

LOCAL REVIEW BODY

18th November 2021

Application No: 21/00529/P

18 Marine Parade, North Berwick EH39 4LD

Applicant's Supporting Information

Application Number 21/00529/P

18 Marine Parade North Berwick EH39 4LD

Appeal to LRB against Refusal of Planning Application for Replacement Windows

Elevations of House and Location Plan.

Planning Officers Report and Decision.



Applicant:
JD Crow
18 Marine Parade
North Berwick

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

Proposed Replacement Windows to House

@ 18 Marine Parade
North Berwick

for JD Crow

Scales 1:100

April 2021

This is a true copy of the plan to accompany the application
for Planning Consent

Signed.....

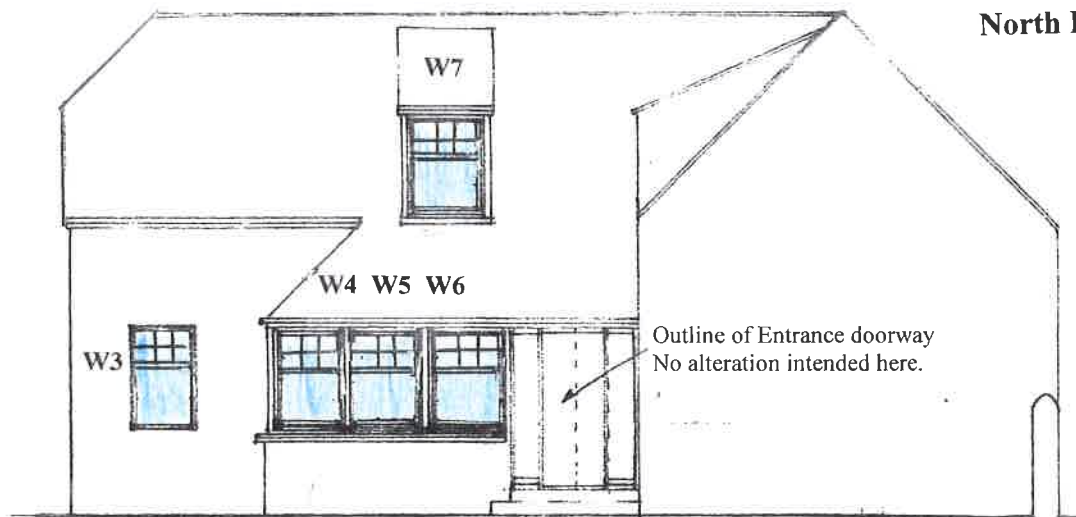
Dated..... April 2021
5m @1:100

Drawing No 1 of 4
Elevations & Notes

East Elevation



North Elevation



NOTES:

Outline: It is proposed to install a total of 13 new replacement windows into the existing openings on the East & North Elevations in this two storey detached house which is located in a Conservation Area of North Berwick. The windows will be double glazed and in smooth finish white uPVC frames, sliding sash & case operation. These will be as specified by the manufacturer company, QuickSlide Windows & Doors as per their brochure & frame profile sectional details.

General: Although Building Warrant is not required for this work it is all to comply with Technical Standards 2019 made under Building (Scotland) Regulations 2004, and relevant Codes of Practice and be carried out in a Tradesman like manner. All will give an opening area of 1/30th of floor area. All materials are to be used in accordance with manufacturers written instructions or accepted construction ways. No alterations are to be made to the structural openings but care is to be taken when removing existing units.

Windows: New units are in smooth white uPVC frames using SpectusWindow System Profiles. Low E glass & gas filled to give 1.4 W/m^2 $^{\circ}\text{K}$ U value. Draught strip seals built into frames. Secure lock and handles fitted all to comply with BS 6262. Installation & fixings to BS8213-4 2007. 4000mm^2 slot vents, colour coded are fitted in all top rails. Upper sashes have Run Through Sash Horns. Dummy astragals are fixed to inner & outer glazing with spacer bars within double glazed units.

Outside Finish: Carefully cut render and existing pointing to allow release of existing frames and sills. Make good ingoes and mastic point to frame on installation and completion, repainting on completion to match existing. PVC sill is integral with each frame, point underside to keep the drip edge appearance. Joint between multiple sashes sealed with cover plates to suit width.

Inside Finish: Ingoes and soffit finished with boarding and sill board to be altered & reinstated for decorating on completion as agreed

Proposed Replacement Windows to House

@ 18 Marine Parade

North Berwick

JD Crow

for

Scales 1:1250

April 2021

This is a true copy of the plan to accompany the application
for Planning Consent

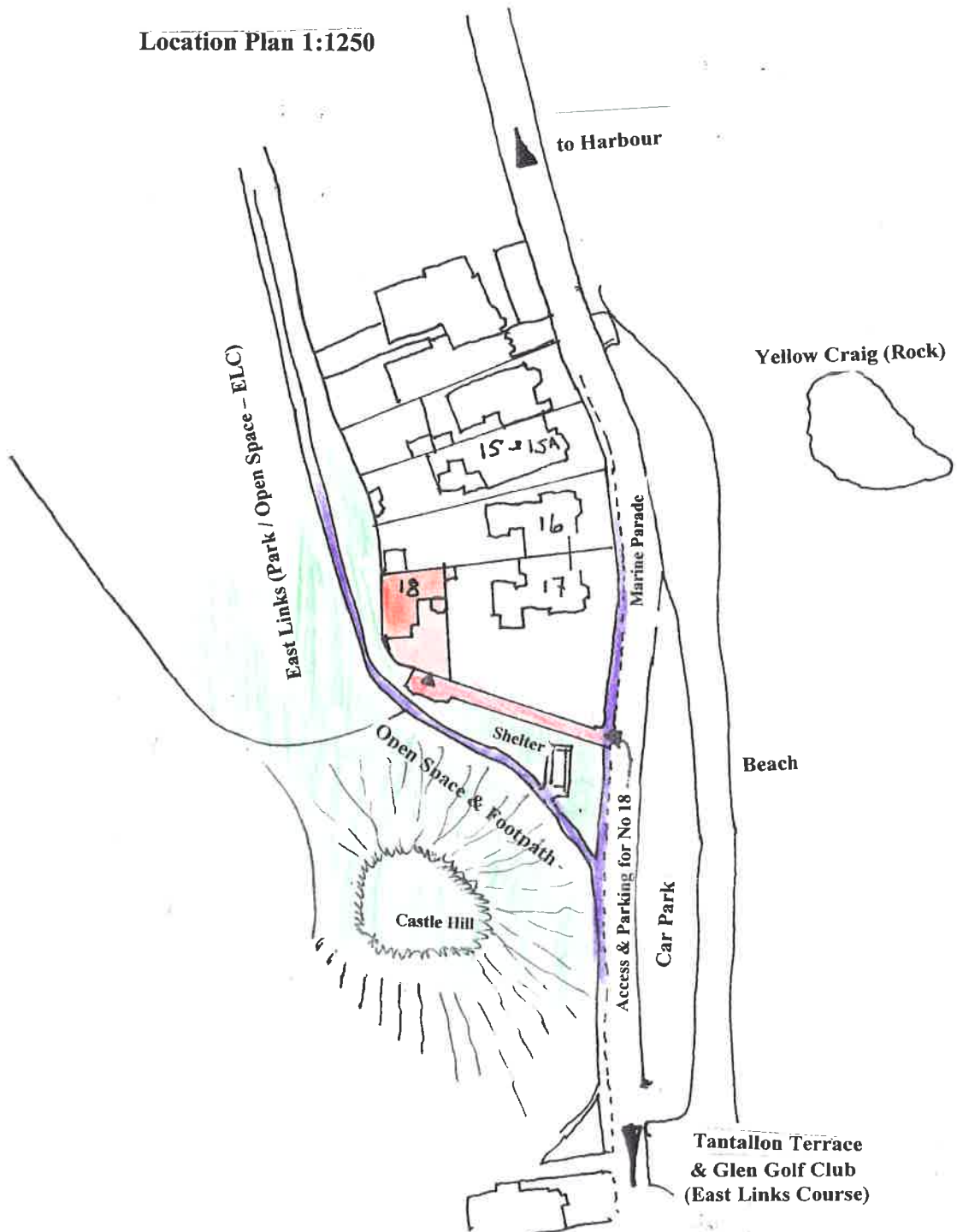
Signed

Dated April 2021
100m @ 1:1250

Drawing No 2 of 4
Location Plan



Location Plan 1:1250



OFFICER REPORT

21st June 2021

App No. **21/00529/P**

Application registered on **29th April 2021**
Target Date **28th June 2021**

Proposal	Replacement windows	SDELL	N
		CDEL	N
Location	18 Marine Parade North Berwick East Lothian EH39 4LD	Bad Neighbour Development	N

APPLICANT: **Mr J D Crow**

Is this application to be approved as a
departure from structure/local plan? N

**c/o Alan Wood
6 Lauder Rambling
North Berwick
East Lothian
EH39 5PU**

DECISION TYPE: **Application Refused**

PLANNING ASSESSMENT

The property to which this application relates is a two storey, detached house with associated garden ground. It is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. The property is also situated within the North Berwick Conservation Area.

The property is bounded to the north and west by neighbouring residential properties and to the east and south by a public footpath and public open space that is part of a much larger area of open space that runs from East Road, to the eastern end of Tantallon Terrace.

Planning permission is sought for the replacement of a total of 13 windows in the front (north) and side (east) elevations of the existing house.

The existing windows of the house that are to be replaced are white painted timber framed sash and case windows. The top sashes of the windows has astragals splitting the sash into 6 small panes. The lower sashes which is larger than the top sash does not have any astragals.

The proposed replacement windows would be white coloured quick slide windows with a 6 over 1 glazing patten. They would be different in that they would have UPVC frames and astragals.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no relevant policies of the South East Scotland Strategic Development Plan (SESplan). Policies CH2 (Development Conservation Areas) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application are Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: Revised December 2020.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

Also material to the determination of the application is supplementary Planning Guidance (SPG) on 'Cultural Heritage and the Built Environment' adopted by the Council on 30th October 2018. The SPG expands on policies that are set out in the East Lothian Local Development Plan 2018 and provides policy guidance on replacement windows in buildings which are in a conservation area.

The policy guidance set out in the SPG states that the replacement of a window in a building in a conservation area must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

- i) Multiple glazing where there is no visible difference between that proposed and the original style of window;
- ii) If the building itself does not contribute positively to the character of the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area; and
- iii) If the windows cannot be seen from a public place.

No public letters of objection have been received in relation to the application.

The proposed replacement windows would not harm the residential amenity of any neighbouring residential properties.

The applicant's house occupies a prominent position at the eastern end of Marine Parade in North Berwick. It is set back from the public road of Marine Parade but its front elevation is still visible from that public road. Furthermore the property is bounded to the south and east by large areas of public open space that have within them public footpaths. Therefore the house is readily visible in public views from those areas of open space. It displays traditional features and materials including pitched roof slopes clad in slates, white rendered walls and white painted timber framed sash and case windows. All of the windows to be replaced are of a sash and case opening method that display a six over one glazing pattern. Due to its prominent position within the Marine Parade and due to its traditional form, the house makes a positive contribution to the character and appearance of this part of the North Berwick Conservation Area. Its traditional timber framed windows are a significant component of the house and the positive contribution it makes to the character and appearance of the North Berwick Conservation Area.

Whilst the eastern boundary of the applicants' house is bounded by a high stone boundary wall the upper sections of the ground floor windows and the first floor windows are visible from the public footpath adjacent to the east side of the applicants' house and from the area of open space beyond.

In addition, windows in the front (north) elevation of the house due to the location and orientation of the applicants' house are visible from the public footpath to the immediate east of the applicants' house and also from the public road of Marine Parade to the north.

Therefore the proposed replacement UPVC framed windows would also be visible from those public places. If, as proposed, the white painted timber framed sash and case windows were replaced with white coloured uPVC frame windows they would, by their different construction material of framing, be a significant change to the windows they would replace. This difference would not preserve the positive contribution the traditional timber framed sash and case windows make to the character and appearance of the house and to the special architectural or historic interest of the North Berwick Conservation Area. Consequently the proposed replacement windows would neither preserve nor enhance, but would be harmful to, the character and appearance of the house and the character and appearance of this part of the North Berwick Conservation Area.

In addition, if approved the uPVC framed replacement windows would set an undesirable precedent for the installation of modern style uPVC framed windows within the publicly visible elevations of other buildings within the North Berwick Conservation Area. Over time, such a change would be collectively be out of keeping with, and harmful to, the character and appearance of the North Berwick Conservation Area.

REASONS FOR REFUSAL:

- 1 The white coloured uPVC frame windows would, by their different construction material of framing, be a significant change to the windows they would replace. This difference would not preserve the positive contribution the traditional timber framed sash and case windows make to the character and appearance of the house and to the special architectural or historic interest of the North Berwick Conservation Area. Consequently the proposed replacement windows would neither preserve nor enhance, but would be harmful to, the character and appearance of the house and to the character and appearance of this part of the North Berwick Conservation Area contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan, The Cultural Heritage and the Built Environment SPG adopted by the Council in October 2018 and with Scottish Planning Policy: Revised December 2020.
- 2 If approved the windows would set an undesirable precedent for the installation of similarly designed UPVC framed windows within the publicly visible elevations of other properties within this part of the streetscape. Over time such change would be collectively out of keeping with, and detrimental to, the special character and appearance of the North Berwick Conservation Area.

LETTERS FROM

21st June 2021

App No. 21/00529/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Mr J D Crow
c/o Alan Wood
6 Lauder Rambling
North Berwick
East Lothian
EH39 5PU**

APPLICANT: Mr J D Crow

With reference to your application registered on 29th April 2021 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Replacement windows
at
18 Marine Parade
North Berwick
East Lothian
EH39 4LD**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The white coloured uPVC frame windows would, by their different construction material of framing, be a significant change to the windows they would replace. This difference would not preserve the positive contribution the traditional timber framed sash and case windows make to the character and appearance of the house and to the special architectural or historic interest of the North Berwick Conservation Area. Consequently the proposed replacement windows would neither preserve nor enhance, but would be harmful to, the character and appearance of the house and to the character and appearance of this part of the North

Berwick Conservation Area contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan, The Cultural Heritage and the Built Environment SPG adopted by the Council in October 2018 and with Scottish Planning Policy: Revised December 2020.

- 2 If approved the windows would set an undesirable precedent for the installation of similarly designed UPVC framed windows within the publicly visible elevations of other properties within this part of the streetscape. Over time such change would be collectively out of keeping with, and detrimental to, the special character and appearance of the North Berwick Conservation Area.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
DWG 1	-	28.04.2021
DWG 2	-	28.04.2021
DWG 3	-	28.04.2021
DWG 4	-	28.04.2021
MANU LITERATURE 1	-	28.04.2021
DWG 5	-	28.04.2021
MANU LITERATURE 2	-	28.04.2021
MANU LITERATURE 3	-	29.04.2021

28th June 2021



Keith Dingwall
Service Manager - Planning

Application Number 21/00529/P

18 Marine Parade North Berwick EH39 4LD

Appeal to LRB against Refusal of Planning Application for Replacement Windows

Supporting Information and Manufacturers Photographs



Applicant:
JD Crow
18 Marine Parade
North Berwick

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

Introduction

- a) This appeal to the East Lothian Council Review Body is made following refusal of the Planning Application 21/00529/P on 28 June 2021. The application was for the replacement of 13no. windows on the North and East elevations of the house, 18 Marine Parade, North Berwick, which is in the North Berwick Conservation Area.
- b) This application was refused for two reasons, firstly that the material of construction of the frames proposed (uPVC) would neither preserve nor enhance the house and would be harmful to the appearance of this part of the Conservation Area and secondly, that if approved an undesirable precedent would be set which could see similar windows being allowed, all to the detriment of the special character and appearance of the North Berwick Conservation Area.
- c) The Local Review Panel has the ability to look at the application from a fresh perspective and not necessarily be bound by the decision taken via delegated powers. Given the character and location of this property and its exposure to the elements, particularly driving wind, it would be reasonable to accept the material of construction for the replacement windows as going some way to meeting so many relevant and current criteria which are at the forefront of local, national and international agendas today,
 - i) Maintaining the overall appearance of properties in Conservation Areas and helping owners to keep their properties in a good state of repair.
 - ii) Keeping properties fit for occupation throughout the whole year when poor thermal performance can make the cost of continuous living through the winter prohibitive.
 - iii) Reducing fuel usage for heating and therefore reducing global warming, and this also fits in with East Lothian Councils own Climate Change Strategy, 2020-2025.
- d) To try to achieve these aims the windows chosen are double glazed to a high energy saving standard and have engineered draught seals in the uPVC frames, they do match exactly the existing in terms of the sizes of openings, the proportions of the opening areas, the frame section sizes, use of external astragals to upper sashes, and of course the colour – white.

Background

- a) 18 Marine Parade sits at the East end of that row of houses, Marine Parade, which overlooks East Bay and backs onto East Links Park. The house faces the Castle Hill to the East side. To the sea side is the 3 storey house and access to Rockend, behind the property is the garden of No 16. There is a footpath from Marine Parade along the foot of Castle Hill which leads to the open grassed park. The properties in Marine Parade cover possibly every architectural design used in the 1900s with not one property being the same as another. Flat roofs, tall windows, panoramic windows, balconies, single, two and three storey properties can all be found in the 30 or so properties that now form Marine Parade. Some of these have been subdivided, extended, otherwise altered, and painted in many colours. In short, an eclectic but random street scene with absolutely no cohesive theme which would challenge any Planning Officer today.
- b) This particular house was created in the 1980s by converting and extending the former stable building which was within the grounds of No 17 (Rockend) Marine Parade. It is now a two storey L shape with pitched slate clad roof and dormer windows to the North and East to serve the rooms in the roof area. When the house was built the windows were brown painted timber single pane canopy style, and one has to wonder how the Planning Consent at the time allowed this when that brown colour and style is at complete variance to the windows in the surrounding properties in Marine Parade.
- c) Various alterations have been made over the period of Mr Crows ownership and these include replacing these brown windows with what is now installed: building on a timber conservatory, subsequently with a decked area in front: adding roof windows and a window onto the East Links Park (at the rear of the property). All have the benefit of Planning Consent.
- d) The standards of thermal insulation and performance when the house was built were nowhere near as high as now and the solid wall construction, coombed and sloping ceilings and very limited and inaccessible attic spaces means that bringing this up to anything approaching today's thermal requirements is impossible without pulling the house apart first. The original brown coloured windows were found to be draughty and had poor insulation performance so were replaced in the 1990s but even these are poor by today's standards. This combined with the really severe exposure and the now rotted frames of the 30 year old windows has led the owner to want to try to bring these 13 windows up to modern day performance standard and not have the added burden of having to constantly get them painted with the inevitable damage that can do to operation and efficiency, particularly draught proofing.

The windows proposed

- a) I have almost 40 years experience in building design and construction with the East Lothian Councils and some considerable experience with window design and performance in both private and public sector situations; from new build and replacements, from grant funded projects and with the councils own housing stock window replacement programmes. Some of the properties involved have been in conservation areas and some have been in listed buildings - where trying to get a balance between appearance, performance and practicality for construction has involved liaising with manufacturers, Planning Officers, and obviously the end user- the householder. I have also been a key witness, in court, in fatal accidents involving fire escape window design and security.
- b) I have seen window design ruin the appearance of a building and compromise the safety of occupants: opening areas with narrow hoppers- sometimes at the bottom of the window instead of the top, dummy rails, dummy lead lights, disproportionate frame sections, no escape facility, not cleanable from inside. The list goes on but by far the biggest problems have been created by suppliers of uPVC framed windows and for this reason they have rightly been given some criticism. But uPVC is a good material for window frames, it retains its colour and requires no decoration to stave off rot, it can be moulded to accept engineered draught proofing seals and it can be designed for strength to accept double glazed units without having to incorporate disproportionately oversized frame members.
- c) From all of this I recognise that a window has to do so many functions and meet so many criteria, set by so many people, that some compromise of requirements has to be made sometimes, and that is probably where we are with this proposal now.
- d) My justification for applying for Planning Consent for replacing the windows as proposed in this house is that the Quick Slide vertical sash and case window is of such good design, detail and overall appearance that it is nigh impossible to tell that it is a uPVC framed unit. I have looked at them from up close, ie 1metre (3feet) and had to touch the frame to be sure. I have looked at them from 10metres (30 feet) and can not tell the difference. In short I would say the difference between the proposed window and the existing is not visible to anyone other than a really devoted expert, and even they would have to be in the garden of the house to be really sure.

Review of Reasons for Refusal

“The white coloured uPVC frame windows would, by their different construction material of framing be a significant change to the windows they would replace”

A timber framed window (when new) has a paint finish which is smooth and flat. A PVC frame is also smooth & flat. There is no perceptible or visible difference between them at this stage, from any distance outwith the curtilage of the house.

“This difference would not preserve the positive contribution the traditional timber framed sash and case windows make to the character and appearance of the house and to the special architectural or historic interest of the North Berwick Conservation Area”

After 2 or 3 years a timber window in this particularly exposed location will have flaking paint requiring it to be removed and repainted. A uPVC framed window still looks as new. After 9 years some timber framing will require to be cut back and filled and the finish then can be at best – variable. A uPVC window still looks as new.

After 15 years, even if a painting regime is maintained, a timber window is visibly deteriorating and this has a negative impact on the appearance of the house. This is clearly visible on other houses in Marine Parade where maintenance work if being carried out is not able to stand up to the severe weathering. A uPVC framed window still looks like new.

Panel will be aware that the conservation area spreads from Westerdunes and Abbotsford Road, to Tantallon Terrace and contains many fine buildings and houses, some of which are listed or of historic interest. This house stands about 1.5 miles from the westmost boundary and a quarter mile from the eastmost boundary so it is difficult to see what impression this house makes on the greater scale of the conservation area. Furthermore the house stands about 35 metres behind the footpath along Marine Parade.

Consequently the proposed replacement windows would neither preserve nor enhance, but would be harmful to, the character and appearance of this part of the North Berwick Conservation Area.....”

I would suggest that the replacement frames would preserve the appearance of the house because their appearance is frozen in time when they are installed. Inevitable deterioration of timber certainly does not preserve or enhance any appearance, and as commented, the eclectic and random design of some of the buildings in this part of the Conservation Area has neither character nor appearance one might expect to find in a Conservation Area.

“....contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan, The Cultural Heritage and Built Environment SPGand with Scottish Planning Policy: Revised December 2020.”

To summarise the requirements of these policies: “ This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

- i) multiple glazing where there is no visible difference between that proposed and the original style of window.***
- ii) If the building itself does not contribute positively to the character of the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area: and***
- iii) if the windows cannot be seen from a public place***

- a) The type of frame chosen for all the 13 window openings on the two elevations has the exact same size, proportions, opening method, colour and glazing pattern so complies with the policy for both i) and ii).
- b) The construction material of the frames is not the same but the use of a different material is not something that can be easily recognised from any public place. The nearest footpath brings a determined onlooker to 9 metres from the upper window on the East Elevation(W1) and has to be looked at an angle and over the 2metre high stone wall surrounding the house curtilage. To get a square look at the same elevation the same determined onlooker would have to position themselves and would be 12 metres away from that same window on the same path.
- c) To view the North elevation from the pavement on Marine Parade an onlooker walking along the narrow pavement would be 35 metres away and the line of sight is continually interrupted by the wall and hedge on the front of No 17, and by the crumbling brick built public shelter at the foot of Castle Hill. Again the 2metre high wall and the boundary screening hides the windows on the ground floor.
- d) The basis of this appeal is that the use of a different material of construction cannot be easily seen or readily identified from a public place and therefore meets the condition iii).

If approved the windows would set an undesirable precedent for the installation of similarly designed uPVC framed windows within the publicly visible elevations of other properties within this part of the streetscape. Over time such change would be collectively out of keeping with and detrimental to the special character and appearance of the North Berwick Conservation Area.

- a) The proposed windows are at the forefront of considerate design development for vertically sliding sash and case windows. They are of such a good detail design and construction that the difference between the uPVC frame and a timber frame window is not visible unless being examined at extremely close range, ie within an arms length. The proportionate frame members and the incorporation of external astragals and horns on the upper sashes further confuses the eye into believing they are original period windows. The Planning Officer himself in an exchange of emails with me recognises the "*proposed windows are a very good imitation of a traditional window*". As the replacement window market is full of inferior designs any subsequent applications for other properties which do not specify a window with detailing as good as this, need not be accepted by planning control, thereby negating any possible claim for precedent.

Summary

- 1) This Appeal to the Local Review Body is made following the refusal of the Planning Application 21/00529/P, an application which was advised to neighbours and advertised in local newspapers, but which attracted no adverse comment from anyone.
- 2) The report for refusal perhaps overstates how visible the house is from public areas as a determined onlooker would have to crane to see all the windows from the footpaths or they would have to climb up Castle Hill. The use of PVC as the construction material of the frames is certainly not recognisable because of the distance from the limited vantage points on these paths mentioned in the officers report and as shown in the document of photographs showing the house.
- 3) The house is a modern conversion of what was a derelict stable, using traditional design and external materials, but it did originally have brown framed canopy windows, which were and still would be totally alien to Marine Parade. The proposed windows would be exactly in keeping with the other properties adjoining.
- 4) If the aims and objectives of the Climate Change Strategy are to be met owners have to be engaged with by the Council and given encouragement, not having excessive barriers placed in the way of the reasonable progress the owner wants to make. The use of a different material, to make an otherwise nigh perfect replica window which would be unrecognisable from any distance, is surely excessive reason for refusal nowadays. Furthermore, immediately and over time, the clean sharp lines of the new windows will enhance this house and the limited impact it makes on the overall Conservation Area of North Berwick.
- 5) This application was never intended to undermine planning policy and other guidance to protect and enhance Conservation Areas, or to change the need for each proposal to be carefully looked at to ensure other matters of good design are achieved. It was felt that the house at 18 Marine Parade is not of such high profile as to prejudice the North Berwick Conservation Area and the actual windows and their material of construction are not as readily visible as outlined in the officer's report. The broad brush stroke of disallowing a change of material of frame construction because the window can be seen from a public place, irrespective of distance, seems very heavy handed and can be preventing progress in other considerations, particularly energy efficiency.
- 6) It is recognised that the LRB Panel has considered other appeals against refusal because of different materials of construction of window frames and have approved them because the property was not deemed to be widely visible and it is suggested this is exactly the same situation here, and that the refusal of the original application should be overturned.
- 7) If any member of the Review Panel had any questions or needed anything clarified Mr Crow or myself would be pleased to address these at the meeting or at the site visit.



Photographs taken from the manufacturers brochures to show the perfect proportioning of frame member sizes and the use of traditional detailing, vertical joints, astragals to create the effect of small panes, and the use of frame extensions (horns) which were used in timber framed windows to reduce frame twisting and consequently jamming.

The lower photograph shows how a multiple window can be done without reducing daylight by not having "weight boxes" between the individual cases.

(Note it is not intended to use contrasting colours for the cover plates in the installation at No 18 Marine Parade)



Application Number 21/00529/P

18 Marine Parade North Berwick EH39 4LD

Appeal to LRB against Refusal of Planning Application for Replacement Windows

Photographs of House with Comment



Applicant:
JD Crow
18 Marine Parade
North Berwick

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

Photographs from Marine Parade (North of house)

The view from on top of the wall of the car parking area right behind the beach. A precarious place to stand for any length of time.



Shows the view from the pavement on Marine Parade walking East to West. The crumbling brick built shelter has hidden the house from view until here.

Taken from the left gate pier of access to No 17. Foliage hides most of house from view. It is also 30 metres from this point.



Standing in middle of the gateway into No 17 gives this view. Foliage, angle, rear boundary all prevent any fuller a view than this glimpse.

Photographs from East side pathway.



Looking straight at the house from the pathway at the foot of Castle Hill. Distance to gable is 14 metres.

9 metres from the house gable looking straight at window W1. The boundary wall and foliage hides other windows and the distance distorts the view of the dormer windows , W11, W12, & W13.



The house as built in the 1980s showing brown framed and single pane windows, completely at variance with the other properties adjoining. Taken from half way up Castle Hill.

The Beast from the East proves this part of North Berwick can have the same snow and severe weather as anywhere.



