

Further to our discussions, please see a final summary below.

Reason for replacement

- Majority of existing windows are broken and beyond repair.
- Current U-value approx. 3.3 (minimum required 1.4) – fails EPC requirements.
- Non-openable – no ventilation provision.
- Insufficient natural light for future residents.

Aluminium

- Not feasible without removing the arch and surrounding stonework.
- Cannot bend to the required shape.
- Explored supplier option within the existing stonework was only possible through Touchstone; however, this does not meet Building Regulations requirements and, as demonstrated, is not feasible.

Preferred options (installable behind existing stone openings)

1. Feinstruktur aluminium-style finish
 - Replicates aluminium appearance.
 - Excellent thermal performance and fully compliant.
 - No alteration to stonework required.
 - Manufactured using recycled materials.
2. Woodgrain timber-look uPVC (as submitted)
 - Visually very close to timber.
 - Fully compliant with Building Regulations.
 - Low maintenance and structurally sound.
 - No impact on historic fabric.

The proposed frame profile is the thinnest available on the market and complies fully with thermal and durability standards.

If timber is insisted upon (final option)

We can offer an Accoya timber solution (design and documentation attached).
However:

- It is significantly more expensive and the project budget is already very tight.
- U-values are not as strong as the two preferred options above.
- Timber frames are naturally slightly bulkier in profile.

While we can try proceed with Accoya if required, this would be our final feasible option. The two alternatives above remain the most practical and viable in terms of cost, compliance, manufacturing, and programme. Please note frames would hardly be seen anyway.

We would be grateful if you could kindly confirm officers' preference so we can proceed without further delay. Lead times are considerable and the project is already behind programme, so we are keen to bring this matter to a conclusion as soon as possible.