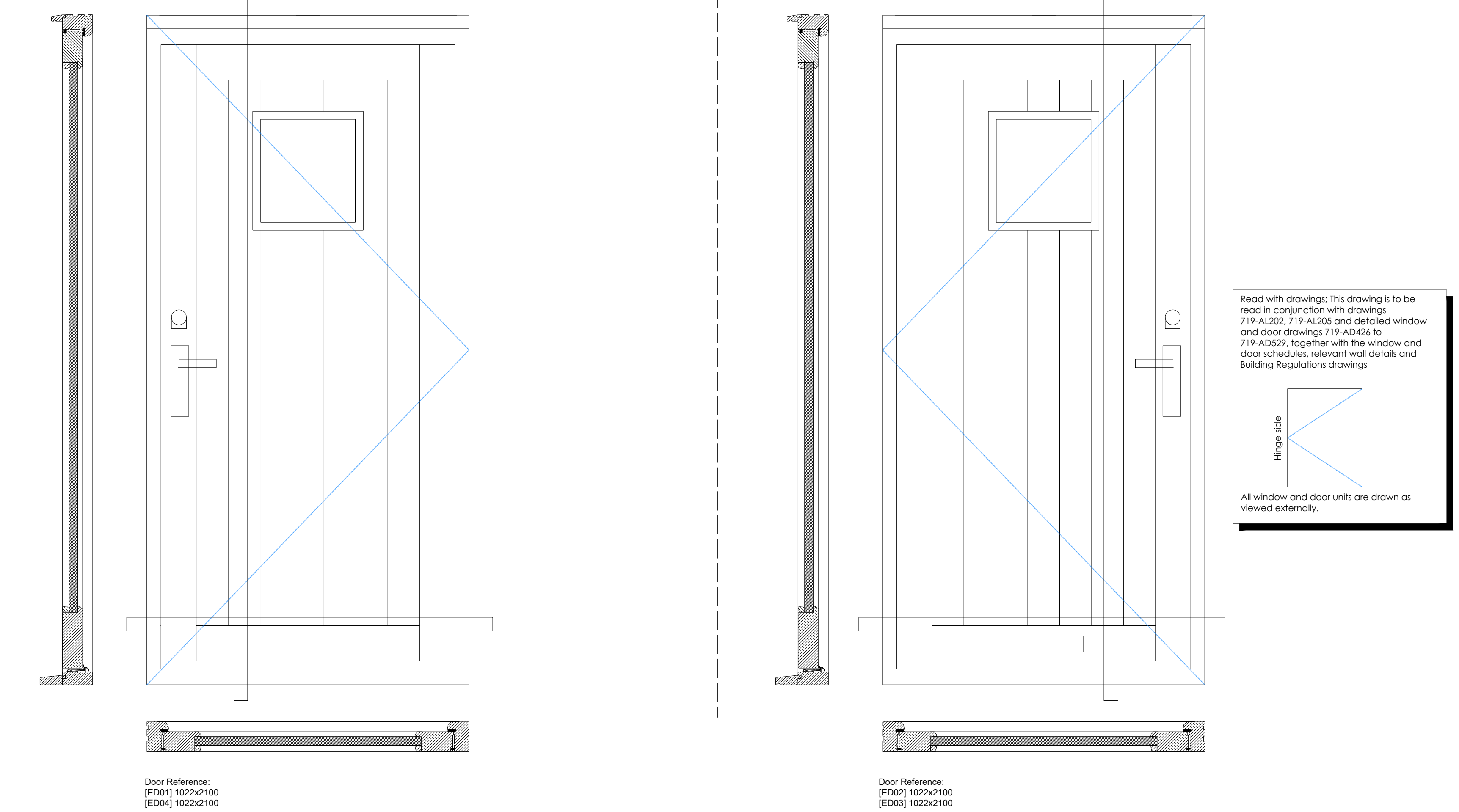
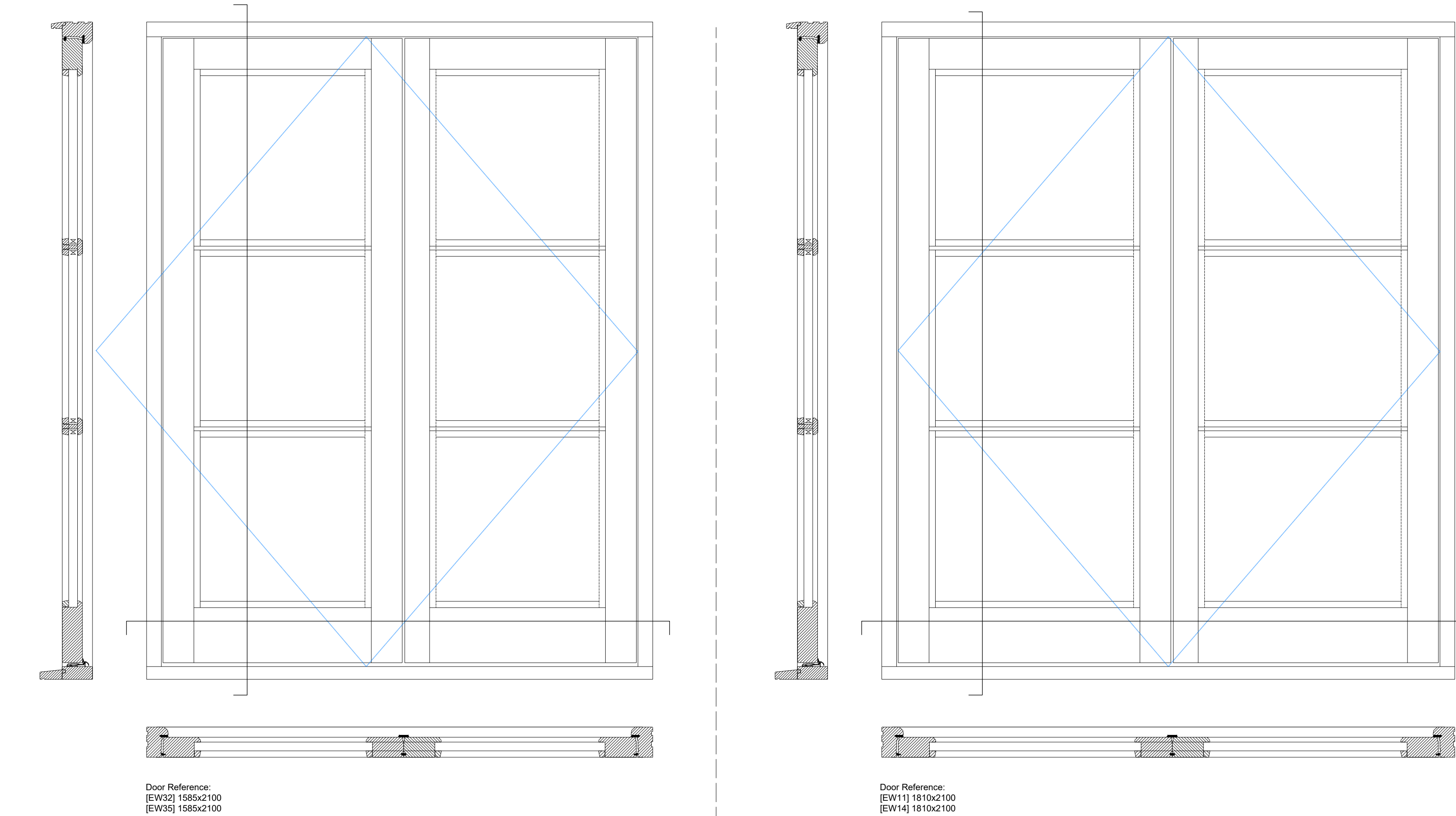




Window and Door Specification

General Requirements:
Scope: This specification applies to the external timber windows, external timber doors, associated glazing, ironmongery, seals, cills, thresholds, finishes and installation requirements shown on the window and door schedules and associated elevation and section drawings.
Read with drawings: This specification is to be read together with the window schedule, door schedule, GA elevations, large-scale window elevations, large-scale door elevations, window sections, door sections, wall details and relevant Building Regulations drawings.
Product basis: Timber windows and external doors are to be based on the Wooden Windows Staffordshire flush casement range, or equal approved, manufactured to suit the project-specific schedules, elevations and sections.
Manufacturer status: The window and door supplier is a supply-only manufacturer. Installation, setting out, fixing, weathering, perimeter sealing, making good and coordination with the timber frame, brickwork, tile hanging and internal finishes are to be undertaken by the main contractor / appointed installer.
Manufacturer information: Manufacturer technical sections and product data are indicative of the product system only. Final manufacturing sizes, handing, opening direction, glazing type, ironmongery, safety glazing, security requirements, cill projection, drip moulds, thresholds, paint finish and accessories are to be confirmed by the contractor and supplier before manufacture.

Timber Specification:
Timber material: Window and door frames, casements, glazing bars and associated timber components are to be formed from engineered finger-jointed pine / redwood, selected for dimensional stability, reduced tendency to warp, twist or cup, and efficient use of defect-free timber sections.
Timber preparation: Timber components are to be factory machined, sanded and manufacturer primed ready to receive the specified paint finish.
End grain and cut edges: Exposed surfaces, concealed rebates, glazing rebates, end grain, cut edges and site-modified areas are to be sealed in accordance with the coating manufacturer's recommendations before exposure to weather.
Moisture protection: Any damage to primer or paint finish during storage, handling, installation or construction is to be made good immediately using a compatible external joinery coating system.

Window Specification:
Window type: Windows are to be flush painted timber casement units. Casements are to close flush within the outer frame.
Opening type: Windows are to be side-hung opening casements as indicated on the window schedule.
Frame construction: Frames are to include timber outer frames, timber opening casements, timber mullions, timber transoms and solid timber glazing bars where indicated on the window elevations and schedule.
Glazing bars: Glazing bars are to be solid timber glazing bars, profile and dimensions to suit the project window elevations and manufacturer's flush casement system.
Frame sections: Timber frame and casement sections are to be the manufacturer's standard flush casement profile unless otherwise shown on the detailed drawings.
Opening casements: Side-hung casements are to be hung on adjustable hinges suitable for the casement size, weight, exposure and required opening function.
Gaskets: Windows are to include continuous flexible weather seals / gaskets fitted into the manufacturer's designed grooves to provide airtight and watertight closure. Visible gaskets are to be white where available to coordinate with the painted window finish.
Trickle vents: No externally visible trickle ventilators are to be fitted to the window frames, casements or heads. Background ventilation is to be coordinated separately with the Building Regulations ventilation strategy.

Door Specification:
External doors generally: External doors are to be painted timber external doors with painted timber frames, manufactured to suit the door schedule, elevations and sections.
Front entrance doors: Front entrance doors are to be manufacturer-primed painted timber glazed tongue and groove doors. Panel, boarding and glazing arrangements are to be as shown on the door schedule and door elevations.
Rear doors: Rear doors are to be painted timber glazed external doors as scheduled.
Door frames: External door frames are to be painted timber frames, factory prepared and primed to receive the specified paint finish.
Thresholds: External doors are to be fitted with suitable weathered thresholds coordinated with finished floor levels, DPCs, accessibility requirements, external paving levels, drainage falls and Part M requirements.
Principal entrance width: Principal entrance doors are to provide a minimum clear opening width of 775mm.
Level thresholds: Level thresholds and level landings are to be coordinated with external channel drainage. Threshold drainage is to be connected to the approved drainage system where required.
Door seals: Doors are to include continuous weather seals, draught seals and threshold seals compatible with the manufacturer's door system.
Cills, Drip Moulds and Weathering
Projecting cills: Projecting timber cills are to be provided to windows where required to suit the wall construction, tile hanging, brickwork projection and exposure. Cills are to project sufficiently beyond the finished external wall face to throw water clear of the elevation.
Cill projection: Final cill projection is to be selected to suit each location and coordinated with the brickwork / tile hanging build-up, window frame position and external face of wall.
Drip grooves: Cills are to provide a formed drip groove to the underside, set back from the front edge, to prevent water tracking back to the wall face or frame.
Drip moulds: A compatible drip mould / head weathering detail is to be provided where required to direct rainwater away from the head of the frame and reduce moisture exposure to the top casement and frame.
Weathering coordination: Window head, jamb and cill details are to be coordinated with cavity trays, DPCs, cavity closers, insulation, breather membranes, cavity barriers, airtightness tapes, brickwork, tile hanging and internal linings.

Glazing Specification:
General glazing: Unless otherwise stated, glazing units are to be 24mm argon-filled double-glazed units with Low-E coating.
Thermal performance: Flush casement windows are to achieve a whole-window U-value of approximately 1.3 W/m²K, subject to final unit size, glazing specification, glazing bar arrangement and manufacturer confirmation.
External door thermal performance: External doors are to achieve the manufacturer's stated thermal performance for the selected door type and glazing configuration, coordinated with the approved SAP / energy strategy.
Clear glazing: Clear glass is to be provided where indicated on the window and door schedules.
Solar control glazing: South-facing windows are to be provided with neutral appearance solar control glazing where indicated on the schedule to help reduce glare and solar heat gain. The glass is to maintain a traditional clear-glass appearance as far as reasonably practicable, avoiding a strong mirrored or heavily tinted appearance. Final solar control specification is to be confirmed by the client and supplier before order and coordinated with the overheating assessment.
Satin obscure glazing: Bathrooms, WCs and other privacy-sensitive rooms are to be provided with satin obscure glazing, privacy level 5 or equivalent, to provide privacy while maintaining light transmission.
Safety glazing: Toughened, laminated or break-safe safety glass is to be provided to all critical locations in accordance with Approved Document K, BS 6206 or current equivalent, BS EN 12600, current Building Regulations and supplier recommendations. This includes:
Glazing wholly or partially within 800mm of finished floor level.
Glazing in doors where glazing is wholly or partially within 1500mm of finished floor level.
Glazing adjacent to doors where glazing is within 300mm of the door edge and within 1500mm of finished floor level.
All glazed external doors, including rear doors.
Any additional locations required by the Building Control Approver, warranty provider, contractor, supplier or applicable standards.
Rear door glazing: Rear external doors with glazed panels are to be provided with toughened safety glass as a minimum, or laminated / toughened enhanced security glazing where required by Approved Document Q, the door supplier, Building Control or the warranty provider.
Part Q glazing: Ground floor windows and any other doors or windows falling within the scope of Approved Document Q are to be specified with an enhanced security glazing and hardware package suitable for compliance with Approved Document Q and PAS 24. The glazing specification is to include laminated and / or toughened glass as required by the supplier's certified Part Q arrangement, together with compatible locking, hardware, frame construction and installation requirements.
Part Q confirmation: Part Q compliance is to be confirmed by the contractor and supplier before order. Where Part Q applies, the selected units, ironmongery, glazing and locking systems are to be ordered as a complete compliant package.

Ironmongery and Security:
Window furniture: Window handles and visible furniture are to be satin chrome finish unless otherwise agreed with the client. Final ironmongery type and finish are to be confirmed before order.
Door furniture: Door handles, letter plates, escutcheons, cylinders, thresholds and visible hardware are to be coordinated with the door type and client requirements. Finish to be satin chrome unless otherwise agreed.
Locks: Windows and doors are to include secure locking systems appropriate to their location, opening type, Part Q requirements and manufacturer's tested arrangement.
Entrance door security: Entrance doors are to achieve Approved Document Q / PAS 24 where applicable and include a secure locking arrangement, door viewer / spy hole, door chain or limiter where specified, and a secure letter plate arrangement designed to reduce the risk of manipulation or removal of keys through the opening.
Egress and Opening Requirements
Egress hinges: Egress / easy-clean hinges are to be provided to first-floor habitable room windows where required for means of escape, cleaning access and Building Regulations compliance.
Means of escape: Escape windows are to comply with Approved Document B where relied upon for emergency escape. Unless otherwise agreed with the Building Control Approver, each escape window is to provide an unobstructed clear openable area of not less than 0.33m², with a minimum clear opening width of 450mm and a minimum clear opening height of 450mm. The bottom of the clear openable area is to be not more than 1100mm above finished floor level. Clear opening dimensions are to be measured between the open casement, frame, ironmongery and any other obstruction, not from the structural opening or nominal window size.
Escape window operation: Side-hung casements used for means of escape are to be fitted with suitable egress / easy-clean hinges to allow the casement to open sufficiently to achieve the required clear opening. Opening restrictors, stays or security devices are not to reduce the required escape opening. Where restrictors are required, they are to be readily releasable without the use of a key, unless otherwise agreed with the Building Control Approver.
Escape window confirmation: The contractor and supplier are to provide written confirmation of the actual clear escape opening width, height, area and finished floor to clear opening height for each escape window before manufacture. Any window that does not achieve the required escape dimensions is to be referred to the designer and Building Control Approver before order.
Supplier confirmation: The window supplier's minimum sizes for escape-compliant casement arrangements are to be checked against the project schedule before order. Where any scheduled window does not achieve the required clear opening, this is to be raised with the designer and Building Control Approver before manufacture. Escape compliance is to be based on the final manufactured frame profile, hinge type, casement size, ironmongery and opening geometry.

Paint Finish Specification:
Factory finish basis: Windows and external doors are to be manufacturer primed.
Paint system: Final paint system is to be a high-quality external joinery paint system suitable for factory-primed softwood joinery and compatible with the manufacturer's primer.
Coating build-up: Paint system is to comprise one full undercoat and two full topcoats, or a complete coating system applied in accordance with the paint manufacturer's written recommendations for external timber joinery.
Application: Paint is to be applied to all exposed faces, rebates, edges, glazing bar edges, beads, cill faces and grain and concealed areas vulnerable to moisture. Paint is not to bridge drainage paths, gaskets, ironmongery movement joints or opening clearances.
Window colour: Painted timber windows and window frames are to be finished in RAL 9001 Cream, or equivalent heritage white / traditional off-white colour. Finish to be satin unless otherwise agreed.
Door colour: External entrance door leaves are to be finished in RAL 3004 Purple Red, satin finish. Door frames are to be finished in RAL 9001 Cream to coordinate with the window joinery, unless otherwise shown on the door schedule.
Touching up: Any damage to primer or paint finish during transport, storage, handling or installation is to be made good immediately in accordance with the coating manufacturer's recommendations.
Sample approval: Final window colour, door colour, sheen level and paint system are to be confirmed by sample approval before final order.

Building Regulations Coordination:
Part B, fire safety: First-floor habitable rooms are to be provided with escape-capable side-hung casement windows where required by the approved fire strategy and Building Control comments. Window and door openings are to be coordinated with any external fire spread / unprotected area assessment.
Part B, cavity barriers: Cavity barriers, fire stopping and fire-resisting cavity closures are to be provided around window and door openings, at compartment lines, at party wall junctions and at other required locations. Installation is to follow the manufacturer's tested details and approved fire stopping strategy.
Part C, resistance to moisture: Cavity trays, DPCs, cavity closers and weep holes are to be provided above window and door openings and coordinated with the brickwork, tile hanging, timber frame, breather membrane, VCL, insulation and internal linings.
Part F, ventilation: Background and purge ventilation requirements are to be coordinated with the whole-dwelling ventilation strategy. Where background ventilation is required, this is to be provided by a concealed or alternative compliant method agreed with the Building Control Approver.
Part K, safety glazing: Safety glazing is to be provided to all critical locations in accordance with Approved Document K, BS 6206 or current equivalent, and BS EN 12600.
Part L, conservation of fuel and power: Windows and doors are to be installed to maintain the approved SAP / energy strategy, air permeability target, thermal continuity and airtightness line. The contractor is to provide photographic evidence of thermal continuity and junction treatment around openings as part of the Part L evidence log. Air pressure testing will be required before completion.
Part M, access: Principal entrance doors, level thresholds, level landings and threshold drainage are to comply with the approved Part M strategy and Building Control requirements.
Part Q, security: Doors and windows within the scope of Approved Document Q are to meet the requirements of Approved Document Q and PAS 24, including compatible frames, locking systems, glazing, hardware and installation.
Regulation 7, materials and workmanship: Windows, doors, glazing, ironmongery, fixings, sealants, membranes, cavity barriers, thresholds and finishes are to be suitable for their intended use, properly prepared, correctly installed and fixed in a workmanlike manner.

Drawing and Schedule Notes:
Dimensions: All stated window and door dimensions are structural brickwork / structural opening dimensions unless noted otherwise. Contractor and supplier are to check manufacturing sizes, frame deductions, tolerances and installation clearances before order.
Site verification: All dimensions are to be checked on site by the contractor before manufacture where openings are available. Where site checking is not possible before order, dimensions are to be confirmed from coordinated construction drawings, timber frame drawings, structural opening sizes and supplier manufacturing drawings. No window or door is to be ordered without structural opening confirmation and coordination with the supplier.
Responsibility for checking: The contractor is responsible for checking the window and door schedules, opening sizes, handing, location references, room references, frame depths, cill projections, head details, threshold details, ironmongery, glazing requirements, safety glass, Part Q requirements and finish colours before placing orders.
Coordination with structure: The contractor is to ensure that timber frame openings, brickwork openings, lintels, cavity closers, DPCs, cavity trays, cavity barriers, insulation, tile hanging and internal linings are coordinated with the window and door frame sizes and fixing requirements.
Manufacturing sizes: Manufacturing sizes are to be agreed between the contractor and supplier based on confirmed site dimensions, required tolerances and installation methodology. Allowances are to be made for packing, fixing, perimeter sealing, DPCs, insulation and airtightness tapes.
Handing and opening direction: All handing and opening directions shown on the drawings are to be checked from the outside unless noted otherwise. Contractor and supplier are to confirm handing before manufacture.
Structural support: Windows and doors are non-structural components and are not to support masonry, tile hanging, cladding, roof loads or structural loads. Lintels, support angles, timber frame members, posts, wind posts, structural mullions and other structural framing are to be provided by others where required.
Bay and corner posts: Any bay window, corner window or grouped opening arrangement requiring corner posts, structural mullions, intel support, wind restraint or load transfer is to be reviewed and agreed with the Structural Engineer before manufacture and installation. The contractor is to ensure that structural posts, trimmers, lintels and support members are coordinated with the window frame sizes, opening positions, internal linings, cavity barriers, insulation and external finishes.
Fixings: Fixings are to be stainless steel or corrosion-resistant proprietary fixings suitable for timber frames, exposure conditions and substrate. Fixing centres and methods are to be in accordance with the manufacturer's requirements.
Perimeter sealing: Perimeter joints are to be insulated, sealed and made airtight internally, with external weatherproofing and drainage maintained. Sealants are to be compatible with timber coatings, masonry, DPC materials and movement requirements. Perimeter gaps are to be sealed using a proprietary pre-compressed expanding foam sealing tape, such as CombiSeal or equal approved, together with compatible airtightness tapes / membranes where required.
Airtightness at frames: The internal air barrier is to be dressed, taped and sealed to the window and door frames to provide a continuous airtight seal around the full perimeter of each opening. The air seal is to be continuous at heads, jambs, cills, thresholds, corners and junctions with internal linings. Tapes, membranes, primers and sealants are to be compatible with the timber frame, window frame finish, VCL / air barrier, plasterboard, masonry, DPCs and insulation.
Thermal continuity: Junctions around openings are to maintain Part L thermal continuity and airtightness, with photographic evidence recorded by the contractor for the Part L completion evidence log.
Protection: Windows and doors are to be protected from damage, staining, mortar contamination and excessive moisture during storage, installation and construction. Protective films and coverings are to be removed in accordance with manufacturer recommendations.

Warranty: Manufacturer warranty and guarantee requirements are to be confirmed before order and maintained through correct storage, handling, installation, decoration, ventilation and maintenance. The supplier currently states a 5-year guarantee against manufacturing defects and a 5-year guarantee on gas-filled sealed units. Warranty validity is subject to compliance with the supplier's requirements, including prompt inspection of goods on delivery, reporting damaged or missing items within 48 hours, suitable storage, correct decoration before installation where required, protection from third-party damage, and installation in accordance with the manufacturer's fitting guidance. Bespoke windows and doors are manufactured to the confirmed sizes and specification; the contractor is responsible for checking all dimensions, schedules and supplier drawings before manufacture.

Maintenance: Painted timber joinery requires routine inspection and maintenance. The contractor is to provide maintenance instructions for cleaning, inspection, repainting intervals, hardware adjustment, gasket care and drainage channel inspection.

Completion information: Product data, warranties, maintenance information, glazing specifications, Part Q evidence, safety glazing declarations, installation details and relevant certificates are to be provided to the client and Building Control as part of the completion / O&M information.

Discrepancies: Any discrepancy between the elevations, window and door schedules, detailed sections, supplier information or site conditions is to be reported to the designer before manufacture or installation.

BUILDING SOLUTIONS CONSULTANTS LTD.

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PROJECT: **Ruckford Staff Housing, Hurstpierpoint College**

DRAWING: **Door Elevations (sheet 3 of 3)**

STAGE: **Stage 4** JOB NO.: **719**

DATE: **14/05/2026**

DWG NO.: **AL428** SCALE: **1:10@A1** REVISION: **-** DRAWN: **DB**

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REV.#	DATE	NAME	NOTES

Notes:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants drawings and specifications, together with safety plan requirements.
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