LISTED BUILDING CONSENT
APPLICATION
20 MURRAYFIELD AVENUE
NOVEMBER 2023

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TORISPARDON BY ARCHER + BRAUN

EDINBURGH PAVILION BY ARCHER + BRAUN

1.1 INTRODUCTION

This design and access document outlines the proposal for window alterations to 20 Murrayfield Avenue.

The property is a Victorian terraced villa in the Coltbridge and Wester Coates Conservation Area and is Grade C listed.

A recent listed building consent application (ref. 23/01013/LBC) was approved in April 2023 and concerned a range of internal and external alterations and refurbishment in order to make the house function better as a family home, suited to modern living as well as reinstating lost features.

We note that this application included proposals to replace the single glazing in the sash windows with slimlite double glazing. This was explained in the submitted Design, Access and Heritage Statement with text and details but it has since become apparent that the proposed elevation drawings noted this as "slimlite secondary glazing". This discrepancy was not noted at the time, and this submission seeks to clarify the approach to the existing windows. The proposals include slimlite double glazing throughout as well as the replacement of some top sashes to include an astragal pattern that is in-keeping with the other properties on Murrayfield Avenue.

Archer + Braun are RIAS and RIBA chartered architectural practice based in London and Edinburgh who are focused on producing contemporary, high-quality and sustainable architecture. Their new-build home in the Highlands was a contender on BBC Scotland’s Home of the Year and their work at Edinburgh Pavilion, a Grade B listed property in Edinburgh, was featured in international press.

SITE

1 MURRAYFIELD HOUSE

KEY VIEWS

1.2 THE SITE

The site at 20 Murrayfield Avenue sits near the corner of Murrayfield Avenue and Henderland Road in the suburb of Murrayfield in the West end of Edinburgh.

The existing building is a three-storey terraced Victorian villa constructed in the late 19th century. The property is in the Coltbridge and Wester Coates Conservation Area and is Grade C listed.

Murrayfield Avenue is characterised by a handful of large detached villas set in their own grounds along routes that followed desire lines to the main house. Subsequent development becomes increasingly formalised and of increasing density, with the villas becoming semi-detached and then terraced. The later stages of development consist of very long terraces of villas to the 'outer' sides of Murrayfield Avenue, which includes no. 20 Murrayfield Avenue.

These terraces are characterised by rows of two storey and attic buildings with front gardens of a generous size and low stone boundary walls. The terraced area is a higher density than the villa areas. The terraced houses along Murrayfield Avenue were designed by a number of different architects over a period of more than a decade in the late 19th century. However, there is a good level of external homogeneity and quality detailing, despite the disparate nature of their construction.

Immediately to the north, Murrayfield Avenue leads onto the grounds of Murrayfield House. To the south, Murrayfield Avenue leads to Corstorphine Road (A8) and shops and bars in Roseburn. Slightly further south are the Water of Leith, Roseburn Public Park and Murrayfield Stadium.

NOS. 40-44 MURRAYFIELD AVENUE (ORIGINAL GLAZING PATTERN)

1.4 SITE PHOTOS - EXTERNAL

The front elevation to no. 20 Murrayfield Avenue is the principal elevation and includes the entrance to the property and the bay-fronted windows to the dining room and sitting room.

In contrast, the rear elevation (including the side and rear elevations of the outrigger) are secondary elevations with smaller windows and less considered compositions, sandstone of lower quality and some mixed sizes/colours.

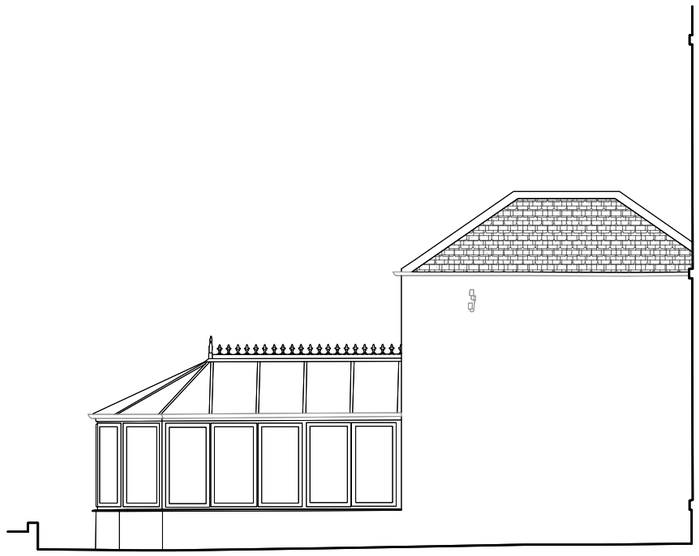
FRONT ELEVATION

REAR ELEVATION

REAR OUTRIGGER

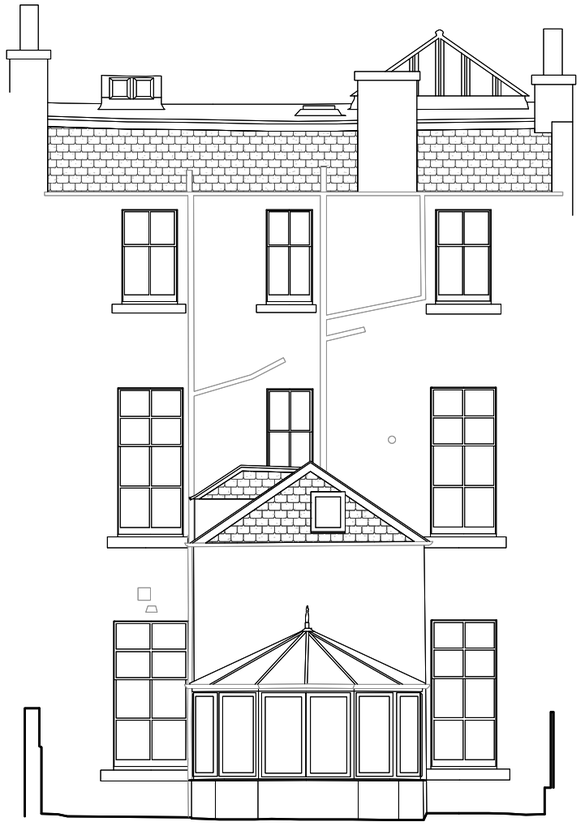
SIDE ELEVATION OF OUTRIGGER

1.5 EXISTING ELEVATIONS



EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

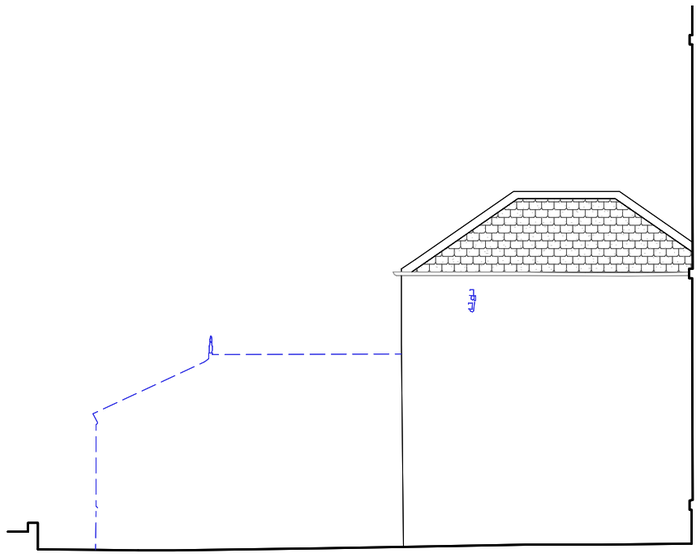
EXISTING FRONT ELEVATION

1.6 RECENT APPROVED ELEVATIONS

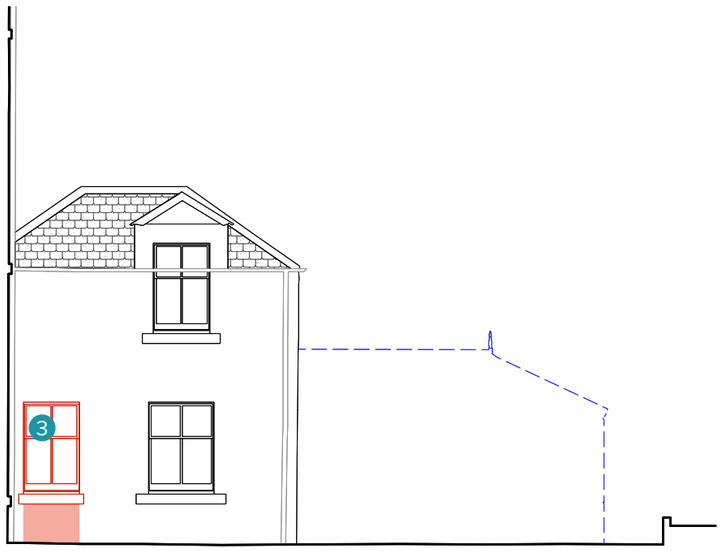
APPLICATION REF. 23/01013/LBC

A recent listed building consent application (ref. 23/01013/LBC) was approved in April 2023 and concerned a range of internal and external alterations and refurbishment. Some of the approved external changes are noted here for clarity and completeness.

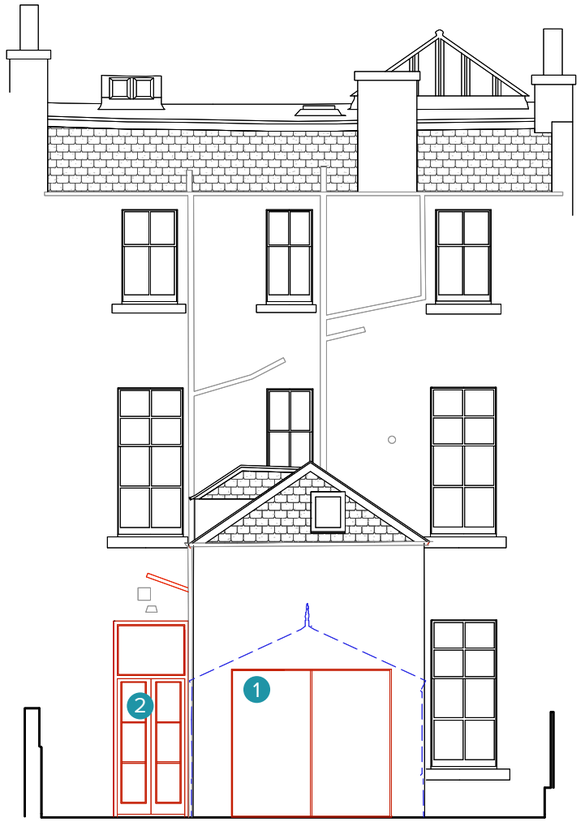
1. Double glazed metal sliding doors
2. Double glazed French doors and fanlight
3. New slimlite double glazed sash window



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

1.7 LISTING

2-60 (EVEN NOS) MURRAYFIELD AVENUE, INCLUDING BOUNDARY WALLS (LB48897)

Description

Duncan Menzies, J Bryan Nisbet, et al., circa 1889-1901. 2-storey and attic row of terraced 2-bay houses with canted bays with crowstepped gables. Coursed polished sandstone ashlar with polished dressings. Base course; band course between ground and 1st floors, corniced at canted bays; cornice at roofline at bay to left and, beneath crenellated parapet, to canted bay at right; stepped skews; alternate segmental and triangular pediments to dormers at left of gables. Margins to 1st floor window, bay at right. (No 2 is mirror image of all other houses in street).

E (PRINCIPAL) ELEVATION: doorpiece to bay to left at ground; panelled pedestals to nook-shafts supporting moulded, keystoned round-arched opening; recessed panels to spandrels; flanking fluted pilasters, with raised rectangular moulding to capitals, supporting cornice; panelled timber entrance door, flanked by narrow lights, with semicircular fanlight (with astragals at No 26); window at 1st floor above; dormer to attic; 2-storey canted bay at left, with light to each face; bipartite window to gable, above parapet of canted bay.

2-pane timber sash and case glazing (4-pane to dormers); multi-paned upper sashes to some Nos; grey slate roof; coped, coursed, polished sandstone ashlar mutual and gablehead stacks (rendered between Nos 23 and 25) with tall cylindrical cans; cast-iron rainwater goods.

BOUNDARY WALLS: low, coped, sandstone rubble boundary walls to street.

S ELEVATION (FACING CORSTORPHINE ROAD): 4-bay; banded cill course to ground floor; band course between ground and 1st floors, and 1st floor and attic. Margins and block cills to windows. Window to each bay at ground and 1st floors, bipartite to bay to outer left; round-headed windows to 3 bays at left at attic level; square panel at bay to right; pair of coped gablehead stacks with crenellated section between, above dentilled cornice; centred downpipe.

Statement of Special Interest

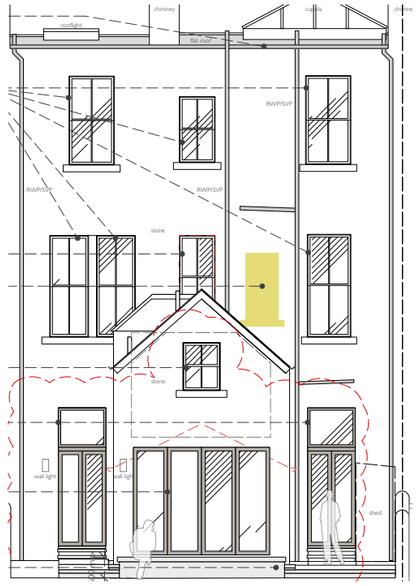
B-Group with 1-9 (odd nos) Murrayfield Avenue and 15-25 (odd nos) Murrayfield Avenue. According to the different sets of dated plans in Edinburgh City Archives, this terrace was built piecemeal, over a period of more than a decade, by several different architects. Duncan Menzies of 39 York Place and J Bryan Nisbet of 130 George Street are 2 architects named on the plans. The protracted and disparate nature of construction makes the homogeneity of this well-detailed ensemble, with its especially fine classical doorpieces, all the more remarkable.

46 MURRAYFIELD AVENUE

Removal of conservatory and various internal demolitions. Alterations to rear outrigger including large format glazing. Internal renovations and replacement of windows to front and rear elevation (including double glazing) (ref. 19/04866/FUL, approved Dec 2019).

The application included some new double glazed windows to the front and rear elevations as indicated adjacent. (Grade C Listed)

APPROVED FRONT ELEVATION



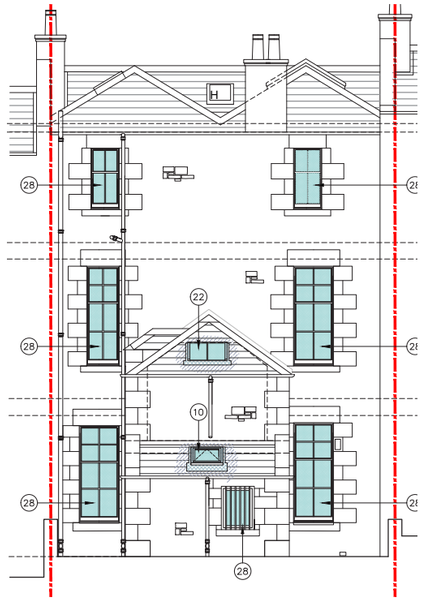
APPROVED REAR ELEVATION

7 MURRAYFIELD AVENUE

Internal alterations including removal of wall between kitchen and family room, opening through to front reception room, master bathroom and bedroom suite to the rear of the first floor, windows upgraded to include slimlite double-glazing. (ref. 19/04157/LBC, approved Oct 2019).

The application included some new slimlite double glazed windows to the front and rear elevations as indicated adjacent. (Grade C Listed)

APPROVED FRONT ELEVATION



APPROVED REAR ELEVATION

1.8 PLANNING CONTEXT - MURRAYFIELD AVENUE AND COLTBRIDGE & WESTER COATES CONSERVATION AREA

The planning history for no. 20 is limited to the following:

- The rear conservatory (ref. 05/01714/FUL, granted Aug 2005).
- Alterations including new windows and doors, demolition of internal partitions to create open-plan kitchen /dining space, alteration and / or proposal of new en-suite bathrooms and new glazing into existing timber entrance screen (ref. 23/01013/LBC, granted April 2023.)

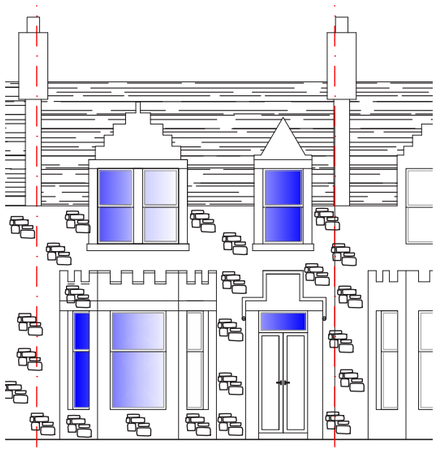
We have shown some relevant examples of applications on Murrayfield Avenue or nearby in the Coltbridge & Wester Coates Conservation Area that include changes to windows such as:

- Full replacement of existing period windows with new slimlite double glazed windows
- The installation of slimlite double glazing into existing sash windows

These recent approvals indicate that carefully considered replacements and/or upgrading of the windows that are in keeping with the existing building are generally considered acceptable.

4 COLTBRIDGE TERRACE

Proposed replacement windows, solar panels to rear roof, French doors to rear. (ref. 22/05166/LBC, approved December 2022). This application concerned the full replacement of existing period sash windows to the front and rear elevations with new windows including slimlite double glazing. (Grade C Listed)



APPROVED FRONT ELEVATION

APPROVED REAR ELEVATION

9 SUCCOTH GARDENS

Carry out window replacement (all elevations), form small single-storey extension to rear, form dormer window on side elevation, raise height of west and south boundary walls, install Velux conservation-style rooflight. (ref. 16/05519/FUL, approved March 2017). This application included the full replacement of existing period sash windows to all elevations with new double glazed windows. (Grade B Listed)

APPROVED FRONT ELEVATION

APPROVED SIDE ELEVATION

82 GREAT KING STREET (OUTSIDE THIS CONSERVATION AREA)

Replacement of existing sashes on a like-for-like basis with new sashes, custom fitted with slimline IGUs. All historical detail to be matched / reinstated. Existing cases to be refurbished in situ (ref. 23/03727/LBC, approved October 2023). This application concerned the full replacement of existing period sash windows to all elevations with new slimlite double glazed windows.

This application has been referenced here as it is a very recent approval for a full window replacement to a Grade A listed property within the New Town Conservation Area in Edinburgh, and the handling report states that "The replacement of the existing windows [with] double-glazed slimline windows [...] complies with the guidance as set out by the Local Authority." This is an important precedent for window replacement and upgrading considering the listing of the building and its location in a significant Conservation Area.

PHOTO OF FRONT ELEVATION INDICATING APPROVED WINDOW REPLACEMENTS

2.0 PROPOSED DESIGN - OVERVIEW

Following an application for alterations in March 2023 to allow the property to function more effectively as a home for a young family, the clients have observed that the property is very cold and that some of the existing windows are in poor condition.

In order to improve the longevity of the building and protect it for future generations, as well as make substantial its improvements to thermal performance and energy use, we are proposing to replace the glazing of the existing sash windows with slimlite double glazing throughout. On the front elevation, we are also proposing to replace the top sashes with new sashes to match the original astragal pattern of some of the windows elsewhere on Murrayfield Avenue. Finally, we are proposing to replace the existing non-original dormer window on the front window, which is in extremely poor condition, with a new timber sash window with slimlite double glazing and detailing to match the existing.

The changes proposed to the front elevation will reinstate a lost window arrangement that is present on some other properties on Murrayfield Avenue and is therefore a heritage gain, whilst also preserving and enhancing the character of the Coltbridge and Wester Coates Conservation Area.

PROPOSED FRONT ELEVATION

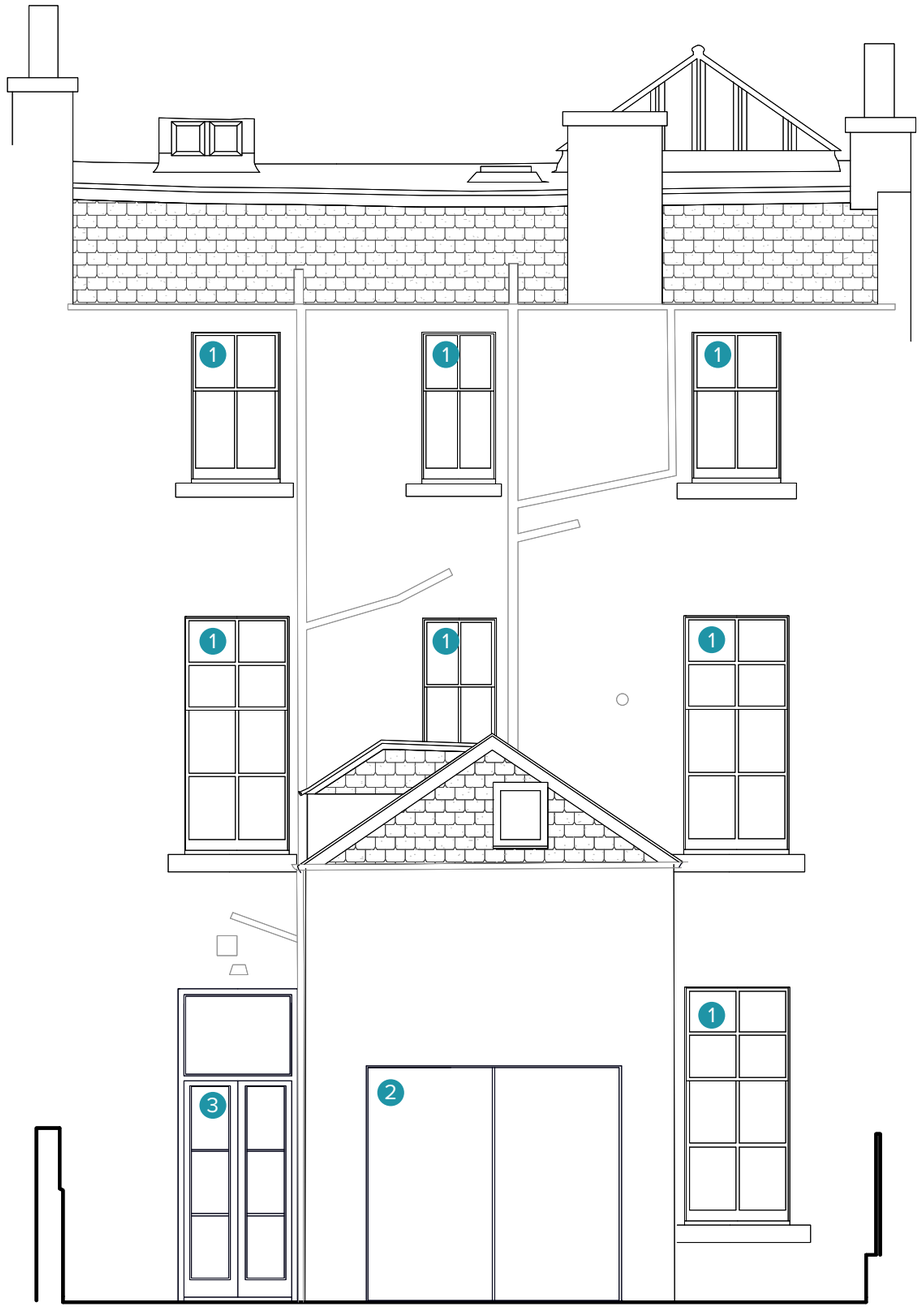
2.1 PROPOSED FRONT ELEVATION

1. Proposed new top sash with 12 over 1 astragal pattern and slimlite double glazing (to match other properties elsewhere in the street.) Slimlite double glazing to be installed within existing bottom sash. Bottom sash and cases to be retained and refurbished like for like as required.

2. Proposed new top sash with 6 over 1 astragal pattern and slimlite double glazing (to match other properties elsewhere in the street.) Slimlite double glazing to be installed within existing bottom sash. Bottom sash and cases to be retained and refurbished like for like as required.

3. Proposed new top sash with 4 over 1 astragal pattern and slimlite double glazing (to match other properties elsewhere in the street.) Slimlite double glazing to be installed within existing bottom sash. Bottom sash and cases to be retained and refurbished like for like as required.

4. Proposed new sash window with 6 over 2 astragal pattern and slimlite double glazing in keeping with the feedback by The Architectural Heritage Society of Scotland for the planning application to Flat 3, 17 Murrayfield Avenue: *"To the principal facade, the bipartite windows would have been four-over-one, and the single window would have been six-over-two. This can be seen on most properties along the street"* (ref. 22/03015/LBC)



PROPOSED REAR ELEVATION

2.2 PROPOSED REAR ELEVATION

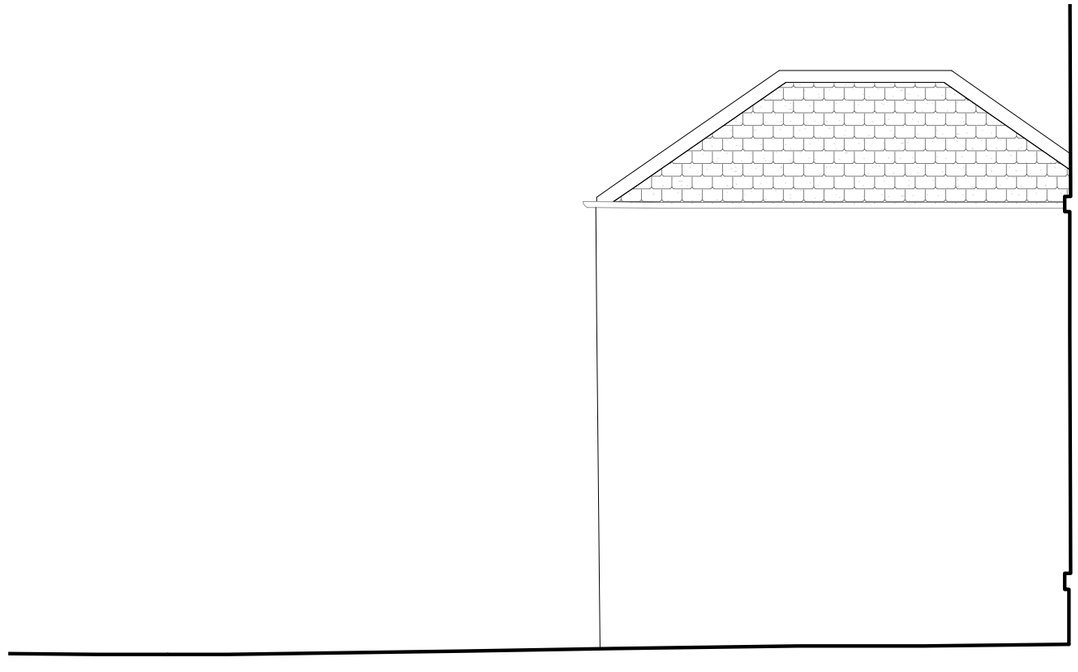
1. Existing timber sash window to be retained and refurbished like for like as required. Slimlite double glazing to be installed within existing sashes.
2. Double glazed metal sliding doors, recently approved (application ref. 23/01013/LBC) (shown for completeness only)
3. Double glazed French doors and fanlight, recently approved (application ref. 23/01013/LBC) (shown for completeness only)

2.3 PROPOSED SIDE ELEVATIONS

1. Existing timber sash window to be retained and refurbished like for like as required. Slimlite double glazing to be installed within existing sashes.

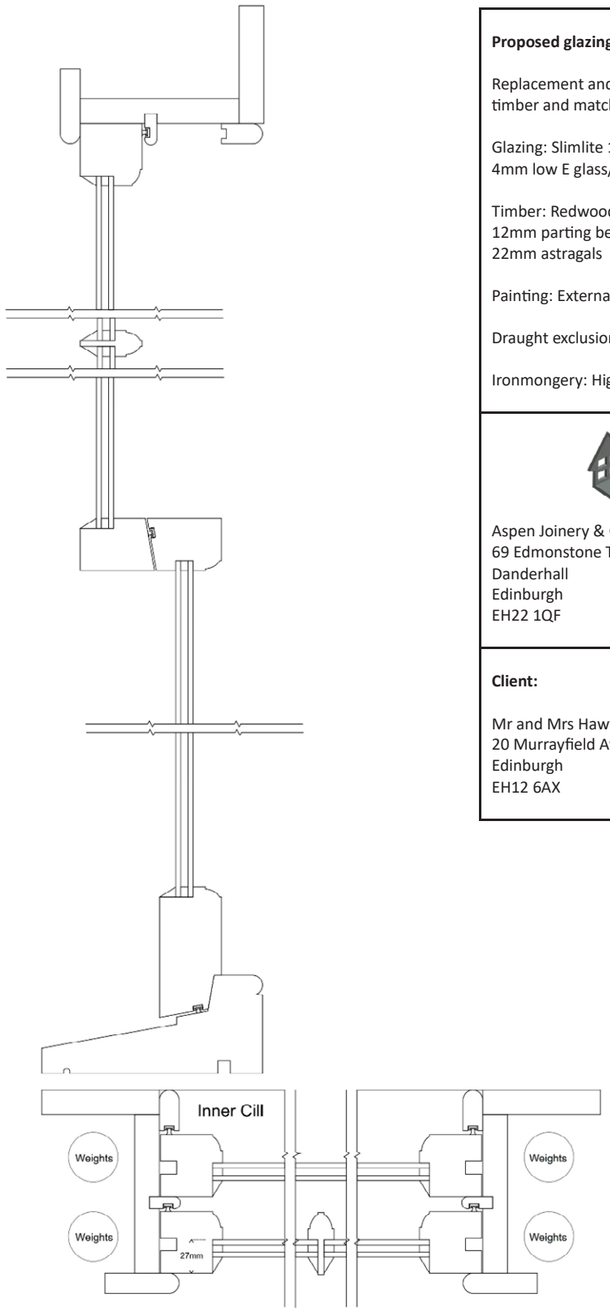
2. New slimlite double glazed sash window, recently approved (application ref. 23/01013/LBC) (shown for completeness only)

PROPOSED OUTRIGGER SIDE ELEVATION



PROPOSED OUTRIGGER SIDE ELEVATION

2.4 PROPOSED WINDOW + GLAZING DETAILS



Proposed glazing details:

Replacement and refurbished sashes to use responsibly sourced timber and match traditional construction details

Glazing: Slimlite 14mm (4/6/4) argon filled IGUs
4mm low E glass/ 6mm black heritage spacer/ 4mm float

Timber: Redwood/ Pine. 50x50mm sections
12mm parting beads. 16x37mm baton rods
22mm astragals

Painting: External – white gloss. Internal – white eggshell

Draught exclusion: Brush pile and carrier

Ironmongery: High quality simplex fittings

ASPEN
JOINERY & GLAZING LTD

Aspen Joinery & Glazing LTD
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Danderhall
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EH22 1QF

Client:

Mr and Mrs Hawthorn
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Edinburgh
EH12 6AX

0 10 20 30 40 50 60 70 80 90 100

0 0.05 0.1 0.15 0.20 0.25 0.3 0.35 0.4 0.45 0.5

1:5

Section drawings are on a 1:5 Scale

2.5 WINDOW REPAIRS - METHODOLOGY

The Historic Scotland's document 'Sash and Case Windows - A short guide for homeowners' document outlines the following methods of repair that are suitable for each defect that is identified and is listed below.

Sash and Case Windows - A short guide for homeowners

HISTORIC SCOTLAND

Guide to specifying repairs

The following table relates the defects that you may have identified during inspection to their probable causes and to the suggested repair to remedy them.

Defect	Probable cause	Suggested repair
Visible defects:		
Visible gap at cill	Twisted outer case or weights being prevented from performing full travel in weight box	Check and free snagged weights. Remove lower sash and piece in additional timber to bottom rail
Gaps leading to draughts		Consider installation of draughtstripping (see upgrading section that follows)
Meeting rails not level	Twisted, warped or excessively worn sashes	Check and replace sash cords. Remove both sashes and piece in new timbers to each side to square up sashes
Joints in sashes opening up, showing through paint finish	Mortices snapped or being eased apart, due to excessive force in use	Glue, wedge and clamp the joint. Or strengthen sash by adding non ferrous metal angle plates across corners. Or take out glass from sash; take apart the sash frame members (identify any wedges or dowels and remove these before carefully easing apart the sash rails and stiles by gentle tapping with a hammer against a wood block placed inside the frame near to the joints; any glued joints can be released by the application of steam) and piece in new timbers at ends with new mortices and/or tenons. Old loose dowels should be carefully driven out and new dowels glued into place
Broken sash cords	Wear and tear in old cords. If new cords broken may be due to under-sizing of cord for heavy sashes, or cord snagging on pulley wheel	Take out sashes and weigh them to ensure correct weights. Replace weights or amend as necessary. Renew sash cord. Check sash pulleys free from defects
Broken or cracked glass	External accidental damage or vandalism. Small diagonal cracks in corners often indicate distortion in sash frame	Small corner cracks in original valuable glass will probably be acceptable. For more serious breaks, remove broken glass without damaging timbers and re-glaze as necessary
Flaking or missing paint	Deterioration of old paint system, or may indicate excess moisture levels in under-lying timber	Check moisture levels in timber and correct associated defects. Remove loose paint layers back to a sound base, prepare and re-paint windows using an appropriate paint system
Badly worn and grooved sash stile timber allowing sash to move too freely	Wear and tear erosion of surface as sash is slid up and down – aggravated by projecting lumps and bumps on running surfaces and often by contact with projecting simplex hinges knuckles	Scrape and sand back any projecting timber or paint build up on the surfaces of the pulley stiles, parting beads and batten rods to ensure running surfaces are smooth. Adjust simplex hinge positions knuckles so that they do not project. Move baton rods closer to sash to reduce lateral movement. Make good grooves in sash with a proprietary filler. Where wear is very severe, sashes may require to be re-edged
Timber missing or damaged from any member	May be due to localised decay (e.g. in cills), but elsewhere is likely to be as a result of physical impact damage (e.g. external part of glazing bars split due to careless removal of old putty from the glazing bar check)	Piece in new timber. Decayed timber should be cut out (first removing glass if necessary), and replaced with matching sections. For glazing bar repairs, piecing in missing part is unlikely to be successful over anything other than a short length. In which case, full bar should be replaced
Evidence of previous repairs, including metal strengthening angles	Often metal angles are used to secure broken mortice joints in sashes	No work may be necessary. Metal angles may continue to perform their function. If necessary replace by re-making mortices as described above as the final suggested repair for 'Joints in sashes opening up'
Missing or defective glazing putty	Deterioration due to ageing process or where, following repairs, putty has not been re-painted correctly	Cut out defective putty. (You may first have to soften the putty to avoid damaging the surrounding timber or the glass. Putty can be softened using an alkali paint stripper or, with careful use to avoid cracking the glass, a hot-air gun.) Apply a coat of linseed oil thinned with turpentine to the exposed timber before applying new linseed oil putty (this is to reduce the possibility of the wood drawing the oil binder out of the putty). New putty should not be painted until 28 days after it has been installed
Missing or defective external mastic or other sealant between window case joinery and wall	Deterioration due to ageing process or where actual movement in either case joinery or masonry has caused mastic to fail. Applying paint to mastic can accelerate loss of its flexing properties	Cut out defective mastic. Ensure adequate packing of any excessive gap between frame and masonry wall, using suitable packing material. (Dampened, rolled newspaper has traditionally served well, but modern expanding foams have also been successfully used). Use lime mortar to seal over the packing material and finish with a fillet of burnt sand and boiled linseed oil mastic in front to waterproof the joint
Missing or defective cill bedding mortar	Deterioration of (lime) mortar bedding from external sources such as driven rain or other concentrations of water (e.g. from overflowing rhones)	Rake out defective material, place replacement bedding mortar, thoroughly packing it to the full depth of the cill. Rake back to form a recessed drip below the front edge of the cill
Hidden defects:		
Sash(es) drop or rise of their own accord when left unfastened or 'drift' out of position when open.	Sash weights may be too light or too heavy to counterbalance sash. Heavier or lighter glass than originally fitted may have been used in reglazing	Take out sashes and weigh them and the weights. Weights for the upper sash should normally be 2lb (0.9kg) heavier than the sash. Weights for the lower sash should normally be 2lb (0.9kg) lighter than the sash. Replace weights or add extra to existing weights as necessary. Renew sash cord – consider need to upgrade capacity. Check sash pulleys are free from defects
Timber decay in cill	External weathering accelerated if lack of paint finish, or where timber comes in direct contact with masonry	Replacement of either the front part or whole cill using new matching timber can be done with the window in situ.
Timber decay in parting beads	External weathering. Water running down face of window glazing is often concentrated here by being driven by the wind	Routing tools will be needed to form proper joints in the case Parting beads are often best replaced in their entire length. The lower sash will have to be removed while this is done
Timber decay in sash joinery, commonly at lower rails and mortice joints of upper or lower sashes	External weathering, as above, or frequently due to excess internal condensation gathering on horizontal frame members	Replace missing mortices as described above as the final suggested repair for 'Joints in sashes opening up'
Timber decay in hidden parts of case joinery	External weathering, as above, or due to more distant outbreak finding an environment, within the weight pocket, which encourages the development of the rot	Remedy sources of moisture ingress. Ventilate the affected area as much as possible, by opening shutters and weight pockets, carefully setting aside any removed ingo linings. Chemical treatments are rarely necessary on dense pine or oak window joinery
Debris in weight pockets	Commonly due to gradual erosion of mortar or soft sandstones within the core of the wall	Locate and remove weight box 'pocket piece' cover and clear debris before replacing cover
Other defects:		
Shutters will not open	Shutters may simply be stuck with layers of paint, or nailed shut	Carefully prise open shutters, removing any fixings. Remove excess paint
Shutters open with difficulty	Hinges on shutters may be damaged or require overhauling. Frequently shutters with back flaps suffer from distortion, causing parts to catch on the surrounding joinery during operation. This could also be caused by distortion of the structural opening, de-pressing the soffit linings and causing the shutter to snag (see 'Structural opening defects' below)	Take off and set aside shutters, check dimensions. Rectify external causes of deflection where possible. Reinstate shutters, 'easing' as required
Split panels to shutters or panelled lining	May be due to changes in moisture levels in timber	Fill very wide cracks with slivers of timber and sand smooth. Normal cracks should be filled with filler prior to redecoration
Timber decay to shutters or panelled lining	Likely to be the result of some external building defect, or of a change of internal environmental conditions	Remedy external sources of moisture. Carefully dismantle and set aside decayed components. Check window case joinery is sound before repairing and reinstating linings
Damp plaster in window recess or behind shutters	Lack of ventilation can cause minor efflorescence on plaster, but more significant moisture is likely to be the result of some external building defect, or of a change of internal environmental conditions	Remedy external sources of moisture. Remove defective plaster. Ensure adjacent timbers are dry, and fixings securing window are sound before replacing plaster
Structural opening defects or distortion	There may be evidence of historic movement, due to settlement or changes in ground or support conditions, but recent movement may be due to ongoing problems, such as decaying timber safe lintels	Employ an engineer to investigate causes of deflection, using non-destructive techniques where possible. Once any structural defect is remedied, window case joinery should be set plumb, level and square in openings to ensure that sashes can operate correctly