

Fortress Eight Limited  
22 St Peters St.  
Stamford  
PE9 2PF

## **Window Specification**

25nr proposed apartments  
at  
127 Upper Bond St Hinckley LE10 1RT  
for  
Fortress Eight Limited

## **0.0 contents**

**1.0 Background**

**2.0 Proposal**

**3.0 Specification**

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## 1.0 Background

- The property is in a conservation area and is noted as a building of architectural merit in need of renovation. It is not listed. The property had planning approval for conversion into office and residential in 2008. This has since lapsed.
- Fortress Eight entered into dialogue with the Hinckley heritage officer Mr Paul Grundy on the 2 December 2024 to understand potential of using UVPC windows for the property to make its conversion economically viable
- On the basis of this being allowed using an example given of a similar property in Wellingbrough Fortress Eight purchased an option on the property and submitted a planning application on the 25 June 2025.
- From the Heritage Statement

*"It is evident that many of the metal windows are in very poor condition, particularly where they have been blocked up from behind. Windows have been fixed shut with glue or silicone and handles removed. There is extensive rusting and decay particularly along cills and the lower frames of opening lights.*

*The current windows even if replaced like for like would fail building regulation acoustic, thermal and ventilation standards.*

*The development would not be commercially viable if windows are to be replaced like for like.*

*The windows need complete replacement. Repair would cost 100% more, would take circa 20 weeks and work could not be done in situ so openings would require temporary cover.*

*The replacement option would allow additional advantages. Opening lights could be incorporated at a more convenient height and in compliance with existing Building Regulations. Windows could also incorporate double glazing which would improve thermal and acoustic performance and offer greater convenience and thermal resilience to residents over secondary glazed units.*

*The improved thermal qualities of double glazed units would significantly enhance the environmental qualities of the building once occupied. If a suitable system is chosen windows could be locked partly open to provide background ventilation. Providing a congenial residential environment is part of securing the attractiveness of a property to buyers or tenants*

and is thus part of providing a sustainable future for the building.

There is no doubt that the windows are part of the character of the building and where still extant are mostly original.

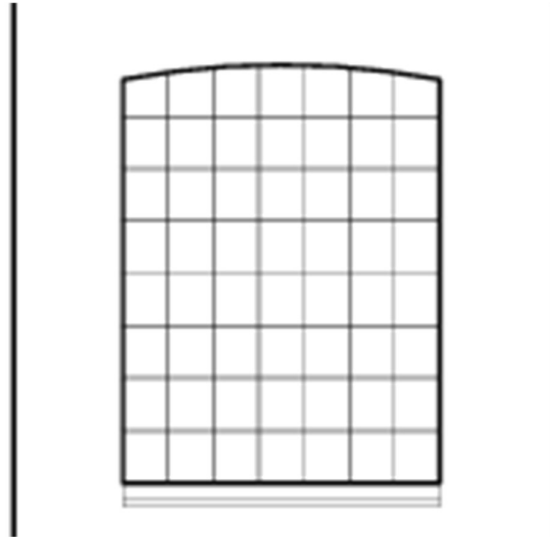
They are also part of an architectural style very extensively developed in the late 19<sup>th</sup> century. However, by that same token, Crittall type metal windows were very commonly used in that period and many now show the same signs of age and decay as the windows in the appraisal property. In other cases such as at City Hall in Leicester and many others illustrated on suppliers' websites, metal windows have been replaced with a result that is not precisely identical but which is nevertheless architecturally successful.

The windows at the appraisal property have a simple glazing pattern using flat and T-section steel bars and offer a challenge in achieving a similar appearance.

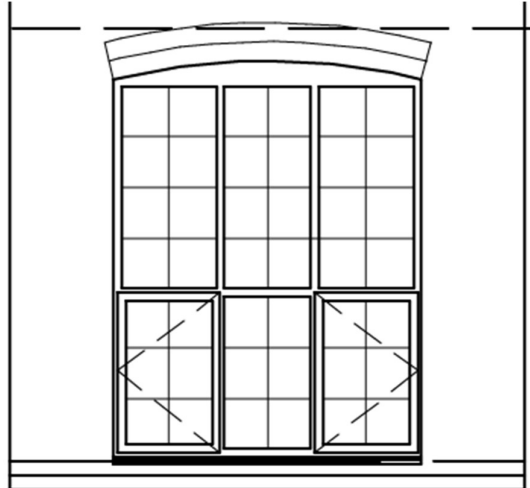
In the case of a statutory listed building the Council has a duty under section 66 of the 1990 Act to have 'special regard to the desirability of preserving the building or its features'. In the case of a building within a conservation area, however, a 'balanced judgement' should be made in the terms of paragraph 197 of the NPPF. This is a much less demanding test and is included in policy rather than law. In this case the condition of the windows, the cost of repair and the potential advantages of replacement tips the balance towards the choice of a carefully designed replacement solution that echoes the style, dimensions, materials and character of the originals and repeats their contribution to the varied street scene of Druid Street and Upper Bond Street."

## 2.0 Proposal

### Existing Windows for the majority of the building



### Proposed Windows



On the ground floor the windows will open outwards (so they can be used as escape windows incase of fire). On the upper floors with windows will open upwards (to reflect the historic way the windows once opened)

### Relevant comparable case study for proposed windows

- 9 Mill Road, Wellingborough, Northamptonshire NN8 1PF. A Non-designated Heritage Asset. This was a Conversion of a former Shoe Factory built at the end of the 19<sup>th</sup> Century into 22 apartments in 2022. This is comparable architecture, comparable windows and shows what we would hope to achieve in Hinckley.



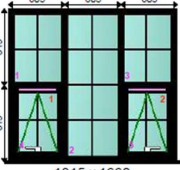
Prior to development



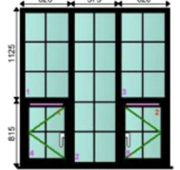
Completed development

### 3.0 Specifications

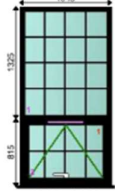
#### Upper Floor Windows along Neals Yard

|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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|  <p>1815 x 1660<br/>2 - 1815 x 1630 (Basic Frame Size)<br/>2 - 1815 x 1660 (O/All Frame Size)<br/>Viewed From OUTSIDE</p> | <p>Window No: 1<br/>Location : elevation 1 94/95<br/>Quantity : 2<br/>Group : Sculpt -Int Casement Foiled on White<br/>Finish : Black Foil On White - RAL8022<br/>Outer Frame : 57mm Outer<br/>C/Ment Sash : 75mm T Sash<br/>C/Ment Handle : White Cranked Handle<br/>C/Ment Hinge : 90 Degree Friction Stays<br/>C/Ment Lock : Bi-Directional Locking<br/>Cill : 85mm Cill<br/>Bead : 28mm Sculptured Bead White<br/>Drainage : Concealed Drainage<br/>Reinforcement : Std Reinforcement</p> | <table border="1"> <tr><td>A1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>A2</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A2</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>A3</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A3</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>B1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B3</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>B3</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B1</td><td>Simon Trickle Vent 5000mm2 Black/White</td><td>2</td></tr> <tr><td>B3</td><td>Simon Trickle Vent 5000mm2 Black/White</td><td>2</td></tr> </table> <p>1815x1660 Window (Style 444) 2<br/>2000mm: 85mm Cill Black Foil On White 2<br/>85 Cill End Caps Black 2<br/>Simon Trickle Vent 5000mm2 Black/White 4<br/>544x754 4/20/4 KS/arg/OF Clr A Rated BLAC 2<br/>653x1586 4/20/4 KS/arg/OF Clr A Rated BLA 2<br/>544x754 4/20/4 KS/arg/OF Clr A Rated BLAC 2<br/>449x699 4/20/4 KS/arg/OF Clr A Rated BLAC 2<br/>449x699 4/20/4 KS/arg/OF Clr A Rated BLAC 2</p> | A1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A1 | CURRENT ENERGY LEVY SURCHARGE | 2 | A2 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A2 | CURRENT ENERGY LEVY SURCHARGE | 2 | A3 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A3 | CURRENT ENERGY LEVY SURCHARGE | 2 | B1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | B1 | CURRENT ENERGY LEVY SURCHARGE | 2 | B3 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | B3 | CURRENT ENERGY LEVY SURCHARGE | 2 | B1 | Simon Trickle Vent 5000mm2 Black/White | 2 | B3 | Simon Trickle Vent 5000mm2 Black/White | 2 |
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| A1                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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| A2                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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| B3                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B1                                                                                                                                                                                                         | Simon Trickle Vent 5000mm2 Black/White                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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#### Ground floor window replacements

|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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|  <p>1815 x 1970<br/>2 - 1815 x 1940 (Basic Frame Size)<br/>2 - 1815 x 1970 (O/All Frame Size)<br/>Viewed From OUTSIDE</p> | <p>Window No: 3<br/>Location : elev 1 97/98<br/>Quantity : 2<br/>Group : Sculpt -Int Casement Foiled on White<br/>Finish : Black Foil On White - RAL8022<br/>Outer Frame : 57mm Outer<br/>C/Ment Sash : 75mm T Sash<br/>C/Ment Handle : White Cranked Handle<br/>C/Ment Hinge : 90 Degree Friction Stays<br/>C/Ment Lock : Bi-Directional Locking<br/>Cill : 85mm Cill<br/>Bead : 28mm Sculptured Bead White<br/>Drainage : Concealed Drainage<br/>Reinforcement : Std Reinforcement</p> | <table border="1"> <tr><td>A1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>A2</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A2</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>A3</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>A3</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>B1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B3</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge</td><td>Space</td></tr> <tr><td>B3</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>2</td></tr> <tr><td>B1</td><td>Simon Trickle Vent 5000mm2 Black/White</td><td>2</td></tr> <tr><td>B3</td><td>Simon Trickle Vent 5000mm2 Black/White</td><td>2</td></tr> </table> <p>1815x1970 Window (Style 87) 2<br/>2000mm: 85mm Cill Black Foil On White 2<br/>85 Cill End Caps Black 2<br/>Simon Trickle Vent 5000mm2 Black/White 4<br/>559x1094 4/20/4 KS/arg/OF Clr A Rated BLA 2<br/>623x1886 4/20/4 KS/arg/OF Clr A Rated BLA 2<br/>559x1094 4/20/4 KS/arg/OF Clr A Rated BLA 2<br/>464x659 4/20/4 KS/arg/OF Clr A Rated BLAC 2<br/>464x659 4/20/4 KS/arg/OF Clr A Rated BLAC 2</p> | A1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A1 | CURRENT ENERGY LEVY SURCHARGE | 2 | A2 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A2 | CURRENT ENERGY LEVY SURCHARGE | 2 | A3 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | A3 | CURRENT ENERGY LEVY SURCHARGE | 2 | B1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | B1 | CURRENT ENERGY LEVY SURCHARGE | 2 | B3 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge | Space | B3 | CURRENT ENERGY LEVY SURCHARGE | 2 | B1 | Simon Trickle Vent 5000mm2 Black/White | 2 | B3 | Simon Trickle Vent 5000mm2 Black/White | 2 |
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| A1                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
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| A2                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| A3                                                                                                                                                                                                         | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge                                                                                                                                                                                                                                                                                                                                                                                                              | Space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| A3                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B1                                                                                                                                                                                                         | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge                                                                                                                                                                                                                                                                                                                                                                                                              | Space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B1                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B3                                                                                                                                                                                                         | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm Black Warm Edge                                                                                                                                                                                                                                                                                                                                                                                                              | Space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B3                                                                                                                                                                                                         | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B1                                                                                                                                                                                                         | Simon Trickle Vent 5000mm2 Black/White                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |
| B3                                                                                                                                                                                                         | Simon Trickle Vent 5000mm2 Black/White                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                                                             |       |    |                               |   |    |                                        |   |    |                                        |   |

#### Windows on Upper bond st.

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------|--|----|-------------------------------|---|----|---------------------------------------------------------------|--|----|-------------------------------|---|----|----------------------------------------|---|
|  <p>1045 x 2170<br/>1 - 1045 x 2140 (Basic Frame Size)<br/>1 - 1045 x 2170 (O/All Frame Size)<br/>Viewed From OUTSIDE</p> | <p>Window No: 10<br/>Location : elev 2 78<br/>Quantity : 1<br/>Group : Sculpt -Int Casement Foiled on White<br/>Finish : Black Foil On White - RAL8022<br/>Outer Frame : 57mm Outer<br/>C/Ment Sash : 75mm T Sash<br/>C/Ment Handle : White Cranked Handle<br/>C/Ment Hinge : 90 Degree Friction Stays<br/>C/Ment Lock : Bi-Directional Locking<br/>Cill : 85mm Cill<br/>Bead : 28mm Sculptured Bead White<br/>Drainage : Concealed Drainage<br/>Reinforcement : Std Reinforcement</p> | <table border="1"> <tr><td>A1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B</td><td></td></tr> <tr><td>A1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>1</td></tr> <tr><td>B1</td><td>4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B</td><td></td></tr> <tr><td>B1</td><td>CURRENT ENERGY LEVY SURCHARGE</td><td>1</td></tr> <tr><td>B1</td><td>Simon Trickle Vent 5000mm2 Black/White</td><td>1</td></tr> </table> <p>1045x2170 Window (Style 7) 1<br/>1200mm: 85mm Cill Black Foil On White 1<br/>85 Cill End Caps Black 1<br/>Simon Trickle Vent 5000mm2 Black/White 1<br/>1016x1294 4/20/4 KS/arg/OF Clr A Rated BL 1<br/>921x659 4/20/4 KS/arg/OF Clr A Rated BLAC 1</p> | A1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B |  | A1 | CURRENT ENERGY LEVY SURCHARGE | 1 | B1 | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B |  | B1 | CURRENT ENERGY LEVY SURCHARGE | 1 | B1 | Simon Trickle Vent 5000mm2 Black/White | 1 |
| A1                                                                                                                                                                                                           | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |
| A1                                                                                                                                                                                                           | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |
| B1                                                                                                                                                                                                           | 4/20/4 KS/arg/OF Clr A Rated BLACK/WHITE Geo. Bar 18mm 20mm B                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |
| B1                                                                                                                                                                                                           | CURRENT ENERGY LEVY SURCHARGE                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |
| B1                                                                                                                                                                                                           | Simon Trickle Vent 5000mm2 Black/White                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |                                                               |  |    |                               |   |    |                                                               |  |    |                               |   |    |                                        |   |

For the window facing Upper Bond St.



The wooden frame to the former managers office will be retained and refurbished and upvc windows installed to same specification as above with the exception that there will be no internal bars and the frame will be white.

Other doors and windows are as specified on the drawings.

#### **4.0 CONCLUSION**

The proposal whilst not perfect provides a solid solution to be able to rejuvenate this property and conserve it for future generations.