

Flat B, 3 Alexandra Road, Reading, RG1 5PE

Door and Window works

Overview:

Flat B is a ground floor flat in the Alexandra Road conservation area; the building is not listed. Single pane glazing and tired and damaged frames need urgent replacement for energy efficiency and security. The timber front door (currently in poor condition with rotting threshold) similarly needs uprating for energy efficiency and security.

Proposals:

The proposals are to replace the existing doors and windows as indicated in a style sympathetic to the existing building and conservation area.

A recent photo showing the existing façade with annotated windows and door proposed for replacement are shown in Figure 1 below. Note, the glazing pattern shown on the lower panes for living room and kitchen window is a temporary film.



Figure 1 Existing building façade showing the windows and door for Flat B proposed for replacement.

Specifications:

Living Room and Kitchen Windows

The living room and kitchen windows will be replaced by Kellys windows who specialize in quality hand made timber windows and heritage windows. These will be double glazed sash windows with the same visual form as existing, with white wooden frames.

See Figure 2 and Figure 3 – Kellys sash window specification.

Hallway Window

Replaced with UPVC plastic (white frame) double glazed frosted windows with trickle vent.

See Figure 4 showing proposed specification from Sommerville.

Bathroom Window (2 options)

Replaced with UPVC plastic (white frame) double glazed frosted window with trickle vent.

Option 1 is to replace with the same window size.

Option 2 (tbc) is to replace with a smaller window, approx. 50 x 60 cm with matching brickwork infill, to allow for internal bathroom re-configuration.

See Figure 5 showing proposed specification from Sommerville.

Front Door

Replaced with energy rated composite door in cottage style in anthracite grey with matching frame and threshold. Black / antique black accessories.

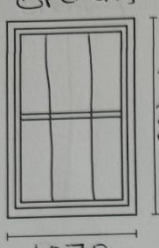
See Figure 6 showing proposed specification from Sommerville.

KELLYS SASH WINDOWS LTD - SURVEY SHEETS

Customer's Name: Bakken Location: Living Room

Sashes Only / Complete Windows / Casement Window / French Door / Back/Front Door

OPEN



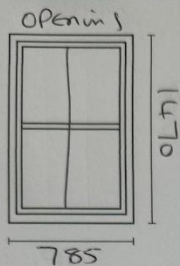
Number off: <u>x1</u>		Glazing Bar: Stick on ~~or~~ <u>Fixed</u>		TOP SASH GLASS		
		Horns: Yes ~~or No~~	Single		Double	☒
Paint finish:	Internal		Tough		Lam	
	External		Frosted		Clear	☒
			Other	<u>4 x 10 x 4</u>		
SASHES		BOX		BOTTOM SASH GLASS		
Meeting Rail	x	Box Section	x	Single		Double ☒
Bottom Rail	<u>100 x 45</u>	Sill	x	Tough	☒	Lam
Side/Top Rail	<u>50 x 45</u>	Architrave	x	Frosted		Clear ☒
Parting Bead	x	Ironmongery		Other	<u>4 x 10 x 4</u>	
Notes:						

Figure 2 Proposed living room window specification.

KELLYS SASH WINDOWS LTD - SURVEY SHEETS

Customer's Name: Blakely Location: Kitchen

Sashes Only / Complete Windows / Casement Window / French Doors / Back/ Front Door



Number off: <u>X 1</u>		Glazing Bar: Stick on or ~~Fixed~~		TOP SASH GLASS	
		Horns: Yes or ~~No~~		Single	Double ☒
Paint finish:	Internal			Tough ☒	Lam
	External			Frosted	Clear ☒
				Other	<u>4 x 10 x 4</u>
SASHES		BOX		BOTTOM SASH GLASS	
Meeting Rail	x	Box Section	x	Single	Double ☒
Bottom Rail	<u>100 x 45</u>	Sill	x	Tough ☒	Lam
Side/Top Rail	<u>50 x 45</u>	Architrave	x	Frosted	Clear ☒
Parting Bead	x	Ironmongery		Other	<u>4 x 10 x 4</u>

Notes:

Figure 3 Proposed kitchen window specification.



Reference: 402-1-v1
Date: 12th Jul 2024
Total Items: 4
Page: 4 of 5

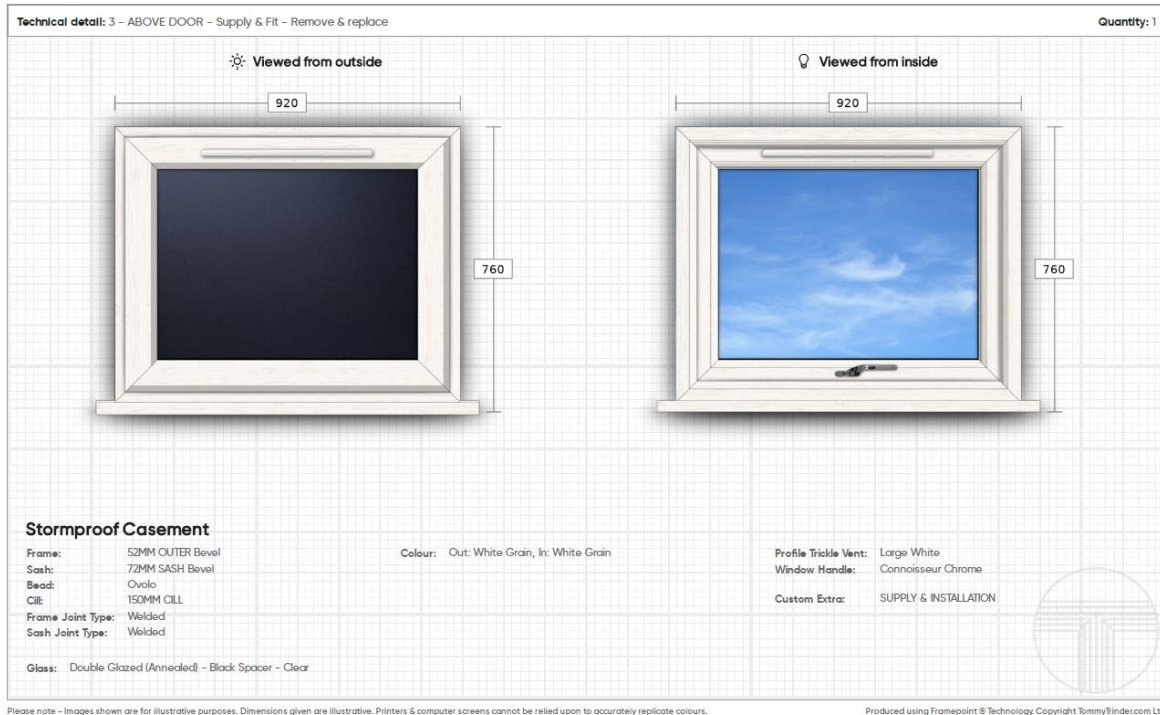


Figure 4 Proposed hallway window specification.



Reference: 402-1-v1
Date: 12th Jul 2024
Total Items: 4
Page: 5 of 5

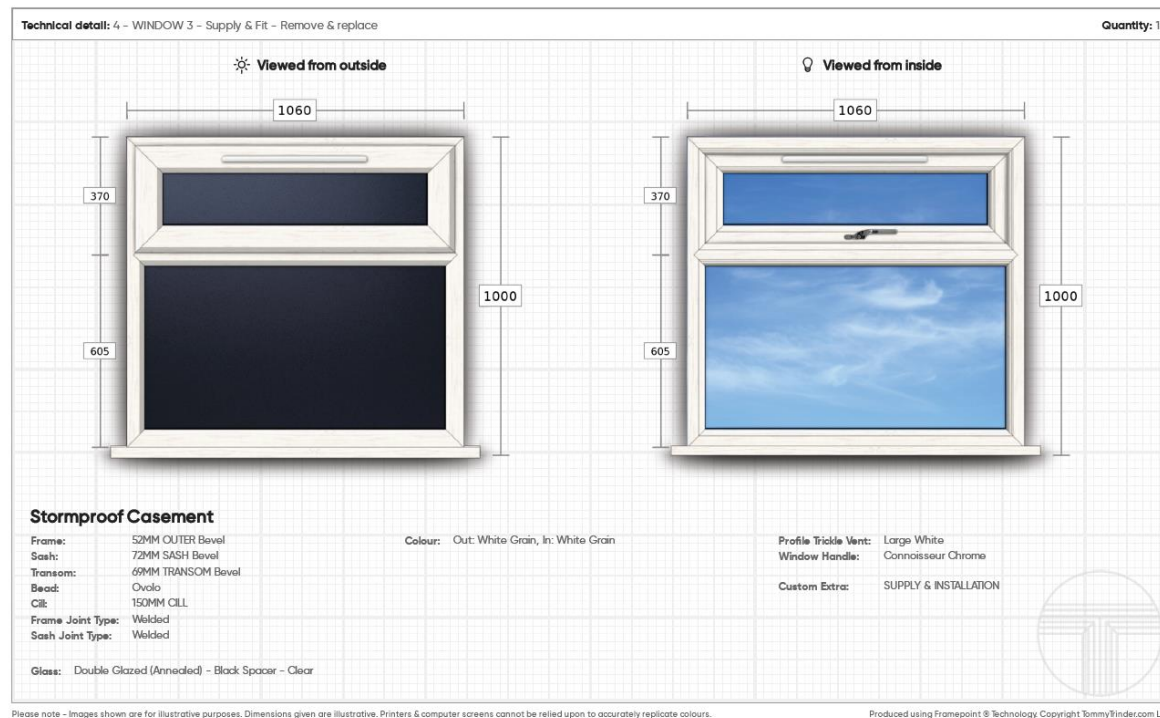


Figure 5 Proposed bathroom window specification.

COMPOSITE DOOR ORDER CONFIRMATION- Supply & Installation

COMPANY NAME:	SOMERVILLE WINDOWS LIMITED	CONTACT:	JORDAN MAKEPEACE		
REFERENCE:	James Blakeley	TEL NO:	0118 9888866		
DOOR STYLE:	Knott	 VIEWED FROM OUTSIDE			
DOOR OPENS:	Open In				
EUROSIZE DOOR:	No				
FRAME TYPE:	72mm Frame				
FRAME COLOUR:	Anthracite Grey/White				
ADD-ON (LEFT):	No Add-On				
ADD-ON (RIGHT):	No Add-On				
ADD-ON (TOP):	No Add-On				
CILL TYPE:	No Cill / Faced Drainage				
CILL COLOUR:	Anthracite Grey/White				
THRESHOLD:	Black Macolex 15FS (Part M*)	HINGED: Hinges on Right WIDTH: 900 HEIGHT: 2100 DOOR WIDTH: 900 DOOR HEIGHT: 2070 DOOR INTERNAL COLOUR: White DOOR EXTERNAL COLOUR: Anthracite Grey PRICE: £1,670.00 Inc. VAT			
DRIP BAR:	Door Colour Match				
DOOR GLASS:	Patterned				
OBSCURE:	Autumn				
SPACER BAR:	Warm Edge				
LOCK:	Guardian5 Lock				
HANDLE:	Lever/Lever				
INTERNAL HANDLE:	N/A				
SPLIT SPINDLE:	No				
CYLINDER:	High Security 5-Key Cylinder Chrome				
CYLINDER GUARD:		Sign: Print: Date:			
HINGE TYPE:	White SFS D2DC Butt Hinges				
HARDWARE COLOUR:	Antique Black				
LETTERPLATE:	Letterplate				
LETTERPLATE POSITION:	Bottom				
KNOCKER:	Urn Spy				
SPYHOLE:	No Spyhole				
SECURITY CHAIN:	No Security Chain				
NUMERAL TYPE:	No Numerals				
NUMERALS:					
EXTRA KEYS:					
		PRICE: £1,670.00 Inc. VAT			

Thank you for your order for the 1no Endurance composite door with the above specification. To proceed with the please confirm the specification is correct by signing the below.

All necessary materials, labour and V.A.T. are included in the above price. Payment terms are 40% deposit with order and the balance due when the installation is complete. Windows come with our own Company guarantee as well as a 10-year insurance Backed guarantee and the completed installation will be registered with FENSA. Our current lead times are approximately 6 - 8 weeks from received date of order. Please see our website for terms & conditions. <http://somervilleglass.co.uk/terms-conditions/>

Figure 6 Proposed front door replacement.