

Property Address: 63 John Street, Helensburgh, G84 9JZ

Review Reference Number: 19/0006/LRB

Reference Number of Planning Application: 18/02163/PP

Agent: Mr Chris Doak (Architect)

Dear Sir

I write in support of the above appeal lodged on our behalf by our Architect, Mr Chris Doak.

We sought planning permission to replace our existing wooden sash and case windows with uPVC double glazed windows from the Rehau Heritage range and this was refused. The main basis for the refusal would seem to be:

...."the proposed replacement windows will have non-traditional frames and surface mounted astragals, which by virtue of their inappropriate uPVC material will have an unacceptable impact on the appearance and the architectural and historic interest of the conservation area."

in addition:

....."the uPVC windows, although the same style and method of opening, lack the elegance and refinement of traditional timber windows and the astragals will be surface mounted rather than separating the physical panes as the original windows do. As such they would appear visually intrusive, visually discordant and would detract from the character and appearance of the existing building and the wider conservation area."

It is also mentioned that our property sits between **'two traditional villas who have retained their original windows'**, thus replacing our windows would have a detrimental effect on not just the individual building but the street in general.

Whilst we understand the need to conserve and preserve architectural detail, we feel that refusal of planning permission in this case is unjustified.

Our current windows are in such a state of deterioration that they could be considered dangerous. The wooden sills, astragals and frames have been overpainted to such a degree that any visual fine detailing has been lost. The sills and frames are rotting to an extent that simple finger pressure produces deep holes in the frames. The windows are currently sealed shut with a thick layer of paint that not only covers the frame but impinges onto the glass by approximately 1cm either side of the astragals. I believe that the overpainting has been done in an attempt to disguise the underlying rotten wood and missing putty around the glass.



There are approximately only 5 windows with intact window cords. As mentioned, most of the window frames are sealed shut with paint, which poses a fire risk. On freeing up some of the frames it is apparent that the units are unstable and this again poses a danger, especially in the upper windows.

The insulation properties of single glazed windows are poor and this is impeded further by our existing unsafe and ill fitting windows.

In the attempt to better insulate our house and improve our individual carbon footprint we proposed to fit double glazed windows. Recent advances have allowed for almost identical looking uPVC windows to replace the original wooden ones. uPVC windows are roughly half the price of wooden framed double glazed units and cost is an important consideration in

any intended renovations. We have been quoted approximately £25,000 for uPVC windows and £45,000 for wooden windows. This is a considerable difference and an important consideration for us.

We were looking to instal Rehau Herritage windows an example of which is below:



Features

- Traditional design details and sight-lines of a timber box sash window, with all the benefits of uPVC, make this system the ideal replacement sash window. Traditional timber aesthetics can be replicated by combining sight-lines of the 42mm, 52mm or 62mm heritage sashes, with the deep 81mm heritage bottom rail. The 10mm incrementally stepped sash profiles allow for equal glazing sight-lines to run from top to bottom sash, creating an aesthetically pleasing finished product.
- Patented design details provide superb styling and easy installation.
- Triple chambered profiles ensure good thermal insulation - achieves an 'A' Window Energy Rating (WER) using standard components and without the need for thermal inserts.
- Kitemark accredited extruded profiles produced in accordance with BS EN12608:2003 including a SEVERE rating for Classification of climatic zones.
- The system is approved BS7950:1997 (2007) security standards.
- Sound insulation is dependent on glazing specification. For more information please consult one of our Commercial Sales Managers. All profiles are accredited and extruded to the CEN A classification.
- Document L compliant.
- Choosing between either a run-through heritage style horn, or a clip-on version, you are able to replicate traditional timber aesthetics. These options maintain the integrity of building architecture.

- Exterior of sash has putty-line aesthetics with matching astragal bar and inside is sculptured with matching astragal bar.
- A stepped frame with either mechanically jointed sill or fully welded options..
- Triple brush seals for superior draught proofing.
- Anti-jemmy Security Bar for optimum security.
- Sizes up to 1800 X 3500mm.

We realise that 63 John Street is an important house architecturally, however we believe that its external appearance would be enhanced by replacement windows of the type we are considering. Whilst we understand that uPVC and wood have differences in character and appearance we find it hard to believe that installing Rehau Heritage windows would be significantly detrimental to the overall appearance of the property.

Indeed a short walk around the area shows many properties with replacement windows of a style similar to the Rehau Heritage we are proposing. Some are wooden and some are uPVC but we would argue that most people with normal vision would find it hard to tell the difference from the street.

On close inspection it may be apparent that the windows were not wooden but part of the argument for refusal of planning for uPVC windows in this case is an overall detraction from the aesthetic of the street.

We have included some photographs of nearby houses. We know that some of the windows are uPVC as we know the occupants, but we disagree that this is obvious from the roadside.







In addition, it is mentioned that the houses on either side of our own have traditional windows. This is not the case. Number 65 has a fairly crude uPVC window in the upper middle dormer. We would argue that replacement with this type of window would be unacceptable, however this is not what we are proposing.



In summary, we would like a balanced reconsideration of our request to replace our existing wooden windows which are in very poor condition throughout, with Rehau Heritage sash and case uPVC windows. This would improve current fire safety of the property, reduce our carbon footprint and energy bills and in our opinion, improve the overall aesthetic of the house. It is not our wish to detract from the appeal of the property or the surrounding neighbourhood. We only wish to improve the longterm viability of the fabric of the house. We have to take costs into consideration and we feel that Rehau Heritage sash and case windows provide a realistic solution to the current issues with our traditional windows.

Yours faithfully

Gillian and Nicholas Dunn