

# Replacement Window and Door Specification

The Court is subject to restrictive covenants intended to ensure that any change in outside appearance shall not be out of character with or detrimental to the value of the Householders Properties in the vicinity.

This specification document is intended to assist residents in replacing their existing windows and doors in either wooden, composite or uPVC materials.

\*This specification will apply only to windows & doors fitted after the date of this notice - November 2016

---

## APPLICABILITY

**THE GOAL IS FOR ALL REPLACEMENT WINDOWS AND DOORS TO BE AS CLOSE A MATCH AS POSSIBLE TO THE WINDOWS AND DOORS BEING REPLACED..**

- Applies to all houses in the Court where restrictive covenants apply.
- Is for the use of the Directors of Winchfield Court Residents Limited, in the process for managing applications for window and door replacement and other building extensions as appropriate;
- Will form the standard for window and door replacement throughout the Winchfield Court Estate;
- Takes effect from the above date.

The existing process for managing applications for exterior building alterations will remain in force.

## CLASSIFICATIONS

1. General
2. Design (for window replacement)
3. Composition and Colour (for window replacement)

### 1. GENERAL

The replacement windows and doors must not change the outward appearance of the *individual house or the Court*. This will therefore require that the replacement UPVC, composite or wooden windows will replicate the size, design, colour and general outward appearance of those windows and doors being replaced.

Each application must provide engineering designs that show dimensions; colour and composition of materials.

### 2. DESIGN - WINDOWS

- 2.1 Front, Side and Rear block standard is no 'horns to upper sashes' and a meeting rail with timber style butt joints if PVCu
- 2.2 Deep bottom rail in lower sash with timber style butt joints if PVCu
- 2.3 The outer frame must be of dimensions (size taken from manufacturer's drawings)
- 2.4 Sliding sashes to have chamfered 'putty line' external appearance (to copy original timber)
- 2.5 Astragal Georgian bars to be 20mm and to have a chamfered 'putty line' external appearance (to copy original timber)

### 3. COMPOSITION AND COLOUR - WINDOWS

- 3.1 The replacement windows may be composed of either wood, or uPVC BS EN12608.
- 3.2 The colour must be White colour ref RAL9003 if either composite or uPVC.
- 3.3 The final finish of the exterior of the window must be smooth finish not textured.
- 3.4 The glass must be clear, uncolored and un-textured (except in the case of bathrooms)

Multi glazing is accepted provided it meets the necessary building regulations at the time of application. Existing requirement is BS 6202-1-2005.