

19 Strathearn Road EH9 2AE

Planning Applications 18/09908/LBC and 18/09909/FUL

COMMENTS from Grange Association

17 December 2018

The Grange Association has reviewed applications 18/09909/FUL and 18/09908/LBC and lodges these comments, taking into account the setting within the Grange Conservation Area of 19 Strathearn Road and the neighbouring properties, together with their Grade-B listed status.

19 Strathearn Road is a substantial B-listed end terrace property, extending over three floors. The proposals appear to be reasonable, seeking to provide for modern living arrangements in this interesting yet constrained site footprint. They should have no effect on the appearance of the property from the street. However, there are some elements of the proposals where we would wish for greater clarity and we request that the applicants be asked to update the proposals to provide this.



19 Strathearn Road: Three storeys with proposed rear roof terrace



1. Second floor plans absent

The plans of the existing floor layout, included in 18/09909/FUL, do not show floor plans of the second floor. The proposals include work to the roof, including the installation of solar panels and an air source heat pump which will be mounted above the second-floor rooms.

We request that the applicants be asked to update the floor plans – both existing and proposed – to show the second-floor rooms, even if no work is proposed in these rooms.

2. Replacement window designs and colours not specified

The Design Statement submitted with the application includes references to the existing and proposed replacement windows (page 5 – our emphasis **in bold**):

*“The windows are sliding sash featuring single glazed plate glass. The sash windows are in fairly good condition on initial inspection. As is typical with single glazed windows, the energy performance is very poor and is contributing to high energy costs. Several windows have had insensitive secondary glazing fitted to improve thermal efficiency of the windows. **We therefore propose to upgrade the sash windows with new double-glazed windows, with thin black spacer bars.***

*On some sash windows the original paint appears to indicate that these windows were at one point **painted green**. This colour would, in our opinion, have been very attractive when replicated across the terrace, as it harmonises well with the adjacent sandstone. We would consider **change of colour back to original as an attractive restoration.**”*

It is not clear in the application which windows are to be upgraded. One reading of the Design Statement could be that all windows in the property are to be replaced. Moreover, the application includes no sections of proposed replacement windows, nor any explanation of what is meant by “spacer bars”. We guess that this refers to the spacers between the panes of double glazing, rather than to new astragals. In any case, we would encourage all visible elements of any replacement window units to be white. The “change of colour” to green suggested in the Design Statement would be wholly inconsistent with the terrace of properties and would be detrimental to the B-listed status. We are reliant on the Council’s planning department upholding its own non-statutory guidance concerning replacement windows in listed buildings:

*“Originally, most windows were painted dark brown or bottle green. However, window joinery, including fanlights, **should normally be painted white or off-white** to maintain uniformity .”*

Ref: Listed Buildings and Conservation Areas Guidance – March 2018

We request that the applicants be asked to submit drawings showing all proposed replacement windows and their materials, and that all their visible surfaces should be painted white.

3. New windows and doors proposed to be aluminium

The Design Statement includes (page 9): *“We will also colour match window frames to the zinc to create a harmonious continuity between new construction and original.”*

The elevation drawing (drawing 06) indicates the new window to be inserted into the existing rear stone wall of the kitchen is to be aluminium. We consider this inappropriate in this listed terrace.

We also have reservations about the zinc cladding of the new extension, for which we would have preferred sandstone. Notwithstanding the cladding, the windows should reflect the general design in the rear elevation of the terrace as a whole, which are all white-painted timber frames.

We request that the applicants be asked to submit drawings showing all new windows and exterior doors and their materials, that the window frames should be timber sash and case, and that all their visible surfaces should be painted white.

4. Overlooking from new roof terrace not analysed

The proposals include a new roof terrace at first floor level overlooking the rear garden. The drawings show a 'handrail to garden side' set back from the building line to allow for a small flower bed on the roof terrace. It is possible that the alignment of this handrail has been designed to limit overlooking of the neighbour's property but no analysis of this has been included in the application. Even if the current neighbour has expressed no objection to these proposals, the buildings will endure beyond the current ownerships and the arrangement should be sustainable for future owners. **We request that the applicants be asked to submit an analysis of the sight lines from the proposed roof terrace to demonstrate the extent of overlooking of neighbouring properties.**

Grange Association
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