Specification for Timber-Framed Roof Window on Grade II Listed Building

Project: Planning consent on the repair and replacement of Roof windows works
Location: 44 Portland Street, Manchester, M1 4GS
Client: NW Groups Ltd.
Date: 11/09/2024

1. Scope of Work

The installation of timber-framed roof window on a Grade II listed building. The proposed work will comply with all relevant building regulations, planning permissions, and conservation requirements to preserve the historic character of the property.

2. Design and Appearance

- **Window Type:** Traditional conservation timber framed roof window, designed to match the existing period and style of the building.
- **Frame Material:** High-quality, sustainably sourced timber.
- **Finish:** The timber should be treated with a breathable, micro-porous paint or stain in a colour that matches or complements existing woodwork.
- **Glazing:** 6mm thickness clear toughened glass double panel for safety and clarify units with slim profiles, utilizing heritage glazing techniques where applicable.

3. Dimensions, specification and methods

- **Sizes:** Like to like replacement to the existing Skylight / windows (5 numbers) and to re-glaze of all panels on the existing skylight (2 number, total 12 panels) as approved by the Conservation Officer and Planner and as marked on the drawing.
- **Specification and method for glass replacement**
    1. Glass to be remove by hand tools by chiselling away the glazing putty by hand to avoid to damage existing frame; careful remove glass by hand with protective gloves and remove off site. (completed)
    2. Aperture to be measured and glass to replaced with 4mm clear glass to match the existing panels.
    3. Prepare the surface around the window with mild soap solution to remove any dirt, grime or residue which may interfere with glazing putty.
    4. Install the glazing utilising the glazing putty by hand and a putty knife. Place the putty in and using putty knife smooth off to create a smooth and uniformed surface.
    5. Apply decoration to the putty surface after putty completely dry and in accordance with the manufacturers guidance.

4. Location and Installation

- **Positioning:** The replaced windows and glass panels will be positioned as the existing slots.
- **Flashing:** Lead flashing to be used, set into the roof to ensure weather-tightness, in compliance with Lead Sheet Association guidelines.
- **Roof Integration:** Roof slates to be carefully removed, stored, and reused around the window to maintain the roof's historic character.

5. Conservation and Compliance

- **Planning Officer Permission:** All work to be conducted under approved planning permission specific to the building.
- **Conservation Officer Approval:** All materials and methods must be approved by the local conservation officer prior to commencement. Any deviation from the approved specifications will inform and request written approval.

6. Performance Standards

- **Thermal Performance:** The windows should achieve a U-value (2.6W/(m2,K) in line with the current building regulations, balancing energy efficiency with the need to preserve historic fabric.
- **Ventilation:** Consideration have been given to ensure that the window provides adequate ventilation while maintaining the aesthetic and structural integrity of the roof.

7. Sustainability

- **Timber Sourcing:** All timber used must be from FSC or PEFC certified sources to ensure sustainability.
- **Waste Management:** Waste materials from the installation process should be disposed of responsibly, with opportunities for recycling maximized.

8. Health and Safety

- All work must comply with relevant health and safety regulations, including working at height.
- All the contractors and site operatives are suitable qualified to carry out such works.
- All site operative should be provided with all the risk and methods for the works prior to start on site.
- All roof windows works should be carrying out with the approved scaffolding erected and presented.
- Appropriate PPE must be worn at all times, and all tools and materials must be handled safely and securely.

9. Maintenance

- **Long-Term Care:** The window should be maintained with periodic re-painting or re-staining, as necessary. Regular inspections should be scheduled to ensure that the window remains weather-tight and structurally sound.