

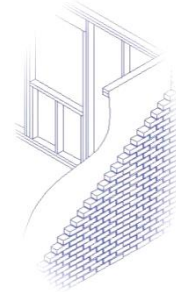
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Proposed Replacement Windows at 'Craigard', Cannongate, Denholm, TD9 8NF For Mr & Mrs Fox.

A planning application was submitted by the previous owner in January 2015 (Reference 15/00009/FUL), which was subsequently refused by the planning officer at the time, Mr Andrew Evans. The application was refused on the basis that the proposed visual appearance would result in an adverse impact on the character of the building and would be detrimental to the character and appearance of the Denholm Conservation Area.

The applicants' argument at the time was that there is a variety of window styles throughout Cannongate, which Mr Evans did not appear to hold in any regard when making his decision, claiming the replacement windows needed to comply fully with planning policy. Indeed, prior to refusal Mr Evans even suggested we should submit an appeal as we had a very strong case against his decision. However the applicant at the time was so aggrieved that they sold the property and moved on.

The new owners now want to revisit the proposals as the condition of the existing windows have deteriorated over the last few years, and are in need of significant work.

This end terrace property, estimated to have been built in the early 1900's is located right at the end of the row of houses forming one side of Cannongate in the village of Denholm. The house is located at the very edge of the conservation area, and has benefitted from a sunroom extension to the rear, built around 2008, for which formal planning permission was granted.

The current windows do not appear to be the original ones fitted when the property was constructed, with a narrow (4-6mm) double glazed unit fitted to an unusual inward, top-opening casement style of window. The windows are of bespoke design, with only the top sash openable, hinged from the mid-transom bar. These windows are formed in timber, and painted white, providing contrast to the crème painted rendered walls.

The existing windows do not comply with a number of the current building standards, in particular standard 2.9.4 for escape windows, standards 3.14.3 and 3.14.6 for ventilation and standard 4.8.3 for cleaning. The escape window standard poses a significant fire risk to the upper floor rooms, where the restricted openings would not allow safe emergency egress. The lack of suitable ventilation also provides a health risk and a significant amount of condensation is present during the colder months of the year.

The proposed windows will match the style and glazing pattern of the existing windows, with the exception of the first floor front bedroom which has a small fixed pane deadlight over, but the replacement windows providing better uniformity. The proposed central transom will be set as a solid bar within the opening sash, providing a one-on-one glazing pattern to each individual window.

As noted, there are several properties within Cannongate that have benefitted from replacement windows, with Rose Cottage the most recent to gain permission in 2012 for uPVC reversible windows, which was approved by Andrew Evans. There are a wide variety of windows within the street scene, with the attached neighbouring property (Craiglea) having aluminium top-hung casement style, the next house (Glenisla) still has the traditional vertical sliding timber windows, but next again (Gowanlea) has uPVC vertical sliding, with Rose Cottage approved for uPVC reversible windows. Please find attached photographs of the relevant neighbouring properties.

While current windows are serviceable, and double glazed to an extent, they are still very inefficient and draughty at the sash opener, and new 'A-rated' double glazed windows will provide a large improvement on heat retention and energy conservation to the house. The condensation build up should be restricted with the inclusion of trickle vents fitted to the head of each window, providing a comfortable movement of fresh air.

Providing uPVC as an alternative to the timber frames provides a low maintenance installation that will improve the look of the house for years to come, without detriment to the streetscape.

The property is out with the denoted `prime frontage' or core area marked on the local plan for Denholm, and the Supplementary Planning Guidance on Replacement Windows suggests that white uPVC framing is an acceptable material for replacement fixtures to properties not located in these areas.

No other alterations will be carried out on the property or its features under this application.

Please see the attached photographs, sketches & literature for further details.

Existing Photographs



Front/North-West Elevation



Front Windows
(Showing opening style)



Rear View of House/South-East Elevation



South-West Elevation
(Previous extension works)



Rear Window
(Showing opening style)



Front Elevation of `Craiglea' & `Glenisla'
(Aluminium framed casement to Craiglea, Green painted timber vertical sliding to Glenisla)



Front Elevation of `Gowanlea'
(uPVC vertical sliding)



Front Elevation of `Rose Cottage`
(uPVC reversible, with mid-transom)



Window Style to `Rose Cottage`
(Approved under planning reference 12/00912/FUL)



Front Elevation of `Ashlea`
(uPVC casement)