

The Slatch_Renovation

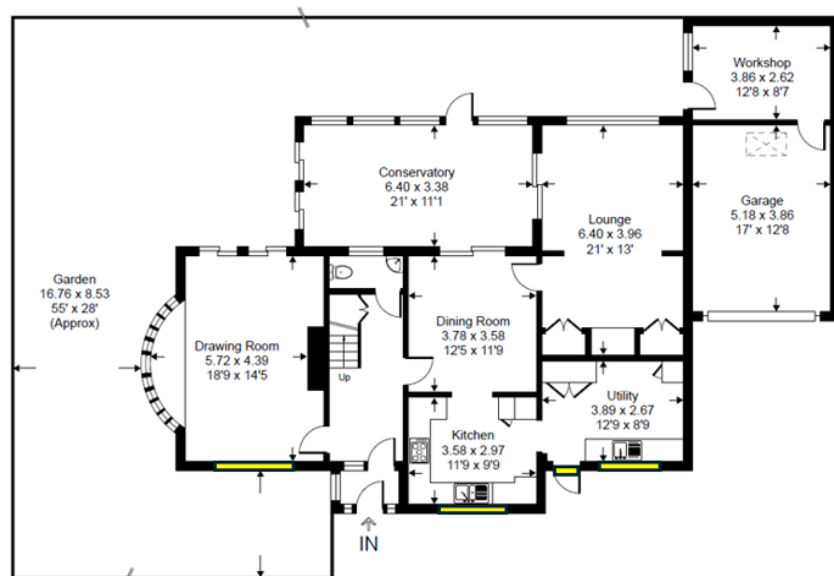
50 Hickmans Lane, Lindfield, RH16 2PX

Window & Door Replacement (Timber to white wood grain finish upvc)

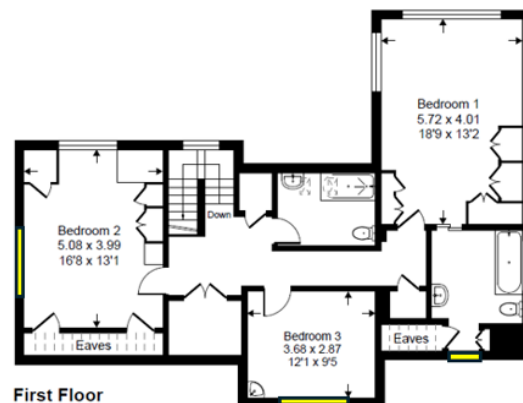


The Slatch Hickmans Lane , RH16

Approximate Gross Internal Area = 217.5 sq m / 2342 sq ft
Approximate Outbuilding Internal Area = 10.1 sq m / 109 sq ft
Approximate Garage Internal Area = 19.9 sq m / 215 sq ft
Approximate Total Internal Area = 247.5 sq m / 2666 sq ft
(excludes restricted head height)



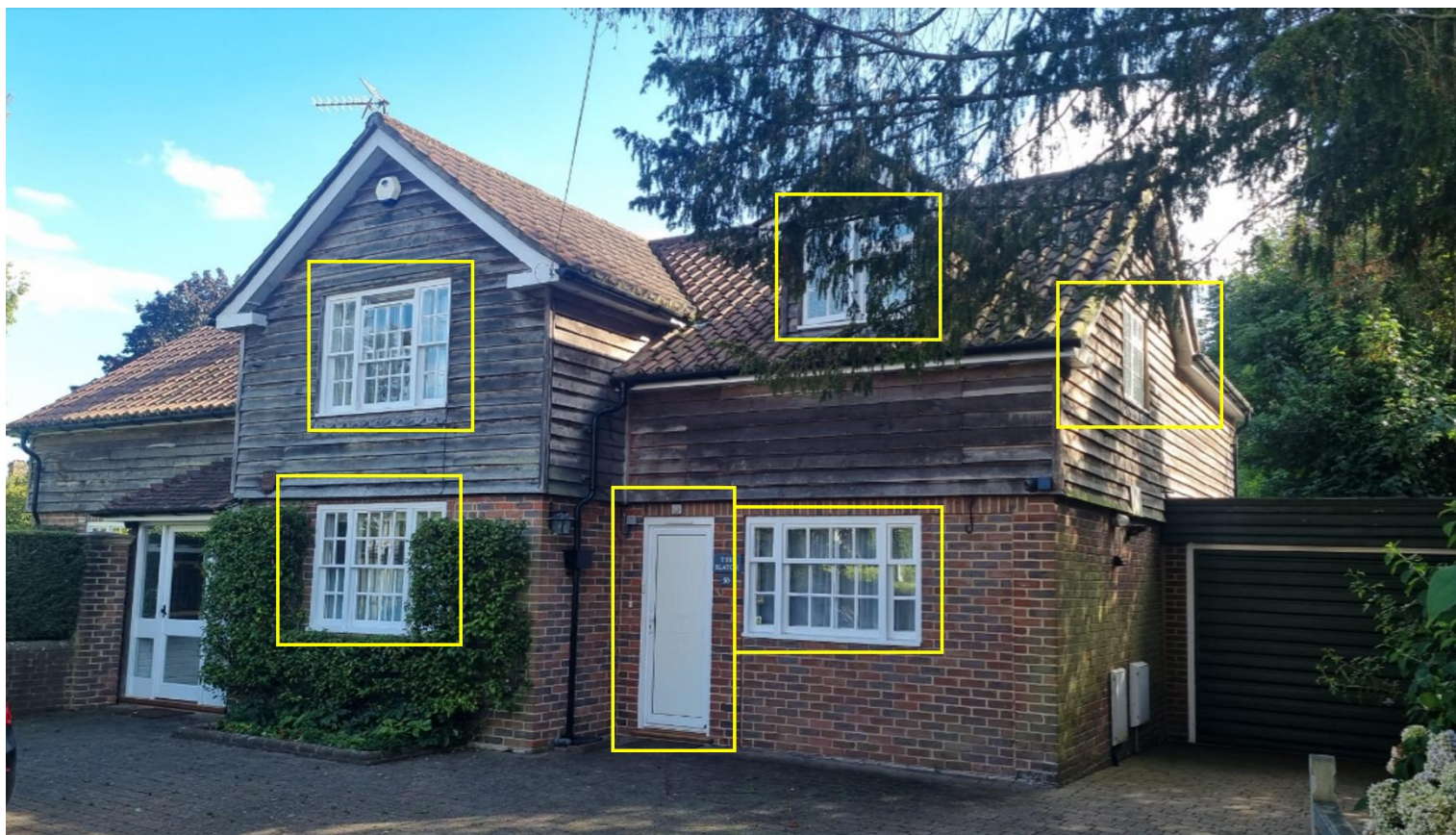
Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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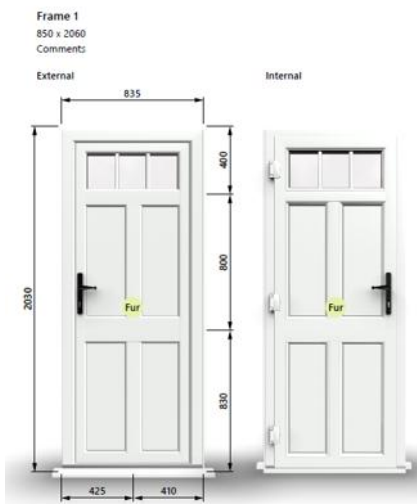
Replace yellowy discoloured PVC kitchen door to white wood grain upvc



Proposed improvement

- 3 window panes to let in light and to marry in with the adjacent windows.
- Door colour : upvc white wood grain finish to match the new, proposed upgraded windows.
- Black wrought iron handle to match the porch door. Handle located on the left, in the same place as the current door.

Picture of door for reference only.
No letterbox nor door knocker.
External handle on left.



Proposed window replacement to Front of House (Facing Hickmans Lane)

Currently, the windows are timber. These do not open. Some of the weights in the sliders are broken others are locked with no keys. There is internal secondary glazing on all timber windows. On a cold or wet day the windows mist up and attract condensation. In places, this has led to wood rot. The windows and doors at the rear of the house are white pvc. The proposal is to replace the windows with like for like. The unique change is to upgrade from timber to an excellent timber replacement, the heritage range white wood grain effect window, inside and out, created by a wood foil covered upvc. These windows will keep the current look and feel of the timber sliders and casement windows. They will have timber detailing such as traditional cill horns. The double glazing will prevent drafts and condensation

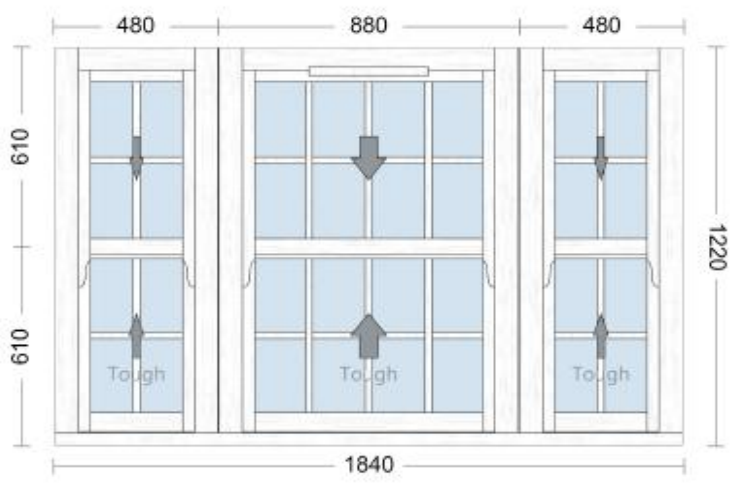
Kitchen Window_front slider #1 – Exterior & Interior



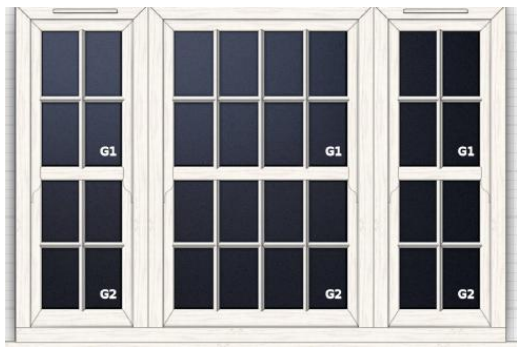
Internal view



Kitchen_front slider #1



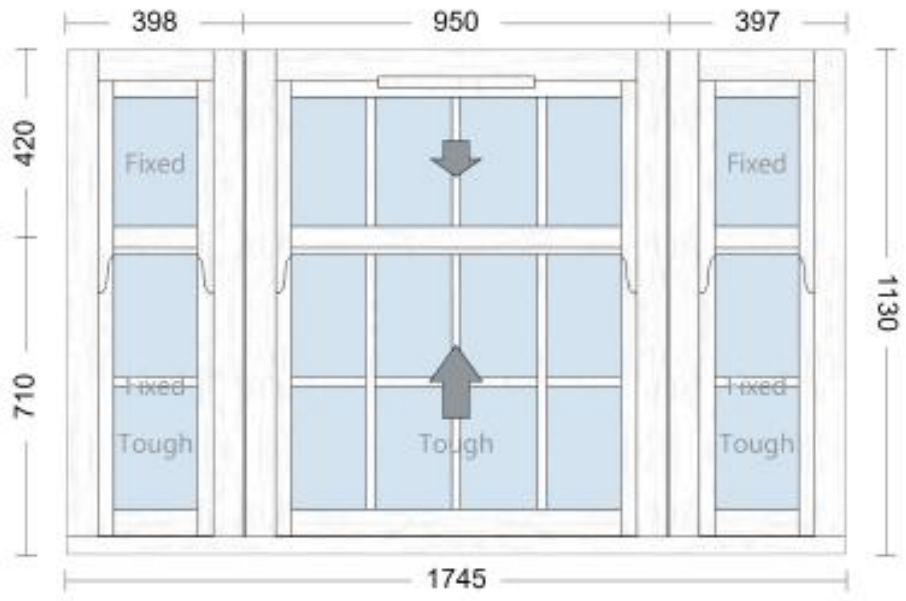
External View



Cill horns on all UPVC Wood grain windows. Detail not easily seen on computer generated pictures

Description	Vertical Slider
Quantity	1
Colour	White Woodgrain
Width	1840 mm
Height	1220 mm
Cill Horn Each Side	0 mm
Transom (from Top)	610 mm
	610 mm
	610 mm
Cill	150mm With Upstand
Hardware Style	Standard - Locking
Hardware Finish	Chrome
No of Keeps	2
Travel Restrictors	Chrome
Security	Standard Security
Lift Hooks	Lift Hooks x2 Per Window
D Handles	None
Pole Eyes	None
Trickle Vents	Yes
Trickle Vent Location	In Sash
Trickle Vent Position	In Sashes
Trickle Vent Quantity	1
Trickle Vent Type	Modular Vent
Sash Horns	Run-through Sash Horns
Midrail	Std Midrail
Bottom Rail	Std Bottom Rail
Corner Joints	Fully Mechanical Joints
Weatherbar	No Weatherbar
Fire Escape	Not Required
Glass Extra	20mm Astragal Bar
Spacer Bar	White
Fixing Brackets	None
Location	White
Glass Spec	3 x 'A' WER / 1.4 W/m^2K as Standard - Clear
	3 x Toughened - Clear
Window Operation	6 x Standard Operation

Kitchen_front slider #2



External View

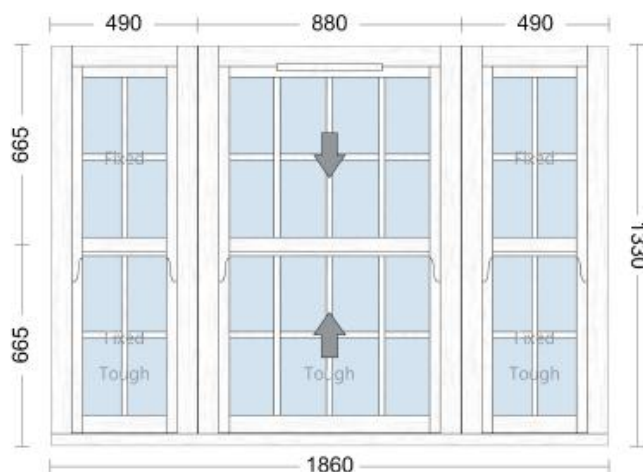
Description	Vertical Slider
Quantity	1
Colour	White Woodgrain
Width	1745 mm
Height	1130 mm
Cill Horn Each Side	0 mm
Transom (from Top)	420 mm
	420 mm
	420 mm
Cill	150mm With Upstand
Hardware Style	Standard - Locking
Hardware Finish	Chrome
No of Keeps	2
Travel Restrictors	Chrome
Security	Standard Security

Lift Hooks	Lift Hooks x2 Per Window
D Handles	None
Pole Eyes	None
Trickle Vents	Yes
Trickle Vent Location	In Sash
Trickle Vent Position	In Sashes
Trickle Vent Quantity	1
Trickle Vent Type	Modular Vent
Sash Horns	Run-through Sash Horns
Midrail	Std Midrail
Bottom Rail	Std Bottom Rail
Corner Joints	Fully Mechanical Joints
Weatherbar	No Weatherbar
Fire Escape	Not Required
Glass Extra	20mm Astragal Bar
Spacer Bar	White
Fixing Brackets	None
Location	Kitchen (Smaller)
Glass Spec	3 x 'A' WER / 1.4 W/m ² K as Standard - Clear
	3 x Toughened - Clear
Window Operation	4 x Fixed Sash
	2 x Standard Operation

Lounge_front slider #3

Ground floor in Garden. Hidden by hedge and fence. Not seen from the road

#3

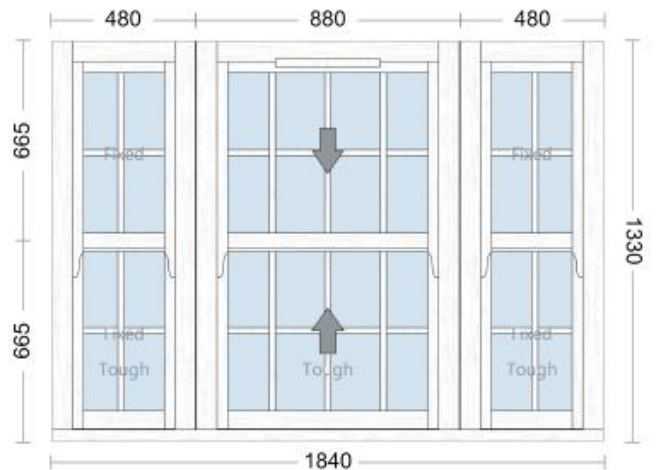


External View

Description	Vertical Slider
Quantity	1
Colour	White Woodgrain
Width	1860 mm
Height	1330 mm
Cill Horn Each Side	0 mm
Transom (from Top)	665 mm
	665 mm
	665 mm
Cill	150mm With Upstand
Hardware Style	Standard - Locking
Hardware Finish	Chrome
No of Keeps	2
Travel Restrictors	Chrome
Security	Standard Security
Lift Hooks	Lift Hooks x2 Per Window
D Handles	None
Pole Eyes	None
Trickle Vents	Yes
Trickle Vent Location	In Sash
Trickle Vent Position	In Sashes

Trickle Vent Quantity	2
Trickle Vent Type	Modular Vent
Sash Horns	Run-through Sash Horns
Midrail	Std Midrail
Bottom Rail	Std Bottom Rail
Corner Joints	Fully Mechanical Joints
Weatherbar	No Weatherbar
Fire Escape	Not Required
Glass Extra	20mm Astragal Bar
Spacer Bar	White
Fixing Brackets	None
Location	Lounge
Glass Spec	3 x 'A' WER / 1.4 W/m ² K as Standard - Clear
	3 x Toughened - Clear
Window Operation	4 x Fixed Sash
	2 x Standard Operation

Guest Bedroom 1_front slider #4 upper floor



Description	Vertical Slider
Quantity	1
Colour	White Woodgrain
Width	1840 mm
Height	1330 mm
Cill Horn Each Side	0 mm
Transom (from Top)	665 mm
	665 mm
	665 mm
Cill	150mm With Upstand
Hardware Style	Standard - Locking
Hardware Finish	Chrome
No of Keeps	2
Travel Restrictors	Chrome
Security	Standard Security
Lift Hooks	Lift Hooks x2 Per Window
D Handles	None
Pole Eyes	None
Trickle Vents	Yes

Trickle Vent Location	In Sash
Trickle Vent Position	In Sashes
Trickle Vent Quantity	2
Trickle Vent Type	Modular Vent
Sash Horns	Run-through Sash Horns
Midrail	Std Midrail
Bottom Rail	Std Bottom Rail
Corner Joints	Fully Mechanical Joints
Weatherbar	No Weatherbar
Fire Escape	Not Required
Glass Extra	20mm Astragal Bar
Spacer Bar	White
Fixing Brackets	None
Location	Guest Bedroom 2
Glass Spec	3 x 'A' WER / 1.4 W/m ² K as Standard - Clear
	3 x Toughened - Clear
	Window Operation
	2 x Standard Operation
	4 x Fixed Sash

Guest Bedroom 2_side #5 upper floor



Description	Vertical Slider
Quantity	1
Colour	White Woodgrain
Width	1840 mm
Height	1330 mm
Cill Horn Each Side	0 mm
Transom (from Top)	665 mm
	665 mm
	665 mm
Cill	150mm With Upstand
Hardware Style	Standard - Locking
Hardware Finish	Chrome
No of Keeps	2
Travel Restrictors	Chrome
Security	Standard Security
Lift Hooks	Lift Hooks x2 Per Window
D Handles	None
Pole Eyes	None
Trickle Vents	Yes

Trickle Vent Location	In Sash
Trickle Vent Position	In Sashes
Trickle Vent Quantity	2
Trickle Vent Type	Modular Vent
Sash Horns	Run-through Sash Horns
Midrail	Std Midrail
Bottom Rail	Std Bottom Rail
Corner Joints	Fully Mechanical Joints
Weatherbar	No Weatherbar
Fire Escape	Not Required
Glass Extra	20mm Astragal Bar
Spacer Bar	White
Fixing Brackets	None
Location	Guest Bedroom
Glass Spec	3 x 'A' WER / 1.4 W/m^2K as Standard - Clear
	3 x Toughened - Clear
Window Operation	4 x Fixed Sash
	2 x Standard Operation

Master Ensuite Bathroom_front casement flush #1



External



Internal

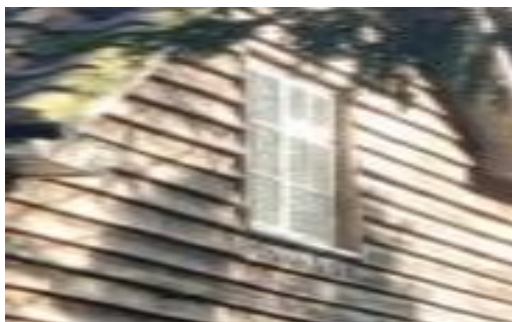


Description	Casement
Quantity	1
Colour	White Woodgrain
Frame LRB	Slim Bevel
Frame Top	Large Bevel
Sash	Slim Bevel
Transom	Slim Beval
Mullion	Slim Beval
Bead	Beval
Cill	150
Astragal Bar	20mm Astragal Bar Bevel
Frame joint Type	Welded
Sash joint Type	Welded
Drainage	Hidden
Night Vent Sell	4000EA White solid colour match
Dimensions	1220 x 1080
Glass	Double Glazed (Toughened)
	White Spacer – Back-to-Back Spacer (Exterior)

Master Ensuite Bathroom - side casement flush sash #2

Size remains the same. Slight change in format / opening for safety reasons
This window is now located in a walk-in shower rather than over a bath

External



Internal

Description	Casement
Quantity	1
Colour	White Woodgrain
Frame LRB	Slim Bevel
Frame Top	Large Bevel
Sash	Slim Bevel
Transom	Slim Beval
Mullion	Slim Beval
Bead	28mm Beval
Cill	180
Astragal Bar	20mm Astragal Bar Bevel
Frame joint Type	Welded
Sash joint Type	Welded
Drainage	Hidden
Night Vent Sell	4000EA White solid colour match
Dimensions	1220 x 1080



Glass	Double Glazed Obscure (Toughened)
	White Spacer – Back-to-Back Spacer (Exterior)