



Grounds of Appeal

On behalf of

Dr Sandra Castro

Proposed replacement windows

Planning ref – 14/00922/P

Date of refusal – 20 January 2015

Property History & Introduction

The following statement is to be read in conjunction with our appeal against the *refusal of replacement windows at 16C Melbourne Road, North Berwick.*

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 and is within the North Berwick 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 proportions in order to substantially maintain the appearance of the property. The only changes that are being proposed is to the frame material.

Grounds of Appeal

The planner's report states "the proposed uPVC framed replacement windows would be harmful to the character and appearance of the flat, of the flatted building and of the character and appearance of this part of the North Berwick Conservation Area."

Having looked at the surrounding area, we do not see how installing our Sliding Sash windows will take away from the property or area. There is already uPVC installed in surrounding properties and plenty in non-traditional styles. Our windows are traditional in the sense that we are looking to match existing style.

Examples of uPVC windows in the flatted property

16B Melbourne Road



17D Melbourne Road



Examples of uPVC windows in the area
13 Melbourne Road



7 Melbourne Road

6 Melbourne Road



8 Marine Parade



Our Sliding Sash windows on traditional properties







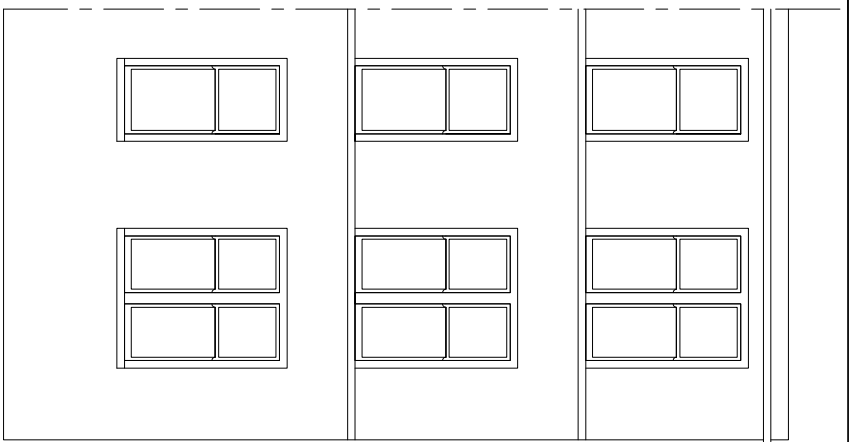
The proposed replacements are designed to be superior to the existing timber units in terms of their safety, security, maintenance and energy consumption. Again, we would also ask that the Local Review Body take into account of the poor condition of the existing units and the effect on the building and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

Conclusion

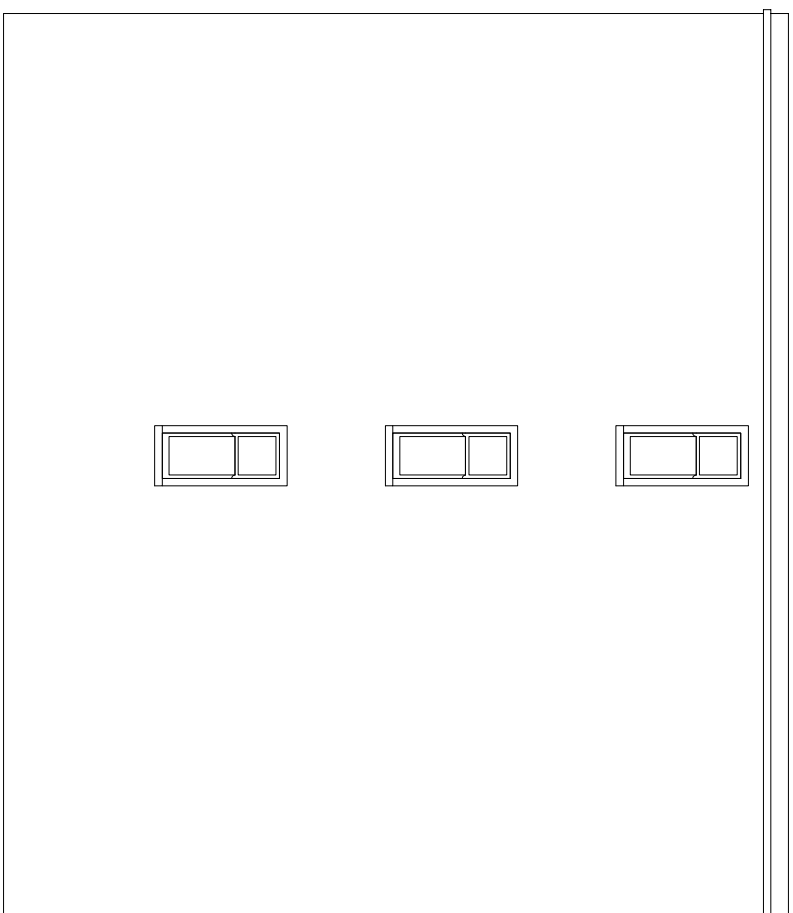
The planning department has refused the application on the basis that the replacement windows will have a negative effect on the building and the conservation area. However, a number of windows in the surrounding area are non-traditional uPVC windows. We are proposing to install uPVC windows but in a traditional style, which would have a neutral effect at worst.

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.

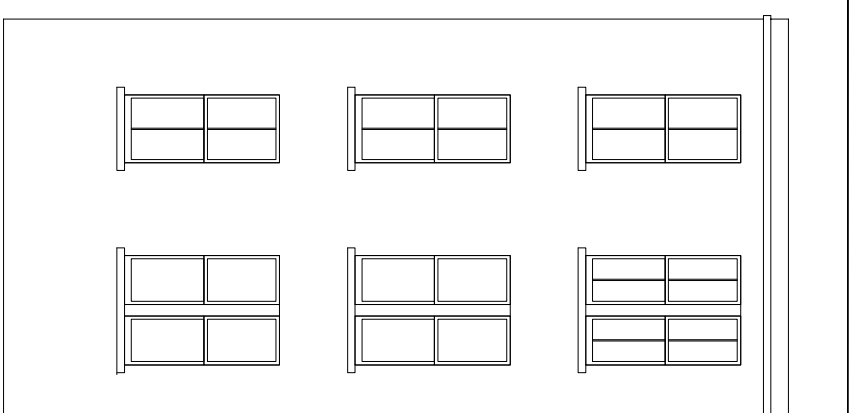
We therefore seek to appeal the decision of the planning department.



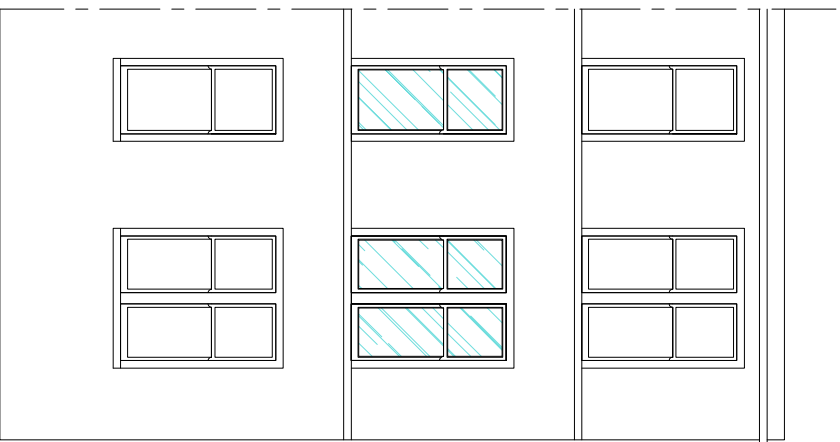
Existing Front Elevation
Scale 1:100



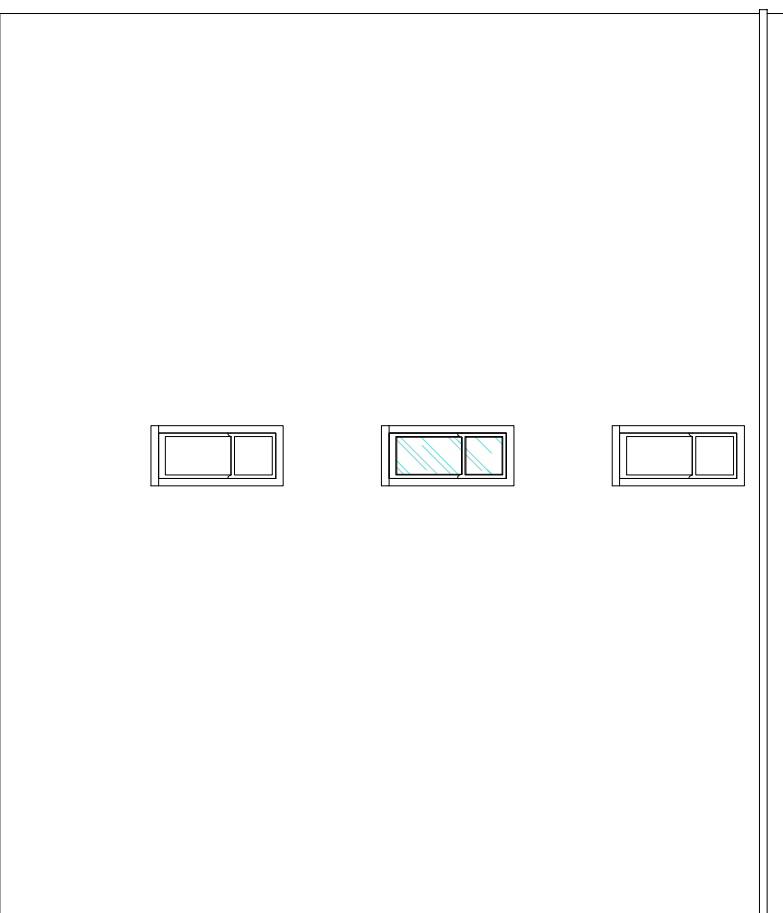
Existing RHS Elevation Scale 1:100



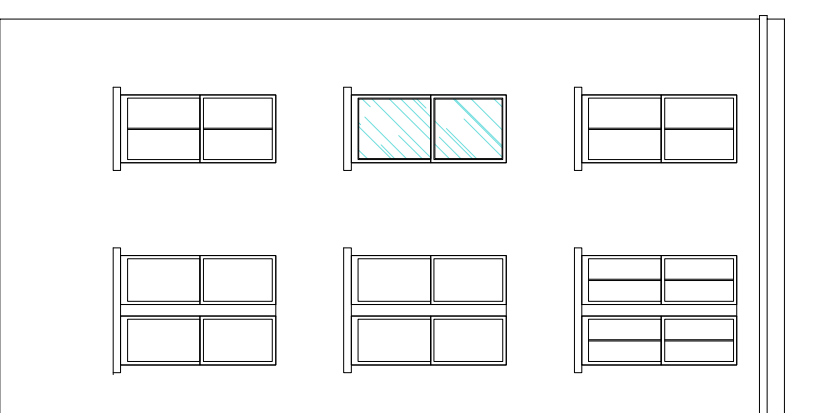
Existing Rear Elevation
Scale 1:100



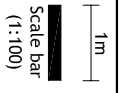
Proposed Front Elevation
Scale 1:100



Proposed RHS Elevation Scale 1:100
General Specification



Proposed Rear Elevation
Scale 1:100



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CLIENT Dr Sandra Castro
16C Melbourne Road
North Berwick
East Lothian
TELEPHONE 01620 892912 POSTCODE EH39 4JX

PROJECT SPECIFICATION
Proposed replacement windows

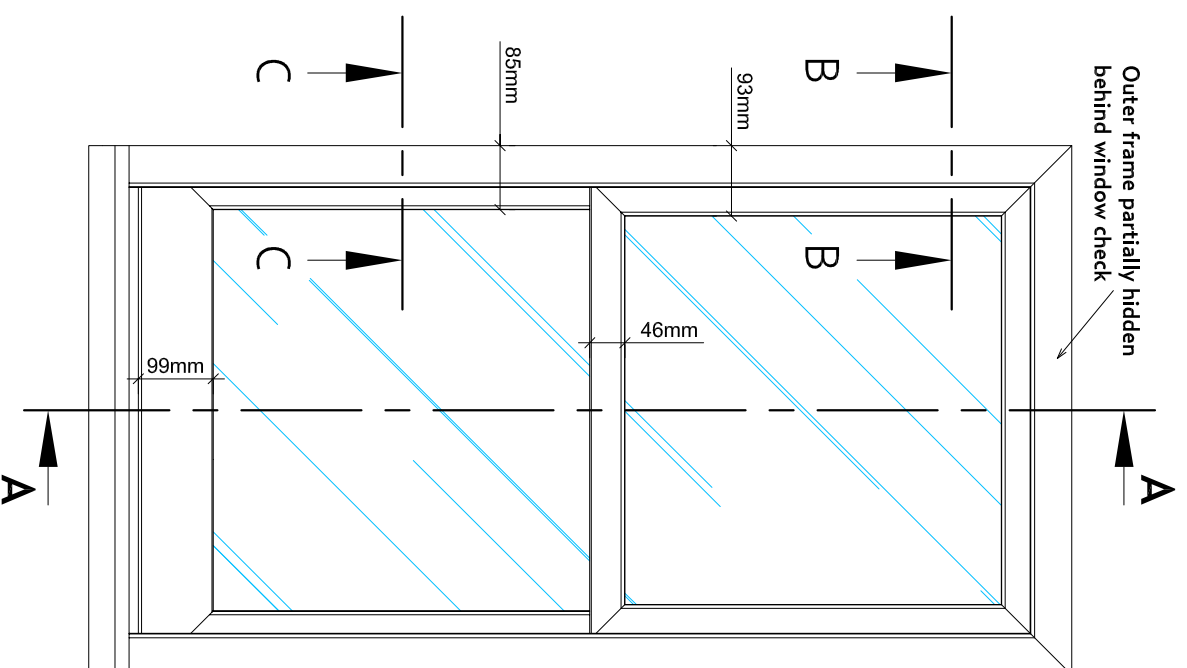
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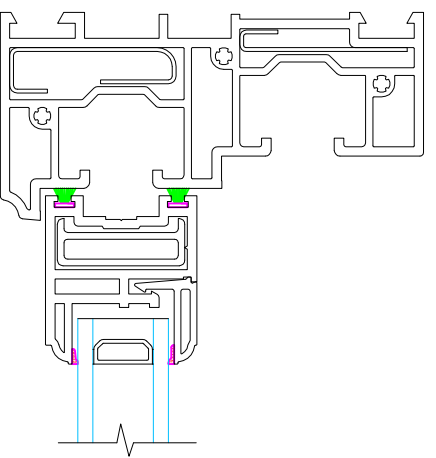
SCALE As illustrated DATE 19 November 2014

REVISIONS

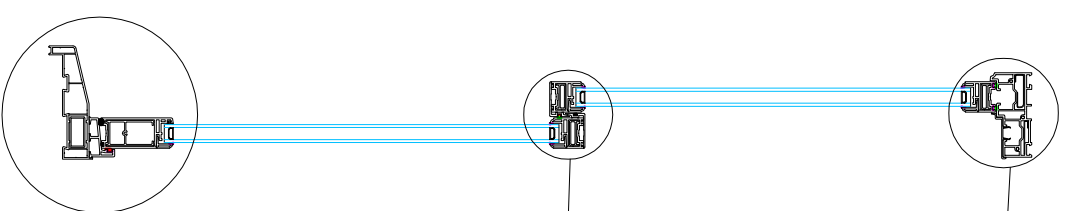
All glazed units to be argon filled made from toughened safety glass to BS6262. Low E glazing fitted as standard. Window units consist of 2 x leats of 4mm glass and 20mm argon-filled cavity. PVCu frame colour to be white. Window u-value to be 1.4W/m²K. Windows to be Sliding Sash.



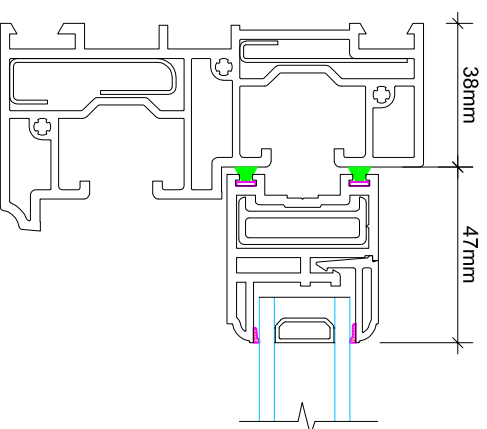
Sliding Sash Elevation
Scale 1:10



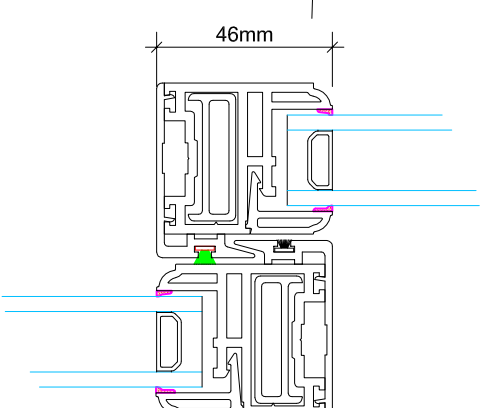
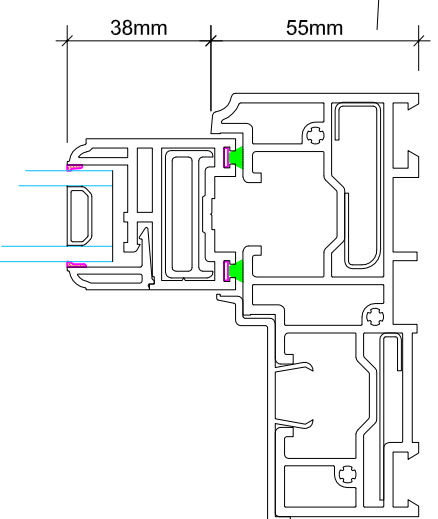
Frame Detail (B-B)
Scale 1:2



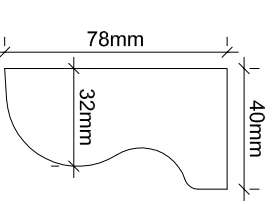
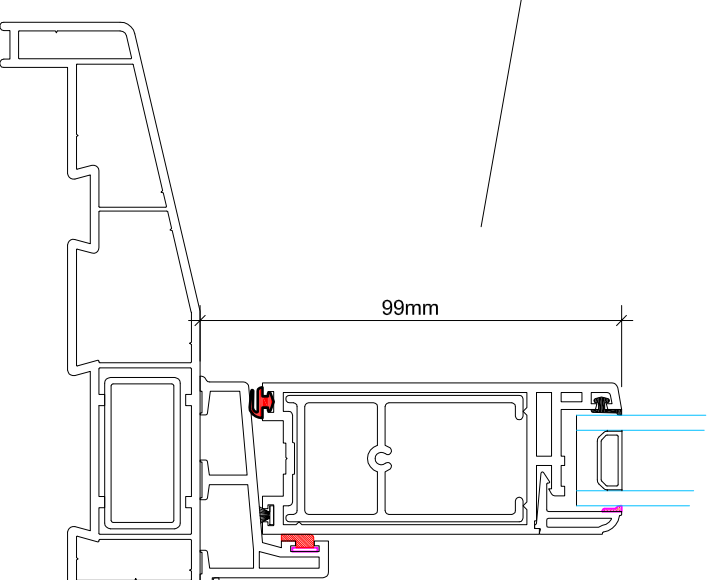
Sliding Sash Section (A-A)
Scale 1:10



Frame Detail (C-C)
Scale 1:2



Window Details
Scale 1:2



Decorative horn details



Lorimer PVCu Sliding Sash

DRAWING BY M. Faughnan DATE 16/12/13