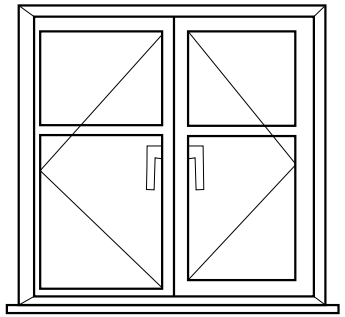
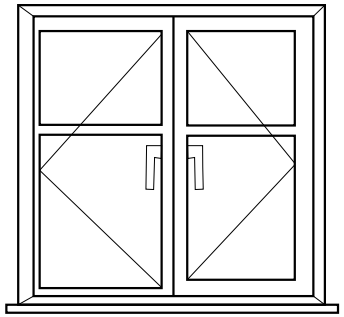
Window 1



1200 x 1200

Window 2

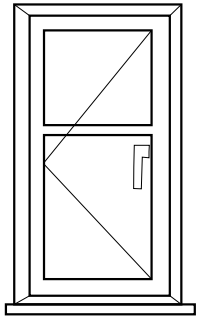


1200 x 1200

W1 and **W2** Second floor windows, will be the same size and style. W1 will have frosted glass as it is a bathroom window.

One pane will be fixed the other opening pane with 'Monkey tail' catch and 'Egress hinge'.

Window 3



600 x 1200

W3 is on the first windows, will be a single pane with ventilation. The ventilation is required as the room houses a combo gas boiler.

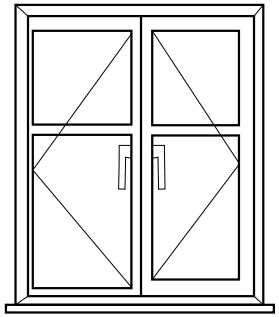
The window will have frosted glass as it is a WC.

It is proposed to replace all the windows at the rear of the property with a consistent style. The proposal is for white **new Optima Flush** casement windows with a horizontal glazing bar..

They will be PVC-U with double glazing and with 24 mm sealed units with draught proofing and trickle vents, which will improve the insulation and energy efficiency of the building.

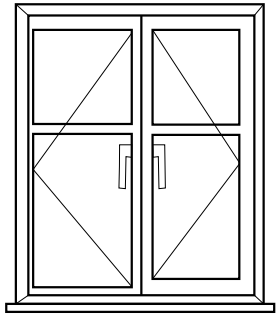
The windows will be at the existing external recesses.

Window 4



1000 x 1200

Window 5



1000 x 1200

W4 and **W5** are located on the first floor in the conservatory. They will have two panes one opening with the same style of fitments as W1 and W2, a 'Monkey tail' catch and 'Egress hinge'.

This is a like for like replacement of the current wooden framed double-glazed windows.



Title: Summary of windows required		Date: September 2023
Size: A3 Scale 1:20	Drawing Number: 8 Version 2	Drawn By: DG Teale



The “New Optima Flush Casement Windows”, with the cross bar they do not look obtrusive in the photographed examples from the sales brochures.
This would be my preferred option based on future maintenance and cost.
The text from the brochure is shown below.
There are a variety of colours, so a wood effect is possible, however as the neighbouring attached property has currently white windows, and the existing windows are white, that is the suggested solution.



New Optima Flush Casement windows A rated high insulation windows which have an exceptional U Value of 1.4 and are constructed using the most up to date glass which helps to reduce both your energy costs and the amount of harmful CO2 released into the atmosphere. Authentic flush casement appearance with a chamfered external finish and a sculptured internal finish this product is ideal for matching older timber flush casements. This system is a 70mm internally beaded extrusion with a multi chambered outer frame and opening sash for superior thermal insulation multi point locking as standard.



Title: New Optima Flush Casement Windows (Option 1)			Date: September 2023
Size: A3 Scale Not to scale	Drawing Number: 9	Version 1	Drawn By: DG Teale