



# LAND REGISTER OF SCOTLAND



MIDDLE HOUSE, KINGSMUIR HALL, BONNINGTON ROAD,  
PEEBLES, EH45 9HE

Survey scale 1:1250

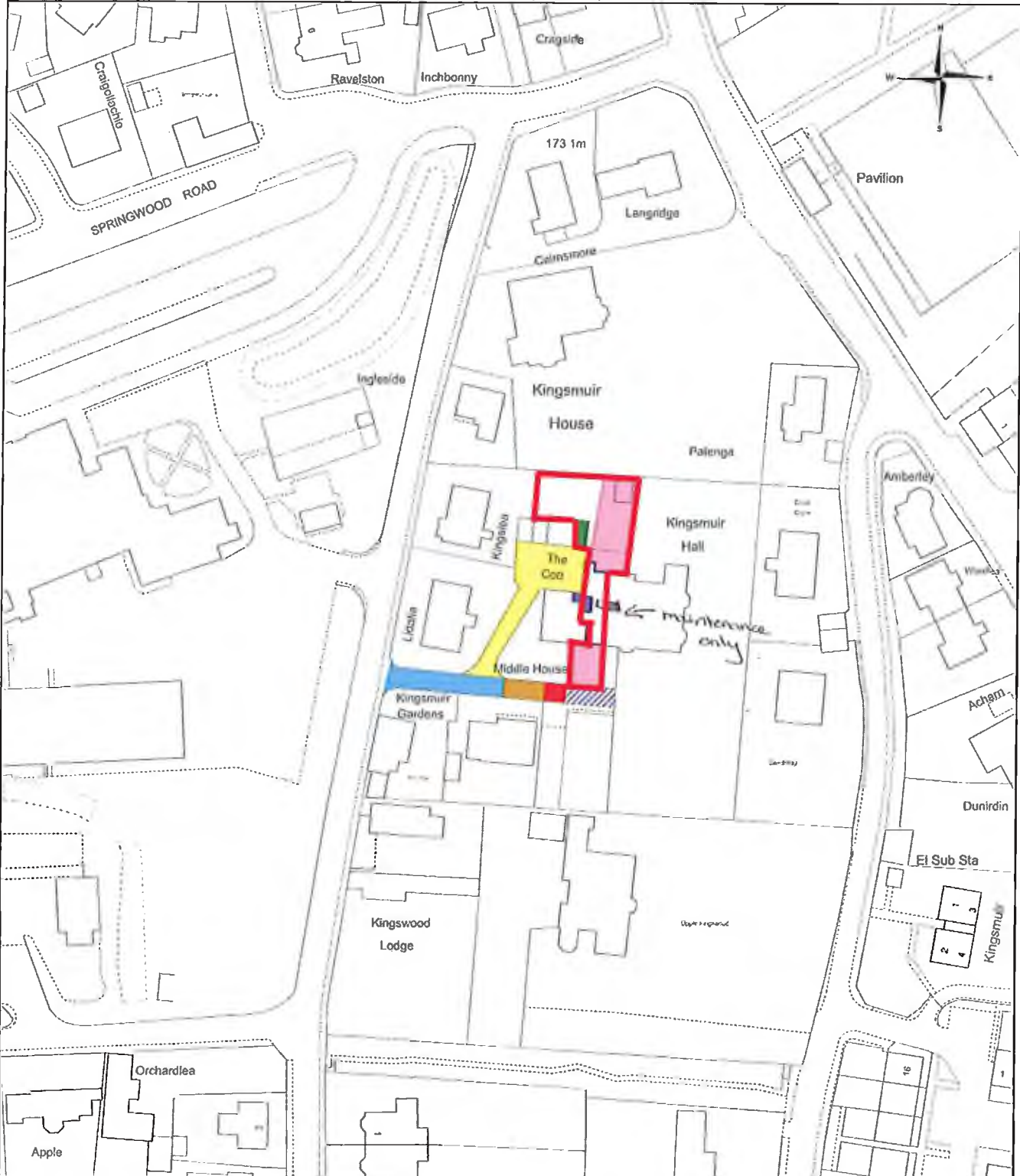
Print scale 1:1250 @ A4

22/09/2022

REQUEST NUMBER 5240157PBL

325161 639609 325390 639873

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07/12/2023

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07/12/2023

**Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997**

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Existing Elevation South



Existing Elevation North



Existing Elevation West

**D & H FARMER Chartered Architects**

Meldon Design Studio • 2 Elcho Street Brae  
Peebles • EH45 8HU • ☎01721 724247  
✉dhfarmer.co.uk • ✉mail@dhfarmer.co.uk

Client:	Mrs Harrison
Project:	Proposed Alterations Middle House Kingsmuir Hall Bonnington Road Peebles, EH45 9HE
Job No:	MD23/026
Date:	September 2023
Title:	Existing Elevations
Dwg No:	D001
Scale:	1:100@A3
Rev:	

23/00225/FUL  
07/12/2023

**DO NOT SCALE FROM THIS DRAWING-  
USE FIGURED DIMENSIONS**

**Notes**

**Note 1** Install JA Solar Photovoltaic panels. Each panel 1722mm x 1134mm (410W). Panels to be fitted close to roof plane with black frames and fixings. Panels to be black finish.

**Windows W1 & W2.** Replace existing windows with Blairs Saveheat timber sash and case windows with frame sections to match existing frame dimensions. Windows to have concealed vents and to be fitted with slimline double glazing units and 22mm mullions.

**Windows W3, W4 & W5.** Replace existing windows with Spectus UPVC vertical slider sash and case windows with frame sections to match existing frame dimensions. Windows to have concealed vents and to be fitted with slimline double glazing units and 22mm mullions.

**Window W6.** Replace existing single glazed fixed timber window with double glazed UPVC window with top opening hopper.

**Windows W7, W8, & W10.** Replace existing windows with Spectus UPVC vertical slider sash and case windows with frame sections to match existing frame dimensions. Windows to have concealed vents and to be fitted with slimline double glazing units and 22mm mullions.

**Windows W9.** Replace existing window with Spectus UPVC inward opening casement window with frame sections to match existing frame dimensions. Windows to have concealed vents and to be fitted with slimline double glazing units and 22mm mullions.

**Door D1.** Replace existing single glazed timber door with double glazed composite door with white finish.

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Proposed Elevation South



Proposed Elevation North



Proposed Elevation West

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Dwg No:	D002
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SPECTUS  
**VERTICAL**  
**SLIDER**



**Spectus**<sup>®</sup>  
WINDOW SYSTEMS

# The Spectus approach to **sash windows**

We've always respected the elegance of sash windows.

A design that's endured for centuries has to be very special, but we don't believe homeowners want windows that are like museum pieces. They want homes that are warm, practical, secure and easy to care for, and that needs a change of approach.

We've developed a vertical slider that's become the market leader. It's an evolution of a classic design into a window that achieves today's performance standards. Its appearance is stunning, but we'll carry on evolving our window – every small change ensures it's more perfectly adapted to our customers' needs.



## Take a closer look

We'd like you to take a good look at our vertical slider. When we say we've improved on a classic design, we mean it. These windows have the traditional looks but none of the problems. For homeowners seeking to replace worn, tired and draughty sash windows they're a superb choice.

## Period style, authentic detail

The Spectus vertical slider combines perfect proportions, period details and traditional techniques. Both frames and sashes can be mechanically jointed, avoiding the 'giveaway' mitred weld of PVC-U. Sash horns are part of the sash, not an afterthought. Georgian bars are milled for a superb fit. Deep bottom rails and a choice of sashes give impeccable sightlines. Traditional box-sash dimensions, hardware and glorious period colours – it's enough to melt the heart of the toughest planning officer.





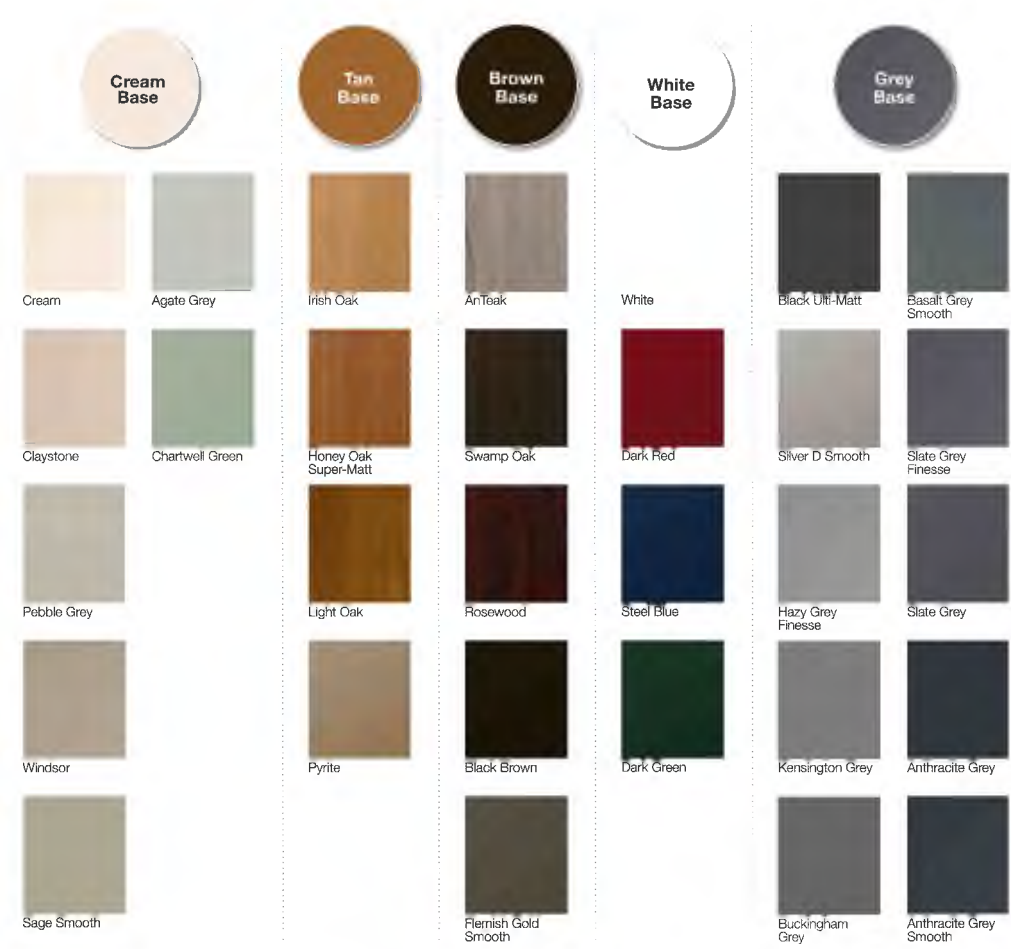


# Complementary Colours

Our Vertical Sliding Sash windows are available in a range of colours that will complement your customers homes perfectly.

From traditional timber grains, to heritage tones or even bold greys and blacks for a more contemporary feel, there are 30 colours and textures to choose from.

We've also enhanced the internal sections of our products with a complementary base colour to provide superior aesthetics from the inside and the outside, even when your windows and doors are open.





# Everything **you need** to know

## Thermal performance

- WER to Band A+
- U-value to 1.3W/m<sup>2</sup>K
- Thermal inserts using recycled composite materials
- 24mm double glazing as standard.

## Materials

- Low maintenance PVC-U
- Flush, post-co-extruded gaskets
- Steel and aluminium reinforcements.

## Features

- Authentic ovolo styling throughout
- Internally glazed
- Pile seals to sash and outer frame
- Reliable spiral balance mechanisms for easy operation
- Tilt inwards facility to both sashes
- Dedicated ancillaries, end caps and cills
- Takes off-the-shelf and high-security hardware.

## Options

- Mechanically jointed outer frame
- Mechanically jointed sashes
- Up to 30 colours
- Accommodates trickle or glazed-in vents
- Large and small sash profiles
- Deep bottom rail
- Run through or moulded sash horns
- Easy fit weather bar
- Travel stops for child safety
- Georgian bars

## Dimensions

- 128mm outer frame – matches box sash dimensions
- Maximum sizes are up to 1600mm wide and 3000mm high.







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# Performance and lasting protection

The Spectus vertical slider is engineered to insulate and keep homes protected from the elements.

24mm double glazing is standard, and for exceptional energy efficiency, the multi-chambered sections can be enhanced with the addition of purpose-made recycled thermal inserts.

Pile seals to the sash and outerframe prevent the draughts that are common with timber frames and features like our optional, dedicated weather bar add another level of defence against rainwater. These frames are durable, tough, resistant to the forces of nature and need next to no maintenance.

## Window Energy Ratings and U-values\*

U-values as low as 1.3W/m<sup>2</sup>K

WER up to Band A+

\* Performance will vary depending upon window dimensions, configuration and IGU construction.



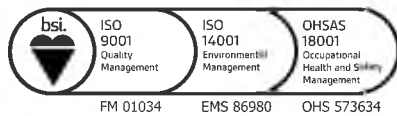


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# Quality assured

The market-leading status of the Spectus vertical slider is no accident. It's simply a better system where every detail works.

- Kitemarked to BS EN 12608 and PAS 24
- Produced entirely in the UK under an secured accredited quality management system
- Designed to achieve Secured by Design accredited
- Compliant with all relevant Building Regulations
- 10-year guarantee.





# Support

Spectus expertise extends far beyond the design of great windows. If you need technical, marketing or commercial project support, we'll be there.

## For fabricators, for installers and for the home

Spectus window systems are always designed to be simple to use and a joy to live with. Superior quality and attention to every detail means our vertical sliders are easy to fabricate.

Now, with our mechanically jointed sashes and outerframes, options multiply. Good news for the larger frames as they will be easier to transport.

With 28 different finishes and options to suit almost any property, even those where planning considerations are paramount, there's a wealth of opportunity for your business.

Homeowners are looking for the right sash window.

**This is it.**









# Window operation and aftercare

## Unlocking, opening and closing

Vertical sliders are secured using snail cam(s) fitted to the top face of the bottom sash. Simply turn the lever or the key to release the cam from its keep.

Use the sash lifts or pull rings fitted to the sashes to slide the bottom sash upwards or the top sash downwards. Avoid pulling on any Georgian bars fitted to the window.

To close, simply slide both sashes fully closed and re-engage the snail cam(s).

## Safety restrictors

When sprung outwards, they prevent sashes opening more than a set amount. Turning the key retracts and secures the stops allowing the sashes to slide past and open fully.

## Ventilation

Trickle ventilation units have a slide-open-and-closed operation. Take care not to damage the unit when sliding the bottom sash up.







## Tilt-open facility

To prevent any damage to the window's restrictors, it's important to do things in the right order.

1. Make sure that the snail cams are unlocked and in the open position.
2. Use the sash hooks or sash lifts to slide the bottom sash upwards by about 100mm.
3. Now, slide both the tilt catches inwards (that's towards each other) this will release the top of the sash.
4. Pull the top of the window towards you while supporting its weight, until it rests on its restrictors.
5. Slide down the top sash, again by about 100mm using the ring pulls or sash lifts.
6. Slide the tilt catches inwards to release.
7. Pull the top of the sash towards you, again supporting its weight until it rests on its restrictors.
8. To close, reverse the steps above. You will hear the tilt catches spring back into position. Once they are in place, the top and bottom sashes can be slid up and down again.

## Cleaning and maintenance

- All parts of the windows that are exposed when they are closed should be washed using soapy water. Use a soft cloth and dry them afterwards. Don't use anything abrasive.
- Any parts of the window that are exposed when the windows are open should be wiped clean to remove any grit, debris and grime.
- Make sure that any drainage channels are clear.
- Remove any debris from the pile sealant (a vacuum cleaner with a nozzle works great)
- Lubricate the sliding mechanism with a bit of multi purpose grease.
- Apply a little light machine oil to the hardware.



T: 01952 283344 | F: 01952 283350 | E: [marketing@spectus.co.uk](mailto:marketing@spectus.co.uk)

[www.spectus.co.uk](http://www.spectus.co.uk)





Respecting the past, ready for the future.

# VERTICAL SLIDER WINDOWS

Scottish Borders Council  
Town And Country  
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1997

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**Spectus**<sup>®</sup>  
WINDOW SYSTEMS





AT HOME

# RIGHT NOW







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## RESPECTING THE PAST

We can't deny that traditional timber sash windows are a thing of beauty. The craftsmen's skills are evident in the smallest details, in the curve of a Georgian bar, in the grace of a sash horn and in the near-invisible joints in a frame.

But although we admire and respect the woodworker's art, there's no avoiding the fact that timber is expensive, and it can be troublesome in windows. That's why most homes today have moved over to the energy efficiency, long life and easy-care qualities of PVC-U for their glazing.

Now, there is a way to respect the traditions of the past and enjoy the advances that make homes warm and secure. The mechanically jointed Vertical Slider from Spectus is virtually indistinguishable in appearance from a timber sliding sash. What's more it's reliable, affordable and very practical.

### **The mechanical joint**

In timber window frames, the corners are made by creating a mortise and tenon joint. Don't worry about the words too much – simply imagine one side with a peg and the other with a slot. When the joint is put together well, there's a thin vertical line on the frame, and the whole is either screwed or glued together.

When PVC-U windows appeared, it became the norm for the corners to be welded with a mitre type joint. Again, don't worry about the jargon – it's the diagonal you'll see in the corners of frames. It's strong, weatherproof

and effective, but the 'weld-line' is a big giveaway that it's a PVC-U frame. With sash windows, the true period aesthetic demands the look of a timber-type joint.

Naturally, we've solved the problem.

Our PVC-U frames can have mechanically jointed corners on both the sliding sashes and the outer frame. No more obvious diagonal welds, just a neat vertical joint that's just as effective as a weld but which replicates, exactly, the appearance of a timber joint.





### **Planning and conservation**

In the past, planners have often refused applications to replace timber sashes with a PVC-U alternative. This has left many people with a dilemma – face the considerable expense of new timber sashes or continue living with the draughts, poor insulation, broken sash cords and maintenance burden of their old windows. In some cases, it's led to properties that look run down and which do nothing to enhance the special character of a conservation area.

The Spectus Vertical Slider is the answer, and planning authorities are realising it. More and more approvals are granted when they hear it's a Spectus sliding sash. Planners respect our faithful recreation of the traditional style and appreciate our use of easy to maintain, energy-efficient and recyclable materials.







### Every detail counts

Unlike some PVC-U sliding sash windows, ours doesn't ignore the finer details. We've developed ancillaries that ensure every installation can be perfectly finished. Our textured foils are available in period colours and we use traditional hardware. We've made sure our proportions are accurate, that our windows can be adapted to suit properties from different eras, and that our smallest sash windows look every bit as refined as our largest. Georgian sash bars can be milled for a precise fit, sash horns really are part of the sash, and every part of the system has the crucial ovolo shape.



## READY FOR THE FUTURE

Our Vertical Sliders fully respect the history and heritage of our architecture, but they're bang up to date in terms of performance.

At Spectus, we believe that elegance and comfort can go together. We believe that homeowners want style, but we know they also want peace-of-mind and security. We know that people care about our planet and our precious resources. Spectus Vertical Sliders, for all their period charm, are built to exacting, 21st-century standards and are fully prepared for tomorrow's challenges.

### **Insulating and weatherproof**

With fuel bills constantly rising, energy efficiency is essential. Our Vertical Sliders have 24mm double glazing as standard and woolpile strips to prevent drafts. The frames and sashes are multichambered, using the power of air as an insulator to stop warmth escaping. We can even add recycled thermal inserts, tucking them inside the frame for invisible – but effective – extra protection against the cold. Our unobtrusive gaskets are developed to last a long, long time, and we've even got a dedicated weather bar that's ideal for more exposed locations.





### **Window Energy Ratings and U-values\***

WER up to Band A+

U-values as low as 1.3W/m<sup>2</sup>K

\* Performance will vary depending upon window, configuration and IGU construction.

### **Durability**

Because resources are precious, building things to last makes sense. The Spectus Vertical Slider is produced using the best materials and to extraordinary standards. The frames are tough, impact resistant and have the ability to endure the constantly changing British weather year after year without complaint while still retaining their immaculate appearance.

### **Recyclability**

PVC-U is recyclable, over and over again, without any deterioration in performance. We use recycled materials within our frames and to provide extra insulation. Where we use new materials, we source them responsibly. Despite the traditional style of these sash windows, we're working to today's high environmental standards.



## PERFECTLY AT HOME TODAY

Our Vertical Sliders respect the heritage of traditional windows and deliver the most advanced levels of performance, but they're also very practical and easy to live with, right now.

They insulate, they're secure, and they have the safety features you need. They're simple to care for and a doddle to operate. There's a choice of 28 beautiful, foiled finishes, including several that replicate the appearance of painted wood.

### **Installation**

We've matched the dimensions of a timber box sash. With the same front-to-back depth, installation is straightforward. Add our precision manufacturing and superb engineering, and you've got a frame that's easy to fit and no trouble once it's in place.





#### **Operation and aftercare**

Instead of fighting with weights, pulleys and broken sash cords, Spectus Vertical Sliders use reliable spiral balance mechanisms. Use the sash lifts or pull rings to move the sash just as far as you want, and it will stay in position. If there are children at home, add safety restrictors which limit the amount the sashes can move. To ensure the sash is safely closed, simply engage the neat snail cam mechanism.



#### **Tilt-open facility**

Because resources are precious, building things to last our Vertical Sliders have a handy tilt-open feature to both sashes. It makes cleaning the exterior glass from indoors easy.



#### **Cleaning and maintenance**

Timber frames take a lot of looking after – sanding, painting, wood preservatives – even so, they still rot, warp and stick.

To look after a Spectus Vertical Slider, simply wash the frames with soapy water, using a soft cloth and then dry them. Ensure drainage channels and pile seals are free of debris and lubricate the sliding mechanism with a bit of beeswax polish. Add a drop of light machine oil to the hardware. Job done.



## QUALITY ASSURED



The traditional style of the mechanically jointed Vertical Slider is backed up by an impressive list of accreditations.

- Kitemarked to BS EN 12608 and PAS 24
- Produced entirely in the UK under an ISO 9001 quality management system
- Secured by Design accredited
- Compliant with Building Regulations
- 10-year guarantee.

## SPECIFICATION



### Features

- Mechanically jointed outer frame and sash
- Ovolo styling throughout
- Pile sealed sash and outer frame
- Reliable spiral balance mechanisms for easy operation
- Tilt inwards facility to both sashes
- Matching ancillaries, end caps and cills.

### Thermal performance

- WER to Band A+
- U-value to 1.3W/m<sup>2</sup>K
- Optional recycled thermal inserts
- 24mm double glazing as standard.

### Materials

- Easy-care PVC-U
- Low-line, long-life gaskets
- Steel and aluminium reinforcements.

## SUPPORT AND ADVICE



### Options

- Up to 30 colours
- Trickle vents
- Large and small sash profiles
- Deep bottom rail
- Run through sash horns
- Weather bar
- High-security hardware
- Travel stops for child safety.

### Dimensions

- 128mm outer frame – matches box sash dimensions
- Maximum sizes are upto 1600mm wide by 3000mm high.



If you'd like to learn more about the mechanically jointed Vertical Slider or need advice from our experts, just get in touch.

Call us on 01952 283344  
or email [hello@spectus.co.uk](mailto:hello@spectus.co.uk)



It's heritage and tradition with **performance and style.**





It's no wonder it's **the market leader.**



CREATING  
**MORE**  
WITH SPECTUS

**Spectus**<sup>®</sup>  
WINDOW SYSTEMS

**Spectus Window Systems**

Stafford Park 6, Telford, Shropshire TF3 3AT

**T:** 01952 283344 | **F:** 01952 283350 | **E:** [marketing@spectus.co.uk](mailto:marketing@spectus.co.uk)

[www.spectus.co.uk](http://www.spectus.co.uk)



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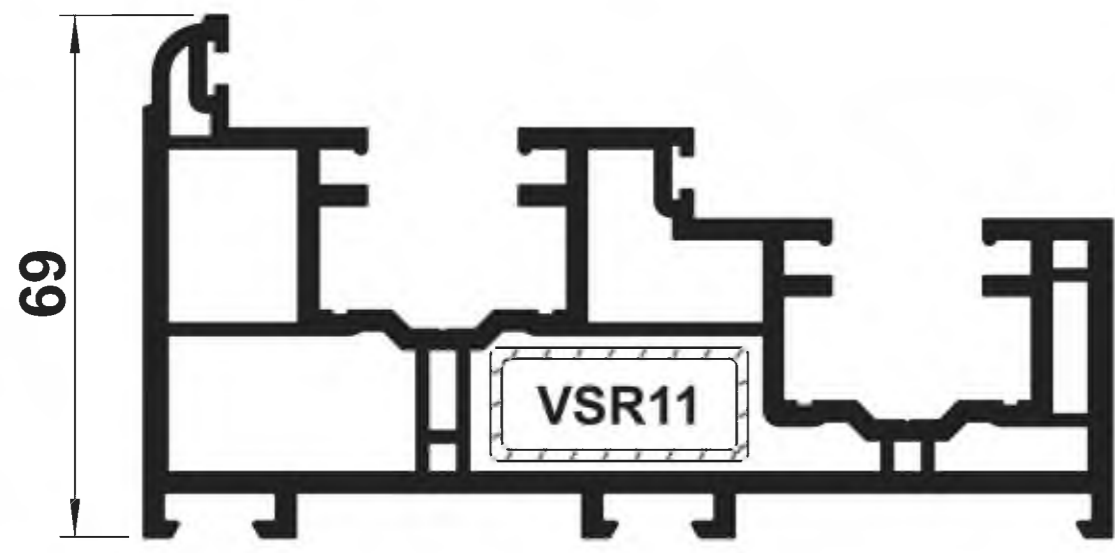
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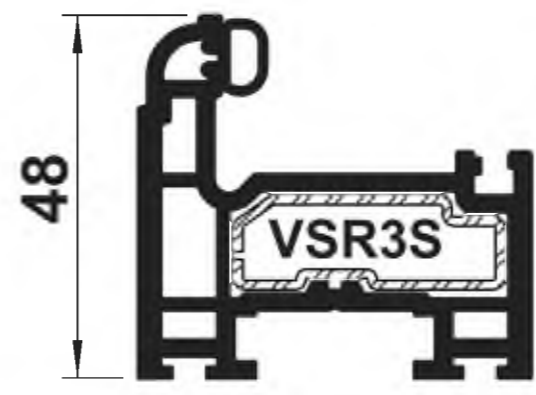
**Spectus**  
WINDOW SYSTEMS

# Vertical Slider

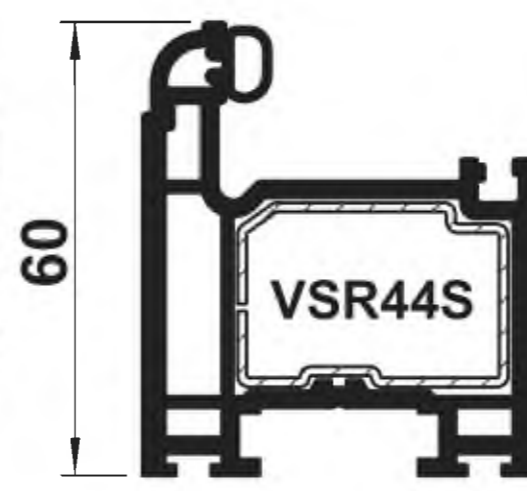
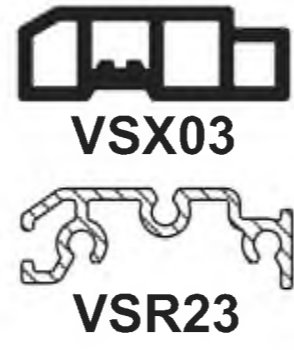
MAIN PROFILES & REINFORCEMENTS



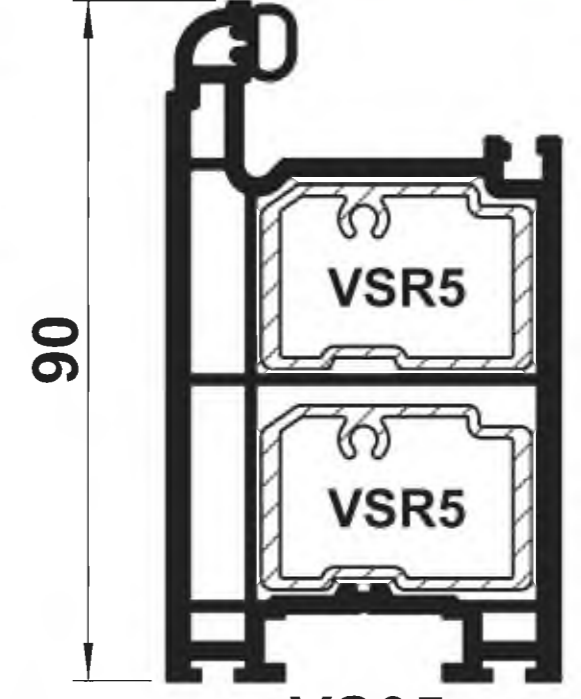
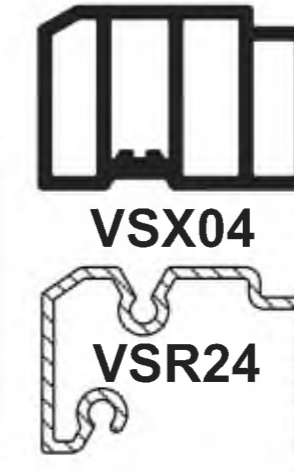
**VS01**  
OUTER FRAME (128mm)



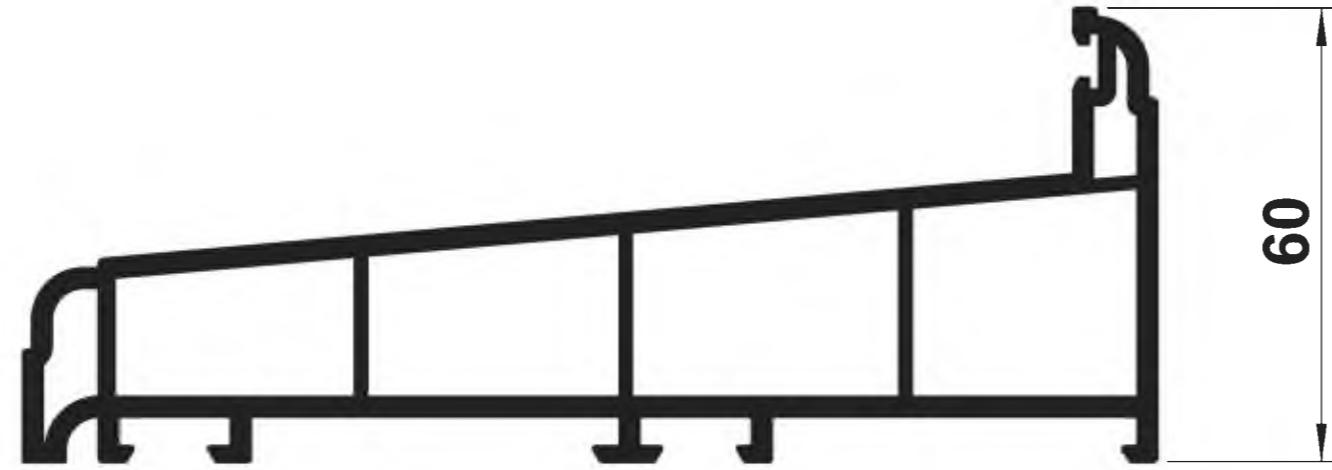
**VS03**  
SMALL SASH



**VS04**  
STANDARD SASH



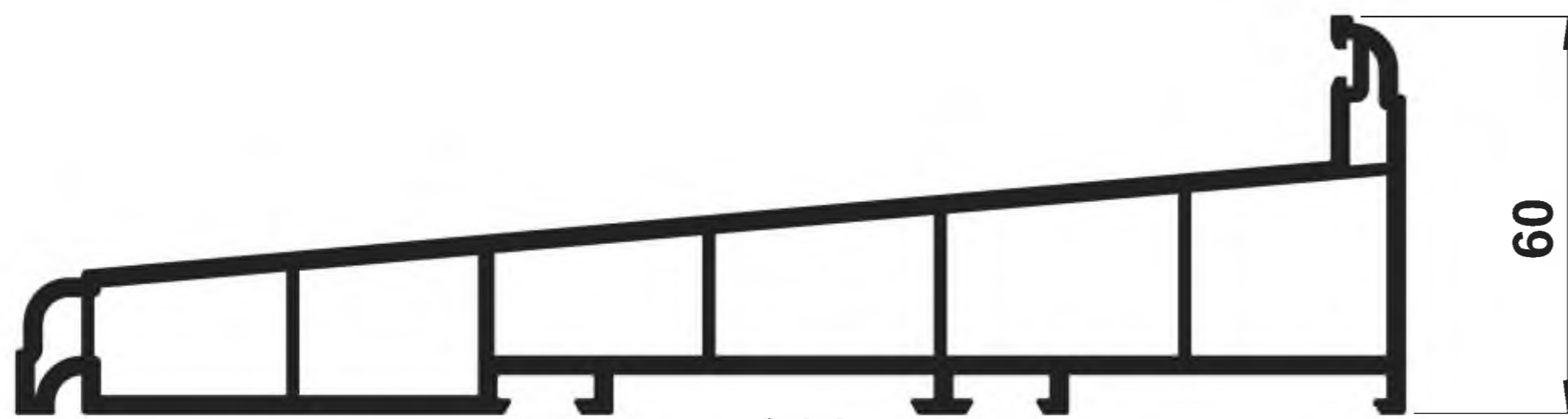
**VS05**  
DEEP BOTTOM RAIL



**VS02**  
150mm CILL



**VS09**  
INTERLOCK



**VS14**  
210mm CILL



**VS10**  
SASH STOP

GLAZING BEADS



**VS06**  
SQUARE BEAD



**VS07**  
OVOLO BEAD

ANCILLARY PROFILES



**VS13**  
WOODGRAIN  
COVER TRIM



**VS15**  
WOOLPILE  
INFILL



**VS11**  
22mm  
GEORGIAN BAR



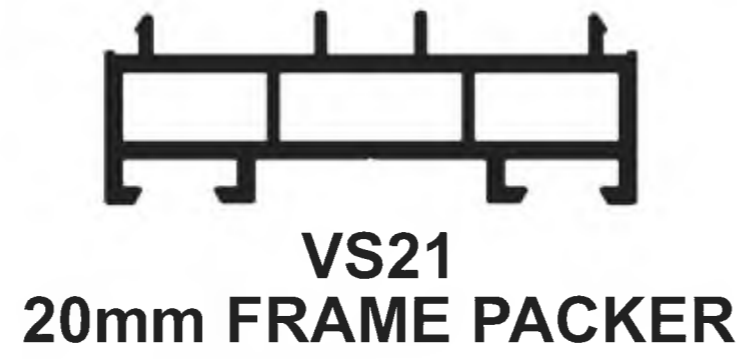
**VS12**  
30mm  
GEORGIAN BAR



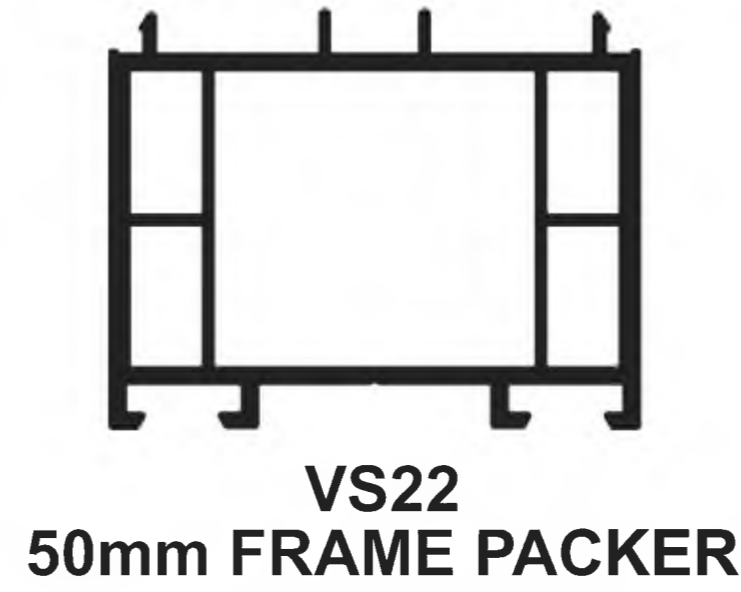
**VS08**  
WEATHER BAR



**VS23**  
10mm ODD LEG  
ADAPTOR



**VS21**  
20mm FRAME PACKER



**VS22**  
50mm FRAME PACKER

GASKETS & WEATHERSEALS



**133400**  
GLAZING SEAL



**133502**  
**137502**  
BOTTOM SEAL



**700618**  
**700619**  
FRINGE SEAL



**700601**  
PILE SEAL



**SW55**  
SQUARE  
COVER CAP

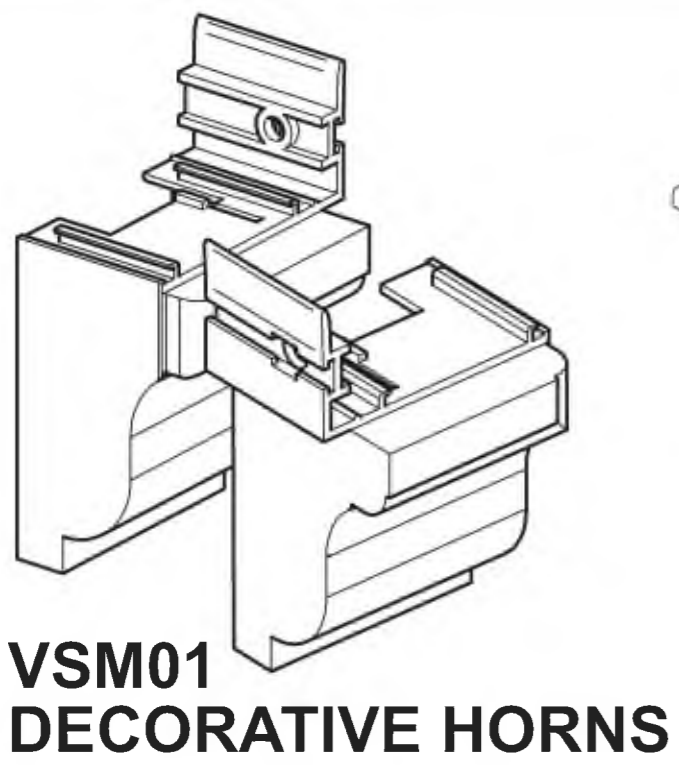
**VSR85**  
ALUMINIUM COUPLER

**SW58**  
OVOLO  
COVER CAP



**VS20**  
'H' COUPLER

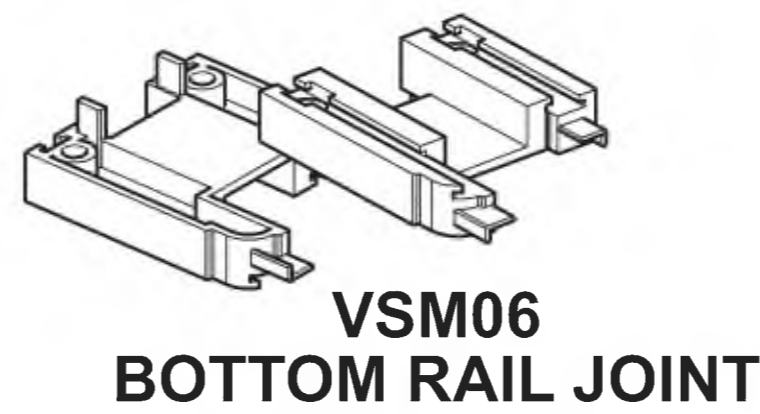
ANCILLARY COMPONENTS



**VSM01**  
DECORATIVE HORNS



**VHK03**  
THROUGH HORN  
KIT



**VSM06**  
BOTTOM RAIL JOINT



**VSF01-20**  
FOAM SEAL  
BLOCK 20mm



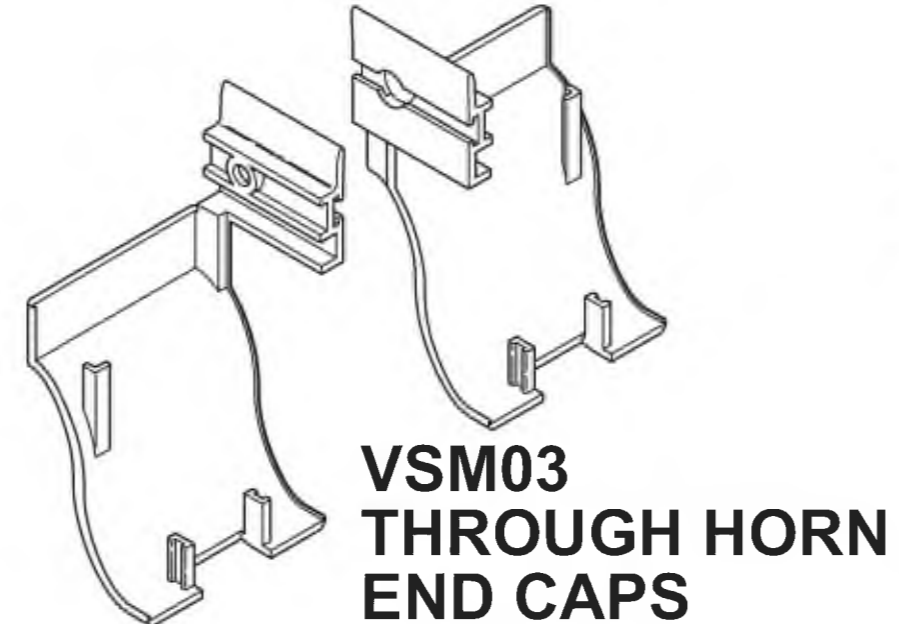
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RIV NUT GUN  
INSERT



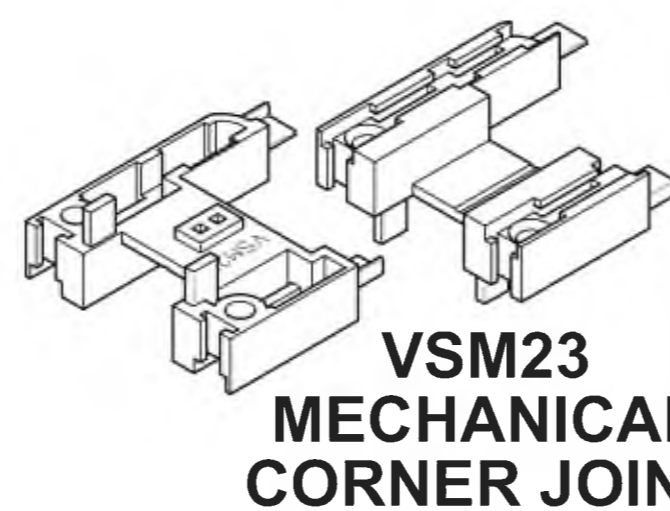
**900001**  
BALANCE FIXING



**VSM02**  
SASH STOP  
END CAPS



**VSM03**  
THROUGH HORN  
END CAPS



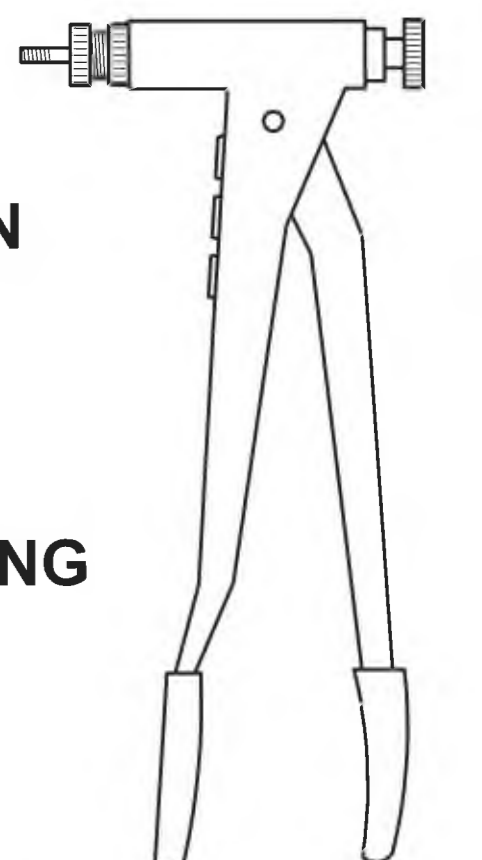
**VSM23**  
MECHANICAL  
CORNER JOINT



**VSF01-30**  
FOAM SEAL  
BLOCK 30mm



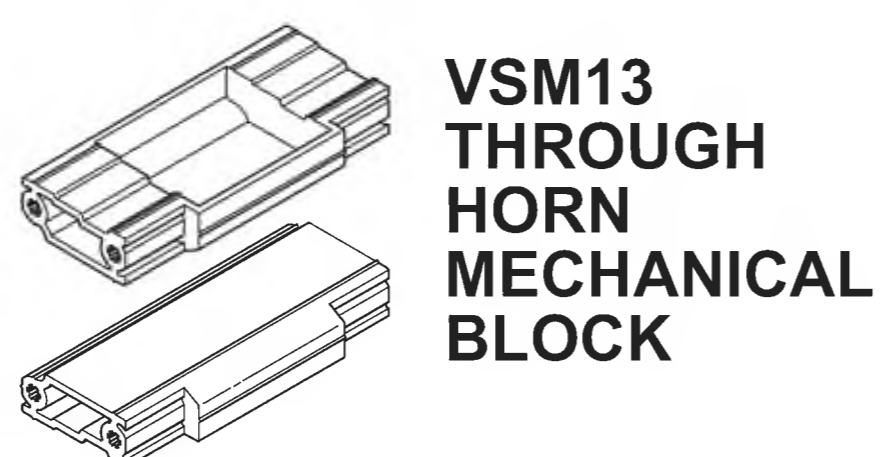
**BM15**  
FIXING  
STUD



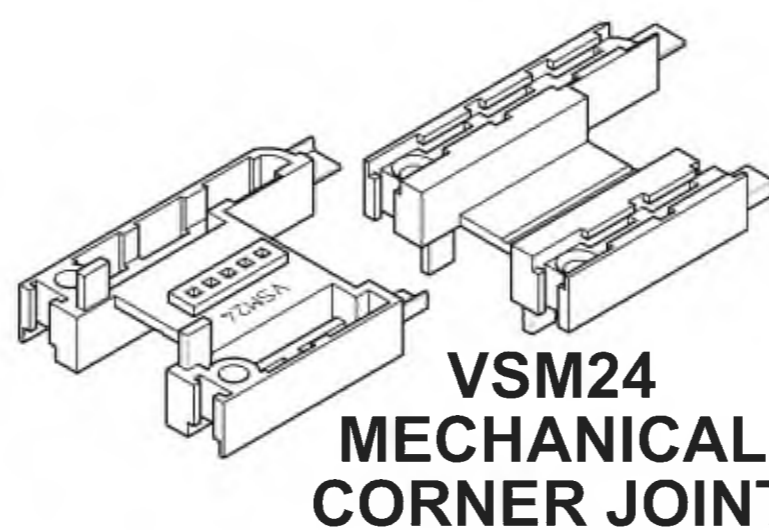
**900002**  
RIV NUT GUN



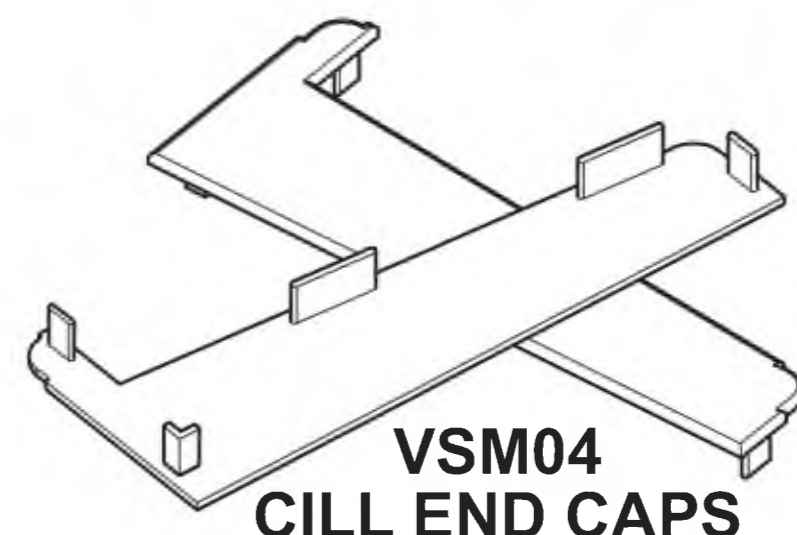
**VSM05**  
SASH BLOCK



**VSM13**  
THROUGH  
HORN  
MECHANICAL  
BLOCK



**VSM24**  
MECHANICAL  
CORNER JOINT



**VSM04**  
CILL END CAPS



**VSM14**  
CILL END CAPS



Blairs Windows Limited  
9 Baker Street, Greenock  
PA15 4TU  
Tel: 01475 721 256,  
Fax: 01475 729 313

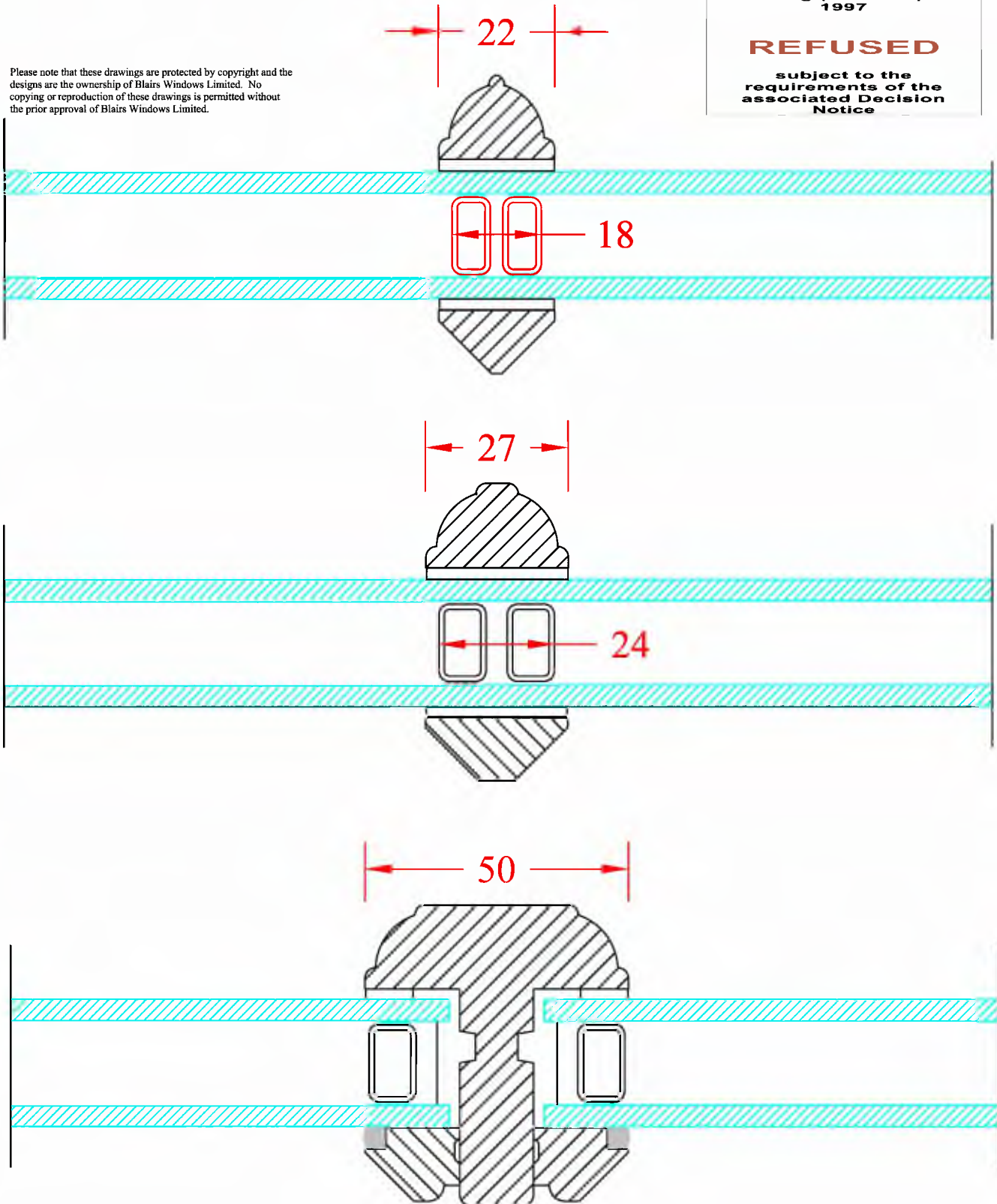
# ASTRAGALS / GLAZING BARS

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

**REFUSED**

subject to the  
requirements of the  
associated Decision  
Notice

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Drawing No:

**BWSD-1528**

Date

14:10:15

23/00225/FUL  
07/12/2023

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9 Baker Street, Greenock  
PA15 4TU  
Tel: 01475 721 256,  
Fax: 01475 729 313

# Sash & Case MkII

## 52-70 Facings

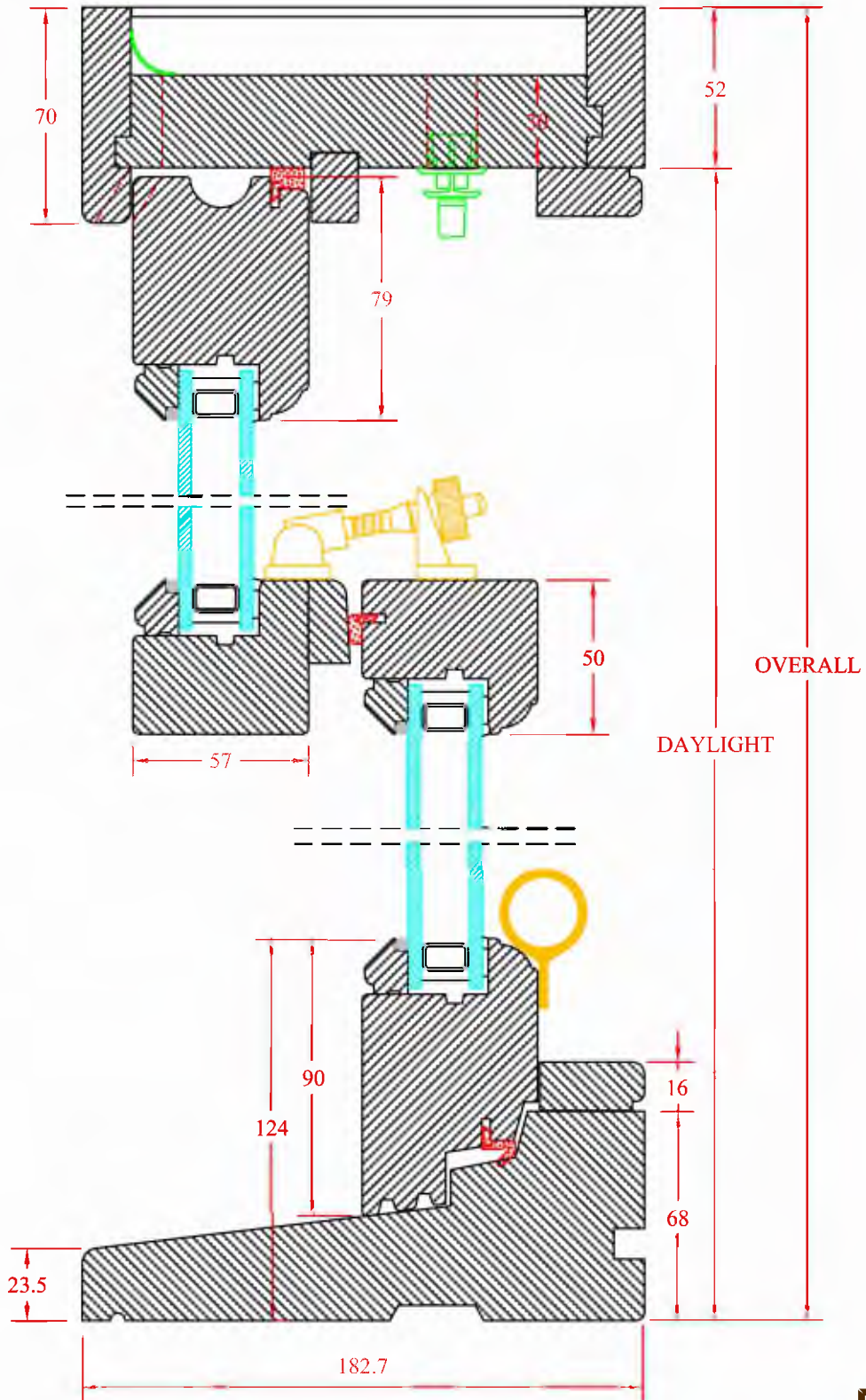
### Concealed Ventilation

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

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Drawing No: BWS-1503  
Date: 23:07:15



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PA15 4TU  
Tel: 01475 721 256,  
Fax: 01475 729 313

# Sash & Case MkII

## 130 Box Mullion

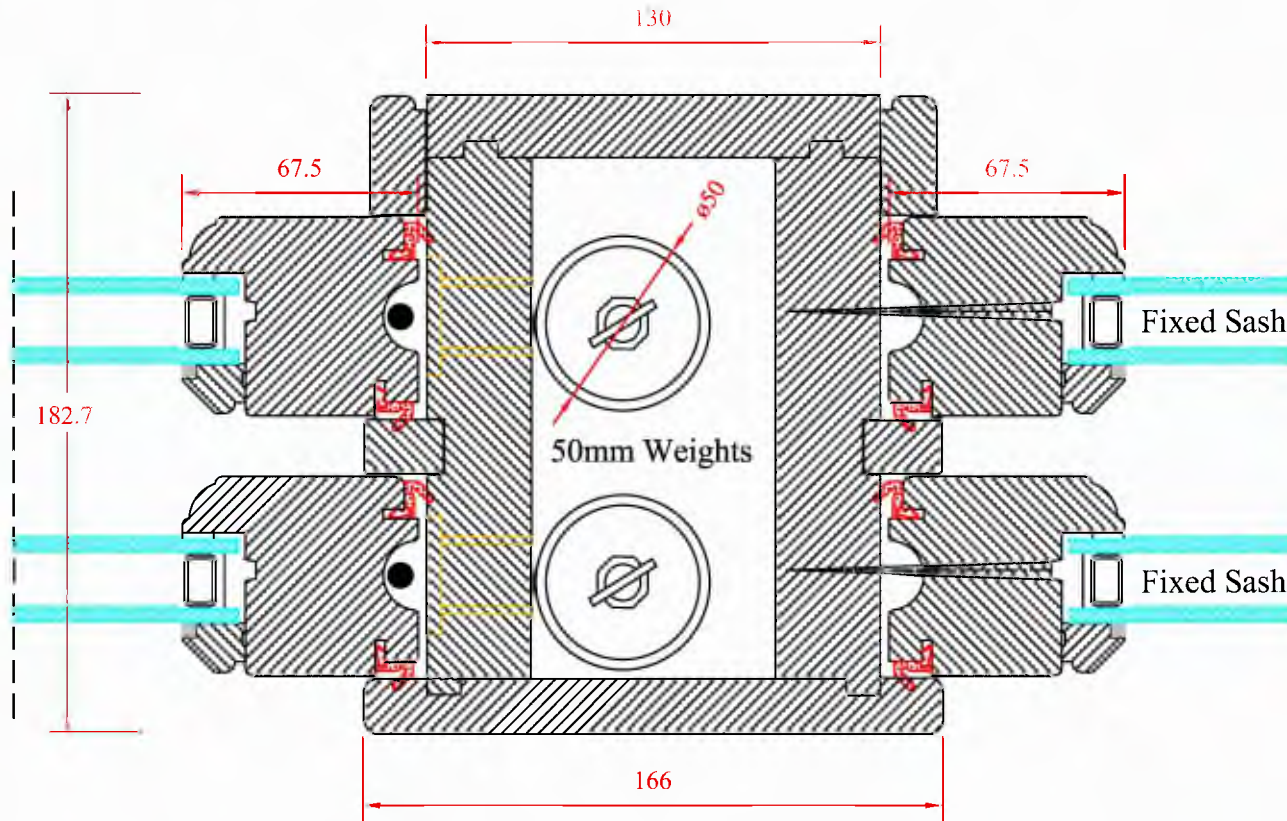
23/00225/FUL  
07/12/2023

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

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Drawing No:  
**BWSD-1526**  
Date  
23:07:15

Scottish Borders Council  
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Planning (Scotland) Act  
1997

23/00225/FUL  
07/12/2023

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requirements of the  
associated Decision  
Notice



 **BLAIRS**  
TIMBER WINDOWS

**BEAUTIFULLY CRAFTED  
TIMBER WINDOWS &  
EXTERNAL DOORSETS**



## A TRUSTED PARTNER FOR THE BUILDING INDUSTRY SINCE 1913

With a wealth of experience in the industry, we have developed and built upon our knowledge and expertise to guide our customers from the design stage through to the creation of their concept, ensuring each order is fulfilled on time to the highest standard.

From new builds to refurbishment projects, housing, commercial and domestic properties, Blairs Timber Windows has developed a long-standing, excellent reputation in catering for your specific needs.

We also offer a full support package for architects and surveyors, partnering with them to tailor specifications that meet their project objectives.



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- 6. **OUR TIMBER**
- 8. **PRODUCT RANGE**
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  - DOUBLE SWING WINDOWS
  - ENHANCED CASEMENT WINDOWS
  - TILT & TURN WINDOWS
  - EXTERNAL DOORSETS
  - BESPOKE WINDOWS
- 20. **PRESERVATION**
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- 22. **PAST PROJECTS**







## **BLAIRS TIMBER WINDOWS HAVE DEVELOPED A REPUTATION FOR EXCELLENCE AS ONE OF THE UK'S LEADING BRANDS OF TIMBER WINDOWS & DOORSETS.**

Based in Greenock on the West Coast of Scotland, we are proud to supply our British-made products throughout the whole of the UK. We welcome customers to visit our showroom where our helpful and knowledgeable team are on hand to provide detailed information regarding our varied range of products.

Our 115,000 sqft factory with state-of-the-art equipment allows us to manufacture innovative and bespoke, timber windows and doorsets.

**MADE IN  
BRITAIN** 



## RELIABLE & TRUSTED TIMBER PRODUCTS

Delivering high quality products, coupled with excellent service is paramount at Blairs Timber Windows. Each product that leaves our factory, has been made in the UK, complete with Saveheat energy efficient glazing.

### TIMBER SPECIES:

Our windows can be manufactured in either Engineered Red Pine or Engineered Red Grandis Hardwood. Red Pine windows can also be manufactured with hardwood cills and/or glazing beads for increased durability. Our external doorsets are manufactured in Engineered Red Grandis Hardwood.

#### Engineered Red Pine:

A pale yellow-brown to red-brown with a straight grain and a medium even texture. Engineered (laminated and finger-jointed) so, defect free and much stronger and stable than traditional hardwood battens. It has been the traditional timber species of choice for windows for centuries. 100% FSC and PEFC certified.

#### Engineered Grandis Hardwood:

A reddish-brown premium quality hardwood sub-species of the Eucalyptus group. Ethically sourced from sustainable plantations (not harvested from native forests) in Uruguay. Engineered (laminated and finger-jointed) so, defect free and much stronger and stable than traditional hardwood battens. Good straight grain and machined to an excellent smooth finish. 100% FSC certified. Naturally durable (class 2-3).



### WHY TIMBER?

#### Durable

With correct maintenance procedures and care, timber windows and doorsets can have a life expectancy of 60 years. We offer competitive warranties and guarantees on all our products, providing long term care and service for our customers.

#### Thermally Efficient

Timber is a natural insulator, offering outstanding performance capabilities. This can help improve energy efficiency and can therefore significantly reduce energy costs.

#### Sustainable

Timber is a strong, renewable and sustainable construction material which is also environmentally friendly. The timber Blairs Windows use is sourced from 100% FSC and PEFC certified forests.

#### Natural Beauty

Timber products add character to any building with their traditional, attractive appearance. Timber products are often required in listed buildings, however they add value to both new and older buildings.





# BLAIRS SASH & CASE WINDOWS

Scan QR code to view Sash & Case video



THE SASH AND CASE VERTICAL SLIDER WINDOW IS THE MOST RECOGNISABLE WINDOW STYLE IN THE UK.

The design classic with stepped vertically sliding upper and lower sashes.

Widely specified and selected for Conservation areas and Listed Buildings.

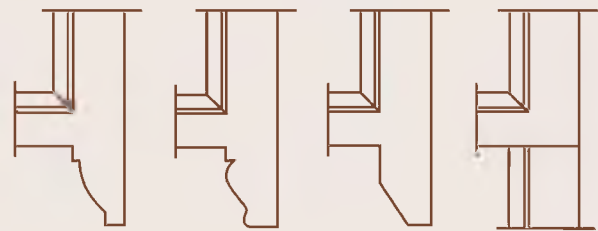
In Victorian and Georgian designs with single or double glazing, and a range of hardware options.

Available with the sashes counterbalanced by either traditional cords and weights, or spiral balances.

Optional simplex fittings are also available for the cords and weights version to assist with cleaning from within.

## Hardware

Please visit our website to view the full range of hardware available with this product.



Various Horn Section options





# BLAIRS DOUBLE SWING WINDOWS



Scan QR code to view  
Double Swing video

THE DOUBLE SWING WINDOW IS A  
BLAIRS ORIGINAL.

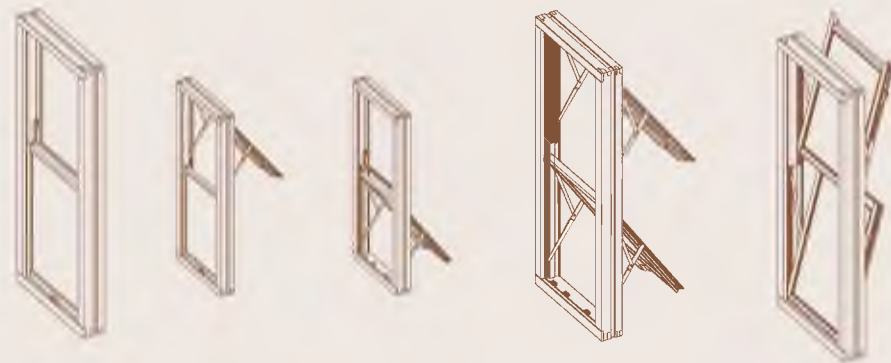
The Double Swing window, designed by Blairs, provides the classic appearance of a traditional Sash & Case window, but offers modern functionality and a cost-effective solution.

Both of the stepped upper and lower sashes are top hinged to swing outwards for ventilation and then reverse to assist with cleaning from within the building.

As an option, we can also provide versions that have been independently tested and certified to the enhanced security PAS24 level, which is the standard the police use for their certification.

## Hardware

Please visit our website to view the full range of hardware available with this product.





## BLAIRS ENHANCED CASEMENT WINDOWS

THE BLAIRS ENHANCED CASEMENT RANGE OFFERS WINDOWS WITH SINGLE OR MULTIPLE COMPARTMENTS WITH A VARIETY OF HINGING OPTIONS

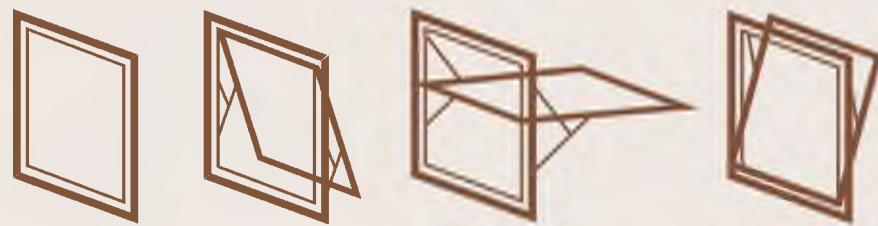
Timber casement windows are suitable for a wide range of applications and they will look great in both domestic and commercial environments.

### Our Casement range is available in 5 variants:

- Top swing reversible
- Side hung
- Top hung
- Deadlights
- Fixed sash
- Enhanced security variants of each type are available

### Hardware

Please visit our website to view the full range of hardware available with this product.



Top Swing Action

Scan QR code to  
view Casement video





## BLAIRS TILT AND TURN WINDOWS

Scan QR code to  
view Tilt & Turn video



THE TILT AND TURN WINDOW IS A DUAL ACTION, INWARD OPENING CASEMENT TIMBER WINDOW.

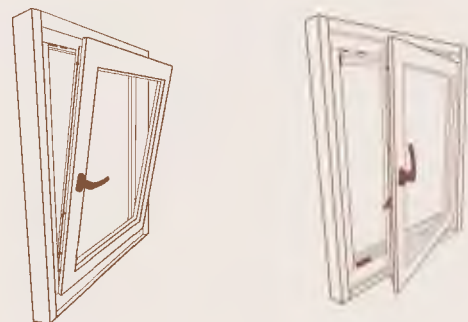
Tilt and Turn windows can be supplied from a simple single window with one opening sash, to frames with multiple sashes and combined deadlights or fixed sashes, to suit your configuration requirements.

Easy, single handled operation enables the sash to open for draught free, high level, ventilation, by turning the handle from the closed, downward vertical position to the horizontal position. This allows the sash to tilt inwards at the top for secure ventilation.

Turning the handle to the upward vertical position engages the turn function, where the sash can open inwards in a side hung operation to assist with cleaning from within and escape in an emergency. Please see our Tilt and Turn operation video. Our Tilt and Turn windows have a robust, multi-point locking, hinging and closure hardware system to give you security. This window, as standard, is independently tested and certified to the enhanced security PAS24 level, which meets the Secured by Design criteria. Our Tilt and Turn hinging and closure hardware is all fully concealed to provide clean sightlines. Optional trickle vents can be incorporated in the frame head. Handles can be locking or non-locking and are available in a variety of finishes.

### Hardware

Please visit our website to view the full range of hardware available with this product.





## BLAIRS EXTERNAL DOORSETS

BLAIRS HARDWOOD TIMBER DOORSETS ARE A COMPLEMENT TO OUR RANGE OF WINDOWS.

Complete doorset, frame and door leaf, with all hardware and glazing fully factory fitted, ready for installation.

Doorsets and screens can be manufactured in a wide range of configurations incorporating your specific design preferences of single leaf, double leaf, inward opening, outward opening, doubles, sliding, timber cills, low level cills, glazing, plain panels, V-grooved panels, fielded panels, astragals, with sidelights or over lights etc.

### Hardware

Please visit our website to view the full range of hardware available with this product.





## BLAIRS BESPOKE WINDOWS

BLAIRS WINDOWS IS THE ESTABLISHED SPECIALIST IN PROVIDING BESPOKE TIMBER GLAZING SOLUTIONS.

As one of the UK's most renowned timber window manufacturers we are recognised for successful integration of traditional craftsmanship, high tech components and modern manufacturing. The combination of traditional joinery skills with computer aided design and controlled machinery and the years of acquired knowledge means that any shape and style of window is expertly achieved.

**Our entire bespoke range can incorporate shaped windows such as:**

- Arched
- Radius heads
- Bevels
- Bowed on Plan
- Circles
- Half circles



## PRESERVATION

All our engineered redwood sections are treated in our treatment tank.

Our hi-tech treatment tank is a hermetically sealed vacuum chamber which applies pressure, forcing the preservative into the timber, 2-3mm deep on surface, & 20-30mm at end grain.

The timber is impregnated with a water-based preservative to ensure durability and prolonged life expectancy.



## DECORATIVE COATINGS

Blairs standard finish is 3 coats of water based microporous paint / translucent wood stain with a semi-gloss (satin) finish, to ensure colour longevity and to provide the best quality finish.

In addition to our standard white (RAL 9016) we can offer a variety of different colours. Below is a sample range of colours, however, other RAL colours are available (additional charges apply).

We can also offer a dual finish on our products.

Sample colour range.





## PAST PROJECTS



**DUNLOP HOUSE**

Product Type: Sash and Case Windows



**CAVENDISH SQUARE - LONDON**

Product Type: Sash & Case Windows



**CAMBO STABLES**

Product Type: Tilt and Turn Windows & Sash & Case Windows



**PRIVATE HOME**

Product Type: Double Swing Windows



**HOUSING DEVELOPMENT**

Product Type: Enhanced Casement Windows & External French Doors



**PRIVATE HOME**

Product Type: Enhanced Casement Windows





Blairs Windows Ltd  
9 Baker Street  
Greenock, Scotland  
PA15 4TU

Tel: 01475 721 256  
[sales@blairswindows.co.uk](mailto:sales@blairswindows.co.uk)  
[www.blairswindows.co.uk](http://www.blairswindows.co.uk)

