

From: Thorp Design Services <thorpdesignservices@gmail.com>
Sent: 03 October 2024 13:09:21 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Subject: Re: External Mail: Re: 24/00383/FUL - 14 Stanley Road, Huyton

Lee,

I hope you're well - thanks for the previous email.

They are happy to increase the coursing above the window to give the larger arch which helps tie into the original better.

The difficult bit however is the step out in profile for the lower band and the arch. Looking at it, if they were to step the lower section out they would then need to do the full width (as it wouldn't look right if not) but doing so would potentially mean digging down to the foundation to accommodate the step. Again with the arch the walls would need to be made thicker with current regs as we can make the cavity smaller due to insulation requirements. The knock on effect to this is it will need to run full height which means excessive work.

The down side to this is the cost and if this tips over a certain budget I feel they will not go ahead with the work as it won't be feasible.

With the above being said I can confirm that my client and I take in what the conservation officer has said and have agreed to remove the existing canopy and change the window design to match the existing house. This includes a larger soldier course of brick (Arched). They will also find a suitable piece of stone to match as best possible the existing cill.

We will not be designing in the plinth and extruded window arches due to build difficulties and cost.

Regards,

Zach Thorp
Design Director



On Wed, Oct 2, 2024 at 6:14 PM Osborne, Lee <Lee.Osborne@knowsley.gov.uk> wrote:

Hi Zach

The EoT is therefore agreed. If any of the points raised cannot be done for whatever reason then just explain why so that can then be uploaded, and we can take it from there. If there is a genuine reason

that points raised cannot be done then I am minded to accept such, as the proposal should provide betterment over what is there, particularly if a couple of the points can be done. With regards to the condition of the elevation underneath the canopy, we will not know until the canopy is removed. I am therefore proposing that the condition of that area is ascertained, and that if deemed necessary a scheme to restore that area of elevation (or as close as can be) is submitted to and agreed in writing with the LPA, the scheme to include a timetable of the works.

Kind Regards

Lee

Lee Osborne
Senior Planner
Planning

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB
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From: Thorp Design Services <thorpdesignservices@gmail.com>
Sent: Wednesday, October 2, 2024 4:16 PM
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Subject: External Mail: Re: 24/00383/FUL - 14 Stanley Road, Huyton

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Lee,

I'm happy with the EOT - I have taken the comments to the client and am awaiting to hear back.

I will respond asap once discussed with them.

Thanks,

Zach Thorp

Design Director

On Tue, Oct 1, 2024 at 11:38 AM Osborne, Lee <Lee.Osborne@knowsley.gov.uk> wrote:

Hi Zach

Regarding your latest comments and drawing regarding the above I have received a response from the Principal Conservation Officer (PCO) and can offer the following comments:-

The sloping cill is not matching the original detail, but you have indicated that this detail could be achieved and would be shown on a revised drawing.

The improved lintel detail is still very plain compared to the original detailing. The PCO notes that there is not likely to be the wall thickness to enable the 'layered' effect, but advises that there are some options using special bricks/contrasting bands. This area should be further investigated.

The PCO advises that the plinth should be added across the whole of the base not just the infill section. It is noted that the omission of this in the original extension is unfortunate, and by infilling the opening as proposed this makes the lack of plinth more apparent. The PCO advises that it should be possible to add a layer in front of the existing.

If any of these points cannot be incorporated into the scheme then a suitable justification of why the relevant part cannot be instigated should be given for consideration.

To allow the above to be incorporated into the scheme, or robust justification put forward if they cannot, and submitted for consideration shall we agree an extension of time to 18 October? Please confirm the extension of time by return email. Please note that I am on leave 8 – 14 October.

Kind Regards

Lee

Lee Osborne
Senior Planner
Planning

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