SPECIFICATION: REPLACEMENT DOUBLE-GLAZED TIMBER WINDOWS

Project: 65 King Street, Belper.
Specification: Replacement timber windows
Location: 65 King Street, Belper. Derbyshire.

1. General requirements

Provide and install new purpose-made double-glazed timber windows to replace existing windows. Windows shall match the dimensions, opening arrangements, sightlines, glazing bar profiles and general appearance indicated on the architectural drawings.

The contractor shall site-measure all openings before manufacture and verify that the proposed frames can be installed without damage to the existing building fabric. All dimensions shall be checked on site.

2. Timber windows and installation

- Windows shall be manufactured from high-quality, durable timber suitable for external joinery, such as engineered redwood, Accoya or an approved equivalent.
- Timber shall be straight, stable, free from significant defects and suitably treated or specified for external exposure.
- Frames, sashes, glazing bars and mouldings shall be manufactured to the profiles and dimensions shown on the drawings.
- Provide effective weather seals, draught-proofing, suitable drainage and ventilation provisions, and corrosion-resistant ironmongery.
- Seal the perimeter between frames and the building fabric using suitable airtight and weather-resistant materials. Provide insulated perimeter gaps and cavity closers where required.
- Make good all disturbed internal and external finishes upon completion.

3. Paint specification

All external timber shall receive a complete, proprietary microporous exterior paint system suitable for the selected timber and exposure conditions.

The system shall comprise:

1. **Preparation:** Timber shall be clean, dry and suitably prepared. Ease sharp edges and remove dust, resin deposits and other contaminants.

2. **Preservative treatment:** Apply a compatible timber preservative to untreated timber where required by the timber supplier and coating manufacturer. Treat cut ends and concealed surfaces as appropriate.
3. **Primer:** Apply one coat of the manufacturer's recommended exterior wood primer, ensuring full coverage of end grain and rebates.
4. **Undercoat:** Apply one coat of compatible exterior undercoat.
5. **Finish:** Apply two coats of high-quality exterior microporous paint in the colour specified by the architect.

Apply coatings in accordance with the manufacturer's instructions, including recommended drying times, coverage rates and application conditions. Coat accessible concealed surfaces and glazing rebates before assembly or glazing where appropriate.

Internal timber surfaces shall receive a compatible interior wood finish or paint system, as specified by the architect.

4. Double-glazed units

Provide factory-manufactured, hermetically sealed insulating glass units (IGUs), incorporating:

- Low-emissivity glass to the appropriate face of the unit.
- Argon-filled cavity, or an equivalent approved insulating gas.
- Warm-edge spacer bars to reduce thermal bridging and condensation risk.
- Durable perimeter seals suitable for the expected service conditions.
- Glass thickness and pane configuration appropriate to the dimensions, wind loads and safety requirements of each window.

5. Safety glazing at low level

All glazing in critical locations shall comply with Approved Document K of the Building Regulations and the relevant provisions of BS 6262.

Provide safety glass, either toughened or laminated, in the following critical locations as applicable:

- Glazing within 800 mm of finished floor level.
- Glazing within 300 mm horizontally of a door, where the glazing is below 1,500 mm above finished floor level.
- Glazing in doors and associated critical locations, as required by the regulations.

Safety glass shall be permanently marked and certified to the relevant product standard. Glass selection shall provide the required impact resistance and safe breakage characteristics.

Where a window forms part of a guarding arrangement or protects against a fall, the glazing and window assembly shall also satisfy the applicable requirements for barrier loading and protection against falling.