

The purpose of this drawing is solely for the purposes of obtaining Listed Building Consent/ Planning/ Building Warrant approvals for the project noted on the title block below and is not intended for use by any other person or for any other purpose. Only the original drawings should be relied upon. The drawing may be suitable for construction purposes but it may be necessary to augment and/ or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for construction purposes.

DO NOT SCALE FOR CONSTRUCTION PURPOSES



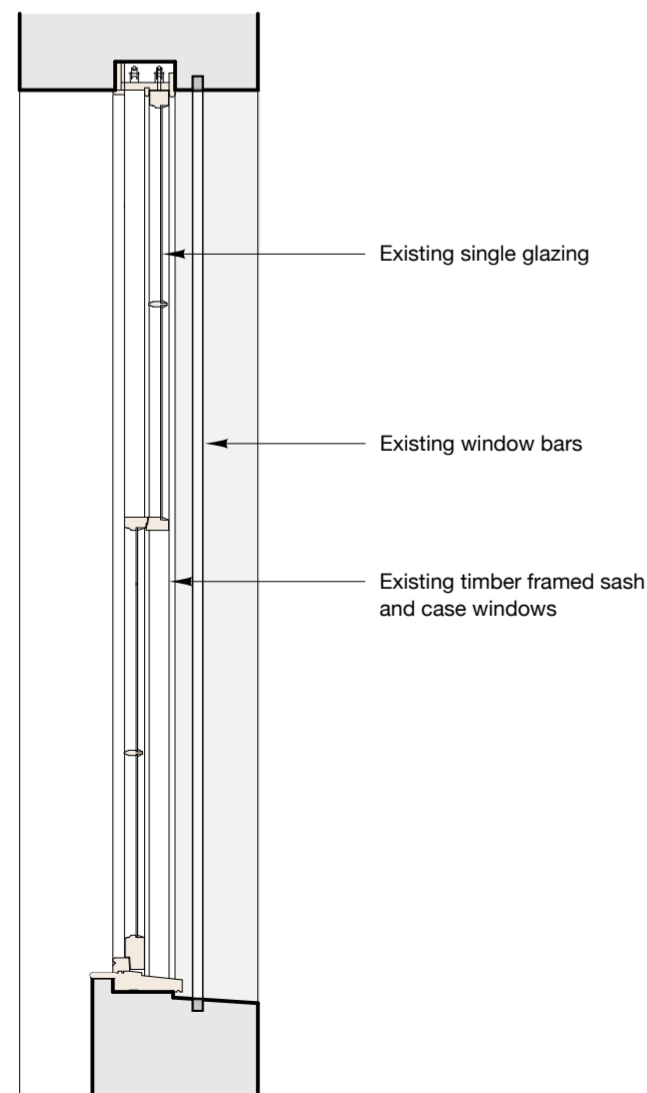
Reglaze both windows with slimlite double glazing
Remove bars from both windows

2 basement windows to be altered

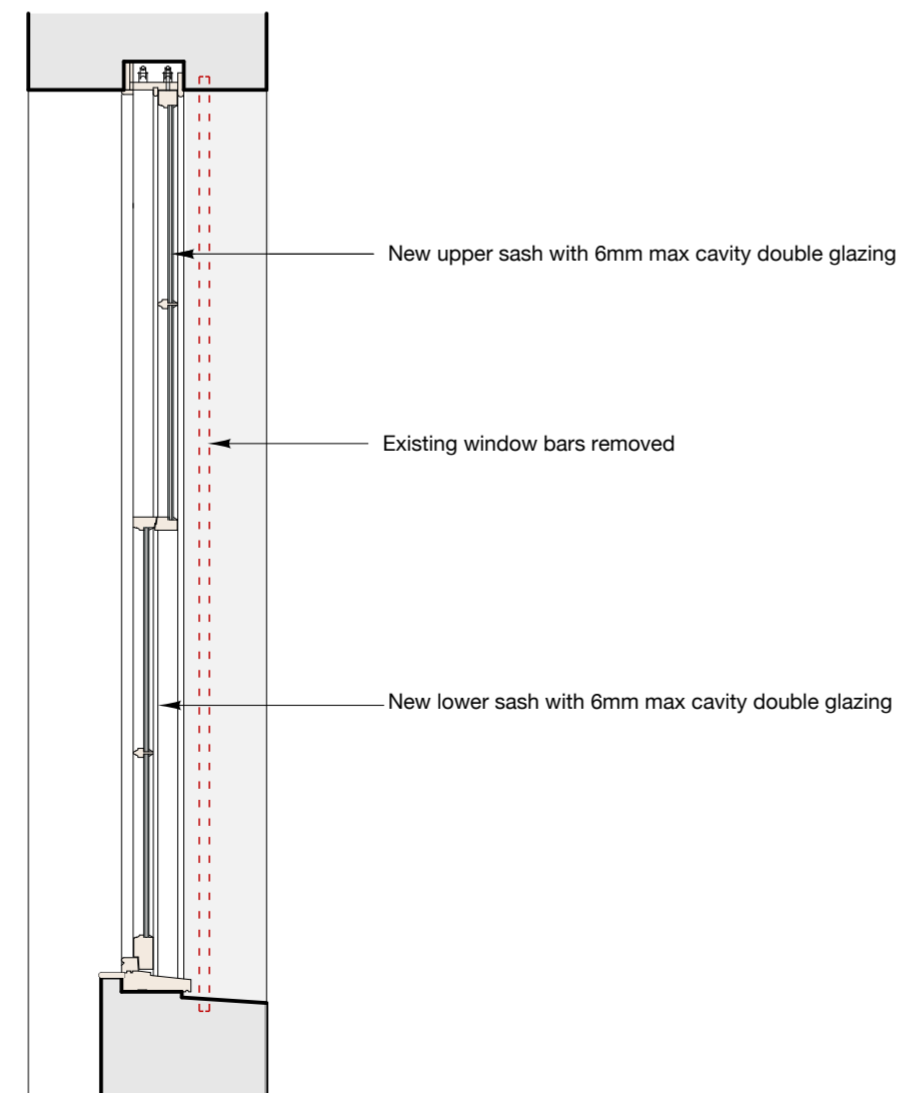


Part Elevation showing basement location of proposed 2no. window upgrades.

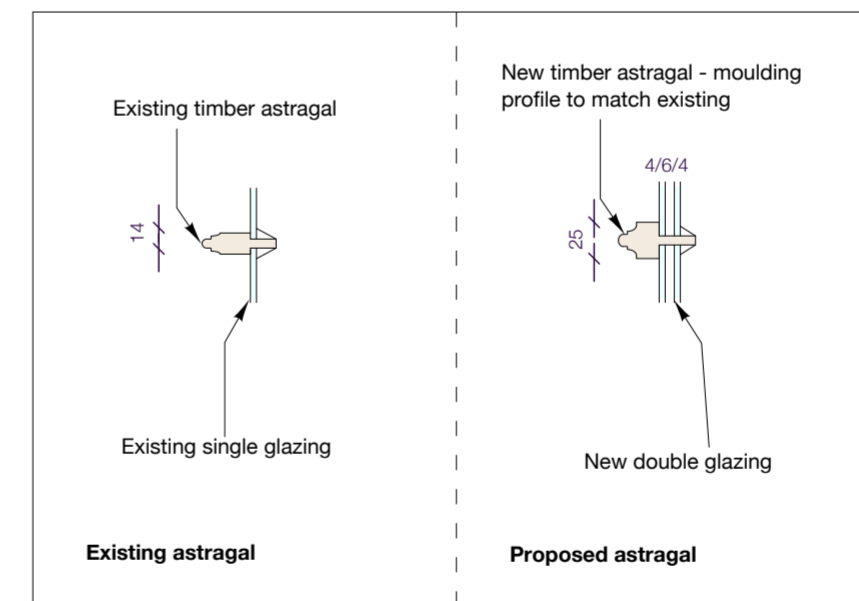
Full elevation of property showing location of proposed window upgrades.
2no. on this elevation (One located below stair + plinth)



Existing Typical Section - Sash and Case
scale 1:20



Proposed Typical Section - Sash and Case
scale 1:20



Proposed new astragal detail in refurbished windows
scale 1:5

Proposed Approach:

The house is Grade A listed within the New Town Conservation Area.

The proposal is to replace the existing single glazing with slimlite double glazed units in replacement timber sashes, with the addition of concealed rebated draught strips. The existing sashes are ill fitting with large gaps not compatible with effective draught sealing.

The new timber sashes are to match the existing profiles and dimension with astragal thickness increased slightly to accommodate the new double glazing units which are 4mm glass / 6mm cavity / 4mm glass.

The existing window cases are to be retained and reused. Whilst it is acknowledged that upgrading the sashes will result in the loss of some historic fabric, this is considered a reasonable compromise against the very necessary improvements to energy conservation and comfort for the occupants, and without detriment to the character or appearance of the building or Conservation Area.

PLANNING

PROPOSED WINDOW ALTERATIONS
45 MORAY PLACE
EDINBURGH
EH36BQ

PROPOSED ELEVATIONS

Drawing No: 23.36 L(PL)02
Issue Date: FEBRUARY 2024
Scale: 1:20 + 1:5 @ A2

LORN MACNEAL ARCHITECTS

3 St. Vincent Street, Edinburgh, EH3 6SW
+44 (0)131 226 3838
mail@lornmacneal.co.uk
www.lornmacneal.co.uk
Twitter: LornMacnealArch | Instagram: lornmacnealarch

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