
From: Andrew Coldwell <a.y.coldwell@heppenstalls.net>
Sent: 18 November 2016 17:53
To: Paul Wood
Subject: RE: 211 Lane top

Afternoon Paul

Further to your email and our subsequent telephone conversation I can summarise as follows.

Patio doors

These are simply fully glazed timber doors to match in finish to match the existing windows and doors. The applicant would prefer these to be double glazed and I understand that you could condition this with; door joinery details and finish to match existing with a maximum double glazed unit thickness of say 16mm.

Terrace details

As we discussed we did something similar on a previous listed building approval ; if necessary I can dig out the details for this from archive? In principle the approved detail was as you suggest to fall the paving away from the building to address drainage and to support the paving slabs on a steel angle bolted to the existing listed building wall to allow access from a door out at first floor level. The void below this was left open for ventilation. In this case given the issue of access it will not be possible to lift in large slabs and I have discussed using short lengths of concrete beams with block infill grouted up, this again can be sat on a steel angle to respect the listed building. This construction depth would need to be faced at the exposed edge to the gable with a natural stone lintel which I think will look discreet. A flashing should not be necessary given a little bit of water running down the external wall will only dampen the ventilated external void below. There should be no issue with damp decay given the ventilation and substantial materials used.

I understand that in principle you are ok with the above as we discussed. If you need a sketch as you suggested to clarify then I will get instructions from the applicant.

I hope you are now supportive.

Regards

Andrew Y Coldwell
M Arch RIBA
Director



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From: Paul Wood [mailto:Paul.Wood@kirklees.gov.uk]
Sent: Monday, November 14, 2016 1:00 PM
To: 'Andrew Coldwell' <a.y.coldwell@heppenstalls.net>
Subject: RE: 211 Lane top

Sorry Andrew, more problems.

I'm half way through my report recommending approval and I spotted paragraph 9.5 of your heritage statement and the new patio door. This drew my attention to other things that we need details of before I can finish my report.

Please could you provide another plan (not necessarily an amendment of the current plan) showing the following?:

- Details of the new patio doors leading to the terrace. The frame should be wood, of a design to match existing windows and single glazed.
- Details of how the terrace will attach to the building (this could be a deal breaker).
- To protect against damp I would expect some form of flashing, with careful thought of how the new threshold will protect against damp. Any mortar used to connect the terrace with the dwelling must be lime based.
- Details of drainage for the terrace. I suggest a slight camber to keep water away from the dwelling with a slight ditch to draw water to a down spout that can connect to existing drains (I don't want to see water falling over the edge washing away the applied stone stain).

Please ask your clients to reconsider this proposal. I can see all sorts of maintenance problems after connecting the terrace to the building and I am very reluctant to recommend approval. However it is done will either adversely affect the wall of the building with screw holes and flashing joints etc. or potentially undermine the foundations if stanchions are used. Such harm is unacceptable. In addition, I have concerns for keeping such a narrow and deep void clear of debris over the decades to come, the result of which could cause damp. If the void is to be closed, there is a real danger of dry rot taking hold if there isn't good ventilation (I know this through personal experience) so I want an expert opinion if that is the case (I expect the air brick would be huge and I wouldn't be surprised if a fan was needed too). I would prefer to see no connection at all and leave it with the current gap, or perhaps a simple bridge from the new door supported by a cantilever so that it doesn't actually touch the building. The threshold could conceal the gap between bridge and building.

Regards



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From: Andrew Coldwell [<mailto:a.y.coldwell@heppenstalls.net>]

Sent: 04 November 2016 17:06

To: Paul Wood

Subject: 211 Lane top

Afternoon Paul

Just a quick note following my telephone call I understand that you visited site but couldn't spot the sample panel; as we discussed there is a photo on the drawing together with a note. I have attached this again for ease of reference together with the photo of the sample panel.

We agree to an extension of time up to the 18th November to allow sufficient time for you to prepare and issue the approval decision notice.

If you have any queries or any issues are raised by team leader in signing this off then please do not hesitate in contacting me.

Regards

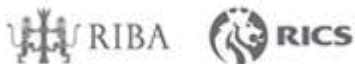
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