

REAR ELEVATION

Scale: 1:100@A2



WINDOW SPECIFICATION:

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

General Requirements

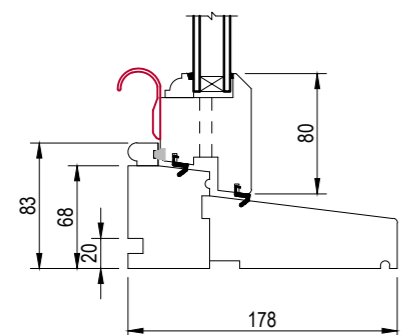
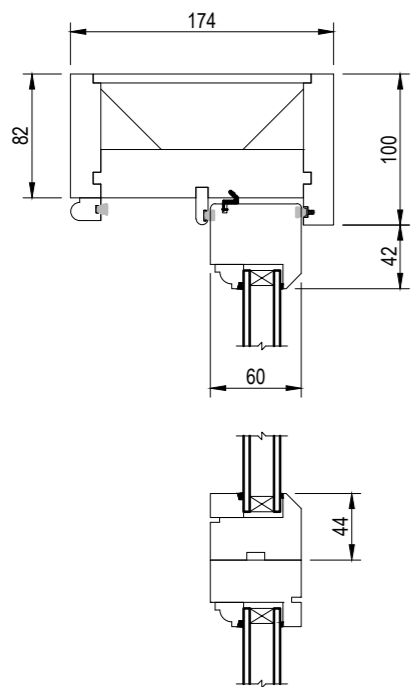
- All works shall comply with the relevant building regulations and conservation requirements for Grade II listed buildings.
- The design, materials, and finishes shall be sympathetic to the historical and architectural character of the building.
- Work shall be carried out by experienced craftsmen skilled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

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.

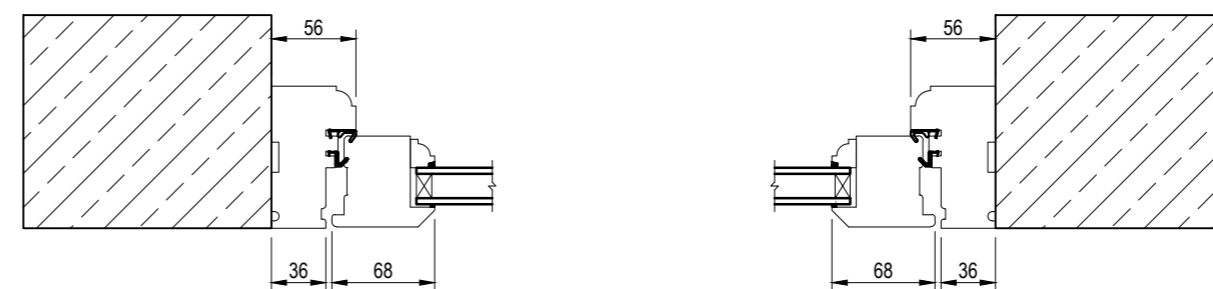


WINDOW SECTION

Scale: 1:5@A2

WINDOW PLAN SECTION

Scale: 1:5@A2



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: Duke of York Inn,
Grindleton Brow,
Grindleton,
BB7 4QR.

Discharge of condition 5 from consent
3/2025/0745



BUILDING ELEMENTS LTD
Town Planning and Architecture

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Project No: Stans/04- Dwg 03

Drawn: DP

Client: Simon Stansfield

Date: 04/03/26

Scale: 1:100@A2
unless otherwise stated