

Bringing Buildings Back to Life



Quality solution to improve quality of life

It is possible to be creative, yet practical, when you choose to use enclosed balconies to upgrade the front of a building. The enhancement to the architecture can be striking, whilst at the same time breathing fresh air into every apartment. By providing a whole new living environment for residents to enjoy day by day, not only improves quality of life, but increases pride in their environment and wider surroundings.

Whether considering all new balconies, or glazing existing balconies, the benefits are immense.

Slender and elegant lines create a coherent entirety

A well-designed balcony will be in harmony with the architectural style of a building both aesthetically and functionally.

Designed by Danish Architect Erik Bystryp, Windoor's balcony design was developed to focus on functionality, whilst utilizing simple and elegant

lineage. With slender sight lines, the balcony is based on a flexible modular system.

The Windoor balcony system therefore offers total flexibility for customized solutions, based on slender profiles made of powder-coated aluminum – a light and elegant material that provides the best possible view and influx of light. A wide range of colours and styles are available, together with a whole range of accessories including flower-boxes, movable rolling shutters, suspension fittings for Venetian blinds, interior window boards, railings, etc.

Quality is in the finer detail

Quality in design and function is assured by the thorough attention to detail when preparing the Windoor balcony system. Visually, the design includes hidden joints, continuous horizontal profiles, mountings with concealed fixings etc, maximizing the

aesthetic appeal of the design. On a functional level, the features include an effective drainage system and sliding gear that ensures smooth movement of opening glass panes.

To summarise, Windoor has a balcony solution that is designed specifically for this application with highest regard to aesthetics, functionality, detail and entirety – ingredients for a successful renovation project.

The following pages contain recent projects where a simple and elegant solution has been created with Windoor balcony systems.

"We have used the Windoor sunspace system on a number of housing projects and all have been very well received by the tenants. People like the fact that they can have an open balcony, or have an enclosed sunspace. We have looked at a number of different systems and found that the Windoor system is both well finished and well designed, yet within our tight budgets. We are now using the system in two new housing projects where we are able to integrate passive solar gain into the built fabric."

John Gilbert, John Gilbert Architects



Commercial Court



"Despite being under-utilised the existing external balconies at Waddell and Commercial Courts presented a significant design opportunity for 3DReid. The proposed enclosure of the balconies, with the Windoor system, allowed residents to reclaim the balcony space, with the flexibility for use throughout the year. The glazed balconies also contributed to the dramatic change in the overall external appearance of the blocks, which was a key design consideration given their prominent location alongside the River Clyde, with views to and from Glasgow Green and the city centre beyond."

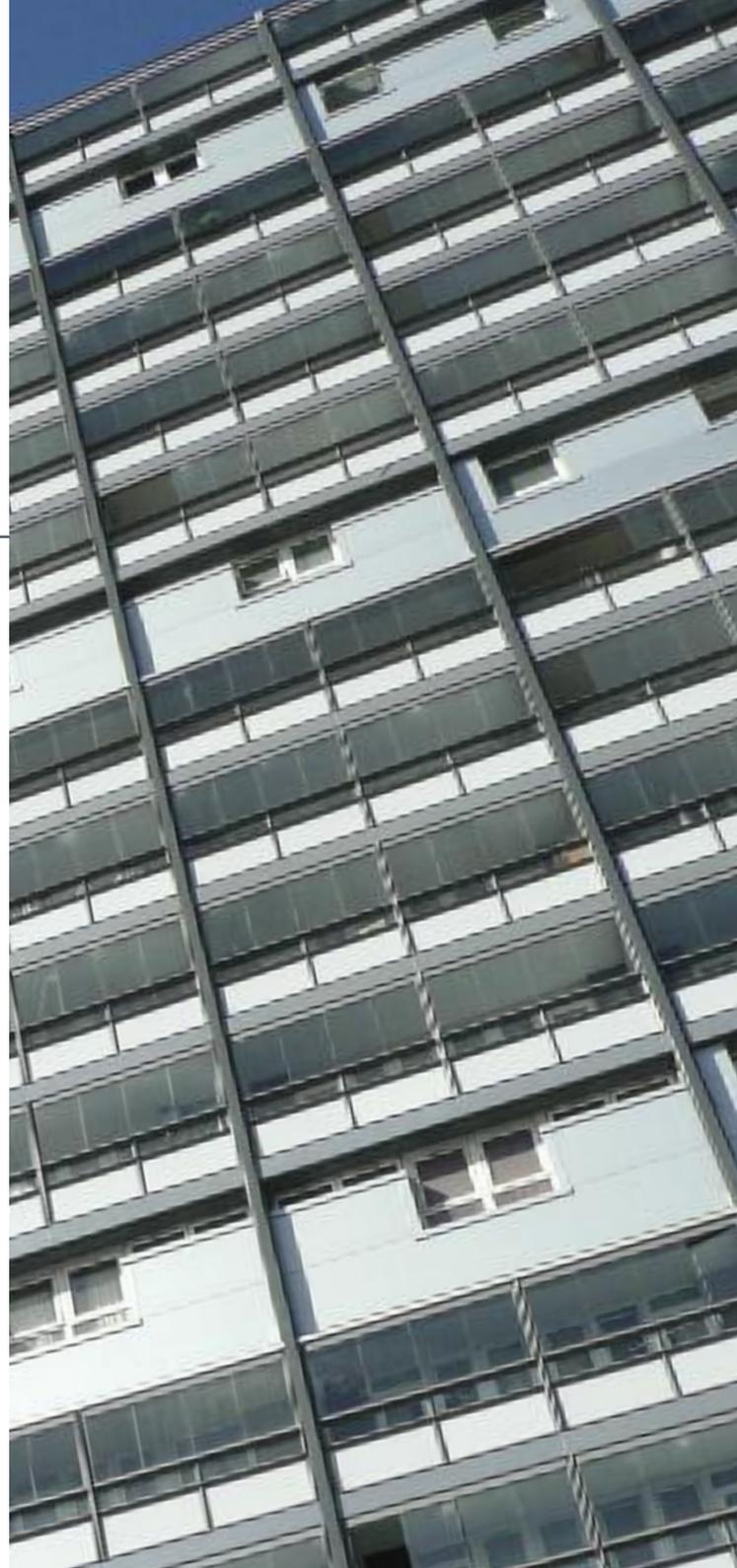
Angus Barclay, Project Architect, 3DReid

"Wates were charged with developing an innovative design solution that dealt with the specific constraints of the buildings and along with our design team we developed a solution that satisfied the client's requirements with the introduction of the Windoor balcony enclosure system. The application of the Windoor system represents the largest installation of it's kind in the UK to date. The project was completed early and within budget and has resulted in exceptionally high tenant and client satisfaction levels."

**Nigel Coxon, Operations Manager,
Wates Living Space Scotland**

"New Gorbals Local Housing Organisation, which manages the homes in the area on behalf of Glasgow Housing Association have been very happy to work in partnership with Wates to agree a plan of work which not only improves the visual impact of our homes but also has a positive impact on their thermal insulation. The Windoor balcony system not only looks impressive, but will help our tenants cut their fuel bills too."

**Kirsty Fotheringham, Community Housing Manager,
New Gorbals Local Housing Association**



Project Detail: Refurbishment
4 x 17 storey tenement blocks
520 Balconies
1248 Elements (System 100)

Architect: 3DReid
Contractor: Wates Living Space
Client: Glasgow Housing Association



Skirsa Street

Project Detail: Refurbishment
9 x 4 storey apartment blocks
200 Balconies
200 Elements (System 100)

Architect: Campbell & Morris Associates
Contractor: A C Whyte
Client: Cadder Housing Association



“When Campbell and Morris Associates were appointed by Cadder Housing Association to upgrade their 1950’s north Glasgow tenement stock, a key area of our brief was to bring the disused and unattractive balcony areas back into use for residents.

Our use of the Windoor 100 system provided an aesthetically pleasing solution to the balconies – and drastically improved the overall external appearance of the buildings. The system was significantly more cost effective than measures to fully enclose the balconies – this was a deciding factor for our clients when approving the project.

The balconies are now extensively used and enjoyed by residents. With the glazing panels in the closed position, the balconies become extensions to the occupants’ internal living space, and with the panels in the open position, the balconies provide a safe, private external space.

Use of the Windoor system has sparked much interest – particularly amongst our social housing clients who are seeking a high quality, cost effective solution to inter-war and post-war property improvement.”

Bob Morris, Partner for Campbell & Morris Associates

Ochil View ... 10 years on



“10 years after commissioning John Gilbert Architects to carry out the refurbishment of this project, Fife Housing Association remain very pleased with this development. The Sunspaces have performed well and are appreciated by the tenants in addition to their aesthetic qualities. The windows are included within a 5-year cyclical maintenance programme but very few adjustments or repairs have been required. Our reactive maintenance department has no concerns regarding their practicality and maintenance. Visually the block has maintained its appearance.”

Rob Milne, Director of Technical Services, Fife Housing Association

“I lived at Ochil View prior to modernisation. I returned to the property after the work was completed and still live there. My home is much warmer and draught free with the new windows fitted. As well as providing additional space, available in all weathers, the windows are easy to operate and they are also very easy to clean.”

Mr David Wilson, Tenant, Ochil View

Project Detail: Refurbishment
3 storey apartment block
27 Balconies
54 Elements (System 100)

Architect: John Gilbert Architects
Contractor: J B Bennett
Client: Fife Housing Association



James Street



"This development has long elevations to the North and South, which enjoy fantastic views over Dundee, the River Tay and beyond to the hills of the Kingdom of Fife. The main aspect is south facing, so we wanted to incorporate features that would provide all tenants with a usable outdoor space on this elevation. We also wanted to utilise the heat gain from the sun as a sustainable feature. We identified that to achieve this sunspace we should incorporate a versatile enclosed balcony system.

We made site visits with Windoor to view and inspect the system in situ. Following our selection of their system, Windoor worked with us to develop our own design. From this initial stage, through to completion of the work on site, we could not fault the product, the design or the installation service provided by Windoor. The visual aspect of the south elevation of the flats is greatly enhanced by incorporating these sunspaces.

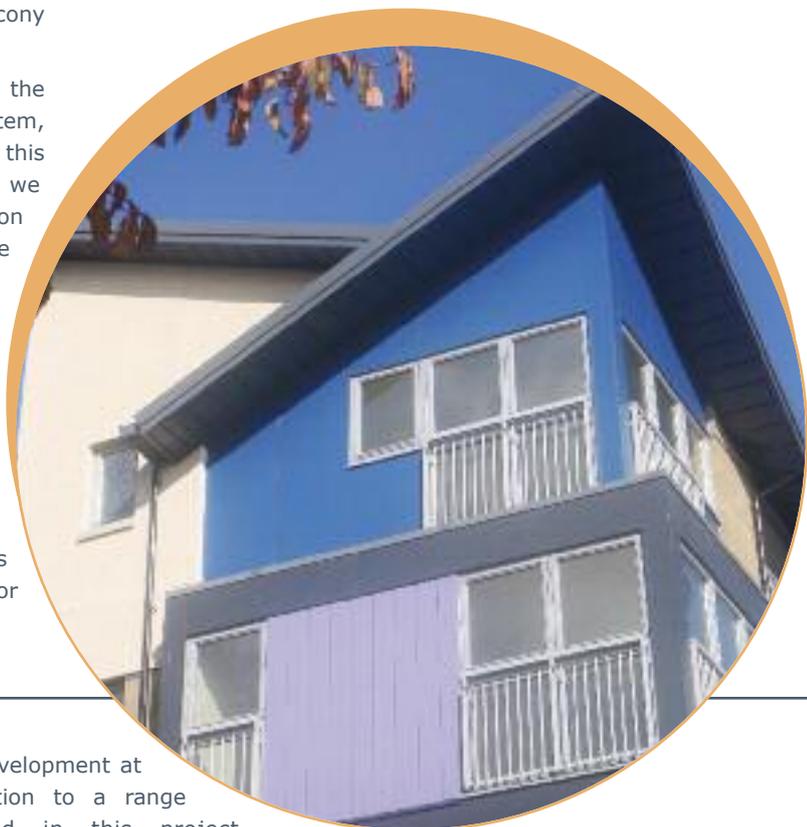
KDM, at the completion of the development, organised a visit for the local Dundee Architectural Civic Society who were very impressed by the quality of the sunspaces that had been created to provide both internal and external spaces for the tenants.

KDM have received very positive feedback about the design of this project and the incorporation of various sustainable features within it, including these Windoor Sunspaces"

Kenneth Duncan, Partner, KDM Architects

Project Detail: New Build
4 storey apartment block
12 Sunspaces and 30 Juliet Balconies
27 Elements (System 100)

Architect: KDM Architects
Contractor: W H Brown
Client: Hillcrest Housing Association



"The use of Windoor sunspaces in the development at James St made a significant contribution to a range of sustainability features incorporated in this project. The introduction of the sunspaces has enhanced the whole of the Hilltown area streetscape. They have formed a focal point for the development, with tenants expressing great interest and appreciation of the additional comfort conditions and semi 'outdoor' space.

Throughout the whole development process the Windoor staff were excellent to deal with from start to finish, leading the development staff, consultants and contractors through the process of demonstration, selection and installation of the product.

This development has become a learning tool, with local pupils showing a keen interest in the principles of sunspaces; including the real energy savings and provision of a passive green solution to assist the alleviation of fuel poverty. Praise has also been received from DCC Planning and Housing Depts and the Hilltown Regeneration Forum for the positive contribution this project has made to the Hilltown. The use of sunspaces has made a significant contribution both visually and environmentally to this project.

Our Design Team, Hillcrest Staff and Tenants now regard these flats as some of the best that we have produced."

Manus McGinty, Director of Development, Hillcrest Housing Association

Cala Sona

Project Detail: New Build
3 storey apartment block
10 sunspaces
28 Elements (System 100)

Architect: MAST Architecture
Contractor: Cruden Building & Renewals
Client: Margaret Blackwood Housing Association



Queens Gate

Photograph by Keith Hunter



Queens Gate is the first residential phase of Clydebank Re-Built's plans for a sustainable urban quarter on the site of the former John Brown Shipyards in Clydebank.

It comprises 40 affordable homes to rent for Clydebank Housing Association and is arranged in five closes and over 4 storeys. The curved form follows the street profile echoing the sweep of the railway that had earlier shaped the site and giving an aspect south and west towards the River Clyde.

A formal street elevation uses repetitive red brick panels and continuous stringer bands of Portland cast stone that frame large recessed balconies.

The restricted nature of the site afforded little opportunity for communal amenity and so the decision was taken at an early stage to maximise the potential of private external space. Each flat was given a large balcony terrace which incorporated a Windoor sliding and folding glazed screen, allowing the tenant to transform this balcony into a year round winter garden and sunspace.

Johnny Togneri, Architect, Elder & Cannon Architects Ltd

Project Detail: New Build
4 storey apartment block
40 enclosed balconies
47 Elements (System 100)

Architect: Elder & Cannon Architects Ltd
Contractor: C C G (Scotland) Limited
Client: Clydebank Housing Association

Belsize Road



"The Belsize Road development was built on a tight site, immediately adjacent to the main line into Euston station. Many of the flats had balconies overlooking the line, and we wished to provide a screen that would shelter the space from the noise of the trains and prevent objects from falling onto the line below, while providing suitable levels of ventilation and daylight. Windoor designed a lockable screen that satisfied both Railtrack and our Client, Notting Hill Housing Trust."

*Alastair Ferguson, Senior Architect,
Assael Architecture Limited*

Project Detail: New Build
6 storey apartment block
22 enclosed balconies
22 Elements (System 100)

Architect: Assael Architecture Limited
Contractor: Inspace Limited
Client: Notting Hill Housing Trust

Herne Hill



Project Detail: New Build
4 storey apartment block
3 sunspaces and 1 roof terrace
4 Elements (System 100)

Architect: Forge Architects
Contractor: Neilcott Construction Limited
Client: AHBN Limited



Behind every successful balcony system is a creative process



Windoors balcony systems are designed for the purpose of providing additional living space in an area which is often under-utilized; improving enjoyment of the home.

Creative process

Windoors offer solutions that ensure renovations achieve their maximum potential in terms of both architecture and technology.

With our thorough knowledge of balcony solutions and the Windoors system's significant flexibility, we can contribute to developing your creative ideas further.

We can help you achieve:

- Respect for the building's architecture with a timeless and stylish design
- A technically sound system
- A financially efficient solution
- Successful implementation process, minimizing construction times

Partnering

In order to help you achieve maximum satisfaction, we aim to be your partner throughout the whole renovation process – from product selection through to delivery and then maintenance of the system.

We can contribute to all stages of the process, including:

- Engineering advice
- Drawings
- Budget Preparation
- Specification
- Building Regulations approval
- Supply, delivery and installation of balconies and associated components

View our balconies

In order to help you make the right decision, we can offer you a chance to experience our solutions. We are happy to arrange an inspirational guided tour of other Windoors projects.

