

## Notice of Meeting and Agenda Local Review Body

Date	Time	Venue
Tuesday, 11 September 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM  
Head of Corporate Governance

### Membership

Councillor B Binks; Councillor S Burns; Councillor M McGurk; Councillor J MacLaren; and Councillor I Nicolson.

### Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please either email [democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk) or telephone 0141 618 7112.

### Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

## Items of business

### Apologies

Apologies from members.

### Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- |          |  |                |
|----------|--|----------------|
| <b>1</b> | <b>Procedure Note</b>  | <b>3 - 4</b>   |
|          | Procedural note for Member's information.  |                |
| <b>2</b> | <b>Appellant's Submission</b>  | <b>5 - 38</b>  |
|          | Documentation submitted in appeal against the decision of the Planning Authority to refuse planning permission for the replacement of existing timber sash-and-case windows with new uPVC sash-and-case windows at 1 Gateside, Prieston Road, Bridge of Weir PA11 3AH. |                |
| <b>3</b> | <b>Planning Authority's Submission</b>   | <b>39 - 84</b> |
|          | Documentation submitted by Planning Authority on which decision to refuse planning permission, for the replacement of existing sash-and-case windows with new uPVC sash-and-case windows at 1 Gateside, Prieston Road, Bridge of Weir. PA11 3AH, was based.            |                |

**A. At the meeting**

1. When a Notice of Review is submitted, the role of the Local Review Body ("the LRB") is to consider the planning application afresh and reach a decision.
2. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
3. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
4. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board.
5. No parties have the right to speak at the meeting.

**Procedural format****B.**

1. The members are expected to have read the papers and documents relevant to the application and noted the relevant planning policies in advance of the meeting. The Convener will ask the members to confirm whether they have done so.
2. Members have the opportunity to ask the Planning advisor for advice in relation to planning matters that are relevant to the Notice of Review, but do not have to do so.
3. If new material has been submitted panel members will decide whether this new material can be accepted. The Legal Advisor will advise on the test to be applied when deciding whether new material can be accepted.
4. The panel will consider whether the applicant has asked for further procedure in this case and will take the decision whether they have sufficient information before them to determine the notice of review, or whether further procedure is required.
5. If the panel decide that they do not have enough information to determine the notice of review at the present time, then they will decide whether there is a requirement for:
  - a. Further written submissions
  - b. Site visit
  - c. Hearing

**Note:** Upon the decision being taken regarding the appropriate action (at a, b, and c above) today's meeting about this matter will be brought to a close, with further consideration of the notice of review continued to a future meeting of the LRB.

6. If the panel determine that there is sufficient information within the documentation to reach a decision on the Notice of Review today, the Local Review Body will consider the following points:
  - a. The planning policies that apply to the application - noting if the application was contrary to the Local Development Plan;
  - b. The applicant's reasons for requesting a review, as stated in the notice of review;
  - c. Any representations raised by other parties;
  - d. Any material considerations identified by the applicant in the notice of review documents to support a departure from the policy and details of what these are; and
  - e. Any material considerations not mentioned by the applicant which could justify a departure from the policy.

**C. Decision**

1. If the Local Review Body decides to grant planning permission, it will:
  - a. Specify the reasons for granting planning permission; and
  - b. Detail any conditions to be attached to that planning permission and the reasons for those conditions.
2. If the Local Review Body decides not to grant planning permission, it will:
  - a. Specify the reasons for refusing the application; and
  - b. If conditions were suggested to allow grant, confirm why they were not prepared to grant with those conditions.



# APPELLANT'S SUBMISSIONS

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to [lrb-planning.cs@renfrewshire.gov.uk](mailto:lrb-planning.cs@renfrewshire.gov.uk), or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.

## Applicant(s)

Name	Burnview Properties Ltd.
Address	"Burnview" Prieston Road Bridge of Weir
Postcode	PA11 3AW
Contact Telephone 1	
Contact Telephone 2	
Fax No	
E-mail*	

## Agent (if any)

Name	Malcolm Cullen
Address	NVDC Architects Bradbury House High Craighall Road Glasgow G4 9UD
Postcode	
Contact Telephone 1	0141 959 8752
Contact Telephone 2	
Fax No	
E-mail*	malcolm@nvdc.co.uk

Mark this box to confirm all contact should be through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Planning authority	Renfrewshire Council		
Planning application reference number	18/0295/PP		
Site address	1 Gateside, Prieston Road, Bridge of Weir, PA11 3AH		
Description of proposed development	Replacement of existing timber sash-and-case windows with new uPVC sash-and-case windows.		
Date of application	20.04.18	Date of decision (if any)	15.06.18

**Note.** This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- |  |                                     |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application)   | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle  | <input type="checkbox"/>            |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/>            |
| 4. Application for approval of matters specified in conditions   | <input type="checkbox"/>            |

**Reasons for seeking review**

- |   |                                     |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer  | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/>            |
| 3. Conditions imposed on consent by appointed officer   | <input type="checkbox"/>            |

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- |   |                                     |
|---|-------------------------------------|
| 1. Further written submissions                                    | <input type="checkbox"/>            |
| 2. One or more hearing sessions                                   | <input checked="" type="checkbox"/> |
| 3. Site inspection  | <input type="checkbox"/>            |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/>            |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

2. - We wish to table a sample of the proposed uPVC window to the committee to illustrate the relevant details.

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

## Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see separate document for details of our Appeal Statement.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☒ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

As noted in our Appeal Statement, we were not afforded the opportunity to provide the additional information at the time due to the change in Planning Officer dealing with our Application.  
The Officer's report makes specific mention that no additional information was provided - we were never asked to provide additional information during the Application process, and are taking the opportunity afforded by this appeal to do so in support of our case.

## List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Notice of Review Supporting Statement.  
 A copy of the Bygone Symphony Sash-and-Case brochure.  
 As Existing and As Proposed Elevation drawings which accompanied our Application.  
 Bygone Symphony Sash-and-Case profile drawings and elevations.  
 Blairs Joinery Sash-and-Case profile drawings and elevations.  
 A copy of an Appeals Decision approving the use of Bygone Symphony Sash-and-Case in a Conservation Area.

We can also table a physical sample of the Bygone Symphony Sash-and-Case window during the Hearing, if required.

**Note.** The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

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## Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

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## Declaration

**I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.**

Please sign or type your name if sending by e-mail

Date

20.07.18

Malcolm J. Cullen

**LRB Reference No:**

**For office use only:**

20<sup>th</sup> July, 2018

Renfrewshire Council  
Renfrewshire House,  
Cotton Street,  
Paisley  
**PA1 1AN**

Planning Application Reference No. **18/0295/PP**

Dear Sir or Madam,

#### **NOTICE OF REVIEW - SUPPORTING STATEMENT**

Planning permission was sought for the replacement of the existing timber sash-and-case windows on the former Clydesdale Bank property within the Ranfurly Conservation Area. The proposal was to replace the existing timber windows, variously in need of overhaul and extensive refurbishment, with new replica uPVC “traditional” sash-and-case windows. The Application was submitted on 20.04.18

The original Planning Officer assigned to the Application, Kasia Smith, responded as follows in an email of 24.04.18:

*“I would like to bring to your attention the fact that the application property is located within conservation area on a prominent corner location at the entrance to the village and therefore modern UPVC windows would be discouraged on three elevations in public vistas. The modern timber alternatives should be considered.”*

We responded to Kasia on the same day:

*“With regards to the uPVC replacement windows, these will be Bygone Symphony Conservation windows by Master Frame. These are high-end uPVC windows that accurately replicate the details, frame sections, dimensions and glazing patterns of traditional sash-and-case windows, and have been developed for installation in Conservation areas and listed buildings - <https://www.bygonecollection.co.uk/your-home/conservation> . I have attached for your information a copy of their brochure in the first instance and can provide further supporting evidence if required.”*

Kasia replied to say thank you for the e-mail and did not raise any further concerns regarding the proposed window material.

We next wrote to Kasia the week before the Application was due to be determined, asking if she anticipated there being any issues which would result in our Application being refused. She replied the same day to say she hoped to get her assessment completed that week.

We were contacted the following week by Sharon Marklow, Kasia’s manager, advising that Kasia had now left the Council and that she would be dealing with Kasia’s applications. Sharon advised that our application would be refused due to the proposed use of uPVC windows. We explained to Sharon the specialist nature of the windows we were proposing, and their indistinguishability from traditional timber sash-and-case windows. Sharon advised that the problem was the material, not the appearance, and that modern timber sash-and-case windows, e.g. those by Blairs Joinery, would be acceptable. Our Client felt that the Bygone windows were a better product than the timber alternatives, both in terms of appearance and maintenance requirements, and declined to change the proposed window specification.

The Application was thus refused, with the following reason given:

*"The proposal is contrary to the Policy ENV3 of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance relating to conservation areas as it would have a detrimental impact on the character of the building and the visual amenity of the conservation area."*

We would take issue with this reasoning - if the uPVC windows are indistinguishable from traditional timber sash-and-case, it's not clear in what way would they have "a detrimental impact on the character of the building and the visual amenity of the conservation area".

Secondly, in the Planning Officer's report, it was noted that *"A brochure containing details of heritage style uPVC windows has been submitted with the application. However no window specifications have been submitted to include size, fenestration and method of opening"*. This is incorrect - the size, fenestration and method of opening were all indicated on our Proposed Elevation drawings that were submitted in support of our Application. Furthermore, as made clear from our email correspondence with Kasia, we advised we could provide additional information, including section sizes and detailed drawings if required, in order to prove our point that the Bygone windows were visually identical to traditional windows, however no further information was requested, either by Kasia or Sharon.

As Sharon had verbally advised that Blairs Joinery windows would be acceptable, we have therefore attached PDF's showing the typical section sizes of both Blairs' Sash-and-case windows and Bygone's Sash-and-case windows to allow for a like-for-like comparison. You will note that the section sizes of the uPVC window are actually smaller, and thus closer to traditional sash-and-case frames, than the section sizes of the timber window we were told would be acceptable.

We have also attached a PDF copy of an Appeal Decision for another Bygone uPVC window installation in a Conservation Area in Cheshire, in which the Planning Inspector advised the following:

*"The window that is the subject of this appeal appears to replicate a traditional sliding sash window very closely. The effect is so convincing that it is difficult to differentiate between the two, even at close quarters. Unlike many other uPVC imitations which only pay superficial attention to traditional detailing, the mouldings on the frame of the unit, which also extend to the central glazing bars, appear most authentic. I conclude that the proposal would preserve or enhance the character or appearance of the Conservation Area"*

In summary, we would argue that the above statement, and the additional evidence referred to, supports our contention that the installation of Bygone Sash-and-case windows in this building would not be in contravention of Policy ENV3 of the Renfrewshire Local Development Plan and associated Supplementary Guidance.

Yours faithfully,



Malcolm J. Cullen  
for NVDC Architects

Encl.

NVDC Architects  
Bradbury House  
10 High Craighall Road  
Glasgow  
**G4 9UD**

T: 0141 959 8752  
E: enquiries@nvdc.co.uk  
W: www.nvdc.co.uk  
Company Number: SC352976











# Bygone Symphony

**When it absolutely must look like timber because the planning officer is insisting or simply when only the very best will do, there is only one choice.**

The Bygone [Symphony](#) is our premier sash window, with every single timber effect feature we can possibly offer, fitted as standard.

Only available in wood grained acrylic foil, Symphony has a mechanical, butt jointed corner construction, providing a remarkable timber like appearance. Running vertically, the joint is just like those you'll see on original timber sash windows, whilst our patented technology ensures a completely weather tight finish.

Bygone Symphony also boasts our exclusive super slim 39mm transom, continuous run-through horns and deep bottom rail, resulting in a very pretty window indeed.

Multi-light Symphony windows have the slim integral mullion, which enhances the appearance considerably.

The Symphony is 'A' rated, with narrower slim-line glass units (just 18mm) filled with krypton gas. Like the Harmony, Symphony windows have our deeper (20mm), more authentic internal Georgian bars and glazing beads, whilst the chamfered external bars still provide the traditional 'putty glazed' appearance.

Enhanced security comes from the exclusive porcelain ball design cam catches, available in Black, Satin Chrome Antique Brass, Pewter or Chrome, that matches the limit stops and scroll handles. As with Melody and Harmony, longer bar handles are available in place of the smaller scroll handles, should you have a particularly large or low-sitting window. See page 38.



# Bespoke locks and restrictors

**When you're investing in new windows, you'll want them to work well and look fabulous forever.**

Our design team have looked at hundreds of standard cam catches. These range from thin zinc alloy imports, to chunky industrial locking systems that lack finesse. Having helped write the UK's first security standard for sash windows, we knew the structural loads and requirements needed, but also understood the primary features had to be good looking.

Over hundreds of years there have been regional variations on sash window furniture. We extended our range to offer you something that suits your property and your individual taste.

There is now a choice of three distinctive designs and a number of different colour suites.

The bespoke Bygone furniture is available in a Beehive, Acorn or Porcelain Ball style and comes in Antique Brass, Chrome, Pewter, Satin Chrome or Black.

Each cam catch has its own suited Allen key with ball top and you'll find the other window furniture, including limit stops and handles, suites perfectly.





# Bespoke furniture

## All windows need handles to open them, even if most insist on using the Georgian bars!

Traditionally, scroll handles or cups were fitted on windows internally and D handles under the top sash were fitted externally. Most home owners prefer something visually appealing that can be reached easily from the inside.

All Bygone furniture is colour suited and manufactured by the same UK based hardware company, therefore you will find all the components match and you certainly won't find an assortment of odd colours.

All Bygone windows come with two scroll handles and a single ring pull for the upper sash. Don't worry, we also offer bespoke oak handled poles to reach the ring pull.

On exceptionally large or heavy windows, some windows are better suited to bar handles to aid window operation. We can match the ends of the bar handles to the design of your cams and tilt knobs.

Scroll handles and bar handles are always supplied loose because some clients prefer to specify exactly where they should be fitted.



*Scroll handles*



*Bar handle*



*Pole hook*



*Pole eyes*





# Unique styles & shapes

**Our sash windows can be manufactured in a variety of styles and shapes, allowing you to match your existing window design.**

Bygone windows can offer most Georgian bar designs and even some less traditional ones. We can also manufacture to specific visible glass sizes or line through with existing windows and doors.

Whilst single sliders are common place, coupled or multi-lights are regularly requested. Remember that Symphony and Harmony will have the slim integral mullion as standard, which reduces sight-lines by more than 50mm.

We are often asked to make windows with arched heads of varying degrees. Whilst a 'true arch' will have a full semi-circular head, a shallow arch or 'swept head' will have a much shallower radius. In the case of 'true arches' the top sash will always need to be fixed and will

not slide. Occasionally, our installers are asked to supply windows that are square on the inside, with a swept head on the frame outside. Even these are possible and they're simply known as 'The London sash'.

We appreciate that your home is likely to be your single biggest investment and for this reason we really don't mind you obsessing over the finer details, in fact we encourage it!

Please feel free to discuss any unusual shapes or one-off designs with your Bygone installer, they're there to help.

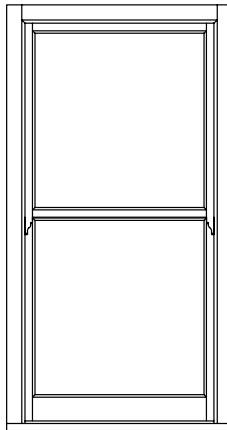
If you have something particularly complicated, we can even provide technical drawings to help you visualise the final design.



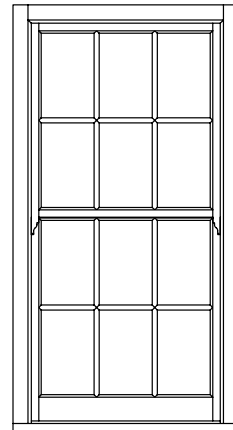




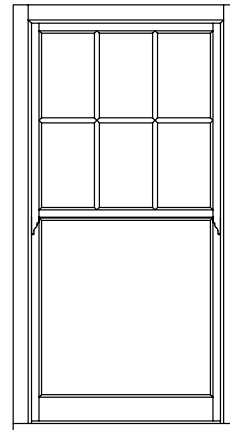
## Typical Styles & Patterns



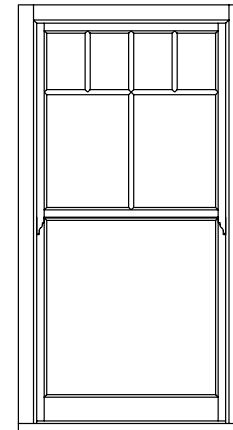
**Non Bar**



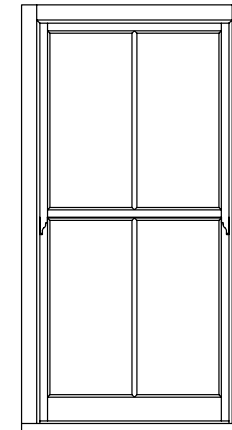
**Full Georgian**



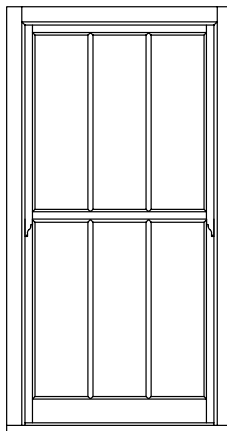
**Half Georgian**



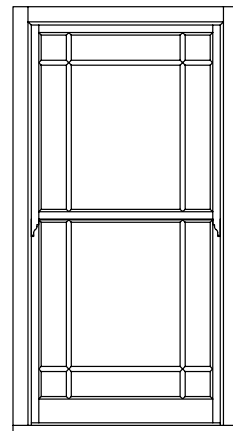
**Georgian Variant**



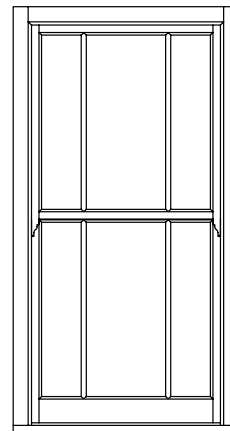
**Centre Bar**



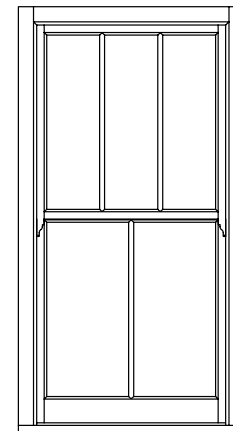
**Three Light**



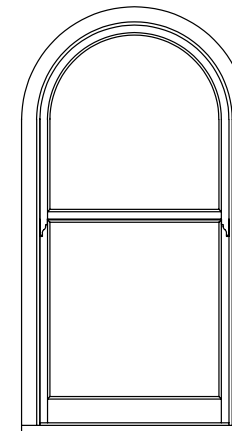
**Marginal Border**



**Marginal or 'Off Set'  
Three Light**

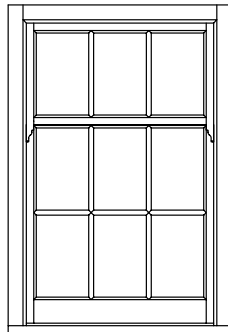


**Aysemmetric**

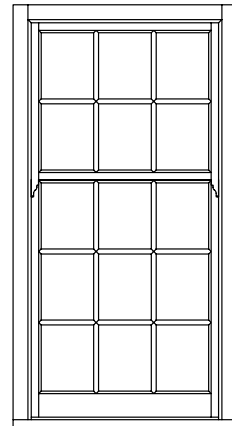


**True Arch**

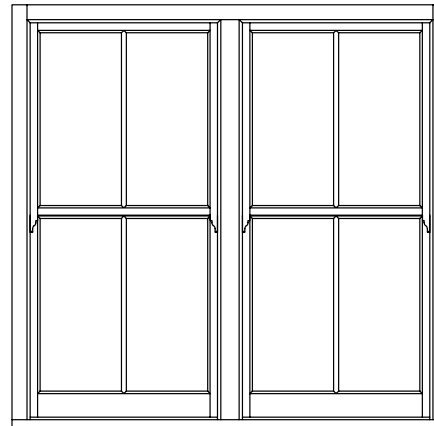
All windows depicted show mechanical butt jointed construction and slim mid rail (representative of Bygone Symphony).



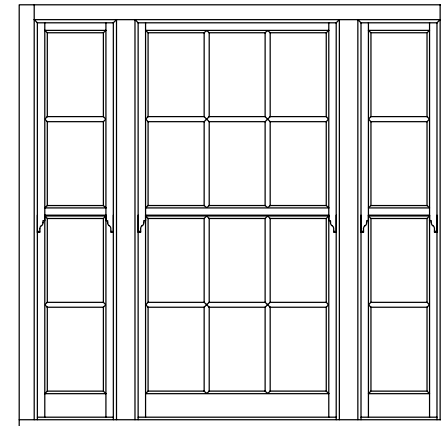
1/3rd Split



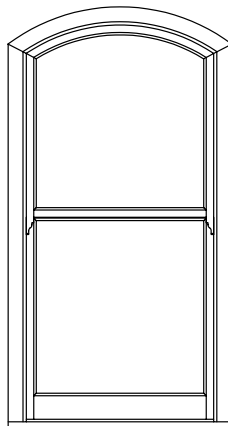
2/5ths Split



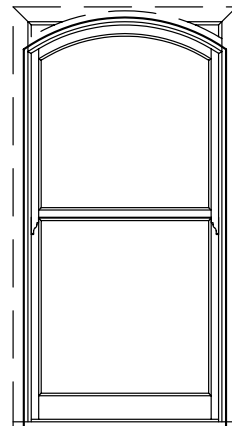
Slim mullion Style 2\*



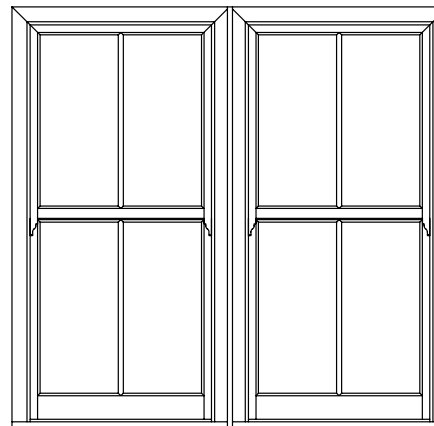
Slim mullion Style 3\*



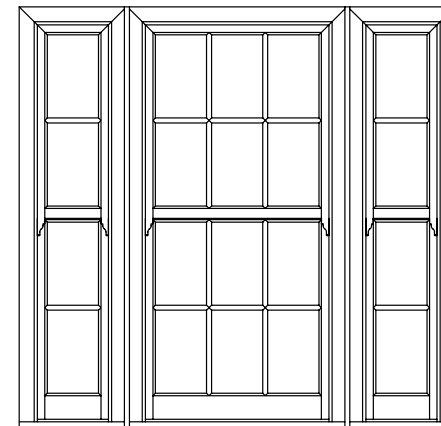
Swept Head



London Sash



Coupled Style 2\*\*



Coupled Style 3\*\*

\*available on Harmony and Symphony only \*\*available on Melody only





# Colour options

**There was a time in the evolution of PVC-U windows that everything was a shiny white, plastic looking finish. As technology has moved on and times have changed, there are now numerous colour possibilities available.**

Acrylic foil was originally used on PVC-U windows as protection against damaging UV rays from sunlight.

Once PVC-U itself became UV neutral, the possibility of adding colour or a wood grain pattern to the foil became an exciting proposition.

Fast forward a few years and we now have windows, with or without a grained appearance, in any number of 'closest colour-matched' paint options.

Colours are available from the standard industry charts such as the RAL colour chart and various other popular branded charts. We can even colour match to Farrow & Ball.

All our colour matched acrylic paint finishes have an added hardener and come lacquered as standard.

On large orders of eight windows or more, we can also offer alternative foil finishes in a range of colours and wood grain effects.

The Bygone Collection has two standard foil options; white and antique cream, but do consult your installer on some of the other more unusual options available.

Make sure you ask your installer for a colour swatch and prospective prices.





## A touch of colour

Many modern products come in a variety of colours, but the box sash window, synonymous with period properties all over the UK, traditionally had a white painted finish.

This limits the demand for colours on the Bygone Collection, but with geographic colour trends and the introduction of colour options on various market leading door and casement products, unusual colours are becoming more popular.

The standard Bygone white wood grain finish is slightly off-white and can be colour matched to RAL number 9010, much as our Antique Cream can be matched to RAL number 9001.

## Colour bonded coatings

Normally we spray entire windows, however we can offer different colours externally to internally and different combinations from sash to frame. A black frame with white sashes is quite popular, whilst we have also sprayed combinations of blue and white or cream and maroon.

When the outside of the window is a different colour to the inside, we mask up and spray the balance chambers to the desired colour, so only one colour is visible from either side when in the closed position.

Our two-part chemical cured paint is far harder wearing than water based paint, as we believe durability is paramount. Standard household decorator's paints should never be used for painting PVC-U.

## Environmental considerations

In marine or coastal environments, salt corrosion must also be considered. We apply a durable clear lacquer on all paint finishes, regardless of exposure, to ensure that the risk of any visible signs of aging is virtually nil.

## Colour guarantees

We are so confident in our paint and the process followed, after having it independently tested, we put our reputation behind the product and extend our 12 year guarantee to include any colour bonded finish as well.

## Ancillary colour matching

A key to any good installation is having the whole package done correctly. Bygone will spray any decorative trim required by the installation company, to ensure that the finished installation colour matches perfectly.

## Extended lead times on coloured products

Please remember that colour bonded windows do take longer to produce than our standard colour options. We prefer to offer a sample of the colour prior to commencing production, and the spray process does take time. It is likely our standard lead time will be extended by at least two weeks.

\* Please remember that whilst we offer as close a match as possible to a number of colour charts from major paint suppliers, we use a high performance, micro-porous spray applied colour bonded coating, especially designed for products within the window and door industry. There is also the possibility of slight shade differences between batches of the same colour.



# Glass

**Glazing is one of the most important aspects of any window. It can be transparent or opaque, stained or coloured and can even showcase geographical patterns and fashion trends.**

Glass can say a lot about a window, which in turn can tell you a lot about the property and its inhabitants. Traditionally, large panes of glass meant wealth, due to the complicated nature of glass production in the 17th Century. Smaller panes were often saved for shop fronts and included bulls eyes, the centre of the spun glass and the cheapest part.

Stained glass and overly complicated Georgian bar designs were similarly a sign of wealth in Victorian Britain and there are examples of this all over the country, but especially in the capital and more salubrious areas.

Aged lead occurs less in sash windows, but is still occasionally seen. Leaded glass often means a lot more weight in the window and can often have a negative impact on thermal efficiency.

Glazing itself has had to change with the times and other qualities are now more important to the modern home owner. These include acoustics, thermal efficiency, security and durability, often dictated by ever changing building regulations and planning laws.





## Not your average double glazing

Bygone windows are different to other sash windows in many ways and one of these differences is the use of more than one glass unit depth.

Double glazed sealed units are made up of two panes of glass and a gas filled cavity. In the window industry 24mm Argon filled glass units are widely used in sash windows, but here at Bygone we always seek perfection.

The Harmony and Symphony use an 18mm krypton gas filled glass unit with a 10mm cavity. Appearing slimmer, it also allows for a deeper glazing bead and Georgian bar on the inside of the window.

Patterned glass does not allow for both a Low E and Low Iron coating, but we will always ensure that U values and WER ratings remain as high as possible on each individual window.

## Thermal efficiency that's easy on the eye

Properties are being built closer together to accommodate an increasing demand for housing, making privacy even more as important. The challenge with obscured glass is to let in maximum light, but provide the adequate amount of privacy.

Whether it's for a bathroom or simply to mask an undesirable area of the property, different levels of obscurity are available. Glass must perform on both a practical and aesthetic level, being stylish and visually appealing, whilst providing an important function.

It is not generally known that within an obscured double glazed unit, one pane is patterned whilst the other is clear to ensure the loss of thermal efficiency is minimal.

## Beautiful and practical

Obscured or etched glass can be a stylish decorative feature and is fast becoming a popular choice among architects, designers and home owners.

There is a wide range of patterns and levels of obscurity available, from the standard textured glass patterns to the more expensive etched ranges, some of which are shown opposite, not to mention the etched Oriel range as well.

The most popular designs are Canterbury and Brocade, but we can also offer sandblasted, satin and white laminate options, offering the practicality of obscured patterns, but delivering a touch of period class where required.

## The choice is yours

The Bygone collection has practical glazing options on toughened, laminated and acoustic glass to make sure that your new Bygone windows perform in exactly the way that your property and situation require.

With certain Georgian bar designs we can offer coloured films to give the impression of stained glass, but some installers will offer the option of incorporating your own refurbished stained glass panels inside new double glazed units. This is also sometimes possible with original leaded glass panes, but do consider the extra weight.

This allows you to preserve the glass design of your windows to match the neighbours and retain the period character of your property.

If you have an unusual design or specific glass requirements, please ask your local installer. Our products are bespoke and we will always try to accommodate your needs, however obscure.

# Glossary

## Acorn design

A bespoke Bygone furniture design, shaped like an acorn.

## Acrylic wood grain foil

An acrylic covering on Bygone windows with a wood grain textured finish.

## Anodised

An anti-corrosive coating applied to aluminium components.

## Architrave

Timber or PVC-U moulding used around windows to make good internally.

## Argon gas

A particular type of gas found inside some sealed glass units that increases thermal efficiency.

## Article 4 directive

An additional restriction applied to conservation properties requiring development right and compulsory planning permission.

## Astragal bar

The traditional Victorian glazing bar found on sash windows.

## Balance retaining clips

Exclusive clips that prevent balance springs becoming detached from sashes.

## Bar handles

A long handle for lifting the bottom sash of low-sitting windows, with suited finials, available in a range of sizes and designs.

## BBA

The British Board of Agrément third party product testing.

## Beehive design

A bespoke Bygone furniture design, shaped like a beehive.

## BFRC

British Fenestration Rating Council.

## Box Sash

Another name for a sash window - originates because the sashes were traditionally housed within a timber box containing the sash weights and pulleys.

## Brush pile

The draught-excluder or wool pile around the sashes to prevent air leakage.

## Brush seal

See brush pile.

## BSI

British Standards Institute.

## Butt joints

This is the vertical corner joint traditionally found on timber windows.

## Cam catch & keep

The male female parts of the locking mechanism found on the mid-rail on the inside of a window sometimes referred to as a fitch catch.

## Chamfered

The angled moulding that copies a traditionally 'putty-lined' timber window, found on the external Georgian bar and sash profile on the outside of a Bygone window.

## Cill pads

Silicone joints can leak, but this specially designed foam pad, creates a perfect weather tight seal between integral cill and frame jamb.

## Conservation area

An area that may be considered of historical or cultural importance to the local authority.

## Continuous run-through horns

A decorative continuation of the stiles, incorporating a mechanical butt joint on the bottom of upper the sash.

## Deep bottom rail (DBR)

A deep bottom rail on the lower sash, incorporating a mechanical 'butt' joint to strengthen the bottom sash.

## DGU

'Double glazed unit' is a term for a sealed glass unit consisting of two panes of glass and a central cavity, often containing a particular gas.

## Double glazed

When two panes of glass are used instead of one.

## Dummy sashes

Sashes within a window that are deliberately fixed and do not slide.

## Etched glass

Patterned glass where the pattern is etched into the glass rather than textured or obscured.

## Existing box frame

The original timber box that housed the original sash weights and pulleys.

## Face-fixed bars

Astragal bars that are fixed to the outside of the glass both internally and externally to recreate the impression of timber glazing bars.

## Fenestration

The arrangement of windows on a building.

## FENSA

Fenestration Self-Assessment Scheme. A competent person scheme for window and door installers.

## Finger Latch

The mechanism operated by a tilt knob that allows the sash to be disengaged from the frame for the 'tilt to clean' facility.

## Foam baffles

A foam square applied above the tilt rest guides, preventing air penetration through the balance chambers.

## Frame profile

The outside frame member.

## Frame vent

A trickle vent fitted to the frame head on a window - see trickle vent.

## Georgi®Clips

A small patented metal clip that fits around a glass unit and under the glazing bead to securely attach astragal glazing bars.

## GGF

The Glass and Glazing Federation, an industry trade federation.

## Glazing bead

The beading around the inside edge of a sash, holding the glass unit in place.

## Gloss PVC-U

The standard PVC-U gloss finish found on PVC-U windows without a foil coating.

## Grade I and II listed

A heritage rating given to properties of historical significance, stipulating planning permission to protect their appearance.

## Handed cams

When two Bygone cam catches are required on a window they are paired LH and RH for symmetry and security.

## Head rail

The top bar of the sash or frame.

## Infill strip

A patented PVC-U insert that replaces the brush-pile on the inside of a window.

## Integral mullion

An exclusive slim mullion section, used on double or triple windows made in one frame section.

## Internal Staff Bead Trim

This trim replicates a sash box on the inside of the window, hiding the join between sash and frame. Internal staff bead trim is mounted on a hinge and held in place magnetically, allowing the sashes to tilt when cleaning is required.

## Jambs

The industry term for the sides of a window.

## Krypton Gas

The dense gas used within an 18mm 'slim' sealed glass unit.

## Laminated glass

Two pieces of glass bonded together with an acrylic interlayer.

## 'Lift out' pivot bars

Metal bars, designed to allow sash removal for maintenance, ease of access and escape.

# Glossary

## Limit stops

A recessed item of furniture applied to the top sash that limits the opening of the window(usually 100mm) when engaged.

## London Sash

A sash window design with the appearance of a curved head externally, but a rectangular head internally.

## Low E

The 'Low Emissivity' coating normally applied to the inside pane within the cavity of a double glazed sealed glass unit to achieve better thermal efficiency.

## Low iron

Glass with low iron content is used on the outside pane of some double glazed sealed glass units to increase clarity and maximise solar gain.

## Meeting rail

Also known as a mid-rail or transom, this is the rail running across the window, where the top and bottom sashes meet.

## Multi-lights

Window frames made up of two or three windows in a row, also referred to as a style 2 or style 3.

## Mullion

The dividing section on multi-light windows or is a term also used to describe the brick piers on Victorian or Georgian, Bay windows.

## Muntin bar

See Astragal bar.

## Obscured glass

Patterned, textured or opaque glazing to obscure transparency and often used in bathroom windows.

## Ovolo

Also referred to as Ogee, this is the moulding found on the Georgian bar and glazing bead on the inside of Bygone windows.

## PAS24

A published product standard for enhanced fenestration security previously known as BS7950 that sets a standard for enhanced window security.

## Pole eyes

A circular bracket fixed to the top of the window so a pole hook can be used to lower the tops sash when out of reach.

## Pole hook

A wooden pole with a metal hook on one end for lowering a top sash when out of reach and a pole eye is fitted.

## Premier Partner

A window installation company that is a member of the Bygone preferred installer network.

## Pre-tensioned

Balance springs that can be used immediately from the factory, without any adjustment required.

## Putty line

The term used to describe the chamfered appearance of the sash frame where it meets the glazing. This is due to putty traditionally being used when glazing timber windows.

## PVC-U

Polyvinylchloride – Unplasticised.

## Safety arms

A more durable stay, employed when sashes are too heavy to be safely held by tilt rests; - see tilt rests.

## Safe T Stays

See safety arms.

## Sand blasted glass

Clear glass blasted with grains of sand at high pressure to achieve a semi-opaque appearance.

## Sash lifts

A pair of small curved handles fitted to the bottom of the lower sash on the inside allowing the sash to be opened.

## Sash profile

The design of the sash and the term used for the individual length of PVC-U used for the window sashes.

## Sash stop

A section of PVC-U covers profile, cut to a particular length and covered with a cap that limits the range of the sash to prevent over extending the balances.

## Sash vent

A trickle vent fitted to the sash head on a window - see trickle vent.

## Satin glass

Semi-opaque glass with a similar appearance to sandblasted with a smoother finish.

## Scroll handles

See Sash lifts.

## Sealed unit

See DGU.

## Springing line

On a window with a curved head, this is the distance between the apex and the shoulder (start of the curve) of the window.

## Swept head

A window with a curved head, but with a shallower radius than a true arch.

## Tilt rests

A metal arm housed in the frame and connected to the sash that holds in position when tilted inwards for cleaning.

## Torso balance

Bespoke balance springs, calibrated for each individual sash and selected for their durability and longevity.

## Travel restrictors

See limit stops.

## Trickle vent

A two part component, consisting of internal vent and external vent hood to promote secure air flow when the window is closed.

## True arch

A window with a curved head and springing line of half the width, creating a semi-circular arched head.

## Ultra-lift balance

A type of spring balance with a twisted metal rod housed within a spring. Particularly durable, these spring balances also produce an ultra smooth action.

## UV neutral

Unaffected when exposed to ultra-violet light.

## U-value

The calculation often used to denote the thermal efficiency of a window when considering heat loss.

## Weights & pulleys

The sash cord and lead weights found in original timber box sash windows that allowed the windows to be held unassisted in the open or closed position.

## Welded mitre joint

This is the angled joint on the frame and sash of a PVC-U window. These joints are mitred at an angle of 45 degrees using a welder.

## WER

'Window energy rating' calculated using the solar gain against heat lost registered with BFRC.

## Window board

The internal timber cill fitted underneath a window on the inside.





# Accreditations



The Bygone Collection is British Board of Agrément, ‘Whole of life’\* endurance tested, meaning our product range is fully BBA approved.\*\*

This essentially means that everything is submitted for testing, including all components, balances and even our unique hardware.

Additionally, and unlike any other company, our method of plant on Georgian bars convinced the BBA to approve them for ten years!

\* 20,000-cycle endurance testing is to simulate a “whole of life” test, it is an onerous test designed to recreate a 20-year lifetime of a product. [www.bbacerts.co.uk](http://www.bbacerts.co.uk) \*\*Subject to ongoing product testing and size parameters.



Bygone windows are ‘A’ rated as standard.

BFRC is the British Fenestration Ratings Council and they decide how to interpret energy efficiency calculations for the whole of the UK.

The BFRC rate products from ‘F’ to ‘A’. ‘A’ rating means the window is energy neutral or ‘energy positive’, in that it gains more heat than it loses over its annual cycle. Find out more on FENSA and WER’s at: [www.bfrc.org](http://www.bfrc.org)



The Energy Savings Trust can only recommend the highest performing companies so it is only the best products that get to be Energy Savings



The Association of Chief Police Officers (ACPO) set up Secured by Design (SBD) to encourage the building industry to adopt crime prevention measures in housing.

The scheme creates a safer and more secure environment, including safer windows.

Very few products meet these enhanced security levels but by fully reinforcing our sashes with steel, using robust furniture and reinforced finger latches and then having them independently tested by SBD, means you can be satisfied that your windows will be as secure as we claim them to be.

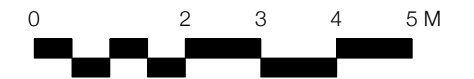


The Bygone Collection sash windows are virtually lead free, using calcium organic stabilisers as a healthier option for the planet.



Masterframe are associate members of the Glass and Glazing Federation [www.ggf.co.uk](http://www.ggf.co.uk) and we encourage our Bygone Premier Partners to be members too.

Do not scale from drawing. Use figured dimensions only.  
All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
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North Elevation as Existing, 1:100



East Elevation as Existing, 1:100

Revision:

Project: 1 Prieston Road, Bridge of Weir PA11 3AJ Job No: NV0358

Client: Burnview Properties Ltd. Scale: 1:100

Title: North & East Elevations as Existing Drawn: mjc

Dwg. No: E(0)110 Date: 25.04.2018

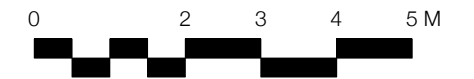
**NVDC**  
ARCHITECTS

Bradbury House  
10 High Craighall  
Glasgow, G4 9UD

0141 959 8752  
enquiries@nvdc.co.uk  
www.nvdc.co.uk



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South Elevation as Existing, 1:100



West Elevation as Existing, 1:100

Revision: A - West Elevation added - 11.05.18

Project: 1 Prieston Road, Bridge of Weir PA11 3AJ

Job No: NV0358

Client: Burnview Properties Ltd.

Scale: 1:100

Title: South & West Elevations as Existing

Drawn: mjc

Dwg. No: E(0)111

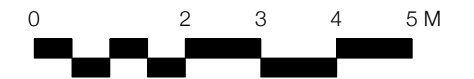
Date: 25.04.2018

**NVDC**  
ARCHITECTS

Bradbury House  
10 High Craighall  
Glasgow, G4 9UD

0141 959 8752  
enquiries@nvdc.co.uk  
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North Elevation as Proposed, 1:100

Replacement sash-and-case windows to match existing in terms of proportion, detail, profile dimensions and fenestration. To be EH-approved "Symphony" by MasterFrame.  
Replacement rooflight to be Conservation-type by Velux, or equal and approved.



East Elevation as Proposed, 1:100

Revision:

Project:	1 Prieston Road, Bridge of Weir PA11 3AJ	Job No:	NV0358	<b>NVDC</b> ARCHITECTS  Bradbury House 10 High Craighall Glasgow, G4 9UD  0141 959 8752 enquiries@nvdc.co.uk www.nvdc.co.uk
Client:	Burnview Properties Ltd.	Scale:	1:100	
Title:	North & East Elevations as Proposed	Drawn:	mjc	
Dwg. No:	D(1)110	Date:	25.04.2018	

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All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
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South Elevation as Proposed, 1:100



West Elevation as Proposed, 1:100

Revision: A - West Elevation added -11.05.18

Project: 1 Prieston Road, Bridge of Weir PA11 3AJ

Job No: NV0358

Client: Burnview Properties Ltd.

Scale: 1:100

Title: South & West Elevations as Proposed

Drawn: mjc

Dwg. No: D(1)111

Date: 24.04.2018

**NVDC**  
ARCHITECTS

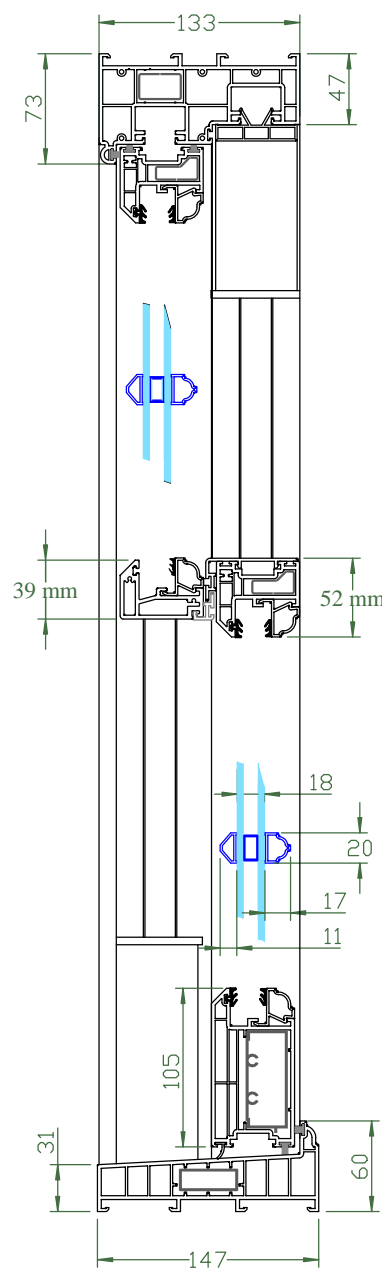
Bradbury House  
10 High Craighall  
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0141 959 8752  
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www.nvdc.co.uk

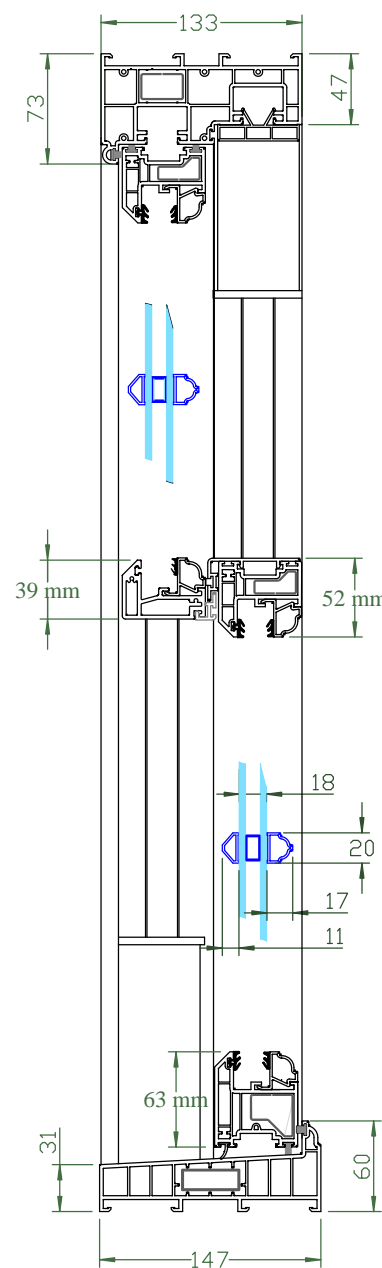
# Bygone Symphony 2014 Cross Sections

## Vertical Cross Sections

With DBR

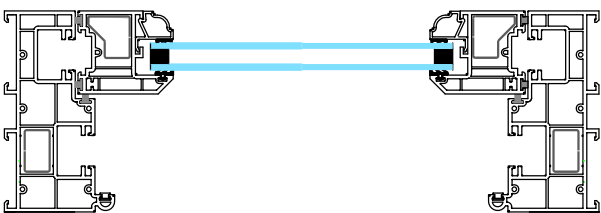


Without DBR

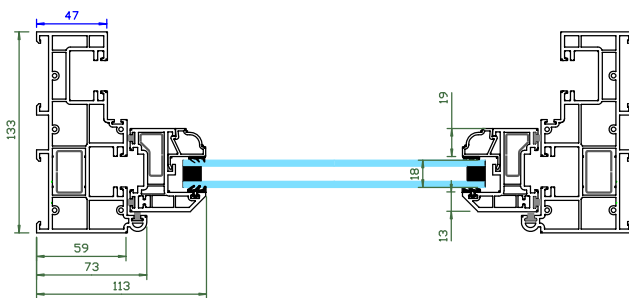


## Horizontal Cross Sections

Bottom Sash



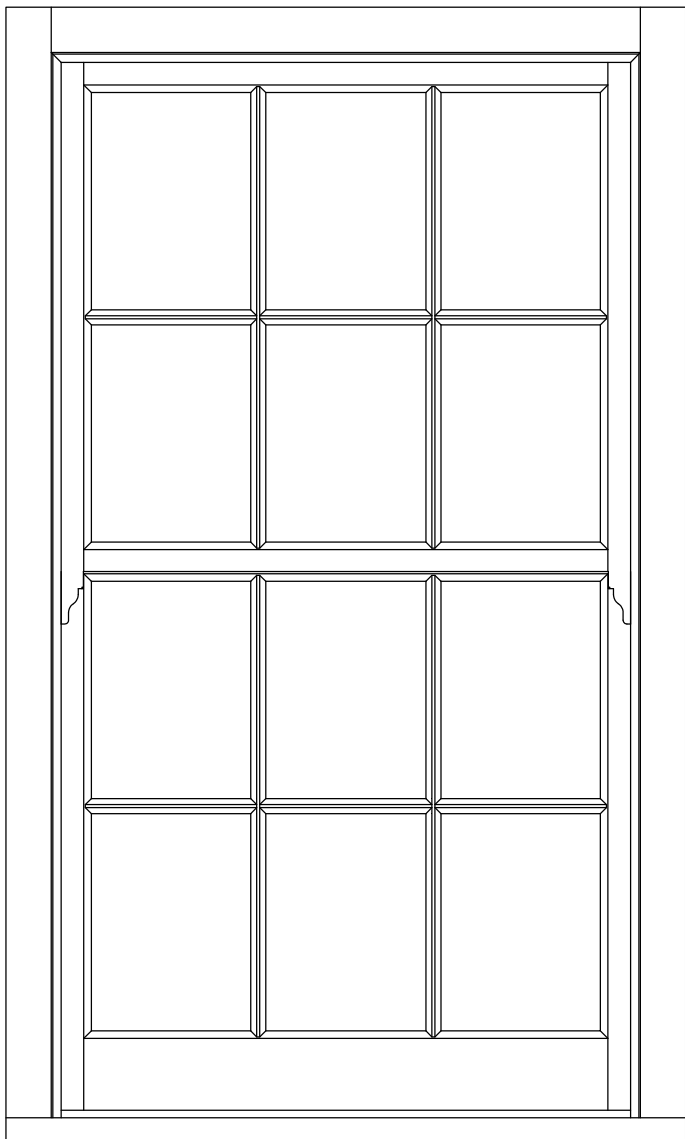
Top Sash



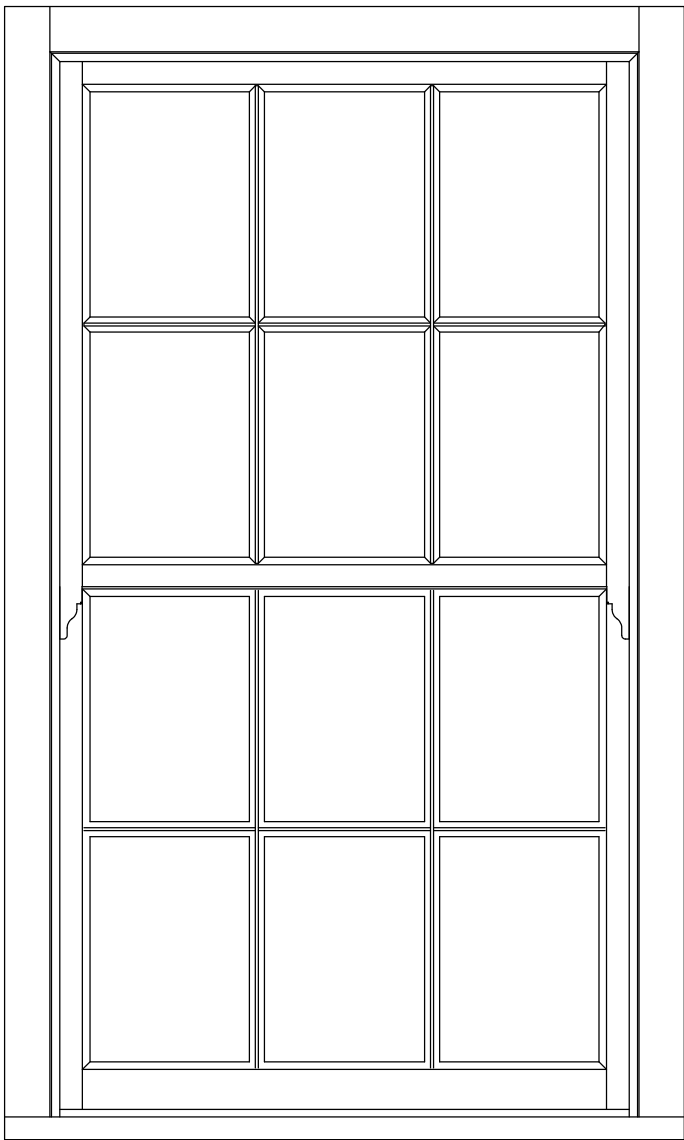
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Original Drawing date: 11 - 06 - 2014			
Drawn By: R Rabett			
Revision History			
REV	Ammendment	BY	Date
DO NOT SCALE: Dimensions in mm.			
DWG Reference: ...			

# Bygone Symphony 2014 Front Elevation

With DBR



Without DBR



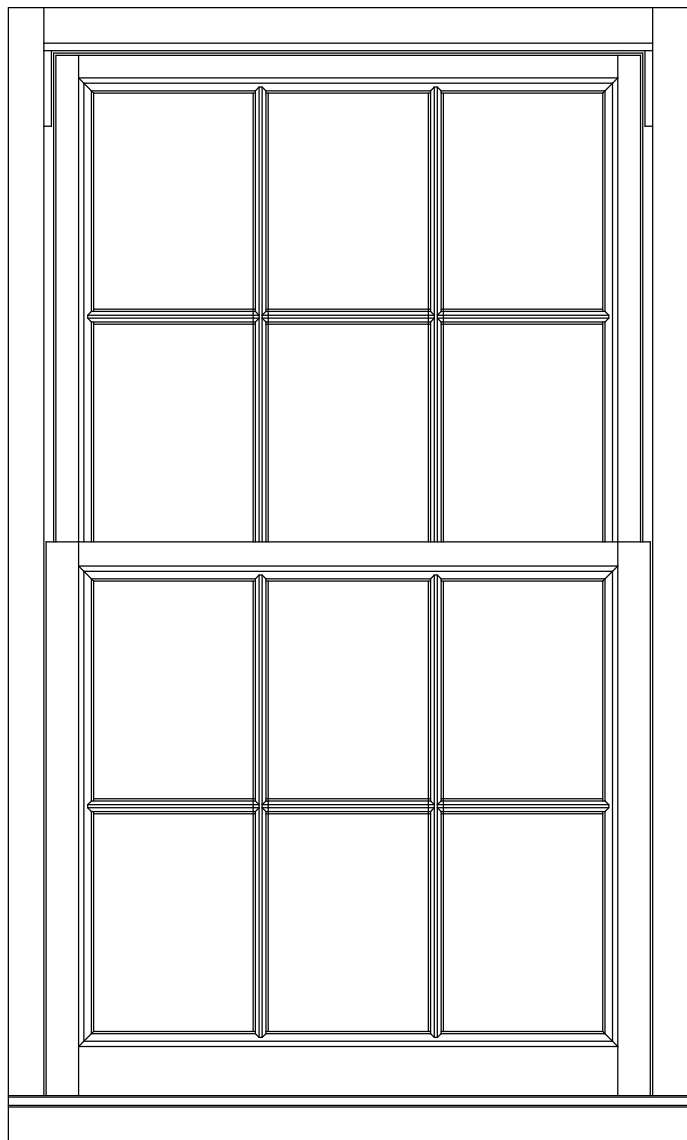
**masterframe**  
4 Crittall Road  
Witham  
Essex  
CM8 3DR  
01376 510410  
www.masterframe.co.uk  
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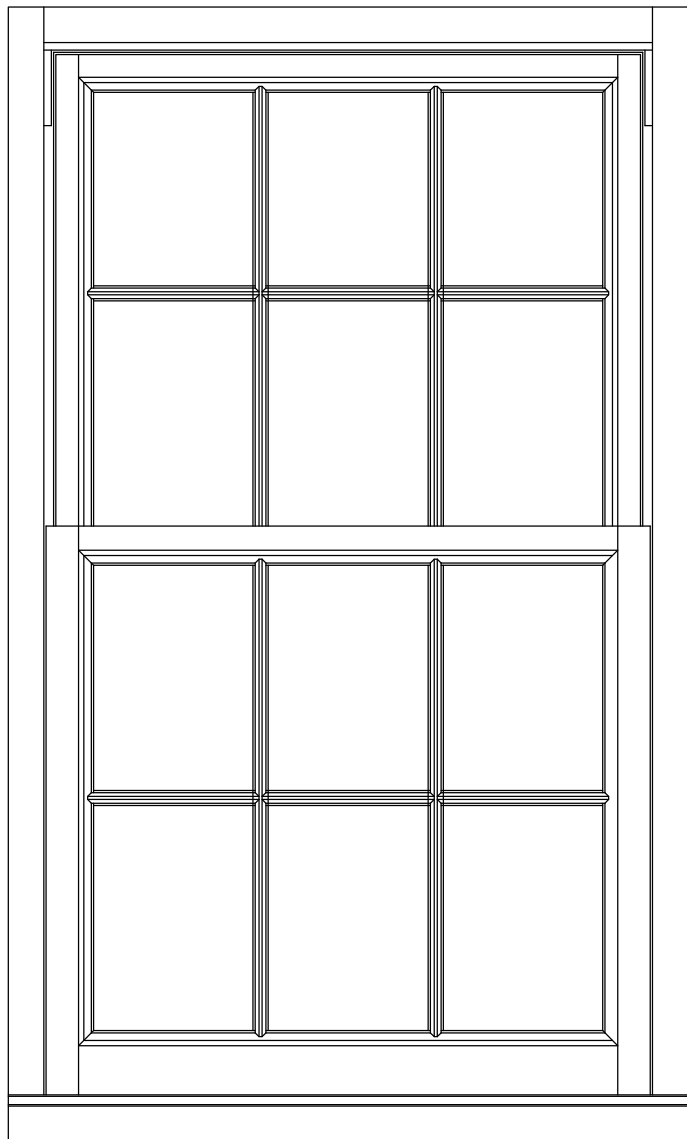
Title: Bygone Symphony 2014			
Original Drawing date: 11 - 06 - 2014			
Drawn By: R Rabett			
Revision History			
REV	Ammendment	BY	Date
DO NOT SCALE: Dimensions in mm.		DWG Reference: ....	

# Bygone Symphony 2014 Internal Elevation

With DBR



Without DBR



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	Original Drawing date: 11 - 06 - 2014		
	Drawn By: R Rabett		
	Revision History		
REV	Ammendment	BY	Date
DO NOT SCALE: Dimensions in mm.		DWG Reference: ....	







# Appeal Decision

Site visit made on 28 November 2005.

by **Alison Roland BSc DipTP MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: enquiries@planning-  
inspectorate.gsi.gov.uk

Date

**4 JAN 2006**

**Appeal Ref: APP/C0630/A/05/1188575**

**87 Grimshaw Lane, Bollington, Macclesfield, Cheshire SK10 5LY .**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs NA Robinson against the decision of Macclesfield Borough Council.
- The application Ref: 05/0080P for retrospective permission for Masterframe Bygone Collection double glazed sash window installed 25<sup>th</sup> October 2004, dated 11 January 2005, was refused by notice dated 29 March 2005.

## Decision

1. For the reasons given below, I allow the appeal and grant planning permission for Masterframe Bygone Collection double glazed sash window installed 25<sup>th</sup> October 2004, at 87 Grimshaw Lane, Bollington, Macclesfield, Cheshire SK10 5LY, in accordance with the terms of application Ref: 05/0080P, dated 11 January 2005.

## Procedural Matters

2. The window the subject of this appeal has been installed in the first floor opening on the front of the property. I shall determine the appeal on that basis.

## Reasons

3. The appeal property comprises an end terraced cottage set within a row of similar properties on Grimshaw Lane. This type of traditional stone built property is typical of the Conservation Area and the common form, materials and detailing of the properties imparts a sense of unity to the terrace. However, there is a miscellany of window styles within the row, the majority of which appeared to me to be modern replacements, many of which are less than sympathetic to the original integrity of the terrace.
4. In contrast, the window the subject of this appeal appears to replicate a traditional sliding sash window very closely. The effect is so convincing that it is difficult to differentiate between the two, even at close quarters. Unlike many other UPVC imitations of sash windows which pay only superficial attention to traditional detailing, the moulding on the frame of the unit, which also extends to the central glazing bars, appears most authentic. The reveal of the frame also contains a channel to facilitate what is presumably, a sliding operation of the window. The only detail which appears to me to be slightly contrived are the sash "horns" which have a bolted on appearance, but this is not obvious, nor does it detract from the overall authenticity of the unit. The meeting rail is also slightly heavier than its ground floor counterpart, but not obviously so. The Council find the white colour of the unit too bright and discordant, but having viewed it in the context of the ground floor window and other windows in the locality, I do not find the difference at all obvious and it certainly does not draw the eye.
5. The Council have drawn my attention to two other appeals which concerned UPVC windows (APP/C0630/A/00/1035988 and APP/C0630/C/99/1033193). However, without full details of those



cases it is difficult to make any meaningful comparison with the appeal proposal, which I must determine on its own merits.

6. For these reasons, although the proposal would not accord with the Council's guidance notes which cover the area, I conclude that the proposal would preserve or enhance the character or appearance of the Kerridge Conservation Area. I therefore find that it would accord with Policies R1 and GEN3 of the Structure Plan and Policies BE1, BE2, BE3 and BE10 of the Local Plan.



INSPECTOR



# PLANNING AUTHORITY'S SUBMISSIONS

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100093600-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Replacement of existing timber sash-and-case windows with new uPVC sash-and-case windows.

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	NVDC Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Farahbod	Building Name:	Bradbury House
Last Name: *	Nakhaei	Building Number:	10
Telephone Number: *	0141 959 8752	Address 1 (Street): *	High Craighall Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G4 9UD
Email Address: *	enquiries@nvdc.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Burnview
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Prieston Road
Company/Organisation	Burnview Properties Ltd.	Address 2:	
Telephone Number: *		Town/City: *	Bridge of Weir
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA11 3AW
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

665352

Easting

239047

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

0.08

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Former Clydesdale Bank, currently vacant.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.



<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<input style="width: 100%;" type="text" value="0"/>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<input style="width: 100%;" type="text" value="0"/>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

If Yes or No, please provide further details: \* (Max 500 characters)

The application is simply to replace the existing windows.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☐ Yes ☒ No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Farahbod Nakhaei

On behalf of: Burnview Properties Ltd.

Date: 20/04/2018

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

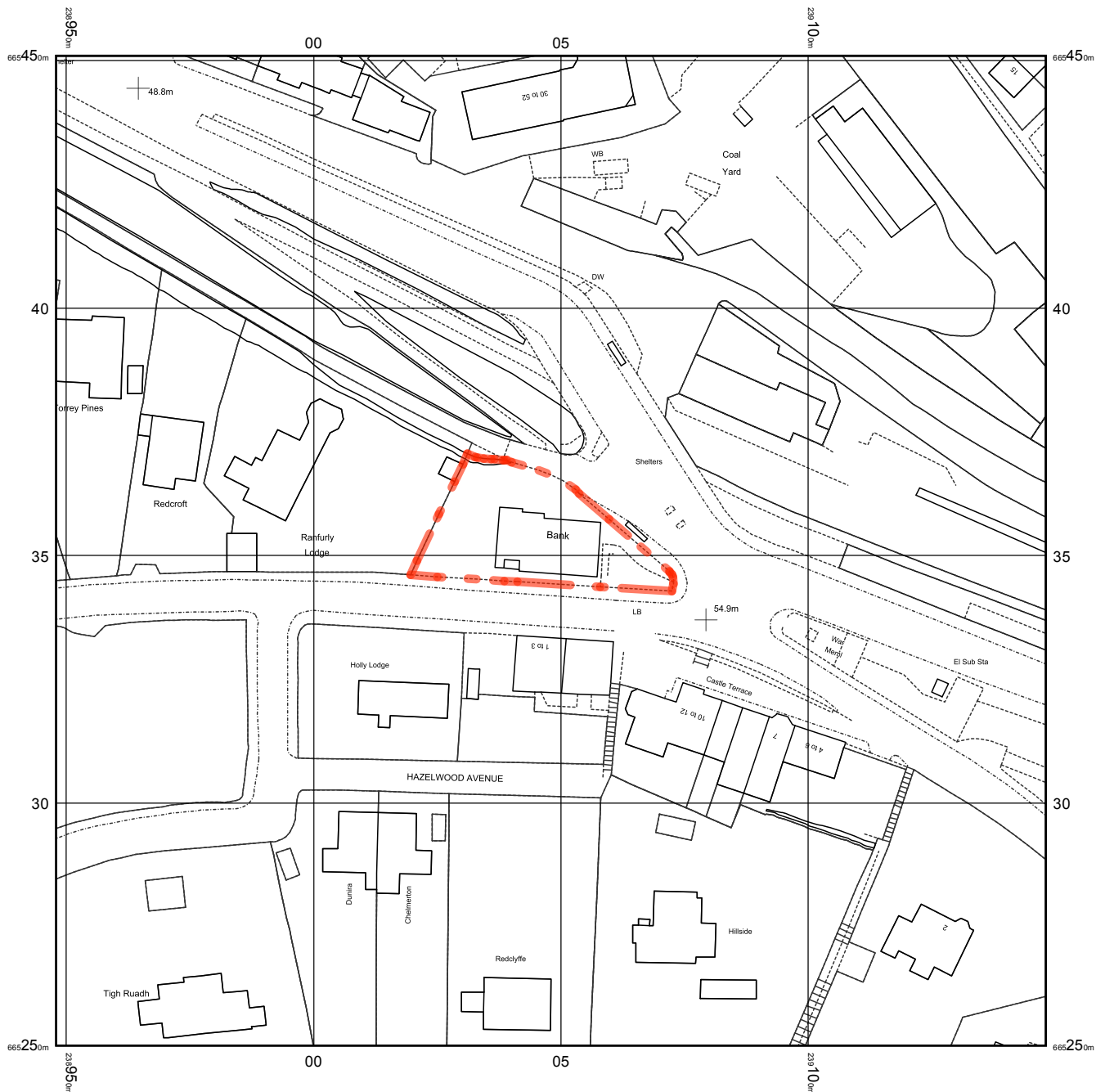
Declaration Name: Mr Farahbod Nakhaei

Declaration Date: 20/04/2018

## Payment Details

Cheque: NV Design & Construction, 000509

Created: 20/04/2018 13:11



# **RENFREWSHIRE COUNCIL**

Town and Country Planning (Scotland)

Act 1997

Application No. 18/0295/PP

REFUSED on 15/06/2018

Signed by

On behalf of Renfrewshire Council

Site Extents

Project: 1 Prieston Road, Bridge of Weir PA11 3AJ

Job No: NV0358

Client: Burnview Properties Ltd.

Scale: 1:1000 @ A4

Title: Location Plan

Drawn: mjc

Dwg. No: E(0)001

Date: 14.03.2018

**NVDC**  
ARCHITECTS

Bradbury House  
10 High Craighall  
Glasgow, G4 9UD

0141 959 8752  
enquiries@nvdc.co.uk  
www.nvdc.co.uk

Do not scale from drawing. Use figured dimensions only.  
All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
Drawing is copyright of NVDC Architects Ltd.



North Elevation as Existing, 1:100



East Elevation as Existing, 1:100

RENFREWSHIRE COUNCIL  
Town and Country Planning (Scotland)  
Act 1997  
Application No. 18/0295/PP  
REFUSED on 15/06/2018  
Signed by [Signature]  
On behalf of Renfrewshire Council

Revision:		<div>NVDC ARCHITECTS</div> <div>Bradbury House 10 High Craighall Glasgow, G4 9UD</div> <div>0141 959 8752 enquiries@nvdc.co.uk www.nvdc.co.uk</div>	
Project:	1 Prieston Road, Bridge of Weir PA11 3AJ	Job No:	NV0358
Client:	Burnview Properties Ltd.	Scale:	1:100
Title:	North & East Elevations as Existing	Drawn:	mjc
Dwg. No:	E(0)110	Date:	25.04.2018



Do not scale from drawing. Use figured dimensions only.  
All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
Drawing is copyright of NVDC Architects Ltd.

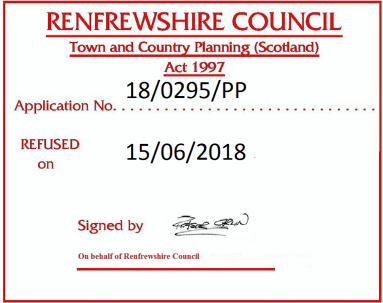


North Elevation as Proposed, 1:100

Replacement sash-and-case windows to match existing in terms of proportion, detail, profile dimensions and fenestration. To be EH-approved "Symphony" by MasterFrame.  
Replacement rooflight to be Conservation-type by Velux, or equal and approved.

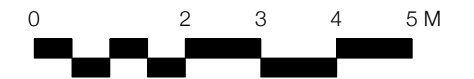


East Elevation as Proposed, 1:100



Revision:			
Project:	1 Prieston Road, Bridge of Weir PA11 3AJ	Job No:	NV0358
Client:	Burnview Properties Ltd.	Scale:	1:100
Title:	North & East Elevations as Proposed	Drawn:	mjc
Dwg. No:	D(1)110	Date:	25.04.2018
		<div>Bradbury House 10 High Craighall Glasgow, G4 9UD</div> <div><b>NVDC</b> ARCHITECTS 0141 959 8752 enquiries@nvdc.co.uk www.nvdc.co.uk</div>	


Do not scale from drawing. Use figured dimensions only.  
All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
Drawing is copyright of NVDC Architects Ltd.



South Elevation as Existing, 1:100



West Elevation as Existing, 1:100

**RENFREWSHIRE COUNCIL**  
Town and Country Planning (Scotland)  
Act 1997  
Application No. **18/0295/PP**  
**REFUSED** on **15/06/2018**  
Signed by   
On behalf of Renfrewshire Council

Revision: A - West Elevation added - 11.05.18

Project: 1 Prieston Road, Bridge of Weir PA11 3AJ Job No: NV0358

Client: Burnview Properties Ltd. Scale: 1:100

Title: South & West Elevations as Existing Drawn: mjc

Dwg. No: E(0)111 Date: 25.04.2018

**NVDC**  
ARCHITECTS

Bradbury House  
10 High Craighall  
Glasgow, G4 9UD

0141 959 8752  
enquiries@nvdc.co.uk  
www.nvdc.co.uk

Do not scale from drawing. Use figured dimensions only.  
All dimensions to be checked on site by the contractor and any discrepancies to be notified to the architect prior to works being carried out.  
Drawing is copyright of NVDC Architects Ltd.




South Elevation as Proposed, 1:100

New conservation uPVC sash-and-case windows.



West Elevation as Proposed, 1:100

**RENFREWSHIRE COUNCIL**  
Town and Country Planning (Scotland)  
Act 1997  
Application No. **18/0295/PP**  
**REFUSED** on **15/06/2018**  
Signed by   
On behalf of Renfrewshire Council

Revision: A - West Elevation added -11.05.18

Project:	1 Prieston Road, Bridge of Weir PA11 3AJ	Job No:	NV0358	<b>NVDC</b> ARCHITECTS Bradbury House 10 High Craighall Glasgow, G4 9UD 0141 959 8752 enquiries@nvdc.co.uk www.nvdc.co.uk
Client:	Burnview Properties Ltd.	Scale:	1:100	
Title:	South & West Elevations as Proposed	Drawn:	mjc	
Dwg. No:	D(1)111	Date:	24.04.2018	











# Bygone Symphony

**When it absolutely must look like timber because the planning officer is insisting or simply when only the very best will do, there is only one choice.**

The Bygone [Symphony](#) is our premier sash window, with every single timber effect feature we can possibly offer, fitted as standard.

Only available in wood grained acrylic foil, Symphony has a mechanical, butt jointed corner construction, providing a remarkable timber like appearance. Running vertically, the joint is just like those you'll see on original timber sash windows, whilst our patented technology ensures a completely weather tight finish.

Bygone Symphony also boasts our exclusive super slim 39mm transom, continuous run-through horns and deep bottom rail, resulting in a very pretty window indeed.

Multi-light Symphony windows have the slim integral mullion, which enhances the appearance considerably.

The Symphony is 'A' rated, with narrower slim-line glass units (just 18mm) filled with krypton gas. Like the Harmony, Symphony windows have our deeper (20mm), more authentic internal Georgian bars and glazing beads, whilst the chamfered external bars still provide the traditional 'putty glazed' appearance.

Enhanced security comes from the exclusive porcelain ball design cam catches, available in Black, Satin Chrome Antique Brass, Pewter or Chrome, that matches the limit stops and scroll handles. As with Melody and Harmony, longer bar handles are available in place of the smaller scroll handles, should you have a particularly large or low-sitting window. See page 38.





# Bespoke locks and restrictors

**When you're investing in new windows, you'll want them to work well and look fabulous forever.**

Our design team have looked at hundreds of standard cam catches. These range from thin zinc alloy imports, to chunky industrial locking systems that lack finesse. Having helped write the UK's first security standard for sash windows, we knew the structural loads and requirements needed, but also understood the primary features had to be good looking.

Over hundreds of years there have been regional variations on sash window furniture. We extended our range to offer you something that suits your property and your individual taste.

There is now a choice of three distinctive designs and a number of different colour suites.

The bespoke Bygone furniture is available in a Beehive, Acorn or Porcelain Ball style and comes in Antique Brass, Chrome, Pewter, Satin Chrome or Black.

Each cam catch has its own suited Allen key with ball top and you'll find the other window furniture, including limit stops and handles, suites perfectly.





# Bespoke furniture

## All windows need handles to open them, even if most insist on using the Georgian bars!

Traditionally, scroll handles or cups were fitted on windows internally and D handles under the top sash were fitted externally. Most home owners prefer something visually appealing that can be reached easily from the inside.

All Bygone furniture is colour suited and manufactured by the same UK based hardware company, therefore you will find all the components match and you certainly won't find an assortment of odd colours.

All Bygone windows come with two scroll handles and a single ring pull for the upper sash. Don't worry, we also offer bespoke oak handled poles to reach the ring pull.

On exceptionally large or heavy windows, some windows are better suited to bar handles to aid window operation. We can match the ends of the bar handles to the design of your cams and tilt knobs.

Scroll handles and bar handles are always supplied loose because some clients prefer to specify exactly where they should be fitted.



*Scroll handles*



*Bar handle*



*Pole hook*



*Pole eyes*



# Unique styles & shapes

**Our sash windows can be manufactured in a variety of styles and shapes, allowing you to match your existing window design.**

Bygone windows can offer most Georgian bar designs and even some less traditional ones. We can also manufacture to specific visible glass sizes or line through with existing windows and doors.

Whilst single sliders are common place, coupled or multi-lights are regularly requested. Remember that Symphony and Harmony will have the slim integral mullion as standard, which reduces sight-lines by more than 50mm.

We are often asked to make windows with arched heads of varying degrees. Whilst a 'true arch' will have a full semi-circular head, a shallow arch or 'swept head' will have a much shallower radius. In the case of 'true arches' the top sash will always need to be fixed and will

not slide. Occasionally, our installers are asked to supply windows that are square on the inside, with a swept head on the frame outside. Even these are possible and they're simply known as 'The London sash'.

We appreciate that your home is likely to be your single biggest investment and for this reason we really don't mind you obsessing over the finer details, in fact we encourage it!

Please feel free to discuss any unusual shapes or one-off designs with your Bygone installer, they're there to help.

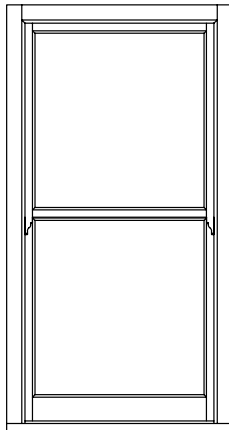
If you have something particularly complicated, we can even provide technical drawings to help you visualise the final design.



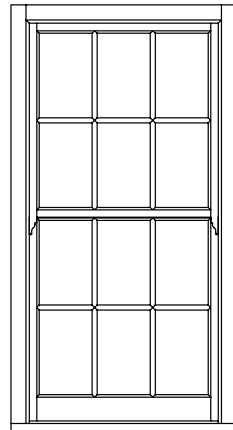




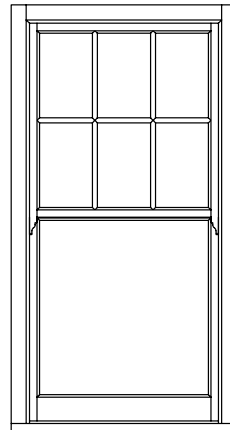
## Typical Styles & Patterns



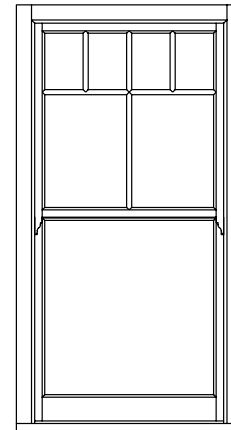
**Non Bar**



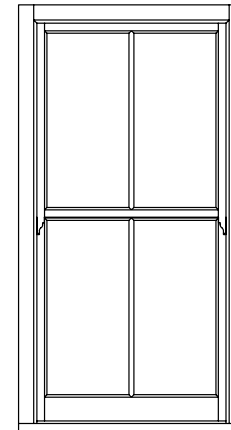
**Full Georgian**



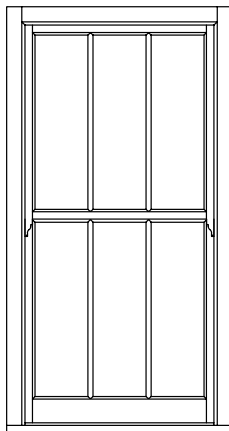
**Half Georgian**



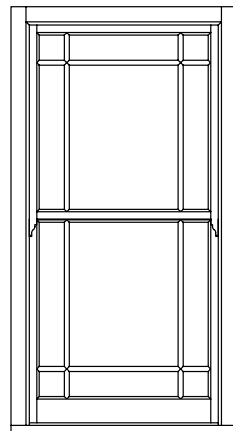
**Georgian Variant**



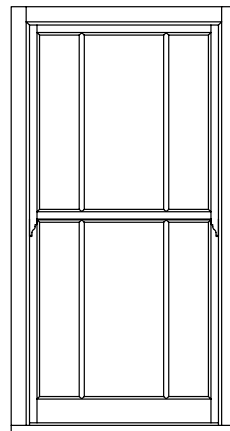
**Centre Bar**



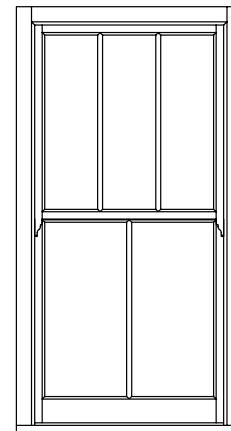
**Three Light**



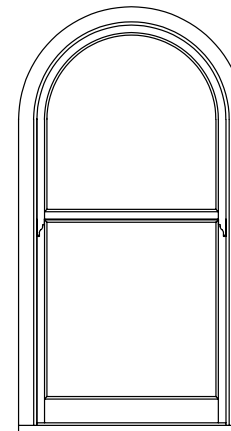
**Marginal Border**



**Marginal or 'Off Set'  
Three Light**

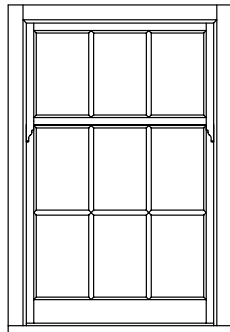


**Aysemmetric**

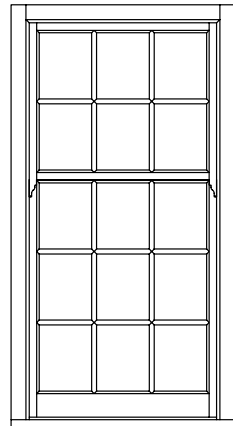


**True Arch**

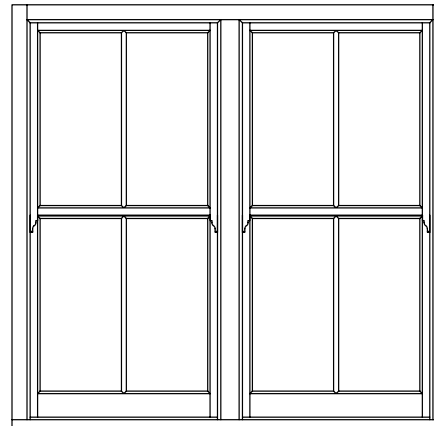
All windows depicted show mechanical butt jointed construction and slim mid rail (representative of Bygone Symphony).



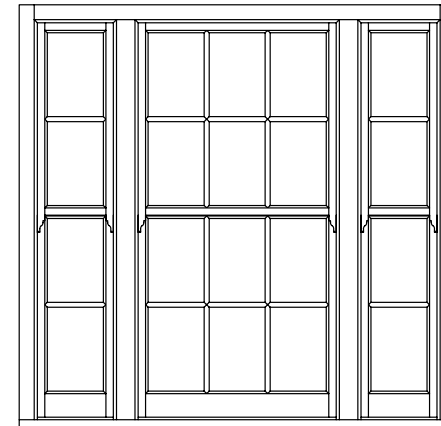
1/3rd Split



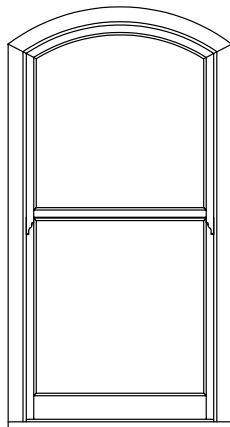
2/5ths Split



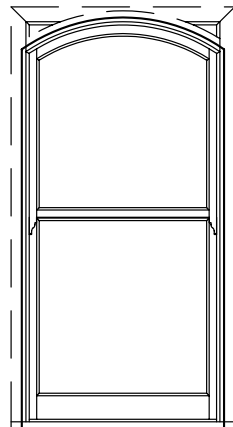
Slim mullion Style 2\*



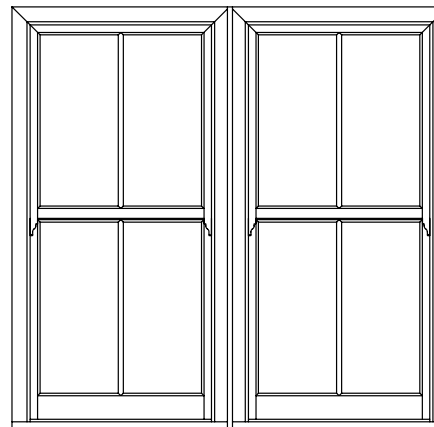
Slim mullion Style 3\*



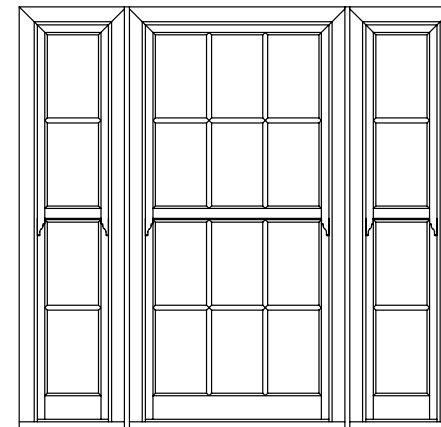
Swept Head



London Sash



Coupled Style 2\*\*



Coupled Style 3\*\*

\*available on Harmony and Symphony only    \*\*available on Melody only





# Colour options

**There was a time in the evolution of PVC-U windows that everything was a shiny white, plastic looking finish. As technology has moved on and times have changed, there are now numerous colour possibilities available.**

Acrylic foil was originally used on PVC-U windows as protection against damaging UV rays from sunlight.

Once PVC-U itself became UV neutral, the possibility of adding colour or a wood grain pattern to the foil became an exciting proposition.

Fast forward a few years and we now have windows, with or without a grained appearance, in any number of 'closest colour-matched' paint options.

Colours are available from the standard industry charts such as the RAL colour chart and various other popular branded charts. We can even colour match to Farrow & Ball.

All our colour matched acrylic paint finishes have an added hardener and come lacquered as standard.

On large orders of eight windows or more, we can also offer alternative foil finishes in a range of colours and wood grain effects.

The Bygone Collection has two standard foil options; white and antique cream, but do consult your installer on some of the other more unusual options available.

Make sure you ask your installer for a colour swatch and prospective prices.







## A touch of colour

Many modern products come in a variety of colours, but the box sash window, synonymous with period properties all over the UK, traditionally had a white painted finish.

This limits the demand for colours on the Bygone Collection, but with geographic colour trends and the introduction of colour options on various market leading door and casement products, unusual colours are becoming more popular.

The standard Bygone white wood grain finish is slightly off-white and can be colour matched to RAL number 9010, much as our Antique Cream can be matched to RAL number 9001.

## Colour bonded coatings

Normally we spray entire windows, however we can offer different colours externally to internally and different combinations from sash to frame. A black frame with white sashes is quite popular, whilst we have also sprayed combinations of blue and white or cream and maroon.

When the outside of the window is a different colour to the inside, we mask up and spray the balance chambers to the desired colour, so only one colour is visible from either side when in the closed position.

Our two-part chemical cured paint is far harder wearing than water based paint, as we believe durability is paramount. Standard household decorator's paints should never be used for painting PVC-U.

## Environmental considerations

In marine or coastal environments, salt corrosion must also be considered. We apply a durable clear lacquer on all paint finishes, regardless of exposure, to ensure that the risk of any visible signs of aging is virtually nil.

## Colour guarantees

We are so confident in our paint and the process followed, after having it independently tested, we put our reputation behind the product and extend our 12 year guarantee to include any colour bonded finish as well.

## Ancillary colour matching

A key to any good installation is having the whole package done correctly. Bygone will spray any decorative trim required by the installation company, to ensure that the finished installation colour matches perfectly.

## Extended lead times on coloured products

Please remember that colour bonded windows do take longer to produce than our standard colour options. We prefer to offer a sample of the colour prior to commencing production, and the spray process does take time. It is likely our standard lead time will be extended by at least two weeks.

\* Please remember that whilst we offer as close a match as possible to a number of colour charts from major paint suppliers, we use a high performance, micro-porous spray applied colour bonded coating, especially designed for products within the window and door industry. There is also the possibility of slight shade differences between batches of the same colour.



# Glass

**Glazing is one of the most important aspects of any window. It can be transparent or opaque, stained or coloured and can even showcase geographical patterns and fashion trends.**

Glass can say a lot about a window, which in turn can tell you a lot about the property and its inhabitants. Traditionally, large panes of glass meant wealth, due to the complicated nature of glass production in the 17th Century. Smaller panes were often saved for shop fronts and included bulls eyes, the centre of the spun glass and the cheapest part.

Stained glass and overly complicated Georgian bar designs were similarly a sign of wealth in Victorian Britain and there are examples of this all over the country, but especially in the capital and more salubrious areas.

Aged lead occurs less in sash windows, but is still occasionally seen. Leaded glass often means a lot more weight in the window and can often have a negative impact on thermal efficiency.

Glazing itself has had to change with the times and other qualities are now more important to the modern home owner. These include acoustics, thermal efficiency, security and durability, often dictated by ever changing building regulations and planning laws.





## Not your average double glazing

Bygone windows are different to other sash windows in many ways and one of these differences is the use of more than one glass unit depth.

Double glazed sealed units are made up of two panes of glass and a gas filled cavity. In the window industry 24mm Argon filled glass units are widely used in sash windows, but here at Bygone we always seek perfection.

The Harmony and Symphony use an 18mm krypton gas filled glass unit with a 10mm cavity. Appearing slimmer, it also allows for a deeper glazing bead and Georgian bar on the inside of the window.

Patterned glass does not allow for both a Low E and Low Iron coating, but we will always ensure that U values and WER ratings remain as high as possible on each individual window.

## Thermal efficiency that's easy on the eye

Properties are being built closer together to accommodate an increasing demand for housing, making privacy even more as important. The challenge with obscured glass is to let in maximum light, but provide the adequate amount of privacy.

Whether it's for a bathroom or simply to mask an undesirable area of the property, different levels of obscurity are available. Glass must perform on both a practical and aesthetic level, being stylish and visually appealing, whilst providing an important function.

It is not generally known that within an obscured double glazed unit, one pane is patterned whilst the other is clear to ensure the loss of thermal efficiency is minimal.

## Beautiful and practical

Obscured or etched glass can be a stylish decorative feature and is fast becoming a popular choice among architects, designers and home owners.

There is a wide range of patterns and levels of obscurity available, from the standard textured glass patterns to the more expensive etched ranges, some of which are shown opposite, not to mention the etched Oriel range as well.

The most popular designs are Canterbury and Brocade, but we can also offer sandblasted, satin and white laminate options, offering the practicality of obscured patterns, but delivering a touch of period class where required.

## The choice is yours

The Bygone collection has practical glazing options on toughened, laminated and acoustic glass to make sure that your new Bygone windows perform in exactly the way that your property and situation require.

With certain Georgian bar designs we can offer coloured films to give the impression of stained glass, but some installers will offer the option of incorporating your own refurbished stained glass panels inside new double glazed units. This is also sometimes possible with original leaded glass panes, but do consider the extra weight.

This allows you to preserve the glass design of your windows to match the neighbours and retain the period character of your property.

If you have an unusual design or specific glass requirements, please ask your local installer. Our products are bespoke and we will always try to accommodate your needs, however obscure.

# Glossary

## Acorn design

A bespoke Bygone furniture design, shaped like an acorn.

## Acrylic wood grain foil

An acrylic covering on Bygone windows with a wood grain textured finish.

## Anodised

An anti-corrosive coating applied to aluminium components.

## Architrave

Timber or PVC-U moulding used around windows to make good internally.

## Argon gas

A particular type of gas found inside some sealed glass units that increases thermal efficiency.

## Article 4 directive

An additional restriction applied to conservation properties requiring development right and compulsory planning permission.

## Astragal bar

The traditional Victorian glazing bar found on sash windows.

## Balance retaining clips

Exclusive clips that prevent balance springs becoming detached from sashes.

## Bar handles

A long handle for lifting the bottom sash of low-sitting windows, with suited finials, available in a range of sizes and designs.

## BBA

The British Board of Agrément third party product testing.

## Beehive design

A bespoke Bygone furniture design, shaped like a beehive.

## BFRC

British Fenestration Rating Council.

## Box Sash

Another name for a sash window - originates because the sashes were traditionally housed within a timber box containing the sash weights and pulleys.

## Brush pile

The draught-excluder or wool pile around the sashes to prevent air leakage.

## Brush seal

See brush pile.

## BSI

British Standards Institute.

## Butt joints

This is the vertical corner joint traditionally found on timber windows.

## Cam catch & keep

The male female parts of the locking mechanism found on the mid-rail on the inside of a window sometimes referred to as a fitch catch.

## Chamfered

The angled moulding that copies a traditionally 'putty-lined' timber window, found on the external Georgian bar and sash profile on the outside of a Bygone window.

## Cill pads

Silicone joints can leak, but this specially designed foam pad, creates a perfect weather tight seal between integral cill and frame jamb.

## Conservation area

An area that may be considered of historical or cultural importance to the local authority.

## Continuous run-through horns

A decorative continuation of the stiles, incorporating a mechanical butt joint on the bottom of upper the sash.

## Deep bottom rail (DBR)

A deep bottom rail on the lower sash, incorporating a mechanical 'butt' joint to strengthen the bottom sash.

## DGU

'Double glazed unit' is a term for a sealed glass unit consisting of two panes of glass and a central cavity, often containing a particular gas.

## Double glazed

When two panes of glass are used instead of one.

## Dummy sashes

Sashes within a window that are deliberately fixed and do not slide.

## Etched glass

Patterned glass where the pattern is etched into the glass rather than textured or obscured.

## Existing box frame

The original timber box that housed the original sash weights and pulleys.

## Face-fixed bars

Astragal bars that are fixed to the outside of the glass both internally and externally to recreate the impression of timber glazing bars.

## Fenestration

The arrangement of windows on a building.

## FENSA

Fenestration Self-Assessment Scheme. A competent person scheme for window and door installers.

## Finger Latch

The mechanism operated by a tilt knob that allows the sash to be disengaged from the frame for the 'tilt to clean' facility.

## Foam baffles

A foam square applied above the tilt rest guides, preventing air penetration through the balance chambers.

## Frame profile

The outside frame member.

## Frame vent

A trickle vent fitted to the frame head on a window - see trickle vent.

## Georgi®Clips

A small patented metal clip that fits around a glass unit and under the glazing bead to securely attach astragal glazing bars.

## GGF

The Glass and Glazing Federation, an industry trade federation.

## Glazing bead

The beading around the inside edge of a sash, holding the glass unit in place.

## Gloss PVC-U

The standard PVC-U gloss finish found on PVC-U windows without a foil coating.

## Grade I and II listed

A heritage rating given to properties of historical significance, stipulating planning permission to protect their appearance.

## Handed cams

When two Bygone cam catches are required on a window they are paired LH and RH for symmetry and security.

## Head rail

The top bar of the sash or frame.

## Infill strip

A patented PVC-U insert that replaces the brush-pile on the inside of a window.

## Integral mullion

An exclusive slim mullion section, used on double or triple windows made in one frame section.

## Internal Staff Bead Trim

This trim replicates a sash box on the inside of the window, hiding the join between sash and frame. Internal staff bead trim is mounted on a hinge and held in place magnetically, allowing the sashes to tilt when cleaning is required.

## Jambs

The industry term for the sides of a window.

## Krypton Gas

The dense gas used within an 18mm 'slim' sealed glass unit.

## Laminated glass

Two pieces of glass bonded together with an acrylic interlayer.

## 'Lift out' pivot bars

Metal bars, designed to allow sash removal for maintenance, ease of access and escape.

# Glossary

## Limit stops

A recessed item of furniture applied to the top sash that limits the opening of the window(usually 100mm) when engaged.

## London Sash

A sash window design with the appearance of a curved head externally, but a rectangular head internally.

## Low E

The 'Low Emissivity' coating normally applied to the inside pane within the cavity of a double glazed sealed glass unit to achieve better thermal efficiency.

## Low iron

Glass with low iron content is used on the outside pane of some double glazed sealed glass units to increase clarity and maximise solar gain.

## Meeting rail

Also known as a mid-rail or transom, this is the rail running across the window, where the top and bottom sashes meet.

## Multi-lights

Window frames made up of two or three windows in a row, also referred to as a style 2 or style 3.

## Mullion

The dividing section on multi-light windows or is a term also used to describe the brick piers on Victorian or Georgian, Bay windows.

## Muntin bar

See Astragal bar.

## Obscured glass

Patterned, textured or opaque glazing to obscure transparency and often used in bathroom windows.

## Ovolo

Also referred to as Ogee, this is the moulding found on the Georgian bar and glazing bead on the inside of Bygone windows.

## PAS24

A published product standard for enhanced fenestration security previously known as BS7950 that sets a standard for enhanced window security.

## Pole eyes

A circular bracket fixed to the top of the window so a pole hook can be used to lower the tops sash when out of reach.

## Pole hook

A wooden pole with a metal hook on one end for lowering a top sash when out of reach and a pole eye is fitted.

## Premier Partner

A window installation company that is a member of the Bygone preferred installer network.

## Pre-tensioned

Balance springs that can be used immediately from the factory, without any adjustment required.

## Putty line

The term used to describe the chamfered appearance of the sash frame where it meets the glazing. This is due to putty traditionally being used when glazing timber windows.

## PVC-U

Polyvinylchloride – Unplasticised.

## Safety arms

A more durable stay, employed when sashes are too heavy to be safely held by tilt rests; - see tilt rests.

## Safe T Stays

See safety arms.

## Sand blasted glass

Clear glass blasted with grains of sand at high pressure to achieve a semi-opaque appearance.

## Sash lifts

A pair of small curved handles fitted to the bottom of the lower sash on the inside allowing the sash to be opened.

## Sash profile

The design of the sash and the term used for the individual length of PVC-U used for the window sashes.

## Sash stop

A section of PVC-U covers profile, cut to a particular length and covered with a cap that limits the range of the sash to prevent over extending the balances.

## Sash vent

A trickle vent fitted to the sash head on a window - see trickle vent.

## Satin glass

Semi-opaque glass with a similar appearance to sandblasted with a smoother finish.

## Scroll handles

See Sash lifts.

## Sealed unit

See DGU.

## Springing line

On a window with a curved head, this is the distance between the apex and the shoulder (start of the curve) of the window.

## Swept head

A window with a curved head, but with a shallower radius than a true arch.

## Tilt rests

A metal arm housed in the frame and connected to the sash that holds in position when tilted inwards for cleaning.

## Torso balance

Bespoke balance springs, calibrated for each individual sash and selected for their durability and longevity.

## Travel restrictors

See limit stops.

## Trickle vent

A two part component, consisting of internal vent and external vent hood to promote secure air flow when the window is closed.

## True arch

A window with a curved head and springing line of half the width, creating a semi-circular arched head.

## Ultra-lift balance

A type of spring balance with a twisted metal rod housed within a spring. Particularly durable, these spring balances also produce an ultra smooth action.

## UV neutral

Unaffected when exposed to ultra-violet light.

## U-value

The calculation often used to denote the thermal efficiency of a window when considering heat loss.

## Weights & pulleys

The sash cord and lead weights found in original timber box sash windows that allowed the windows to be held unassisted in the open or closed position.

## Welded mitre joint

This is the angled joint on the frame and sash of a PVC-U window. These joints are mitred at an angle of 45 degrees using a welder.

## WER

'Window energy rating' calculated using the solar gain against heat lost registered with BFRC.

## Window board

The internal timber cill fitted underneath a window on the inside.



# Accreditations



The Bygone Collection is British Board of Agrément, ‘Whole of life’\* endurance tested, meaning our product range is fully BBA approved.\*\*

This essentially means that everything is submitted for testing, including all components, balances and even our unique hardware.

Additionally, and unlike any other company, our method of plant on Georgian bars convinced the BBA to approve them for ten years!

\* 20,000-cycle endurance testing is to simulate a “whole of life” test, it is an onerous test designed to recreate a 20-year lifetime of a product. [www.bbacerts.co.uk](http://www.bbacerts.co.uk) \*\*Subject to ongoing product testing and size parameters.



Bygone windows are ‘A’ rated as standard.

BFRC is the British Fenestration Ratings Council and they decide how to interpret energy efficiency calculations for the whole of the UK.

The BFRC rate products from ‘F’ to ‘A’. ‘A’ rating means the window is energy neutral or ‘energy positive’, in that it gains more heat than it loses over its annual cycle. Find out more on FENSA and WER’s at: [www.bfrc.org](http://www.bfrc.org)



The Energy Savings Trust can only recommend the highest performing companies so it is only the best products that get to be Energy Savings



## Secured By Design

The Association of Chief Police Officers (ACPO) set up Secured by Design (SBD) to encourage the building industry to adopt crime prevention measures in housing.

The scheme creates a safer and more secure environment, including safer windows.

Very few products meet these enhanced security levels but by fully reinforcing our sashes with steel, using robust furniture and reinforced finger latches and then having them independently tested by SBD, means you can be satisfied that your windows will be as secure as we claim them to be.



## Calcium Organic

The Bygone Collection sash windows are virtually lead free, using calcium organic stabilisers as a healthier option for the planet.



## GGF

Masterframe are associate members of the Glass and Glazing Federation [www.ggf.co.uk](http://www.ggf.co.uk) and we encourage our Bygone Premier Partners to be members too.



RENFREWSHIRE COUNCIL

Application No: 18/0295/PP

DEVELOPMENT AND HOUSING SERVICES  
RECOMMENDATION ON PLANNING APPLICATION

Regd: 20/04/2018

## Applicant

## Agent

Burnview Properties Ltd.  
Burnview  
Prieston Road  
Bridge of Weir  
PA11 3AWNVDC Architects  
Bradbury House  
10 High Craighall Road  
Glasgow  
G4 9UDNature of proposals:  
Replacement of windowsSite:  
1 Gateside, Prieston Road, Bridge of Weir, PA11 3AHApplication for:  
Planning Permission-Full**Description**

Planning permission is sought for the replacement of the windows on a 2 storey traditional building, originally accommodating a bank, in Bridge of Weir, which falls within a conservation area.

The property is located on the elevated corner site at the junction of Prieston Road with Main Street, Bridge of Weir Road and Kilbarchan Road. It is finished in red sandstone to the walls and slate to the roof with timber windows to all but the west elevation. The main entrance door is located in the middle of the east elevation and secondary door is in the middle of the south elevation, both of timber construction. There are landscaped gardens to the east and south and the narrow area of mature trees and overgrown shrubs to the north and west. The boundary treatment consists of approx. 1.2m metal fence on the stone pediment with the gates to the east and south leading to the entrances.

The proposal is for the replacement of the timber sash and case windows with 'heritage uPVC windows, eleven to the south elevation, seven to the east elevation, twelve to the north elevation and reinstatement of one window to the west elevation.

A brochure containing details of heritage style uPVC windows has been submitted with the application. However, no window specifications have been submitted to include size, fenestration and method of opening.

**History**

03/1347/PPM - Formation of external access ramp to side and rear elevation and installation of new entrance door; Granted subject to conditions on 1 April 2004.

03/1348/LBS - Formation of access ramp and new entrance door; Permission not required – 15 December 2003

**Policy & Material Considerations**

Renfrewshire Local Development Plan 2014

Policy ENV3 - Built Heritage.

Policy P1 – Renfrewshire's Places



New Development Supplementary Guidance 2014  
Conservation Areas

Material considerations

Historic Environment Scotland's 'Managing Change in the Historic Environment' guidance notes.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposals require to be assessed against the above policies and guidance.

**Publicity**

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. Additionally, the proposals were advertised in the Paisley and Renfrewshire Gazette on 9 May 2018 with a deadline for the submission of representations of 30 May 2018.

**Objections/Representations**

None received

**Consultations**

None required

**Summary of Main Issues**

Environmental Statement - Not applicable

Appropriate Assessment - Not applicable

Design Statement - Not applicable

Access Statement - Not applicable

Other Assessments - Not applicable

Planning Obligation Summary - Not applicable

Scottish Ministers Direction - Not applicable

**Assessment**

Policy P1 of the Renfrewshire Local Development Plan with accompanying New Development Supplementary Guidance both state that new developments should be compatible and complementary to existing uses.

Policy ENV3 of the Renfrewshire Local Development Plan and Historic Environment Scotland's Guidance require that development proposals should seek to preserve and enhance conservation areas. Policy ENV3 states that the massing, height, materials, scale, siting and use of any development which would affect the conservation area must be sensitive to its character, and will protect, preserve or enhance the visual amenity of the area. These objectives are also supported by the criteria in the New Development Supplementary Guidance relating to conservation areas.

The proposal is to replace the total of 30 traditional timber sash and case windows with modern uPVC in 'heritage' style windows and reinstatement of one blocked up window. The property occupies a visually prominent corner at the entrance to the village of Bridge of Weir and is elevated from the Bridge of Weir Road and Main Road directions. With the exception of the west elevation, the property elevations are highly visible from the street. It is considered that the property has retained its distinct historical character and integrity and is located within a key location within the conservation area, close to the entrance of the Local Service Centre. The property has a large number of windows on public elevations which together with other architectural detailing, contribute to the special interest of the building.

A brochure of heritage windows has been submitted, however a window specification has



not been submitted with the application. On the initial site visit, it was noted that the windows appear to be in reasonable condition. The applicant has not provided any information on the condition of the windows. Notwithstanding this, the above policies indicate the presumption in favour of repair of traditional timber sash and case windows, the replacement of windows should only be accepted where the windows are proven to be beyond repair. Like for like replacement of windows is encouraged and modern substitutes are firmly discouraged, mainly due to the visual amenity and impact on the character of the building and the conservation area.

In view of the above, it is considered that the replacement windows would have a detrimental affect on the property and the conservation area

**Recommendation and reasons for decision**

Having had due regard to the above, it is considered that the proposal does not comply with the above policies and guidance, as it will have a detrimental impact on the character of the building and the visual amenity of the conservation area. It is therefore recommended that the application is refused.

**Index of Photographs**

Photographs of the application site have been taken and the images archived.

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**RECOMMENDATION**

Refuse

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**Other Action**

**Conditions and Reasons**

- 1 The proposal is contrary to the Policy ENV3 of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance relating to conservation areas as it would have a detrimental impact on the character of the building and the visual amenity of the conservation area.

Fraser Carlin  
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers  
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.











aserlight  
HAIR HAIR.  
CUT & STYLE £15

THE  
ULTIMATE  
MIXER

MAXIMUM  
TASTE  
NO SUGAR  
THAT'S THE  
SWEET SPOT































Applicant: Burnview Properties Ltd.	Ref. No: 18/0295/PP
Site: 1 Gateside, Prieston Road, Bridge of Weir, PA11 3AH	Officer: Kasia Smith

## Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
E(0)001	Location plan	✓		✓
E(0)101	Plans as existing	✓		✓
E(0)110	North & East elevations as existing	✓		✓
E(0)111	South & West elevations as existing	✓		✓
D(1)101	Plans as proposed	✓		✓
D(1)110	North & East elevations as proposed	✓		✓
D(1)111	South & West elevations as existing	✓		✓

Officers Initials: KS

Admin Initials: JA

Checked by : \_\_\_\_\_

**RENFREWSHIRE COUNCIL**  
Town and Country Planning (Scotland)  
Act 1997

Application No 18/0295/PP

**15 JUN 2018**

REFUSED  
on \_\_\_\_\_

Signed by [Signature]

On behalf of Renfrewshire Council



**Renfrewshire  
Council**

**My Ref:**  
**Contact:** Kasia Smith  
**Telephone:** 0141 618 7757  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 15/06/2018

NVDC Architects  
Bradbury House  
10 High Craighall Road  
Glasgow  
G4 9UD

**Proposal:** Replacement of windows  
**Location:** 1 Gateside, Prieston Road, Bridge of Weir, PA11 3AH  
**Application No.** 18/0295/PP

Dear Sir/Madam

**NOTIFICATION OF REFUSAL OF CONSENT**

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,

  
Fraser Carlin  
Head of Planning and Housing

## DECISION NOTICE

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

### TO

Burnview Properties Ltd.  
Burnview  
Prieston Road  
Bridge of Weir  
PA11 3AW

With reference to your application registered on 20/04/2018 for Planning Consent for the following development:-

### PROPOSAL

Replacement of windows

### LOCATION

1 Gateside, Prieston Road, Bridge of Weir, PA11 3AH

### DECISION

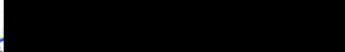
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**REFUSE Planning Consent for the reasons given on the reverse/paper apart.**

### PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 15/06/18

Signed   
Appointed Officer  
on behalf of Renfrewshire Council

## PAPER APART

### TERMS AND CONDITIONS

- 1 The proposal is contrary to the Policy ENV3 of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance relating to conservation areas as it would have a detrimental impact on the character of the building and the visual amenity of the conservation area.



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.