

Design Statement

to accompany LBA Application
23/02487/LBA

Application summary: This statement has been prepared to support the application for the installation of replacement windows and double glazed units to 12a Cleveden Crescent Lane, Glasgow. The existing Mews property lies within a conservation area so a sensitive approach to repair and replacement is proposed; with details matching existing where possible, removal of non-original security bars proposed and general upgrading of glazing to bring the property up to better energy efficiency standards whilst retaining the historic character of the property.

Reasoning: On inspection of the existing windows it is clear that not only do they not meet modern standards of energy efficiency, but the windows themselves are in disrepair, with rot and degradation visible throughout. On W1 and W2 the wooden sashes themselves are slightly rotten and require full replacement. The proposed replacements are to match existing style and detail. The replacements will have frosted glass as per existing, as there is a bathroom behind. The security bars are to be removed and any damage to existing stonework repaired, as they are unsightly and not in keeping with the original detail.



W1: Image from inside showing poor condition



W2: Image from inside showing poor condition



Front elevation as existing

Design Statement Cont.

In relation to the upstairs windows to the front of the property, the identical house adjacent to mine has recently undergone full refurbishment and replacement of all windows. These same upstairs windows in the adjacent property were found to have been contaminated with dry rot and in prudence, I would like to have these windows fully replaced. I would note that they are also in poor condition, and show signs of wet rot from consistent periods of moisture on the windows:



W4: Image showing poor condition



W5: Poor condition of timber, mould and condensation

The windows to the rear of the property show similar signs of poor refurbishment or replacement, water ingress, rotting timber and mould:



W6: Poor condition and non-original glazing



W7: Poor condition of sash and visible mould

Summary: As a general point on all the windows, the existing single glazing that is in place is extremely thin and the sashes have previously been refurbished to a poor standard, making the house near impossible to heat in the winter months. It is therefore not tenable to retain the existing single glazing and as such I am seeking to replace all windows with double glazing to ensure better heat retention and also increase the energy efficiency of my property, particularly at a time when the cost of energy is so high.



W10: Poor condition from exterior