

Flat 1 /1 , 9 Marine Parade, Millport, Isle of Cumbrae, KA28 0ED

Design Statement;

The B listed substantial villa at 9 Marine Parade has been subdivided into 6 flats.

The subject of the current planning application **TO UPGRADE AND REPLACE EXISTING SASH WINDOWS** is flat 1 /1, first floor right as seen from the front. The flat comprises bay window lounge and adjacent bedroom to the front, bathroom to the side and kitchen and study to the rear. All rooms are served by traditional timber double hung single glazed sash windows in differing configurations.

A detailed condition report by Sashworks Scotland Ltd., has established that fairly minor repairs to frames are necessary. Upgrading to double glazing will however require replacement timber sashes.

The current planning application seeks approval to upgrade the existing timber single glazed sashes to timber double glazed all to the same patterns, and introduce draught proofing measures which currently do not exist. By extension, Issues of sash deterioration will also be addressed.

The current windows in terms of their considerable proportions and design, contribute to very substantial heat losses from the dwelling, resulting in significantly high energy costs.

The proposal is to replace timber sashes which are like for like visually in terms of profiles and configuration, but also accommodate double glazed sealed units and bespoke draught proofing systems all as illustrated in the enclosed submission. In addition, 'Simplex' easy clean and sash removal window maintenance systems will be installed together with compensatory weights, new sash cords, traditional brass centre catches, lifting rings and sash eyes.

The new sashes are factory primed. Following installation the sashes will be prepared to receive undercoat and gloss paint in colours to match the existing. Existing frames will receive maintenance measures and be fully prepped for undercoat and gloss finish to match existing.

Coleman Ballantine Architects January 2024