

Case Study

Installer:

Scotia Double Glazing Ltd
Block 2
Bonnyton Industrial Estate,
Munro Place, Kilmarnock
KA1 2NP

Location:

Mokoia House
11 Crosbie Road
Troon
KA10 6HE

Planning Authority:

South Ayrshire Council



Mokoia House

The Background:

Long standing customers of Masterframe Windows Ltd, Scotia Double Glazing Ltd of Ayrshire met with their local planning office following an application for new windows to a distinctive property, Mokoia House which overlooks the 17th green at Royal Troon Golf Club.

The Challenges:

As with so many councils, South Ayrshire does not favour PVC-U in buildings of architectural importance, but as the prestigious golf club had recently had Vintage Collection sash windows approved and installed, Scotia and Masterframe sought a meeting to see if a third floor flat, part of the existing building in Crosbie Road, Troon, could also have Masterframe sash windows fitted.

As each building is decided upon on its own merits, it was far from a forgone conclusion. The local planner noted that this property was, *“very distinctive and has been listed for its local importance”* and went on to say *“it is an asymmetrical Free Style 3-storey, 5-bay gabled house with single storey, single recessed bay block on the left hand side and is an unusual house of imposing scale with special note concerning the combination of Scottish details including an open bartizan and widely spaced balusters, with a sense of the English vernacular derived from the use of red tiles, barge boarded gables and mullioned and transomed windows.*

The building is finished in traditional materials that comprise wet dash render painted off-white, red sandstone detailing and Rosemary roof tiles. Also of note is the variety of different styles of windows in the property, ranging from single, bipartite, tripartite, 4-light and bay windows and the different method of opening of the original windows, which is considered to be characteristic of the Free Renaissance Style. The description also notes that the windows are “predominantly replacement small-pane timber glazing.”

According to Carol Slade, Sales and Operations for Masterframe Windows “It was touch-and-go as to whether South Ayrshire would approve the installation of sixteen PVC-U windows and the new windows had to blend perfectly with existing windows to preserve the architectural integrity of a registered building.

The Outcome

Carol continues “Happily for all concerned, Scotia Double Glazing Ltd demonstrated to the council the rigorous levels of quality and detailing that go into the Vintage Traditional window including authentic detailing such as mechanical butt jointed construction, astragal bars, exclusive cam catches, and internal ovolo beading.

Our product, in a colour scheme to match the existing windows, along with Scotia’s sympathetic installation technique and internal finishing would be enough to convince the Councillors to approve the installation.

The homeowners are delighted by both the standard of the installation provided by Scotia and the quality of the windows manufactured by Masterframe which they found to be a vast improvement on the previous models, in terms of thermal performance, weather proofing, security, noise reduction and most importantly appearance. “

Masterframe is focused on supplying world class sash windows in unique, classical and beautiful styles that carry the highest accreditations, with all the attributes of contemporary windows backed up by outstanding guarantees and customer service excellence.

Passionate about innovation, the team is first to market with new designs whilst constantly enhancing product to reflect current trends that differentiate the windows in a highly competitive sector thereby building market share.



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