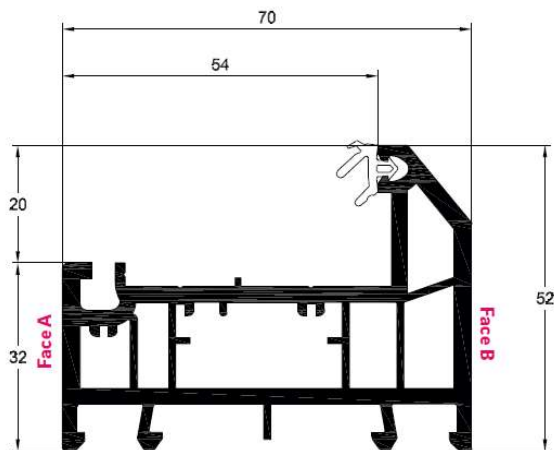


63-65 Upper Chorlton Road

Condition Discharge Application

Condition 23 – Windows

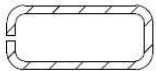
The product proposed for use is from the Rehau Total to range – a triple glazed UPVC window frame with grey (RAL 7016) exterior and white interior. This is produced with three different frame widths – 72mm (standard), 62mm and 52mm. We are proposing to use the 52mm frame width for the fixed outer frame in this instance, and a typical sample has been delivered to site to demonstrate this – see photo and profile section below. A brochure for the Total range is also included with the application.



Slim Outer Frame 52mm
White Art. No. 546816
Laminated Profile (White Base) Art. No. 586816
Laminated Profile (Coloured Base) Art. No. 586815

	216391	318555
	1.5mm	1mm
lx	0.61	0.46
ly	0.17	0.13

216391 - 25 x 11
318555 - 25 x 11



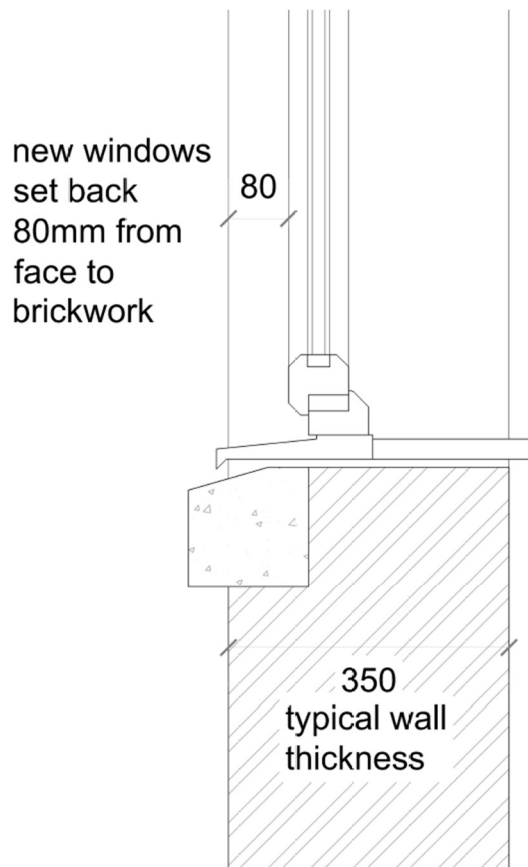
In order to ensure that the proposed product is suitable for use in a Conservation Area location we have undertaken a comparison with windows installed in a recently approved scheme at 59 Upper Chorlton Road (124976/FO/2019). Measurements of the frame where accessible, and comparison with known brick dimensions (65mm wide), suggest that a 72mm frame has been used at that project.



We are unsure whether the above development uses double or triple glazed units, however for the current application triple glazed units are required to meet the approved energy statement. This places further restrictions on the depth of frame that can be used. This means that the opening lights of the windows will be obliged to use the 72mm frame. A letter from our suppliers to explain this is included with the application.

We would also note that the requirement to use insulated plasterboard on window reveals to prevent cold bridging means that a certain minimum window profile is required internally. For all the above reasons we have established that a 52mm frame is the minimum width that we can use in this instance.

To ensure that the overall appearance of the completed development is in keeping with the wider area, we are proposing that the windows be set 80mm back in the opening – as shown on the detail below.



Upper Chorlton Road - typical window setting out detail

Windows generally to be
Rehau Total 70 upvc
windows with chamfered
section

Full window details
submitted as part of
discharge of condition 4