



1C WARDIE ROAD | PLANNING & LISTED BUILDING APPLICATION | WINDOW REPLACEMENT

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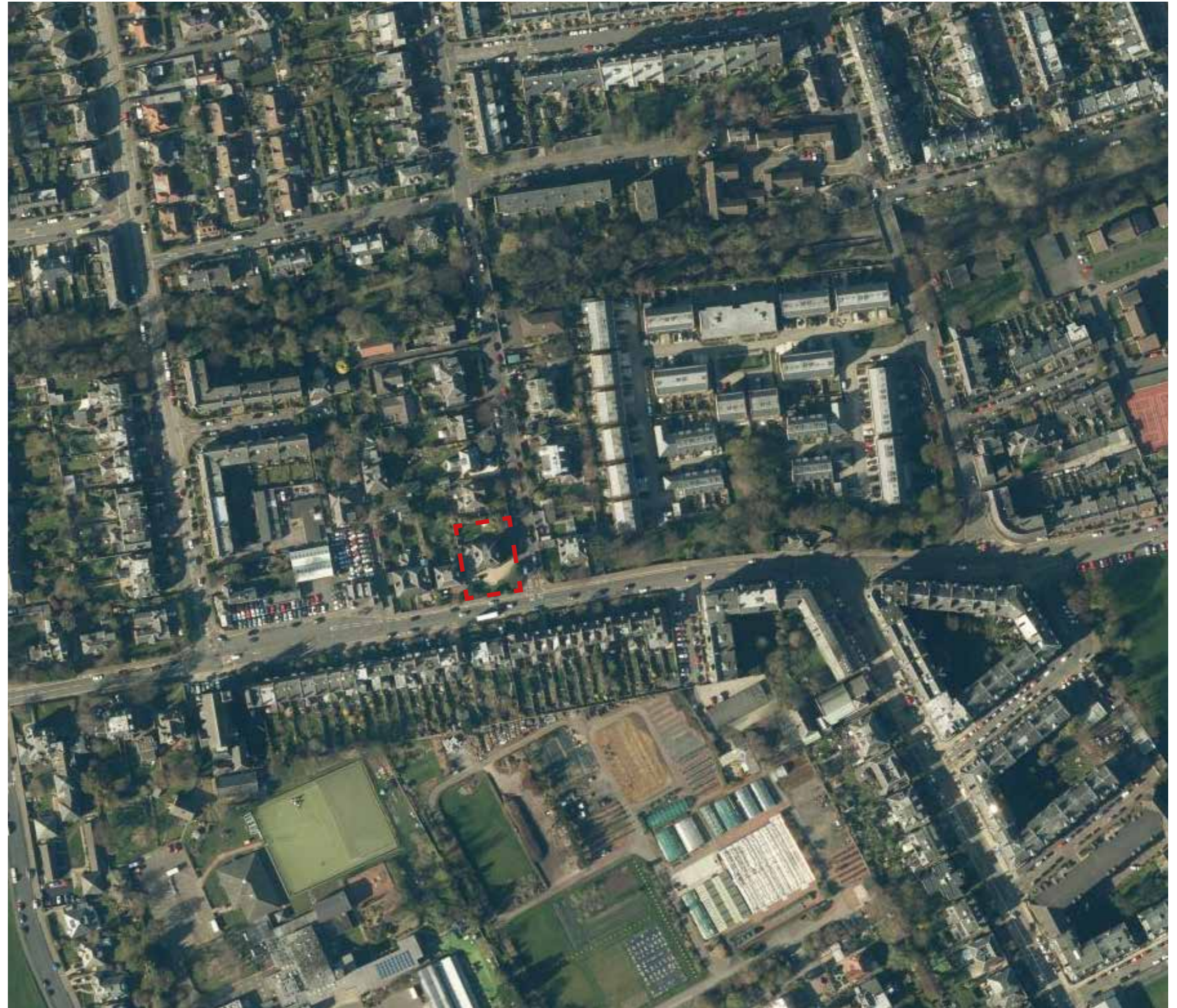
INTRODUCTION

1C Wardie road is a category C listed, generous three bedroom main door ground floor flat in the desirable area of Trinity, Edinburgh. The subdivided stone built detached house dates from the early 19th century and was extended to the west in 2013, creating a new living room and utility room with external access and covered timber car port structure.

The flat also benefits from a first-floor bedroom accessed via an internal stair and large private driveway to the front of the house. The property has retained some original features, most notably the original sash and case windows with existing shutters to the front bay windows of the house.

The flat has been granted planning consent for an extension to the rear of the building. This document for an entirely new application for the like for like replacement of the existing bay windows and side window in the living room. The new glazing will allow the listed building to obtain environmental upgrades and maintain the listed building appearance.

We are pleased to present this additional design statement to accompany the planning and listed building application drawings with an application to replaced the damaged windows with like for like replacements.



SURROUNDING CONTEXT

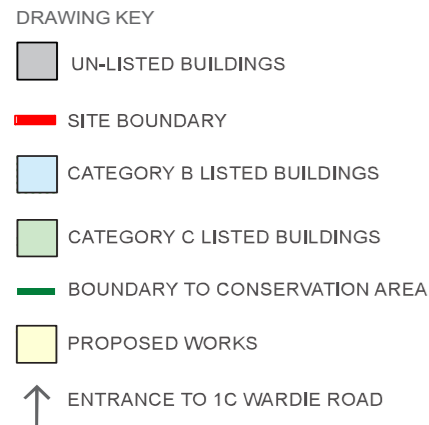
LISTED BUILDINGS AND CONSERVATION AREAS

1C Wardie road is currently accessed via a private walled driveway to the front of the house with gated access from Wardie road. The house faces towards ferry road where the main entrance door is located. The proposed alterations retain this as the main access door into the house.

Flats 1 and 1C Wardie Road were listed on 19th December 1979 and given category C listing. Category C listing denotes 'a building of special architectural or historic interest which are representative examples of a period, style or building type.' The 2-storey detached stone house sits within a rich context of listed buildings. The location plan shows neighbouring properties that share the same grade C listing in green and those with a higher-grade B listing in blue. 1C Wardie Road and surrounding houses are constructed from high quality blonde sandstone and have Scots slate roofs.

To the south of 1C Wardie Road is Inverleith conservation area, the boundary is shown in a green dashed line. Although the site does not sit within this conservation area, we have been mindful of the importance of the protected area and the architectural interest it preserves.

The proposed alterations to 1C Wardie Road aim to upgrade the existing windows on the principal elevation with visually like for like replacements to aid in the maintenance and environmental strategy.



PHOTOGRAPHS OF BEDROOM BAY WINDOW



1. Rotting base case



2. Rotting base case



3. Rotted through linings



4. Rotting sill and open joints

PHOTOGRAPHS OF LIVING ROOM BAY WINDOW



1. Rotting seal around glass



2. Rotting base case



3. Rotted through sill



4. Rotting sash, flaking paint and open joints

PHOTOGRAPHS OF LIVING ROOM SIDE WINDOW



1. Split end grain and rotting edges



2. Separating joints and rotting edges



3. Flaking/rotting



4. Rotting sill and open joints

CONTACT DETAILS

Architect	Jones Robbins Ltd
Address	32 Netherby Road, Trinity, Edinburgh EH5 3LX
Contact Telephone	078 969 18280
Email	mail@jonesrobbins.com
ARB Number	089774D
RIAS Membership No.	13448
Company No.	SC620980

