

Replacement windows

When the house was surveyed before purchase, I was informed that many of the windows had rotten wood due to lack of maintenance.

9.5 WINDOWS, EXTERNAL JOINERY AND METALWORK

The property includes its original (from the conversion) painted timber double glazed casement windows. These appear to have been of a high quality when first installed. The windows and associated matching French doors appear to have suffered from a lack of sufficient maintenance at some point in their life and as such to almost to all windows the lower parts of the beadings and trims were found to have become soft with minor rot. In general the casements and the frames themselves remain in a good condition but many of the trims and beadings may require replacement. Windows requiring specific mention include the tall window on the north west elevation of the sitting room and the side elevation window of bedroom one which is in a more significantly deteriorated state and has been sealed shut historically. This does include some rot to its frame. Minor rot was also found to the trims and base of the frame of the French doors to the sitting room.



Since moving into the property, I have realised that I cannot open any windows in the house, due to my disability.

Therefore, I would like to replace three windows in the first instance, with the intention of replacing more windows over time. I would like to replace with aluminium to ensure greater longevity than wood and with triple glazing to ensure greater heat conservation.

1. Bedroom window

Due to my disability, I cannot open this bedroom window (marked in red); or exit the building in an emergency (exits marked in green). I would like to replace this with a French door/ window to meet these needs. The width would remain the same.



Proposed replacement door and windows:

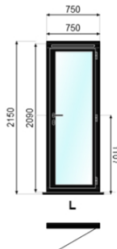


A central door with window panels on either side.

Doors in your project

Doors in your project

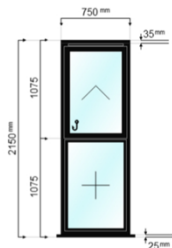
Door title:	Main Bedroom Door & Window Combination 1.2								
Door Style & Range:	OB49 Contemporary	No. of doors folding left:	0	No. of doors folding right:	1	Size (w x h):	750mm X 2150mm	Quantity:	1



(viewed from outside)

Colour Options		
	Internal colour:	9005M (Jet black, Matt)
	External colour:	9005M (Jet black, Matt)
	Lever handle:	253/280 - 9005M / 9005M (Jet black, Matt / Jet black, Matt)

Window title:	Main Bedroom Door & Window Combination 1.1
Size (w x h):	750mm X 2150mm
Quantity:	1
Window style:	OW70



(viewed from outside)

Colour Options		
	Internal colour:	9005M (Jet black, Matt)
	External colour:	9005M (Jet black, Matt)
	Window handle:	Origin Cranked Handle (10mm Spindle) - 9005M (Jet black, Matt)

2. Kitchen Window

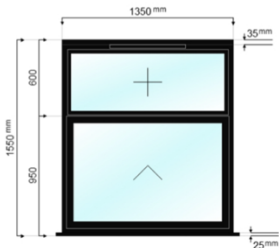
I cannot open any windows in the kitchen. This window (marked red) is the only one in kitchen that can be enlarged without moving kitchen cupboards.



Proposed kitchen window replacement:

This window has a low opening pane. The width would remain the same, but the height increased downwards.

Window title:	Kitchen
Size (w x h):	1350mm X 1550mm
Quantity:	1
Window style:	OW70



(viewed from outside)

Colour Options		
	Internal colour:	9005M (Jet black, Matt)
	External colour:	9005M (Jet black, Matt)
	Window handle:	Origin Cranked Handle (10mm Spindle) - 9005M (Jet black, Matt)

3. North bedroom window

When I purchased the building, my surveyor indicated that several windows are rotten. This north facing window is one of the most in need. I would like to increase the height downwards to allow me to see out.

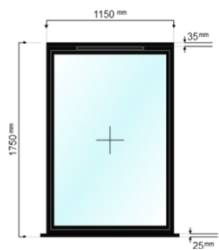


Proposed north window replacement:
This is a fixed non-opening window.

Windows in your project

Windows in your project

Window title:	2nd Bedroom
Size (w x h):	1150mm X 1750mm
Quantity:	1
Window style:	OW70



(viewed from outside)

Colour Options		
	Internal colour:	9005M (Jet black, Matt)
	External colour:	9005M (Jet black, Matt)
	Window handle:	-