

Lupin Cottage is a two-storey 17th century listed cottage. The listing describes the cottage with 19th century windows with cross glazing bars however windows on the rear of the property are mainly of 1970s construction.

The rear of the main building features modern French doors and a 1970's flat roof extension.

The existing French doors (situated in the historic main building) and kitchen window (situated in 1970'S extension) are of poor construction and are now rotten and beyond economic repair. Both French doors and the kitchen window are modern (1970s).

Following consultation with the planning officer including a site visit the planning application is to replace the French doors with a similar single glazed unit but with slimmer glazing bars more in keeping with the glazing bars on other existing historic windows of the property.

Following consultation with the planning officer it is proposed to replace the kitchen window and rear door (both situated in the modern rear extension) with ultra slim double-glazing units as per diagram 1 below. The design of the window is otherwise similar and sympathetic to the existing windows of the property and in keeping with a listed period cottage.

The windows will be made of redwood and feature traditional style putty and painted gloss white to match all windows in the premises. Supplier will be Timber Windows of Leamington from their listed building range.

It is also proposed to replace the existing modern rear extension stable door with a door incorporating ultra slim double-glazing units and designed to be more in keeping with the existing windows of the property than the current and to match the proposed replacement windows. Please see proposed designs on page 3 to 5.

In summary the proposals, drawn up with consultation with planning officers, are designed to be sympathetic to the historic nature of the building. No historic windows are to be replaced and those only being replaced are poor quality modern windows. The use of ultra slim double glazing units in the modern extension will also have the added benefit of providing a level of insulation in a currently poorly insulated and cold room.



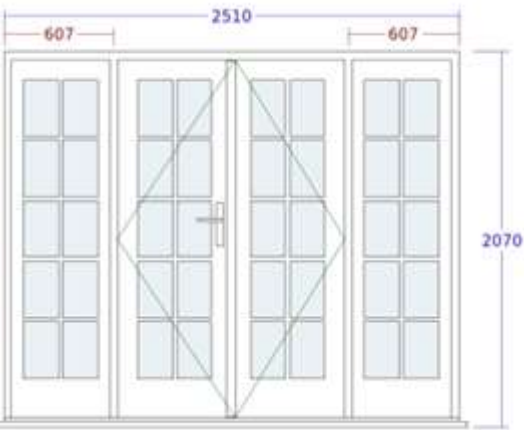
*14mm ultra slim unit
with krypton gas.*

Diagram 1



Rear view

French door



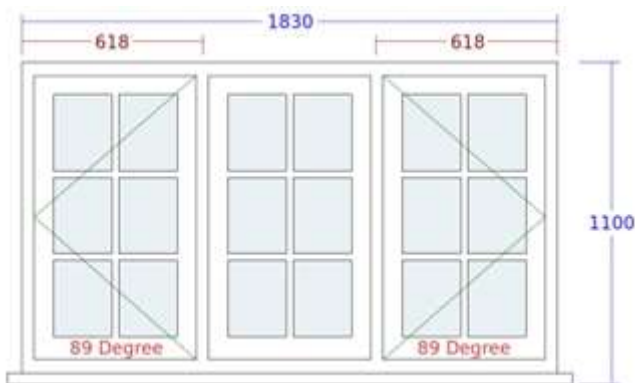
SIZE SPECIFICATIONS

Cill	145mm x 35mm (inc. in overall ht)
Cill Horns	50mm Each Side
Frame Head Size	60mm
Mullion Width	607mm
Overall Height	2070mm
Overall Width	2510mm
Size Of Bar	22mm (True Bar)
Stiles & Rails	110mm

TECHNICAL SPECIFICATIONS

Add Ons Required	No
Cill Species	Engineered Meranti
Cill Type	Projecting Cill
Door Knocker	No
Door Opens	Out
Door Restrictor Arm	Yes - Qty: 2 (French)
Door Sash Glass Pattern	Clear
Door Sash Glazing Features	Astragal Squares
Door Sash Style	Apsley
FSC® Certified	No
Feature Mould	Ovolo
Glass Type	4mm Toughened (Single Putty)
Head Drip	None
Hinge Colour	Black
Letterbox	None
Primary	Left
Security Chain	None
Side Panel Glass Pattern	Clear
Side Panel Glazing Features	Astragal Squares
Side Panel Style	Apsley
Threshold Colour	Black
Trickle Vents Required	No

Kitchen window

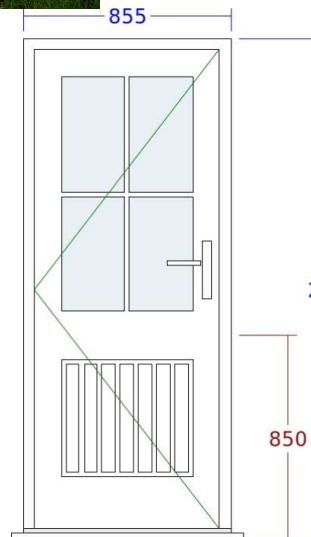


SIZE SPECIFICATIONS

Cill	145mm x 38mm (inc. in overall ht)
Cill Horns	50mm Each Side
Frame Head Size	60mm
Height	1100mm
Size of Bar	22mm (True Bar)
Width	1830mm

TECHNICAL SPECIFICATIONS

Add Ons Required	No
Cill Species	Engineered Meranti
Egress Compliance	Not Fire Escape Compliant
Equalise Glass Widths	Yes
FSC® Certified	No
Feature Mould	Ovolo
Glass Pattern	Clear
Glass Type	4mm Tgh/6mm Krypton/4mm Tgh LowE (Putty Glazed)
Glazing Features	Astragal Squares
Head Drip	None
Hinge System	Friction with Kenrick locks
Peg Stay Alignment	No Pegstay
Style Option	Dummy Sash
TW (85/89 Degree Hinge)	Cotswold Egress Easy Clean Hinge
Trickle Vents Required	No
Window Board Required	No



Propose
d
Existing

SIZE SPECIFICATIONS

Cill	145mm x 35mm (inc. in overall ht)
Cill Horns	50mm Each Side
Frame Head Size	60mm
Mid-Rail Height	850mm
Overall Height	2080mm
Overall Width	855mm
Size Of Bar	18mm
Stiles & Rails	110mm

TECHNICAL SPECIFICATIONS

Add Ons Required	No
Cill Species	Engineered Meranti
Cill Type	Projecting Cill
Door Knocker	No
Door Opens	Out
Door Panel(s)	Plank Effect
Door Sash Glass Pattern	Clear
Door Sash Glazing Features	Astragal Squares
Door Sash Style	Stratfield
FSC® Certified	No
Feature Mould	Ovolo
Glass Type	4mm Toughened/10mm Krypton/4mm Toughened LowE (18mm)
Head Drip	None
Hinge Colour	Rumbled Pewter
Hinge Side	Left
Letterbox	None
Security Chain	None
Threshold Colour	Black
Trickle Vents Required	No

NOTES

- 18mm unit is slimmest available on doors.

Rear Door