



**Our ref: 3171-17**

### **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 change the sliding sash timber windows to quality conservation grade UPVC sliding sash windows.

The first reason will be the location. The building is positioned along the footpath of High Street and Wharf Street therefore maintenance is harder for timber windows, especially as the building is three-storey. Every 2-3 years scaffolding will have to be erected for maintenance on the timber windows therefore a restriction to the footpath and road for some time.

If the windows cannot 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 and damp conditions. 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. The windows could deteriorate quickly due to the buildings being close to the River Nene.

### **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

## **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 PROPERTIES**

The client undertaking all of the renovations and alterations will take this deserted property into a domestic use on the first and second floors, the building has had a new 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 it will reduce the overall end users 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 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 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. A recent conversion development has been given approval for UPVC standard windows under H18-0463-24 – Bridge Hotel.