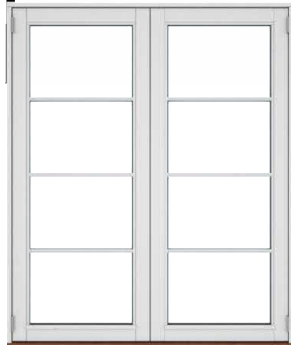
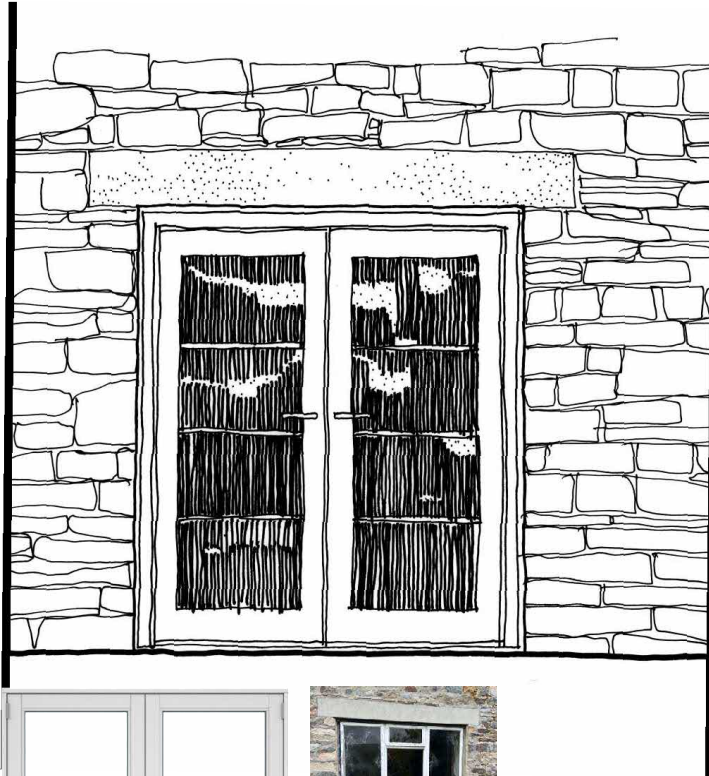


Fairy Dell & Fair View NEWBIGGIN DL12 0TY

proposal for:

- new windows and doors
- roof lights
- parking area
- planting & landscaping



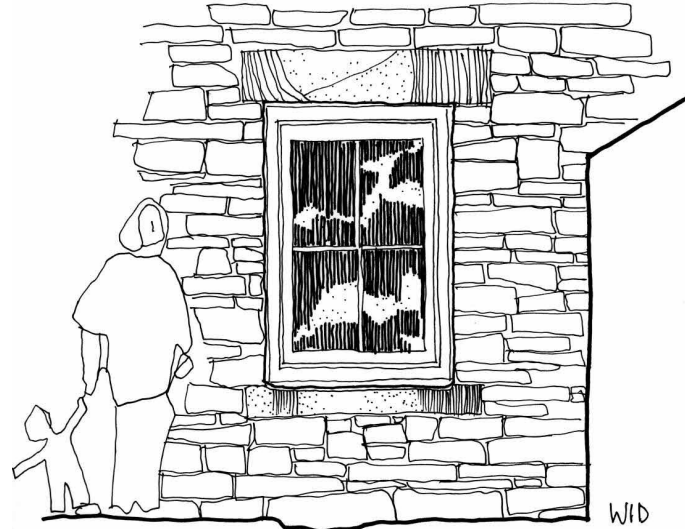


South
proposed French doors **DOOR 012**

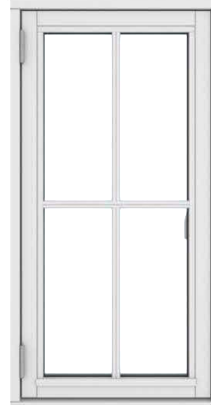
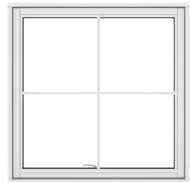


North 4 pane panel door
DOOR 015 - 020





North elevation small casement
WINDOW 009 - 012



South elevation casement
WINDOW 001 - 008



historic
contemporary
contextual
page 3



002 + 021



008 + 012



007 + barn



gable window + 007



010 G + F



011 G + F



012



009



013



018



017



The Barn opposite
Miry Lane - Kneeset Ho

UPGRADING WINDOWS

The proposal is to replace windows with the traditional format and proportion of casement timber windows with a natural paint finish, to pick-up on the existing local heritage style and forms whilst ensuring a contemporary unit is used, that provides the best performance, style and eco credentials.

High performance triple glazed factory painted, authentic Scandinavian-style windows.
All these traditional style and construction casement sash windows are available in laminated timber framing.

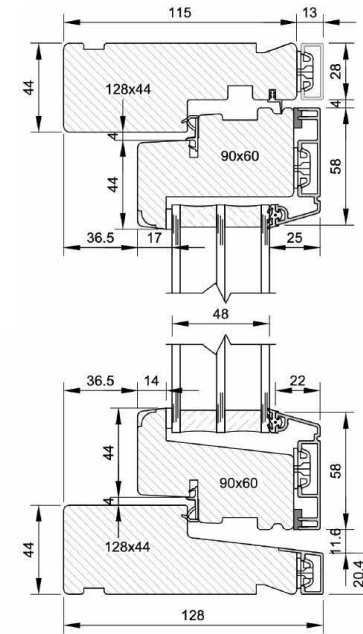
Narrow traditional format 24 mm glazing bars maintain the heritage style as well as being low maintenance long-lasting windows - high quality crafted windows that are CE-marked, using FSC timber - guarantee of energy performance with a cottage window style is a rare proposition

Designed to provide an effective barrier against inclement Scandinavian weather, a triple- glazed window is one of the best solutions available. It allows you to strike the balance between a light-filled home with views of the outdoors, and one that will stay warm and cosy throughout the chilliest of winters - in addition to impressively low U-values 1.1 or better, the low-maintenance outer-face gives great performance for years to come with minimal upkeep.

The solid timber core of the windows means they score high in terms of acoustic performance



Aluclad Triple Glazed



historic
contemporary
contextual
page 5



Meadow View - casement windows



Kneaset Ho - casement windows

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PRECEDENTS for window styles

The village of Newbiggin presents a variation in vernacular styles of window openings and fenestration on facades and elevations of varying architectural importance, there are good examples of vertical sliding sash windows, casements and modern alternatives in the preservation & refurbishment of buildings around the village.

The dwellings at Fairy Dell & Fair View display a variety of styles, some poorly maintained vertical sliding sashes with single glazing - with or without dividing glazing beads, casements with 'planted on' framing and casements with 'flush' opening lights.

The format and proportion of the windows varies, some are more traditional in the form and proportion, whilst some are more contemporary interpretations.

The dwellings do not display an overarching individual style of window fenestration and style.

We show here the local variance of style found on neighbouring structures around the village in the Conservation Area, this sets a precedent, as there is no architectural discourse that determines that all the window forms in the village should be identical or maintained in the Georgian/Victorian idiom of vertical single glazed sliding sashes, there is no prescriptive policy for slavishly following one particular style, the varied village buildings themselves do not display a sameness of style so there cannot be an insistence on mimicking style - the intent is to create a balance with a clearly new series of window units that contribute and preserve the style and form of the vernacular openings for these particular dwellings, whilst providing 21st C quality and longevity. By carefully marrying style and finish on these dwellings we can divert any visual or historic harm and provide for the future with sympathetic form and function. And the highest environmental credentials.

THE PROPOSAL is to regularise the windows with high quality, well insulated, draught free window units, in a mid grey slate colour RAL 7015, to introduce flush casements with solid glazing bars dividing the glazed panes in predominantly traditional 4 square formats. balancing proportion to the heritage form of the elevations and outwardly enhancing the visual contribution of these dwellings in the Conservation Area - no harm is created, the dwellings are improved and the quality of the Conservation Area is preserved.

Recent developments at the Old Reading Room at the bottom/south side of the village on the B6277 on the and the Barn opposite on Miry lane successfully utilise casements and windows of modern form that create visual interest, offer quality and 21st C performance with high quality environmental benefits balanced against cost and performance.

This is our intent, we show above pages 1-2 contextual renders of the proposed units in the existing openings, preserving the intrinsic deep reveals, simple framing and narrow glazing bars.

The key to any window is the contrast in 'light' around the frame and the 'dark' of the glazing - the balance is maintained with the casement proposals and the over riding proportion presents a form that does not create harm in the Conservation Area. The intent is to improve upon the mish mash of styles and quality on the host dwellings shown on page 3.



Sunday School

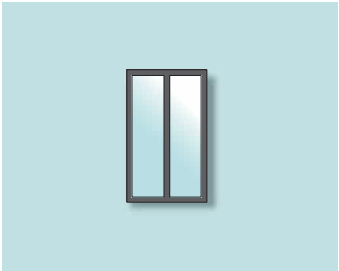


Old Reading Room's




Rose Cottage

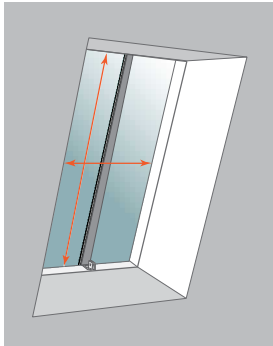
STRUCTURAL DIMENSIONS
(W) 837MM x (L) 1440MM



VIEWABLE DIMENSIONS
(W) 517MM x (L) 980MM
CR10-2 - £733



Structural Area
The internal perimeter of the aperture - the frame for the roof window. Please measure the width and length of the edge of the rafters.



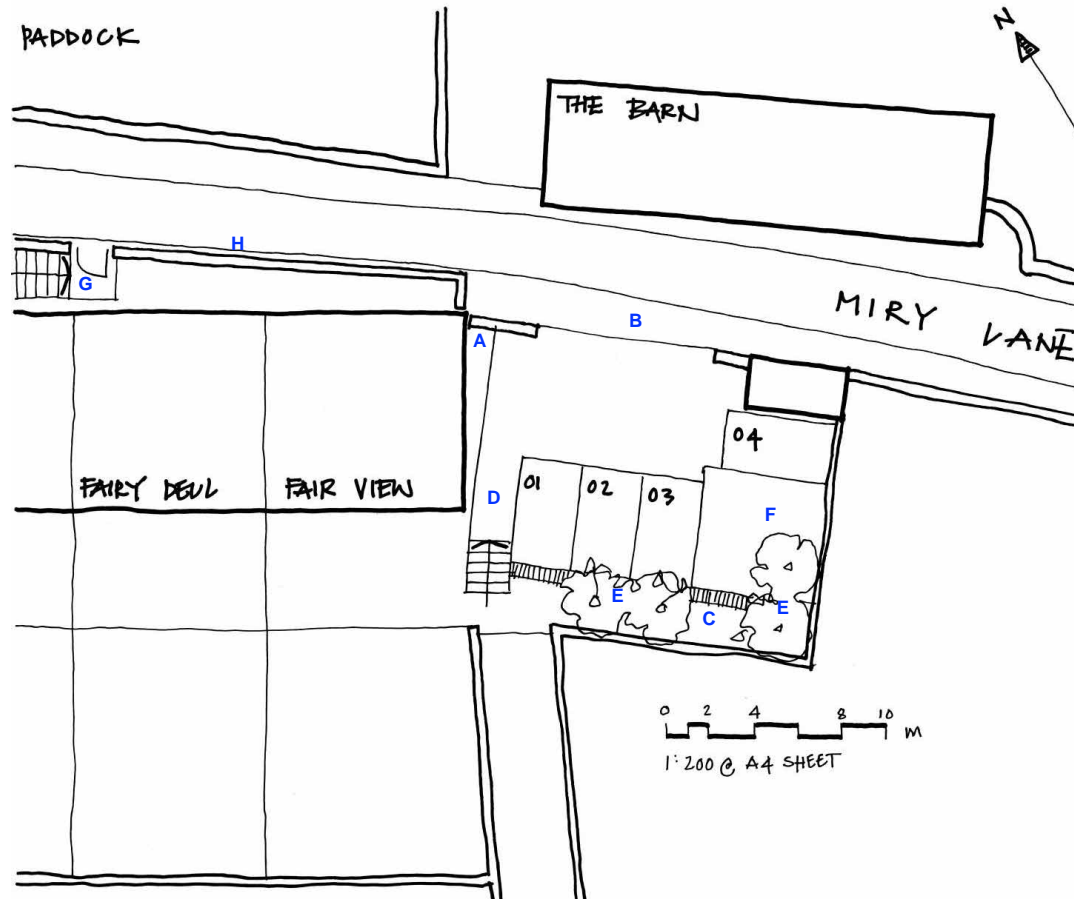
Viewable Area
The area of glass that is viewable from inside the room. Please measure the width and length at its closest point to the glass.



CONSERVATION ROOFLIGHTS

We intend to introduce roof lights, as a conservation style simple metal framed top hinged, to sit in shallow profile within the existing roof, black matt paint finish with a single centre glazing bar, these are units that we've used successfully within the historic core in York.

These are shown on the elevations on pages 9-10 below.



PARKING

The proposal is to realign the existing dry stone wall opening into the area of garden to the east of the host dwelling.

to maintain the existing width but to allow a drystone wall to abut the end gable at 'A' with the roadway access at 'B'.

By forming low gaboon retaining structure at 'C' 900-1100mm it is proposed to infill with free draining insert materi; and create a parking forecourt with a gravel surface to accommodate 4 vehicles on an area that slopes back from Miry Lane at about a deg slope, pedestrian access is unchanged with a designated zon at 'D' sloping down to a stepped access to the front/south.

Tree planting in the zone 'E' of indigenous:

- Silver Birch [Betula pendula] & Downy Birch [Betula pubescens]
- Rowan [Sorbus aucuparia]

Wild flower mix 'F' - Agrimony, Bedstraw, Black Medick, Burnet, Wild Carrot, Cowslip, Ox-eye Daisy, Dropwort, Goat's Beard, Knapweed Marjoram, Meadowsweet, Hoary Plantain, Sainfoin, Sca Toadflax, Bird's-foot Trefoil, Kidney Vetch & Yarrow varieties.

EXCAVATE & remove

Concreted area and built up infill to north wall/roadside 'F'

Form new north side stone stepped access within area of exist retaining wall to Miry Lane 'G'

Top existing wall/retaining line at road edge with nom 1.0m sawn pressure treated natural soft wood 4 rail & post fencing. 'H'

See images page 8

East elevation 1:100



proposed stone steps @ G



realign existing opening - with drystone wall

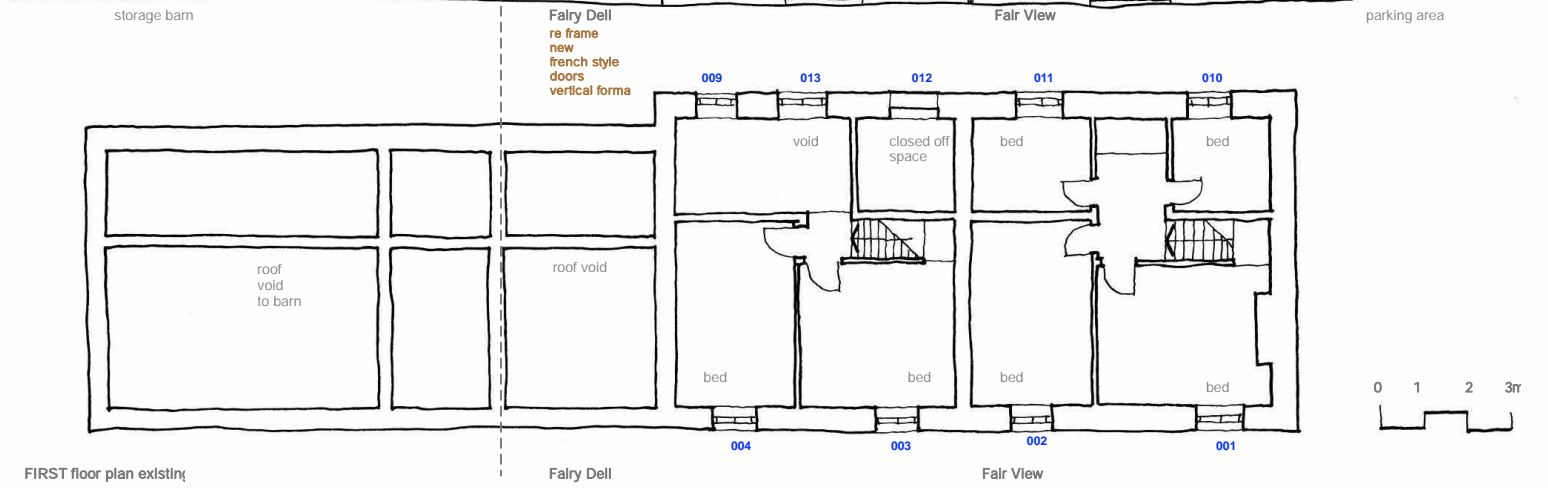
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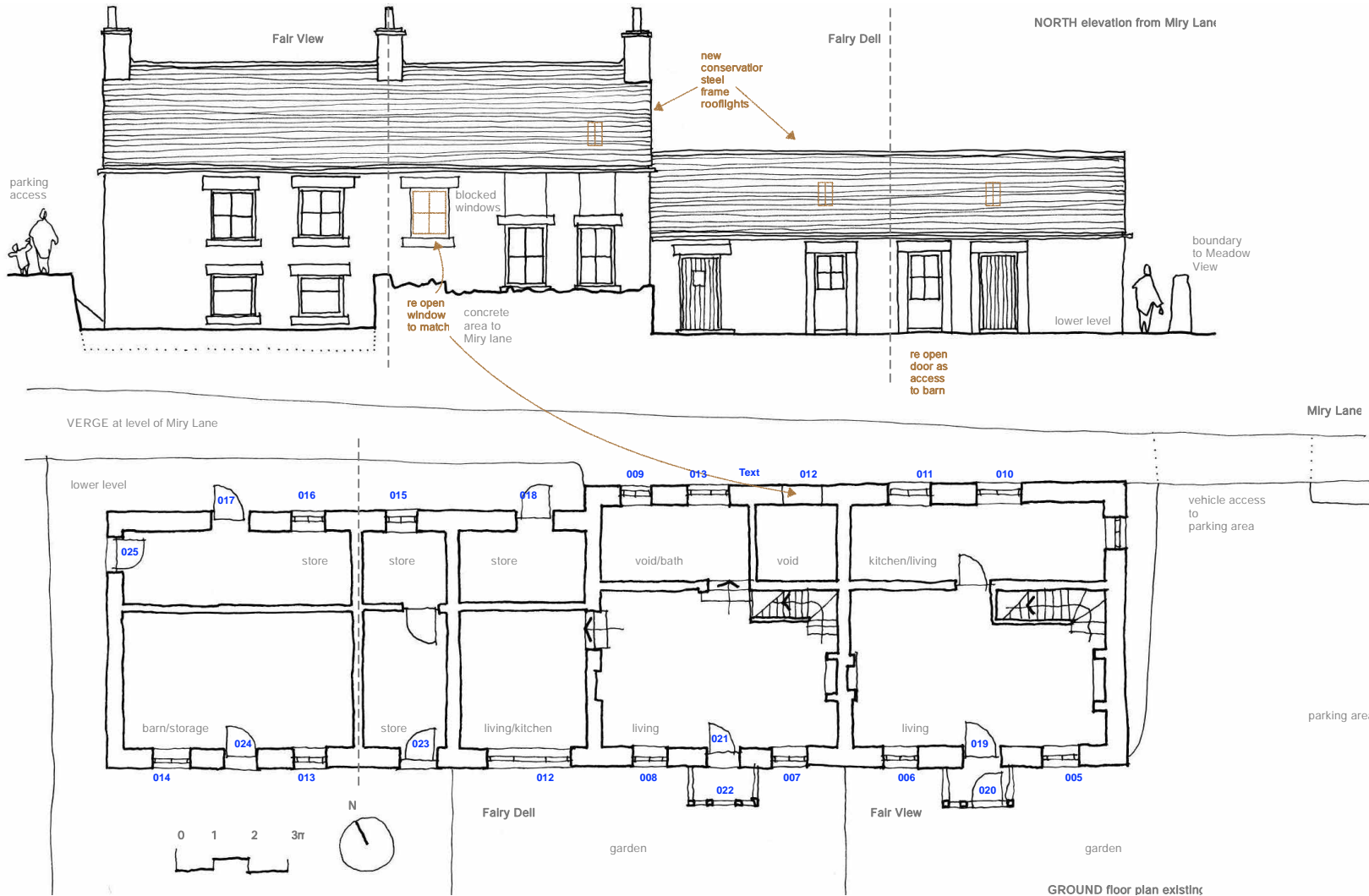
proposed 4 rail boundary fence @ H



historic
contemporary
contextual
page 9



NEW:001 PROPOSALS



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