



Our ref: 4019-22

JUSTIFICATION STATEMENT – USING UPVC WINDOWS TO THE REAR OF THE BUILDING

This statement is to give the justification and reasons as to why we have sought permission to replace the existing timber windows (missed matched and some are not in-keeping) to 2 No different styles of quality conservation grade UPVC windows.

Firstly, we would like to point out that applying for UPVC windows in this Grade II Listed Building in this location is solely a one off due to the position of the windows within the building.

PRACTICALITY

The question to ask is it practical to install timber windows when there is very poor access for maintenance? The location for each of the windows at the rear has no access from ground level. To get to the windows from the rear you need to enter the neighbour's property through a small gap onto the flat roof (which is not owned by the client). Once on the flat roof practical access to the first floor windows are only achievable, the second floor windows need to be accessed by a ladder or scaffolding.

HEALTH & SAFETY

Following on from the practicality of installing UPVC windows as opposed to timber, given the very poor access there is a strong argument for the serious health and safety risk. The works will fall under CDM 2015 however once the renovation works are completed and the scaffolding taken down, there will be health and safety issues with regard to repairing and repainting the timber windows every 2 years. There is no safe way to maintain these windows unless access from the neighbour is acquired and full scaffolding is erected.

DETERIORATION

If the windows can not be suitably maintained due to the practical and health and safety risks then there is a credible risk of early deterioration of timber windows. The area which these windows are located does not get enough daylight to dry them out after rain. The area of flat roof and walls are damp and green allowing for algae and moss to grow. If the timber windows are damp and covered in moss due to no maintenance because of health and safety and access issues the timber windows will deteriorate very easily.

DESIGN

The design of the UPVC windows will replicate Georgian and Victorian sliding sash windows with high quality UPVC windows by Roseview Windows with timber features:-

- Rehau slim profile
- Exclusive 35mm meeting rail
- Mechanical joints
- Run-through horn system
- Deep bottom rail
- Flat external putty lines
- Woodgrain features (cream, golden oak, rosewood)
- Bespoke globe claw furniture
- Torsion balances
- A rated thermal efficiency
- Choice of gasket colours
- Flush or projecting cill (225mm)
- Tilt-in sashes for easy cleaning

STREET SCENE

The existing windows can not be seen from the rear elevations unless you are significantly elevated or at elevated distance from the property (so it is not in public view). Also it can be argued a precedent has already been set by the Victorian property to the rear that has been fitted with poor quality windows not in-keeping with the age of the property and in a Conservation Area. See photos to the rear of this document showing the rear elevation and views.

Photo 001 – shows the view from the rear boundary, the red line shows the building that stands behind our building that restricts the view of the rear elevation of 14 Market Place

Photo 002 – shows the view from rear left. You can just see the roof of the latter edition to the property but cannot view the rear of the main building.

Photo 003 – show the view from rear right. The red line shows you the location of the property in relation to the view

Photo 004 – shows the property directly behind 14 Market Place (assumably in the conservation area) with UPVC windows fitted that are not in keeping with the age of the property and are in full public view

Photo 005 – shows an aerial view of 14 Market Place and surrounding area

Photo 006 – shows aerial photo with rough outline of 14 Market Place buildings

Photo 007 - shows aerial photo of 14 Market Place, showing the rear elevation virtually encapsulated by neighbouring buildings

SUSTAINABILITY

This could be argued for either the timber or UPVC variants a lot of UPVC are now recyclable a number of times.

<https://www.eurocell.co.uk/sustainability/pvc-u-a-sustainable-material>

THERMAL INSULTATION

The client undertaking all of the renovations and alterations will take this deserted property into a domestic use on the first and second floors will need to re-roof, insulate all the walls and floors and ceilings to bring it up to current Building Regulations, however by fitting timber windows this will be the least thermal efficient element of the building and then cause condensation.

When this building is fully renovated to current Building Regulations with UPVC windows to the rear it will reduce the tenants heating bills.

CONDENSATION

Thermally inefficient windows often fall victim to condensation. This due to them becoming cold both internally and externally which draws moisture from humid air on the inside. This results in misty windows and can leave water pooling on window cills leading to rot and decay. As these apartments will be rented to the general public, the client will be relying on the tenants to make sure condensation is kept to a minimum by opening the windows to provide adequate ventilation and to clean any wet patches from the condensation. By fitting UPVC windows to the rear this will alleviate most condensation issues and these windows will not rot or decay if condensation happens.

CONCLUSION

With regard to practicality, health and safety, maintenance and deterioration we have proven that fitting UPVC in the location as a one off will help with the upkeep of this building and provide the end user with better quality windows. Please see at the rear of this statement details from Roseview and details of Georgian and Victorian styles to be used.

Photo 001



Photo 002



Photo 003



Photo 004



Photo 005



Photo 006



Photo 007



G R Merchant Ltd
October 2022

Ultimate rose

...quite simply, the most authentic sash window on the market.



Ultimate Rose is—quite simply—the most authentic uPVC sash window available on the market.

Every detail has been designed and engineered to closely resemble the features of a period timber window, while continuing to offer all the benefits of modern materials and manufacturing techniques.

The result is a truly stunning sash window that looks fantastic while being warm, secure and maintenance-free.

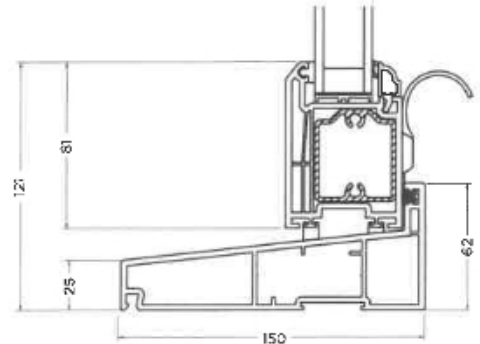
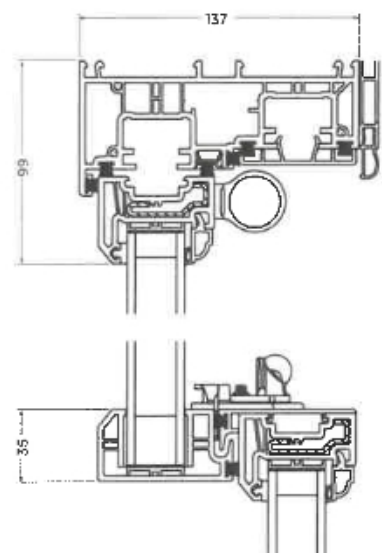
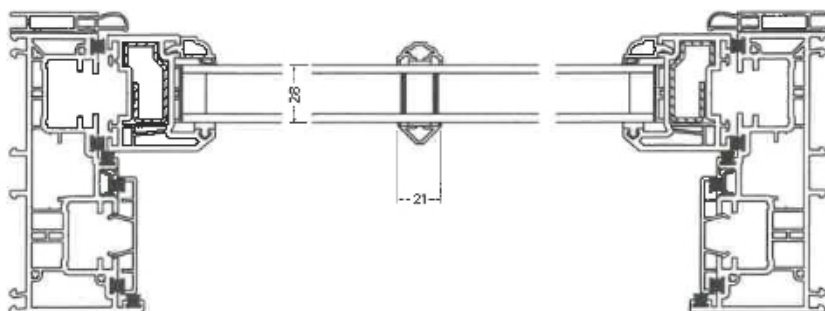
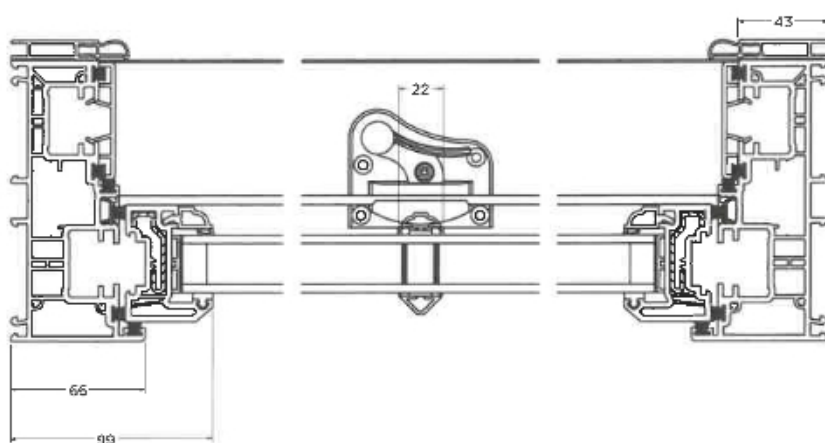
Features & options

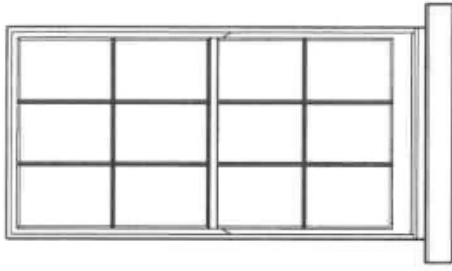
Base profile	Rehau
Woodgrain	Standard
Profile detail	Putty-line bevelled
Run-through horn	Standard
Corner detail	Mechanical
Pollshed welds	Not applicable
Meeting stile	35mm
Deep bottom rail	Standard
Anti-jemmy bar	Not available
85mm slim mullion	Option
A rated energy*	Standard
Secured by Design	Optional extra

** dependant on glass specification*

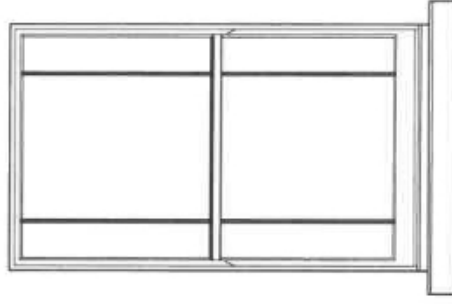
Rose
collection

Ultimate rose

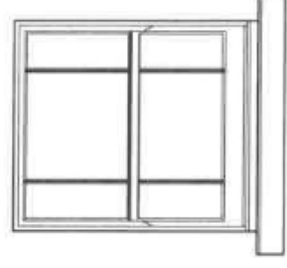





EXAMPLE ELEVATION
WINDOWS 1-4
N.T.S



EXAMPLE ELEVATION
WINDOWS 5-8
N.T.S



EXAMPLE ELEVATION
WINDOWS 9-10
N.T.S