



Speaking for Scotland's Buildings

This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal

Council: Midlothian

Application reference: 21/00058/DPP

Address: 1-7 Bridge Street Penicuik EH26 8LL

Date AHSS comment submitted: 15th February 2021

The Forth & Borders Cases Panel of the AHSS has examined this application, and objects to one detail of an otherwise very welcome proposal.

We wholeheartedly welcome the restoration of this building. Some aspects may need careful thought once, for example, it becomes clear exactly what is underneath the render to the front.

We object to one small aspect, which is easily remedied. The proposed glazing to the upper windows is shown as new timber sash-and-case glazing with two equal-sized sashes. This is incorrect, and would not look right or be historically accurate.

In Scotland, symmetrical sashes were usual in earlier patterns (6-over-6, 2-over-2) but grander Georgian and early Victorian houses introduced asymmetrical patterns (6-over-9, 2-over-4). These eventually filtered down to more modest dwellings such as these with late Victorian 1-over-1 windows, so symmetrical 1-over-1 windows are typical of later replacements in timber, aluminium or uPVC, and therefore as proposed these changes will still make the buildings appear to have modern windows.

The original windows to the right-hand flats had an upper sash slightly smaller than the existing meeting rails imply, i.e. the original meeting rail was slightly higher. This can be seen on Google Streetview historical images from 2008-9. Proportions are approximately 1/3 (top) 2/3 (bottom).

Those to the left/south are likely to have been similar, or possible equal 2-over-2 sashes if that building is earlier than its neighbour. Equal 1-over-1 is unlikely. Historical photographs may help clarify this.

We applaud this scheme to restore this property, but if it is to succeed, it will do so through accurate restoration of the original form, rather than something almost but not quite right. The windows should be replaced with new timber double-glazed windows to their original proportions, rather than with equal sashes.