

# Replacement Windows in Cedar Chase

September 2014

The regular external painting is due to happen in 2015, so this is a good time to consider repairs and replacement windows. Many of the original windows are now in poor condition and no amount of paint can fix that. Where the wood has become damp the paint will soon bubble up and crack.

Some of the replacement windows that have been fitted in the past are a poor match to the original design, and this detracts from the appearance of the estate. We do not want this to happen again.

Thanks to a tremendous amount of work by Gary and Ollie we now have a supplier of good quality hardwood windows that closely match the external appearance of the originals while carrying modern double glazing. Houses 21 and 22 have now been fitted with a complete set of windows (but not doors) and you can inspect them on request. Attached to this note is a list of guide prices. There is a minimum order value, so the Committee are prepared to co-ordinate orders for people who only need a single window.

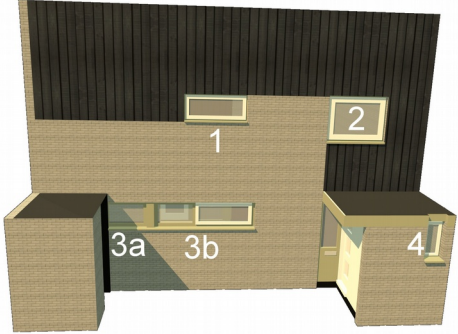
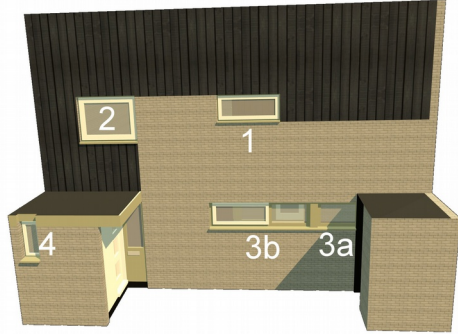
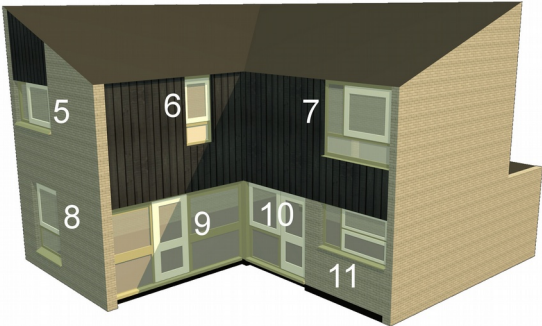

Using Thames Valley Windows is strongly recommended, but you may choose a different supplier if you prefer. If you use another supplier, do be aware that they will have to provide detailed technical drawings and colour samples and that these must be approved by the Committee before you place any orders. The Committee only has the power to approve designs that match the original windows *exactly*. Any proposal that does not match would have to be discussed at a General Meeting of the Society. It is very unlikely that new uPVC windows would be approved, due to the difficulty in ensuring long-term colour matching with other windows on the estate.

The covenants that we all signed when buying our houses require us to preserve the appearance as designed, and recent case-law shows that the covenants are still very strong and enforceable. The Committee is not planning to force anyone to remove windows that were installed years ago, but it will take legal action if necessary to prevent further departures from the original design unless the change has been approved by a General Meeting in advance.

Details matter. Some of the 'identical replacement' windows that have been fitted in the past have turned out to look very different. The precise width, placement and finish of frames and glazing bars is important, as is the appearance of the glass itself and the paint or other finish applied to the frames.

*Please be careful* about all repairs and replacements to the outside of your house. The Committee is here to help: always ask for advice, and *always* submit detailed plans before starting work.

## Identifying the windows

Houses 1-8 and 15-17	Houses 9-14 and 18-25
	
	
<p>Window 6 is wider than shown here on houses 1-8</p>	<p>Window 6 is wider than shown here on houses 18-25</p>

Windows 3, 5, 7, 9, 10, 11 have mirror-image designs on the two groups of houses.

Window 3 is made in two parts, but as the cill is continuous it is probably best to replace both at once.

Windows 9 and 10 have been replaced with sliding patio doors on many houses. This is permitted by a decision of the Society in general meeting, but is always subject to the submission and approval of detailed plans (even when replacing existing sliding doors with new sliding doors). When replacing these large units we suggest that you keep to the original plan of three panels for window 9 (living room) and two panels for window 10 (dining room). This reduces the visual clutter caused by vertical glazing bars when 4-panel units are used. We would also suggest making the frames and glazing bars fairly narrow: aim for a similar visual weight to those in the smaller windows. Be particularly careful to consider this in conjunction with the colour: large areas of white can look out of place.

## Prices

Note that the prices shown in this table are approximate. They include VAT and fitting, but as details of the work needed might vary from one house to another you must get a survey and quote before placing your order.

Window	Notes	Approximate Price
1		970
2		1280
3a	Shares some parts with 3b	570
3b	Mirror-image on some houses.	1360
4		460
5	Mirror-image on some houses.	1650
6		1890
7	Mirror-image on some houses.	2336
8		1950
9	Mirror-image on some houses. Sliding patio doors may be permitted here subject to approval of detailed plans.	7090
10	Mirror-image on some houses. Sliding patio doors may be permitted here subject to approval of detailed plans.	4790
11	Mirror-image on some houses.	2130

## Specification

The Committee is working on a specification that you can use when ordering windows. Please make contact to get a copy before ordering.

## Contact Details

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<http://www.tvwindows.com/>

Phone: 0800 181698