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**42 IRONMILLS ROAD, LISTED BUILDING CONSENT APPLICATION.
PROPOSED REPLACEMENT WINDOWS. PROPOSED DORMER. PROPOSED NEW
SLIDING DOOR WITH FIXED ROOFLIGHT AND NEW QUOIN STONWORK.
DESIGN STATEMENT**

The buildings that form the address of 42 Ironmills Road, were initially part of a stable, carhouse and ancillary accommodation complex serving the ironmill, also within this settlement of buildings, built circa 1820. For industrial buildings they were constructed with rich detailing particularly the cart house next door (40) with gothic details, lancet windows and tripart reliefs (trefoils) Style plain late Georgian.

These building first were converted to a dwelling in 1982 by the previous owners Mr & Mrs Downs. We were fortunate enough to be able to purchase this property in 2004. We then made further alterations and enhancements to the building in 2006, by extending the living accommodation into the attic space and to the garage- Forming a living room and kitchen within the end cottage (garage).

We are proposing now to replace 7 no. existing windows, to improve the energy efficiency and heat retention within the house. We would like the windows to have an 8mm gap between the panes, which should maximise the thermal efficiency of the windows, at the same time maintaining a traditional look of slimline glazing, which would be inkeeping with a property of this age and type. Note that the East façade of the (now) dwelling was originally completely devoid of windows- windows 1 to 4 were new openings formed in 1982.

Refer to photos of the windows which show the windows to be inefficient and in a poor state. During the winter months heat retention is poor and we have problems with condensation.

Altering the living room window will allow us to introduce quoin stones and give the opening the appearance of a properly formed traditional opening. Currently and at the original conversion to a dwelling in 1982 there was a cement faced lintol above the existing sliding door and crudely cut stones either side of the opening.

The proposed attic dormer will side neatly next to the adjacent property and will we feel be unobtrusive. Whilst not an original feature it will resemble a hay loft which could well be a typical feature in such a type of dwelling. It will afford views out to the park beyond the walled garden.

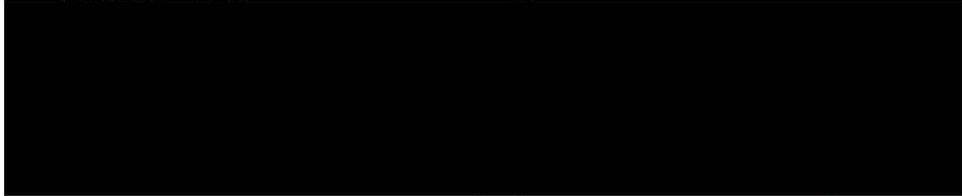
Throughout we are proposing to use high quality sustainable and recycleable materials, such as lead work to the dormer, cast iron rain water goods, steel and aluminium. We are also proposing to use materials and methods which will enhance the look of the dwelling- such as quoin stones. We will source natural sandstone that is a good match to existing. Properly tooled with stugg markings and driven tails.

We will utilise locally supplied materials and labour where possible. The replacement windows will be sourced from a windows manufacturer in Gorebridge who we know and work with. The other building works generally will be carried out by local tradesmen, based in Midlothian who we also are fortunate to know and have a good working relationship with- for joinery and blacksmith works and specialist metalwork Craftsmen (Sighthill based) for sheet metal work (leadwork).

We feel that the works will be sympathetic to the fabric of the building and will not be detrimental to the special character.

Thank you.

For Niall Young



For
Niall Young ARCHITECTURE LTD