

IH DESIGNS (MORAY)

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Planning Application

**Replacement windows at Sunny Bank, Victoria Road, Forbes
for Mrs Elma Noble.**

Sunny Bank House has the original timber sash and case, single glazed windows, approx 100 years old. Repairs have been carried out in the past with some success, however, the timber frames and associated sash boxes are now worsening.

Joiners were invited to submit their quotes and timescales to remove the units, repair and then refit. Due to the timescale, the security issues and importantly the cost, it has proved that doing this is getting on for 2 to 3 times the cost of replacement pvc units. A recent extension to the rear has pvc windows and doors.

Great care was taken in the design of the replacement windows to try and replicate the original sash and case design, as can be seen from the existing and proposed elevations. The choice of pvc frames in the opinion of the applicant is not out of character with the surrounding properties.

Here we list some of the immediate buildings within the conservation area and the type of window choice installed.

Victoria Road.

The Pines. Immediately to the right of Sunny Bank, has a large pvc conservatory on the main elevation.

Revier House. White pvc windows, design not in keeping with original sash and case.

The Park Development (formerly the Park Hotel). White pvc windows to the original buildings and to the new buildings. Style sympathetic with the original sash and case. Note: it is this style that the applicant wishes to mirror, same window manufacturer too.

Birnie. White pvc windows.

Kylnastrone. Left of the row of police houses. Brown, pvc windows.

3 – 7 Police Buildings. All aluminium framed windows, style not as per original.

Police Station. White pvc windows.

Clovenside.

1 – 2 Police Houses. Both with aluminium framed windows.

Lucy Cottage. White pvc windows and doors.

Bronte Place. White pvc windows.

As you can see, there are a great many properties in this small stretch of Victoria Road that have not retained the original timber framed windows or tried to replicate the original design.

We contend that by trying to match the original sash and case style of the original windows, it will go a long way to keeping the character of Sunny Bank House.

9th August 2021