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Grounds of Appeal

On behalf of

Miss McNaughton

Proposed replacement PVCu windows

Planning ref – 14/00265/P

Date of refusal – 30 May 2014

Property History & Introduction

The following statement is to be read in conjunction with our appeal against the *refusal of replacement windows at 24 The Paddock, Musselburgh*. The proposals are to replace timber windows with new PVCu windows.

The planning department has rejected our application to replace the existing timber windows on the grounds that the proposed materials will adversely affect the property and the surrounding conservation area.

The client's property is a first floor flat within a three storey flatted building. It is a relatively modern unlisted building and is on the edge of the Musselburgh Conservation Area.

The property already has timber windows installed, however they are inefficient and cause a significant amount of heat loss. A more sustainable and cost effective solution is required.

The selection of the window style and colour is based on an assessment of the building and its character and also in order to remedy existing problems with the current windows and frames. While introducing additional safety features as required by legislation, we are seeking to closely match the colour and proportions in order to substantially maintain the appearance of the property. The only change that is being proposed is to the frame material.

Grounds of Appeal

The planner's report states "The proposed three replacement front elevation windows, due to their UPVC frames would be a significant change from the existing timber framed windows they would replace and would appear significantly different when seen in relation to the timber framed windows that would remain on the front elevation of the other flats of the building." We do not feel this is the case as the style and colour will remain the same. The only change we are looking to make is the change from uPVC to timber.

The report also states that "The timber framed windows of the flatted building's front elevation are a component of the positive contribution that the building makes to the special architectural or historic interest of the Conservation Area." As this property is a relatively modern flatted development, we cannot see how the building makes any contribution to the conservation area. It is not a traditional building and does not look anything like some of the more traditional properties that surround it. Looking at the map of the conservation area, it appears as though it is only within the conservation area as there are two traditional properties located to the north of the building. An extract of the map is below.

Policy DP8 of the adopted East Lothian Local Plan 2008 states that the proportions of the window opening, the opening method, colour, construction material of frames of glazing pattern should be retained in conservation areas. However one of the exceptions to this policy is when "the building itself does not contribute positively to the character or the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area." Without taking anything away from the building, it is not a traditional property and does not contribute to the

conservation area. A PVCu window would not look out of place on a more modern property such as this and it would have no impact on the character of the conservation area. On this basis, we feel our proposals do comply with the Local Plan and the application should not have been refused.

As is shown in the photographs enclosed, there are already a significant number of PVCu alterations in the surrounding area, as well as modern extensions to traditional buildings. All of these properties lie within the Musselburgh Outstanding Conservation Area.

The proposed replacements are designed to be superior to the existing timber units in terms of their safety, security, maintenance and energy consumption. Again, we would also ask that the Local Review Body take into account of the poor condition of the existing units and the effect on the building and its users.

Examples of existing PVCu windows within the conservation area

2 Balcarres Place



3 Balcarres Place



1 Balcarres Place

Examples of non-traditional extensions within the conservation area



10 Goose Green Road



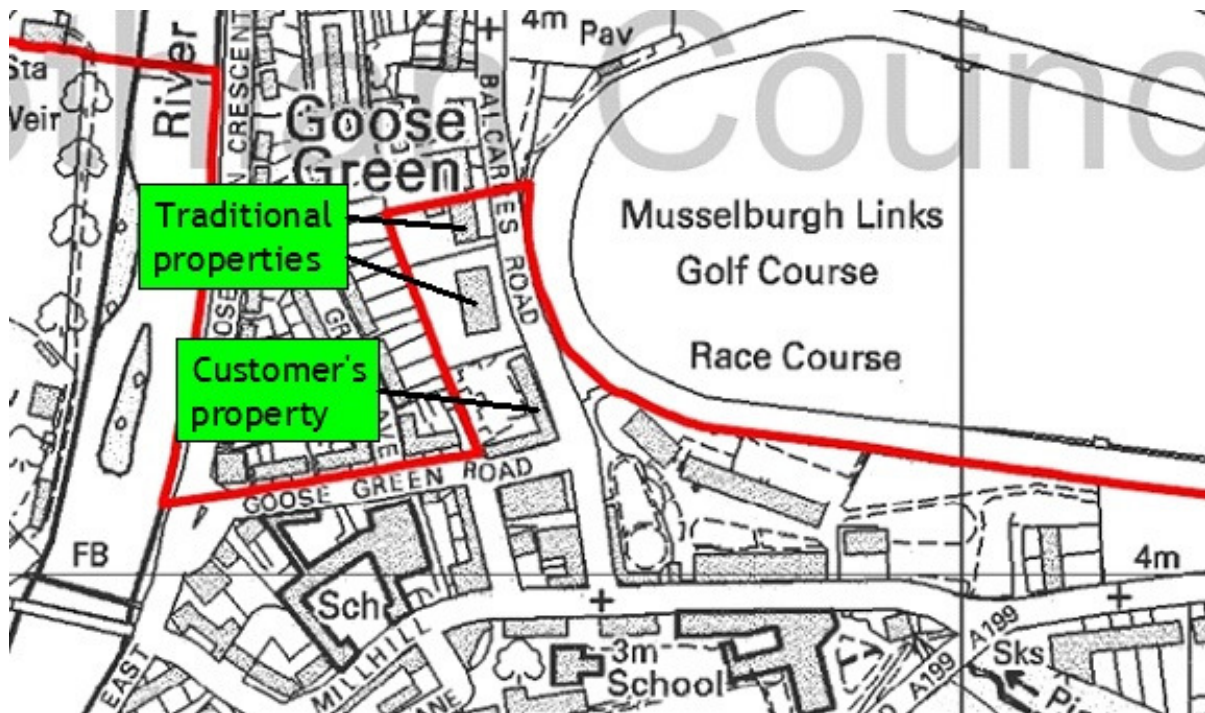
Wiremill Men's Social Club

Customer's property





Map showing customer's property is relation to conservation area boundary

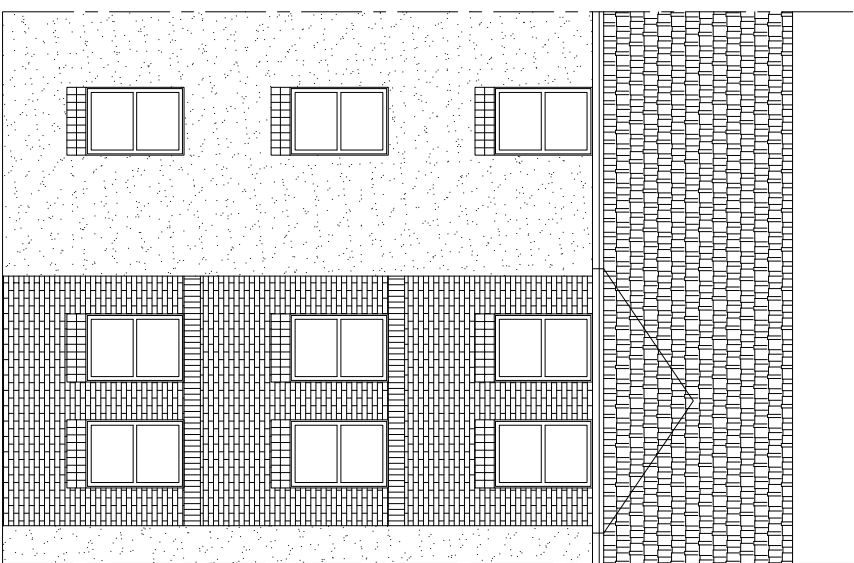


Conclusion

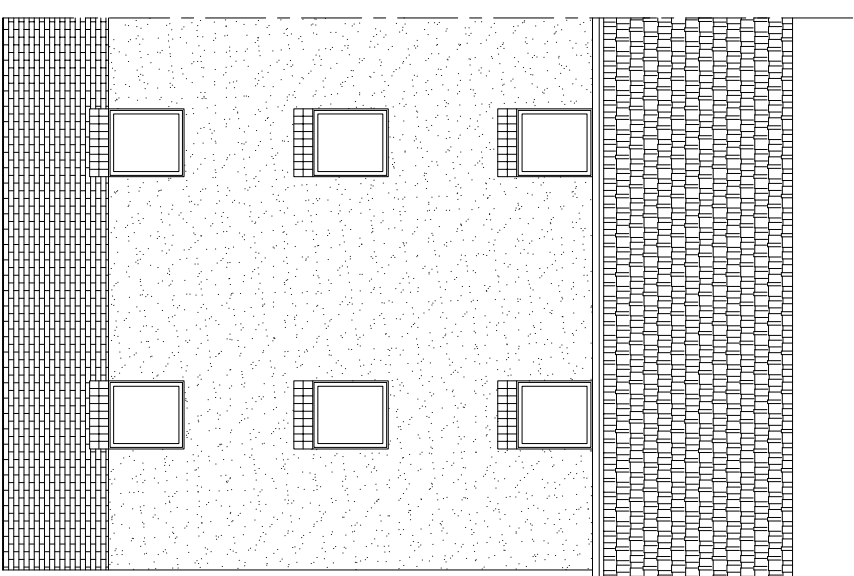
The planning department has refused the application on the basis that the replacement windows will have a negative effect on the building and the conservation area. However, as the property is relatively modern, PVCu would have a neutral impact at worst. As the property is not traditional and does not contribute to the conservation area, the planning application should be have approved as it is in accordance with the Local Plan.

We believe our proposed replacements not only complement the general aesthetics of the building and will not compromise the character of the building in any way, but they also provide a more sustainable and environmentally friendly option taking account of the condition and performance of the existing window units.

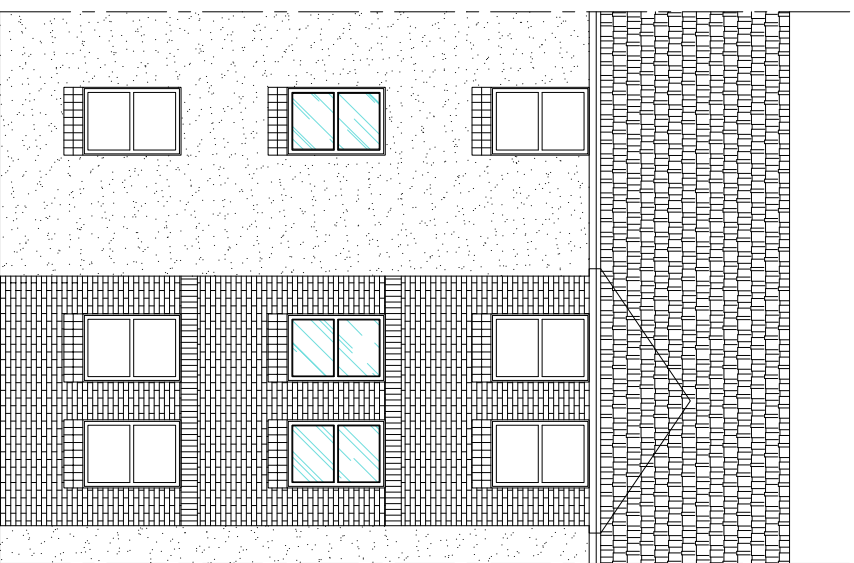
We therefore seek to appeal the decision of the planning department.



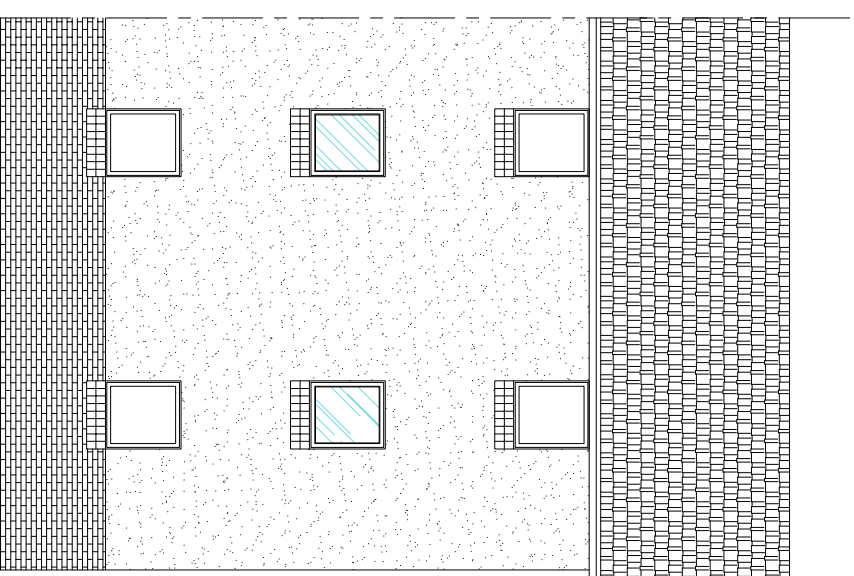
Existing Front Elevation Scale 1:100



Existing Rear Elevation Scale 1:100



Proposed Front Elevation Scale 1:100



Proposed Rear Elevation Scale 1:100

General Specification

All glazed units to be argon filled made from toughened safety glass to BS6262. Low E glazing fitted as standard. Window units consist of 2 x leafs of 4mm glass and 20mm argon-filled cavity. PVCu frame colour to be rosewood. Window u-value to be 1.4W/m²K. Windows to be reversibles.



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PROJECT SPECIFICATION
Proposed replacement windows

CONTRACT No 65462301 DRAWING No 01

DRAWING BY John Cowan

SCALE As illustrated DATE 4 April 2014

REVISIONS

