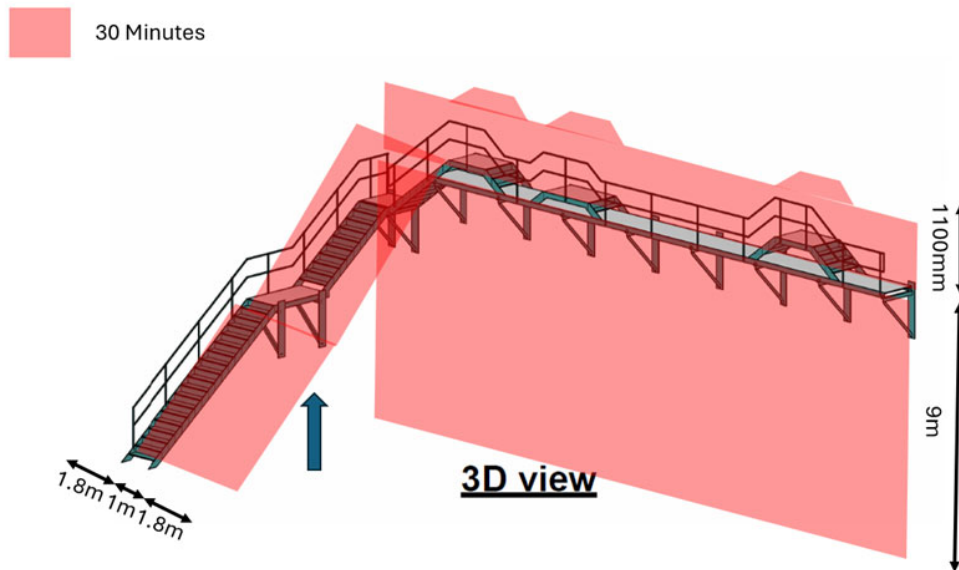


3.10

General Information; Windows; The top landing should be 30 minute fire resisting from FFL to 1100mm along its length to 30 minutes. All windows that fall within the 1100mm must be fire resisting and fixed shut (minimum RE 30). Furthermore, all areas highlighted on the diagram below are required to be 30 minute fire resisting. This includes any windows within this marked areas and costs submitted should reflect this.



3.12

Windows; Replacement Option; Carefully remove existing windows that fall within the 1100mm, taking care to minimise damage to the surrounding fabric, and dispose of materials off site in accordance with waste and environmental regulations.

3.12.1

Where possible, retain and reuse historic timber elements (e.g. sub-frames, architraves) where compatible with the fire strategy and following conservation officer approval.

3.12.2

Supply and install new timber-framed, fixed shut fire-resisting window units, designed to replicate the appearance and detailing of the original windows, while achieving compliance with fire safety requirements.

3.12.3

New window assemblies to provide minimum RE 30 fire resistance (30 minutes integrity and loadbearing stability), certified to BS EN 13501-2 or BS 476-22 and comply with Part L of the Building Regulations (conservation of fuel and power). Design are to be approved under Listed Building Consent.

3.12.4

Frame sections to be fabricated from hardwood or specialist heritage-rated timber, designed to replicate original profiles and mouldings as closely as possible.

3.12.5

Glazing to be 30 minute fire resisting clear glass, installed with:

- Intumescent glazing seals
- Timber beading to match the original profile
- All components installed in accordance with tested fire rated system details.

3.12.6

Windows are to be fixed shut, in line with the building's fire strategy, Approved Document B and to maintain fire compartmentation to escape routes.

3.12.7

Any ironmongery used to match original in style and finish for conservation purposes.

3.12.8

All joints and interfaces to be sealed using fire rated materials, whilst respecting the fabric and visual integrity of the listed building.

3.12.9

Works to be carried out in accordance with Listed Building Consent, and subject to any conditions set out by the Local Planning Authority. No works are to be carried out until Listed Building Consent has been granted.

3.12.10

Where required, provide full joinery drawings and samples for heritage officer approval prior to fabrication.

3.12.11

Any works to original masonry, lintels, or cills to be carried out using matching materials and lime-based mortars, as appropriate.

3.12.12 Comply with:

- Approved Document B - Fire Safety (Escape Routes)
- Historic England guidance on interventions in historic buildings
- BS 8213-4 - Installation of windows and external doorsets.
- All relevant listed building planning conditions.