

**TIMBER BI-FOLDING DOOR SPECIFICATION**

**General Description**

The bi-folding doors shall be crafted from high-quality hardwood, suitable for use in a Grade II listed building, and in accordance with heritage preservation guidelines. The design shall be simple and traditional, in keeping with the character of the Duke of York building, with minimal detailing to ensure seamless integration with the historical aesthetic.

**Materials**

Timber: Sustainably sourced hardwood suitable for exterior use and capable of withstanding weathering while maintaining a refined appearance.

Finish: The timber shall be primed and painted/stained in white to match the existing and other proposed windows and doors. Paint/stain must provide long-term durability and protection.

**Design Features**

Panel Configuration:

The door shall consist of evenly divided panels, with a maximum of four bi-fold leaves, ensuring smooth folding and unobstructed access.

**Glazing:**

Double glazing with slimline profiles to minimize visual impact. Glass to be clear or lightly frosted as specified, compliant with building conservation requirements.

**Profiles and Mouldings:**

Profiles shall be kept simple and traditional, with no excessive embellishments. Edge details to include subtle chamfers in keeping with historic styles.

**Hardware:**

All hinges, handles, and locks to be concealed or of a traditional design and finished blackened steel. Multipoint locking system with a heritage-friendly appearance.

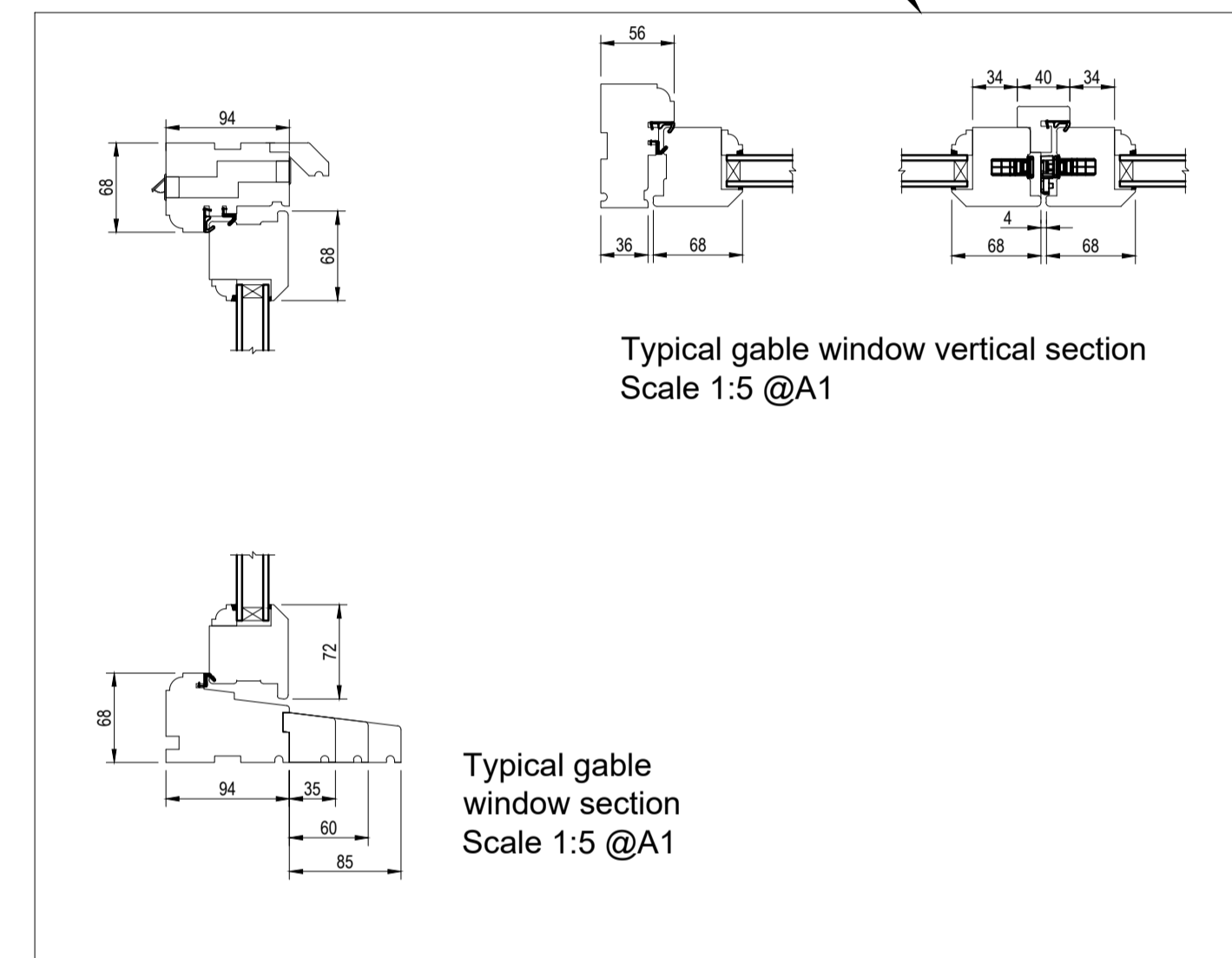


Proposed Rear Elevation  
Scale 1:100 @A1



Double glazed timber - fixed units painted white to match existing windows

Proposed Side Elevation  
Scale 1:100 @A1



**WINDOW SPECIFICATION:**

Timber Window Specification for New and Existing Windows in Duke of York - Grade II Listed Building

**General Requirements**

- All works shall comply with the relevant building regulations and conservation requirements for Grade II listed buildings.
- The design, materials, and finishes shall be sympathetic to the historical and architectural character of the building.
- Work shall be carried out by experienced craftsmen skilled in traditional timber window construction and restoration techniques.

**New Windows**

- Type: Traditional timber sash windows.
- Material: High-quality, sustainably sourced timber (e.g., hardwood or a suitable softwood treated for durability).
- Design: Double-hung sash windows with slim-profile double-glazed units. Glazing bars, proportions, and details to match the style of existing historic windows. Horns and sash details to replicate traditional features where applicable.
- Glass: Slim-profile double-glazed units with a maximum total thickness of 12mm, incorporating low-E glass. Spacers shall be heritage-style (e.g., white or black to match existing glazing).
- Finish: Painted in a heritage color (specific shade to be agreed with the conservation officer). Paint shall be microporous to allow the timber to breathe and to enhance durability.
- Ironmongery: Traditional style sash lifts, cords, and weights or balances where necessary. Locks to be in a finish that complements the heritage aesthetic.
- Installation: Frames shall be installed with traditional methods, ensuring minimal disturbance to surrounding masonry or finishes.

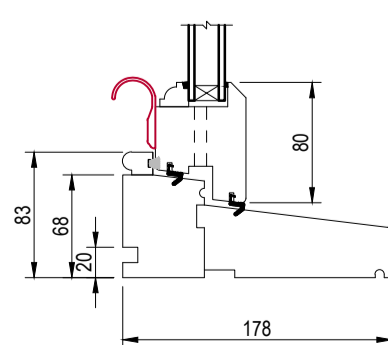
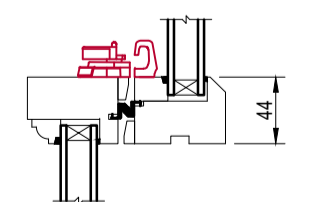
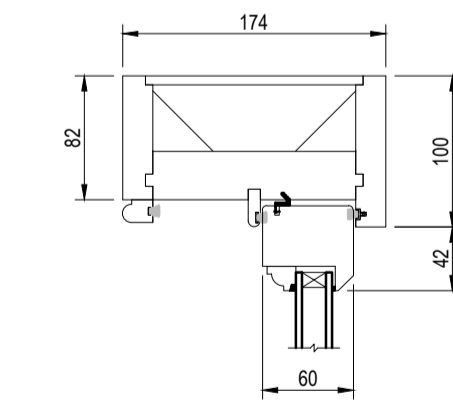
**Existing Windows**

- Repair and Restoration: Existing timber windows shall be repaired where possible to preserve the original fabric of the building. Works may include: Reglazing with single glass panes where damaged. Repairs to timber components (sashes, frames, and cills) using spliced timber or resin as necessary. Overhauling of sash mechanisms, including replacement of sash cords, pulleys, and weights. Weatherstripping to improve draught-proofing where feasible and appropriate.
- Replacement (if Necessary): Any replacement windows must exactly replicate the existing in terms of: Style, dimensions, and proportions. Glazing (single glazing only). Glazing bars, horns, and other detailing. The new windows shall use high-quality, sustainably sourced timber.
- Finish: All existing and replacement windows shall be painted in a heritage color (specific shade to be agreed with the conservation officer). Paint shall be microporous to enhance durability and appearance.

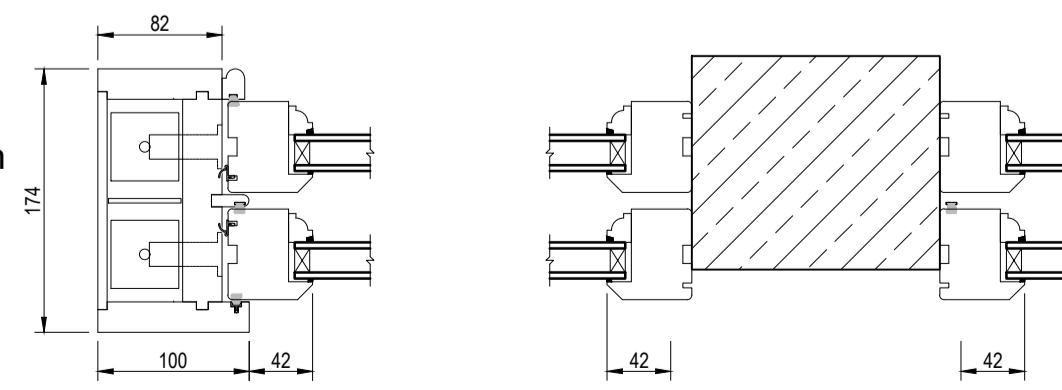
**Additional Considerations**  
Conservation Oversight: All specifications and works to be reviewed and approved by the local authority's conservation officer before commencement.  
Ventilation: Ensure adequate ventilation without compromising the heritage character of the windows (e.g., discreet trickle vents where acceptable).  
Workmanship: All joints, glazing, and finishes shall be carried out to the highest standard to ensure longevity and aesthetic compatibility with the listed building.



Proposed Front Elevation  
Scale 1:100 @A1



Typical sash window section  
Scale 1:5 @A1



Typical sash window vertical section  
Scale 1:5 @A1

**FRONT DOOR SPECIFICATION:**

Replacement Front Door Specification

Material:

High-quality, sustainably sourced hardwood.

Timber shall be treated to resist rot, decay, and insect infestation.

Design:

The door shall replicate the original in style, size, and detailing, including: Panel configuration, molding profiles, and raised/rebated features. Any existing decorative features, such as beading or carving, shall be reproduced. Proportions shall align with the historical character of the Grade II listed building.

Finish:

Painted in a dark grey heritage color, as agreed with the local conservation officer (specific shade to be confirmed). Paint shall be microporous to allow the timber to breathe while providing weather resistance. The finish shall be smooth and consistent, with no visible brush marks.

All door furniture (e.g., handles, letterbox, door knocker) shall be of traditional design and in keeping with the building's historic character. Materials will be black iron, or other heritage-appropriate finishes.

Frame:

The door frame shall be hardwood, matching the door in material and finish. Frame profiles and moldings shall replicate the existing or be designed in keeping with the original aesthetic.

Threshold:

A hardwood threshold shall be included, designed to match the historical detailing. Weatherproofing shall be incorporated discreetly to maintain the aesthetic integrity.

Installation:

The door shall be installed using traditional joinery methods, ensuring minimal disturbance to the surrounding masonry and finishes. Any necessary repairs to the existing door surround or architrave shall be carried out using matching materials and methods. Additional Considerations: Conservation Oversight: All specifications, finishes, and details must be approved by the local conservation officer. Weatherproofing: The door must be fitted with concealed weather seals to improve thermal performance without compromising the heritage appearance. Workmanship: All work shall be carried out to the highest standard by craftsmen experienced in heritage and listed building projects.

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All work and materials to be approved by the District Authority Planning & Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings, if in doubt ask.

The designer is in no way liable for work undertaken prior to full Planning Consent and/or Building Regulations Approval

**Title:** The Duke of York, Brow Top, Grindleton, BB7 4QR

**Window and door specification drawing to discharge condition 4 from Planning Consent 3/2024/0439 and condition 4 on Listed Building Consent 3/2024/0440**



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Project No: Stans/01- Dwg 02

Drawn: DP

Client: Simon Stansfield

Date: 10/01/24

Scale: 1:100 @A1 unless otherwise stated