Smithawe Farm, Nowhurst Lane, Broadbridge Heath RH12 3PJ,

Summary of current fenestration to support replacement: -

Modern timber frame windows with timber or steel frame openers. All plain & leaded light windows contain 3mm float glass dating to approx. mid-1970's.

The rear flat roof addition contains timber only windows without leaded lights, which was built mid/late 1960's. The dpc is visible, tumbled sandstone blocks used for facing with machine-made wall hung tiles.

Taking into consideration that we know Pilkington invented float glass around 1960, that the rear addition has a different fenestration style to the remainder of the property and that, in 1980 English Heritage described the windows in its listing summary as having 'Modern casement windows'.

Then, it would not be unreasonable to conclude that the metal frame casements & leaded lights are quite modern and were added after the rear elevation of the 1960's and before the property being listed in 1980. Thus dating the steel frame & timber windows somewhere in 1970's. To further support this timeframe, the 1960's rear elevation windows have not been updated to match the remainder of the property, presumably because they were not very old at the time of installing new windows to the remainder of the property.

- Rear flat roof addition dates to mid/late 1960's and contains timber windows with 3mm float glass.
- 2 x large lounge windows and 1 x French door are softwood timber. Leaded lights are 3mm float glass.
- Front, East & West elevations contain softwood timber windows and steel frame openers. All leaded lights are made up of 3mm float glass.
- During a recent repair of a steel frame opener, it was noted that there was very little paint buildup, possibly no more than one or two repaints since installation.

Front



East



Rear



West/rear



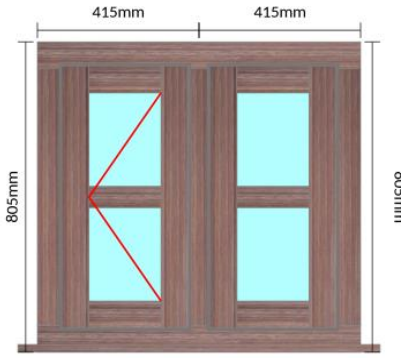
West



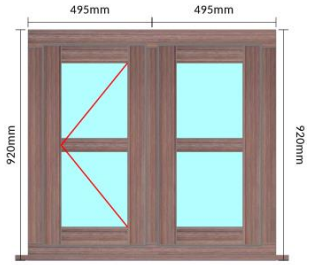
Replacement window designs



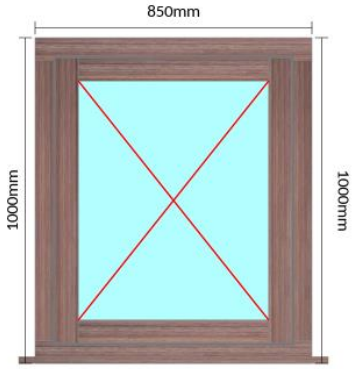
D1 (Utility) Pattern 20 French Doors - Frame Size 1230mm x 1980mm, (Actual door leaf 1130mm x 1890mm), Material: sapele, Finish: white primed, 70mm Projecting Cill, Opening Out, Leading door Right (as viewed from outside), Black gasket and Black heritage furniture, 14mm Clear Toughened D/G units with Bronze spacer bars.



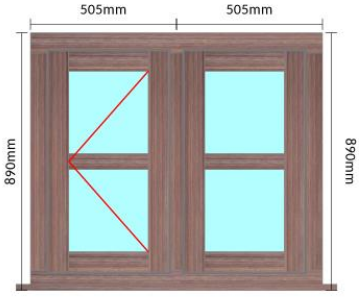
W1 (Loft East) 830w x 805h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 4 paned window.



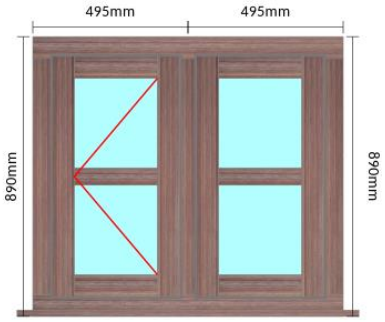
W2 (Main Bathroom) - 990w x 920h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 4 paned window. (weight: 30kg)



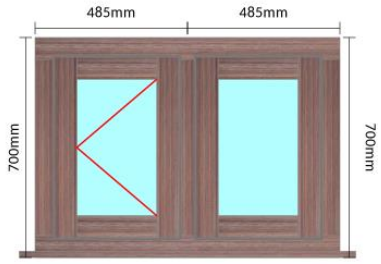
W3 (Landing) - 850w x 1000h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket, 14mm Clear D/G unis with Bronze spacer bars. (weight: 30kg)



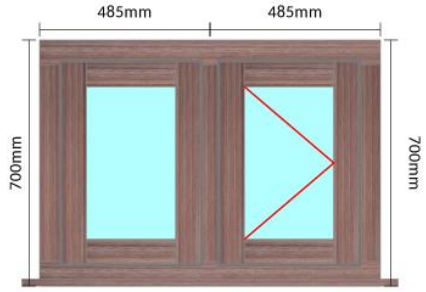
W4 (Cloakroom) - 1010w x 890h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 4 paned window. (weight: 29kg)



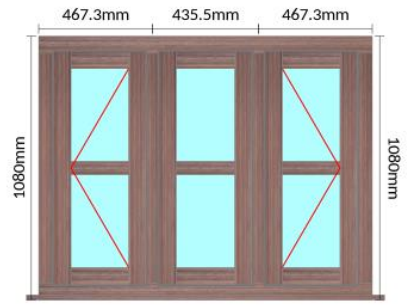
W5 (Kitchen West) - 990w x 890h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timer bars in each section creating a 4 paned window. **Part Q Ironmongery** (weight: 29kg)



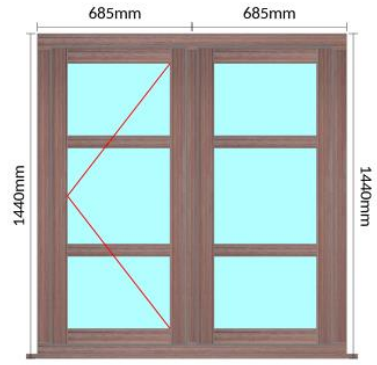
W6 (Snug West) - 970w x 700h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars. (weight: 28kg)



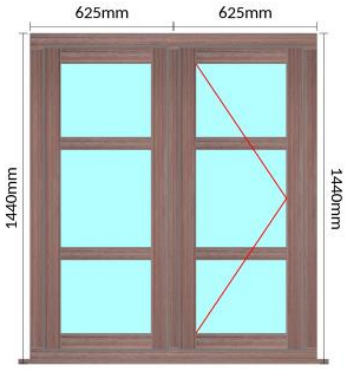
W7 (Snug West) - 970w x 700h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars. (weight: 28kg)



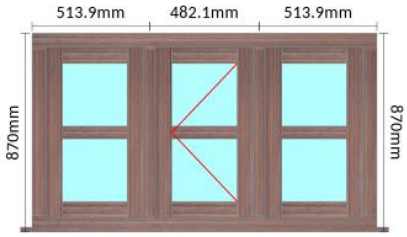
W8 (Snug Front) - 1370w x 1080h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 43kg)



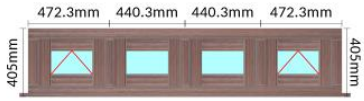
W9 (Lounge Left) - 1370w x 1440h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 2x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 45kg)



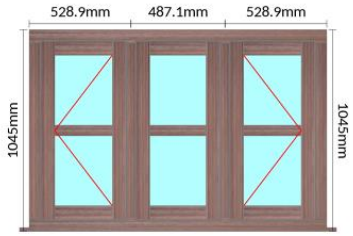
W10 (Lounge Right) - 1250w x 1440h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 2x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 43kg)



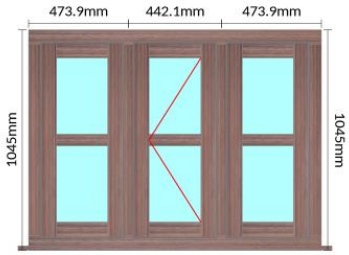
W11 (Rear Bedroom) - 1510w x 870h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 40kg)



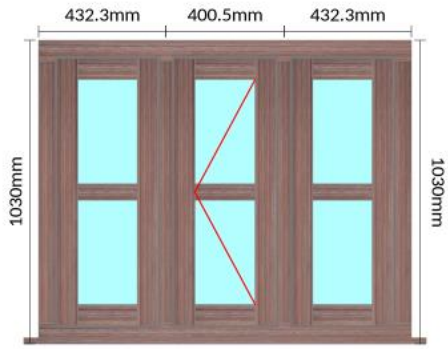
W12 (Master Side) - 1825w x 405h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars. (weight: 34kg)



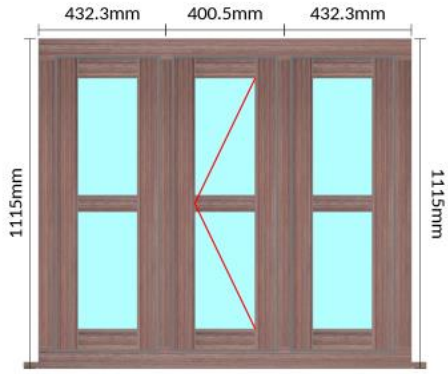
W13 (Master Front) - 1545w x 1045h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 45kg)



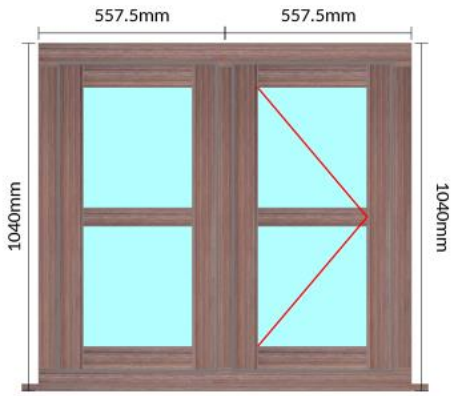
W14 (Master En-suite) - 1390w x 1045h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 42kg)



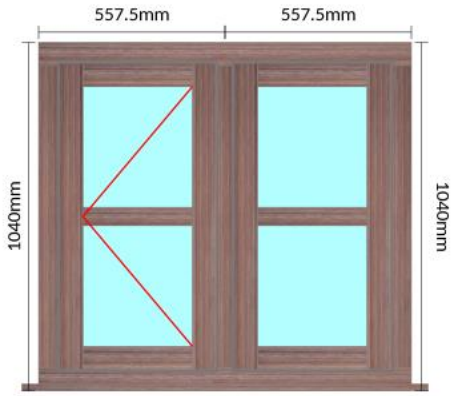
W15 (2nd Bedroom Front) - 1265w x 1030h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 39kg)



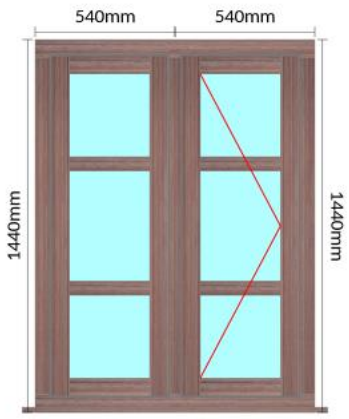
W16 (2nd Bedroom Side) - 1265w x 1115h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 42kg)



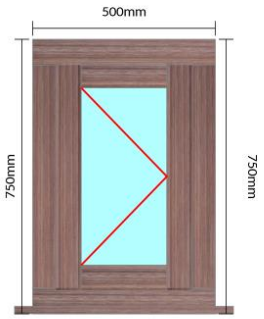
W17 (Kitchen East x 2) - 1115w x 1040h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timer bars in each section creating a 4 paned window. **Part Q Ironmongery** (weight: 34kg)



W18 (Rear Bed B) - 1115w x 1040h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 1x Horizontal 53mm Solid timer bars in each section creating a 4 paned window. **Part Q Ironmongery** (weight: 34kg)



W19 (Lounge) - 1080w x 1440h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars with 2x Horizontal 53mm Solid timber bar in each section creating a 6 paned window. (weight: 39kg)



W20 (Rear bedroom B) 500w x 750h sapele Staffordshire Flush Casement White Primed window, 70mm Projecting Cill, Black gasket and black monkeytail furniture, 14mm Clear D/G units with Bronze spacer bars.



D2 (Rear elevation) 2 Door 1500mm (1490 x 2090 x 70mm W x H x T). Thermally Broken Aluminium, Low E Toughened Double Glazing, Black Finish, Black Handles and Hinges, Part F & Part L Compliant, U-Value 1.4W/m²K, 7 point multipoint locking system, 176mm Integrated Sill



D3 (Rear elevation) 3 Door 2700mm (2690 x 2090 x 82mm W x H x T). Thermally Broken Aluminium, Low E Toughened Double Glazing, Black Finish, Black Handles and Hinges, Part F & Part L Compliant, U-Value 1.4W/m²K, 7 point multipoint locking system, 176mm Integrated Sill