

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, 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.

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.

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:

20th 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.

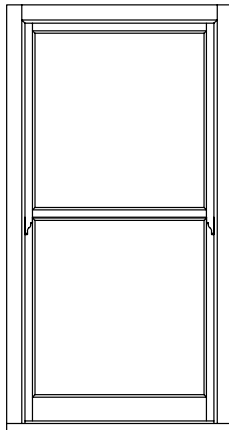
If you have something particularly complicated, we can even provide technical drawings to help you visualise the final design.



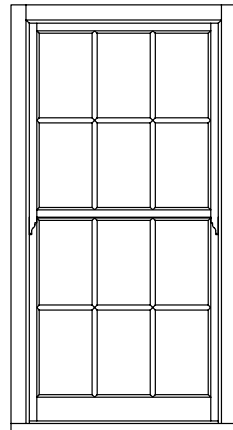




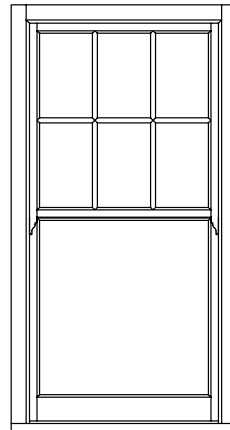
Typical Styles & Patterns



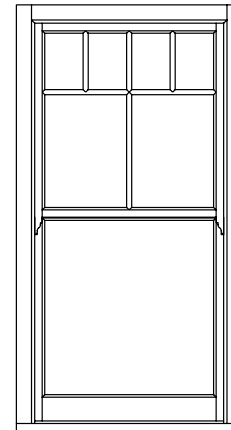
Non Bar



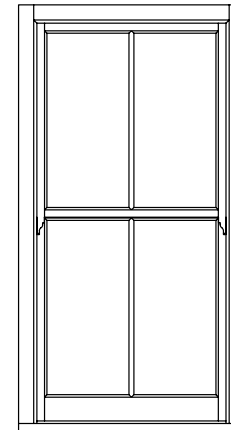
Full Georgian



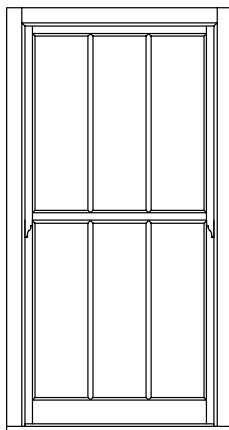
Half Georgian



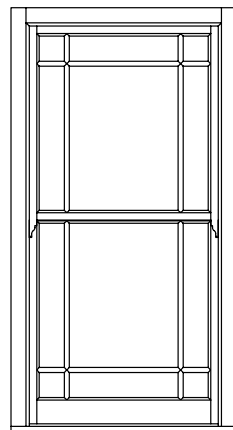
Georgian Variant



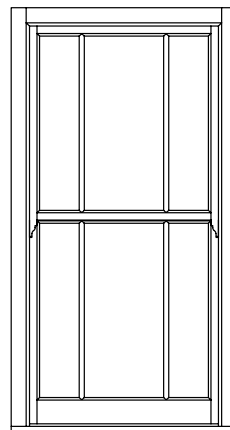
Centre Bar



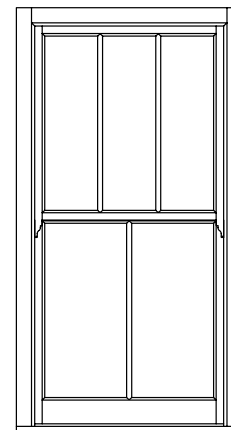
Three Light



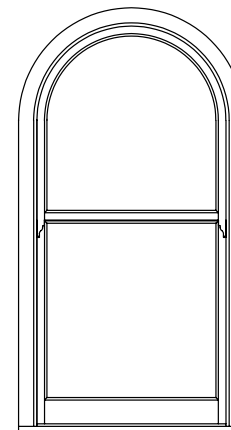
Marginal Border



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

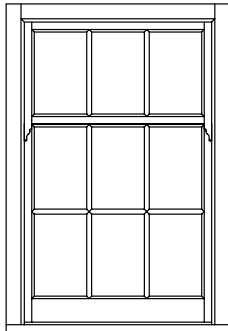


Aysemmetric

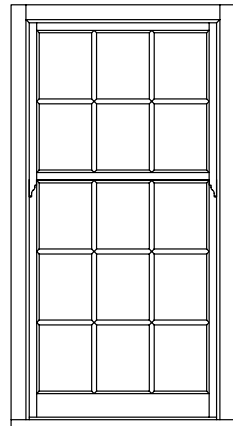


True Arch

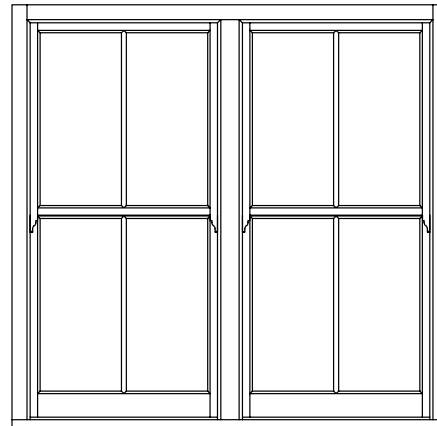
All windows depicted show mechanical butt jointed construction and slim mid rail (representative of Bygone Symphony).



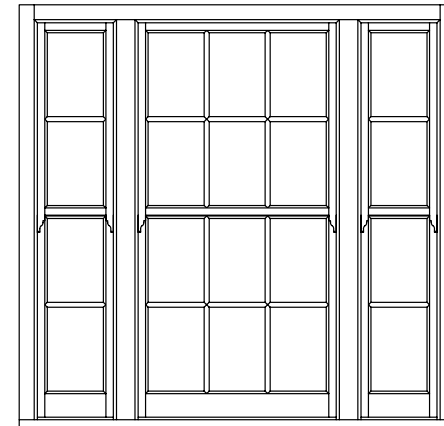
1/3rd Split



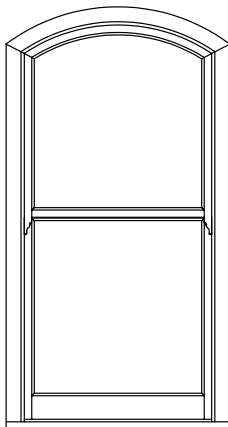
2/5ths Split



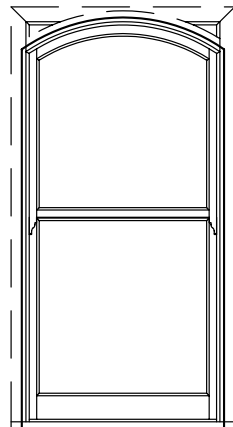
Slim mullion Style 2*



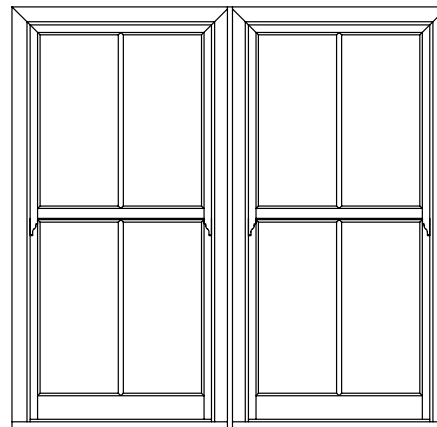
Slim mullion Style 3*



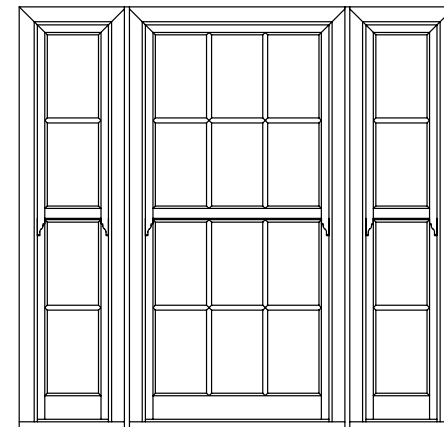
Swept Head



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 top 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 **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



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 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

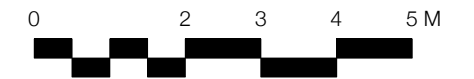
Dwg. No: E(0)110 Date: 25.04.2018

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

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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 |
| 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><div><div>NVDC</div><div>ARCHITECTS</div></div><div><div>Bradbury House 10 High Craighall Glasgow, G4 9UD</div><div>0141 959 8752 enquiries@nvdc.co.uk www.nvdc.co.uk</div></div></div> | |

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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

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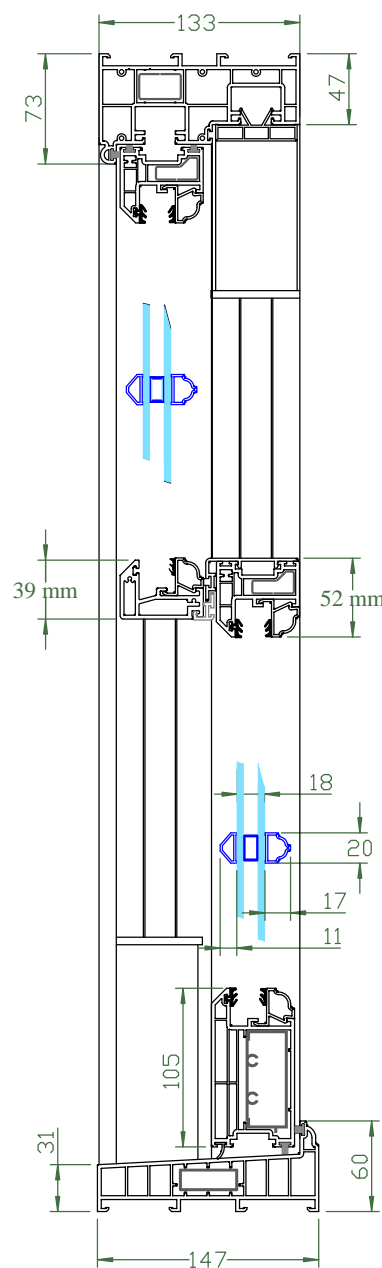
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enquiries@nvdc.co.uk
www.nvdc.co.uk

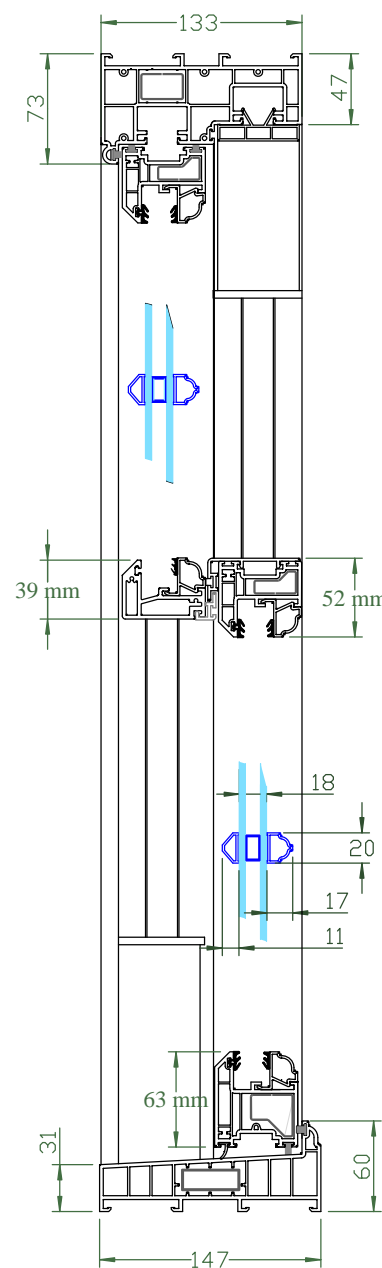
Bygone Symphony 2014 Cross Sections

Vertical Cross Sections

With DBR

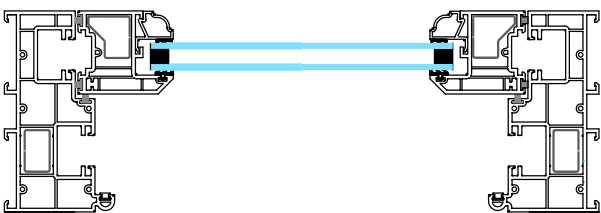


Without DBR

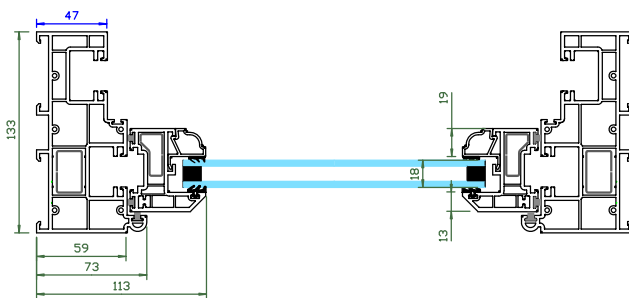


Horizontal Cross Sections

Bottom Sash



Top Sash



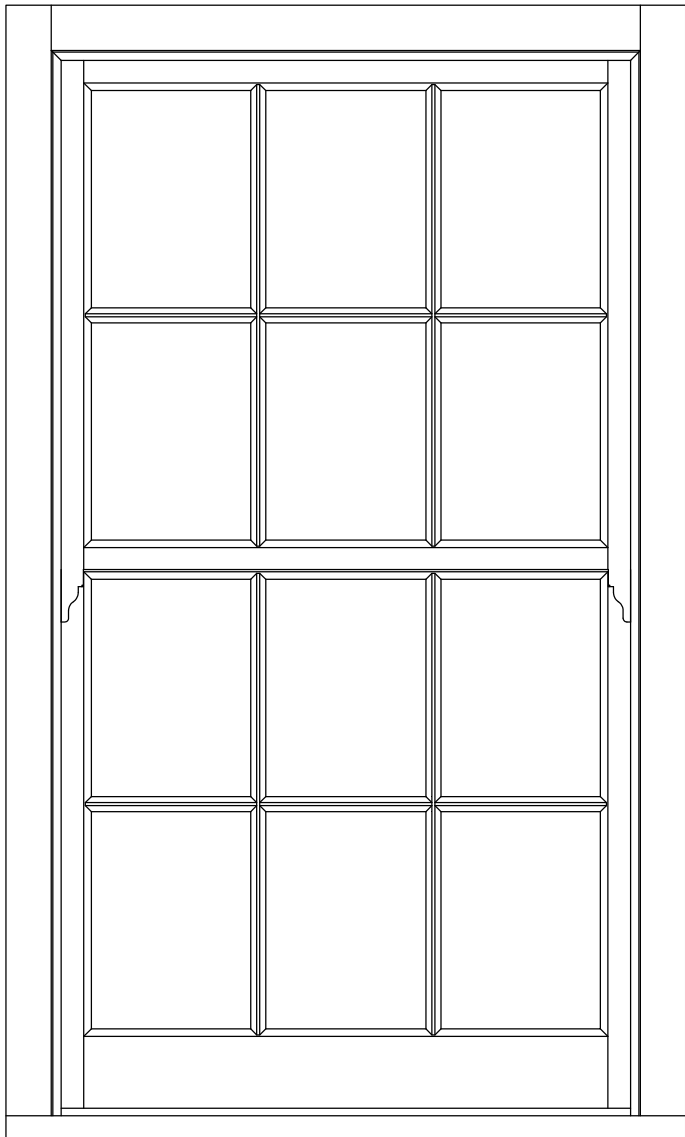
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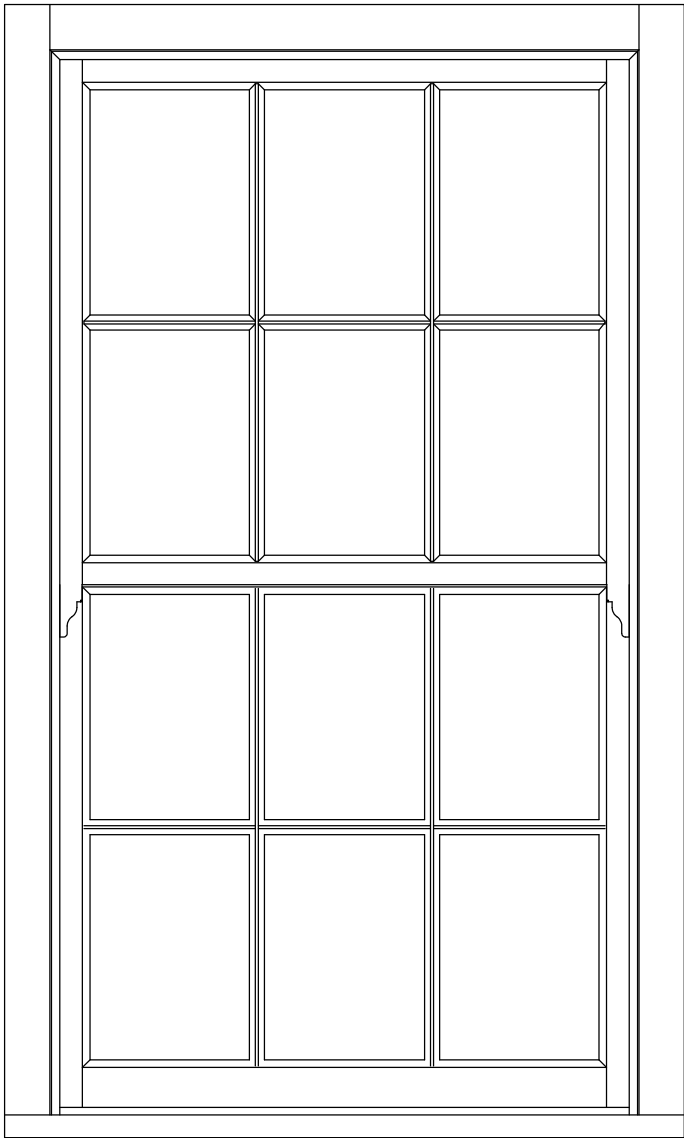
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| Original Drawing date: 11 - 06 - 2014 | | | |
| Drawn By: R Rabett | | | |
| Revision History | | | |
| REV | Ammendment | BY | Date |
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| DWG Reference: ... | | | |

Bygone Symphony 2014 Front Elevation

With DBR



Without DBR



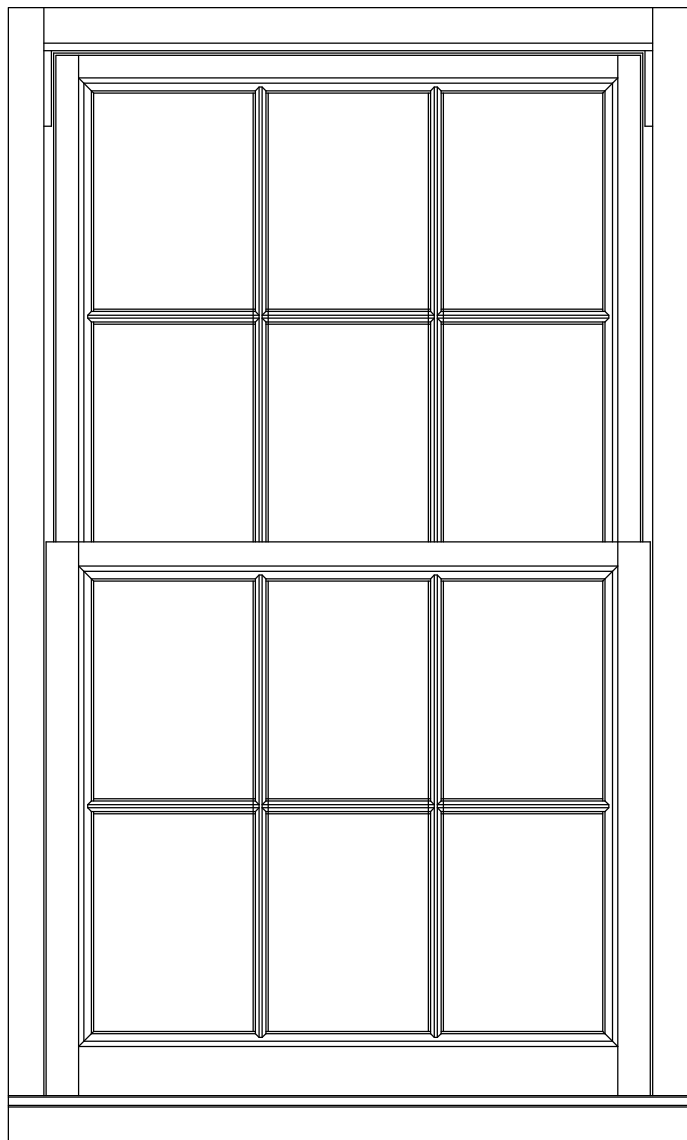
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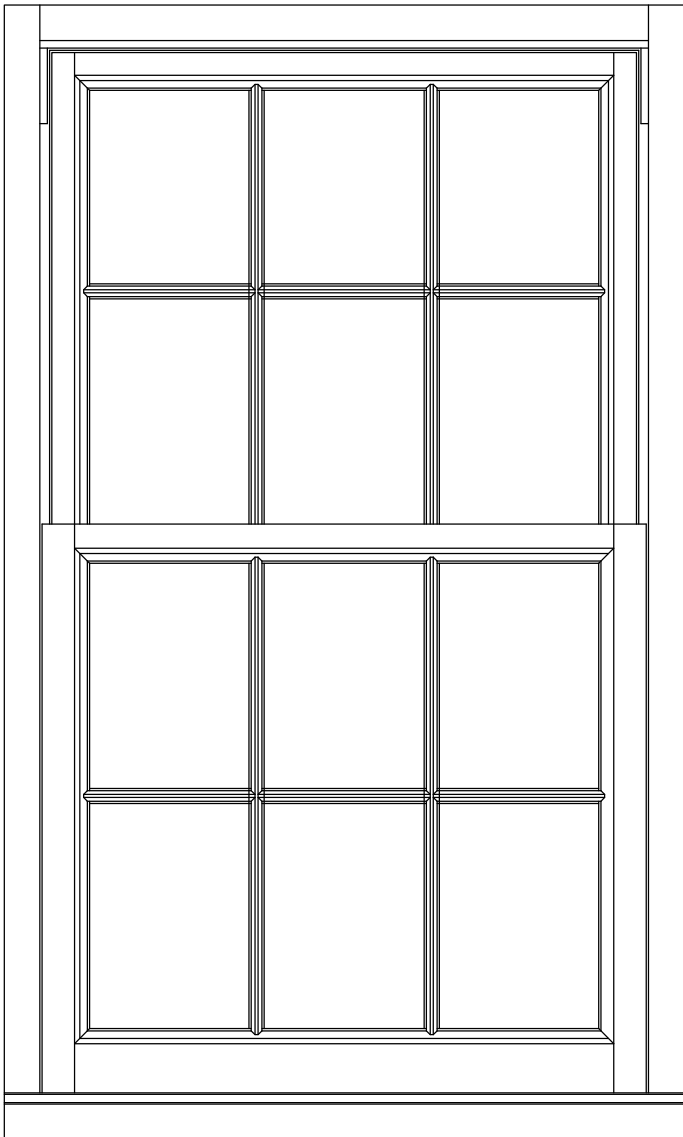
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| Original Drawing date: 11 - 06 - 2014 | | | |
| Drawn By: R Rabett | | | |
| Revision History | | | |
| REV | Ammendment | BY | Date |
| DO NOT SCALE: Dimensions in mm. | | | |
| DWG Reference: | | | |

Bygone Symphony 2014 Internal Elevation

With DBR



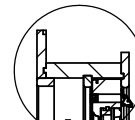
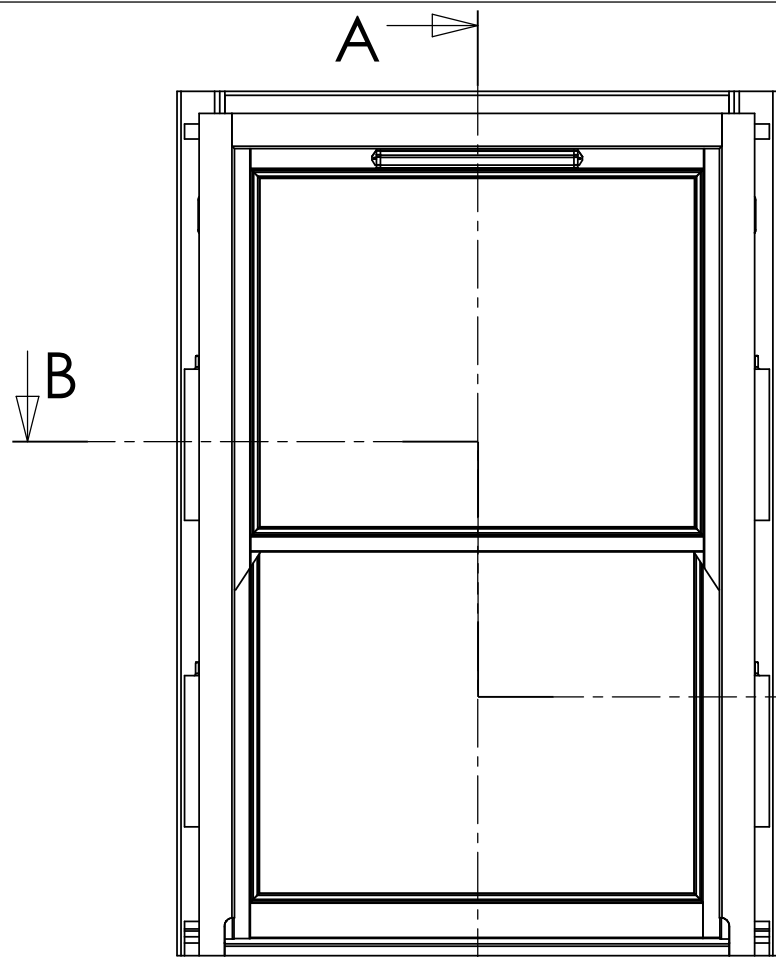
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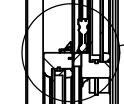
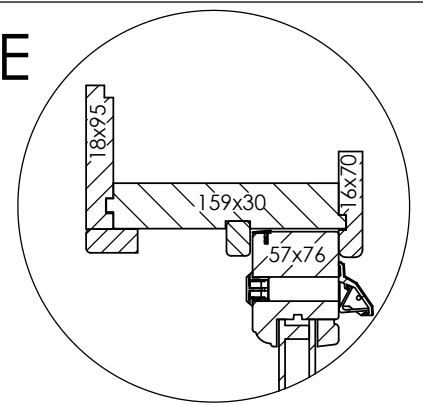
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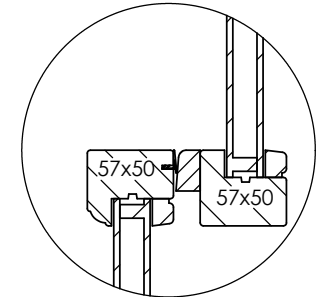
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| Drawn By: R Rabett | | | |
| Revision History | | | |
| REV | Ammendment | BY | Date |
| DO NOT SCALE: Dimensions in mm. | | DWG Reference: | |



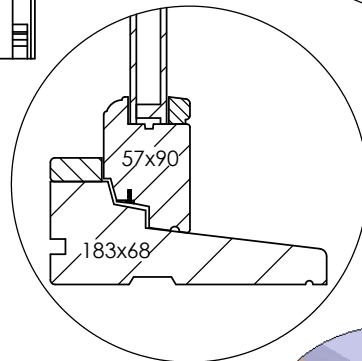
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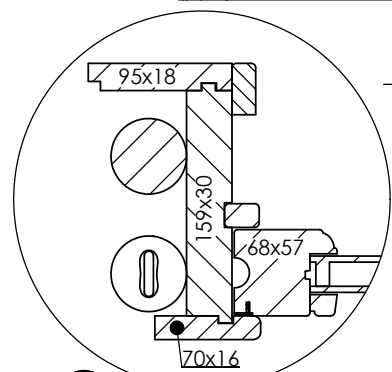
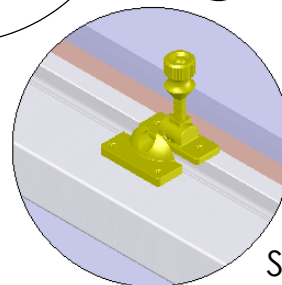
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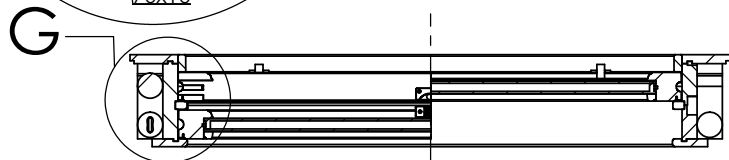
DETAIL F
SCALE 1 : 5



DETAIL C
SCALE 1 : 5



DETAIL G
SCALE 1 : 5



DWG NAME:-

SASH & CASE

Blairs of Scotland LTD. 9 BAKER STREET
GREENOCK, SCOTLAND PA15 4TU
Tel. 01475 721256 Fax. 01475 729313

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DWG NO.

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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 25th 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 25th 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