



MOKOIA HOUSE

Installer:
Scotia Double Glazing Ltd

Location:
Troon

Planning Authority:
South Ayrshire Council

Vintage collection impresses south ayrshire planners

Long standing Masterframe customers, 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 challenge was that as with so many councils, South Ayrshire does not favour PVC-U in buildings of architectural importance however the prestigious Royal Troon 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 the 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

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Managing Director
Masterframe*





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, Managing Director 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.

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 features such as timber style Timberweld® butt joints, 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 was 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.”

Window Specification:

- Range – Vintage
- Build method – Timberweld®
- Glass – Toughened glass to lower sash
- Woodfoil finish:
 - Interior – White
 - Exterior – Sprayed to match existing in Terra Brown
- PAS24/Secured by Design approved
- Bespoke antique brass furniture
- Large Bottom Rail (63 mm)
- Full Georgian bar design
- Black (Warm Edge) spacer Bar
- Standard 147 cill
- U-value 1.5
- ‘A’ rated for energy efficiency

If you have a project in a conservation area that requires a quality sash window to secure planning permission, please do not hesitate to call our sales team on

01376 510410

You can also get inspiration by visiting our website and downloading our brochures.

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