
From: Howard Lawrenson <howard@lawrensonassociates.co.uk>
Sent: 04 October 2022 09:30
To: Bradwell, Dorothy
Cc: 'Jonathan Highfield'; Osborne, Lee
Subject: RE: External Mail: Re: 22/00270/FUL - 10 West Street

Hi Lee/Dorothy

We can confirm it will be the soft stone/brick mix:-
NHL2 x 2 base coats, with a 5:2 sharp sand/lime mix.
And NHL2 x 1 top coat with a 3:1 sharp sand/lime mix.

Regards,

Howard.

Howard.

LAWRENSON ASSOCIATES

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From: Bradwell, Dorothy [mailto:Dorothy.Bradwell@knowsley.gov.uk]
Sent: 03 October 2022 18:47
To: Howard Lawrenson
Cc: Jonathan Highfield; Osborne, Lee
Subject: RE: External Mail: Re: 22/00270/FUL - 10 West Street

Hi Howard,

Just to clarify further, the sheet we have been sent offers a range of recommendations in a table, but does not give a ratio of the mix for sharp sand/lime or clarity as to the mix of each coat. This is what we would need stipulating. I would take the view that NHL3.5 is likely a bit too strong, I'd be more comfortable with NHL2 as the lime component.

Best wishes,

Dorothy Bradwell (She/Her)
Principal Conservation and Design Officer
Planning

Telephone: **0151 443 2780**

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: 03 October 2022 18:40

To: Howard Lawrenson <howard@lawrensonassociates.co.uk>

Cc: Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>; Jonathan Highfield <jon.highfield@hotmail.com>

Subject: RE: External Mail: Re: 22/00270/FUL - 10 West Street

Hi Howard

With regard the proposed render the Principal Conservation Officer notes that there does not appear to be any specifications in the detail provided. The DAS/Heritage Statement mentions a 'traditional lime render' which seems appropriate, but we would require spec details. Lime can as stated help to dry the building out, however it also has the benefit of consolidating friable substrates and the addition of render on some areas of the building can be justified given the nature of some of the brickwork.

I aim to have a decision on this by the end of the week and therefore will recommend that specifications are required by condition attached to the decision. Such specs should not include any cement but include relevant materials and their ratios. Details of where the render is to be applied will also likely be required plus a 1m patch laid on the building of the specification initially agreed, with the final render agreement following agreement of the patch.

Kind Regards

Lee

Lee Osborne
Senior Planner
Planning

Telephone: 0151 443 2395

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB

From: Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>

Sent: 28 September 2022 14:17

To: Jonathan Highfield <jon.highfield@hotmail.com>

Cc: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>; Howard Lawrenson <info@lawrensonassociates.co.uk>

Subject: RE: External Mail: Re: 22/00270/FUL - 10 West Street

Hi Jonathan,

Are you able to submit a detailed specification for the rendering, and paint type/colour finish?

I appreciate you have proposed a traditional lime render but we would normally ask for the spec to be provided. If you could provide these details before the application is determined it will get you to the point of being able to start on site sooner, which do I understand is pressing because of the wintry weather approaching.

Very best wishes,

Dorothy Bradwell (She/Her)
Principal Conservation and Design Officer
Planning

Telephone: 0151 443 2780

Knowsley Council, Nutgrove Building - Second Floor, Westmorland Road, Huyton, Knowsley, L36 9FB



From: Jonathan Highfield <jon.highfield@hotmail.com>

Sent: 28 September 2022 11:53

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>; Howard Lawrenson <info@lawrensonassociates.co.uk>

Cc: Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>

Subject: External Mail: Re: 22/00270/FUL - 10 West Street

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Hi Lee.

Have you spoken to Dorothy about the rendering ? I my builder wants to get going on the work before the cod sets in.

Regards.

Jonathan.

From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: Thursday, 08 September 2022 17:57

To: Howard Lawrenson <info@lawrensonassociates.co.uk>; Jonathan Highfield <jon.highfield@hotmail.com>

Cc: Bradwell, Dorothy <Dorothy.Bradwell@knowsley.gov.uk>

Subject: 22/00270/FUL - 10 West Street

Hi Howard/Jon

With regard the above application I have received the comments of the Principal Conservation Officer and can offer the following comments as a result:-

10 West Street, the primary domestic building, is historic and has a characterful charming appearance, set back behind a small front garden. Though perhaps not as old as the rear building, it also shows signs of adaptation and alteration over time.

The proposals do not preserve or make the most of the design features and character of the building and as such revisions can be made:

- ☐ The shape of the wide watchmaker's workshop windows is being altered; these should be retained at their existing dimensions.
- ☐ The proposed windows are casements in upvc (as described in the Heritage Statement and application form) and of a design which is not based on historical precedent; this material and design are not sympathetic to the age or vernacular architecture of the building. The existing are timber, and the proposed should be timber and of a design which befits the building e.g. multi-paned Yorkshire sliding sash.
- ☐ The infilling of the double door opening with an 'off the peg' single door and side window is not sympathetic. It is advisable that the shape of the opening is retained, and any new infill door/window is timber and glass in a design that enhances the character and speaks to the history of the building as stables/workshop.
- ☐ The addition of render is not architecturally appropriate, and it is not clear why this is being considered. Use of such should be limited to where it is necessary (e.g., to consolidate friable bricks/stone). It is not appropriate to introduce this change wholesale for solely aesthetic purposes. This aspect of proposals should be reconsidered and revised with further supporting information provided.

Conditions could potentially be applied to address some of the above such as: -

- ☐ Notwithstanding the proposed design and material, full details of the design and material of windows and doors should be submitted and agreed (no less than 1:10 elevations and 1:2 sections)
- ☐ Notwithstanding submitted details, specification, revised elevations showing extent of rendering works reduced to the minimum required and 1 sqm sample of render to be submitted and agreed
- ☐ Eaves – shall be painted timber, roof – to be of natural slate.

Please have consideration of these and if you wish to discuss let me know next week by email. Whilst I will be on leave and not available until the following week I will be keeping an eye on my emails.

Kind Regards

Lee

Lee Osborne
Senior Planner
Planning

Telephone: 0151 443 2395

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