



sas.mackie@gmail.com

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64 North Hill, N6

Hi Sarah

Please find to follow considerations and specifications to upgrade the windows to your home. Please accept my apologies for the delay.

We offer a unique installation service where all the glazing and painting, both internal and external is carried out away from the elements in controlled conditions at our joinery. Not only does this greatly improve the quality of the process that we undertake to produce our bespoke joinery, but it also:

- ❖ Makes for a less disruptive installation in your home i.e. the replacement window is installed immediately after the original has been removed
- ❖ Enables our customers to maximise the benefit of the replacements as soon as possible and when it matters most.

A deposit of 25% is required with any order, 25% on full joinery survey and the balance is payable to our fitters on the day of completion. Installation time is approximately six to eight weeks **from final survey date**. We are now scheduling our August/September installations subject to planning approval.

We are a FENSA (see 'Considerations') Registered Window Joinery Company and as such will arrange for the Building Regulation Certificate of Compliance to be issued following any window/door replacement. This document confirms that the work carried out is fully compliant with current Building Regulations and is also needed to help calculate the Energy Performance Certificate (EPC) for your home. The EPC is now required when a property is sold or rented out.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely

Sam

Sam Ward
Joinery Surveyor
07756 155561
sam@traditonalwindow.com
www.traditionalwindow.com

CONSIDERATIONS

SOFTWOOD OR HARDWOOD

Most of the period windows and doors in London are over 100 years old and are made with European pine/red softwoods, which also include the external wood sills. The timbers used did not have the benefit of modern wood treatment, preservatives, high quality micro porous paint finishes, and yet the windows are still alive and kicking today.

“Softwood can be treated to achieve an equivalent life to durable hardwoods such as iroko, teak, mahogany or oak” TRADA (Timber Research and Development Association) High Performance Wood Windows 2004. (TBL 65 - 2nd edition, section 4.4 timber durability). For softwood doors we will use a laminated timber.

The main weakness points of any window/doors are simply the external wood sill, and the absence of anti-capillary grooves on the bottom rail, even though this only represents the bottom 100 mm or 8% of a window. If timber degeneration occurs, this is normally where it will start. Consequently to counter this we install as standard on all our windows a hardwood external sill and anti-capillary grooves on all sloping bottom rails, therefore wet rot to the above is a rarity unless of course the window is totally neglected over many years (20 -30 years).

Paint Cover with Hardwoods

Because hardwood is more dense and impermeable than softwood stains or paints cannot achieve the same level of penetration and adhesion as on softwood and may therefore require more frequent maintenance. **“This is particularly true of naturally oily woods such as teak and iroko” (TRADA Technology of High Performance Wood Windows 2nd Edition 2004)**

Paint and Timber Windows

Below is an extract from a Trada (*The Timber Research & Development Association*) technology report entitled **‘High Performance Wood Windows’ (2004)** and notes to illustrate how we as a joinery company respond. Trada Technology is the leading independent timber research consultancy and information provider for the construction industry with clients from government and local authorities and throughout the construction chain both in the U.K. and overseas.

“Modern well designed correctly installed high performance wood windows/doors provide long-term durability and lasting performance. Past criticisms that wood windows/doors require a high level of maintenance and that despite this, they will eventually decay and cease to achieve the same overall performance as windows of other materials are no longer valid.

Although many windows/doors of untreated softwood have lasted for more than 200 years, their long life generally has been dependent upon good initial selection of the wood, frequent maintenance with suitable paints, and a good standard of workmanship in their construction. Unfortunately the introduction of oil based paints to replace lead based paints, the practice of leaving windows/doors virtually unfinished during the construction period, and finally poor preparation and workmanship in eventually applying the finishes on site, often resulted in failures.

The mandatory use of wood preservative for susceptible timbers and the use of modern flexible paints and stains have largely eliminated any risk of decay. **Factory applied finishes will always last longer than those applied on site and will therefore require less frequent attention.** Some manufacturers now offer guarantees of 10 years or more for factory applied finishes, whereas windows with finishes applied on site will require a higher frequency of maintenance.

Modern wood windows/doors match the operational performance and weather resistance of windows/doors of any other material. However, attaining minimum maintenance, durability and high levels of functional performance can only be done with a full understanding of what constitutes good design and specification and the following are designed to address these issues.

Low Maintenance Paint Frequency

With the aforementioned in mind achieving longevity with low maintenance and painting frequency whilst retaining period detail in timber windows is dependent upon not one but a combination of all of the following:

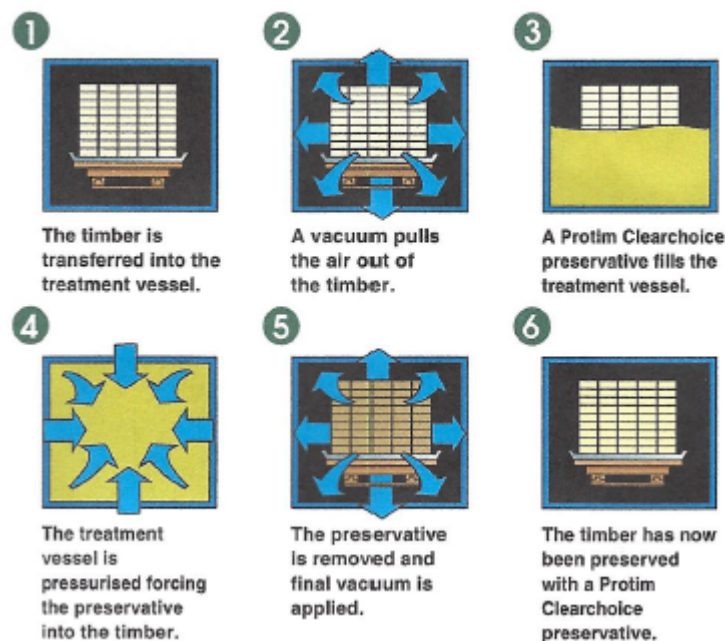
The Quality of Timber Used

Irrespective of the position of the windows/doors, we will use the best quality certificated straight grained virtually knot free timber from sustainable sources. Treated laminated softwoods, modified timber i.e. Accoya and hardwoods (Sapele) are also available.

Chemical Preservation

Where soft woods are specified the timber is treated in Protim water borne timber preservation systems, in Protim pressure vacuum tanks at our joinery, all certified to ISO 9001 Quality Assurance & ISO 14001 Environment Standard Award & supplied with full insurance back up warranty certificate. Hardwood or modified timber cannot be treated as such.

Timber Treatment Process



Surface Preservation

The timber is sealed in 3 coats of micro porous paint which is specially applied with an air assisted spray at our joinery before installation. This provides long term protection from excess absorption or loss of moisture which can lead to dimensional fluctuation as the timber expands and contracts. The consequent straining and opening of joints creates further weak points in the structure leading to eventual paint cover failure as the cycle repeats itself. This micro porous, flexible acrylic coating system restricts the latter phenomena and also protects against biological and fungal attacks whilst resisting the UV radiation in natural sunlight.

High Design and Construction Specifications

Glazing is externally installed against a timber rebate with a traditional putty bead profile to mirror traditional putty bead. Internally beaded windows are also available which helps to eliminate maintenance/painting requirements associated with putty shrinkage and externally applied timber beading.

All casement window sashes, whether fixed or opening, are made with capillary and pressure grooves to all sides of the casement sashes and frames. This cuts back on any problems regarding rain water retention between the bottom rails and external sill, thus reducing potential paint blow and wet rot development. Profile edges have small radii (rounded); this ensures full paint coating adhesion which greatly improves weather seal performance by reducing weakness created by sharp edges.

Highly Skilled Installation

Good installation is of course critical, even the best products, if poorly installed will fail. We not only manufacture the windows and doors but install them ourselves to the same exacting standards. No sub-contractors are used.

All of these design and high preparation specifications are essential if the windows/doors are south or west facing and open to the harsh weathering effects of the sun (ultra violet light), rain and the wind. The micro porous paint will allow the timber to breathe but keep moisture out and minimise any bowing and warping of the timber. It will also mean no paint blistering or embrittlement resulting in low maintenance i.e. a light rub down with fine wire wool every 8-10 years and a coat of the existing finish as recommended by Impralan paints. Exposed south and west facing windows/doors that are open to the summer sun's harsh weathering may need painting every 8-10 years whereas east facing 10-12 years and north facing every 12-14 years.

Paint Stability

It is important that a stable timber is used in order to increase paint coating stability and enhance its lifespan. This is key to the long life of a window or door, because if the coating remains intact the window/door will last indefinitely and require minimum future maintenance requirements.

Knot removal along with the aesthetic effect also prevents resin exudation, which will damage paint coating.

With the above in mind we propose protim vacuum/pressure treated engineered redwood for the windows with Sapele hardwood external sills.

Planning/LBC Approval

Your property is Grade II listed approval will be required for window replacement.

We can put you in contact with an agent Tom Feary who we use for all our planning applications. His fee will be approx £1300 - £1500. In addition a fixed fee of £246 is payable to the local planning department.

Since you are proposing to replace windows out of character with facsimiles of the original sash windows it should a formality. We can provide drawings and discuss this with listed building control if this can speed things up.

PROPOSALS

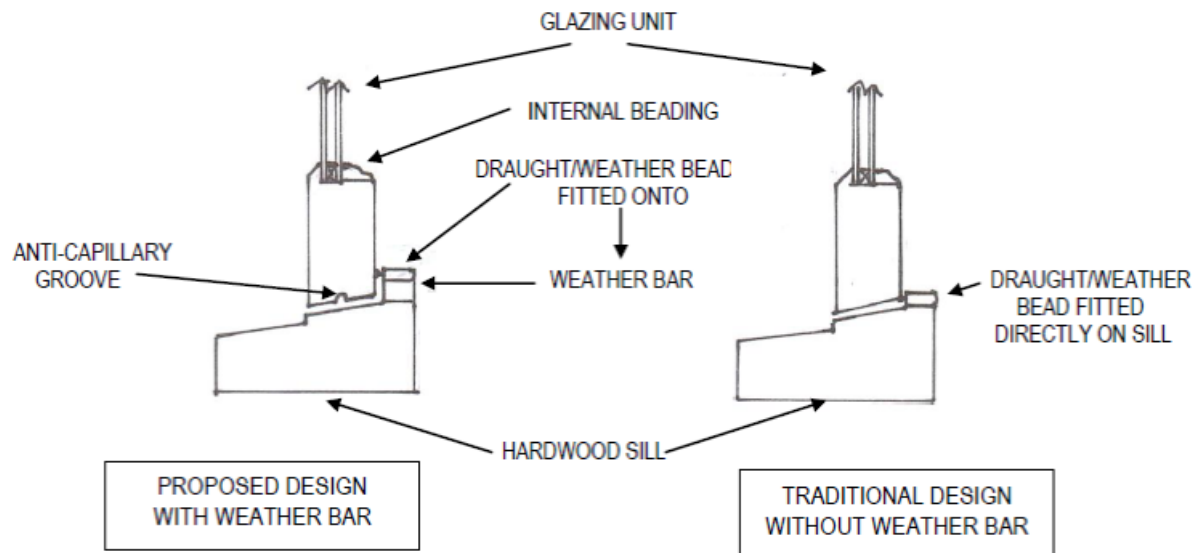
As bespoke joiners will propose transitional Georgian style box sash windows with chord pulley weight operation, together with Georgian period fenestration detail.

1. Lower sash deep bottom rail
2. Slim 19-21mm Georgian bars
3. No sash horns
4. Each sash 6 panes, 12 panes per window to mirror the original window fenestration
5. Box frame to sit in opening similar to those showing in windows to building to LHS of your home when viewed from outside

Box Sash Specifications

- ❖ Box frame and sashes traditional construction with mortise and tenon joints in finest Joinery Timber
- ❖ Straight grained, knot free, pressure/vacuum treated engineered Redwood, Sapele external hardwood sill
- ❖ Profile moulding to be as original design for double glazing or to your specification.
- ❖ Sash windows to be hung on pre-stretched nylon cord with lead sash weights, and brass axle pulleys.
- ❖ Windows to be weather-proofed, independently tested to BS 5368 parts 1 & 2, and BS 6375.
- ❖ Glazing to be 4.6.4 low emissivity glass sealed units, BS. 6206, CLASS A, white spacer bar, unless specified otherwise, factory glazed, bedded in Silicone and beaded from the inside for increased security.
- ❖ Security and acoustic glazed sealed units available on request
- ❖ Paint finish to be 3 No: coats Impralan acrylic paint, airless spray, applied to a thickness of 180 microns on inside and outside to your specification.
- ❖ All window furniture supplied to your requirements
- ❖ Security locks to be 2 No: Barrs security sash stops per window
- ❖ Window boards and architrave to be replaced and spray painted finish 4 coats Impralan acrylic airless spray paint, or to your specifications.
- ❖ New hardwood sills spray painted as above

Cross Section of Bottom Sash Rail & Wood Sill Illustrating Weather Bar etc.



COST SUMMARY

LOCATION	£
Ground floor	2878
1st floor	2786
Total	5664 + VAT

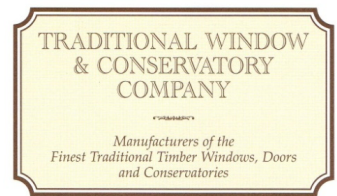
N.B.

Please be advised under the current unprecedented times affecting our services regarding costs, supplies and labour, all our window and door prices are to be reviewed every 21 days and not monthly as previous. At the moment we will honour any prices agreed at the time of ordering although production/installation may not be undertaken for between 3-6 months.

Manufacture & Installation

Unlike a growing number of window companies in the UK we are not a franchise for windows and doors made elsewhere in Europe; our timber products are bespoke, made at our joinery in Wales and installed by us. We see everything through from start to finish so our customers can be in direct contact with the joinery, surveyors and installers throughout the whole process.

- ❖ Glazing and decoration of the timber frames is carried out away from the elements in factory controlled condition at our joinery. Not only does this greatly improve the quality of the process that we undertake to produce our bespoke joinery, but it also makes for a quicker and less disruptive installation
- ❖ Our own team of fitters carry out all our installations
- ❖ Glass and glazing conforms to British Standards



SOME CUSTOMERS COMMENTS

2 years ago we had 10 new wooden sash windows made and installed on the rear and side elevations by The Traditional Window and Conservatory Company this was after initially approaching 10+ companies and meeting up with 3. Earlier this year my MD piggy backed my leg work and having seen the quality of ours had theirs done by the same company.

As I type this they are back at our house replacing the whole of our front elevation being 4 sash and 6 casement windows, so as you can tell we think their windows are great PS I am a Chartered Surveyor and would not recommend lightly. More than happy for you to come round and take a look.

Mark Talbot W4

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From day one TWCC were impressive providing sound advice and a detailed quotation with options. Their products and quality workmanship are second to none and their fitters are highly skilled and leave little mess behind. Keep up the good work – our house looks better and is much warmer!

Mr Vasdekys W12

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Fantastic service left everything clean and tidy and quality is superb

Mr Scotney W5

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Very happy with the service provided an excellent product. Attention to detail and customer service are second to none. If only all tradesmen could be half as good. Thanks.

Mr Betab W13

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The work was done extremely efficiently and carefully with the minimum of disruption. The windows are stunning wholly indistinguishable from the original but smooth running and double glazed. The house is undoubtedly quieter.

Mr Phillips W4

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TWCC are a rare find – a company that delivers what it promises even on a small one window job like ours. I shall be happy to recommend TWCC to anyone seeking to replace their windows with a quality product installed in an efficient, tidy and punctual manner.

Mr Wojakowski W13

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Thank you for creating such good quality windows to meet our ever-changing designs. We are very happy with the results and are already recommending you to friends and family.

Mr Rock N10

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Very friendly, thorough, tidy and helpful team. Arrived on time, worked hard, considerate, conscientious, polite. Highly recommended. Good attention to detail – excellent product and finish

Mr Burr SW19

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