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38-40 Sinclair Street, Helensburgh, G84 8SU

SUPPORTING STATEMENT FOR DISCHARGE OF CONDITION 2,3, 4 TO PLANNING APPROVAL

Revision	Date	Description
0	28/11/25	Planning Condition Application

1.0 Introduction

Consent was obtained for the fabric repair of the tenement at 38–40 Sinclair Street, Helensburgh under the following approvals:

- **Listed Building Consent:** Ref. 25/00643/LIB, dated 17 July 2025
- **Planning Approval:** Ref. 25/00642/PP, dated 15 July 2025

This supporting statement relates to the discharge of the following conditions attached to planning consent 25/00642/PP:

- **Condition 2:** PP – Windows – Further details required
- **Condition 3:** Windows – Paint colour required
- **Condition 4:** Rainwater goods – Details required

1.1 Condition 2. PP – Windows – Further Details Required

LBC Condition

Notwithstanding the effect of Condition 1, the existing sash and case windows shall be retained and refurbished, unless it can be demonstrated to the satisfaction of the planning authority that the existing windows are in a condition that is beyond reasonably practicable refurbishment / repair.

Should the planning authority accept that the existing windows are beyond reasonably practicable refurbishment / repair, then works to remove the existing sashes and to install replacement sashes shall not commence until details of all the proposed replacement timber sashes have been submitted, and approved in writing by the planning authority. The details shall be submitted in the form of drawings at a scale of 1:20 and include the following:

- (i) the size of windows, size of mullions, number of astragals (which shall physically divide the window into separate panes);*
- (ii) method of opening;*
- (iii) depth of recess; and,*
- (iv) colour.*

Thereafter the development shall be completed in accordance with the approved details or such alternatives as may be agreed in writing with the Planning Authority.

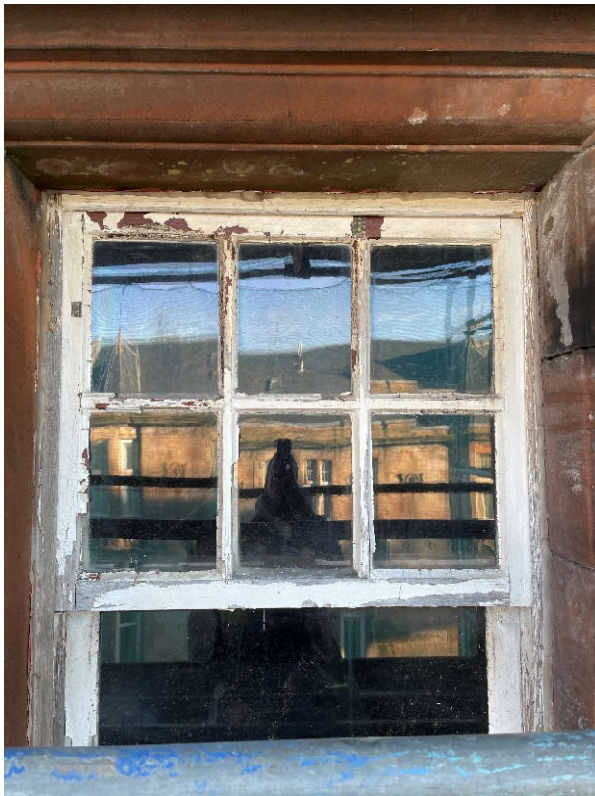
Reason: In order to integrate the development into its surroundings and to respect the architectural and historic character of this category A listed building and to preserve the character and appearance of the Helensburgh Town centre Conservation Area.

Response

In October 2025, the condition of the windows was assessed by Historic Window Restorer Andrew Seatter (Sash and Case Scotland), in the presence of Tim Clark (ZM Architecture), RIAS Accredited in Conservation Architecture, to determine the extent of required repairs.

The windows have suffered prolonged neglect, resulting in widespread loss of paint coatings and extensive exposure of timber. The glazing putty was generally friable and defective, and wet rot was present across various components of all windows, predominantly affecting horizontal surfaces. Dampness readings taken at multiple locations revealed abnormally high moisture levels. The timber was soft to the touch and crumbled easily under pressure, indicating that its structural integrity was compromised. Given the extent of deterioration, the overall condition of the windows is poor, and refurbishment is no longer viable. Full replacement is considered the most economical and practical solution. Below are example photographs illustrating the advanced decay mechanisms

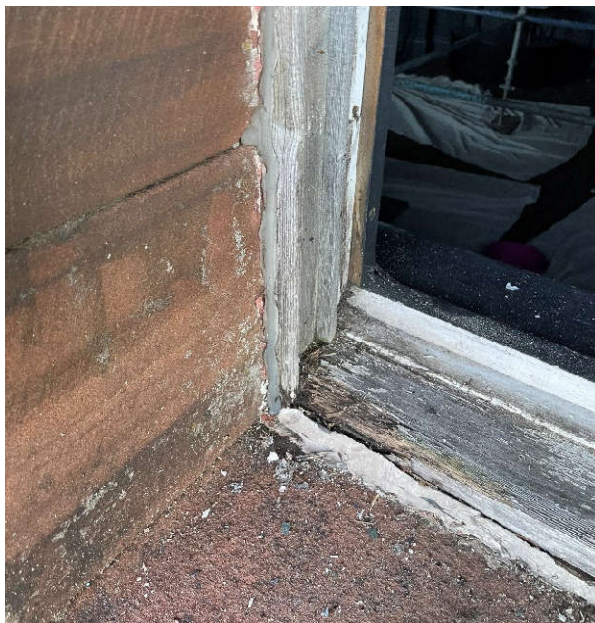
affecting all second-floor windows. The rear elevation windows are in significantly poorer condition than those to the front, but all are considered beyond practical repair.



Window 'W3' – upper sash. Loss of coatings with exposed timber showing varying decay. Putty is friable or missing, and sash joints are opening.



Window 'W3'. Lower sash in similar condition with loss of finishes. The timber was soft to the touch and became friable under pressure.



Window 'W4'. The cill exhibits areas of wet rot and is generally soft throughout. The pulley box is uncoated and the timber is soft to the touch, indicating deterioration and loss of structural integrity.



W4. Window in poor condition with splits in the meeting rail, lost fixings, and soft timber due to failed paint coatings.



W5. Significant decay evident. Partial loss of cill and parting bead and glazing putty. Evidence of previous scarf repairs.



W8. Significant decay evident to bottom rail, sash slide and cill beyond repair.

It is proposed to remove and discard existing windows W1, W2, W3, W4, W5, W6, W7 and W8 to the second floor and reinstate new timber sash and case windows to match the existing arrangement and appearance. Details of the new windows are as below:

Existing window sizes

Stone daylight sizes (H x W) mm.

W1 – W3: 1380x740

W4: 1385 x 915

W5 – W8: 1915 x 835. Bipartite arrangement with 150mm stone mullion (to be retained).

Window arrangement and number of astragals

W1 – W3: 6 over 1 arrangement to match existing. Top sash: 6 panes, 3 over 2.

W4: 8 over 1 arrangement to match existing. Top sash 8 panes, 4 over 2.

W5-W8: 1 over 1 arrangement (no astragals).

Note: At the planning stage, the number of astragals on windows was incorrectly shown on drawing AL(0)1500 as 9-over-1 for W1-W3 and 12-over-1 for W4. A revised elevation drawing has been included with this application.

Window Proportions

The existing sash proportions will be retained as follows measured from underside of stone lintel to underside of the meeting rail.

W1- W3: 615mm
W4: 615mm.
W5-W8: 650mm.

Method of Opening

The windows will be traditional sash and case windows with a vertically sliding system, balanced with zinc weights. The lower sash slides upwards and the upper sash slides downwards.

Both the top and bottom sashes will be corded and balanced with zinc weights, individually sized to suit the weight of each sash, ensuring smooth and full operation.

This approach retains the traditional operation, character, and appearance of the windows, in keeping with the building's heritage character.

Depth of Recess

The new windows will be installed in the same locations as the existing windows, maintaining the existing recess behind the check in the stone. The current recess depths are as follows:

W1–W3: 300 mm
W4: 300 mm
W5–W8: 170 mm

This approach ensures that the proportions and appearance of the window openings are retained, in line with the building's heritage character.

Proposed window specification

The profile and sizes of sashes, cills and boxes will be of a heritage type and will reference any features of the existing windows where appropriate.

All windows will be draught proofed using proprietary draught proofing strips to parting beads, meeting rails, baton rods, cill and case and the like. Draught strip system designed by Sash and Case Scotland.

Trickle Ventilation

Trickle ventilation will be incorporated at the head of the new windows. The head of the top sash will be scalloped to provide 4,000 mm² of controllable free vent area. The window head lining will be routed to allow airflow above the window head and into the room. Ventilation slots will be fitted with stainless steel insect mesh, and internally a soffit-mounted grille will allow manual control of airflow.

Externally, the ventilation is discreet, ensuring that the heritage appearance of the windows is retained while providing effective background ventilation.

Glazing Specification

As the windows are being replaced, the opportunity will be taken to upgrade the glazing to improve thermal and acoustic performance and reduce the risk of condensation. The new glazing will be LandVac vacuum glazing with a standard low-E coating, 8.3 mm thick, providing a U-value of 0.4 W/m²K and an acoustic reduction of 36–39 dB.

This approach maintains the existing sightlines and retains the heritage appearance of the windows.

Window Colour

The colour of the windows is controlled under Condition 4 and will be addressed separately. The proposed finish is Dulux 9005-B80G in satin, as submitted for discharge under the relevant condition.

Material Specification

The sash frames and casements will be constructed from softwood (Sapele). The external cills and astragals will be made from hardwood (Iroko).

As vacuum glazing is proposed, a modern alternative to traditional linseed oil putty will be used. Traditional putty can contaminate or deteriorate the vacuum glazing seal and is prone to shrinkage, which may induce stress on the glazing. Instead, 'Endurance Putty Replacement' by SealCo will be used. This is a non-toxic, solvent-free, low-modulus, one-component alkoxy silicone sealant that is compatible with vacuum glazing and suitable for painting over, while providing the appearance of a traditional putty line.

The windows will use a combination of the existing ironmongery for handles and hinge lifts with new replacements sourced on a like for like basis as required.

Perimeter Sealing

The windows will be sealed to the perimeter using Mason Mortar's 'Traditional Burnt Sand Mastic', colour-matched to the stone as details provided in the Design Statement submitted with the original application. The product is supplied as a two-part system, comprising the burnt sand in a tub and the oil-and-drier component in a plastic bottle.

Gaps between the window casement and the stone will be packed with a well-haired lime mortar, providing a solid backing for pressing the mastic into, ensuring a secure and visually appropriate seal.

Finishes

The windows will be finished in good-quality paint, in accordance with the details provided in the Design Statement submitted with the original application.

1.2 Condition 3. Windows – Paint Colour Required.

LBC Condition

Notwithstanding the provisions of condition no. 1, details of the proposed colour paint finish of the sash and case windows shall be submitted to and approved in writing prior to decorating the windows, and all windows above ground level shall be painted in the approved colour unless otherwise agreed in writing by the planning authority.

Reason: In order to integrate the development into its surroundings and to respect the architectural and historic character of this category A listed building and to preserve the character and appearance of the Helensburgh Town centre Conservation Area.

Response

In September 2025, a paint investigation analysis was carried out on the windows to identify the earliest surviving decorative finishes. The work was undertaken by Historic Paint Consultant Alan Ferdinand, using standard surgical scalpels to carefully remove later paint layers and reveal the original scheme. The exposed historic layer was then colour-matched to inform restoration colour scheme.

Testing identified three decorative paint layers on the windows: an outer white layer, a mid-layer of deep brown-red, and the earliest surviving layer, which was a dark green. The earliest colour was compared against the Dulux

colour swatch and found to correspond most closely to reference 6030-B90G, although it was noted the colour may have suffered some degradation and may differ slightly from the original tone.

A timber sample finished in Dulux 6030-B90G was produced for review. However, when compared directly to the surviving green paint traces on the windows, it was assessed as a mid-green and did not provide a sufficiently close visual match. Additionally, the tone was considered less compatible with the surrounding stonework.

An alternative, darker shade Dulux 9005-B80G in a satin finish was then produced. This deeper, traditional green was found to more closely match the original colour and offers a richness and depth that complements the red sandstone, providing a strong heritage appearance.

Consent is sought to decorate the windows in a deep green, using Dulux 9005-B80G in a satin finish.

The client will, subject to budget, also change the colour of the first-floor windows from white to deep green (Dulux 9005-B80G) to ensure consistency, so that all windows match and provide a unified appearance.



Sample of colour 9005-B80G to an alternative window test area again showing a close visual match



9005-B80G above, 6030-B90G below. The paint samples were reviewed against the stone to ensure they complemented its tone and achieved the appropriate heritage appearance. The upper sample, 9005-B80G, was considered the most suitable.



Sample of colour 6030-B90G. It was identified as not being a good match to the existing colour being more mid green.



Sample of colour 9005-B80G which is a deep green closely matches the surviving green traces.



The samples—6030-B90G above and 9005-B80G below—were reviewed in a separate location to assess their suitability and determine which provides the best heritage appearance and contributes positively to the streetscape. The lower sample, 9005-B80G, was considered the better choice, offering a richer tone that will enhance the heritage character of the windows and make a positive contribution to the streetscape.

1.3 Condition 4. Rainwater goods – Details Required.

LBC Condition

Notwithstanding the provisions of condition no. 1, details of the proposed colour paint finish of the cast iron rainwater goods shall be submitted to and approved in writing prior to decorating the rainwater goods. The cast iron rainwater goods shall be decorated using the approved colour finish unless otherwise agreed in writing by the planning authority.

Reason: In order to integrate the development into its surroundings and to respect the architectural and historic character of this category A listed building and to preserve the character and appearance of the Helensburgh Town centre Conservation Area.

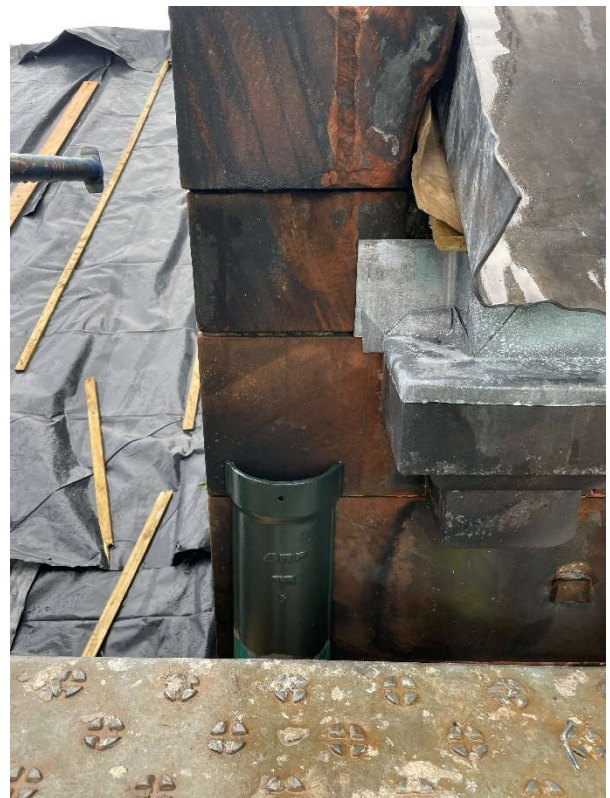
Response

In September 2025, a paint investigation analysis was carried out on the rainwater goods to identify the earliest surviving decorative finishes. The work was undertaken by Historic Paint Consultant Alan Ferdinand, using standard surgical scalpels to carefully remove later paint layers and reveal the original scheme. The exposed historic layer was then colour-matched to inform restoration colour scheme. The rainwater goods consist of hand-crafted lead hoppers and bell and cast-iron rectangular conductors and ogee wall head gutters.

Testing identified that all rainwater goods exhibited a single decorative layer of mid-gloss black. The consultant advised that these elements are likely replacements of the originals. To provide historical context, reports for Scotland Street School, a building of a similar period by the same architects, were reviewed. This indicated that black was not historically used but instead, a series of brown shades were applied to complement the red sandstone and remain visually recessive.

Although black is commonly used for heritage rainwater goods, it can obscure their detailing. Painting the rainwater goods deep green (Dulux 9005-B80G), to match the windows, will create a unified façade, enhance visual cohesion, and strengthen the building's heritage character. The chosen green is sympathetic to the red sandstone, maintains a neutral appearance, and allows the form and detailing of the rainwater goods to be clearly appreciated without increasing their visual hierarchy.

Consent is sought to decorate the rainwater goods in a deep green, using Dulux 9005-B80G in a satin finish.



Sample of Dulux 9005-B80G on cast iron. The deep green elevates the rainwater goods above standard black, allowing their detailing to be more clearly appreciated without making them visually prominent. The colour complements the red sandstone, providing a historically sympathetic and appropriate heritage appearance.