenland Hall, County Road, March, Cambridgeshire. PE15 8NQ

The following persons have also been served with a copy of this Notice:

David Robert Marriott {INSERT ADDRESS}

Frank Kwaku Gyamfi-Yeboah {INSERT ADDRESS}

Adomaa Gyamfiyeboah {INSERT ADDRESS}

DUPLICATE OF  
ORIGINAL SENT  
1ST CLASS POST  
6/9/2013



Mr and Mrs C E Chrysostomou  
42 Parkhill Road  
Bexley  
Kent  
DA5 1JG

TOM LEWIS

Allison Callaby  
Tel: 01354 622309  
Fax: 01354 606914  
Email: [acallaby@fenland.gov.uk](mailto:acallaby@fenland.gov.uk)

6 September 2013

Our Ref:  
Your Ref:

Dear Mr. and Mrs. Chrysostomou

**Re: 1 Nene Quay Wisbech PE13 1AQ - PROPERTY ADVERSELY AFFECTING AMENITY OF NEIGHBOURHOOD**

As you may know, Fenland District Council is committed to ensuring that improvements are carried out to buildings in the District whose external condition has deteriorated. Improving such buildings has been identified by local people as a key priority for this council and as a result of this a number of buildings across Fenland have been brought to a satisfactory condition.

The external appearance of the above-mentioned premises is a source of concern primarily because of the lack of a roof and the poor, fire damaged condition of the external structure of the building. The council is writing to you today as the proprietors of the above-mentioned premises as identified by the Land Registry. This letter's purpose is to respectfully request that works be carried out to remedy the poor external condition of the building, and to ascertain whether you have any plans in this regard. More specifically the Council must insist that positive action is taken by the end of this month and that you provide evidence of the same.

I advise that if prompt progress is not made in terms of remedying the poor external condition of the premises and a guarantee given to the council by you that such works will be undertaken, the council has the option to take enforcement action under section 215 of the Town and Country Planning Act 1990. This is a course that the council would wish to avoid if at all possible. It is hoped, therefore, that your co-operation can be relied upon in terms of improving the building in the near future and giving a guarantee to that effect.

Yours sincerely

Allison Callaby  
Planning Performance Manager

Mr and Mrs C E Chrysostomou  
42 Parkhill Road  
Bexley  
Kent  
DA5 1JG

Alison Callaby  
Tel: 01354 622309  
Fax: 01354 606914  
Email: [acallaby@fenland.gov.uk](mailto:acallaby@fenland.gov.uk)

30 October 2013

BY POST AND E MAIL

Dear Mr. and Mrs. Chrysostomou

**Re: 1 Nene Quay Wisbech PE13 1AQ - PROPERTY ADVERSELY AFFECTING AMENITY OF NEIGHBOURHOOD**

The Council last wrote to you about this matter on the 6<sup>th</sup> September 2013. A copy of that letter is attached for your information. The Council has not received a response from you.

I advise you that, unless the Council hears from you within five working days of the date of this letter, outlining the steps you are going to undertake to remedy the external condition of the premises, then it will take enforcement action under Section 215 of the Town and Country Planning Act 1990. This enforcement action will require the improvements to be carried out. As you can appreciate this is a course that the Council would wish to avoid.

The matter however now rests with you.

Yours sincerely



Alison Callaby  
Planning Performance Manager

**Alison Callaby**

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**From:** Chrys Chrysostomou [REDACTED]

**Sent:** 04 November 2013 08:11

**To:** Alison Callaby

**Subject:** RE: 1 Nene Quay Wisbech

Dear Alison,

With reference to your recent communication regarding the above property, I have now outlined below the timeline for the re instatement of the property to its previous state, following the fire.

- a. Commencement of works 1/3/2014, subject to having the necessary planning permission(s)
- b. A building contractor has been identified and have reserved his services to commence on the above date.
- c. Completion is currently planned for 30<sup>th</sup> September 2014.

In order to ensure we progress with planning permissions and administrative requirements, I shall be pleased if you will advise what your requirements are, at your earliet possible opportunity and in time to ensure the starting date is not jeopardised.

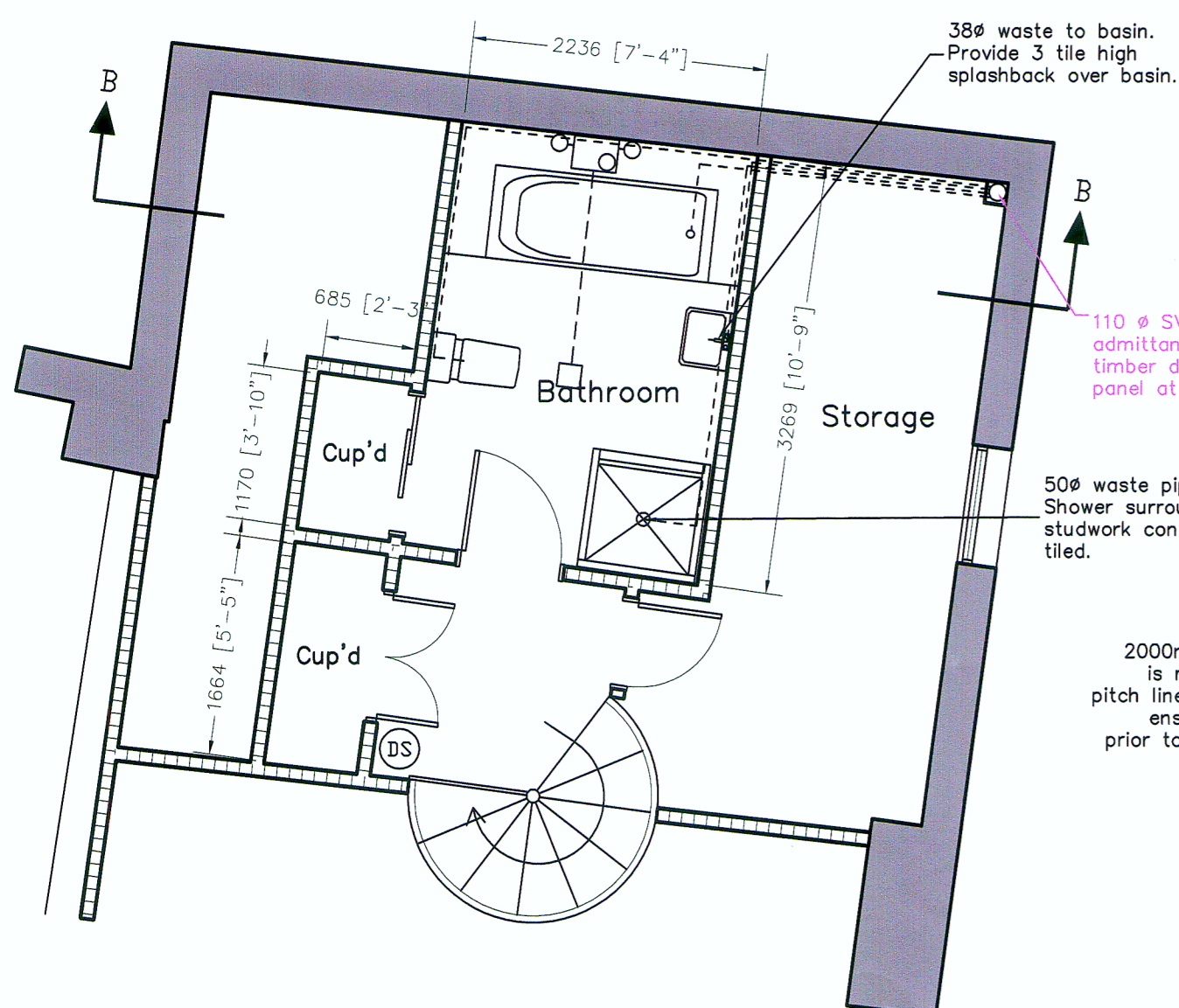
I look forward to hearing from you soon.

chrys

**regards**

**Chrys E Chrysostomou**

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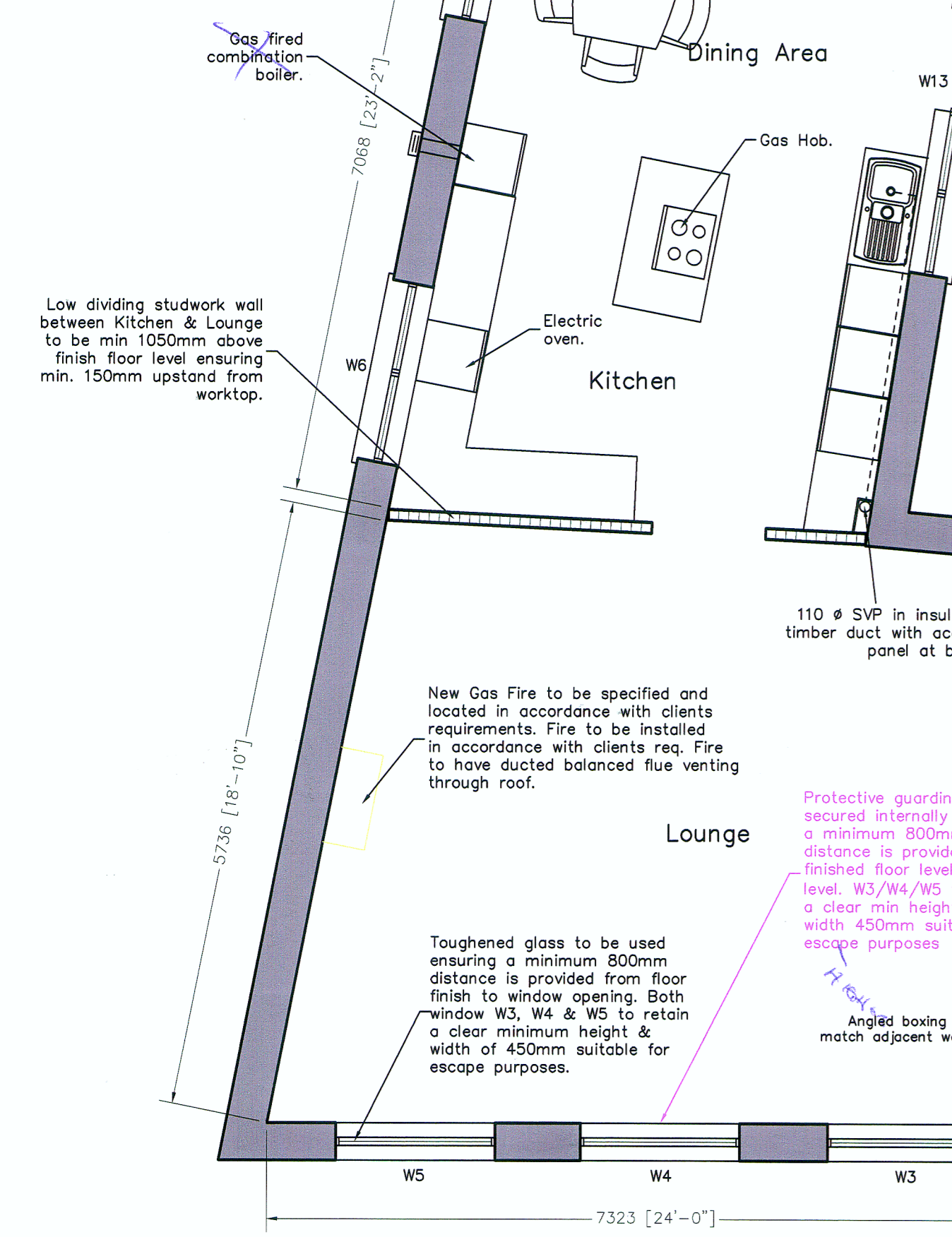


**PROPOSED SECOND FLOOR PLAN**  
MAISONETTE TWO

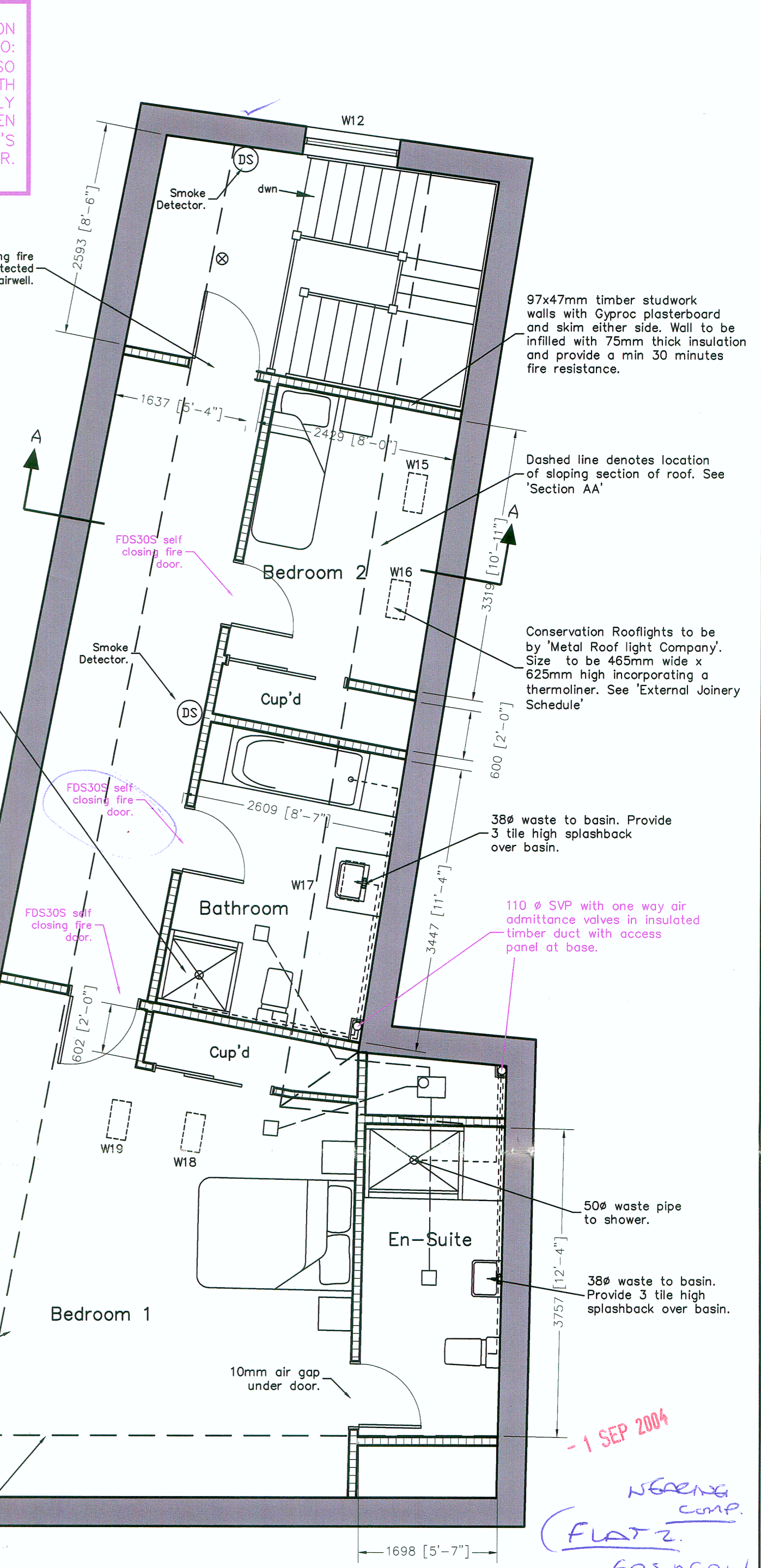
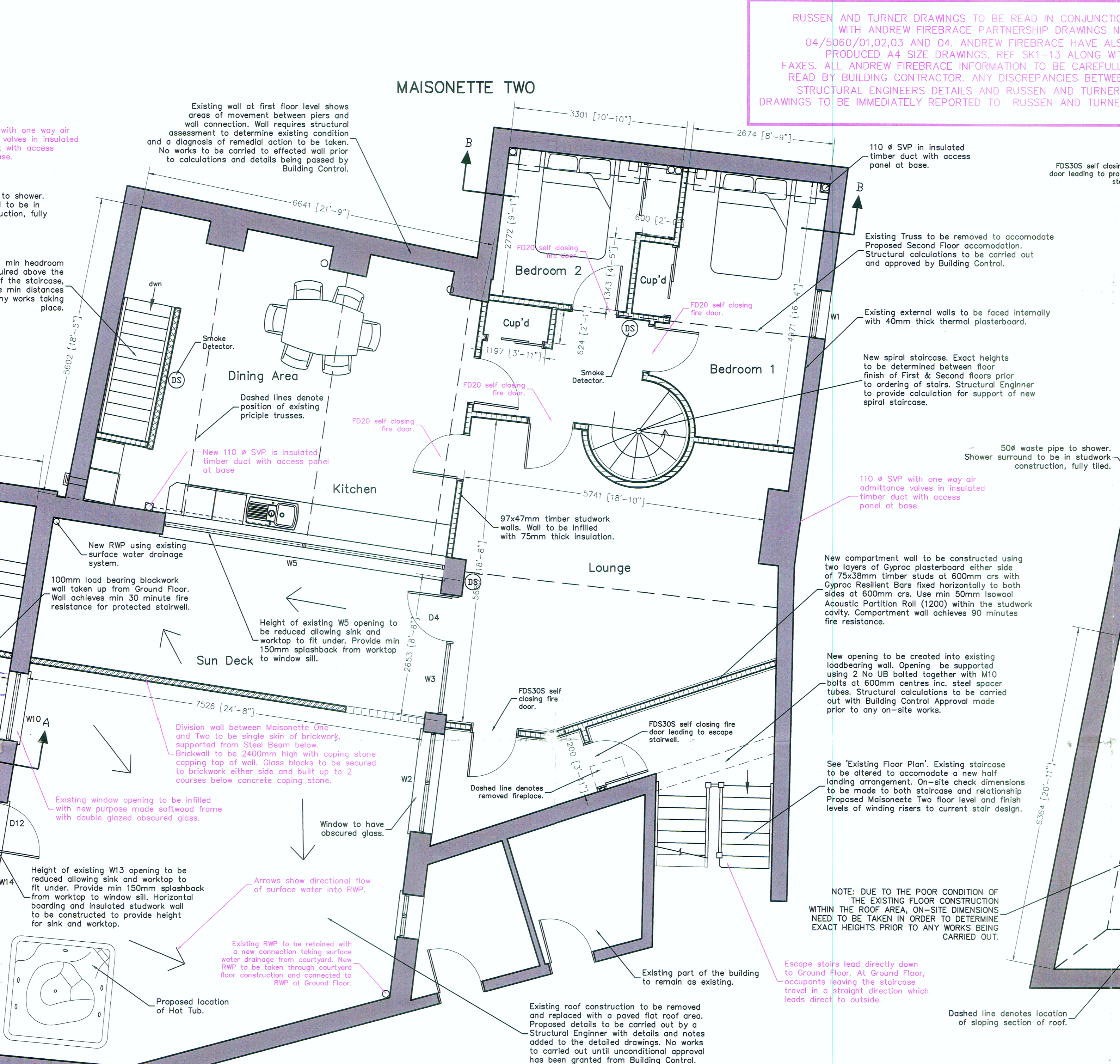
**KEY**  
- Energy Efficient lighting, see Specification Notes.

See 'External Joinery Schedule'. Existing window openings to be lowered by approximately 300mm due to the reduction of the new second floor construction. New openings to be supported by 1 No. CN81A and 1 No. CN6XB to the inner face of wall. Exact wall thickness to be determined to ensure adequacy of lintels prior to ordering.

**MAISONETTE ONE**



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**  
MAISONETTE ONE

**RUSSEN AND TURNER DRAWINGS TO BE READ IN CONJUNCTION WITH ANDREW FIREBRACE PARTNERSHIP DRAWINGS NO: 04/5060/01,02,03 AND 04. ANDREW FIREBRACE HAVE ALSO PRODUCED A4 SIZE DRAWINGS, REF SK1-13 ALONG WITH FAXES. ALL ANDREW FIREBRACE INFORMATION TO BE CAREFULLY READ BY BUILDING CONTRACTOR. ANY DISCREPANCIES BETWEEN STRUCTURAL ENGINEERS DETAILS AND RUSSEN AND TURNER'S DRAWINGS TO BE IMMEDIATELY REPORTED TO RUSSEN AND TURNER.**



**PROPOSED FRONT ELEVATION**

B Revised in accordance with Structural Engineers and Building Control requirements 30-07-04  
A Elevation revised in accordance with Conservation Officers Requirements 09-07-04  
rev purpose date

**RUSSEN & TURNER**  
CHARTERED SURVEYORS  
KINGS LYNN, DOWNHAM MARKET, SWAFFHAM, WISBECH, PETERBOROUGH  
**RICS** BUILDING DESIGN CONSULTANTS

17 High Street, King's Lynn, Norfolk, PE30 1BP.  
tel: 01553 768187, fax: 01553 767971.

PROJECT: Former Belfast Building, Nene Quay, Wisbech  
CLIENT: Mr. C. Constantine  
PROJECT ADDRESS: Belfast Building, Nene Quay, Wisbech, Cambs.  
DWG TITLE: Proposed First & Second Floors, Details and Proposed Elevation, Plan.

SCALE: 1:10, 1:50, 1:100 DATE: March 2004  
DRAWN: Paul White CHECKED: SC DRAWING NO: W02965F02 REVISION NO: B

RUSSEN & TURNER DO NOT ACCEPT ANY LIABILITY IN RESPECT OF ANY OTHER PURPOSE FOR WHICH THE DRAWING IS USED, OR FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WHICH MAY BE REFERRED TO RUSSEN & TURNER FOR CLARIFICATION IMMEDIATELY UPON DISCOVERY.

-1 SEP 2004  
NGRNG COMP.  
FLAT 2  
FOS AGAIN  
LAD WALLS  
FLASHING.

Registered in England No. 2727193

THE MORTON PARTNERSHIP LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS,  
HISTORIC BUILDING SPECIALISTS  
Old Timber Yard House, 55 The Timber Yard  
Drysdale Street, London N1 6ND  
Tel: 020 7324 7270 Fax: 020 7729 1196  
email: [london@themortonpartnership.co.uk](mailto:london@themortonpartnership.co.uk)  
[www.themortonpartnership.co.uk](http://www.themortonpartnership.co.uk)

**SCHEDULE OF WORKS  
IN CONSIDERATION OF A SECTION 215 NOTICE  
FOR  
1 NENE QUAY  
WISBECH  
CAMBRIDGESHIRE**



**Client:** Fenland District Council  
Fenland Hall  
County Road  
March PE15 8NQ

**Prepared by:** The Morton Partnership Ltd  
Old Timber Yard House  
55 The Timber Yard  
Drysdale Street  
London N1 6ND

**Date:** October 2013

**Reference:** RF/CE/SPEC/15210~spec rev 1



**CONTENTS:**

- 1.0 Preambles and Description**
- 2.0 General Notes on Section 215 Notice**
- 3.0 Works Required to Achieve Compliance**
- 4.0 Schedule of Works and Budget Costings**

**APPENDIX:**

- A Photographs**

**1.0 Preamble and Description**

- 1.1 The following schedule of works and budget costings have been commissioned by Fenland District Council prior to considering issue of a Section 215 Notice.
- 1.2 The works include the minimum considered necessary to make the building structurally sound, wind and weather tight for the short to medium term, so that ongoing deterioration is minimized, and to restore the visual amenity afforded by this building to the streetscape of Wisbech.
- 1.3 The building is not listed but nevertheless any works should pay due respect to the historic fabric of the existing building and its setting within the historic market town of Wisbech.
- 1.4 The building curves round the corner between Nene Quay and High Street. It comprises three shop fronts at ground floor each rising two and half storeys, with the upper storey partially sitting in the roof space. The ground floor extends up Nene Quay into the adjacent building which is two storeys high. This building appears to be complete and does not form part of this report.
- 1.5 The upper floor of 1 Nene Quay had been converted into flats, all of which were occupied at the time of a fire in a stairwell towards the High Street end of the building. It is not known how much damage this fire actually caused but during the "clean up" and "making safe" works the roof was removed in its entirety, chimneys were taken down to a "safe" level and the front wall was taken down to 2<sup>nd</sup> floor window cill level.
- 1.6 From external examination it appears that internal walls and party walls were also taken down to "safe" levels to match the external walls.
- 1.7 At the rear of the property, viewed from a vacant site on the High Street, it is possible to see that at least part of the rear wall is in a state of collapse.
- 1.8 An internal inspection shows that the stairwell area at the High Street end of the property has disappeared completely and is fully open to roof level. Elsewhere part of the second floor has collapsed onto the first floor, causing the first floor to collapse locally and leaving the second floor timber partition hanging.
- 1.9 We consider it likely that all floors are in a state of terminal decay and are unlikely to be able to sustain load.

**2.0 General Notes on Section 215 Notice**

- 2.1 Section 215 of the Town and Country Planning Act 1990 is a relatively straight forward power that can achieve imaginative and effective improvements to the quality of the historic environment as an alternative to Urgent Works or Repairs Notices.
- 2.2 It enables local planning authorities to take action by serving a notice on an owner or occupier if the amenity of a part of their area is adversely affected by the condition of land in their area. (Land in this context also includes buildings). The power in Section 215 is broad and is exercisable in respect of any land, designated or not, including buildings, in use or vacant.
- 2.3 A Section 215 Notice is served to secure improvements to the external visual appearance of land or a building. The scope of works required under a Section 215 Notice can be wide and includes planting, clearance, tidying, enclosure, demolition, rebuilding, external repairs and repainting. The test for a Section 215 Notice is whether the land adversely affects the amenity of the area. For buildings this usually means that any remedial works would be confined to improving the appearance of external visible parts.
- 2.4 For health and safety reasons and overall building stability following the works, for some buildings it may not be possible to just repair/replace the external envelope.

### 3.0 Works Required to Achieve Compliance

- 3.1 There will be need to acquire scaffold permits and temporary road closures to achieve these works so that a scaffold can be sited on Nene Quay. This process could take up to 12 weeks to procure and cost £1200.00 for the permits.
- 3.2 Client's contractors and designers all need to comply with current Health & Safety Legislation, including Construction (Design and Management) Regulations 2007. In essence these state that the various parties involved in construction should not knowingly expose site operatives to risks during the construction process, nor expose building users to risks following completion of the works.
- 3.3 With this in mind the building envelope needs to be made safe before exposing site operatives to risks when entering the building to carry out works. We consider that a scaffold needs to be erected on the streetscape of Nene Quay to support the front elevation. Such support would be achieved by use of putlogs, lip hooks over wall heads, ties through the window openings and kentledge fixed to the outside line of scaffolding. Of necessity this scaffold would take up some of the road space and would need to be protected by barriers. There may need to be pavement and road closures consequent upon this. Erection of the scaffold is likely to take 2 weeks.
- 3.4 Access will then need to be gained through the vacant site in the High Street to the rear of the building and a similar supporting scaffold erected to the rear wall. Erection of this scaffold is likely to take 1 week but there is no time allowance necessary as this can be achieved consecutively with 3.3 above.
- 3.5 The contractor may then employ a cherry picker to gain access into the various cells of the building from above. He will then be able to cut through the various floors and drop them onto the ground floors from where the debris may be removed in safety. This may take 4 weeks.
- 3.6 Unrestrained internal and party walls will need to be inspected and where doubt exists as to their stability, these too may need to be partially taken down. There is no time allowance required here as this will happen during 3.5 above.
- 3.7 With the internal area of the building free of debris a decision needs to be taken whether to erect an internal birdcage scaffold to support and restrain the walls with resin anchors or to install flooring. Both options are costed in the Schedule of Works. Restraint to the walls is considered necessary to provide stability and prevent collapse once the envelope is complete. Installation of the floors is considered to be the cheaper option but a design decision would need to be made as to what design to apply. Purchase of a birdcage scaffold would be £59,300.00 and would take about 4 weeks to erect. There would also be a requirement for weekly inspections costing £150.00 per week. There would be a resale value of this scaffold once the building had been repaired fully by installation of floors but this value would be fairly small. The alternative to the birdcage scaffold is to install timber floors and these would cost £39,150.00 and take some 6 weeks to install.
- 3.8 With the walls restrained the external scaffold may be altered to an access only scaffold so that works to the external brickwork, windows and roof construction may be completed. The scaffold alterations should reduce the extent of scaffold to the roadway. Such alterations would take about 2 weeks and with an additional 8 weeks hire would cost £5,075.00.
- 3.9 Brickwork repairs and reconstruction may then commence, including rebuilding of chimneys, using bricks and lime mortar to match existing for colour, size and texture. This would take 2 weeks and cost £11,085.00.
- 3.10 The roof may then be replaced, either as cut timbers to allow residential accommodation at second floor level or as gang nail trusses. Coverings should be a breathable roofing felt such as Tyvek or similar, with battens and natural slates. This will take about 4 weeks and cost £75,615.00

3.11 Eaves details need to be reproduced with timber dentils, then rainwater goods installed and finally the redecorations to the elevations completed. This will take about 2 weeks and cost £2825.00

3.12 Finally the contractor will need to remove all scaffold and secure the building. This will take 1 week and cost £2750.00.

#### 4.0 Schedule of Works and Budget Costings

##### 4.1 Preliminaries

4.1.1 Permits for road closures and scaffolds. **£1200.00.**

4.1.2 Site set up and welfare facilities for 20 weeks. **£16,000.00.**

##### 4.2 Scaffold

4.2.1 External support scaffold. 30m x 4m x 9m high, 3 lines of standards, 1<sup>st</sup> lift double boarded with clear access underneath. All to form a shore to the front elevation. Kentedge fixed to outside line and with concrete road barriers.

**[10 weeks hire £20,385.00, £216.00 per week thereafter.]**

4.2.2 External support scaffold to rear of building. 10m x 4m x 9m high 3 lines of standards, no clear access beneath but with kentedge and no road barriers.

**[10 weeks hire £6,500.00, £144.00 per week thereafter.]**

4.2.3 Alterations to scaffolds above and additional hire **[10 weeks £5,075.00.]**

##### 4.3 Demolitions and Cart Away

4.3.1 Hire of cherry picker and operator for 4 weeks **£9,950.00**

4.3.2 Cutting through floors, dropping debris to ground floor and carting away **£9000.00**

4.3.3 Allow for making safe heads of brick walls so that loose brickwork etc. cannot fall **£1250.00.**

4.3.4 Allow to stabilise internal walls or if in poor condition to reduce this in height until safe **£1250.00.**

##### 4.4 Internal Works

4.4.1 Internal birdcage scaffold with accessible lifts at floor levels. Additional braces and standards to allow resin anchors to brick walls.

**[Sale price 30m x 20m x 9m high £59,300.00]**

4.4.2 Weekly inspections of 4.3.1. Note that these need to be by a competent person – this could be a Building Control officer who has attended an appropriate training course run by NASC. **[£150.00 per visit for scaffolding contractor]**

4.4.3 New timber floors at 1<sup>st</sup> and 2<sup>nd</sup> floor in softwood grade C24. Assume glulam beams and floor joists at 400mm centres. Include for metal wall ties and herringbone strutting where necessary. **£39,150.00**

4.4.4 Allow for rebuilding internal brick walls in stock bricks and lime mortar to a height to allow the roofs to be reinstated. Allow for 20m<sup>2</sup> **£1890.00.**

4.5 External Works

- 4.5.1 Rebuild missing portions of external brick walls in stock bricks and lime mortar to eaves level **£1260.00.**
- 4.5.2 Replace upper sash windows to match existing details and re-glaze all other windows, where necessary including removing any existing glazing and putty etc. **£9,350.00**
- 4.5.3 Rebuild chimneys in stock bricks and lime mortar **£475.00**
- 4.5.4 Replace roof with gang nail trusses, including breathable roof felt, such as Tyvek membranes or similar, battens, natural slates to match original and wall plate etc. Include for metal wall plate ties **£75,615.00**
- 4.5.5 Form eaves in timber with original dentil detail **£575.00**
- 4.5.6 Replace rainwater goods in cast iron, painted gloss black **£375.00**
- 4.5.7 Redecorate all metal and timberwork **£1,875.00**
- 4.5.8 Remove external scaffold and secure the building **£2,750.00**

**APPENDIX A**

**Photographs**



Photograph 1: Intact portion of Nene Quay



Photograph 2: Part demolished portion of 1 Nene Quay



Photograph 3: View through first floor



Photograph 4: Propping to steel beam





Photograph 5: Loss of ground floor ceiling and fire damage to first floor



Photograph 6: Raking shore to support for steel beam



Photograph 7: Fire damaged first floor – 1



Photograph 8: Fire damaged first floor - 2



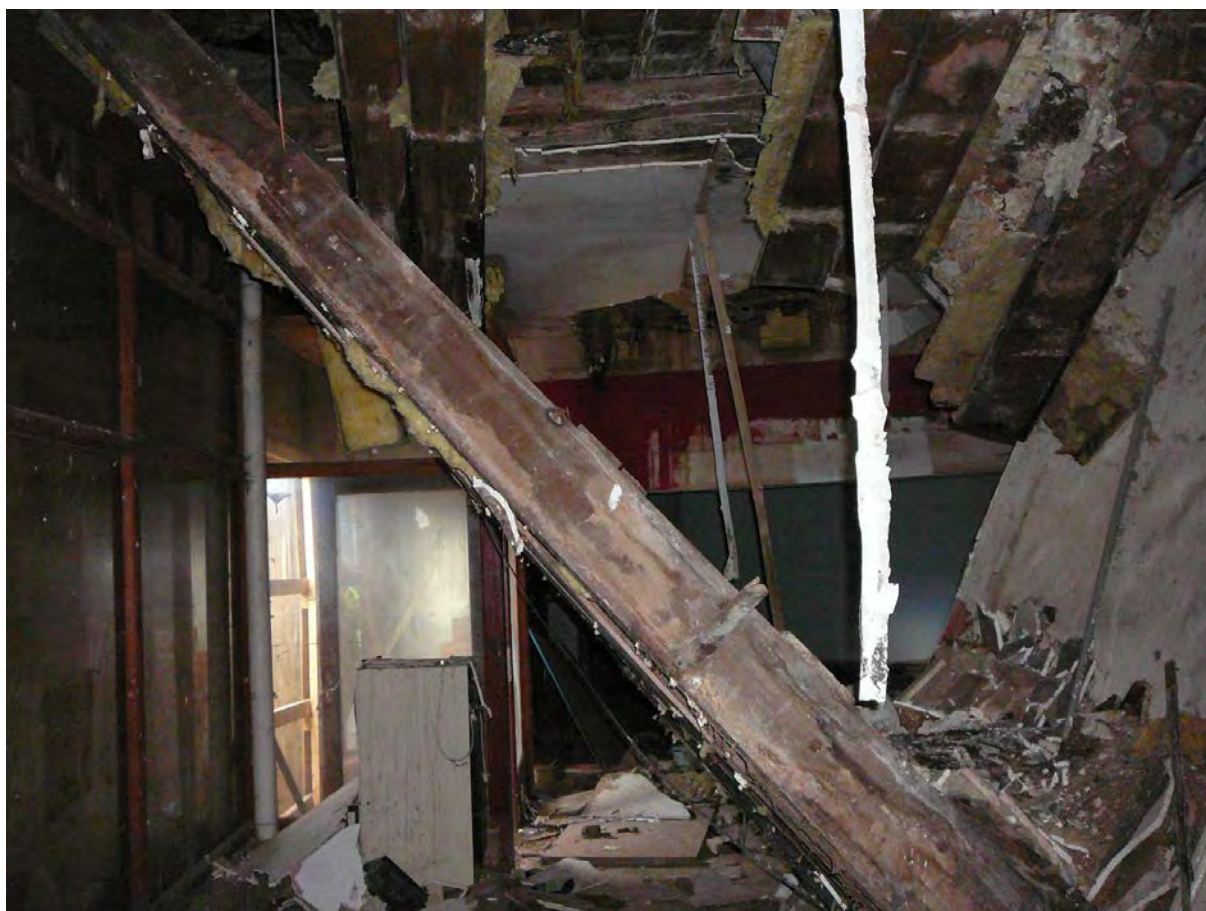
Photograph 9: Timber rot to first floor - 1



Photograph 10: Timber rot to first floor - 2



**Photograph 11: Part of collapsed second floor**



**Photograph 12: Part of collapsed first floor, brought down by collapsed second floor**



Photograph 13: Damp ingress to ground floor & corrosion to steel beams