

2026/90895 50 lower lane

Below are photos of the 2 ground level windows we are applying to replace. The windows in question are the dining room window and kitchen window at the rear of the house, which faces north west. We have also included a view from the dining/ kitchen windows of the rear raised garden illustrating the house is not overlooked.

The whole of the house has sash windows with the exception of the 2 windows we intend to replace. Our intention is to replace both windows with wooden sash windows. The windows would be constructed from accoya wood with pewter fitments. The windows would be painted white and would replicate the sash windows throughout the rest of the house. The windows would open up and down motion as in keeping with sash window operational mechanisms using ropes and weights .

The only addition is the windows would be double glazed, 14mm thick. The lower ground is at the rear of the house and as it houses the kitchen is subject to greater condensation and damp issues, the ground floor rear is also much colder than the rest of the house as in the winter months it gets virtually no sun and in the summer gets no sun until later in the afternoon.

In addition the windows are both rotting and you can push your finger through the frame of the kitchen window, the dining room window is likewise in poor condition and both need to be replaced. By installing wooden double glazing this should help elevate condensation and damp and will be more eco friendly. The installation of sash windows is more in keeping with the style of the house the current windows I can only assume were replaced with non sash windows at some point in the house's history.





