

Methodology

Window Replacement

Kings House

Application information:

Planning Info:

Application No	CDN/22/0782
Description	Discharge of planning conditions 3 (windows) and 4 a (roof lights) attached to planning permission 133409/FO/2022
Location	40 King Street West, Manchester, M3 2WY

Document Info:

Prepared by	Bruntwood (Client)
Element of work	Replacement of existing timber windows with new
Date	November 2022

Ref.	Item
1.0	Workmanship
1.01	The contractor shall make every site operative under his (direct or indirect) employment working on this project aware of the standard of workmanship expected.
2.0	General
2.01	Extent of replacement - replacement is limited to 40 King Street West side of the property. Refer to window schedules and elevation drawings.
2.02	Specification - refer to specification and product information previously submitted.
2.03	Removal of existing windows:
2.04	Existing windows will be removed without damage to the existing apertures.
2.05	Sash / glazed units will be removed from the frames in whole sections as far as possible separate from the main window frames.
2.06	Existing fixings to frames are visible and accessible internally following removal of internal plaster finishes.
2.07	As far as possible frames will be removed in whole sections by cutting or removing the existing internal fixings.
2.08	Where frames cannot be removed in whole sections they will be cut into sections which can be removed. Where using power tools, cuts will be made c.70/80% of the way through the frame with the final part of the cut made with hand tools to reduce the risk of damage to the apertures.
2.09	Openings / apertures to be cleared of all debris and redundant fixings etc. following removal of frames.
3.0	Installation of new windows:
3.01	Replacement windows will be individually made to match existing apertures removing the need for blanking and cloaking pieces externally.
3.02	The units will be offered up to each aperture and positioned correction before fixing.
3.03	All windows will be fixed via metal straps at top and bottom as a minimum. Some of the larger windows may have additional fixings depending on weight.
3.04	Windows will be fully sealed to the external perimeter. Sealant will be a colour matched mastic/silicone. Incl. adequate priming/preparation to the apertures.
4.0	Phasing / Delivery
4.01	Replacement of windows will follow a phased delivery keeping as much of the building watertight as possible all times. Windows will be removed floor by floor and only being removed when the replacement windows are on-site and ready to be installed.
4.02	The window element of work will utilise a full building scaffold. Meaning operatives will have full access to both internal and external areas of work.