

Overview

The Roost (formerly Lavendar Green) is a bungalow, located on Elms Ride, in West Wittering. We purchased the property in January 2024. The survey conducted as part of the purchase noted that the UPVC windows, conservatory and roof lantern installed in 2001 are now failing, causing condensation and heat leakage from the property. As well as allowing water ingress to internal walls.

In deciding which materials to use in replacing the windows and doors we have given consideration to the original materials used in the construction of the existing dwelling which are brick and wood, including wooden casement windows and hardwood doors all under a concrete tiled roof. It was only in 2001 that the previous owners replaced the existing windows and doors with a UPVC product while adding a conservatory to the rear and sunroom to the front. (planning ref 01/00565/DOM).

Not only will the proposed materials we plan to use to replace the doors and windows be identical to those used in the construction of the existing dwelling but will have greatly enhanced performance data. With an average U-Value of 1.4 W/m²K and G- Value of 0.58.

Photos of “The Roost”

Front



Rear



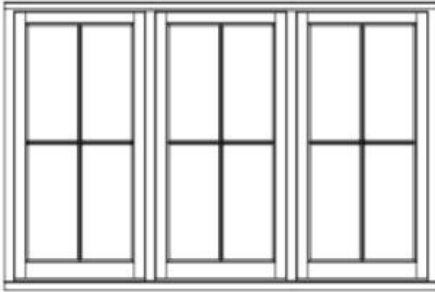
1. Proposed Wooden windows

Brand: Bereco

Material: Hardwood

Style: casement

Colour: Farrow & Ball: Pigeon

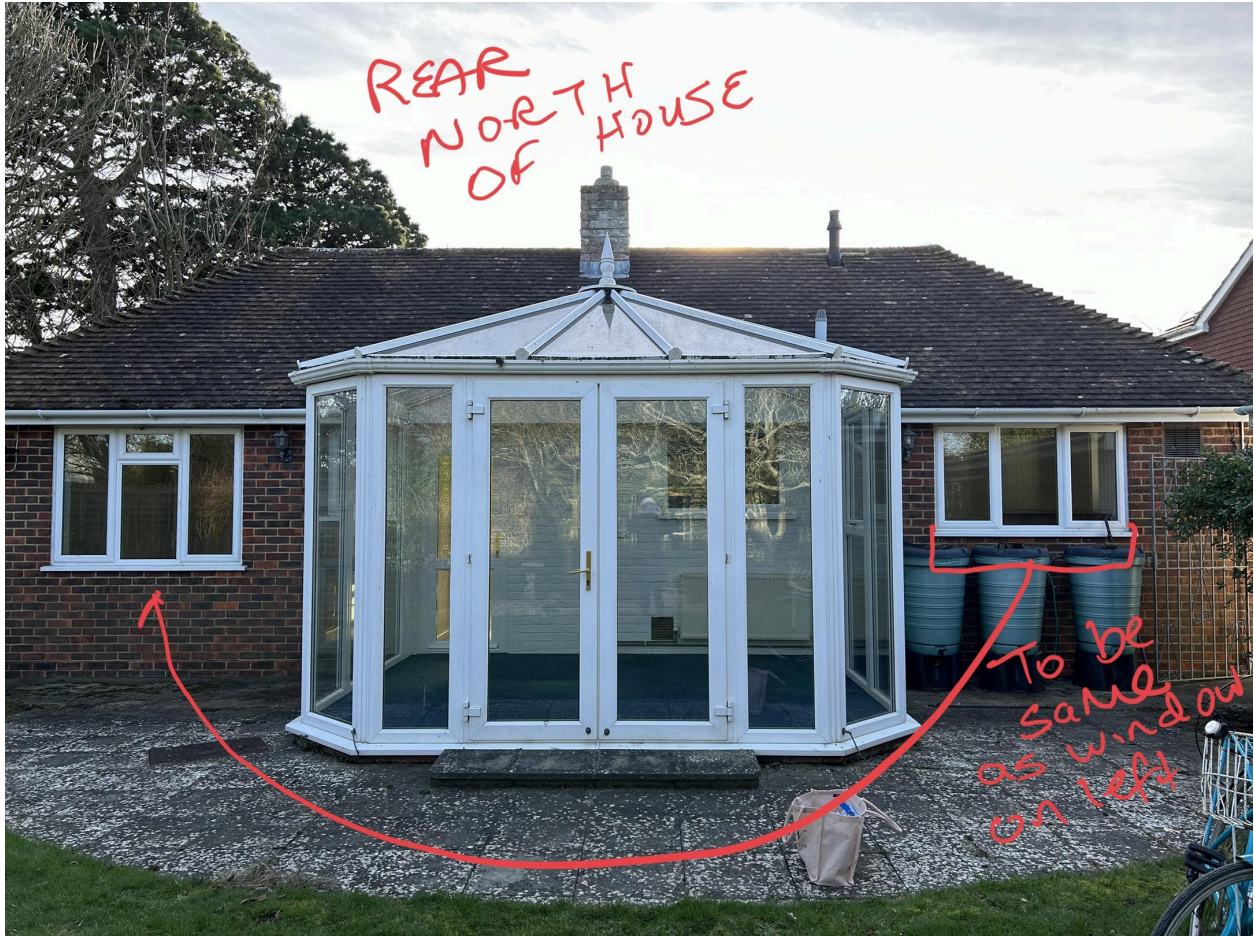


2. 3 x Window Enlargement

A. Rear window (North side of house)

to be enlarged to match the other window on the rear of the house

Existing Height = 103cm - to become 134cm to match the window to the far left.



B. Window on West side of house

Currently 73cm H, to increase to 126cm H. Also on this wall the window on the right will become the entrance door with a porch.



- C. ***Windows on the west side of the house flanking the chimney*** Also on the west side of the house the two windows flanking the chimney are different sizes - we want to make them the same - currently the left one is 73cm H to become 149cm H to match the window on the right.

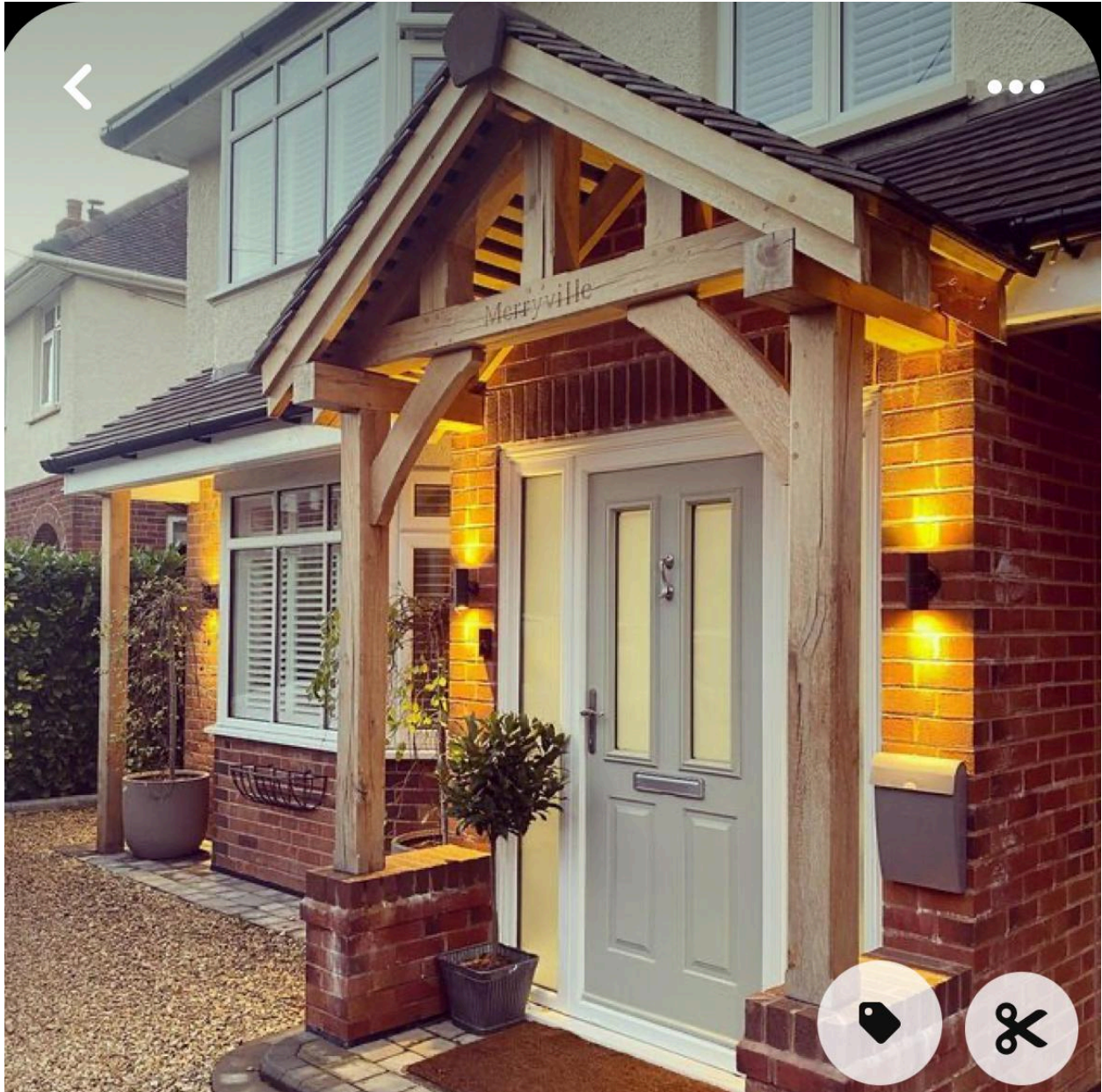


3. Proposed Side Porch - main entrance

The property does not currently have a front door. The property is accessed either through the french doors in the sun room on the front elevation or through the rear conservatory.

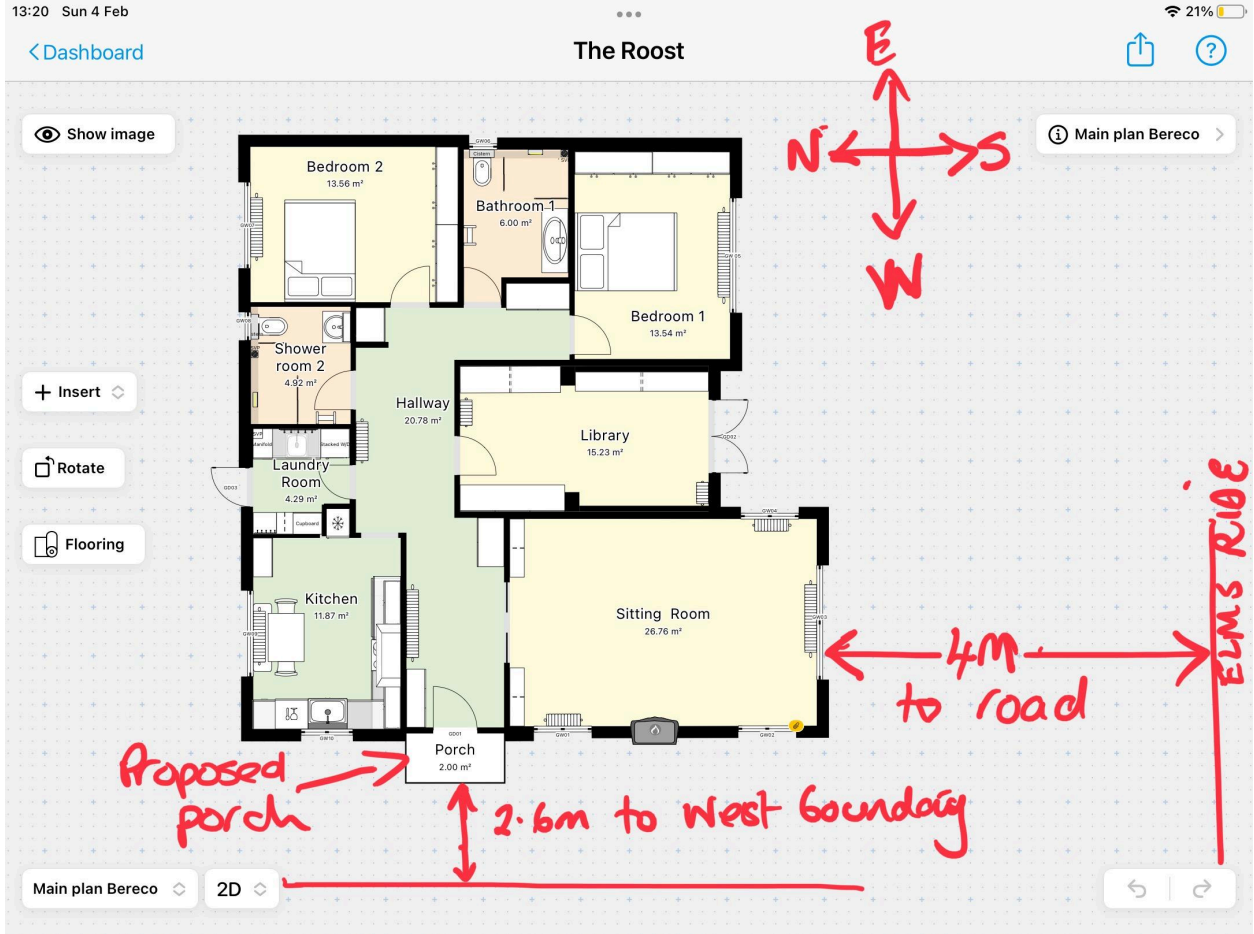
We propose adding a front door to the west elevation which will give better mobility access directly from the driveway.

This is the style of porch we are proposing.



Proposed porch dimensions: 2m wide 1m deep and 3m high at top of pitch using hardwood.

Plan showing location of proposed porch



Style of front door



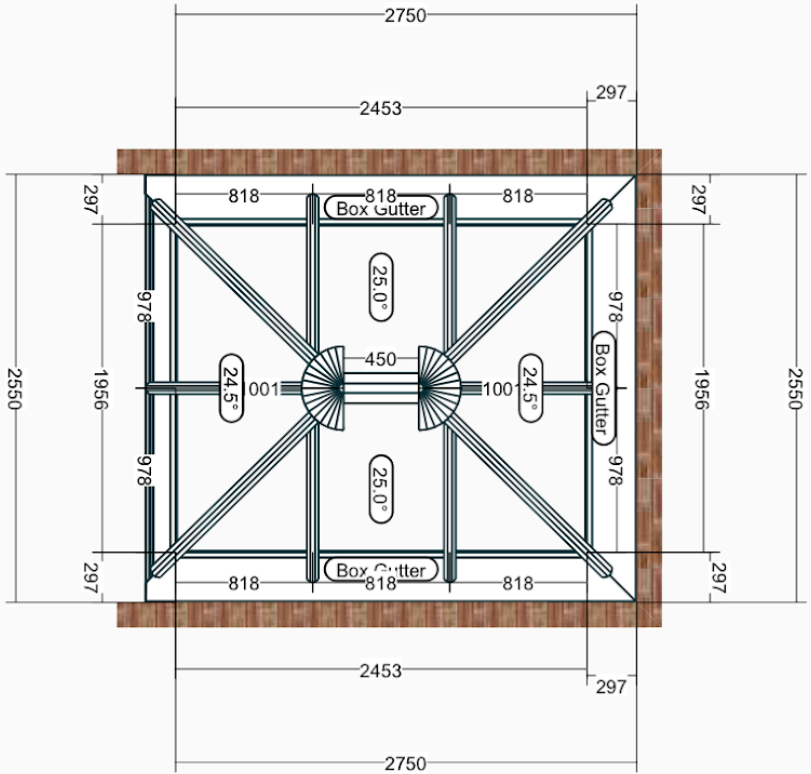
Material: hardwood
 Colour: Farrow & ball pigeon (not colour shown)

4. Replacement of existing Roof Lantern

Replace existing UPVC lantern seen on front elevation of the house. This will be the same size and dimensions as the existing one.

The ridge height is 2.8m. This will be in the same materials as the existing roof lantern.

Quotation



Please check the specification and dimensions shown herewith with care and confirm your acceptance by signing here.
 If you are unsure of any detail appearing herewith please query with Astara Conservatories Ltd

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- External profile colour
- Roof glazing
- Glazing area
- Frame depth
- Internal ridge height
- External ridge height
- Top of frame to U/S ridge
- Top of frame to top of ridge
- Roof slopes

- All dimensions relating to perimeter are to internal supporting frames or face of host building unless otherwise stated.
 - The support structure for this roof must provide the lateral and axial stability in accordance with the relevant British Standards. Guidance if required should be sought from your frame supplier.
 - If Skypod is used then dimensions relating to the pod must be as per manufacturer's instructions.
 - Astara Conservatories supply free draft outlets unless otherwise stated.
- Signed:
- Date:
- Date Required:

5. French doors to front elevation



Replace with Bereco double glazed wooden doors of the same size as the existing french doors.
Style:



Material: hardwood

Colour: Farrow & Ball pigeon