LOCATION : 2 Cliff Lodge, Old Salts Farm Road, Lancing, West Sussex.		REF : RGA/408/7690	
ITEM	**DESCRIPTION :** Replacement of Existing Lounge Bay Window in U.P.V.C..	**OMIT**	**ADD**
	The works described herein relate to the replacement of the existing timber bay window located within the lounge at the above location , in U.P.V.C. .		
1)	Window Replacement (U.P.V.C.)		
	Carefully cut out the timber window frame to the front lounge, bay window mentioned above, lower to the ground and cart away from site.		
	Contractor to take all necessary precautions to provide temporary support to the remaining bay window structure until new window frames are installed.		
	Contractor to note that the existing floor structure to the flat above is constructed from pre-cast concrete beams with block infills and the bay window is reinforced concrete cantilevered out from main structure.		
	Prepare the remaining structure to the window opening ensuring that d.p.c.s. are intact (allowing for replacement if necessary) carry out repairs to any render/masonry damaged during removal of window frame and supply and build in new U.P.V.C. window frame.		
	New window is to be made up from three separate sections supported on two number corner posts and is to incorporate 28mm sealed double glazed units in clear `K`glass (to conform to Document L of the Building Regulations.).internally beaded with push button to lock stainless espagnolettes and stainless steel friction stays with night latch facilities and trickle vents at head of window and mechanically fixed to the structure with stainless steel fixings.		
	New bay window corner posts are to be constructed from galv. tubular steel sections mechanically fixed into the existing ground floor brickwork and to the cantilevered floor above to allow for any loading of casements and fanlights and encased in U.P.V.C. sections to match new window structure.		
	Contractor to allow for sealing joints between new U.P.V.C. window frame and remaining masonry. walls and abutments with an approved silicone sealant to provide a weather and watertight seal.		

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	Fenestration is to match the existing on site .New windows to include one or two opening casements and one fanlight dependant on what exists on site.. New window is to be left in a full weather and water tight condition. Contractor to supply a 10 year guarantee on the complete window unit following completion, returning within that period at any time to rectify faults (providing units have not sustained abuse from a third party) and to leave window in a weather-tight and waterproof condition. All hermetically sealed double glazed units shall be covered with a 5-year guarantee against any defect.				
2).	Building Regulation Requirements The contractor is to allow for all Building Regulation approvals required under the recently amended `Part L` Regulations unless installer is a member of `FENSA` in which case accreditation will apply therefore contractor to supply details of that accreditation/ Please indicate here on your return priced schedule which of the above apply :-				
3)	Upon completion of works specified herein contractor to allow for cleaning up and removing all redundant and defective materials from site and to leave the site in a neat and tidy condition.				
4).	All works carried out under this contract are to be undertaken fully in accordance with the Construction (Health & Safety) Regulations 1996 inclusive of all materials, ladders and scaffolding required to carry out the works in a safe and workmanlike manner taking into consideration the work area.				
5)	Contractor to submit a risk assessment plan for implementation during the course of the contract for approval prior to works commencing on site.				