



# **Planning Statement Replacement External Doors & Windows**

**Site Address:  
47 Crediton Hill, London, NW6 1HS**

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Author: MHN



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## 1 Introduction

This Planning Statement has been prepared on behalf of The US Embassy London, in support of the application for planning permission, for the replacement of the existing timber windows and external timber doors of the residential dwelling located at 47 Crediton Hill, London NW6 1HR, with UPVC ones, located in Hampstead`s Conservation Area.



## 2 Scope

### 2.1 Description

#### 2.1.1 The project involves:

2.1.1.1 Replacement of all windows and external doors.

#### 2.1.2 This document is to be read in conjunction with drawings 5 & 6.

## 3 Windows & External Doors

### 3.1 Windows, External Dining Room, Laundry and Front Door.

- 3.1.1 The contractor shall conduct a full measured survey and provide the COR with a window and external door schedule for approval prior to manufacture.
- 3.1.2 The new windows and doors shall fit within the existing openings ensuring that the existing structural framing will not be removed or cut to enlarge existing openings.
- 3.1.3 The contractor shall remove and replace all windows of the property and the external door to the dining room, with new white UPVC units, keeping the sizes and configuration exactly the same as the existing windows and doors.
- 3.1.4 The existing front door and the laundry door to be replaced with a solid 44mm thick ACOYA timber door to match appearance of existing door, which includes the glazed parts of the doors. Doors to be painted white. See drawing number 06.
- 3.1.5 The framework of the new timber front door to be protected by fitting metal London bars reinforcing strips on both hinge and lock sides.
- 3.1.6 The laundry and front doors to be fitted each with three heavy duty hardened steel ball bearing hinge and each with two dog bolts.
- 3.1.7 All bathrooms shall have obscure glazing.
- 3.1.8 Contractor to supply and install new white UPVC windows and external doors to meet the following standards.
  - 3.1.8.1 Secure by design, to meet a high level of security
  - 3.1.8.2 Meet minimum requirements of LPS 1175.
  - 3.1.8.3 Meet minimum requirements of BS7412:2007
  - 3.1.8.4 Weather performance and operational tested to tested to BS6375 and PAS 23/24.
  - 3.1.8.5 Glazing to be in accordance with BS6262.
  - 3.1.8.6 Be certified by the British Board of Agreement (BBA).
  - 3.1.8.7 FENSA Approved and certified.
  - 3.1.8.8 British Fenestration Council (BFRC) Energy Efficiency Rating, minimum rating A.
  - 3.1.8.9 All windows shall fit square into the masons opening.
  - 3.1.8.10 All glazed parts, including for all glazed external doors, to be made up of sealed double glazed units, consisting of 6.8mm laminated Low E glass, 16mm argon filled cavity, 6.8mm laminated Low E glass, **see attached technical information sheet from LINIAR**
  - 3.1.8.11 All doors to be installed with trickle vents.
  - 3.1.8.12 Vertical sash windows shall a keyless operated window restrictor similar to <https://www.mightonproducts.com/products/sash-window-hardware/angel-ventlock>, limiting opening not more than 100mm.

3.1.8.13 Casement windows shall have a keyless window restrictor fitted, and not open more than 100mm.

3.1.8.14 All windows shall have a multi locking systems, that can be operated without a key.

3.1.8.15 The Contractor is to supply & install, Banham locks for all external doors, and supply ten keys, all doors to be keyed alike.

**Timber Front Door** – 1 Banham M2003 cylinder morticed deadbolt + 1 Banham L2000 rim & latch, put back existing letterbox and push handle.

Dining Room UPVC Door – 1 ½ cylinder thumb turn on inside only.

3.1.8.16 **Timber Laundry Room Door** - 2 Banham M2003 cylinder morticed deadbolt + 1 Banham L2000 rim & latch.

3.1.8.17 Include all mechanical fasteners, trims and frame silicone sealant to form a weatherproof seal, including heads of all screws.

3.1.8.18 Provide an insurance backed 10-year guarantee on all materials.

3.1.8.19 Provide 2-year guarantee on labor and repairs.

## 3.2 New Breakfast Room by-folding

**3.2.1** The Contractor shall remove and dispose of the existing timber bi-folding doors in the kitchen and replace with new.

**3.2.2** The Contractor shall conduct a full measured survey and provide the COR with a door schedule for approval prior to manufacture. For location of new door see drawing 5 & 6.

**3.2.3** All glazed parts, including for all glazed external doors, to be made up of sealed double glazed units, consisting of 6.8mm laminated Low E glass, 16mm argon filled cavity, 6.8mm laminated Low E glass, **see attached technical information sheet from LINIAR**

**3.2.4** Contractor to supply and install a new UPVC double glazed bi-folding door, white colour to meet the following standards:

**3.2.5** Meet minimum requirements of BS EN 942:2007 Timber in joinery - general requirements and PAS 23/24.

**3.2.6** Glazing to be in accordance with BS6262.

**3.2.7** Be certified by the British Board of Agreement (BBA).

**3.2.8** FENSA approved and certified.

**3.2.9** British Fenestration Council (BFRC) minimum rating A.

**3.2.10** Bi folding door to comprise of four sliding door panels.

**3.2.11** Door shall have a fixed leaf and moving leaves secured to the head and sill with bolts in polished brass (PB) finish.

**3.2.12** Doors to have a multi-locking system, fixed leaf and moving leaves secured to the head and sill with high security shoot bolts.

**3.2.13** The opening leaf shall have a thumb-turn cylinder internally and no lock operation externally, blank handle externally.

**3.2.14** Doors to be installed with trickle vents.

**3.2.15** Doors to open externally.

**3.2.16** Bottom rail track of bi folding doors to be of anodised aluminium.

**3.2.17** Top & bottom wheels of bi folding doors to be of stainless steel.

**3.2.18** Bi folding doors to stack neatly together once fully opened and have magnets for panels not to creep close once fully opened and stacked.

**3.2.19** Door openings to be measured correctly.

**3.2.20** Ensure DPC below doors is in position and is integral.



- 3.2.21** Openings to be free of dust and dry.
- 3.2.22** Ensure head of frame must be fixed parallel to bottom rail and level.
- 3.2.23** Door set shall fit square into the masons opening.
- 3.2.24** Include all mechanical fasteners, trims and frame silicone sealant to form a weatherproof seal below sill, vertically and below jamb at sill level including all heads of all screws.
- 3.2.25** Provide an insurance backed 10-year guarantee on all materials.
- 3.2.26** Provide 2-year guarantee on labour and repairs.
- 3.2.27** The contractor shall make good to any damage caused to external brickwork, stucco and internal plaster works and flooring.
- 3.2.28** The contractor shall make good to any damage caused to external brickwork, stucco and internal finishes.
- 3.2.29** Contractor to remove and cart away the existing windows & doors.

## **4 Deep Cleaning**

- 4.1** The contractor shall employ a cleaning company and complete a full deep clean of all areas and surfaces, including all external areas.
- 4.2** Clean window internally and externally, including roof lights, skylights, and fan lights.
- 4.3** Remove all manufacturers labels and stickers.

