



South Elevation.



East Elevation.



Southeast Elevation.



North Elevation.

Replacement Window Schedule.

No:	Material:	Opening	Glazing	Glazing Panes	Dimensions
W1	Timber	Sash & Case	4:10:4	1 over 1	910x2350mm
W2	Timber	Sash & Case	4:10:4	1 over 1	910x2350mm
W3	Timber	Sash & Case	4:10:4	1 over 1	1220x2350mm
W4	Timber	Sash & Case	4:10:4	1 over 1	1000x2350mm
W5	Timber	Sash & Case	4:10:4	1 over 1	1000x2350mm
W6	Timber	Sash & Case	4:10:4	1 over 1	1000x2350mm
W7	Timber	Sash & Case	4:10:4	1 over 1	1130x2350mm
W8	Timber	Sash & Case	4:10:4	1 over 1	750x2350mm
W9	Timber	Sash & Case	4:10:4	1 over 1	1370x2350mm
W10	Timber	Sash & Case	4:10:4	1 over 1	750x2350mm
W11	Timber	Sash & Case	4:10:4	2 over 2	760x1420mm
W12	Timber	Sash & Case	4:10:4	2 over 2	1200x1900mm

THE CONTRACTOR MUST CHECK AND RE MEASURE ALL WINDOWS PRIOR TO COMMENCEMENT OF WORK AND ORDERING MATERIALS

SUPPORTING STATEMENT:

125-2 Warrender Park Road forms part of a late 19th century corner tenement with Scots Baronial detailing. The buildings are constructed of coursed yellow sandstone and polished ashlar along with scottish slate roofs complete with single glazed sash and case windows throughout.

The building is Category B listed and located within the Marchmont, Meadows and Bruntsfield Conservation Area.

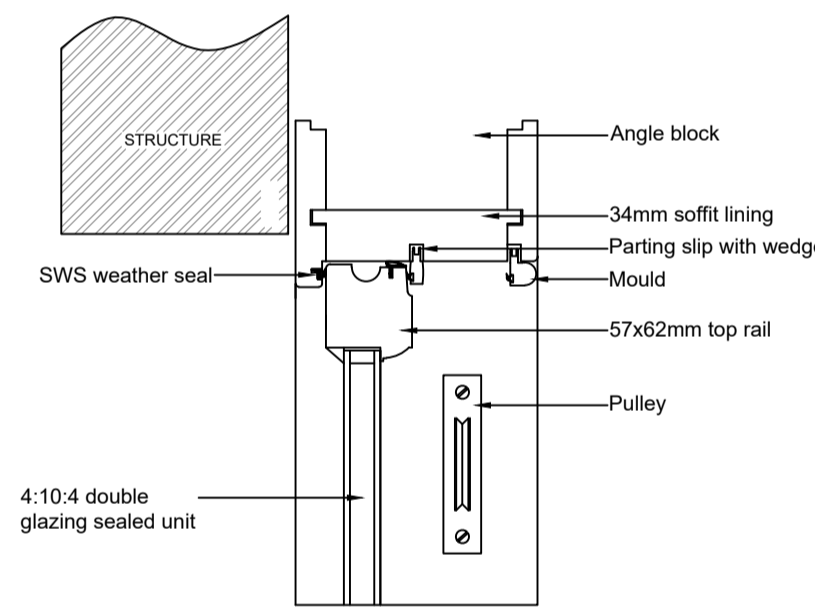
The existing windows to the property are all large pane sash and case 1 over 1 windows, all with single glazed units.

The proposals are to replace all existing windows with timber frame sash and case windows complete with 4:10:4 slim profile double glazed units throughout. All timber sash profiles and frames to match the existing. Frames will be in White to match existing.

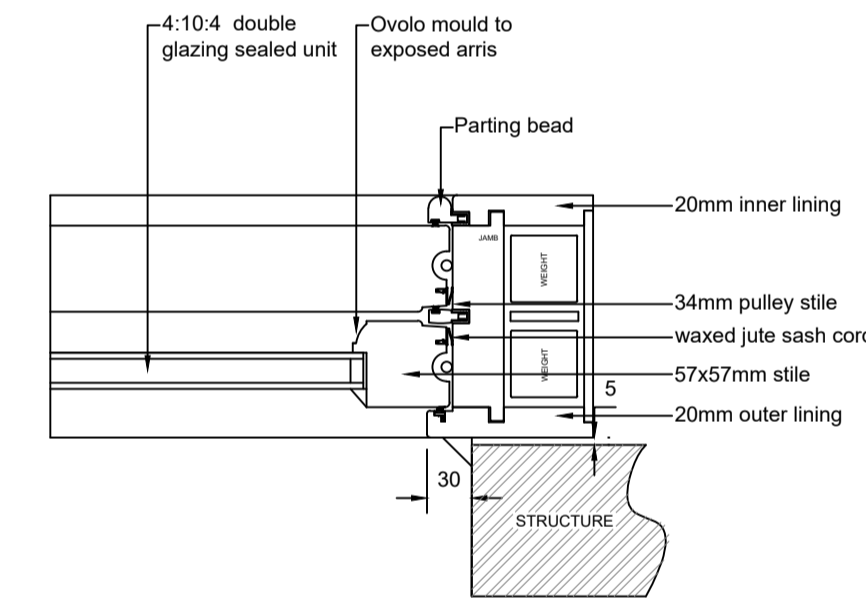
All windows which are to be replaced are indicated in colour on the elevations.

The existing windows have suffered from neglect in the past, glass has been replaced, poorly applied putty, peeling or almost no paintwork in areas, sills, frames and sashes are rotten in places, along with fractured timber joints to the rails and stiles. Even in the best case, existing windows appears beyond reasonable economic repair.

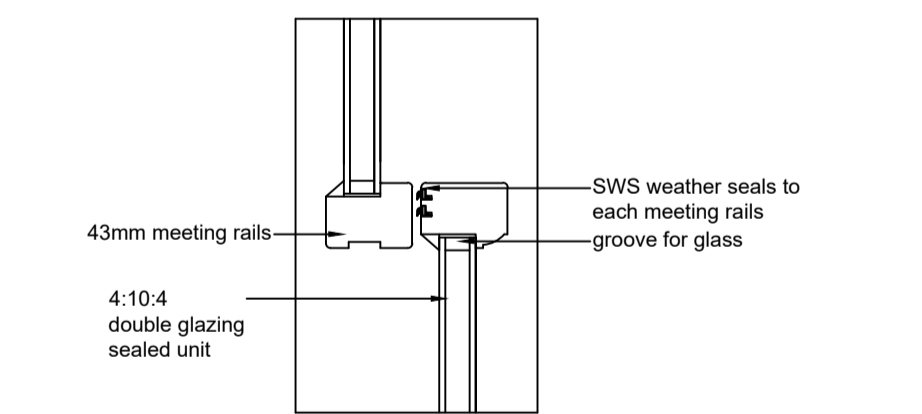
Considering the large profile glazing panes, the replacement of these with slim profile double glazing will have no visual impact from the street below, allowing the historic period look of the external facade to remain, whilst at the same time dramatically improving the thermal performance and energy efficiency of the apartment. At a time when spiraling energy costs pile pressure on owners/occupants and jeopardise the sustainability of buildings, it is more crucial than ever to enhance the insulated envelope of existing building and by installing slim profile A rated glazing to period properties, it is the quickest and most economical upgrade any building owner can make.



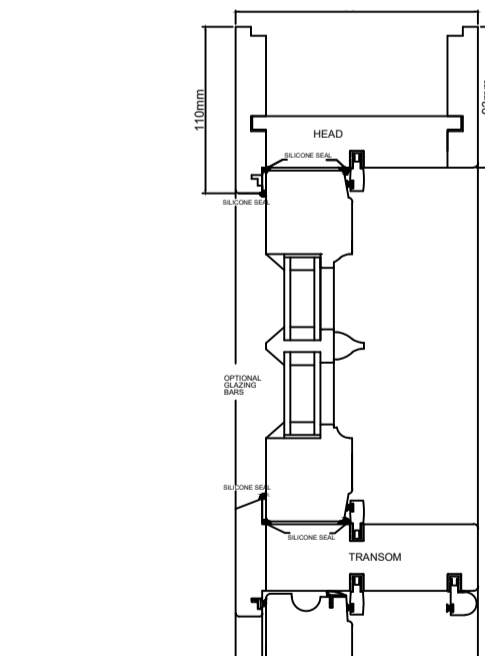
Typical sash & case window head detail (4:10:4 glazing) Scale 1:5



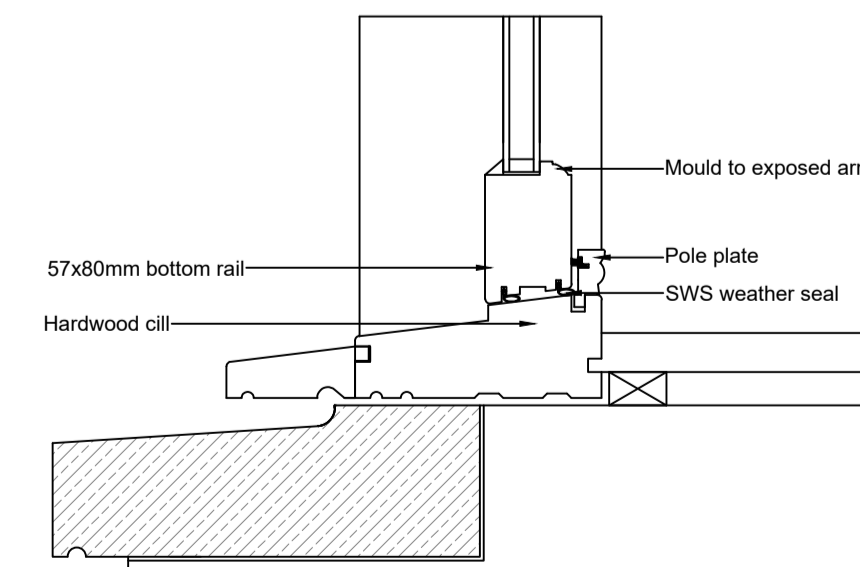
Typical sash & case window jamb detail (4:10:4 glazing) Scale 1:5



Typical sash & case window meeting rails detail (4:10:4 glazing) Scale 1:5



Typical sash & case window astragal detail (4:10:4 glazing) Scale 1:2



Typical sash & case window cill detail (4:10:4 glazing) Scale 1:5

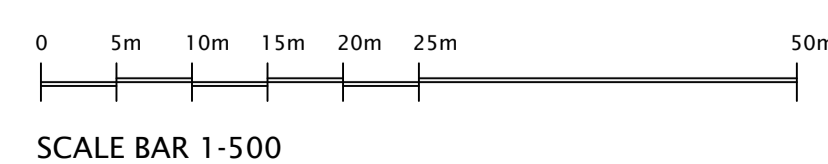
Unforeseen works
It is not always possible to identify all elements of construction of an existing building without carrying out extensive disruptive surveys at an early stage. The client should make allowance within their contingency for any costs associated with unforeseen works uncovered as the works progress.

CDM (Construction - Design and Management) 2015

In order to avoid foreseeable risks The Principal Designer has eliminated hazards where reasonably practicable at the design phase. Where foreseeable hazards could not be designed out and in order to reduce the risk associated with those that remain, the following hazards have been identified :

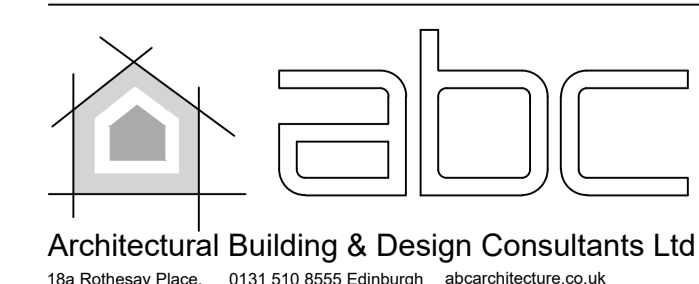
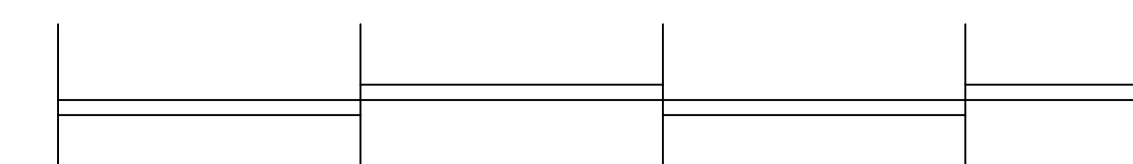
- 1.
- 2.

Description	Date	By	Chk'd
XXXXXXXXXXXXXXXXXX			



SCALE BAR 1-500

0 200mm



Project: 125-2 Warrender Park Road Edinburgh.
Client: C/O TJ Ross, Damian Hayes & Lucy Grig.
Drawing Title: Replacement Window details.
Project ref: 595
Drawing No: 03
Issue status: LBC
Scale: 1:5/500
Print: A1
Date: 06/12/23
Drawn by: EN
Chk'd by: XXX