

Appeal Statement

Planning Permission Application No. 23/00600/P

Site: 1 Marketgate, Ormiston, East Lothian, EH35 5LS

For: Mr G. and Mrs T. Paton

1. This statement relates to an appeal against the decision of the Planning Authority of East Lothian Council to refuse a proposed Householder Planning Permission (23/00600/P) for the replacement of the existing double glazed, timber sash and case windows and casement doors, with new double glazed, uPVC sash and case windows and casement doors at 1 Marketgate, Ormiston, Tranent, EH35 5LS.
2. The application site comprises of a semi-detached single storey house bounded to the east and south by the public road Marketgate, Ormiston. The property is located within the Ormiston Conservation Area.
3. This statement is submitted in support of the appeal made to the Local Review Body as the appellants disagree with the view of the Planning Authority on this proposal and would ask further consideration to be given to the proposal and a more proactive view to the proposal.
4. Subject Planning Application under reference number 23/00600/P was determined to refuse on 28th July 2023.

The Planning Authority have detailed their reasons for refusal with the refusal Decision Notice document and Report of Handling.

Below is the reason for the Council's refusal of planning permission:

The proposed replacement UPVC framed windows to be installed in the south and east elevations of the house with their thicker frames and non traditional astragals would be visibly different in appearance to the windows they would replace. Therefore the loss of the existing windows and doors and their replacement with the UPVC framed windows and doors would be harmful to the character and appearance of the building and to the character and appearance of this part of the Ormiston Conservation Area contrary to Policy 7 of NPF4. Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and contrary to the Council's supplementary Planning Guidance on 'Cultural Heritage and the Built Environment'.

5. Previous Planning Permission under reference number 23/00136/P was determined as granted on 12th May 2023 for the replacement of timber windows and doors with uPVC framed windows and doors to the north elevation and with the timber framed windows and doors to the south and east elevations of the property.

However, the appellants have a desire for uPVC windows and doors installation to the whole of the property in order to reduce the heat loss through old timber framed windows and doors and reduce fuel consumption for heating.

6. The existing windows and doors are inefficient and cause a significant amount in heat loss. The appellants are looking for a more sustainable and cost effective upgrade solution. The timber framed windows and doors are much more expensive than uPVC option. Timber windows and doors are not draught proof and do not perform as well as uPVC option. The uPVC windows and doors require very little maintenance and do not absorb moisture, rot or fade. The uPVC option is much more durable than timber framed windows / doors.

7. Prior to the submission of Planning Permission the appellants have gone to find a suitable manufacturer of high quality uPVC windows frames. The intention was to find a design that reflects the existing traditional timber sash and case windows and doors.

The appellants proposed to replace the existing timber sash and case windows and casement doors with a high quality uPVC sash and case windows and casement doors.

It was proposed that the new windows and doors will match original windows and doors in dimensions and style. New proposed windows and doors were to be white colour with wood grain finish to replicate the existing timber frames. Additionally, the frames would be with 90° mechanical joints instead of 45° uPVC welds to give replicated timber traditional look. The astragals bars would be fixed onto the surface of the glass and accompanied by back-to-back spacer bar inside the double-glazed unit to give the appearance of separate panes. The main change proposed was to the frame material only, from timber to uPVC.

The manufacturer product brochure indicating the above information was part of the planning application submission.

8. The appellants intend on replacing the current timber windows and doors with uPVC windows and doors, which are intended to look exactly the same as the timber windows and doors. The intention is to maintain the overall appearance of the property in the Conservation Area.

It will not be possible to define the proposed windows and doors material from any distance of the public roads, therefore the character of the building and its surroundings will not be lost / changed.

9. During the discussion with the appellants it was identified to us with the question: why Planning Permission was granted for the windows replacement from timber to uPVC within North Berwick Conservation Area within the same planning authority, during the appeal process for the application under reference number 21/00529/P.

The appellant proposed to use exactly the same windows and doors manufacturer and product as the applicant of the mentioned above application.

10. The refusal decision prevents the appellants to progress in saving the energy and contribute in reducing the global warming effects.

There would be no visual change to the premises and the proposed replacement windows and doors would not materially affect the external appearance of the property and will not harm the character and appearance of the building surroundings.

The appellants seek to appeal against the decision of the planning department.

SUPPORTING STATEMENT

The supporting statement is prepared in support of the application for planning consent for the replacement of windows and doors to The Byre, 1 Marketgate, Ormiston, EH35 5LS.

The highlighted in red colour on the drawing no. 02 Floor Plan and drawing no. 03 Existing Elevations, windows and doors to be replaced with the new ones as on the drawing no. 04 Proposed Elevations.

The existing timber, double glazed windows and doors to be replaced due to the bad condition and lack of thermal efficiency.

All new windows to be uPVC, double glazed, sash and case with astragals. The new windows to match original windows in dimensions and style.

All new doors to be uPVC, double glazed, casement with astragals to match original doors in dimensions and style.

Glass in accordance with BS6262 Part 4. Low E, sealed units, argon gas cavity. Trickle vents to the head of the windows and doors. Doors to have security multi point lock. Windows and doors to achieve U-value of min. 1.6 W/m²K.

New windows and doors to be in white colour finish.

The photographs below indicate the windows and doors to be replaced.

South Elevation (Front)



North Elevation (Rear)



East Elevation (Side)



OFFICER REPORT

13th July 2023

App No. **23/00600/P**

Application registered on **5th June 2023**
Target Date **4th August 2023**

Proposal	Replacement windows and doors	SDELL	Y
		CDEL	N
Location	1 Marketgate Ormiston East Lothian EH35 5LS	Bad Neighbour Development	N

APPLICANT: **Mr G. and Mrs T. Paton**

Is this application to be approved as a
departure from structure/local plan? N

**c/o Lochinvar Developments Ltd
Per Marcin Janaszek
25 Fisherrow Industrial Estate
Newhailes Road
Musselburgh
EH21 6RU**

DECISION TYPE:

Application Refused

REPORT OF HANDLING

PROPOSAL

The application site relates to a semi-detached single storey house with associated garden ground. The property is located within a residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. The site is also located within the Ormiston Conservation Area.

The property is bounded to the north and west by neighbouring residential properties, and to the east and south by the public road.

In May 2023 planning permission Ref: 23/00136/P, was submitted which proposed the replacement of all the timber framed windows and doors of the house with UPVC framed windows and doors. However, on the advice of the Planning Officer that application was amended and the replacement windows proposed for the south and east elevations of the house were replaced with double glazed timber framed windows and doors. The reason for this change was to safeguard the character and appearance of the Ormiston Conservation Area.

Planning permission is now again sought for the replacement of all the windows and doors of the house with UPVC framed windows and doors. The glazing pattern of the windows and doors would replicate that of the windows and doors they would replace.

DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

Policies 7 (Historic Assets and Place), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 are relevant to the determination of this application. Policies CH2 (Development in a Conservation Area) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 is relevant to the determination of the application.

Material to the determination of the application are Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: Revised January 2020.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area.

Also material to the determination of the application is supplementary Planning Guidance (SPG) on 'Cultural Heritage and the Built Environment' adopted by the Council on 30th October 2018. The SPG expands on policies that are set out in the East Lothian Local Development Plan 2018 and provides policy guidance on replacement windows in buildings which are in a conservation area.

The policy guidance set out in the SPG states that the replacement of a window in a building in a conservation area must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

- i) Multiple glazing where there is no visible difference between that proposed and the original style of window;
- ii) If the building itself does not contribute positively to the character or the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area; and
- iii) If the window cannot be seen from a public place.

Also material to the determination of this planning application is the planning history for the application site.

REPRESENTATIONS

Three letters of objection have been received to the application. The main grounds of objection are:

- * Property was part of the historic farm (Marketgate Farm);
- * The group of historic farm buildings enhance the character of the Conservation Area;
- * South and east elevations of the house are visible from the road and are timber construction;
- * uPVC replacement are not like for like and contrary to policy;
- * proposed would harm the character of the building and its surroundings – made more so since previous approval of timber;
- * south and east elevations visible from public realm and Conservation Area;
- * previously accepted by applicant to propose wood under previous submission;
- * no justification over changes;
- * no window or heritage survey;
- * introduction of uPVC at Marketgate would damage the strong visual contribution which 1 Marketgate makes to the Ormiston CA;
- * contrary to policy CH2 and DP5 of the ELLDP;

As this property is not a listed building then there is no requirement to submit a window or heritage survey with the application.

Neither is there a requirement for the applicant to justify the changes made to this planning application from the previous planning permission.

PLANNING ASSESSMENT

The proposed replacement windows and door would not harm the residential amenity of any neighbouring properties.

Marketgate is located to the north of, and is accessed from Main Street in Ormiston. It is a cul de sac that is in 2 distinct parts which are separated by the applicant's house. The southern part of Marketgate, which includes the applicant's house comprises a group of former agricultural type buildings that have been converted to housing along with the associated Marketgate Farmhouse. These houses and buildings are readily visible from Main Street, are of traditional character and appearance and both individually and cumulatively make a positive contribution to the character and appearance of the Ormiston Conservation Area. The timber framed windows and doors in the south and east elevations of the applicant's house are an intrinsic part of the character of the house and of this part of the Ormiston Conservation Area.

To the north of the applicant's house Marketgate is characterised by more modern style infill housing which, due to the positioning and orientation of the applicant's house are not readily visible from Main Street. Consequently the houses and buildings in this part of northern part of Marketgate do not make the same positive contribution to the character and appearance of

Ormiston Conservation Area. Therefore the introduction of UPVC framed windows and doors has been accepted as such replacement windows and doors do not harm the character and appearance of the Ormiston Conservation Area.

Likewise, due to the positioning and orientation of the applicant's house, its north and west elevations are not readily visible from Main Street and do not make the same positive contribution to the group of former agricultural buildings and to the character and appearance of the Ormiston Conservation Area as its south and east elevations. Therefore it was accepted through the determination of planning application 23/00136/P that the replacement of the timber framed and astragalled windows and doors on the north and west elevations of the house with UPVC framed windows and doors would not harm the character and appearance of the Ormiston Conservation Area and was acceptable. There is no good reason in the determination of this planning application to take a different decision. Therefore the replacement windows proposed for the north and west elevations of the house would not harm the character and appearance of the house or the character and appearance of the Ormiston Conservation Area.

In contrast, as the south and east elevations of the house are readily visible from public places then the proposed replacement UPVC framed windows and doors would be readily visible. If, as proposed, the white painted timber framed sash and case windows and doors were to be replaced with white coloured uPVC framed windows and doors they would, with their thicker frames and non traditional astragals, be visibly different in appearance to the windows and doors they would replace. This difference would not preserve the positive contribution the traditional timber framed sash and case windows and timber doors make to the character and appearance of the house and to the special architectural or historic interest of the Ormiston Conservation Area. Consequently the loss of the existing windows and doors and their replacement with UPVC framed windows and doors would neither preserve nor enhance, but would be harmful to, the character and appearance of the house and the character and appearance of this part of the Ormiston Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and DP5 of the adopted ELLDP 2018 and relevant Cultural and Built Heritage SPG of the ELLDP.

Additionally, the proposal if approved, would set an undesirable precedent for the installation of uPVC windows in similar contexts that are prominent and readily seen in the street scene and public realm. Over time, such changes would dilute the character and be detrimental to the special character and appearance of Ormiston Conservation Area.

Therefore, notwithstanding that the replacement windows and doors proposed for the north and west elevation of the house are acceptable as the windows and doors in the south and east elevation are unacceptable then the whole planning application should be refused planning permission.

The proposed replacement windows and doors in the south and east elevation of the house do not accord with Policy, 7 of NPF4 and with Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018. In conclusion, the proposals do not accord with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's discordance with the Development Plan.

REASON FOR REFUSAL:

- 1 The proposed replacement UPVC framed windows to be installed in the south and east elevations of the house with their thicker frames and non traditional astragals would be visibly different in appearance to the windows they would replace. Therefore the loss of the existing windows and doors and their replacement with the UPVC framed windows and doors would be harmful to the character and appearance of the building and to the character and appearance of this part of the Ormiston Conservation Area contrary to Policy 7 of NPF4, Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and contrary to the Council's supplementary Planning Guidance on 'Cultural Heritage and the Built Environment'.

LETTERS FROM

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

13th July 2023

App No. 23/00600/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Mr G. and Mrs T. Paton
c/o Lochinvar Developments Ltd
Per Marcin Janaszek
25 Fisherrow Industrial Estate
Newhailes Road
Musselburgh
EH21 6RU**

APPLICANT: Mr G. and Mrs T. Paton

With reference to your application registered on 5th June 2023 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Replacement windows and doors

**at
1 Marketgate
Ormiston
East Lothian
EH35 5LS**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed replacement UPVC framed windows to be installed in the south and east elevations of the house with their thicker frames and non traditional astragals would be visibly different in appearance to the windows they would replace. Therefore the loss of the existing windows and doors and their replacement with the UPVC framed windows and doors would be harmful to the character and appearance of the building and to the character and appearance of this part of the Ormiston Conservation Area contrary to Policy 7 of

NPF4, Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and contrary to the Council's supplementary Planning Guidance on 'Cultural Heritage and the Built Environment'.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.


Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
REPORT 01	-	30.05.2023
DWG 01	-	30.05.2023
DWG 02	-	30.05.2023
DWG 03	-	30.05.2023
DWG 04	-	30.05.2023
DWG 05	-	30.05.2023
DWG 06	-	30.05.2023
MANU LITERATURE 01	-	05.06.2023
MANU LITERATURE 02	-	05.06.2023

28th July 2023



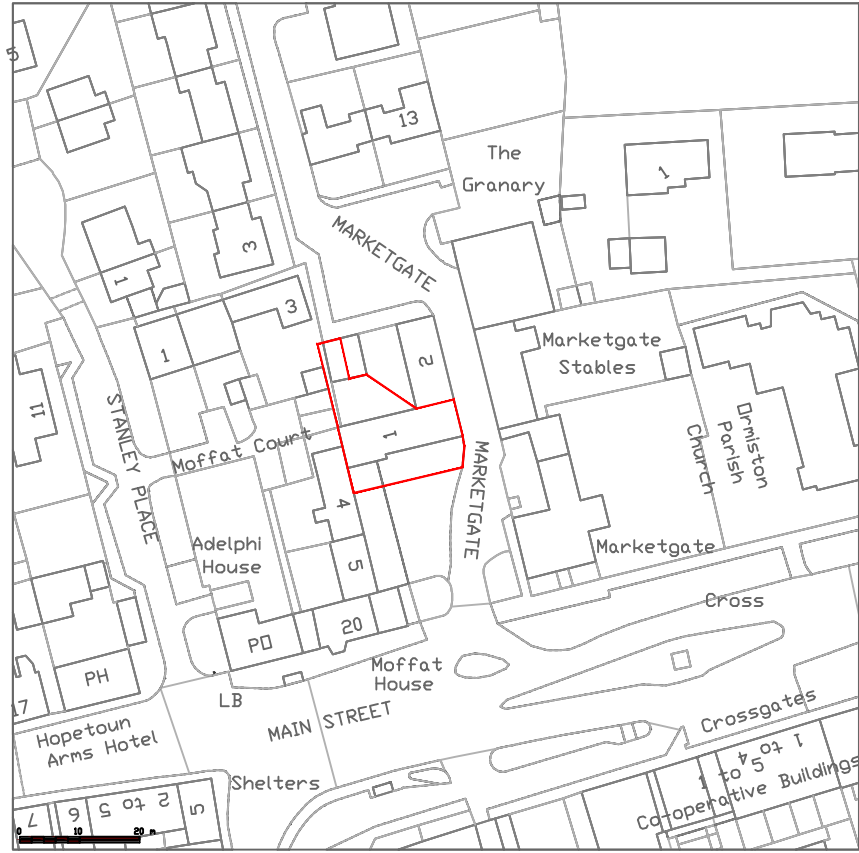
Keith Dingwall
Service Manager - Planning

NOTES

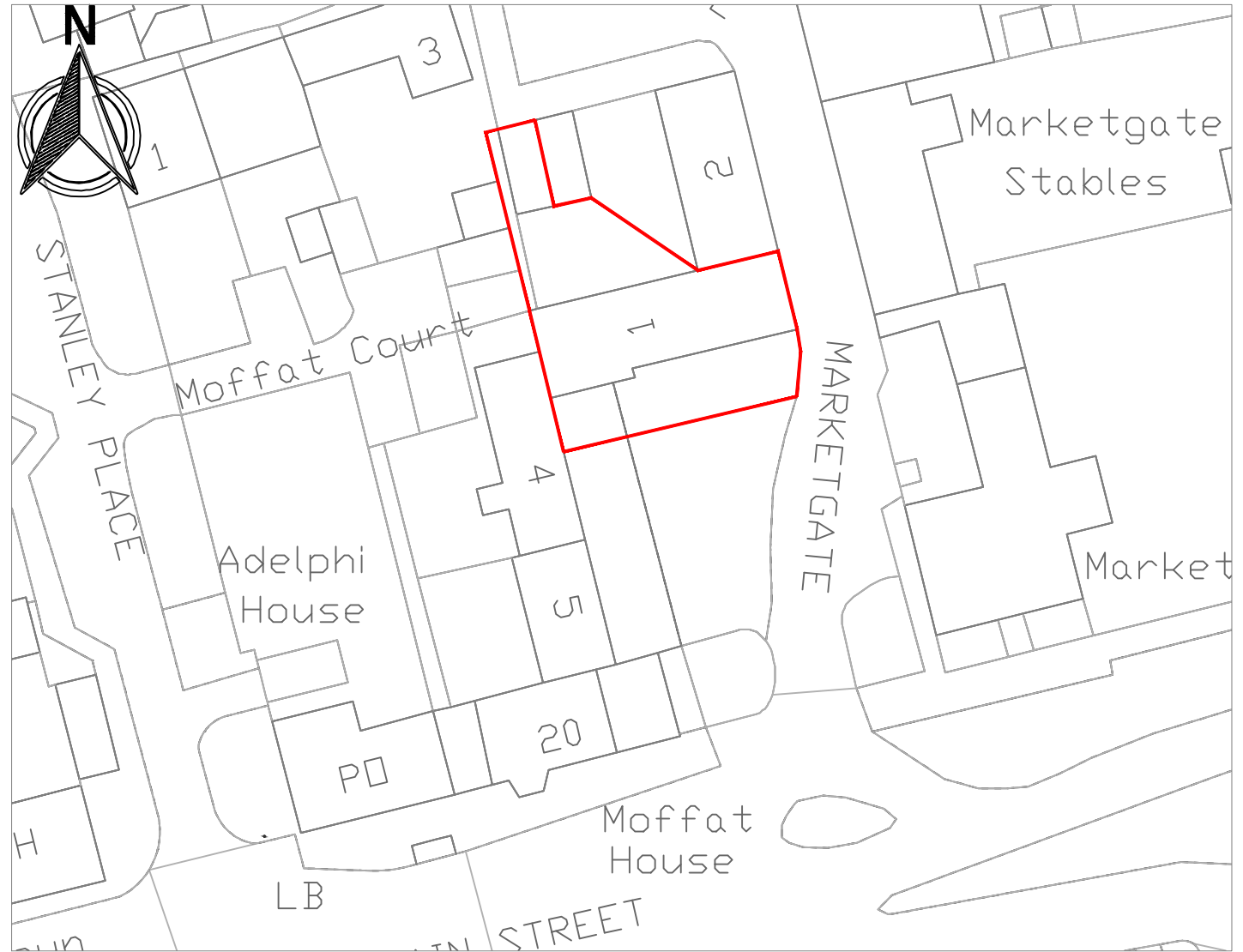
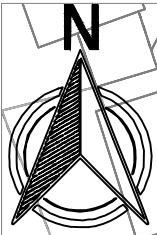
If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

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.

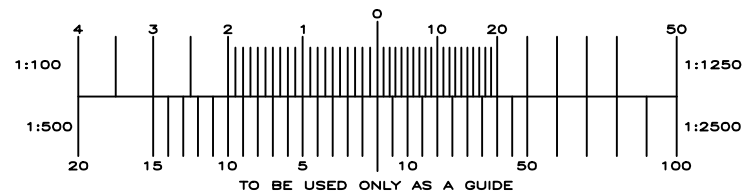
LOCATION PLAN
1:1250



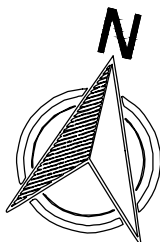
SITE PLAN
1:500



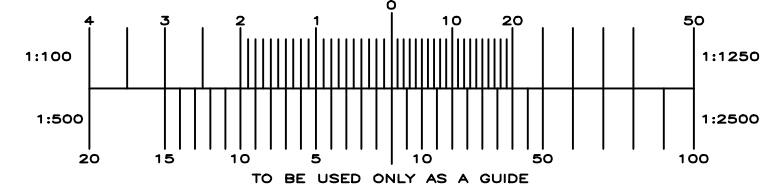
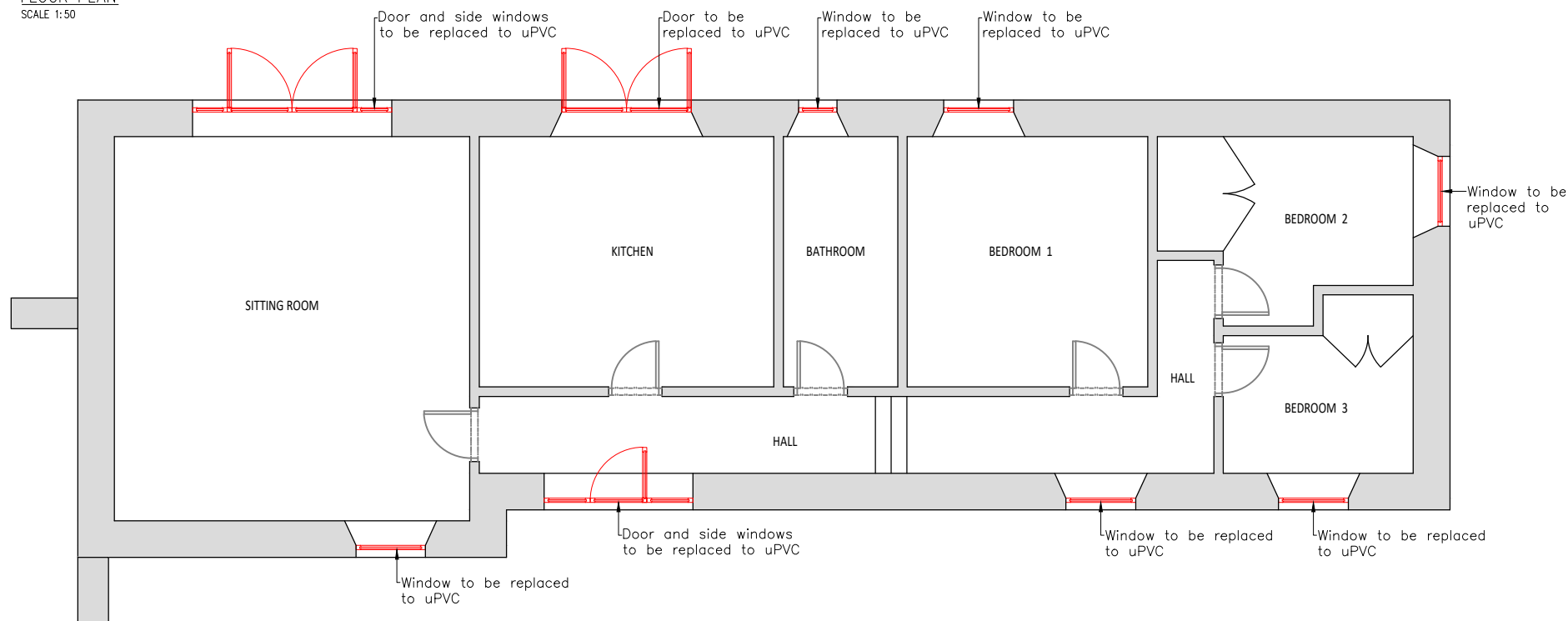
— SITE BOUNDARY REFERRED TO IN APPLICATION



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UNIT 25 & 26 FISHERROW INDUSTRIAL ESTATE NEWHALES ROAD MUSSELBURGH EH21 6RU		
E-MAIL: MARCIN@LOCHINVAR.CO.UK		TEL: 0131 440 2100
PHASE:	PLANNING PERMISSION	
PROJECT TITLE:	WINDOWS AND DOORS REPLACEMENT	
CLIENT: BUILDING ADDRESS:	Mr G. and Mrs T. PATON THE BYRE, 1 MARKETGATE ORMISTON EH35 5LS	
DATE: 22.05.23	SCALE: 1:1250/1:500	FORMAT: A3
DRAWN BY: MJ	DRAWING TITLE: LOCATION PLAN	
REVISION: —	No. OF DRAWING: 01	



FLOOR PLAN
SCALE 1:50



Specification notes:

All new windows to be uPVC, double glazed, sash and case with astragals.
The new windows to match original windows in dimensions and style.

All new doors to be uPVC, double glazed, casement with astragals to match original doors in dimensions and style.

Glass in accordance with BS6262 Part 4. Low E, sealed units, argon gas cavity.

Trickle vents to head of the windows and doors.

Doors to have security multi point lock.

Windows and doors to achieve U-value of min. 1.6 W/m²K.

Windows and doors to be white colour finish.

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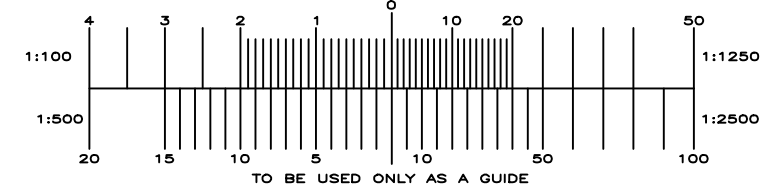
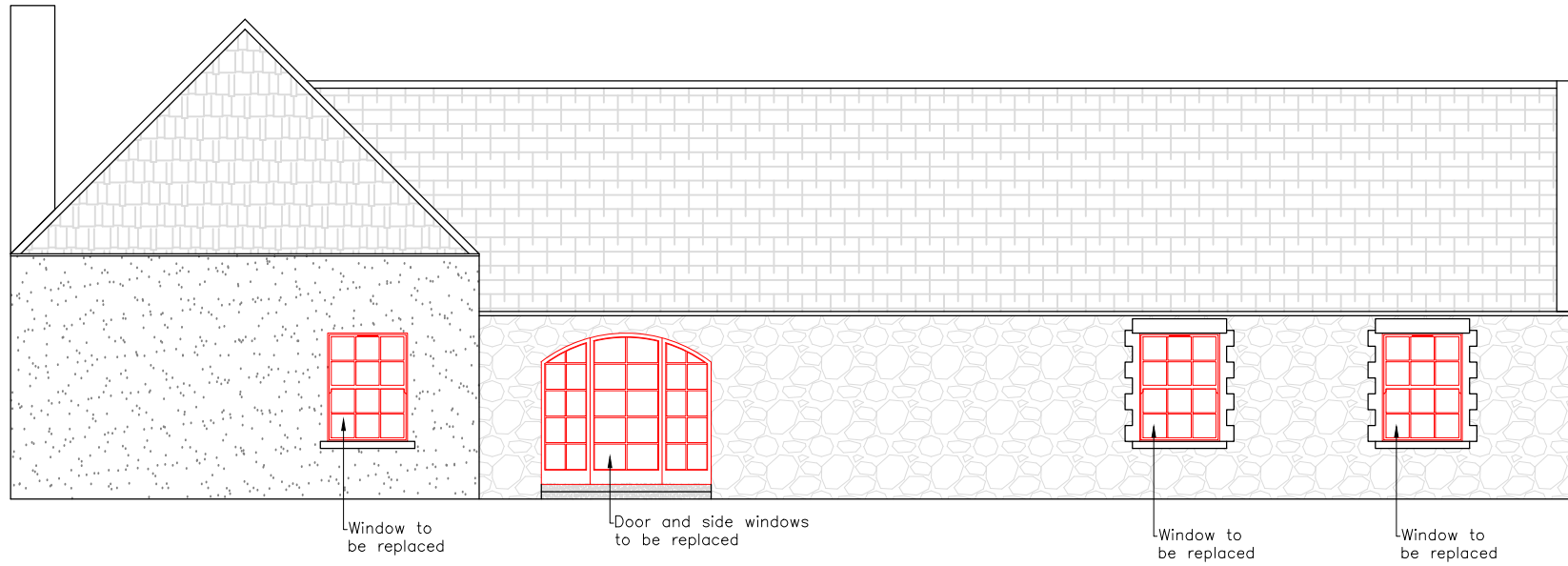
UNIT 25 & 26 FISHERROW INDUSTRIAL ESTATE
NEWHALES ROAD
MUSSELBURGH
EH21 6RU

E-MAIL: MARCIN@LOCHINVAR.CO.UK

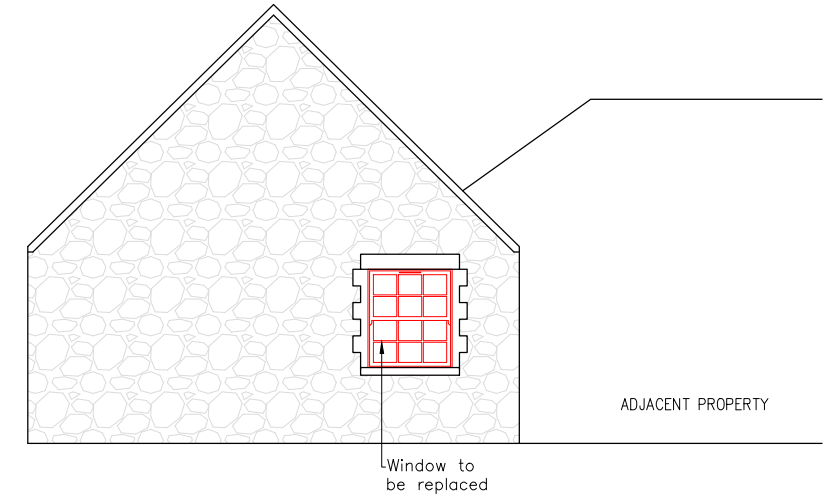
TEL: 0131 440 2100

PHASE:	PLANNING PERMISSION	
PROJECT TITLE:	WINDOWS AND DOORS REPLACEMENT	
CLIENT: BUILDING ADDRESS:	Mr G. and Mrs T. PATON THE BYRE, 1 MARKETGATE ORMISTON EH35 5LS	
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REVISION: —	No. OF DRAWING: 02	

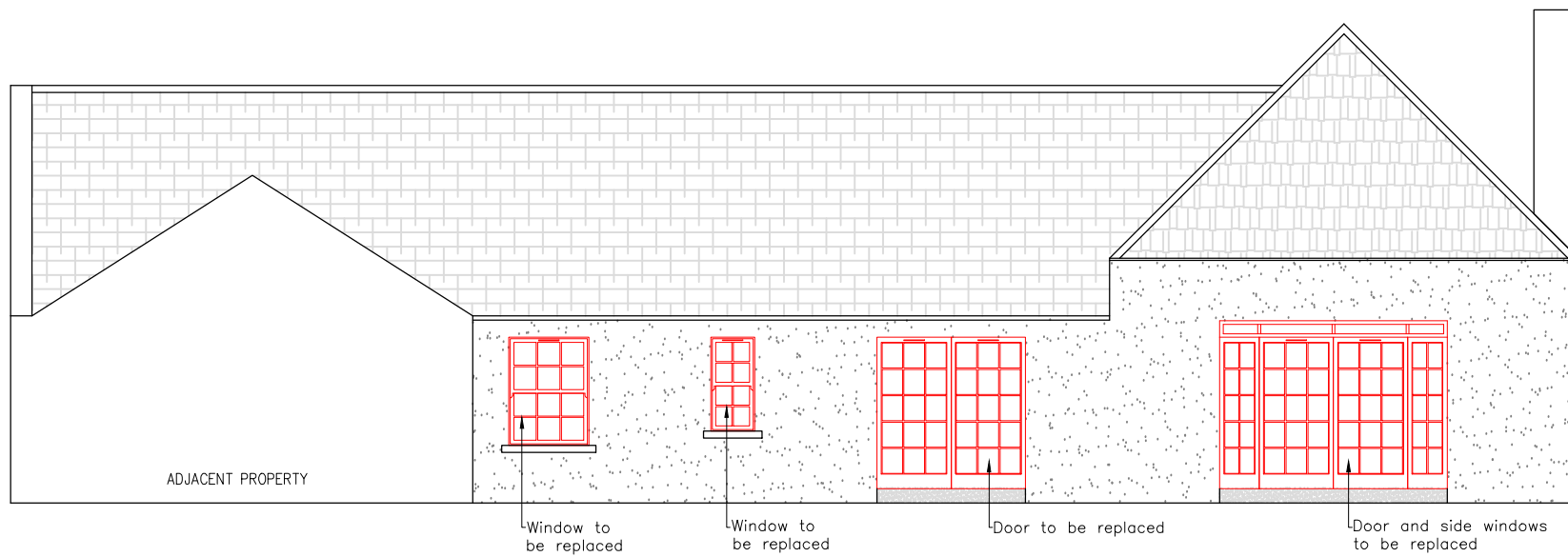
SOUTH ELEVATION (FRONT)
SCALE 1:100



EAST ELEVATION (SIDE)
SCALE 1:100



NORTH ELEVATION (REAR)
SCALE 1:100



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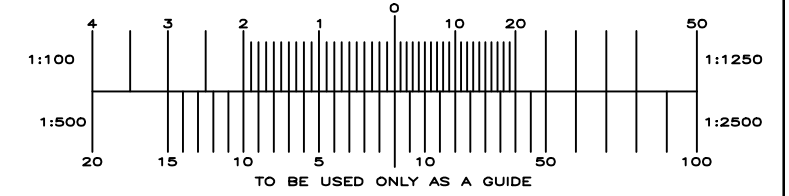
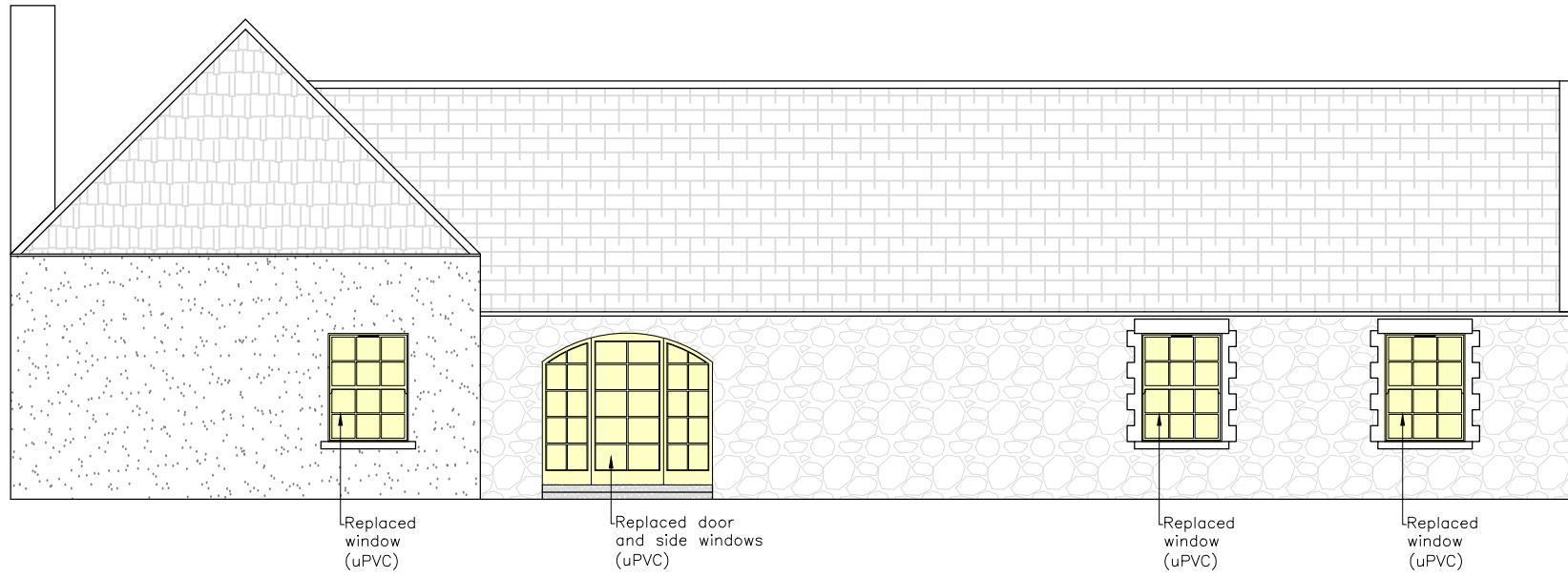
Doors to have security multi point lock.

Windows and doors to achieve U-value of min. 1.6 W/m²K.

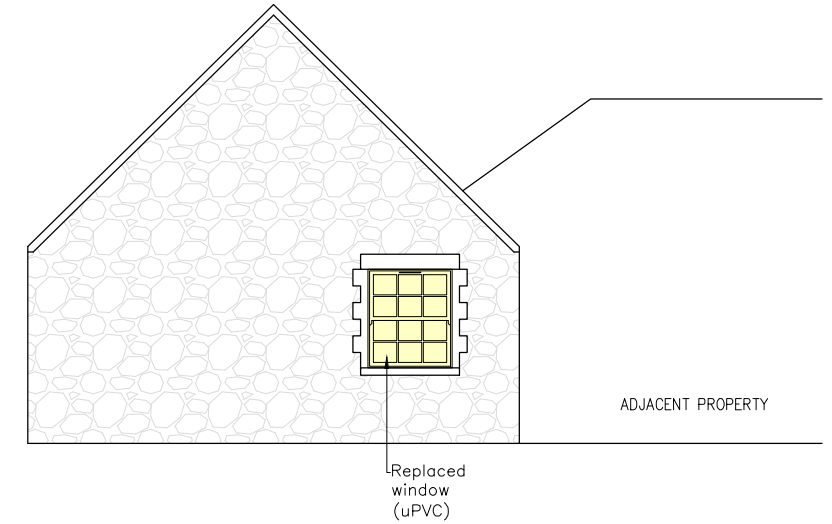
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BUILDING ADDRESS:	THE BYRE, 1 MARKETGATE ORMISTON EH35 5LS	
DATE: 22.05.23	SCALE: 1:100	FORMAT: A3
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REVISION: —	No. OF DRAWING: 03	

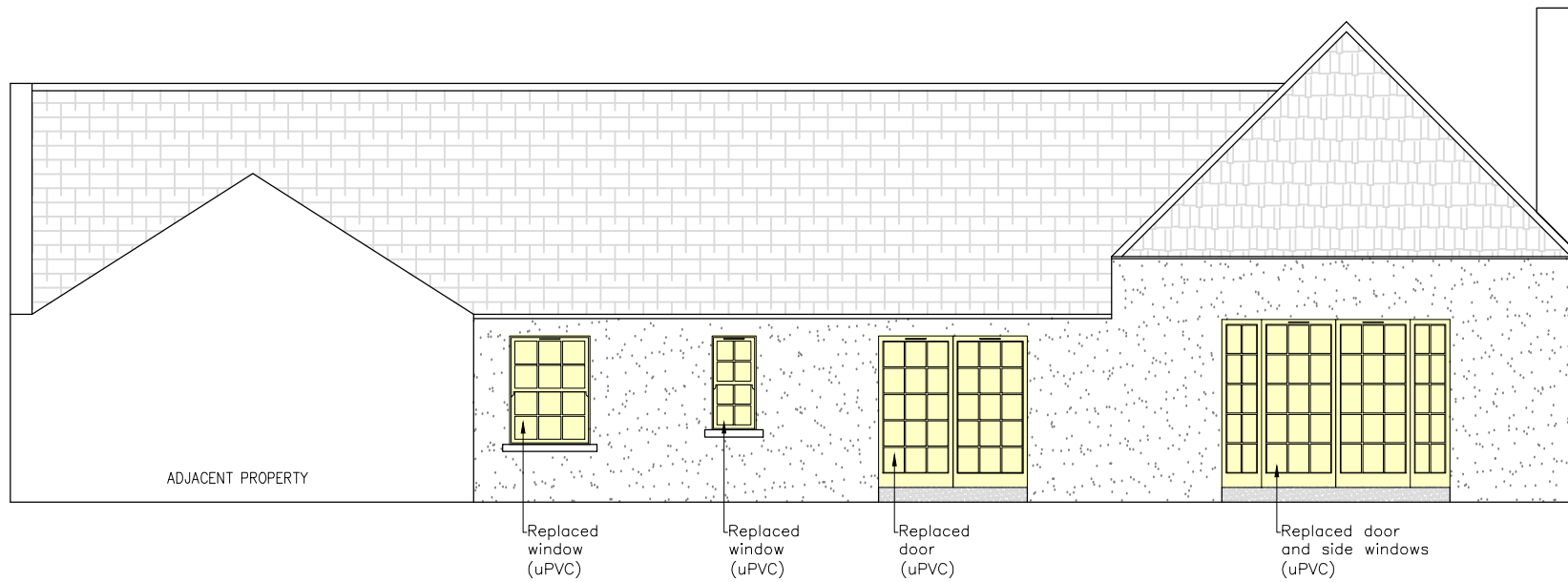
SOUTH ELEVATION (FRONT)
SCALE 1:100



EAST ELEVATION (SIDE)
SCALE 1:100



NORTH ELEVATION (REAR)
SCALE 1:100



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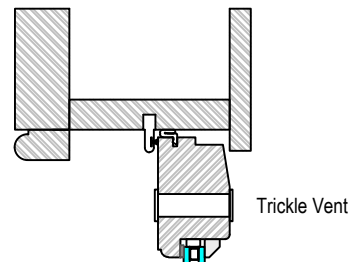
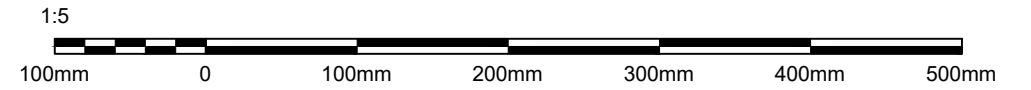
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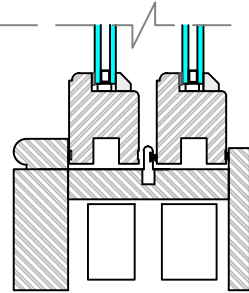
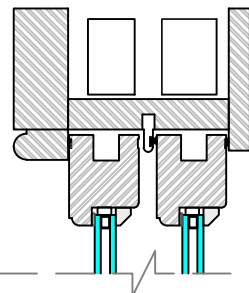
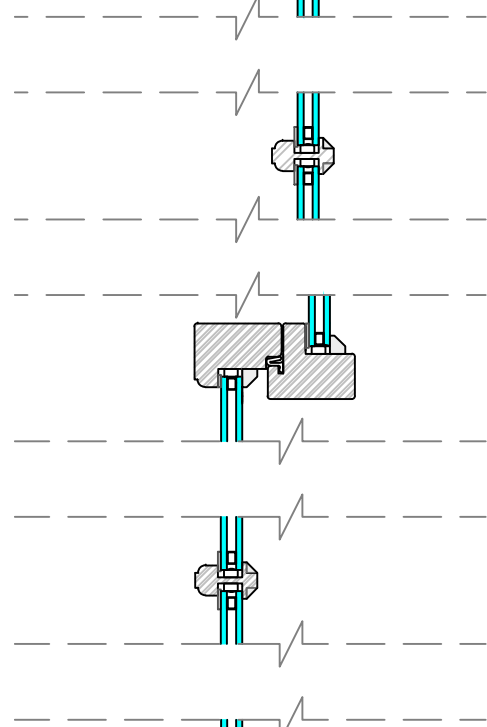
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REVISION: —	No. OF DRAWING: 04	

EXISTING WINDOWS

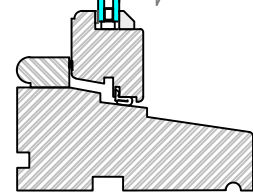


Trickle Vent



External

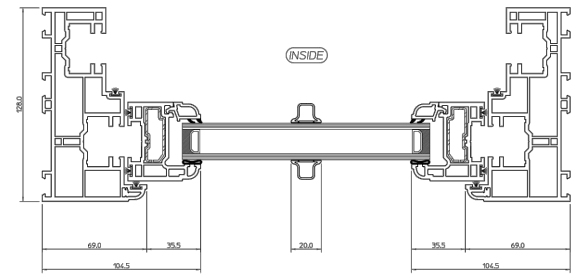
Horizontal Section



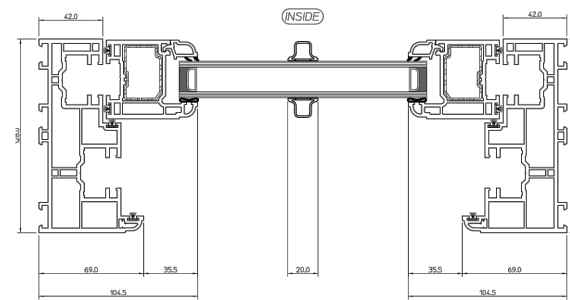
External

Vertical Section

PROPOSED WINDOWS

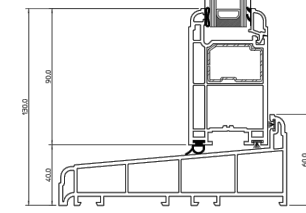
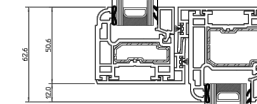
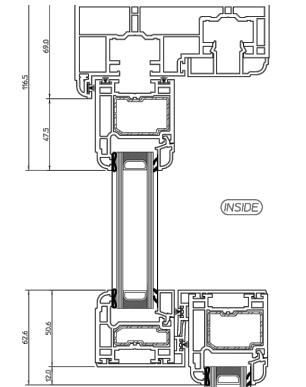


Bottom Sash Downwards View



Top Sash Downwards View

Horizontal Section



Sideways View - Deep Bottom Rail

Vertical Section

lochinvar

You're better by far with Lochinvar

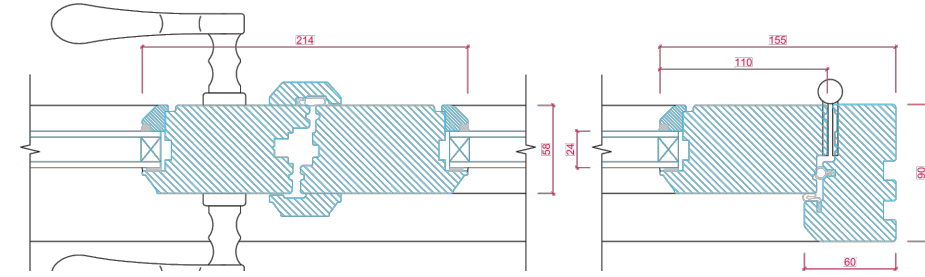
UNIT 25 & 26 FISHERROW INDUSTRIAL ESTATE
NEWHALES ROAD
MUSSELBURGH
EH21 6RU

E-MAIL: MARCIN@LOCHINVAR.CO.UK

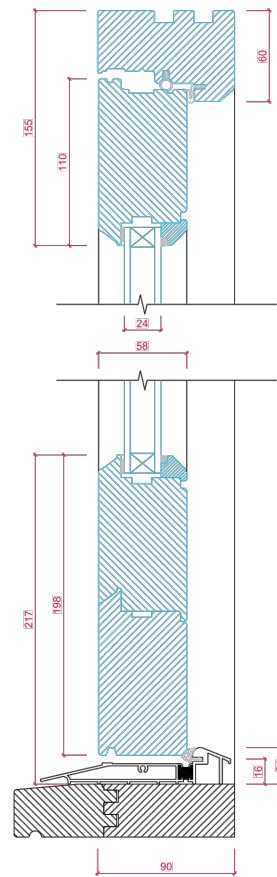
TEL: 0131 440 2100

PHASE:	PLANNING PERMISSION	
PROJECT TITLE:	WINDOWS AND DOORS REPLACEMENT	
CLIENT: BUILDING ADDRESS:	Mr G. and Mrs T. PATON THE BYRE, 1 MARKETGATE ORMISTON EH35 5LS	
DATE: 22.05.23	SCALE: 1:5	FORMAT: A3
DRAWN BY: MJ	DRAWING TITLE: EXISTING AND PROPOSED WINDOWS – CROSS SECTION	
REVISION: —	No. OF DRAWING: 05	

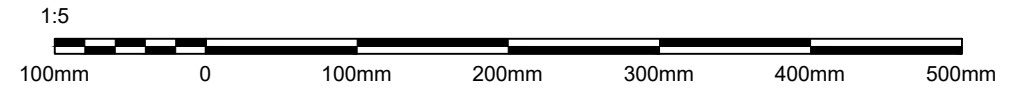
EXISTING DOORS



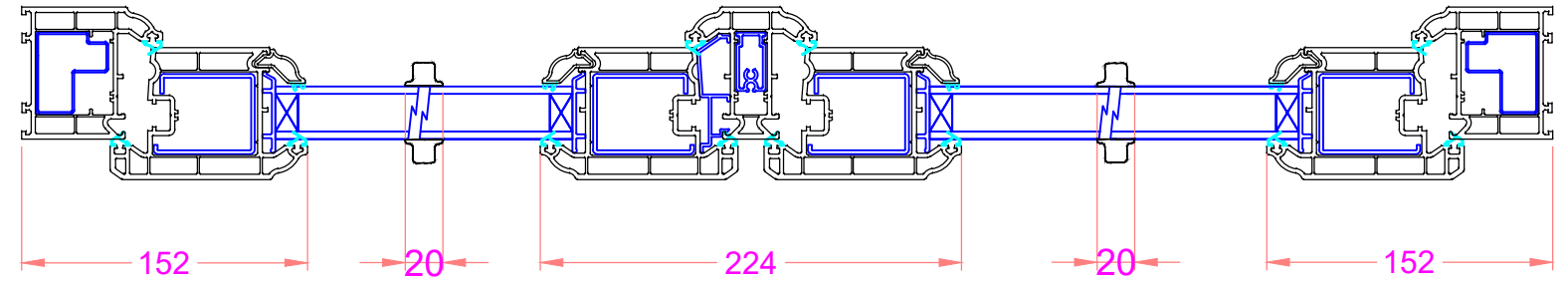
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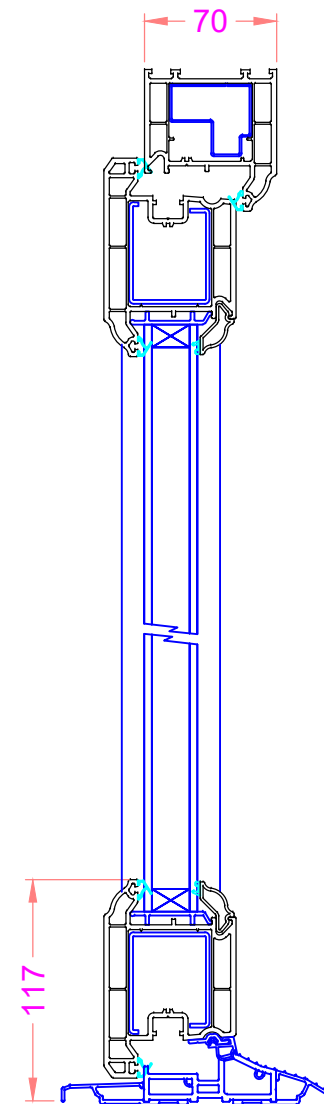
Vertical Section




PROPOSED DOORS



Horizontal Section



Vertical Section

 <i>You're better by far with Lochinvar</i>		
UNIT 25 & 26 FISHERROW INDUSTRIAL ESTATE NEWHAILES ROAD MUSSELBURGH EH21 6RU		
E-MAIL: MARCIN@LOCHINVAR.CO.UK		TEL: 0131 440 2100
PHASE:	PLANNING PERMISSION	
PROJECT TITLE:	WINDOWS AND DOORS REPLACEMENT	
CLIENT:	Mr G. and Mrs T. PATON	
BUILDING ADDRESS:	THE BYRE, 1 MARKETGATE ORMISTON EH35 5LS	
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DRAWN BY: MJ	DRAWING TITLE: EXISTING AND PROPOSED DOORS – CROSS SECTION	
REVISION: –	No. OF DRAWING: 06	



Classic

PVCu Windows & Doors



deceuninck



Windows and doors that bring any home to life

By combining the classic look with the latest technology, our symmetrical PVCu range adds perfect balance and harmony to any home. We take our inspiration from the buildings and environment around us, so our designs are flexible, versatile and are created to suit contemporary styling and period properties alike.

We offer a versatile range of hardware and features that enable those who want to add or restore character to their homes to do so. The range has been designed with unrivalled aesthetics in mind making it one of the most attractive suites of windows and doors on the market today.



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PVCu Window Range

Sculptured Casement Windows

Our classic PVCu casement windows sit perfectly in any property, whether it be a modern town house, a quaint country cottage or even a period home. Our range of classic PVCu windows and doors are manufactured using Deceuninck's 2800 sculptured profile system. The classic windows feature outward opening sashes, which stand proud of the face of the window frame and are the most typical style found in British homes today.



Flush Casement Windows

This range is ideal for period properties and those who want to add or restore character to their homes. The flush casement windows have been designed to replicate the appearance of timber; they are distinguished by sashes that close into the frame and finish flush with the face of the window.

When it comes to selecting the right products to enhance and protect your home, you want to be sure you're making the right choice. Beautiful, stylish, expertly made, our PVCu flush casement windows strike the perfect balance between energy efficiency, security and design.





Seamless Corner Joints

Sculptured Casements



Flush Casements



Available on our sculptured and flush PVCu windows and doors with a woodgrain finish. Investment in cutting-edge machinery has allowed us to offer a 45° mitre weld finished with a seamless groove. By pushing the sprue back inside the window we can offer an exceptionally strong weld that delivers a high precision and almost invisible joint. This innovative method has been driven by demand for heritage windows and the joints have been designed to replicate traditional Victorian timber windows as much as feasibly possible.



PVCu Door Range

Sculptured Single and French Doors

Our PVCu casement doors are manufactured using the same high-quality profile used for our PVCu casement windows. This enables us to offer matching PVCu window and door ranges adding a traditional charm to your home from all angles. The flexible PVCu material allows you to customise your door with side- and top lights in a bespoke colour and finish of your choice. They are not only stylish but energy efficient with outstanding security features.



Flush Single and French Doors

The flush doors allow you to bring back the traditional appearance of a timber door without any of the headaches that come with an outdated design. The door-leaf fits flush into the frame making it a perfect match to our range of flush casement windows. The flush finish is becoming an increasingly popular design among British homeowners as it allows both contemporary homes and period properties to undergo an aesthetic transformation. French doors in particular have always been a favourite among British homeowners and with the incorporation of the new flush finish the doors will be a striking addition to any home. Please note flush doors are available as open outwards only.



Sliding Patio Doors

Our PVCu sliding patio doors are our most stylish doors; the unique sliding design will naturally enhance your home by bringing in more sunlight. Sliding doors are a simple but still an attractive solution for large openings. The clean minimalistic lines of our PVCu sliding patio doors offer both value and versatility. The flexibility of PVCu enables us to offer a large range of styles and colours, which in turn forms what is considered a star in the commodity door market.

The easy operating structure provided by adjustable tandem rollers allow for the smoothest slide, making them an appealing asset to any homeowner. The doors also come with anti-lifting blocks, which keep the doors from being taken off the tracks.

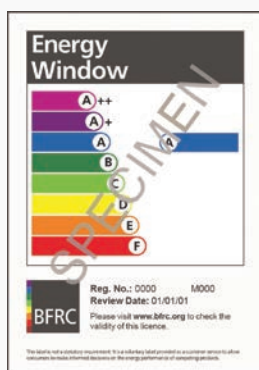


Unrivalled All-weather Protection

With energy prices soaring, a window and door system that thoroughly insulates your home could help reduce your fuel bills and reduce carbon emissions. Our PVCu products demonstrate every aspect of intelligent thinking that has made these products market leading.

Up to 'A' Energy Rating

Most people are familiar with the rainbow 'energy label' on white goods such as fridges and washing machines. These also apply to windows and doors.



Our PVCu windows and doors are available with an energy rating of 'A', which is considered to be top in class for energy efficiency. This equates to 'A' with the Thermal Rating Register or 'A' with BFRC as per the above illustration.

Endless Benefits of PVCu

Compared to aluminium or timber, PVCu products are low maintenance, have great insulation values and can reduce energy and heating costs.

By choosing PVCu you will not have to worry about sanding down and painting your windows ever again. PVCu is a virtually no maintenance solution and due to its versatility it's become the most popular frame material in the UK. Also, more importantly is the environmental elements of PVCu; the majority of end of life PVCu frames will be recycled making it an environmentally friendly choice



Security

There's no place like home, and protecting it and the people within is an instinctive part of our nature. Making sure your windows and doors are secure can be a major deterrent to opportunistic burglars, so it's good to know feeling safe and secure in your home is as simple as choosing the right windows and doors.

Multi-point Locking Mechanisms

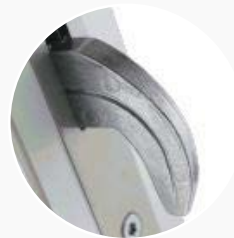
For total peace of mind, our PVCu windows and doors come with a multi-point locking mechanism that secures the locking side of the window or door into an espag locking keep.



Window
Multi-point
Locking Bolts



Window
Multi-point
Locking Keep



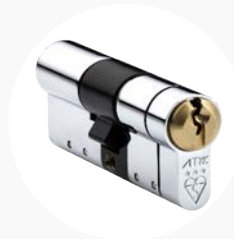
Avantis
Multi-point
Locking Hooks



Avantis
Multi-point
Locking Keep

High Security Door Cylinder

Our range of PVCu single and French doors are supplied with a comprehensive high security ATK cylinder dedicated to help protect you from unauthorised entry.



PAS 24 Security Upgrade



Our PVCu windows and doors can be manufactured to PAS 24 standards, helping to protect your property for complete peace of mind. The PAS 24 upgrade is generally mandatory on new-build projects.

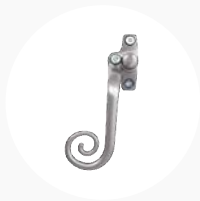
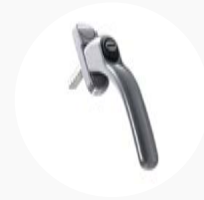
Complementing Hardware

Classic, traditional or contemporary? The choice is yours. Combine your choice of frame with your choice of matching hardware to create a solution that restores the balance and harmony of your home.

Window Hardware

Standard Connoisseur Handle

The standard handle for our PVCu windows is the stunning connoisseur handle. It locks in-line with the clean lines of the window frame.

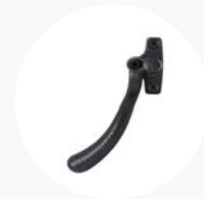


Monkey Tail Handle

The monkey tail handle is known to be synonymous with Victorian styles and by choosing this handle and / or peg stay, your window style will have an added element of heritage.

Tear Drop Handle

Add a touch of elegance by choosing the popular teardrop handle. You have the option to also include a teardrop peg stay to match.





Single and French Door Hardware



Lever / Lever Door Handle

Our PVCu single and French doors come with a lever / lever handle as standard. The handle's smooth and curved grip, make the door a pleasure to operate.

Lever / Pad Door Handle

You have the option to choose a levered handle internally and pad externally. This type of handle offers high levels of security due to the opening limitations from the outside.



Swan Lever / Lever Door Handle

By choosing the traditional looking swan handle it will be even harder to tell your door elements apart from the original version.

Sliding Patio Door Hardware

Standard Locking Handle

Our standard handle has been designed to make it as easy as possible to open and shut a sliding door. The final design of the PVCu sliding patio door isn't complete until you've picked the finish of your handle.

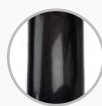


Hardware Colours

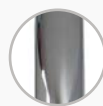
Our hardware is available in the below eight different finishes. Please note that our monkey tail and tear drop handles are only available in chrome, gold, graphite and antique black.



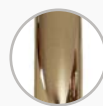
White



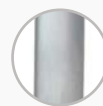
Black



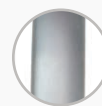
Chrome



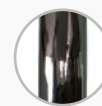
Gold



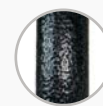
Satin Chrome



Graphite



Bronze



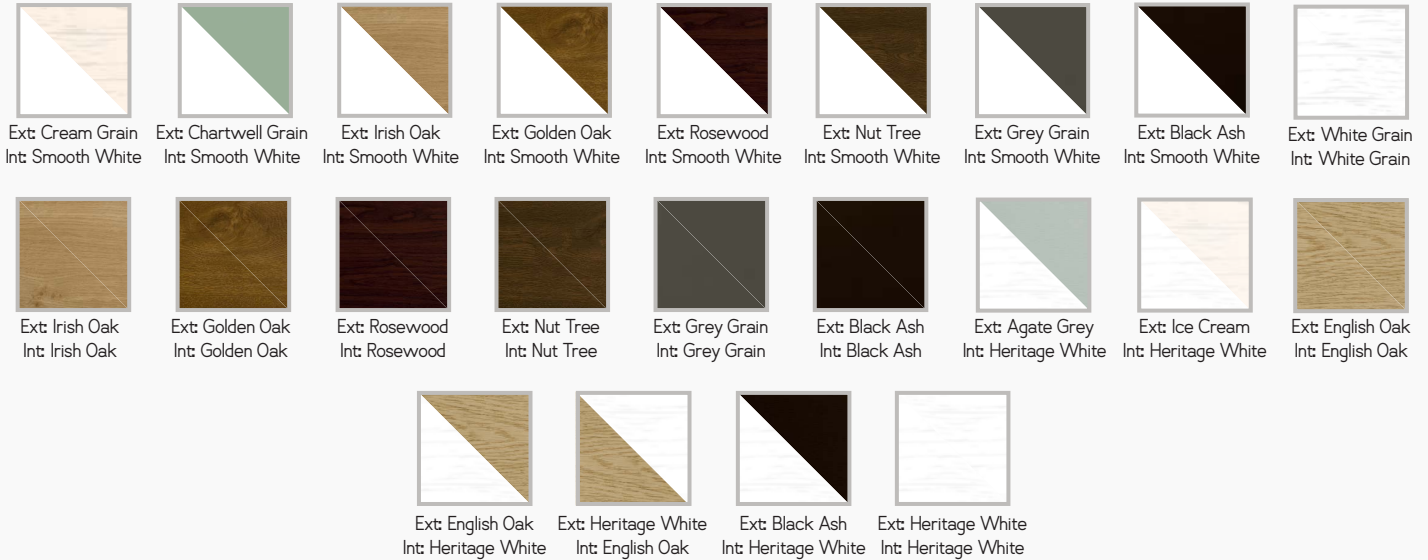
Antique Black

Colour Options

With any of our PVCu products you can choose a colour that suits your property perfectly and that gives it that first impression you've always dreamt of. As standard our windows and doors come in a smooth white finish, although because every home is different we offer a large range of different colours in both a smooth and woodgrain finish.

22 Colourways from Stock

Our PVCu windows and doors are available in 22 colourways from stock. By choosing a woodgrain foiled finish you are able to bring your windows to life with a glossy, freshly painted, realistic timber effect.



Bespoke Colour-bonding

If you're looking to add a true personalised touch to your new windows, we offer a bespoke colour bonding service in which you can choose between 100s of colours in either a smooth or woodgrain finish. Just ask!



Glass Options

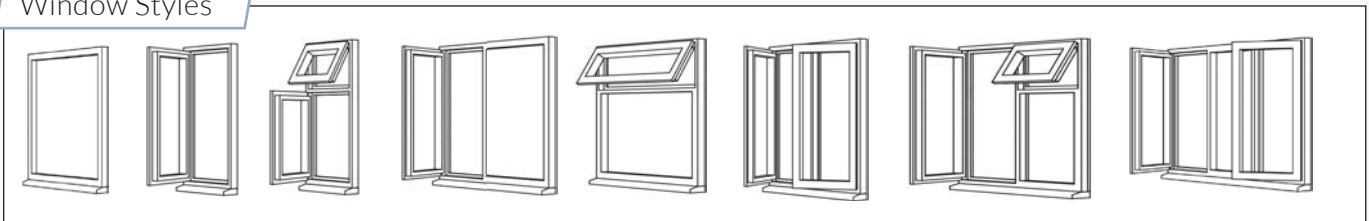
Obscure glass is typically utilised in bathrooms, shower rooms and other private areas. Our PVCu range can be specified with a variety of different glass patterns and obscurity levels to suit your needs.



Popular Styles

Because every home and personal taste is different, all our products are made to order. Our product experts will be happy to help you choose the right style and shape to create your dream home. These include stationary and operable side or top opening windows and doors with side and/or top lights. If you require a bespoke shaped solution, please don't hesitate to get in touch.

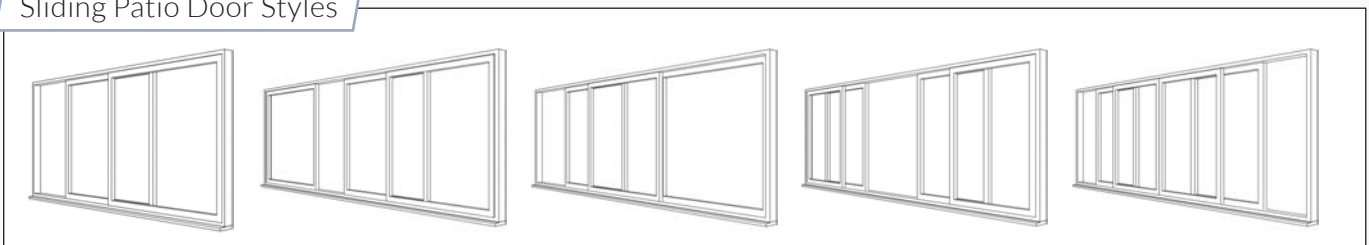
Window Styles



Single and French Door Styles



Sliding Patio Door Styles



Technical Information

Our technical information section covers manufacturing limitations and detailed specifications. If you have any questions, our product experts will be more than happy to explain in more detail.

Sculptured Casement Windows

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
Top hung max height: 1400mm
Top hung max width: 1200mm
Side hung max height: 1400mm
Side hung max width: 700mm

Flush Casement Windows

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
Top hung max height: 1200mm
Top hung max width: 1200mm
Side hung max height: 1310mm
Side hung max width: 700mm

Sculptured Single Doors

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.3W/m²K
Minimum height: 1960mm
Maximum height: 2220mm
Minimum width: 600mm
Maximum width: 1060mm

Sculptured French Doors

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
Minimum height: 1980mm
Maximum height: 2230mm
Minimum width: 1200mm
Maximum width: 2100mm

Flush Single Doors

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
Minimum height: 1980mm
Maximum height: 2160mm
Minimum width: 600mm
Maximum width: 1060mm

Flush French Doors

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
Minimum height: 1980mm
Maximum height: 2160mm
Minimum width: 1200mm
Maximum width: 2100mm

Sliding Patio Doors

Glazing: 28mm (double glazing)
Frame depth: 70mm
Overall u-value as low as: 1.4W/m²K
2 Pane End Slider Min Sizes: 1505(w) x 2000(h)mm
2 Pane End Slider Max Sizes: 3005(w) x 2350(h)mm
3 Pane Centre Slider Min Sizes: 2261(w) x 2000(h)mm
3 Pane Centre Slider Max Sizes: 4511(w) x 2350(h)mm
3 Pane End Slider Min Sizes: 2261(w) x 2000(h)mm
3 Pane End Slider Max Sizes: 4511(w) x 2350(h)mm
4 Pane Centre Slider Min Sizes: 2932(w) x 2000(h)mm
4 Pane Centre Slider Max Sizes: 4800(w) x 2350(h)mm

Size restrictions may apply depending on glazing specification, site location and/or profile finish.



The images, drawings and data shown in this brochure are for illustrative purposes only, and are not binding in detail, colour or specification. We reserve the right to make changes to the product specification as technical developments dictate and without prior notice.



QUICK SLIDE
WINDOWS & DOORS

Tel: 0844 5610 623
Email: sales@quickslide.co.uk
www.quickslide.co.uk

Heaton Estate, Bradford Road
Brighouse, HD6 4BW, West Yorkshire



Legacy

PVCu Sliding Sash Windows



Period Style

The **Legacy** PVCu sliding sash windows carry all the beauty of a traditional design, coupled with all the benefits of modern materials that enable us to offer a cost effective, low maintenance window that doesn't compromise on aesthetics. From near-invisible joints, the elegance of the run-through sash horn to the curvy ovolo frame shape, these are just a handful of the many clever details that work together to create the most graceful and advanced sash window on the market.

With the increase of PVCu sliding sash windows being specified in premium developments, new design options and a bespoke colour-bonding service have been introduced, providing homeowners with a plethora of choice to create the perfect timber alternative solution that doesn't break the bank.



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The Finer Details

With our **Legacy** sash windows, you can respect the traditions, admire the woodworker's art, and enjoy modern advances that can make your home warm and secure. From a terraced house to a stately home, our sash windows can help ensure that your property retains its character and charm. You can choose from a wide range of styles, features, and hardware options to complement your home.



TRADITIONAL SASH HORNS

Enhance your window by opting for our premium sash horns. The run-through horn utilises mechanical joints rather than welded to allow the horn to be a continuous part of the sash giving the window a more authentic overall look.



DEEP BOTTOM RAIL

Choose a deep bottom rail if you want your sliding sash windows to look as close to the original timber version as possible. The fully mechanical deep bottom rail convincingly mimics the bottom sash of timber windows from the Victorian era and looks great with run-through sash horns.





WEATHER BAR

The sash window boasts an optional ovolo shaped weather bar, which is the latest of our heritage design features, developed to create an authentic sash window appearance.

ASTRAGAL BARS

Include a bar layout on your new sash windows for added character. Astragal bars are fixed onto the surface of the glass and are accompanied by back-to-back spacer bars inside the double-glazed unit to give the appearance of separate panes.





AUTHENTIC JOINTS

Replace your standard 45° mitre weld with either mechanical timber looking joints or seamless corner welds for an authentic finish that carefully disguises the PVCu aspects. Traditionally, a lot of time was spent handcrafting the original corner joints on timber sash windows and with our advanced machinery we can immitate these joints and get as close to the original as possible.



FULLY MECHANICAL JOINTS

The fully mechanical joints take authenticity to another level because the 45° PVCu welds on the frame and sash are replaced with 90° mechanical joints as found on traditional timber windows. Available on woodgrain windows only.



SEAMLESS WELDS

This revolutionary process disguises the external 45° corner welds with a flush mitre providing a far superior aesthetic finish. Available on woodgrain windows only and a minimum window size of 475mm wide x 900mm high.



Slide & Tilt Facility

Both the top and bottom sashes can slide up and down for ventilation. Our **Legacy** sash windows feature an easy clean tilt facility allowing you to clean the external side of your windows from inside the home. Please note, on windows with a woodgrain finish external and smooth finish internal we are not able to offer top sash tilt facility.

COLOUR-MATCHED TRICKLE VENTS

We offer two different vent solutions to comply with Document F of the building regulations. Both vents are colour-matched to match the aesthetics of our **Legacy** sash windows. Using the new exclusive modular vent will allow any of our welded windows over 775mm in width to comply with the new requirement to achieve 8000 EA airflow in a single window! If a certain rate of equivalent area (EA) is required, please let us know at the point of enquiry.



MODULAR VENT (2000 EA Per Module)



LINK VENT (2500/5000 EA Options)



Exceptional Thermal Efficiency

With fuel prices constantly on the rise, thermal performance is crucial. The window frames are built to last and resist the ever-changing conditions the British weather throws at them without losing their immaculate appearance.



'A' ENERGY RATED

The frames and sashes are multichambered, using the power of air as an insulator to stop warmth escaping. All our sash windows feature a 24mm insulated double-glazed glass unit with an argon gas insert as standard, which reduces the heat conductance between the panes. This happens because the gas is 6 times denser than air. The warm edge spacer bar incorporated into all units is made

from an extruded PVC material and has been specifically designed to reduce transference of heat between the panes of glass keeping more heat inside the property.

These thermal efficient elements work together to enable our **Legacy** sash windows to achieve an outstanding energy rating of 'A' and u-value of 1.4W/m²K as standard.

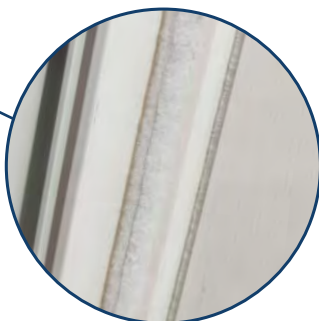
COLOUR-MATCHING WOOLPILE

The sash windows feature woolpile strips that provide an excellent seal against weather, air, and debris infiltration. We've paid attention to every detail and as something new we've introduced colour-matching woolpile to ensure that every single window is perfectly finished.

RECYCLABILITY

PVCu can be recycled over and over again, without any deterioration in performance. PVCu is an environmentally friendly choice as most PVCu windows will be recycled.

By choosing our sliding sash windows you can keep your home warm all year round, reduce your heating bills as well as helping the environment.





Planning & Conservation

As homeowners recognise not only the elegance of this traditional window style, but also its superior performance we're seeing a rise in PVCu sliding sash windows being specified in premium developments and historic homes alike.

We're often faced with projects that require special features to fit in with the unique character of a conservation area. In the past, many planners used to refuse applications to replace timber sashes with a PVCu alternative. However, the **Legacy** sash window has been designed to recreate tradition, which has led to an increasing number of approvals granted.

Quality & Compliance

As a reputable supplier of premium windows deserved by the British public, we look at the value of quality as an entity that requires constant attention and maintenance. Paramount quality and compliance continue to enhance our reputation of offering the best without compromising on the ever-important sash window aesthetics.

Our windows are tested annually for compliance to enhanced security standard PAS 24: 2016 as well as BS 6375 for weather performance. The manufacturing processes are also externally verified by ER Certification, to ensure the fabricator meets the required testing and manufacturing criteria to satisfy product standards and certification schemes.

BUILDING REGULATIONS

Building regulations are standards set in place by the Government to ensure that any building work is completed in a safe, efficient, and healthy manner. A window or door is classed as a 'controlled fitting', and any standards relating to this classification are required to be met.

Significant changes to the building regulations came into force on the 15th of June 2022 and have been the driving force in recent product developments such as colour-matched trickle vents and improved energy values.

If you're unsure, please ask your sales representative for assistance.





Peace of mind

Our sash windows deliver the most advanced levels of security without adding complex operation. They are practical and come with all the safety features you would expect from a modern window solution.



FIRE ESCAPE

If your window opening isn't large enough to comply with the requirements for means of escape, you have the option to request a fire escape facility. In order for a window to comply with the regulations covering means of escape, the window must provide an unobstructed opening of at least 0.33m².



PAS 24 SECURITY UPGRADE

Upgrade the security of your sliding sash windows by taking advantage of our comprehensive PAS 24:2016 security package. The enhancement includes two premium locks and top sash security blocks.

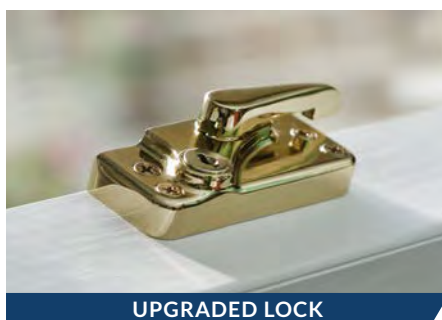
A PAS 24 upgrade is generally mandatory on new-build projects. Please note that the upgrade is not standard and must be requested as part of the window specification.



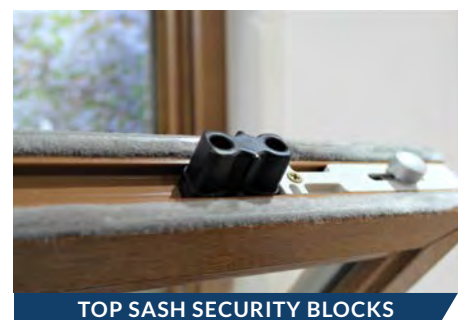
REINFORCED TILT LATCHES



UPGRADED LOCKING KEEP



UPGRADED LOCK



TOP SASH SECURITY BLOCKS

Hardware

LIFT HOOK

The lift hooks are usually fitted on the inside of the bottom sash to allow for easy opening.



D-HANDLE

Designed to be fitted to the underside of the top sash on the outside of the window to assist with the opening and closing of the window.



POLE EYE

Primarily designed to be fitted to the top rail of the top sash. The pole eye enables use of a pole with hook (not supplied) to operate any windows that are positioned too high to operate by hand.



LOCKING SYSTEM

Our locking system holds the sash window shut by fastening the mid-rails together. The locking system is available in two styles.



Standard



Heritage

SASH KNOB

Used to open and tilt the sashes for easy cleaning of the outside frame and glass from inside your home.



Standard



Heritage

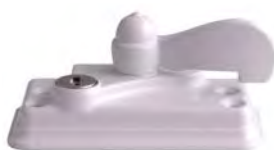
TRAVEL RESTRICTORS

The travel restrictors limit the opening of the top and bottom sashes to approximately 100mm. They are primarily used as a safety feature in locations where opening restrictions are needed.



Hardware Colours

Our hardware is available in eight different finishes. Please note that our travel restrictors are only available in white, chrome, gold, and satin chrome.



White



Chrome



Satin Chrome



Bronze



Black



Gold



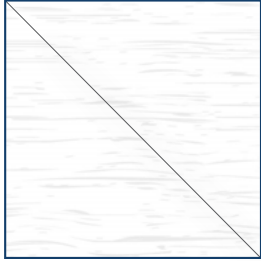
Graphite



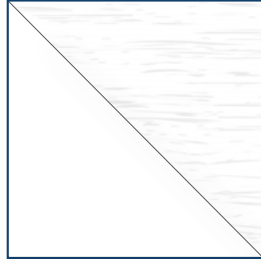
Antique Black

Colour Options

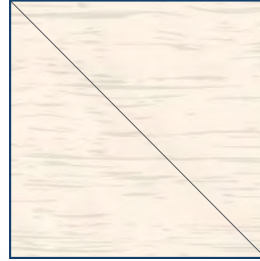
Our sliding sash windows are available in 15 standard woodgrain colourways. By choosing a woodgrain foiled finish you can bring your windows to life with a glossy, realistic timber effect. You also have the option to add a true personalised touch to your new windows by picking a bespoke colour of your choice!



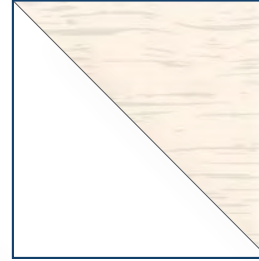
Ext: White Grain
Int: White Grain



Ext: White Grain
Int: Smooth White



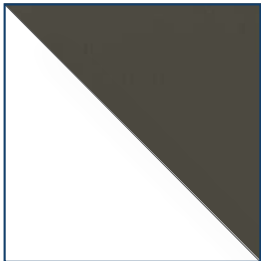
Ext: Cream Grain
Int: Cream Grain



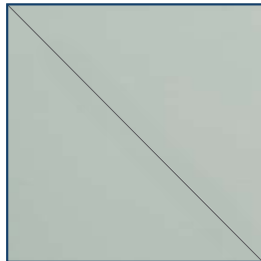
Ext: Cream Grain
Int: Smooth White



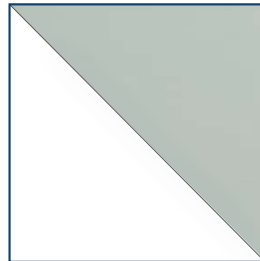
Ext: Grey Grain
Int: Grey Grain



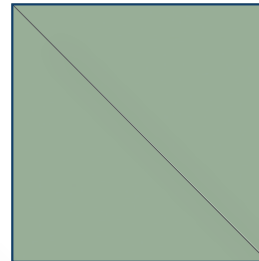
Ext: Grey Grain
Int: Smooth White



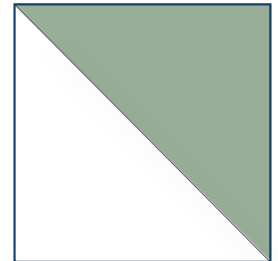
Ext: Agate Grey
Int: Agate Grey



Ext: Agate Grey
Int: Smooth White



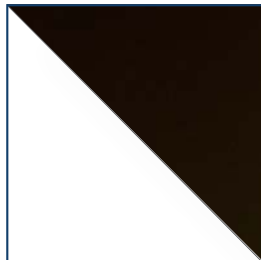
Ext: Chartwell Green
Int: Chartwell Green



Ext: Chartwell Green
Int: Smooth White



Ext: Black Ash
Int: Black Ash



Ext: Black Ash
Int: Smooth White



Ext: Irish Oak
Int: Smooth White



Ext: Golden Oak
Int: Smooth White



Ext: Rosewood
Int: Smooth White



Glass

STANDARD DOUBLE-GLAZING

The 24mm insulated glass units are double glazed with an argon gas insert as standard to reduce the heat conductance between the glass panes. All our sash windows feature 4mm clear glass on the outside and 4mm clear Low E glass on the inside, as well as a warm edge spacer bar.

LAMINATED GLASS

You have the option of upgrading to acoustic lamination for excellent noise reduction. This upgrade features two 3mm pieces of glass that are put together with a noise reducing interlayer.

OBSCURE GLASS

Our obscure glass range provides both substance and style. All patterns are classified according to their level of obscurity in relation to each other, with one being least obscure and five being most obscure.



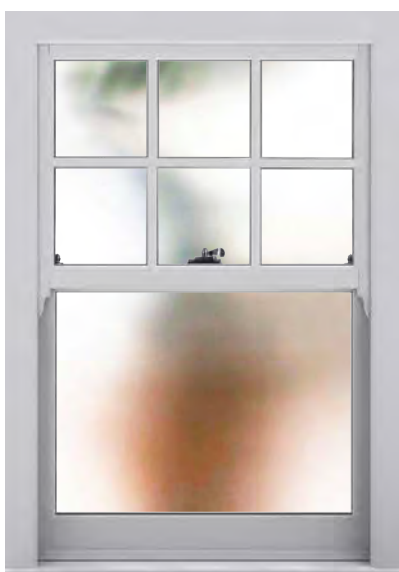
Bark
Level 5



Contour
Level 3



Leaf
Level 3



Satin
Level 5



Stipple
Level 4

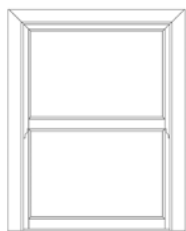


Westminster
Level 2

Styles and Shapes

Our **Legacy** sliding sash windows can be manufactured to a style to suit your home. Below are a few examples of the different bar layouts available. Our windows come with equal sized top and bottom sashes (50/50 split) as standard, however we can manufacture other split ratios at your request (minimum transom drop of 350mm). Please get in touch if you require a bespoke style or bar layout.

BAR LAYOUTS



Non-bar



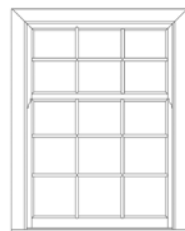
Centre Bar



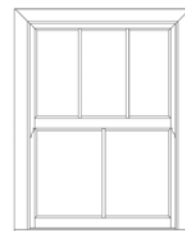
Three Light



Offset Three Light



2/5 x 3/5



Assymetric



Margin



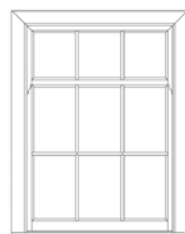
Half Georgian



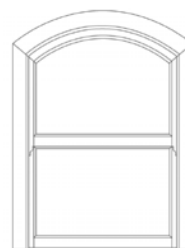
Georgian



Georgian Variant

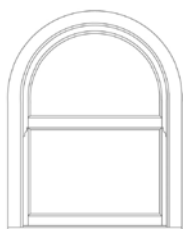


1/3 x 2/3



Swept Head*

ARCHED WINDOWS



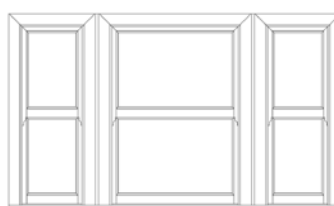
True Arch*

Our arched frames are made at a designated profile bending facility equipped with high tech equipment for precision. The most typical arched shape we see is a true arch, in which the top section has been beautifully curved. Other arched window shapes include gothic arches where the two sides have been moderately curved and meet at the head creating a pointy top.

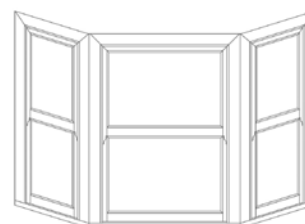
*Please note that on swept heads and arched frames the top sash will always be fixed. On arched windows, we can only offer black spacer bars.

COUPLED & BAY WINDOWS

Coupled and bay windows are both very popular for large openings as they open up the living space and bring in natural light.



Coupled Windows



Bay Windows





Technical Information

Our technical information section covers manufacturing limitations and detailed technical drawings. To most people the technical drawings don't make much sense, so if you have any questions our product experts will be more than happy to explain in more detail.

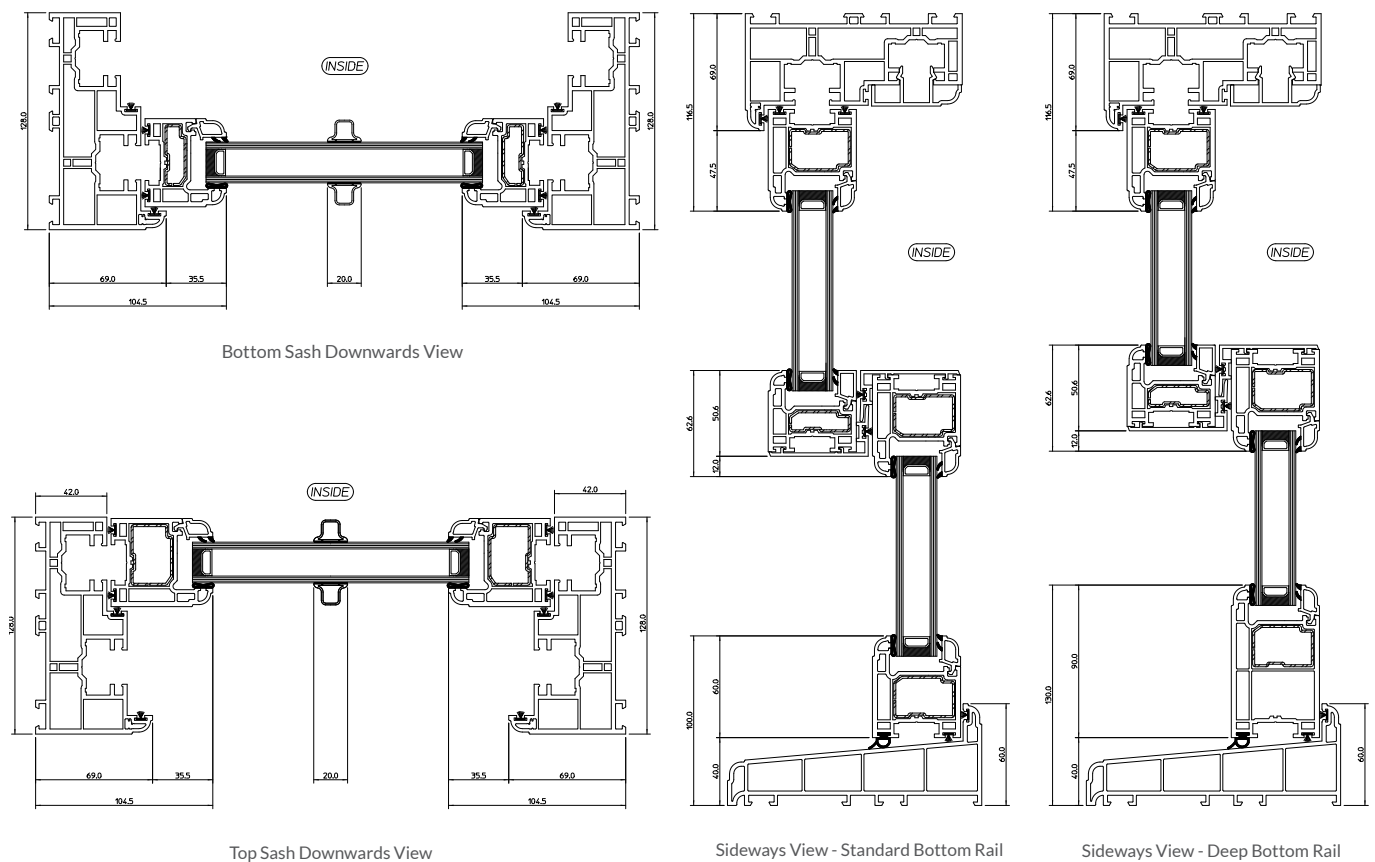
TECHNICAL SPECIFICATIONS

Front-to-back Dimensions:	128mm
Sill Options:	150mm / 210mm
Glazed Unit:	24mm Double Glazed
U-Value:	1.4W/m²K
Air Tightness:	Class 3
Water Tightness:	5A
Wind Load:	Class 3A

MANUFACTURING LIMITATIONS

Minimum Width:	375mm
Minimum Height:	800mm
Maximum Width:	1500mm
Maximum Height:	2400mm

KEY PROFILE SECTIONS



The images, drawings and data shown in this brochure are for illustrative purposes only and are not binding in detail, colour, or specification. We reserve the right to make changes to the product specification as technical developments dictate and without prior notice.



QUICK SLIDE
WINDOWS & DOORS

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