

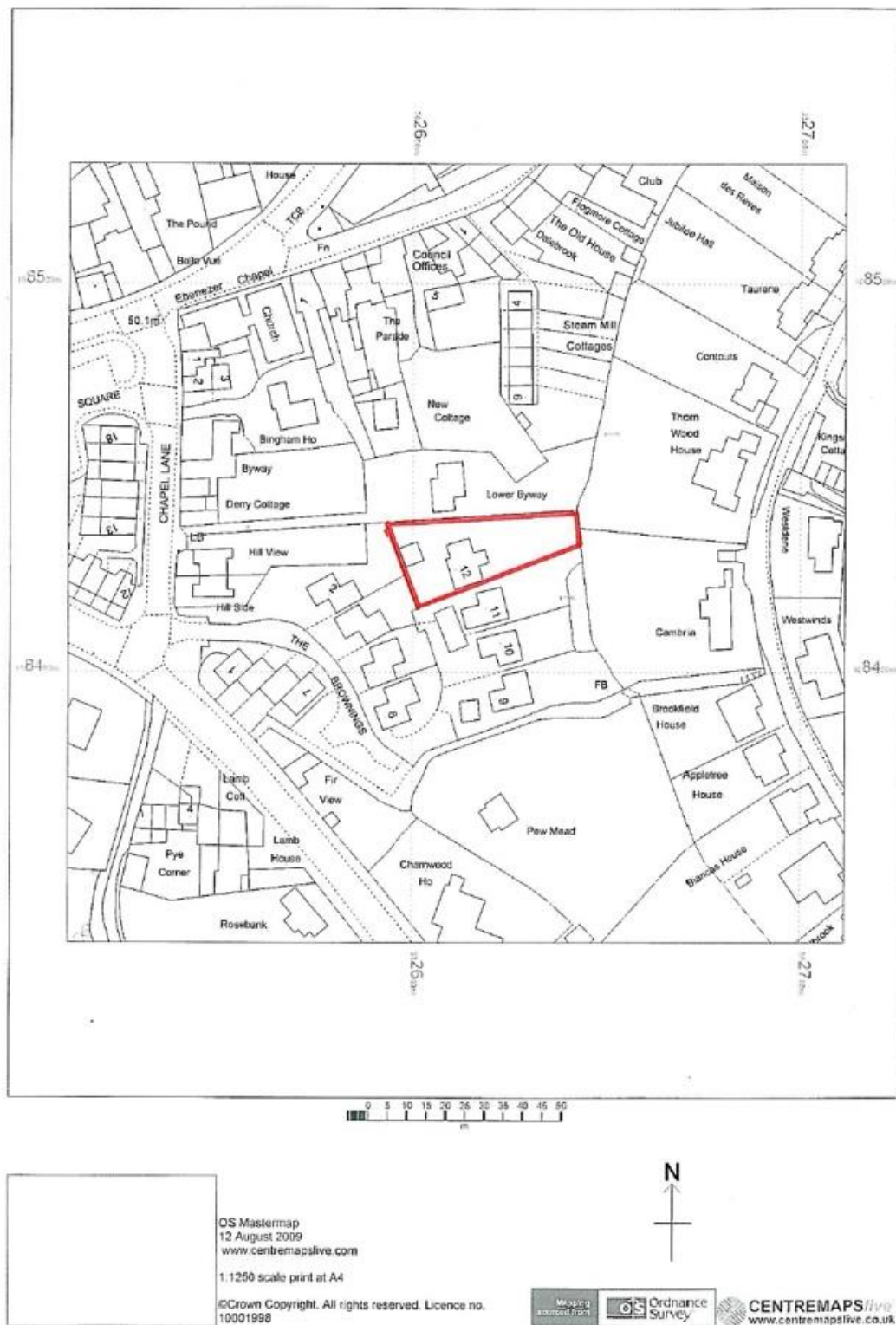
Description of Proposal for Single Window Enlargement at Littlebrook House, 12 The Brownings, Box, Corsham. SN13 8HP

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Overview of the site

Littlebrook House (12 The Brownings, SN13 8HP) is a large detached house located in the centre of Box. The dwelling is situated on a sizeable plot in a quiet, privately concealed area. The dwelling is located at the very end of the cul-de-sac road and its location and orientation mean that only the top floor of the front of the house is overlooked by other dwellings. The property cannot be seen from any of the main roads in the village and due to its position at the end of a private road has no passing traffic or footpaths. See the scaled location plan on the next page:

Figure 1 - Location Plan



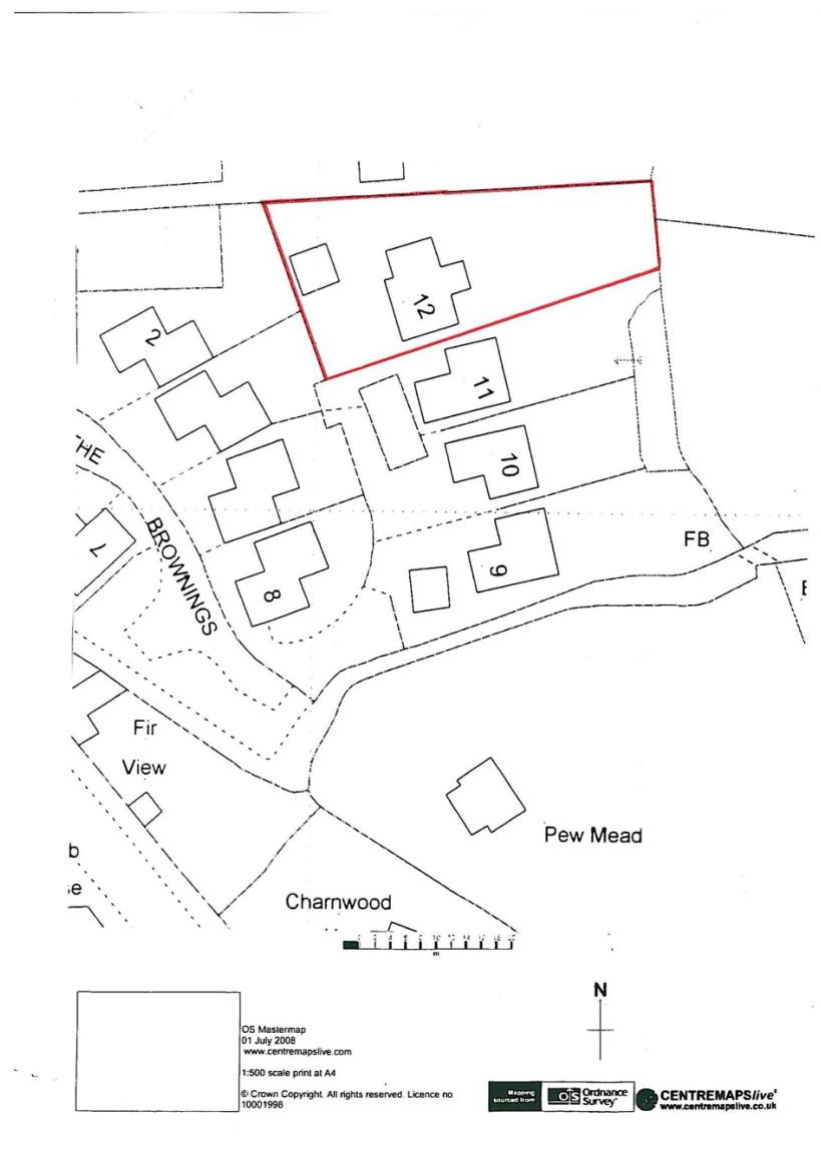
Design Proposal

We are seeking to replace one of the existing windows at the front of the house with a larger version to allow more interior light into the landing. The proposed replacement window would use the same uPVC wood effect materials as the current windows.

The proposed replacement unit will be as equally energy efficient and secure as the current window. The design and appearance of the proposed replacement window will match the existing windows (replaced in 2018 as per Application 18/05154/FUL) and will preserve the existing appearance and character of the property.

The site plan is included below to identify the orientation of the walls of the house:

Figure 2 - Site Plan



Windows

West Wall

The west wall (front of the house) contains 9 windows and 1 door. We are proposing to replace one of the existing top floor windows with a larger version which will allow more light into the interior of the house.

The window will be situated in the landing area of the upstairs floor. It is not in a habitable room of the property.

There are already two larger windows on the top floor of the front elevation, one of which is on the porch extension at the front of the property so is situated further forwards than the window we are proposing to enlarge. The proposed increase in height of the new window does not project beyond the existing plane of the elevation and remains visually subordinate within the overall façade composition.

The window to the right of the proposed enlargement is a bathroom window – we would not be looking to alter this unit.

The existing 9 windows at the front of the house are of varying sizes as shown in Figure 3 below:

Figure 3 - Drawing of the Current Appearance of Front Elevation with current window dimensions



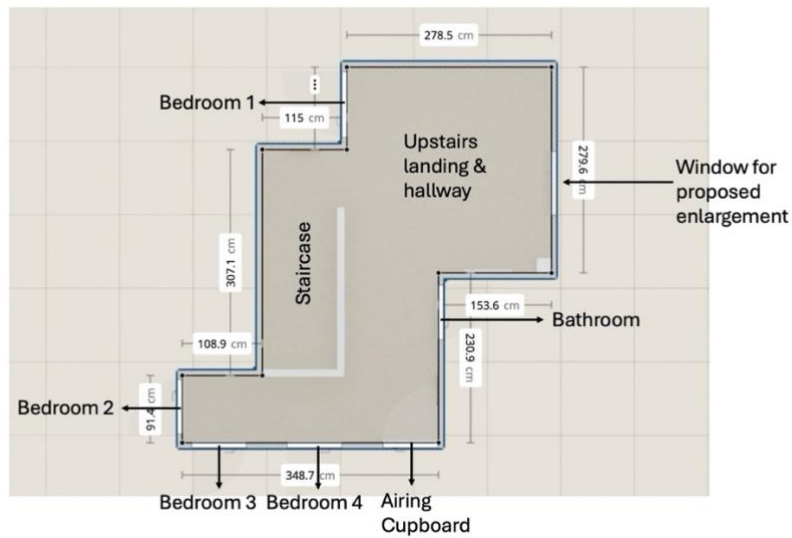
Figure 4 - Detail Photo of Front Elevation with window proposed for replacement circled in red



Figure 5 - Detail photograph of current window



Figure 6 - Floorplan of upstairs landing showing position of window for proposed enlargement



The window at the front of the house overlooks the private driveway and the garage belonging to the property. The proposed window serves a landing and from this view in figure 7, you can see it does not introduce direct overlooking of habitable rooms in neighbouring properties.

Figure 7 - View from window proposed for enlargement



Figure 8 - Drawing of the Appearance of Front Elevation following proposed window replacement (including window dimensions)



Figure 9 - Photo Illustration of Appearance of Front Elevation following proposed window replacement



Proposed Materials & Design

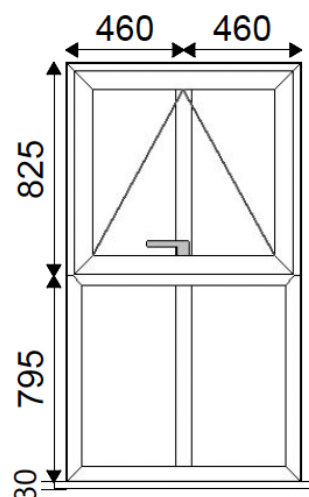
It is proposed that the external frame used for the replacement window shall be rosewood uPVC selected to match the existing window frames. Internal finish to the window frames shall be smooth white, again to match existing frames. Glass shall be clear, double glazed and toughened where required.

The proposed replacement window would be 1,650mm tall by 920mm wide and would be restricted top-hung opening for safety purposes. The opening section of the window will be 1,205mm from the floor maintaining the same opening height as the current window. For comparison the current window is 920mm x 920mm and we are maintaining the same width in the new design to fit under the existing dormer roof which is part of the character of the house.

The internal cill height from floor will be 380mm for the new window.

Details of the dimensions and materials of the new window unit are included below.

Figure 10 - Dimensions of proposed new window



1 - 920w x 1620h (Basic Frame Size)

1 - 920w x 1650h, 30mm Cill

Viewed Outside

Figure 11 - Materials of proposed new window to exactly match the existing ones

External Finish: ROSEWOOD uPVC
Internal Finish: WHITE SMOOTH uPVC

Furniture:

Inline Handle White
20 TH Hinge
Stay Guard Ellite TH
KUBU FMT 750mm Link
FMT KUBU 750mm 22mm B/S 7.7mm CAM
FMT KEEP SYSTEM 10 - RH
Kubu Frame Label
Market factor 21-07-20

Cill:

Cill 150mm ROSEWOOD/White

Glass:

Qty	Size	Description
1	373x 672	4/20/4 Low Iron Tough / Ecopane Tough Blk Swiss
1	373x 672	4/20/4 Low Iron Tough / Ecopane Tough Blk Swiss
1	419x 734	4/20/4 Low Iron Tough / Ecopane Tough Blk Swiss
1	419x 734	4/20/4 Low Iron Tough / Ecopane Tough Blk Swiss

Figure 12 - Photos of materials from existing windows

