

## Other Documents

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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

John Pelling and Partners,  
Northside House,  
Mount Pleasant,  
Barnet, Herts.  
EN4 9EB

APPLICATION NO: PP/01/00260

APPLICATION DATED: 02/01/2001

DATE ACKNOWLEDGED: 2 February 2001

APPLICATION COMPLETE: 02/02/2001

DATE TO BE DECIDED BY: 30/03/2001

SITE: Jenningsbury and Kingsmill Houses, William Sutton Estate, Cale Street, London, SW3 3SG  
PROPOSAL: Replacement of existing UPVC double hung sliding sash windows with UPVC reversible and tilt and turn windows manufactured to similar appearance including glazing bars.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
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- 4.
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- 15.

As attached list

253  
BB  
6/2

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line
- Victorian Society

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London
- Twentieth Century Society

✓ BB  
6/2

**Royal Borough of Kensington and Chelsea**  
**GGP Point in Polygon Search Results**  
**Corporate Land and Property Gazetteer**

		2	Cale Street	SW3 3QU
		4	Cale Street	SW3 3QU
		6	Cale Street	SW3 3QU
		8	Cale Street	SW3 3QU
		10	Cale Street	SW3 3QU
		12	Cale Street	SW3 3QU
		14	Cale Street	SW3 3QU
		16	Cale Street	SW3 3QU
		18	Cale Street	SW3 3QU
		20	Cale Street	SW3 3QU
		22	Cale Street	SW3 3QU
		24	Cale Street	SW3 3QU
		26	Cale Street	SW3 3QU
		28	Cale Street	SW3 3QU
		30	Cale Street	SW3 3QU
	3/5		Elystan Street	SW3 3NT
	13/15		Elystan Street	SW3 3NU
	19/21		Elystan Street	SW3 3NT
	25/27		Elystan Street	SW3 3NT
	35/37		Elystan Street	SW3 3NT
		1	Elystan Street	SW3 3NT
		5	Elystan Street	SW3 3NT
		7	Elystan Street	SW3 3NT
		9	Elystan Street	SW3 3NT
		11	Elystan Street	SW3 3NT
		17	Elystan Street	SW3 3NT
		23	Elystan Street	SW3 3NT
		29	Elystan Street	SW3 3NT
		31	Elystan Street	SW3 3NT
		33	Elystan Street	SW3 3NT
		37	Elystan Street	SW3 3NT
		39	Elystan Street	SW3 3NT
	Estate Managers Flat		Sutton Estate	SW3 3SG
	<del>Icknield House</del>		<del>Sutton Estate</del>	SW3 3SQ
Flat 1	Icknield House		Sutton Estate	SW3 3SQ
Flat 2	Icknield House		Sutton Estate	SW3 3SQ
Flat 3	Icknield House		Sutton Estate	SW3 3SQ
Flat 11	Icknield House		Sutton Estate	SW3 3SQ
Flat 12	Icknield House		Sutton Estate	SW3 3SQ
Flat 13	Icknield House		Sutton Estate	SW3 3SQ
Flat 14	Icknield House		Sutton Estate	SW3 3SQ
Flat 21	Icknield House		Sutton Estate	SW3 3SQ
Flat 22	Icknield House		Sutton Estate	SW3 3SQ
Flat 23	Icknield House		Sutton Estate	SW3 3SQ
Flat 24	Icknield House		Sutton Estate	SW3 3SQ
Flat 31	Icknield House		Sutton Estate	SW3 3SQ
Flat 32	Icknield House		Sutton Estate	SW3 3SQ

Flat 33	Icknield House	Sutton Estate	SW3 3SQ
Flat 34	Icknield House	Sutton Estate	SW3 3SQ
Flat 41	Icknield House	Sutton Estate	SW3 3SQ
Flat 42	Icknield House	Sutton Estate	SW3 3SQ
Flat 43	Icknield House	Sutton Estate	SW3 3SQ
Flat 44	Icknield House	Sutton Estate	SW3 3SQ
	<del>Jenningsbury House</del>	<del>Sutton Estate</del>	SW3 3SH
Flat 1	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 2	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 3	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 11	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 12	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 13	Jenningsbury House	Sutton Estate	SW3 3SH
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Flat 25	Jenningsbury House	Sutton Estate	SW3 3SH
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Flat 33	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 34	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 35	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 36	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 41	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 42	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 43	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 44	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 45	Jenningsbury House	Sutton Estate	SW3 3SH
Flat 46	Jenningsbury House	Sutton Estate	SW3 3SH
	<del>Kingsmill House</del>	<del>Sutton Estate</del>	SW3 3QY
Flat 1	Kingsmill House	Sutton Estate	SW3 3QY
Flat 2	Kingsmill House	Sutton Estate	SW3 3QY
Flat 3	Kingsmill House	Sutton Estate	SW3 3QY
Flat 4	Kingsmill House	Sutton Estate	SW3 3QY
Flat 5	Kingsmill House	Sutton Estate	SW3 3QY
Flat 6	Kingsmill House	Sutton Estate	SW3 3QY
Flat 7	Kingsmill House	Sutton Estate	SW3 3QY
Flat 8	Kingsmill House	Sutton Estate	SW3 3QY
Flat 9	Kingsmill House	Sutton Estate	SW3 3QY
Flat 11	Kingsmill House	Sutton Estate	SW3 3QY
Flat 12	Kingsmill House	Sutton Estate	SW3 3QY
Flat 13	Kingsmill House	Sutton Estate	SW3 3QY
Flat 14	Kingsmill House	Sutton Estate	SW3 3QY
Flat 15	Kingsmill House	Sutton Estate	SW3 3QY
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Flat 18	Kingsmill House	Sutton Estate	SW3 3QY

Flat 20	Kingsmill House	Sutton Estate	SW3 3QY
Flat 21	Kingsmill House	Sutton Estate	SW3 3QY
Flat 22	Kingsmill House	Sutton Estate	SW3 3QY
Flat 23	Kingsmill House	Sutton Estate	SW3 3QY
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Flat 25	Kingsmill House	Sutton Estate	SW3 3QY
Flat 26	Kingsmill House	Sutton Estate	SW3 3QY
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Flat 29	Kingsmill House	Sutton Estate	SW3 3QY
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Flat 35	Kingsmill House	Sutton Estate	SW3 3QY
Flat 36	Kingsmill House	Sutton Estate	SW3 3QY
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Flat 44	Kingsmill House	Sutton Estate	SW3 3QY
Flat 45	Kingsmill House	Sutton Estate	SW3 3QY
Flat 46	Kingsmill House	Sutton Estate	SW3 3QY
Flat 47	Kingsmill House	Sutton Estate	SW3 3QY
Flat 48	Kingsmill House	Sutton Estate	SW3 3QY
Flat 49	Kingsmill House	Sutton Estate	SW3 3QY
	<del>Leverstock House</del>	<del>Sutton Estate</del>	SW3 3QZ
Flat 11a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 11b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 11c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 11d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 11e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 12d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 12e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 21a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 21b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 21c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 21d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 21e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 22a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 22b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 22c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 22d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 22e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 31a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 31b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 31c	Leverstock House	Sutton Estate	SW3 3QZ

Flat 31d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 31e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 32a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 32b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 32c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 32d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 32e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 41a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 41b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 41c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 41d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 41e	Leverstock House	Sutton Estate	SW3 3QZ
Flat 42a	Leverstock House	Sutton Estate	SW3 3QZ
Flat 42b	Leverstock House	Sutton Estate	SW3 3QZ
Flat 42c	Leverstock House	Sutton Estate	SW3 3QZ
Flat 42d	Leverstock House	Sutton Estate	SW3 3QZ
Flat 42e	Leverstock House	Sutton Estate	SW3 3QZ
	<del>Maylands House</del>	<del>Sutton Estate</del>	SW3 3RA
Flat 1	Maylands House	Sutton Estate	SW3 3RA
Flat 2	Maylands House	Sutton Estate	SW3 3RA
Flat 3	Maylands House	Sutton Estate	SW3 3RA
Flat 4	Maylands House	Sutton Estate	SW3 3RA
Flat 5	Maylands House	Sutton Estate	SW3 3RA
Flat 6	Maylands House	Sutton Estate	SW3 3RA
Flat 7	Maylands House	Sutton Estate	SW3 3RA
Flat 8	Maylands House	Sutton Estate	SW3 3RA
Flat 9	Maylands House	Sutton Estate	SW3 3RA
Flat 10	Maylands House	Sutton Estate	SW3 3RA
Flat 11	Maylands House	Sutton Estate	SW3 3RA
Flat 11a	Maylands House	Sutton Estate	SW3 3RA
Flat 11b	Maylands House	Sutton Estate	SW3 3RA
Flat 11c	Maylands House	Sutton Estate	SW3 3RA
Flat 12	Maylands House	Sutton Estate	SW3 3RA
Flat 12a	Maylands House	Sutton Estate	SW3 3RA
Flat 12c	Maylands House	Sutton Estate	SW3 3RA
Flat 12g	Maylands House	Sutton Estate	SW3 3RA
Flat 13	Maylands House	Sutton Estate	SW3 3RA
Flat 14	Maylands House	Sutton Estate	SW3 3RA
Flat 15	Maylands House	Sutton Estate	SW3 3RA
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Flat 42	Maylands House	Sutton Estate	SW3 3RA
Flat 42a	Maylands House	Sutton Estate	SW3 3RA
Flat 42b	Maylands House	Sutton Estate	SW3 3RA
Flat 42c	Maylands House	Sutton Estate	SW3 3RA
Flat 42d	Maylands House	Sutton Estate	SW3 3RA
	<del>Oatwell House</del>	<del>Sutton Estate</del>	SW3 3RD
Flat 1	Oatwell House	Sutton Estate	SW3 3RD
Flat 2	Oatwell House	Sutton Estate	SW3 3RD
Flat 3	Oatwell House	Sutton Estate	SW3 3RD
Flat 4	Oatwell House	Sutton Estate	SW3 3RD
Flat 5	Oatwell House	Sutton Estate	SW3 3RD
Flat 6	Oatwell House	Sutton Estate	SW3 3RD
Flat 7	Oatwell House	Sutton Estate	SW3 3RD
Flat 8	Oatwell House	Sutton Estate	SW3 3RD
Flat 9	Oatwell House	Sutton Estate	SW3 3RD
Flat 10	Oatwell House	Sutton Estate	SW3 3RD
Flat 11	Oatwell House	Sutton Estate	SW3 3RD
Flat 12	Oatwell House	Sutton Estate	SW3 3RD
Flat 13	Oatwell House	Sutton Estate	SW3 3RD
Flat 14	Oatwell House	Sutton Estate	SW3 3RD
Flat 15	Oatwell House	Sutton Estate	SW3 3RD

Flat 16	Oatwell House	Sutton Estate	SW3 3RD
Flat 17	Oatwell House	Sutton Estate	SW3 3RD
Flat 18	Oatwell House	Sutton Estate	SW3 3RD
Flat 19	Oatwell House	Sutton Estate	SW3 3RD
Flat 20	Oatwell House	Sutton Estate	SW3 3RD
Flat 21	Oatwell House	Sutton Estate	SW3 3RD
Flat 22	Oatwell House	Sutton Estate	SW3 3RD
Flat 23	Oatwell House	Sutton Estate	SW3 3RD
Flat 24	Oatwell House	Sutton Estate	SW3 3RD
Flat 25	Oatwell House	Sutton Estate	SW3 3RD
Flat 26	Oatwell House	Sutton Estate	SW3 3RD
Flat 27	Oatwell House	Sutton Estate	SW3 3RD
Flat 28	Oatwell House	Sutton Estate	SW3 3RD

Total Number of Properties Found ~~204~~ **258**



# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

**ADDRESS** \_\_\_\_\_  
JENNINGSBURY AND KINGSMILL HOUSES  
WILLIAM SUTTON ESTATE  
CALE STREET, CHELSEA SW3.

**POLLING DISTRICT** Q.

- PP010260
- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								✓					✓				

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

**CALE STREET**

Property Card N° : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No Brief Description of Proposal 1 of 27

Adverts &  
History NoTHE ERECTION OF 53 PRE-CAST CONCRETE PRAM SHEDS, SITUATED  
BETWEEN ELBOURN/FLAMSTEAD HOUSES, GADEBRIDGE/HAMMERFIELD  
HOUSES, CHIPPERFIELD/BEDMOND HOUSES AND ADJACENT THE SOUTH  
EAST CORNER OF ALDBURY HOUSE.H YES  
10347Received Decision & Date  
Completd Unconditional 13/10/1959  
Revised

TP No Brief Description of Proposal 2 of 27

CONVERSION OF FLATS J.21 AND J.22 AT JENNINGSBURY HOUSE  
INTO ONE FLAT.Received Decision & Date  
Completd Unconditional 16/03/1962  
Revised

TP No Brief Description of Proposal 3 of 27

THE ERECTION OF 13 REFUSE BIN ENCLOSURES TO BE SITED AT THE  
ENDS OF EXISTING LINES OF STORAGE SHEDS. C2 BETWEEN  
ALDBURY/BEDMOND HOUSES, 1 AT OATWELL/JENNINGSBURY HOUSES, 1  
AT DELMEREND/CHIPPERFIELD HOUSES, 2 AT ELBOURN/FLAMSTEAD  
HOUSES, 2 AT GADEBRIDGE/ HAMMERFIELD HOUSES, CONT ...Received Decision & Date  
Completd Unconditional 02/05/1962  
Revised

TP No Brief Description of Proposal 4 of 27

CONT ... 2 AT NETTLEDEN/OATWELL HOUSES,  
1 AT KINGSMILL/PAVENHAM HOUSES, 1 ISLAND SITE AT NORTH  
END OF PAVENHAM HOUSE AND 1 SOUTH EAST CORNER OF ESTATE AT  
REAR OF LEVERSTOCK HOUSE.Received Decision & Date  
Completd Unconditional 02/05/1962  
Revised

**CALE STREET**

Property Card N° : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No Brief Description of Proposal 5 of 27

THE ERECTION OF 35 PRE-CAST CONCRETE STONE SHEDS (SITUATED BETWEEN DELMEREND HOUSE/ ELBOURN HOUSE (12), ADJACENT NORTH CORNER OF PAVENHAM (6) AND NORTH EAST CORNER OF GARDEN AREA, ADJACENT NETTLEDEN (17)).

Received	Decision & Date	
Completed	Unconditional	15/05/1964
Revised		

TP No Brief Description of Proposal 6 of 27

THE USE OF PART OF THE BASEMENT AT JENNINGSBURY HOUSE, AS OFFICE ACCOMMODATION PERSONAL

Received	Decision & Date	
Completed	Conditional	27/08/1974
Revised		

TP No TP/75/0211 Brief Description of Proposal 7 of 27

AN EXTENSION TO THE EXISTING REFUSE CONTAINER ENCLOSURE, ADJACENT TO THE SOUTH EAST CORNER OF PAVENHAM HOUSE.

Received	Decision & Date	
Completed	Conditional	02/06/1975
Revised		

TP No TP/80/0440 Brief Description of Proposal 8 of 27

ELBOURN & FLAMSTEAD HOUSES  
THE MODERNISATION INVOLVING THE ERECTION OF A LIFT MOTOR ROOM TO BOTH BLOCKS AT ROOF LEVELS.

Received	Decision & Date	
Completed	Conditional	15/07/1980
Revised		

## CALE STREET

Property Card N° : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No TP/82/1219 Brief Description of Proposal 9 of 27

ERECTION OF A LIFT MOTOR ROOM AT ROOF LEVEL & MODERNISATION  
TO PROVIDE 20 SELF CONTAINED FLATS.

Received	Decision & Date	Works
Completd	Conditional	Completed
Revised	10/11/1982	Y 20/07/1984

TP No TP/83/1954 Brief Description of Proposal 10 of 27

ENVIRONMENTAL IMPROVEMENT WORKS INCLUDING THE CREATION  
OF NEW PLANTING BEDS, DEMOLITION AND RELOCATION OF  
REFUSE STORES, PAVING OF EXISTING TARMACADAM SURFACES  
WITH BRICK AND CONCRETE BLOCKS REINSTATEMENT OF BOUNDARY  
RAILINGS AND PROVISION OF TRAFFIC CONTROL BARRIERS.

Received	Decision & Date	Works
Completd	Conditional	Completed
Revised	01/02/1984	Y 26/11/1985

TP No TP/84/0126 Brief Description of Proposal 11 of 27

REFURBISHMENT AND CONVERSION OF TWO 5 STOREY BLOCKS OF  
FLATS TO PROVIDE 19 FLATS PER BLOCK INCORPORATING A ROOF  
LEVEL LIFT MOTOR ROOM AT HAMMERFIELD AND ICKFIELD  
HOUSES.

Received	Decision & Date	Works
Completd	Conditional	Completed
Revised	04/04/1984	Y 26/11/1985

TP No TP/84/1640 Brief Description of Proposal 12 of 27

REFURBISHMENT AND CONVERSION OF TWO, 5 STOREY BLOCKS OF  
FLATS (REDUCING FROM 114 FLATS TO 73), INCORPORATING  
PASSENGER LIFTS WITH ROOF TOP MOTOR ROOMS AND CONSTRUCTION  
OF A SINGLE STOREY COMMUNAL LINK BUILDING. - JENNINGSBURY  
AND KINGSMILL HOUSES

Received 13/09/1984	Decision & Date	
Completd	Conditional	09/11/1984
Revised		

## CALE STREET

Property Card N° : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No TP/91/1582 Brief Description of Proposal 13 of 27

LEVERSTOCK HOUSE: ALTERATIONS TO REAR ELEVATION  
AND INSTALLATION OF REPLACEMENT WINDOWS.Received 21/10/1991 Decision & Date  
Completd 23/10/1991 Conditional  
Revised

06/01/1992

Works  
Completed  
Y 22/12/1992

TP No TP/91/1676 Brief Description of Proposal 14 of 27

DEMOLITION AND REPOSITIONING OF ENTRANCE PIERS ON IXWORTH  
PLACE AND CALE STREET ELEVATIONS TO WIDEN ACCESS  
ENTRANCES.Received 01/11/1991 Decision & Date  
Completd 14/11/1991 Conditional  
Revised

19/02/1992

TP No TP/92/1013 Brief Description of Proposal 15 of 27

ALTERATIONS TO FRONT AND REAR ELEVATIONS, INCLUDING THE  
ERECTION OF TWO NEW ENTRANCE PORCHES; CONVERSION OF SIX  
FLATS ON THE FIRST FLOOR TO 3 FLATS AND MODERNISATION AND  
REPAIR OF EXISTING 18 FLATS ON THE SECOND, THIRD AND FOURTH  
FLOORS. LEVERSTOCK HOUSE.Received 05/06/1992 Decision & Date  
Completd 22/06/1992 Conditional  
Revised

26/08/1992

Works  
Completed  
Y 06/08/1993

TP No TP/93/0249 Brief Description of Proposal 16 of 27

CHANGE OF USE OF PART OF BASEMENT FROM STORAGE INTO  
EQUIPMENT ROOM FOR CABLE T.V. INSTALLATION AT OATWELL HOUSE.Received 08/02/1993 Decision & Date  
Completd 10/02/1993 Conditional  
Revised

30/03/1993

**CALE STREET**

Property Card N° : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No TP/94/0767 Brief Description of Proposal 17 of 27

**INSTALLATION OF UPVC WINDOWS AND A NEW CANOPY OVER ENTRANCE  
AT ESTATE OFFICE, SUTTON ESTATE, CALE STREET.**Received 21/04/1994 Decision & Date  
Completd 26/04/1994 Conditional 05/07/1994  
Revised 15/06/1994

TP No TP/94/1589 Brief Description of Proposal 18 of 27

**REFURBISHMENT AND CONVERSION OF EXISTING BLOCK OF 60 FLATS  
AND BEDSITS TO FORM 28 MODERNISED SELF-CONTAINED UNITS,  
INCLUDING FORMATION OF PATIO GARDENS AT REAR.**Adverts &  
History No<-OATWELL  
HOUSE.Received 28/07/1994 Decision & Date  
Completd 03/08/1994 Conditional 14/11/1994  
RevisedWorks  
Completed  
Y 14/11/1994

TP No TP/95/0847 Brief Description of Proposal 19 of 27

**INSTALLATION OF UPVC WINDOWS AT ALDBURY, BEDMOND, CHIPPERFIELD  
& DELMEREND HOUSES.**Received 24/03/1995 Decision & Date  
Completd 24/04/1995 Conditional 14/06/1995  
Revised

TP No TP/95/1307 Brief Description of Proposal 20 of 27

**INSTALLATION OF UPVC WINDOWS, AT ELBOURN, FLAMSTEAD AND  
GADEBRIDGE HOUSES, SUTTON ESTATE, CALE STREET.**Received 14/06/1995 Decision & Date  
Completd 20/06/1995 Conditional 22/09/1995  
Revised

## CALE STREET

Property Card No : 0112 003 00

Sitename : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No TP/95/2269 Brief Description of Proposal 21 of 27

Adverts &  
History NoCONVERSION AND REFURBISHMENT OF EXISTING BUILDING INVOLVING  
EXTERNAL ALTERATIONS INCLUDING NEW UPVC WINDOWS, RENEWAL OF  
ROOF, DEMOLITION OF REFUSE BIN STORES ADJACENT AND CREATION  
OF PRIVATE PATIO GARDENS ADJOINING MARLBOROUGH STREET<- NETTLE-  
DEN HOUSEReceived 16/10/1995 Decision & Date  
Completd 18/10/1995 Conditional 21/02/1996  
Revised 06/02/1996Works  
Completed  
Y 08/09/1997

TP No TP/96/0333 Brief Description of Proposal 22 of 27

Adverts &  
History NoCONVERSION OF FOUR STOREY BLOCK OF FLATS ABOVE GROUND  
FLOOR RETAIL UNITS FROM 24 TO 18 UNITS WITH ELEVATIONAL  
ALTERATIONS INCLUDING RENEWAL OF ROOF COVERINGS AND  
REPLACEMENT WINDOWS, AT MAYLANDS HOUSE, SUTTON ESTATE.<-MAYLANDS  
HOUSEReceived 12/02/1996 Decision & Date  
Completd 13/02/1996 Conditional 08/11/1996  
Revised 02/10/1996Works  
Completed  
Y 07/05/1998

TP No TP/96/1413 Brief Description of Proposal 23 of 27

INSTALLATION OF UPVE WINDOWS AND VENTILATION DUCT COVERS, AT  
ICKNIELD & HAMMERFIELD HOUSES, THE SUTTON ESTATE.Received 21/06/1996 Decision & Date  
Completd 26/06/1996 Conditional 19/08/1996  
Revised 07/08/1996

TP No TP/96/1491 Brief Description of Proposal 24 of 27

REFURBISHMENT OF 4 STOREY BLOCK OF FLATS ABOVE RETAIL  
UNITS AT GROUND FLOOR LEVEL, CONVERSION OF 31 RESIDENTIAL  
UNITS INTO 24 UNITS, INCLUDING RENEWAL OF ROOF COVERINGS AND  
NEW REPLACEMENT WINDOWS, AT MAYLANDS HOUSE, SUTTON ESTATE.Received 26/06/1996 Decision & Date  
Completd 03/07/1996 Conditional 08/11/1996  
Revised 02/10/1996Works  
Completed  
Y 07/05/1998

**CALE STREET**

Property Card N° : 0112 003 00

Site name : The Sutton Dwelling Trust Properties

Comment :  
TP Arch/History : 24264  
See Also :Xref :  
Notes :

TP No PP/99/2263 Brief Description of Proposal 25 of 27

INSTALLATION OF METAL GATES AT ENTRANCES TO ESTATE TO  
INCREASE SECURITY TO RESIDENTIAL ESTATE AND IMPROVE  
TRAFFIC SAFETY THROUGH THE ESTATE. THE GATES ARE AN  
ORIGINAL FEATURE SOME BEING REMOVED MANY YEARS AGO.Received 26/10/1999 Decision & Date  
Completd 08/11/1999  
Revised CURRENT

TP No PP/00/2859 Brief Description of Proposal 26 of 27

CHANGE OF USE OF THE FLAT ABOVE THE TRUST'S ESTATE OFFICE AS  
A BASE FOR THE ESTATE'S TENANTS ASSOCIATION. THE TENANTS'  
ASSOCIATION WILL USE THE FLAT TO HOLD COMMITTEE MEETINGS AND  
A BASE FOR CO-ORDINATING COMMUNITY ACTIVITIES AT ESTATE  
MANAGER'S FLAT.Received 06/09/2000 Decision & Date  
Completd 13/12/2000  
Revised CURRENT

TP No PP/01/0260 Brief Description of Proposal 27 of 27

REPLACEMENT OF EXISTING UPVC DOUBLE HUNG SLIDING SASH  
WINDOWS WITH UPVC REVERSIBLE AND TILT AND TURN WINDOWS  
MANUFACTURED TO SIMILAR APPEARANCE INCLUDING GLAZING BARS.  
(JENNINGSBURY & KINGSMILL HOUSES)Received 02/01/2001 Decision & Date  
Completd 02/02/2001  
Revised CURRENT



**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/01/00260/ALS  
Room No:**

**CODE A1**

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**Date: 6 February 2001**

**DEVELOPMENT AT:**

**Jenningsbury and Kingsmill Houses, William Sutton Estate, Cale Street, London, SW3  
3SG**

**DEVELOPMENT:**

**Replacement of existing UPVC double hung sliding sash windows with UPVC reversible  
and tilt and turn windows manufactured to similar appearance including glazing  
bars.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or  
adjoining Conservation Area)

**M.J. French**  
Executive Director, Planning & Conservation

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 6 February 2001

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/01/00260/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Jenningsbury and Kingsmill Houses, William Sutton Estate, Cale Street, London, SW3 3SG**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

**Proposal for which permission is sought**

**Replacement of existing UPVC double hung sliding sash windows with UPVC reversible and tilt and turn windows manufactured to similar appearance including glazing bars.**

**Applicant William Sutton Trust, Sutton Court, Tring, Hertfordshire, HP23 5BB**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***



Jennings & Kingmill Houses  
will join Sutton Estate  
Cole St, Chelsea.

Not in conservation area

These are residential blocks  
of flats

Already have UPVC double hung  
sash windows  
now intend to change  
to UPVC reversible tilt-turn  
windows

Say have done to several  
of the other blocks

— need to check what  
look like from exterior

Sv  
All other  
blocks already  
done with  
same

Other blocks in  
Icknield Hse  
& Patwell House

Patwell already had this  
all done

Sv

Thurs 8th Feb

11.30 am

Sutton Estate office  
off Cole St

— meet Bradley Smith

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

**KENSINGTON  
AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

## NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

## NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/01/00260/ALS

Date: 09/02/2001

Jenningsbury and Kingsmill Houses, William Sutton Estate, Cale Street, London, SW3 3SG

Replacement of existing UPVC double hung sliding sash windows with UPVC reversible and tilt and turn windows manufactured to similar appearance including glazing bars.

APPLICANT William Sutton Trust,

Ac.  
DPI.

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 2 March 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/01/00260 /MIND

Applicant's Ref: 109.566.9  
Application Date: 02/01/2001 Complete Date: 02/02/2001 Revised Date:  
Applicant: John Pelling and Partners, Northside House, Mount Pleasant, Barnet, Herts.  
EN4 9EB  
Address: Jenningsbury and Kingsmill Houses, William Sutton Estate, Cale  
Street, Chelsea, SW3 3SG

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL**  
 05 MAR 2001  
 Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act  
 Class (x) - Crossover under S. 108 of the Highways Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Installation of UPVC reversible and tilt and turn windows.**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/01/00260  
Applicant's drawing(s) No. 109.566.9/1, 109.566.9/2, 109.566.9/3, 109.566.9/4 and unnumbered plan of the Chelsea Estate.

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation      Head of Development Control      Area Planning Officer  
*[Signature]*      *[Signature]*      *[Signature]*

PP/01/00260. 1

*hans*  
2/3/01.

*18.2.3.01*

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
2. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
3. **The window frames shall be finished in white and shall be so maintained.**  
*Reason: To ensure a satisfactory standard of visual appearance.*

INFORMATIVE(S)

1. I21
2. I30
3. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD44, CD44a and CD56. (I51)



# DELEGATED REPORT

Address

William Sutton Kovale

Reference

PP/01/260

Conservation Area

NO

Listed Building Yes/No

## Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

## Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

**Objections** (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who \_\_\_\_\_  
Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*see Award*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*AS*

Date

Agreed

*Belarus*  
*2/3/01*

## 1.0 THE SITE

The Sutton Estate comprises 15 blocks of residential flats in the area enclosed by Ixworth Place, Cale Street, Elystan Street and Marlborough Street. The estate is not within a conservation area. The proposal relates to Jenningsbury House and Kingsmill House, both of which comprise sheltered housing and which are located on the Cale Street side of the estate.

## 2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD44, CD44a and CD56.

The buildings at present have a mixture of UPVC sash windows, timber sash windows and timber casement windows. However, on all of the other blocks, all of the casement windows have been replaced in UPVC and the sash windows have been replaced with UPVC tilt/turn windows.

The main difference between the tilt/turn windows and the UPVC sashes is the increased thickness of the transom bar and vertical mullion. No changes to the size of opening in which the window is installed is necessary. The glazing bars are identical in pattern to those on the UPVC sash windows which exist already. All of the sash style windows in both blocks are intended to be replaced. This work has already commenced.

Since the windows on all the other buildings on the estate have already been changed to this type, it is considered that the proposal would not harm the visual character of the area, and is therefore acceptable.

It is considered that the proposal would not result in any significant loss of amenity to any occupiers of the buildings themselves or the neighbouring blocks.

## 3.0 CONSULTATION

Occupiers of 258 flats within the estate have been notified of the proposal. No representations have been received.

Report by ALS

Approved by

*E. Jones*

*2/3/01*

JOHN PELLING  
PARTNERS  
CHARTERED  
SURVEYORS

NORTHSIDE HOUSE MOUNT PLEASANT BARNET HERTS EN4 9EB TELEPHONE: 020 8441 8500 FAX: 020 8441 4616

email: barnet@pellings.co.uk

ALSO AT: BROMLEY AND WESTMINSTER

**CLIENT:** The Managing Trustees  
William Sutton Trust  
Sutton Court  
Tring  
Hertfordshire HP23 5BB

**OUR REF:** JFM/JL/109.566.9

**DATE:** October 2000

PP010260



**SPECIFICATION**  
for  
**Replacement of Windows**  
to  
**JENNINGSBURY AND**  
**KINGSMILL HOUSES**  
**WILLIAM SUTTON TRUST**  
**CALE STREET, CHELSEA**

BUILDING SURVEYORS  
QUANTITY SURVEYORS  
ARCHITECTS & PLANNERS  
PROJECT MANAGERS  
PLANNING SUPERVISORS

Partners: John Pelling FRICS Keith Dew FRICS Robert Gibb FRICS Geoffrey Kelsey FRICS David Smith FRICS Richard Claxton BSc FRICS Roger Booth ARICS  
Associates: John McArdle Richard Clements FRICS Peter Wade FRICS Paul Turner BSc ARICS Alan Davison ARICS  
Simon Frost BSc(Hons) ARICS Ian Collins BSc ARICS Paul Martin BSc(Hons) ARICS Ian Burton ABIAT ACIOB  
Architecture: Neill Werner BA(Hons)Arch Dip(Hons)Arch RIBA Planning: James Sharp BA(Hons) MRTPI ARICS Partnership Secretary: Diana Anderson

PP010260

**JENNINGSBURY AND KINGSMILL HOUSES  
WILLIAM SUTTON TRUST,  
CALE STREET, CHELSEA**

**Ref: 109.566.9**

**Renewal of Windows**

**CONTENTS**

**FORM OF TENDER**

<b>SECTION 1</b>	<b>Preliminaries and General Conditions</b>
<b>SECTION 2</b>	<b>Materials and Workmanship</b>
<b>SECTION 3</b>	<b>Schedule of Works</b>
<b>SECTION 4</b>	<b>Summary</b>
<b>APPENDIX A</b>	<b>Pre-Contract Health and Safety Plan</b>

PP010260

**SECTION 1**  
**Preliminaries and General Conditions**

**SECTION 1**

**PRELIMINARIES AND GENERAL CONDITIONS**

PP010260

1.1 **Description of the Works**

The Works contained in this Contract comprises:-

The replacement of existing PVC double hung sash windows.

1.2 **Description of the Parties**

a) The term "Employer" shall mean.

The Managing Trustees of the William Sutton Trust, Sutton Court, Tring, Hertfordshire HP23 5BB.

The Trustees will be named in the Contract document in the following style:

John Farrant, Christine Davies, Graham Angus Facks Martin, Nirupa Mawby, Desmond Begley, Robert Dean and Ronald Mervyn Johnston, George Francis Barlow and Winifred Dillon.

b) The Term "Contract Administrator" shall mean

John Pelling & Partners  
Northside House  
Mount Pleasant  
Barnet  
Herts EN4 9EB  
Tel No. 020 8441 8500  
Fax No. 020 8441 4616

c) The Term "Principal Contractor" shall be deemed to mean the firm or company whose tender is accepted by the Employer who will be required to take on the responsibilities as defined in the Construction (Design and Management) Regulations 1994.

The appointed Planning Supervisor is:

Keith Dew  
John Pelling & Partners  
Northside House  
Mount Pleasant  
Barnet  
Herts EN4 9EB  
Tel No. 020 8441 8500  
Fax No. 020 8441 4616

**1.3 Description of the Site**

- a) The location of the proposed Works is:-
- Jenningsbury and Kingsmill Houses  
William Sutton Trust Estate  
Cale Street  
Chelsea
- b) Access to the site shall be from Cale Street via the main entrance to the estate.
- c) The Contractor is advised to visit the site prior to tendering to acquaint himself with means of access, storage of materials, plant, etc. and obtain any necessary quantities/conditions relating to the proposed contract as no claim will be entertained for additional monies as a result of his failure to do so. This specification is to be taken as a guide to what is required to be done and may not necessarily specify every detail.
- Site visit to be by arrangement with the Estate Manager, Linda Mullins, Tel: 020 7591 0403.
- d) It should be noted that the flats will remain in occupation throughout the works and the Contractor is to ensure that all services and access are maintained to these units at all times.
- e) Drainage, gas, water, electricity and telecom services exist on the site and the Contractor will be deemed to have carried out his own site inspection in order to determine their locations.
- f) The Contractor must confine his operations strictly to the area of the Works.
- g) The Contractor shall ensure that his employees and sub-contractors do not trespass upon adjoining properties or otherwise create a nuisance to adjoining owners or occupiers. If the execution of the works requires that the Contractor must enter upon adjoining property, the necessary permission shall first be obtained by the Contractor.

**1.4 Drawings**

- a) The Contractor is referred to drawing Nos:-
- Estate Layout Plan  
109.566.9/1 - Existing Elevations and Window Design – Jenningsbury House  
109.566.9/2 - Existing Elevations and Window Design – Kingsmill House



Which accompany the Specification and which will constitute the Contract Drawings in accordance with the Conditions of Contract.

PP010260

- b) The accuracy of dimensions scaled from drawings is not guaranteed. It is the Contractors responsibility to check dimensions on site prior to placing orders.

1.5 **Pricing of this Specification**

- a) The Contractor is instructed to price this Specification in INK to facilitate the photocopying of priced copies.
- b) Every item in Section 1 (Preliminaries and General Conditions of Contract) and Section 3 (Description of Works) must where there is a monetary value be specifically priced. Costs relating to items which have not been priced will be deemed to have been included elsewhere.
- c) The Contractor shall consider items of work contained in Section 3 in conjunction with the Drawings and the actual work involved on site and shall allow in his prices for everything necessary for carrying out the Works in the best manner whether specifically mentioned or not. Where approximate quantities are stated they are for guidance only and the Contractor is advised to make his own assessment of the actual quantities required.
- d) No alterations or qualifications of any kind are to be made by the Contractor to the text of this Specification without the written agreement of the Contract Administrator. No alteration or qualification made without such agreement shall be recognised.
- e) One copy of the Specification document is to be fully priced and returned to the Trust. Tenders must be carefully packaged and addressed using the envelope provided. No marking or means of identifying the sender such as franking designs or logos should be made on the outside of the package.
- f) Tenders should be submitted strictly in accordance with the terms set out in the Tender Documents.
- g) The Tender Documents are to be completed in all respects, in a clear and concise manner. Care should be taken to ensure that they are signed where indicated and include completed Summary, Contractors Declaration. All pages of the tender specification and drawings are to be initialled.

- h) Any queries or points which might give rise to uncertainty shall be referred to the Contract Administrator before the submission of a Tender and at least 5 working days prior to the stipulated tender return date. All rulings and replies given by the Contract Administrator will be notified simultaneously to all Contractors tendering.

#### 1.6 Tenders

- a) The contractor is to submit a lump sum tender which must include for all statutory and other payments, contributions, costs and expenses in connection with and incidental to the employment of labour and for the provision of materials, scaffolding plant, services, protection etc. essential to the proper execution and completion of the works described or shown, or that can be reasonably inferred from the specification and drawings.
- b) The tender shall be open for acceptance for a period not exceeding 12 weeks from the date of tender.
- c) The date for commencement of works will be no more than one month after acceptance of the tender by the employer except where mutually agreed otherwise by both parties.
- d) Should the detailed examination of the Tender Documents reveal arithmetical errors in the extended items or total, it shall be dealt with in accordance with the "Code of Procedure for Single Stage Selective Tendering" 1996, Alternative 2.
- e) **The Employers do not bind themselves to accept the lowest or any tender and a contract will not be entered into until the scheme has been approved.**

#### 1.7 Programme

The Contractor is to submit a detailed programme for the works to the Contract Administrator, prior to the pre-contract meeting.

#### 1.8 Conditions of Contract

The Form of Contract shall be the latest edition of the Joint Contracts Tribunal form of Agreement for Minor Building Works 1998 Edition including amendment MW1 issued 1999 (Construction Industry Scheme). The form of contract will include the amendments and choices between alternatives as set out below and the Contractor is to allow for any costs or expenses which he considers necessary for complying therein:

1<sup>st</sup> Recital: delete "the Architect" delete "and/or schedules".

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2<sup>nd</sup> Recital: delete "or the schedules or provided a schedule or rates".

3<sup>rd</sup> Recital: delete.

4<sup>th</sup> Recital: delete.

5<sup>th</sup> Recital: delete alternative B.

After Recitals: add "Note: Where "Architect" has been replaced by "Contract Administrator" in the 1<sup>st</sup> Recital the same shall be deemed to have been substituted throughout this agreement.

Articles 1 - 7

Article 6 Delete nominators leaving Royal Institution of Chartered Surveyors

Article 7B delete.

The Conditions

1.0 Intention of the Parties

2.0 Commencement and Completion

2.1 Delete "may" and add "will" to read "The works will be commenced on a date to be agreed.

Date of Completion:

To be 15 working weeks from the date of commencement.

2.3 Damages for non-completion shall be at the rate of £100 per week or part thereof.

2.5 Defects Liability: Delete "three months" and insert "six months".

3.0 Control of Works

3.5 Amend fourth line. Change two days to two working days.

3.6 The reference to Schedules/Schedule of Rates will be deleted.

**4.0 Payment**

- 4.1 The reference to Schedules will be deleted.
- 4.2 Delete "5%" in the twelfth line and insert "10%".
- 4.3 Delete "97½%" in the fifth line and insert "95%".
- 4.5 Final Certificate : Delete "three months" and insert "six months".
- 4.6 To be deleted.

**5.0 Statutory Obligations**

- 5.2 Part B delete "Does not apply".

**6.0 Injury, Damage and Insurance**

- 6.2 Insurance : £2,000,000.
- 6.3A To be deleted.

**7.0 Determination**

- 7.2.5 Insert the following clause:

"If the Contractor refuses or neglects to comply with a written notice from the Contract Administrator requiring him to remove defective work or improper material or goods and by such refusal or neglect with works are materially affected".

**8.0 Settlement of Disputes****9.0 Supplemental Conditions**

A Contribution, levy and tax charges - section to be deleted.

**1.9 Performance Guarantee Bond**

Not required.

## CONTRACT SERVICE STANDARDS

1.10

### Compliance

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- a) The contractor will comply with the values of the William Sutton Trust, as outlined in these Service Standards.
- b) The contractor will maintain a high standard of customer care throughout all its activities in order to provide a flexible, friendly, efficient, accessible and high quality service.
- c) The contractor will ensure that all its staff possess the necessary level of knowledge, skills and behaviour to comply with these Contract Service Standards.
- d) William Sutton Trust is committed to equal opportunities in Service Delivery and the Contractor will ensure that all customers are treated without unfair discrimination because of race, sex, age, marital status, ethnic origin, disability, sexual orientation or religious group.
- e) The Contractor is encouraged to maximise training and employment opportunities for local people compatible with the demands of an efficient operation.

1.11

### Staff and Working Arrangements

- a) **Staff experience/qualification** - Details of the minimum requirements in terms of staff experience and qualification may be set out elsewhere within this specification.
- b) **Continuity** - Contractor will make best endeavours to ensure the continuity of staff employed so that customers may be assured that the Contractor is committed to the delivery of consistent standards of service for the duration of the contract.
- c) **Working Manner** - The Contractor will ensure that staff treat customers in a polite, respectful, helpful and non judgmental manner and ensure that staff possess the necessary skills to deal with actual or potential adversarial situations with customers.

The contractor shall remove from site any operative who is deemed incompetent or makes themselves in any way, objectionable or a nuisance to the residents.

- d) **Dress** - The Contractors staff will at all times wear dress which will be appropriate, clean and suitable for the purpose. In the event of any dispute concerning the suitability of dress, the Contract Administrator's decision will be final and binding on the Contractor.

1.12

**Site Compound**

The Contractor is to provide and erect as necessary suitable facilities for the welfare of operatives and storage of materials.

Location of site compound and skips to be agreed with the Trust and removed on completion/after use, making good any damage caused.

1.13

**Contractor's Site Supervisor**

- a) The Contractor will employ on the work and retain a competent "Person in Charge" to the satisfaction of the Contract Administrator.
- b) Any instructions given to the "Person in Charge" will be deemed to have been issued to the Contractor.
- c) If the Contract Administrator is dissatisfied with any Site Supervisor in the performance of work or adherence to the Service Standards, written notice will be given and the Contractor asked to provide a suitable substitute.

1.14

**Schedule of Site Condition**

Prior to commencement, the Contractor shall agree with the Contract Administrator a schedule of the condition of the site including the taking of photographs as necessary.

1.15

**Out of Hours Emergencies**

- a) The Contractor will provide an emergency out of hours telephone number(s) of a named individual(s) capable of acting on the Contractors behalf in the event of a serious out of hours incident. The Contractor will ensure at least one individual is available and capable of attending such an incident at all times out of office hours.
- b) The Contractor will inform the Contract Administrator of the name(s) prior to start of the contract and will ensure that the Contract Administrator is informed in advance of any changes.

1.16

**Hours of Working**

- a) The hours of working will be between 8.00am and 5.00pm Monday to Friday. The use of power tools and noisy operations must be restricted to between 9.00am and 5.00pm.
- b) Weekend working is not permitted.

1.17

**Sub Contractors**

Will not be permitted unless written permission is sought and obtained from the Contract Administrator.

1.18

**Identification**

- a) The Contractor will ensure that all members of staff dealing directly with customers are clearly identified by named badges of a design approved by the Contract Administrator.
- b) Numbers of staff and if possible, names of all staff, to be employed on the Contract, will be provided to the Estate Manager prior to their attendance on site.

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1.19

**Press and Media Information**

The Contractor will not at any time comment to the press or media about the Trust's actions or policies.

1.20

**No Smoking Policy**

- a) The Contractor will ensure that staff do not smoke when dealing with the public face to face.
- b) Smoking is prohibited in customers homes.

1.21

**Water for the Works**

Mains water may be available from the tenants properties. Use by the Contractor will be subject to the agreement of the resident of the home being worked on.

1.22

**Lighting and Power to the Works**

- a) The Contractor must make separate arrangements for power. Customers own electricity can only be used by agreement.
- b) The Contractor must make arrangements for this facility and pay all necessary fees and charges and leave all in good order to the satisfaction of the Contract Administrator and customer.
- c) The Contractor must advise customers of the likely power consumption during the work and the effect this will have on the customers bill.
- d) Mains electricity may not be available in empty homes, in which case the Contractor must make their own arrangements.

1.23

**Sanitary Accommodation**

Residents toilets may only be used by agreement with the resident.

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1.24 Noise

- a) The Contractor must take all reasonable precautions during the progress of the work to prevent or reduce nuisance or inconvenience caused by noise to residents, occupiers or adjacent properties, Trust staff and the general public.
- b) The Contractor shall comply with statutory requirements relating to control of noise levels on site.
- c) Radio's, cassettes and CD players are not to be used in homes or communal areas.

1.25 Provision of Customer Information Sign Boards

- a) The Trust will wish to provide information to all estate residents during contract work.
- b) The Contractor may be required (if specified elsewhere in this document) to display a sign board which provides information to the general public on:
  - i) The nature of the work
  - ii) The Contractor
  - iii) Contact numbers
- c) Display boards will need to be of a size, design etc. to the satisfaction of the Contract Administrator.

1.26 Advertising

No name board or any other forms of advertising will be allowed on Trust property without the written consent of the Contract Administrator.

1.27 Security

Adequately safeguard the site, the works, products, materials, plant and any existing buildings affected by the works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the works and properties.

Provide all watching and lighting, temporary hoarding and fencing as necessary.



**Protection**

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- a) Adequately protect the residents, staff, members of the public and the works, including work carried out by others, throughout the contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risk, provide special protection to ensure that injury or damage does not occur.
- b) Existing services -
- i) Before starting work check positions of existing services. Notify all service authorities and adjacent residents/owners as appropriate. Observe service authorities recommendations for work adjacent to existing services. Do not interfere with their operation without consent of the service authorities or other owners.
  - ii) If any damage to services of the service results from the works, make good without delay to the satisfaction of the service authority or other owner.
- c) Roads and footpaths - adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the works must be made good to the satisfaction of the Local Authority or other owner. Bear any cost arising.
- d) Existing features - prevent damage to existing fences, gates, walls, shrubs, grass, planting, paved areas and other site features which are to remain in position during the execution of the works.
- e) Building interiors - protect building interiors exposed to the weather/works with temporary enclosures, sheets or other suitable means.
- f) Floor coverings, Furniture, Fittings and Equipment - Prevent damage to any floor coverings, furniture, fittings or equipment left in existing property. Move as necessary to enable the works to be executed, cover and protect as necessary and replace in original positions.
- g) Existing properties and structures - Provide and maintain during the execution of the works, all incidental shoring, strutting, other supports, etc. as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the works.
- h) The Contractor is to make good at his own expense any damage caused through his failure to provide the necessary protection. The making good shall be to the entire satisfaction of the Contract Administrator.

**Fire Prevention**

The Contractor will, during the work, take all precautions to prevent personal injury or death or damage to the works, homes, and adjacent properties from fire. Such precautions will include, but are not limited to, the provision of suitable fire extinguishers and other equipment as appropriate to the work being undertaken and all else necessary to meet or avoid foreseeable risks.

Comply with Joint Code of Practice Fire Prevention on construction sites published by the Building Employers Federation and the Loss Prevention Council.

**CONTRACT MANAGEMENT REQUIREMENTS**

1.30

**Pre-Contract Meeting(s)**

- a) Prior to the start of the contract, a pre-contract meeting will be called (and possibly others) by the Contract Administrator.
- b) The purpose of this meeting(s) is to ensure the Contractor is adopting a logical procedure of advance preparation and to enable the transfer of any information.
- c) The meeting(s) is to be attended by the Contract Administrator, the Area Manager, the Estate Manager and, where applicable, the Trust's Maintenance Supervisor, the Estate Manager and, where applicable, the Trust's Maintenance Supervisor, the Contractor's Contract Manager and the Site Supervisor.
- d) If considered appropriate, meeting could be attended by more senior management of the Trust or the Contractor at the request of either party.

1.31

**Weekly Review Meetings**

- a) The Trust's Estate Manager or Maintenance Supervisor and the Contractor's Site Supervisor must meet at least weekly to ensure regular frequent contact is maintained. Contract Administrator to attend first meeting for the purpose of fine tuning procedures and highlighting at this early stage and matter or concern, or items in need of clarification.
- b) Matters to be discussed include progress, delays, access, resident issues and outstanding information.
- c) The Contractor must ensure that his Site Supervisor attending these meetings has sufficient authority to sanction remedial action where, in the opinion of the Trust's representatives, Contract Standards have not been met by the Contractor.

**1.32 Site Meetings (4 weekly)**

- a) The first meeting will be held within 21 days of commencement of the contract.
- b) The meeting will be similarly attended to the aforementioned Pre-Contract Meeting.
- c) Subsequent progress meetings will be held at 4 weekly intervals, with a shorter interval between, should the Contract Administrator require, or Contractor request.
- d) Such meetings will provide a regular opportunity to identify, discuss and resolve areas of concern, in order to achieve the smooth running of the contract.
- e) Agenda items will include - progress, resident matters, workmanship, H&S outstanding information.

**1.33 Minutes of Meetings**

The Trust's representatives will be responsible for producing and circulating minutes of all meetings.

**1.34 Residents Association Meetings**

The Contractor may be required to attend meetings or Residents Associations when requested to do so by the Contract Administrator.

**1.35 Notification of Commencement of Work**

- a) The Contractor must make all arrangements necessary to carry out and complete the works with a minimum of inconvenience to residents.
- b) The Contractor should give at least 5 clear days notice in writing to each resident of intention to commence work in and around their home. The text is to include:-
  - Contractors name, address and telephone number.
  - Contact name.
  - Emergency telephone number.
  - Work to be carried out.
  - Date work to be carried out.
  - Any preparation works necessary.

- c) The written notice should follow any personal contact required to check out work and should be as prescribed by the Contract Administrator.
- d) A copy of the written notice should be forwarded to the Contract Administrator.
- e) The written notice should follow the agreed programme of works between the Contractor and Contract Administrator.

### 1.36 Working in Homes

- a) The Contractor will, upon arrival, notify any person present in the home that he has come to undertake contract work. The Contractor will not undertake work to the interior of the home unless the customer, or a person with authority from the customer, admits the Contractor.
- b) If authorised access is not available, the Contractor will call back or leave a first class pre-paid card which identifies the following:
- Contractors name, address and telephone number.
  - Date and time of visit.
  - Name of operative
  - Description of work
  - Allows the customer to specify a date and time when access is available to carry out the work.
- c) If access is denied by the customer on the grounds that it is inconvenient, the Contractor will make alternative arrangements for access.
- d) If access is denied and the customer does not agree to suitable alternative arrangements, the Contractor will raise this immediately or as an agenda item on the weekly review meeting with the Estate Manager or Maintenance Supervisor.
- e) Once work starts, the Contractor must also ensure that on leaving a property, the Customer is absolutely clear about what work remains to be completed, when it will be done and who will do it.

### 1.37 Inspection of Work in Progress

The Contractors Site Supervisor must visit sufficient jobs in progress to ensure that:

- i) All work is being carried out to the standard and conditions set out in the specification.

- ii) Satisfactory progress is being made through continuous and diligent work from commencement to completion.
- iii) Persons engaged upon the work confine themselves to the room or rooms in premises where work is to be done and make use of the least disruptive access ways.
- iv) The occupier of the home is satisfied with all aspects of the work and is kept informed on the progress of the work at all times.

1.38 **Daywork**

No work will be allowed to be charged as day work unless so directed by the Contract Administrator.

**CARE, CLEANLINESS AND CONVENIENCE**

1.39 **Considerate Constructors Scheme**

The Employer would ask the appointed Contractor to register the project with the Considerate Constructors Scheme, to pay the appropriate fee and comply with the "Code of Considerate Practice". The code commits the Contractor to be considerate and good neighbours as well as clean, tidy, safe, environmentally conscious, responsible and accountable.

A site registration form etc. can be obtained from the Considerate Constructors Scheme, PO Box 75, Great Amwell, Ware, SG12 9UY. Tel No. 01920 872837.

Fees: Projects below £100K - £50 + VAT  
Projects above £100K - £100 + VAT

1.40 **Protection of Homes**

- a) Homes will remain in occupation/use during the course of the works and every care must be taken to minimise inconvenience and annoyance.
- b) The progress of work shall be continuous.
- c) The Contractor must ensure:
  - i) The provision and effective use of clean, untoned dustsheets.
  - ii) Temporary screens as necessary.
  - iii) Adequate measures to prevent the escape of dust, fumes and other extraneous matter from the working area.
  - iv) All measures necessary to protect the fabric and contents of the home.
  - v) Homes, footpaths, staircases, corridors and any communal areas should be kept tidy during the course of the working day and thoroughly cleaned at the end of each working day.

- vi) Customers are advised whether items need removing prior to work.
- vii) Professionally lift and replace floor coverings as necessary.
- viii) If the customer prefers to leave items identified by the Contractor as in need of removal prior to the work, the Contractor will obtain from the customer, written agreement that items remain in place at the customer's risk.
- ix) The Contractor will inform the Contract Administrator if the customer refuses to sign the agreement. If the Contractor is concerned about any item removed and protected, the involvement of the Contract Administrator or representative may be necessary.
- x) Where the customer is prevented from removing such items due to personal circumstances such as disability, infirmity or old age, the Contractor will remove and protect such items before work starts. Any damage caused by the Contractors handling of such items will be rectified or reimbursed by the Contractor.
- xi) The Contractor will rectify, at no cost to the Trust, any damage caused due to failure by the Contractor to carry out these preliminary/precautionary measures.

#### 1.41 Protection from the Weather

- a) The Contractor must fix and maintain all necessary weatherproof coverings to protect the works or home against inclement weather and to clear away such coverings on completion.
- b) The Contractor must also fix and maintain any necessary temporary work and sealing to prevent draught and loss of heat during cold spells.

#### 1.42 Drying Out

The Contractor must ensure that all surfaces are thoroughly dry before applying finishes. The Contractor is to include for any equipment necessary to ensure that this drying out process is accelerated to avoid delay in the scheduled completion of the dwelling. Any decoration or other work, which is defective because of excessive moisture due to lack of drying out, is to be rectified at the Contractors expense.

#### 1.43 Heating, Lighting, Cooking, Water and WC Facilities

- a) On no occasion will homes be left without satisfactory means to provide heat, light, cooking arrangements, toilet and hot water at the end of the working day.

- b) The Contractor must make these arrangements and pay all necessary fees and charges and leave all in good order to the satisfaction of the Contract Administrator and customer.

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1.44 **Highway Requirements of the Local Authority**

- a) The public highways may only be used for storage or site accommodation with the prior approval of the Local Authority.
- b) Where necessary and prior to commencement of the Contract, a site inspection must be carried out by the Contractor, with representatives of the Local Authority and Contract Administrator to record the condition of the public highway.
- c) Prior to the commencement of the works, the Contractor may be required to sign a Private Works Order to cover the reinstatement of any areas of public highway damaged by the Contractor during the performance of the Contract.

1.45 **Removing Rubbish and Cleaning**

- a) The Contractor will remove all debris as it arises, maintaining the work/home in a clean, neat and tidy condition to the satisfaction of the Contract Administrator.
- b) All rubbish is to be carried to skips/waste disposal vehicles immediately it arises. Skips are to be covered and removed from site as soon as they are full.
- c) Where skip containers are proposed for the removal of rubbish, the Contractor's attention is drawn to "Skip Licences - the Highway Act 1990". The necessary licences must be obtained from the Local Authority.
- d) Extension to scaffolding to clear gardens will be permitted provided specially constructed chutes are provided for depositing debris into placed containers. Chutes are to be withdrawn and secured.

1.46 **Vandal Damage**

The Contractor should clean down and make good any defacement or vandal damage to property which may occur by persons being allowed to handle materials, tools, plant etc. or by reasons of such materials being insufficiently secured.

1.47 **On Completion**

The Contractor shall -

- i) Remove all temporary protection, rubbish, debris, unused materials, plant etc.
- ii) Clean all affected surfaces.
- iii) Leave the site clean and tidy.

## COMPENSATION CLAIMS AND PERFORMANCE MONITORING

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### 1.48 Claims for Compensation by Customers

- a) Claims for compensation made by customers against the Contractor should be handled sensitively and quickly and in all cases, responded to by the Contractor within 10 working days.
- b) The Contract Administrator must be informed of all claims no later than 3 working days, following the claim.
- c) Where settlement is not achieved within 10 working days, the Contract Administrator will be informed in writing within 2 days of this. Such notification will include all information about the claim to enable the Contract Administrator to review the matter and, if necessary, reach a reasonable settlement.
- d) The Contract Administrator reserves the right to require the Contractor to refer the matter to the Contractor's insurance company for settlement, should all attempts to get customer/contractor agreement end in failure.

### 1.49 Tenants Compensation for Broken Appointments

- a) Appointments with residents are to be made in writing by the Contractor and will be kept without fail.
- b) Any broken appointments made in writing may be subject to a residents compensation claim of up to £15 for each broken appointment.
- c) If a resident makes a valid claim the Trust will make the payment directly to the resident and will deduct the cost from monies owing to the Contractor.

### 1.50 Monitoring of the Contractors Performance

- a) William Sutton Trust is committed to the provision of a high quality service and has set out a contractual framework which aims to ensure the continued provision of high quality services in a contracting environment.
- b) In order to ensure that the Contractor meets the Service Standards as set out in this Specification, the Trust will carry out performance monitoring using IT systems where possible in a variety of ways.
  - Quality audits.
  - Customer satisfaction surveys
  - Complaints procedure.
  - Post inspection.
  - Feed back from Tenants Associations
  - Complaints from other agencies.
  - Contractor evaluations.



## HEALTH AND SAFETY

PP010260

### 1.51 Health and Safety at Work Act 1974

The Contractor shall comply with the provisions of

- i) The Health and Safety at Work Act 1974
- ii) The Construction Health Safety and Welfare Regulations 1996
- iii) COSHH Regulations 1994
- iv) Environmental Protection Act 1990
- v) Trust's own Health and Safety Policies or any order or regulations made thereunder, or any subsequent amending legislation, in respect of all people employed on the site, visiting the site, tenants, Trust staff and the general public.

### 1.52 Access

Full access scaffolding is required properly erected to comply with the Health & Safety at Work Act 1974 and the Construction Health & Safety & Welfare Regulations 1996. At the end of each working day the Contractor shall remove any ladders and free standing scaffold to a separate place for storage. All damage caused by ladders and scaffolding is to be fenced and hoarded a minimum of 2m high to prevent unauthorised access in accordance with HSE Guidance Note : GS7. The scaffolding is to be inspected prior to use and a certificate issued as to its safety. (Inspection Form F91).

When works are undertaken from ladder then these shall be moved as necessary to prevent over reaching. Ladders shall be adequately secured at the top and secured or footed on a sound base. A suitable clear area is to be maintained below and around the foot of the ladder. In accordance with HSE Guidance Note : GS31. At the end of each working day, the Contractor shall remove any ladders and towers to prevent unauthorised access.

All scaffolding is to be hoarded.

Occupiers and visitors shall be kept from close proximity to the area of works. Particular care shall be taken to prevent access to children.

1.53

**Supervision**

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The Principal Contractor shall give all necessary and proper superintendence during the execution of the works and shall constantly employ thereon a competent foreman and such foreman shall on behalf of the Contractor carry out all such instructions as may be given by the Contract Administrator. The Contractor is also to nominate a competent person to ensure all Health & Safety measures and requirements are enforced. Adequate supervision is to be provided for young and/or inexperienced operatives.

1.54

**COSHH Regulations 1994**

**Due consideration and care is to be taken by the Contractor in the selection and use of materials for the completion of work in accordance with the regulations. Any material likely to prove hazardous to the health of Contractors employees, Trust staff, or tenants, will not be acceptable and an alternative is to be found.**

**The Contractor shall consider the long term exposure of the Trust's tenants when selecting materials and carrying out works.**

1.55

**Environmental Protection Act 1990**

Removal of and disposal of any waste material arising from the works including obsolete fixtures, fittings, building components and deleterious material shall be carried out in accordance with all requirements of the Act.

The Contractor's attention is drawn to precautions to be taken when working with asbestos as referred to in guidance note EH35 "Portable Asbestos Dust concentrations and Construction Processes" and EH36 "Work with Asbestos Cement published by the Health and Safety Executive. The Contractor is to instruct all workers involved in safe methods of work with asbestos and at the precautions to be taken to prevent or minimise dust generation, e.g. prevention of breakage. Care is to be taken to prevent the accumulation and spread of dust and debris and to keep the work area clean and tidy.

1.56

**Asbestos Based Materials**

Report immediately to the CA any suspected asbestos based materials discovered during the works.

1.57

**Personal Protective Equipment (PPE)**

The Contractor is to ensure that all operatives are issued with adequate P.P.E. and given appropriate training in its use, to enable them to carry out the works in a safe manner.

- a) Hard Helmets will be worn where there is a possible risk of injury or hazard above.
- b) Suitable footwear and gloves are to be worn where appropriate.
- c) Eye protection is to be provided for use when drilling, grinding or using other power tools. Protection will be worn when removing metal windows, doors and frames prior to replacement.
- d) Ear protection is to be provided for excessively noisy operations.
- e) Dust masks and respirators are to be provided for use in excessively dusty situations.
- f) Adequate cleansing facilities, barrier creams and protective hand creams shall be provided for use by operatives.

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SECTION 1

JENNINGSBURY AND KINGSMILL HOUSES  
CALE STREET, CHELSEA

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Preliminaries and General Conditions

COLLECTION

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**SECTION 2**  
**Materials and Workmanship**

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H

**2.1 REVERSIBLE SYSTEMS**

**2.1.1 Description**

Fully reversible double opener window system as supplied to Contract Administrator's instruction. Extruded by Reversible Systems Ltd and manufactured by Nationwide Windows UK Ltd.

**2.1.2 Profiles**

PVCu extrusions manufactured from high impact white polyvinylchloride unplasticised material with a multi-cellular structure of no less than 4 chambers incorporating 2.8mm nominal external wall dimension and 1mm nominal internal web.

**2.1.3 Construction**

Constructed from multi-chambered PVCu profiles welded at each corner to form frames. Glazing panels are secured by beads situated within the glazing rebate of the frame. Sashes are secured to the frame by means of angle slides which are permitted to slide up and down the vertical axis of outer frame.

**2.1.4 Glazing Seals**

Static gaskets manufactured in EPDM (Ethylene Propylene Diene Monomer) to BS 4255:Part 1 to include sheathed foam weatherseal rebate.

**2.1.5 Window Seals**

Q-Ion low friction sheathed cellular foam covered.

**2.1.6 Glazing**

Internally glazed using clip fit beads, incorporating PCE co-extruded seals  
28mm double glazed unit  
4mm Annealed glazing panels

**2.1.7 Hardware and Fasteners**

Grorud 62475 Mk III top turn hinge assembly  
Mila drop nose espagnolettes with 22mm back set  
CEGO handles with 45mm spindle length

**2.1.8 Finishes**

45mm infill fillet  
100mm uPVC trim

## 2.1.9 Technical Data

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All weather performance in accordance with BS 6375

Air Permeability	-	600 pa
Water tightness	-	300 pa
Profile depth	-	70mm
Maximum overall size single opener	-	1500mm high x 1800mm wide
Minimum overall size single opener	-	343 high x 350mm wide

## 2.2 BOTTOM HUNG - TOP OPENING

### 2.2.1 Description

Bottom hung inward opening window system as supplied to Contract Administrator's instruction. Extruded by H W Systems and manufactured by Nationwide Windows UK Ltd.

### 2.2.2 Profiles

All rigid profiles manufactured impact modified white pvc-u (unplasticised polyvinyl chloride) with multi-cellular profile comprising 3 chambers from front to back, 1 reinforcement chamber and 2 drainage chambers incorporating 2.8mm nominal external wall dimension and internal web dimension of 1.2mm. All tolerances within BS 7413.

### 2.2.3 Construction

Multi chambered profiles using pvc-u Blendex off white L20 using barium, cadmium, lead stabiliser lubricant one pack system, welded joint construction, transom/mullion profiles mitre cut and frame profile is V-notched heat pressure welded at joins.

### 2.2.4 Gaskets and Seals

Static gaskets manufactured from EPDM in accordance with BS 4255 including sheathed foam weather seal rebate seals manufactured Q-Ion low friction sheathed cellular foam covered.

### 2.2.5 Glazing

Internally glazed using clip fit beads, incorporating PCE co-extruded seals.  
28mm double glazed  
4mm Annealed glazing panels

### 2.2.6 Hardware and Fasteners

Siegena Favorit – KF3 Tilt Only Window  
Variant 2 Gear  
White Tilt and Turn Handle

### 2.2.7 Finishes

45mm infill fillet  
100mm uPVC trim

2.2.8 Technical Data

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All weather performance in accordance with BS 6375.

Air permeability	-	600 pa
Water tightness	-	1000 pa
Profile depth	-	70 mm



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**SECTION 3**  
**Schedule of Works**

**JENNINGSBURY HOUSE, CHELSEA ESTATE**

**SECTION 3 - SCHEDULE OF WORKS**

PP010260

**Locations**

3.1 Works to be carried out to 2 No blocks within the Chelsea Estate as occupied by William Sutton Trust, namely:

- Jenningsbury House
- Kingsmill House

The above properties comprise of habitable flats/Social Housing for Elderly incorporating communal areas.

**Preparation for Works**

3.2 Supply and erect scaffolding/guarding as necessary to comply with requirements for health and safety and to provide adequate access to complete all specified works.

18617 00

Allow for the installation of an intruder alarm system to the scaffolding by one of the following approved Contractors:

1. UBX Security Ltd                      Tel: 020 8229 0999  
153 Westbourne Grove  
London W11 2RS
2. System Clad Ltd                      Tel: 020 8944 5098  
Access House  
Durnsford Trading Estate  
63 Weir Road  
Wimbledon  
London SW19 8UG

3.2A The alarm system is to be installed immediately upon erection of any section of scaffolding and activated. Allowance is to be made for additional visits necessary to suit the sequence of scaffold erection and dismantling.

2100 00

The system is to be complete with detection devices, alarm bells, an internally located control panel, warning signs and a 24 hour monitoring system via the company control centre for which a telephone line will be provided.

700 00

**Stripping Out**

3.3 Remove all fixtures and fittings within area of window opening and set aside.

3.4 Remove existing internal uPVC internal trim to surround of windows, remove from works location and dispose of accordingly.

21417 00

PP010260

- 3.5 Remove all incorporated finishings to windows including cills and remove from site.
- 3.6 Remove all existing double hung sliding sash windows in accordance with drawing no's: 109.566.9/1 & 2, retaining existing casement windows. Store and clear from site of works accordingly.
- 3.7 All breakage of materials and glazing should be cleared and disposed of immediately.

**Reinstatement Work**

- 3.8 Supply and install specified fully reversible and bottom hung inward opening window systems to existing openings as per quantities and drawing no's: 109.566.9/1 & 2.

The existing windows are not to be removed until all materials and components are available to fully complete the new installations and dimensions verified. The removal and replacement of each individual window is to be completed within one working day and the installation left secure and weathertight before operatives leave the site.

Window	Jenningsbury	Kingsmill	Total		
A	36 R	42 R	78	366	28,548
A1	4 R	2 R	6	374	2,244
A2	4 R	3 R	7	345	2,415
A3	33 R	70 R	103	345	35,535
A4	- R	1 R	1	590	590
B	4	4	8	670	5360
	2 x R, 2 x IO	2 x R 2 x IO			
B1	4 R	5 R	9	734	6606
B2	2 R	5 R	7	634	4438
B3	8 R	24 R	32	670	21440
B4	1 R	-	1	657	657
C	14 R	38 R	52	333	17316
C1	1 R	-	1	298	298
D	4 R	4 R	8	380	3040
G	8 R	8 R	16	334	5344
K	2 R	3 R	5	1015	5075
<b>Total Frames:</b>			334		

**Type:**

R = Reversible

IO = Inward opening to Cale Street Elevation Ground Floor

- 3.9 Supply and fix 45mm fillet to compensate reveal between existing window 115mm profile depth and replacement windows 70mm profile depth.
- 3.10 Supply and fix all hardware as per specification including cills and additional fixtures.

138,906 00

PP010260

- 3.11 Supply and fix 100mm uPVC trim to internal wall faces around top and vertical faces at junction window/walls.
- 3.12 Allow to make good any plaster, brickwork or mortar disturbed during works to match existing  
Any mortar mixes (1:3)
- 3.13 Re-fix all fixtures and fittings.
- On Completion**
- 3.14 Strike scaffolding and clear away.
- 3.15 Clear away all rubble and debris arising from works to surrounding areas to satisfaction of Contract Administrator.
- Contingency Sum**
- 3.16 Allow Contingency Sum of £10,000 for unforeseen works to be used as directed by the Contract Administrator and deducted in whole or in part if not so used.

UNFIX COSTS

ALARM MONITORING STATION CALL OUT CHARGES

- 1. £50 per First hour or part hour plus any parking fees
- 2. £40 per hour thereafter during normal working hours  
Plus parking fees
- 3. PRO-RATA FOR NIGHT CALL, WEEKENDS & EVENING CALLS
- 4. £40 per hour for additional operatives.

JENNINGSBURY HOUSE, CHELSEA ESTATE

COLLECTION

PP010260

Page SW.1

2147 00

SW.2

138,906 00

SW.3

10,000 00

PP010260

**SECTION 4**  
**Summary**

**SECTION 4**

JENNINGSBURY AND KINGSMILL HOUSES  
WILLIAM SUTTON TRUST  
CALE STREET, CHELSEA

PP010260

**SUMMARY**

**SECTION 1**

Preliminaries and  
General Conditions

£ 6509.00

**SECTION 2**

Materials and Workmanship

**SECTION 3**

Schedule of Works

£ 170,323.00

**TOTAL CARRIED FORWARD TO FORM OF TENDER**

£ 176,832.00

Signed: *J. Jones* Date: 20-10-2000

In the capacity of: Commercial Sales Manager

Duly authorised to  
sign on behalf of:

Address: \_\_\_\_\_



Tel No: \_\_\_\_\_

PP010260

**APPENDIX A**  
**Pre-Tender Health and Safety Plan**



**STATEMENT OF AGREEMENT**

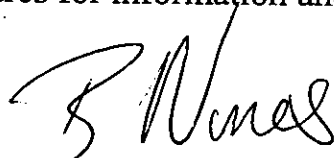
**BY CONTRACTORS**

I/We have read the Trust's Rules for Contractors and agree to observe the Trust's Health and Safety Practices and Procedures and any other relevant Health and Safety legislation.

I/We will do all in my/our power(s) to preserve the safety of employees, Trust employees, tenants and the general public whilst carrying out work on the Trust's behalf.

I/We enclose a copy of this Company's Health and Safety Policy and Procedures for information and guidance.

Signed



Status

Commercial Sales Manager

Name of Contractor

Date 20-10-00



**FORM OF TENDER**

PP010260

To: The Trustees of the William Sutton Trust  
Sutton Court  
Tring  
Hertfordshire HP23 5BB

**JENNINGSBURY AND KINGSMILL HOUSES**  
**THE SUTTON ESTATE**  
**CALE STREET, CHELSEA**

**RENEWAL OF WINDOWS**

I/WE THE UNDERSIGNED hereby tender and undertake to execute all the necessary works in accordance with the attached specification and accompanying drawings at the prices quoted in the Summary for the total fixed price sum of:-

One Hundred Seventy Six Thousand Eight Hundred & ..... POUNDS  
Thirty Two POUNDS ..... PENCE (£176,832.00 )  
Exclusive of VAT but including the contingency sum of £10,000.00 (Ten thousand pounds).

\*I/WE UNDERTAKE to complete the whole of the works described in this Specification within 12 working weeks of the agreed commencement date.

\*I/WE FURTHER UNDERTAKE to hold this tender sum firm for a period of 12 weeks from the date of tender.

Full title of Firm: .....

Business Address: .....



Telephone No .....

Signed: *[Signature]* .....

Name in Capitals *BARRY NUNES* .....

Designation in Firm *Commercial Sales Manager* .....

Date: *20-10-2000* .....

\* Please delete as appropriate

**EQUAL OPPORTUNITIES POLICY  
FOR USE BY CONTRACTORS**

PP010260

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1. Statement of Intent**

This Company is committed to the principles of equal opportunity. We will treat everyone fairly, regardless of their colour, race, nationality, ethnic or national origin, gender, sexual orientation, marital status, creed, religion, caring responsibilities, age, disability, physical characteristics or appearance.

**2. Policy Objectives**

We comply with relevant legislation and statutory codes of practice. In particular the:

- Disability Discrimination Act 1995
- Sex Discrimination and Equal Pay Regulations 1996
- Race Relations (REMEDIES) Act 1994
- Commission for Racial Equality (CRE)
- Equal Opportunities Commission (EOC)

**3. Scope of Policy**

We will ensure that all our partners, directors and direct employees are aware of this policy.

We will reflect this policy in our activities, particularly in relation to the provision of our services and employment.

When hiring sub-contractors and other agencies to work for us we will ensure that they are made aware of this policy.

Cont/d.....

4. **Training**

We will provide training for relevant staff in the appropriate areas so that this policy is effective.

PP010260

5. **Responsibility for Implementation**

The overall responsibility for implementation of this policy rests with the

\_\_\_\_\_. However, all our employees have a responsibility to follow this policy.

We will take action against those personnel who fail to apply this policy.

Signed on behalf of:

\_\_\_\_\_  
Name of Company

By:

\_\_\_\_\_

Position:

\_\_\_\_\_

Date:

\_\_\_\_\_

**CONTRACTORS DECLARATION**

THE WILLIAM SUTTON ESTATE  
CALE STREET, CHESLEA  
JENNINGSBURY AND KINGSMILL HOUSES

PP010260

**RENEWAL OF WINDOWS**

1) Competitive Tenders

The essence of selective tendering is that the client shall receive bona fide competitive tenders from all firms tendering. In recognition of this principle, we certify that this is a bona fide tender, intended to be competitive, and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement arrangement with any other person. We also certify that we have not done and we undertake that we will not do at any time before the returnable date for this tender any of the following acts:-

- a) communicating to a person other than the person calling for these tenders the amount or approximate amount of the proposed tender;
- b) entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender submitted;
- c) offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing of the sort described above.

In this declaration, the word "person" includes any persons and any body or association, corporate or unincorporate, and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

2) Equal Opportunities

The contractor is to read the following and sign that the company will adopt the principles of this policy whilst working for the Trust.

- a) No person employed or applying for work with the contractor will be treated less favourably than any other person or group of persons because of their race, colour, ethnic or natural origin or because of their religion, sex physical disability, appearance or marital status.
- b) In hiring sub-contractors and other agencies to work for it, the contractor will be mindful of its commitment to equality of opportunity.

Signed: .....

*B. Jones*

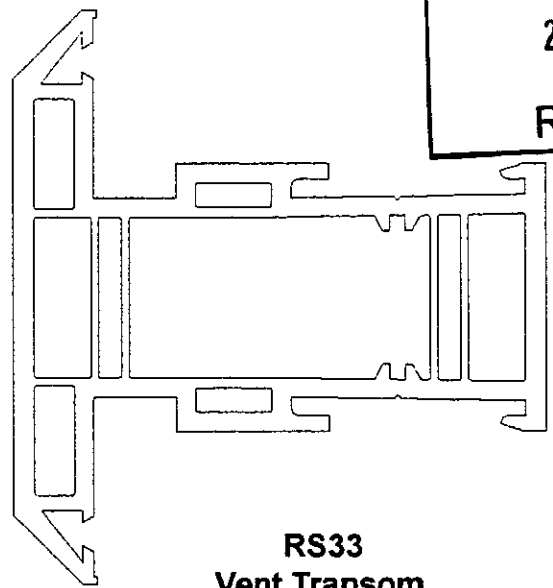
For and on behalf of: .....

Date: 20-10-2000 .....



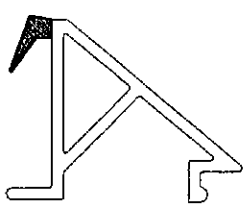
## Vent Transom, Beads & Gaskets

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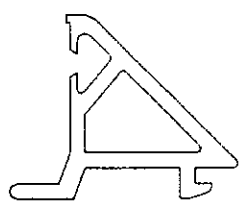


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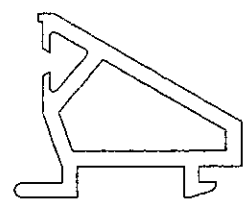
**RS33**  
Vent Transom



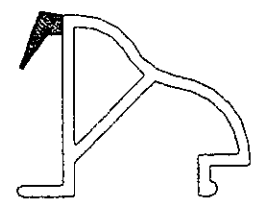
**RS41**  
28mm Co-Ex  
Bead



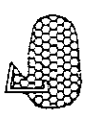
**RS42**  
28mm Bead



**RS43**  
24mm Bead



**RS44**  
28mm Co-Ex  
Scotia Bead



**RS91**  
Weather  
Seal



**RS92**  
Concealed  
Gasket



**RS93**  
'E' Gasket



**RS94**  
28mm Wedge  
Gasket

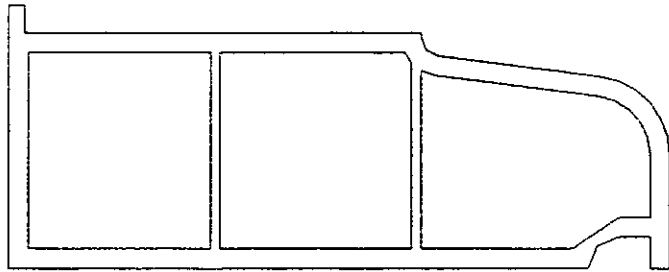


**RS95**  
24mm Wedge  
Gasket

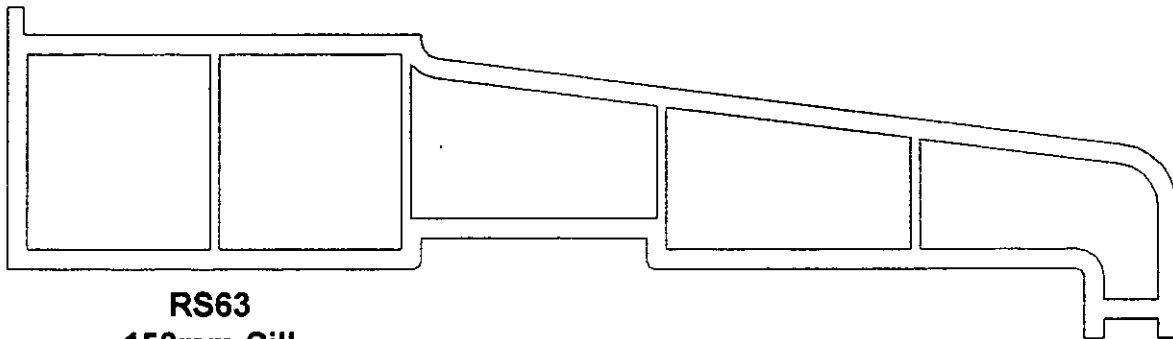


## Cills

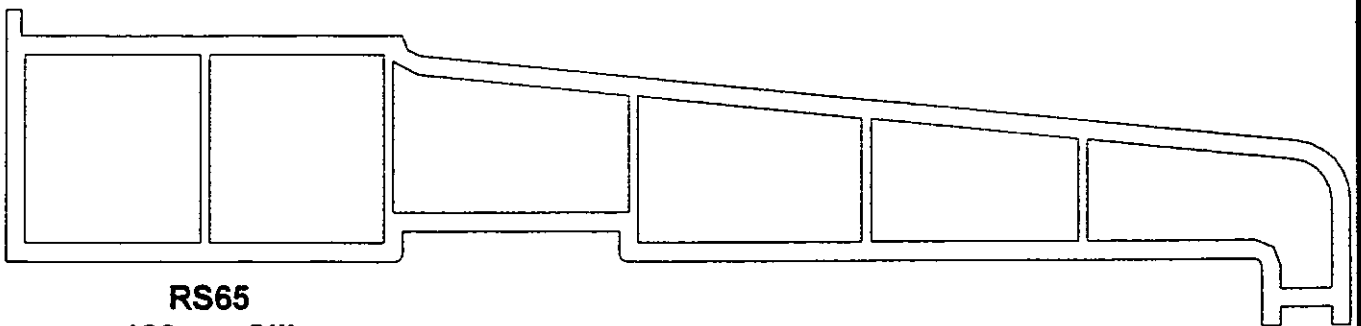
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**RS61**  
**85mm Cill**



**RS63**  
**150mm Cill**



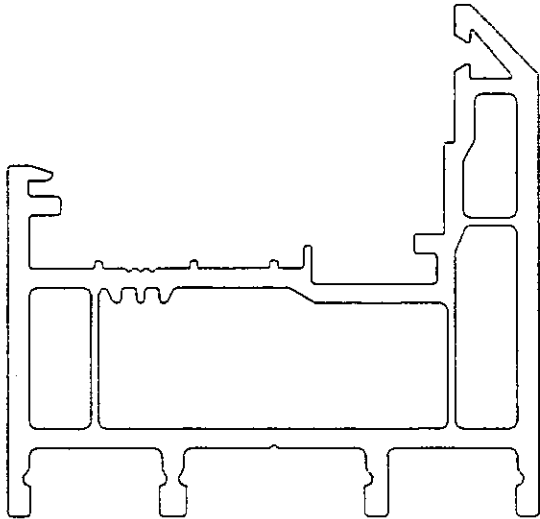
**RS65**  
**180mm Cill**



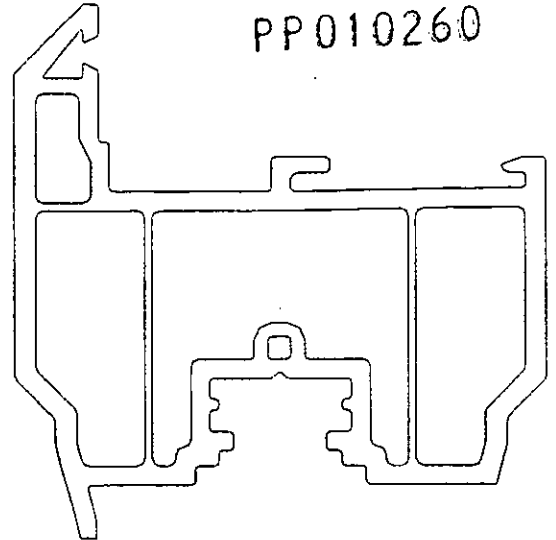
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**Main Profiles**

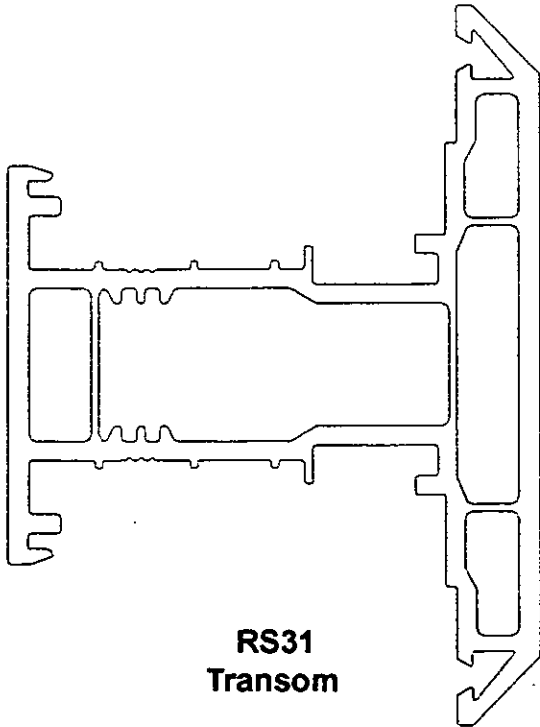
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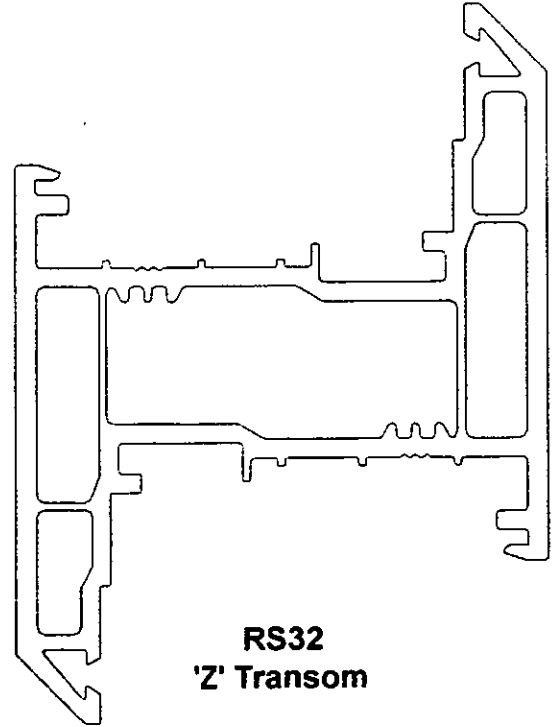
**RS11  
Outer Frame**



**RS21  
Vent**



**RS31  
Transom**

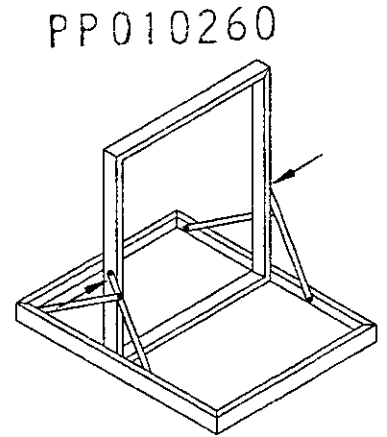
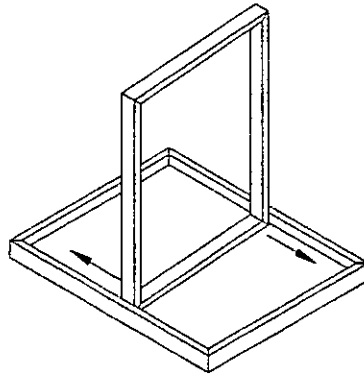
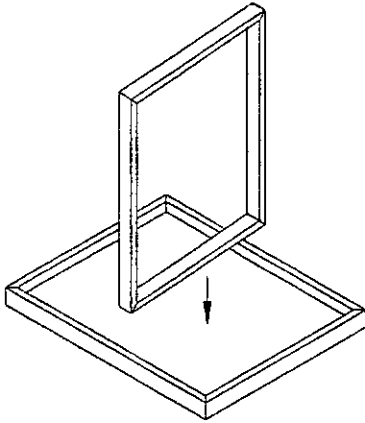


**RS32  
'Z' Transom**

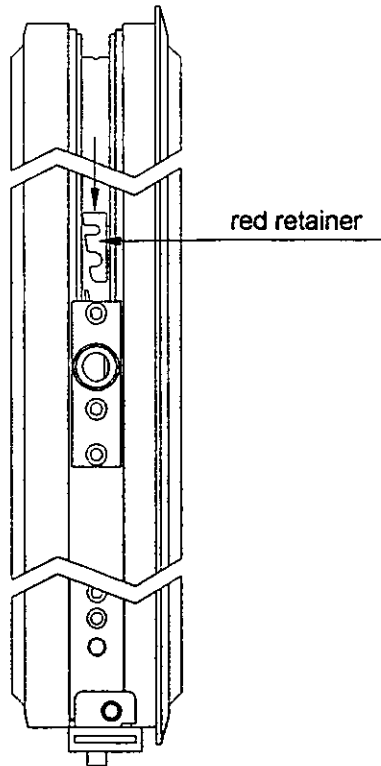


## Grorud Hinge

Lay the outer frame on the bench inside face down, offer the vent to the outer frame at an angle and ensure the angle slider on one side of the vent locates into the track on the outer frame and then rotate to allow the angle slider to locate into the track on the outer frame on the otherside, keeping the vent at right angles to the outer frame. Open the hinges to right angles and locate the pins on the hinges into the pivot sleeves on the vent. Once this has been completed slide the red retainer into the pivot sleeve and screw into place using a 4.3 x 30mm PVCu screw. Close the vent and check for 7mm gap at the bottom between the vent and the outer frame adjust to suit. Open the vent and fix the hinge into position using 3.9 x 19mm or M4 x 19mm reinforcing screws.



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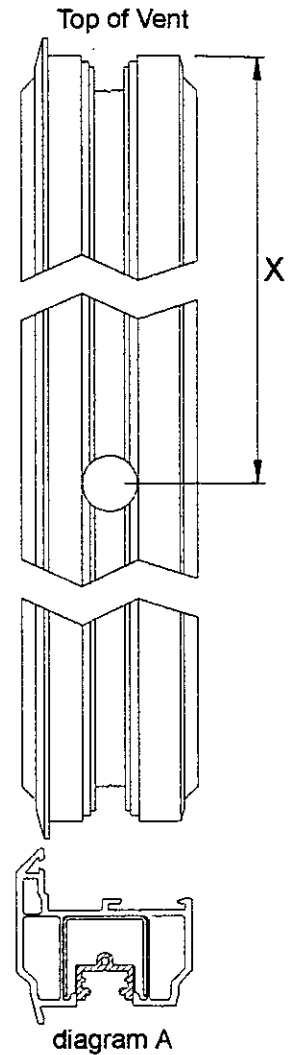
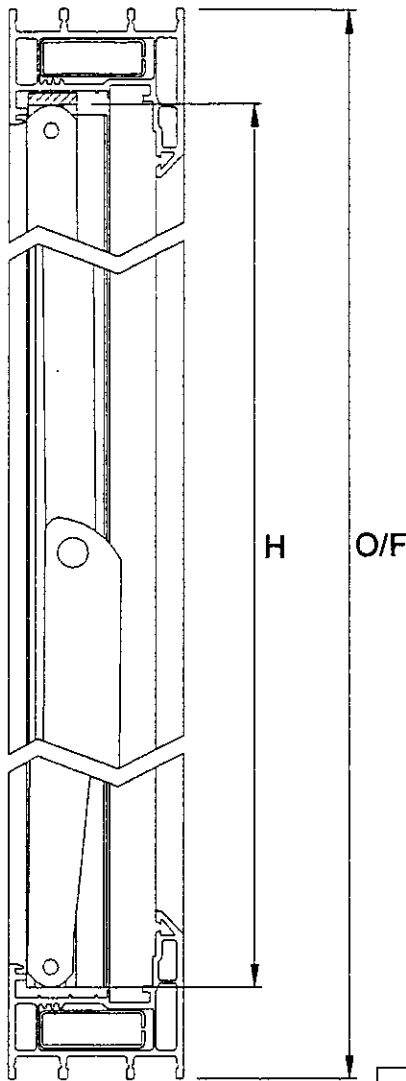


Top of Vent

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## Grorud Hinge



Choose the hinge size that corresponds to the Outer Frame size (see table below). Once the correct hinge is chosen the pivot position on the vent can be taken from the table, measurement X . Measure down as shown in diagram A and mark the pivot position on the vent, drill a 22mm dia. hole in both jambs. (After welding) If carrying out this procedure before welding, add on half the weld allowance to dimension X.

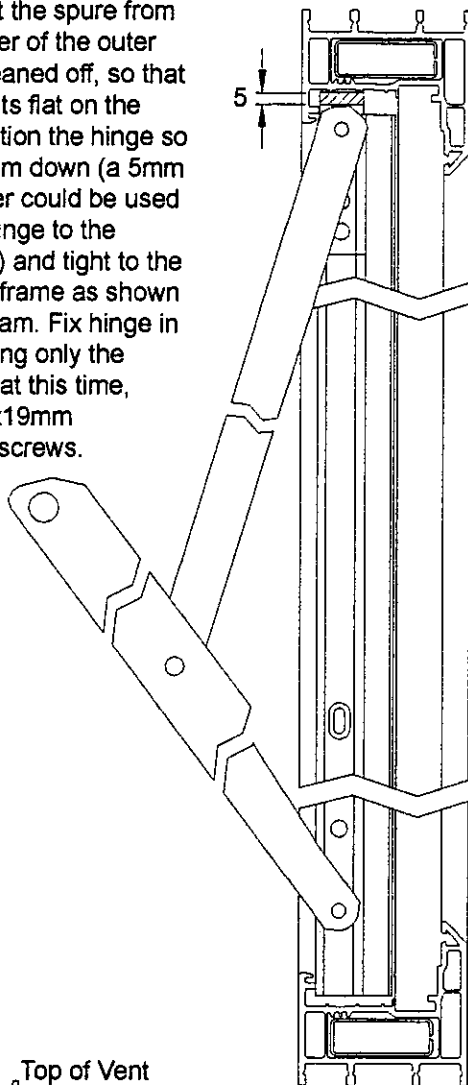
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Minimum Outer Frame Size	Maximum Outer Frame Size	Hinge Code	Hinge Size	Pivot Position On Vent
O/F	O/F	M	H	X
1593	1642	M16	1518	720
1543	1592	M15.5	1468	695
1493	1542	M15	1418	670
1443	1492	M14.5	1368	645
1393	1442	M14	1318	620
1343	1392	M13.5	1268	595
1293	1342	M13	1218	581
1243	1292	M12.5	1168	556
1193	1242	M12	1118	531
1143	1192	M11.5	1068	506
1093	1142	M11	1018	481
1043	1092	M10.5	968	457
993	1042	M10	918	432
943	992	M9.5	868	407
893	942	M9	818	382
843	892	M8.5	768	357
793	842	M8	718	332
743	792	M7.5	668	311
693	742	M7	618	286
643	692	M6.5	568	261
593	642	M6	518	236
543	592	M5.5	468	211
493	542	M5	418	186
443	492	M4.5	368	161
393	442	M4	318	136

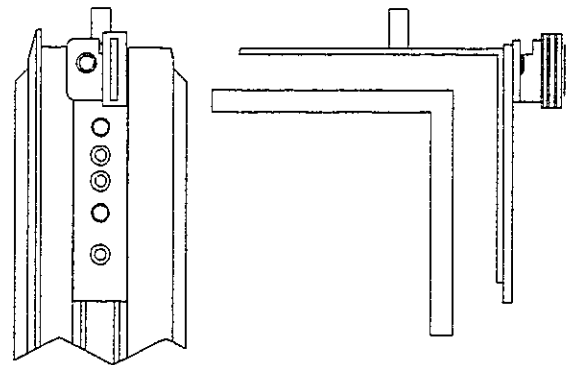
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## Grorud Hinge

Ensure that the spure from inside corner of the outer frame is cleaned off, so that the hinge sits flat on the frame. Position the hinge so that it is 5mm down (a 5mm glass packer could be used to set the hinge to the correct gap) and tight to the front of the frame as shown in the diagram. Fix hinge in position using only the slotted hole at this time, using 3.9 x 19mm reinforcing screws.



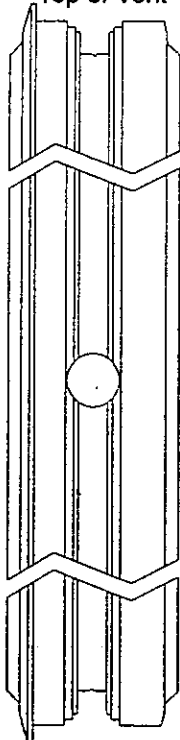
Top of Vent



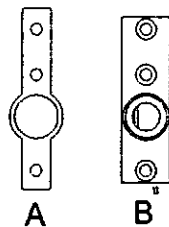
Place the Injection moulded packer into the eurogroove. Then place the angle slider on top lining up the holes with the packer, ensuring the correct handed angle slider is used. Fix through using 4.3 x 30mm PVCu screws.

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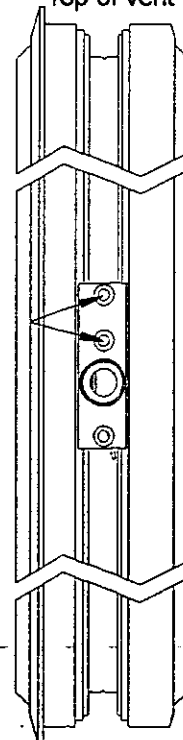
Top of Vent



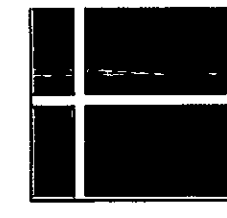
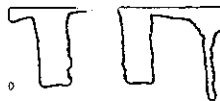
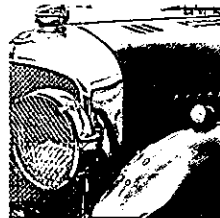
Place the nylon sleeve (A) into the 22mm dia hole in the vent then push the pivot sleeve (B) into the nylon sleeve. Fix into position using 4.3 x 30mm PVCu screws. Only fix through holes highlighted by the arrows at this time.

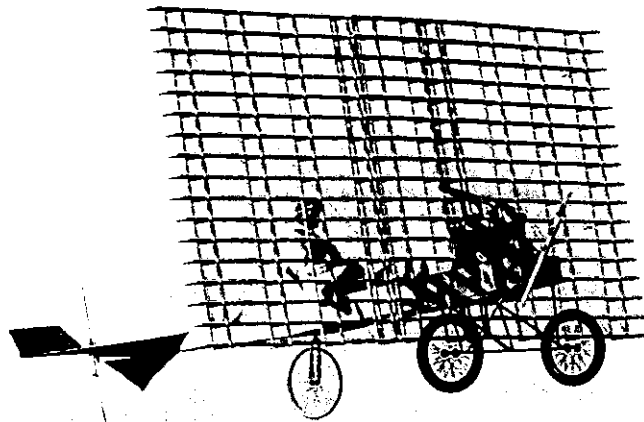


Top of Vent



PP010260  
Evolution by Innovation






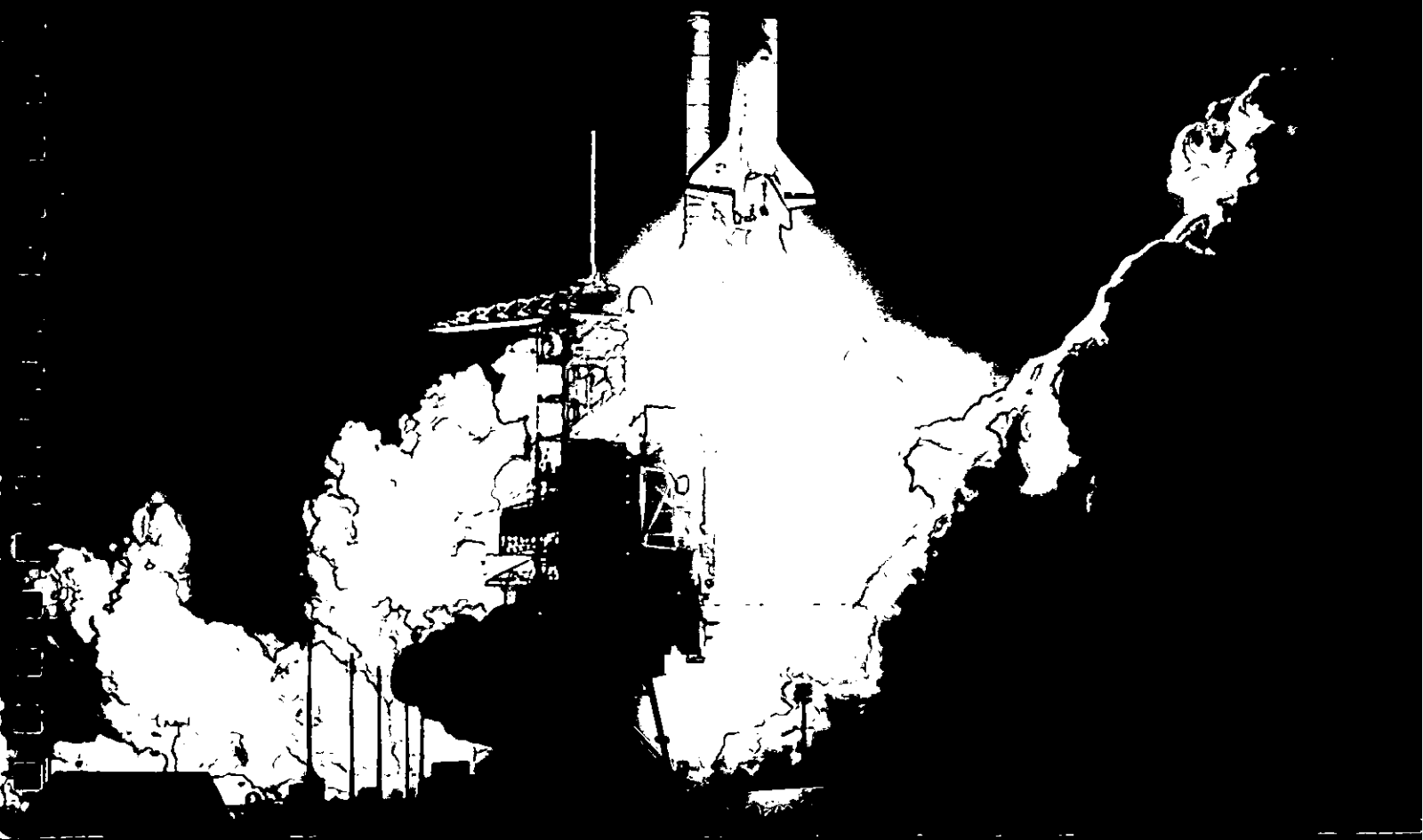
Evolution is progress towards a more  
efficient solution - a continuous  
process that over a period of time  
represents spectacular steps forward.

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TOWN PLANNING  
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It has taken aviation a century to  
evolve from wood and string flying  
machines to high technology space  
shuttles.



There are some obvious examples of evolution that touch our lives day to day. Evolution of transport has given us mobility to develop a completely different lifestyle, the freedom to travel and to create diverse business opportunities.

The modern car has the ability to cover hundreds of miles a day. British engineering excellence has allowed us to develop from the occasional success at Le Mans to domination of Formula One, the pinnacle of Motorsport.

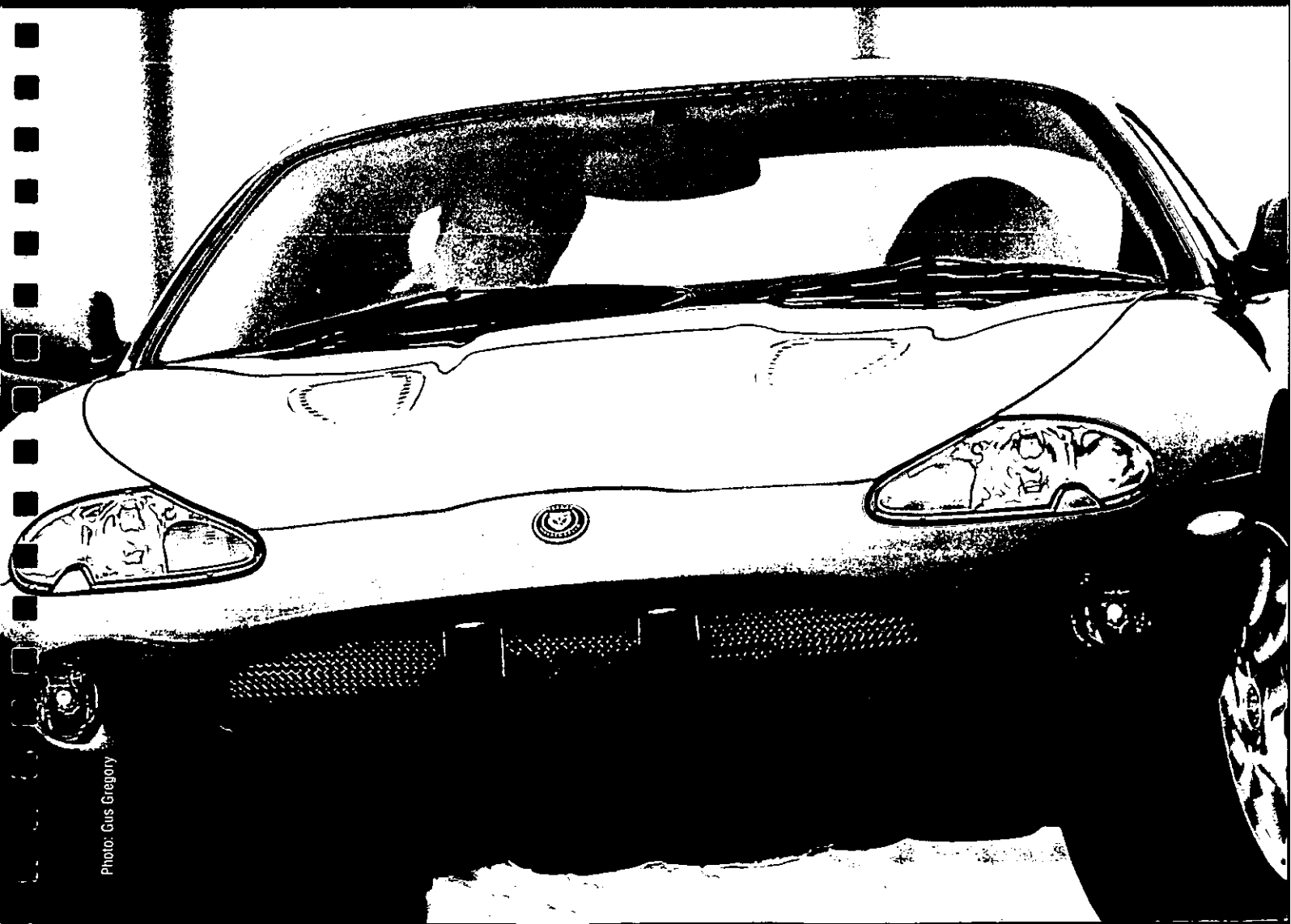
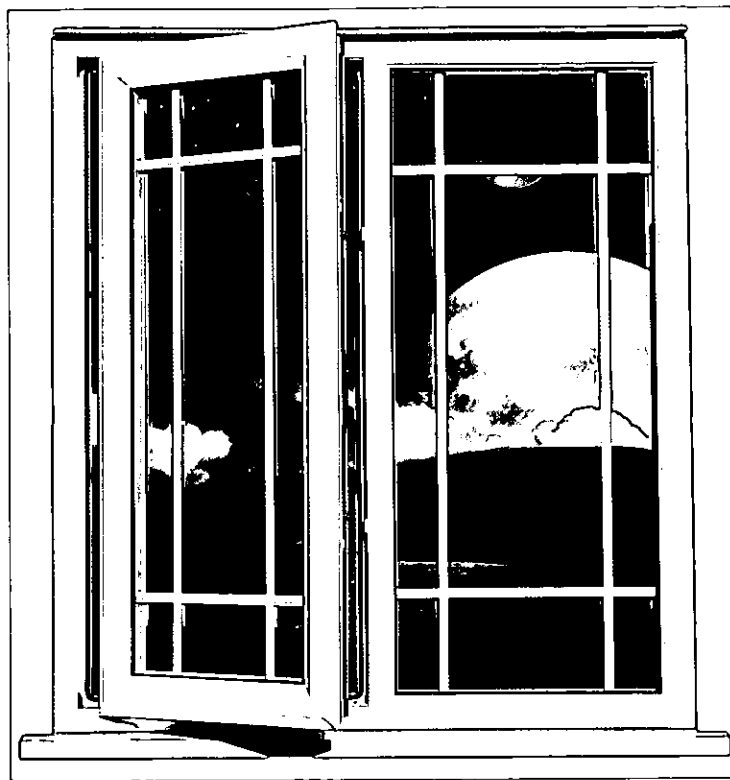


Photo: Gus Gregory



Other forms of evolution touch our lives  
by making life more pleasant. Imagine  
living with windows without glass - in  
our climate. There was a time when  
windows were for shooting through.





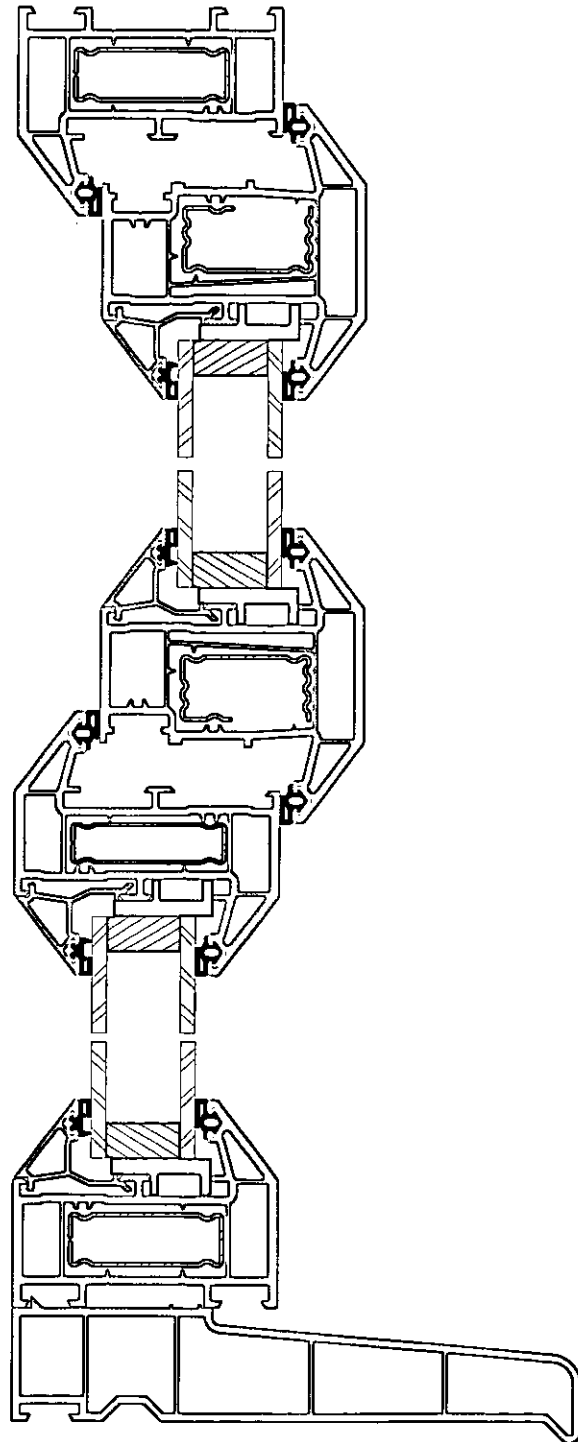
Now at the end of the 20th century  
we have advanced technology that  
makes evolution more subtle. It is not  
as easy to recognise something that  
is a great step forward - a break  
through in its field - in fact evolution  
by innovation.....

# HW70

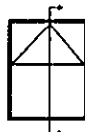
HW70 is the latest generation in a long line of 70mm window systems. Its external appearance is closely based on National Profiles' Hi-Style 2000, but the latest design technology makes it a much more fabricator friendly product.

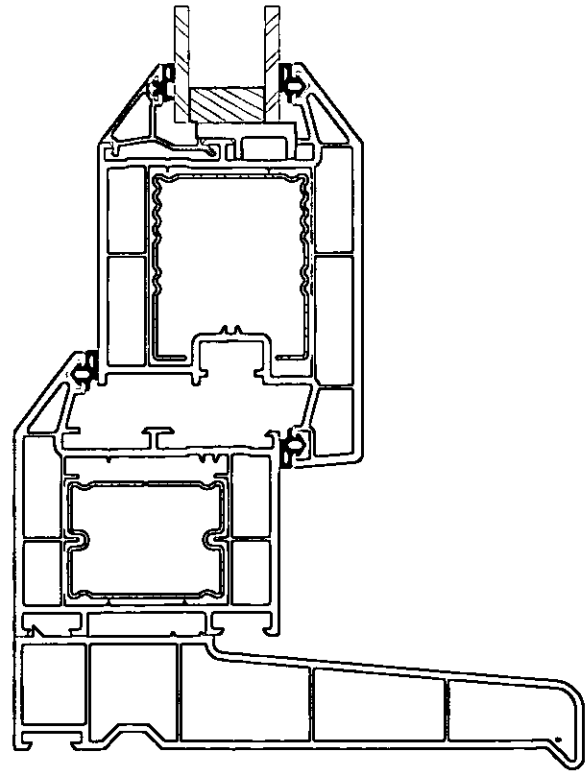
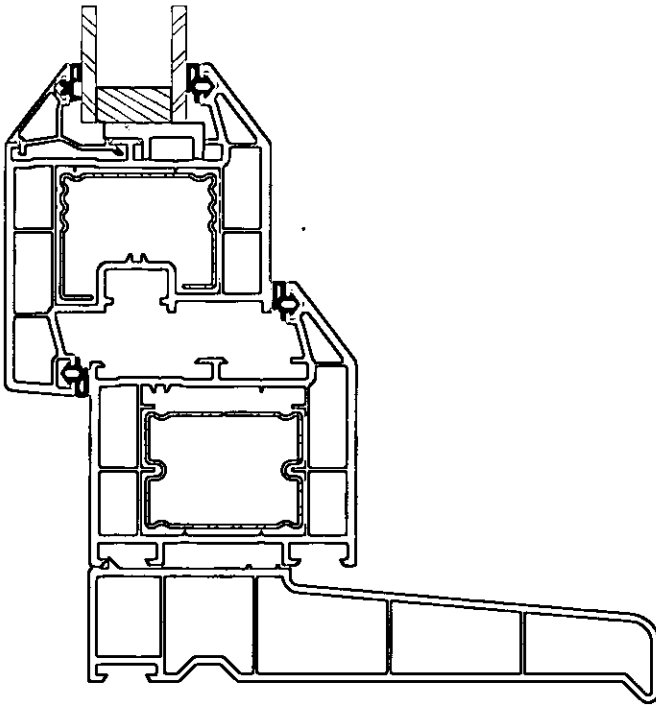
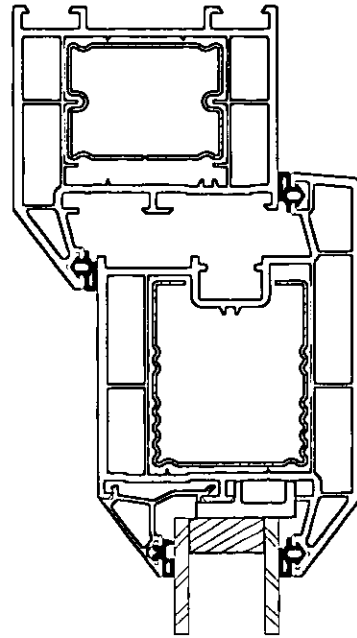
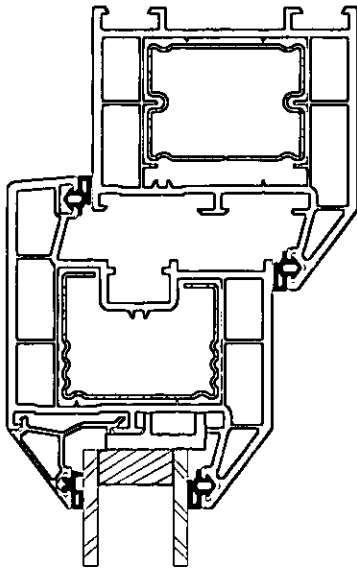
- + Fully chamfered, 70mm system including casement and tilt/turn windows, single doors and French doors.
- + Patented glazing clip for secure external glazing.
- + Full range of aluminium and steel reinforcement sections, including patented screw anchor strip.
- + 24mm and 28mm bead options with extruded in gaskets.
- + Co-extruded weatherseal option for main frames.
- + Glazing bead design allows for EPDM or TPE gaskets.
- + Equal bead and frame angles for reverse butt welded applications.
- + Unique additional drainage feature for internally glazed sashes.
- + Compatible with hardware and locking systems from all leading British manufactures.

## Evolution by Innovation



Internally glazed casement window

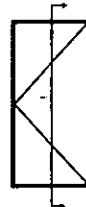




Tilt/turn window



Outward opening door

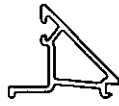


# HW 70

The profiles shown on these pages provide a huge variety of choices. Varying the system components accommodates applications as diverse as new build residential, public sector refurbishment or even commercial developments. HW Systems business development managers can provide further details and advice.

- + Small intermediate and deep outer frames.
- + Internally or externally beaded casement sashes.
- + Steel or aluminium reinforcement.
- + Snap-in or shuffle glazing beads.
- + Gasket material options.
- + Replaceable gaskets.
- + Low threshold option for wheelchair access.

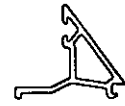
## Evolution by Innovation



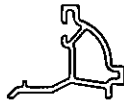
20-24mm Shuffle Bead



28mm Snap-in Bead



28mm Shuffle Bead



28mm Feature Snap-in Bead



28mm Co-Ex Snap-in Bead



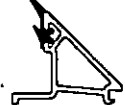
28mm Feature Co-Ex Snap-in Bead



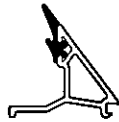
28mm Co-Ex Shuffle Bead



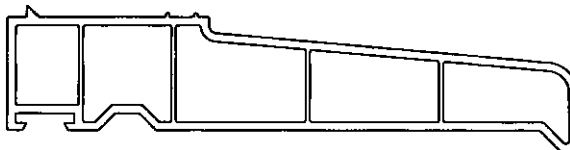
28mm Co-Ex Snap-in Bead



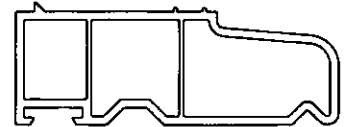
20-24mm Co-Ex Shuffle Bead



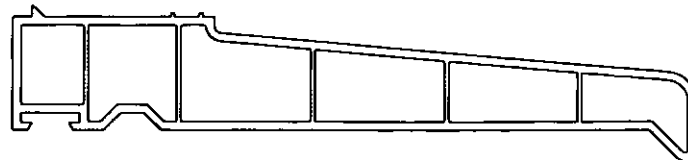
28mm Co-Ex Shuffle Bead



150mm Cill



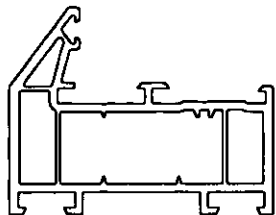
85mm Stub Cill



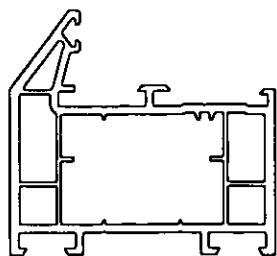
180mm Cill



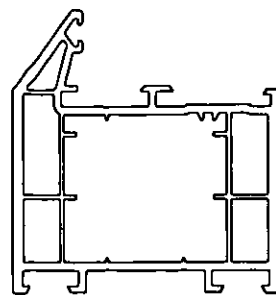
225mm Foam Filled Cill



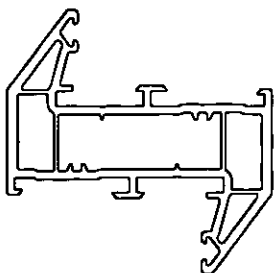
55mm Slim Outer Frame



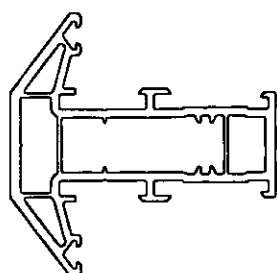
65mm Intermediate Outer Frame



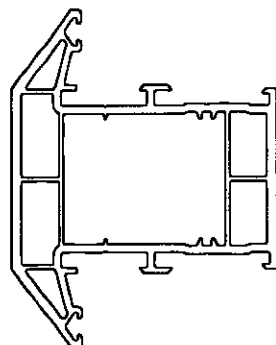
75mm Deep Outer Frame



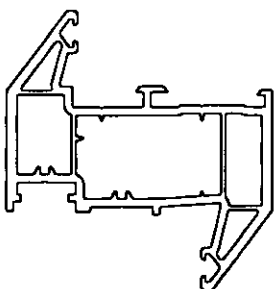
Standard Transom/Mullion



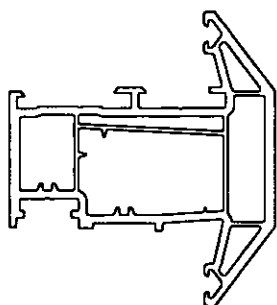
Standard 'Z' Transom/Mullion



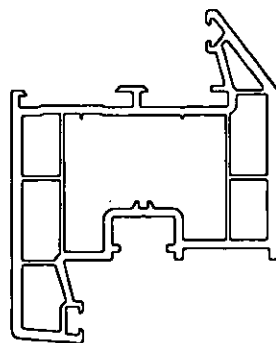
Intermediate Transom/Mullion



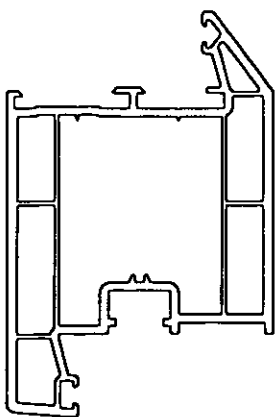
Standard Casement Sash



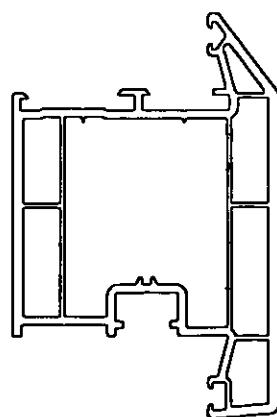
78mm 'T' Casement Sash



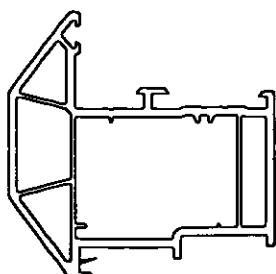
Tilt & Turn Sash



'Z' Door Sash



'T' Door Sash

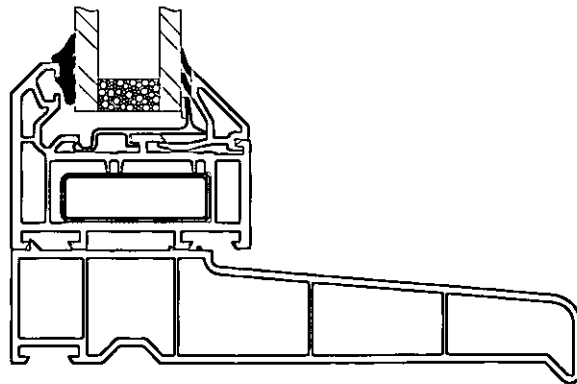
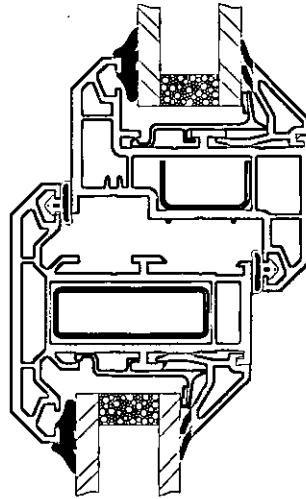
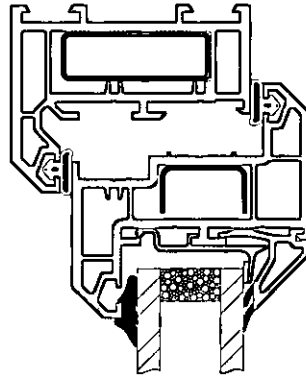


French Door Mullion

## Evolution by Innovation

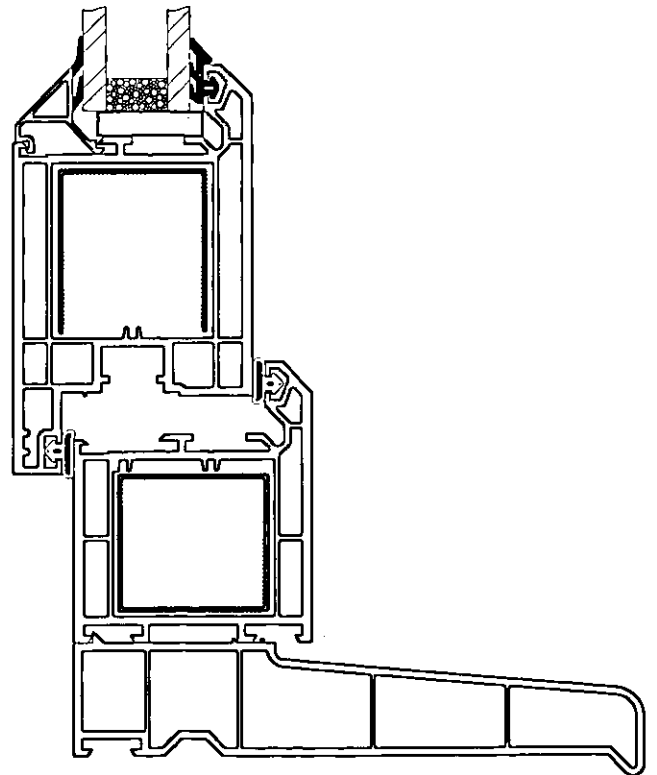
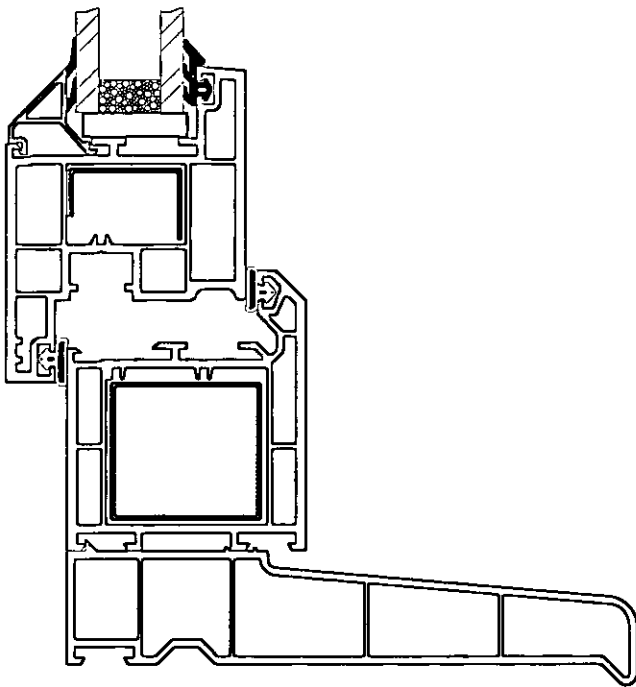
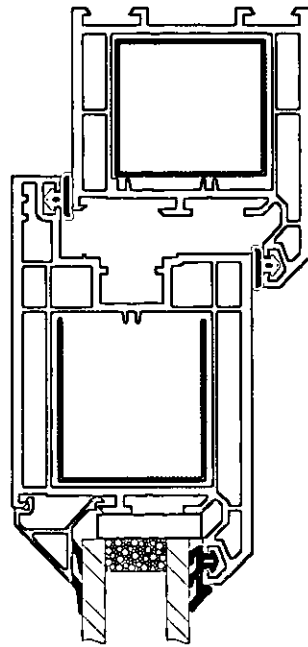
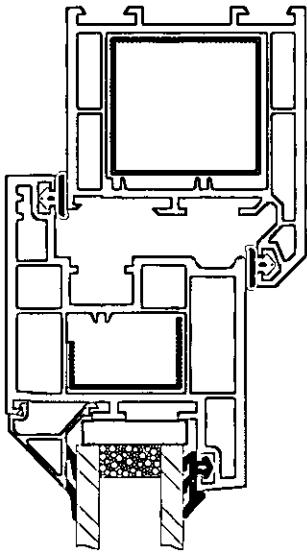
Vinyllock 1600 Series offers a slimline 63mm profile dimension. Ideally suited for residential refurbishment or new build applications. A full range of ancillary profiles ensures this versatile suite meets the needs of all commercial sectors.

- Fully chamfered, 63mm system including casement and tilt/turn windows, doors and French doors.
- Patented glazing clip for secure external glazing.
- Fully accredited to BS7412, BS7413 and BS7950 (PAS011).
- 24mm and 28mm bead options with extruded in gaskets.
- Co-extruded weatherseal option for main frames.
- Compatible with all leading hardware and furniture.
- Full compliment of finishes including white, woodgrain, woodgrain on white, light oak on tan and light oak on white.

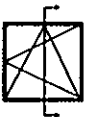


Externally glazed casement window

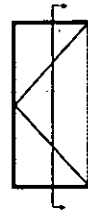




Tilt/turn window



Inward opening door





## Evolution by Innovation

Fully interchangeable sashes allow a combination of styles and appearances to be achieved. This fabricator-friendly suite provides a fully accredited solution particularly suited to residential applications

- Chamfered or square edged profiles.
- Featured internally glazed sash.
- Replaceable gaskets and seals.
- Slim, intermediate or large outer frames.
- Standard or intermediate transoms.
- Wide door midrail.



24mm Bead



28mm Bead



28mm Co-Ex Bead



28mm Co-Ex Bead



28mm Ovalo Bead



20mm Bead



24mm Bead



28mm Bead



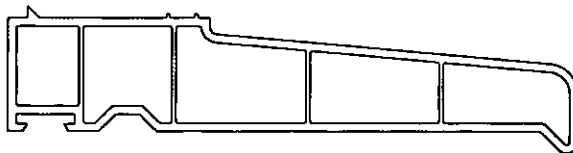
28mm Bead



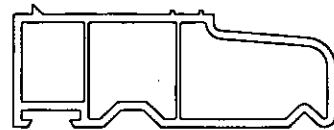
28mm Bead



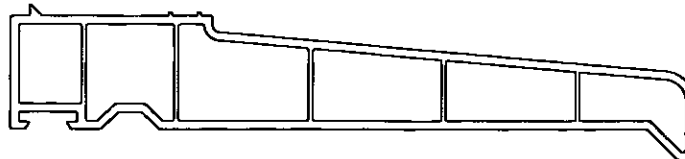
6mm Single Glazing Adaptor



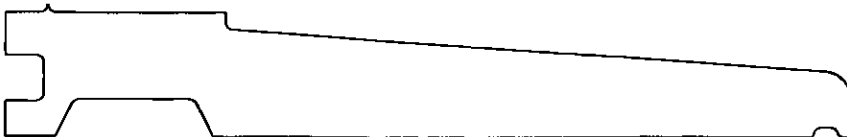
150mm Cill



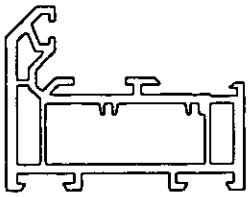
65mm Stub Cill



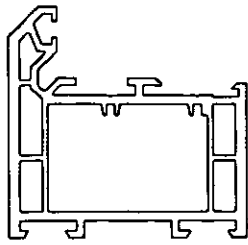
180mm Cill



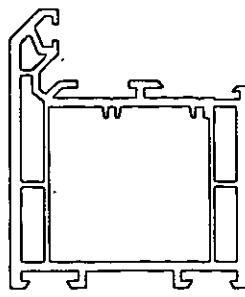
225mm Foam Filled Cill



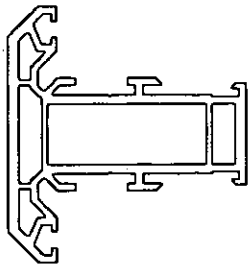
49mm Outer Frame



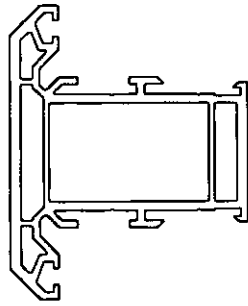
61.5mm Intermediate Outer Frame



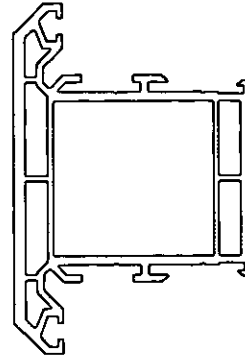
74mm Deep Outer Frame



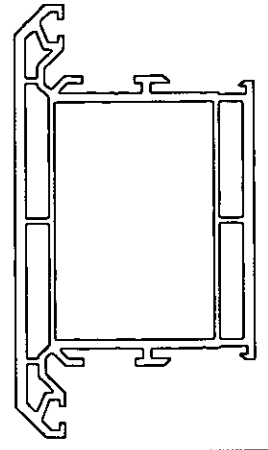
68mm Standard Transom/Mullion



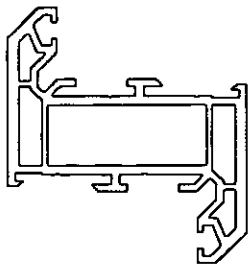
78mm Intermed. Transom/Mullion



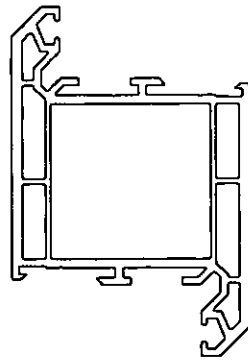
93mm Wide Transom/Mullion



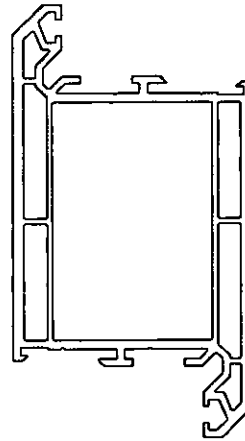
115mm Deep Transom/Mullion



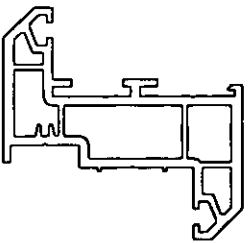
Standard Z Transom/Mullion



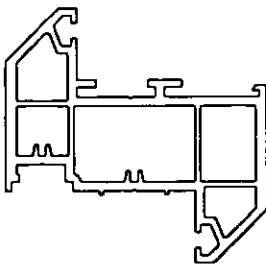
Intermediate Z Transom/Mullion



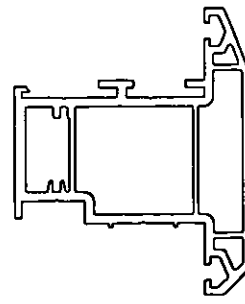
Large Z Transom/Mullion



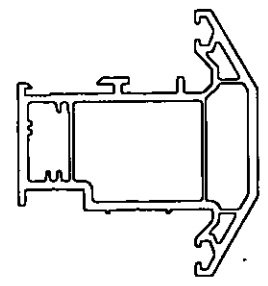
Standard Sash



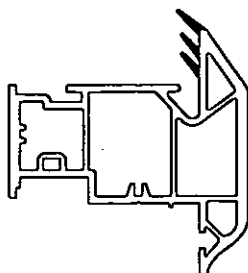
Intermediate Sash



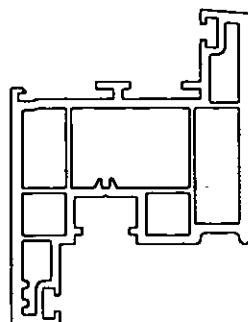
Internally Beaded Sash



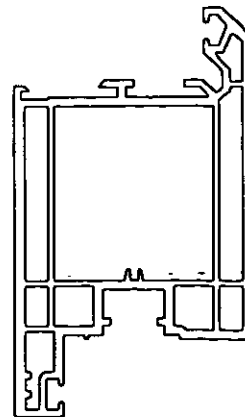
Internally Beaded Sash



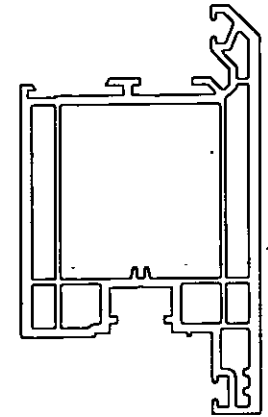
Internally Beaded Contoured Sash



Tilt & Turn Sash



Residential Door Sash



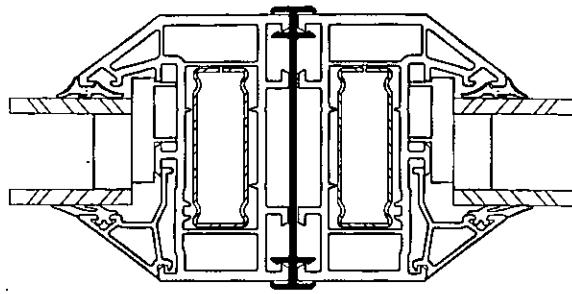
T Door Sash

# Ancillaries

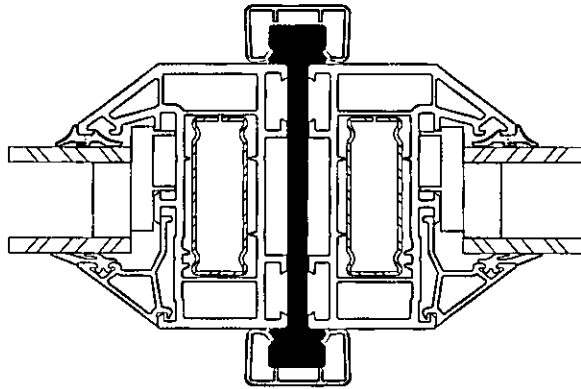
The profiles shown on these pages further enhance the flexibility of our window and door suits. Expansion joints and couplers in steel or aluminium provide maximum choice and design freedom.

This is just a selection from our range and the 70mm profiles are shown for illustration purposes as a similar range is available for the 63mm suite.

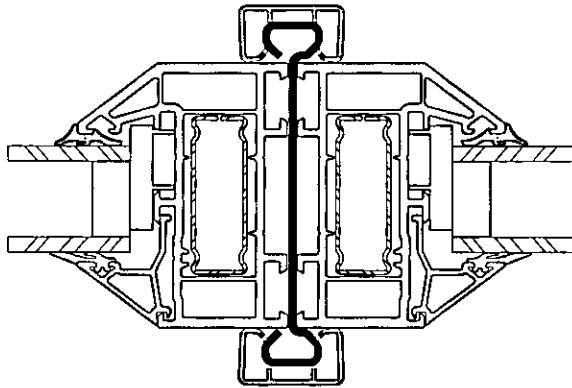
- + Fixed or variable angled bay posts including the capability to accommodate structural components.
- + Expansion joints for ribbon windows.
- + Aluminium or steel couplers for curtain walling.
- + Low threshold systems for wheelchair or limited mobility access.



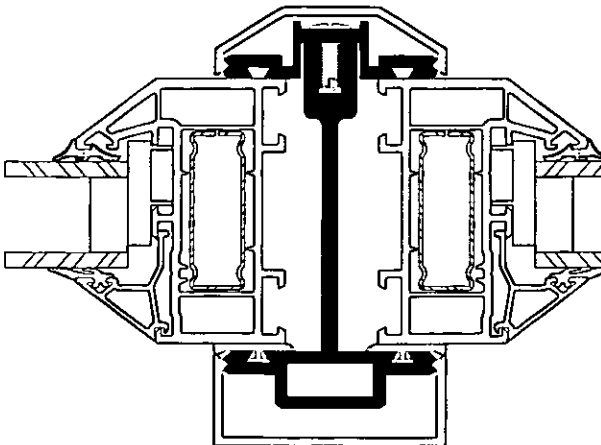
2mm Coupler



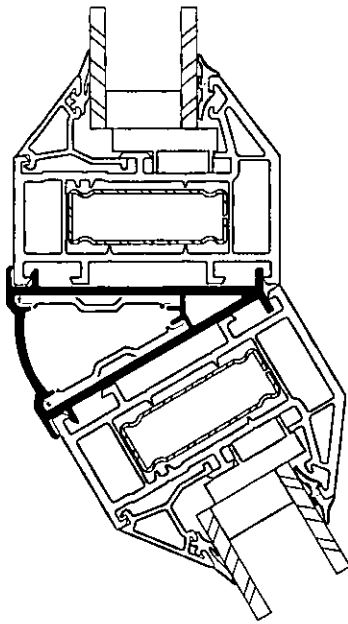
6mm Heavy duty aluminium coupler



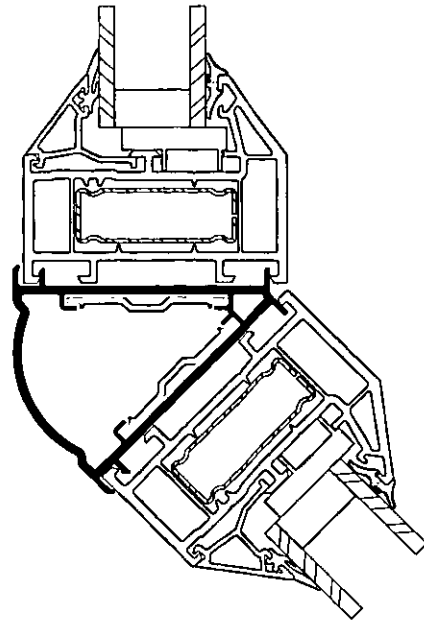
3mm steel coupler



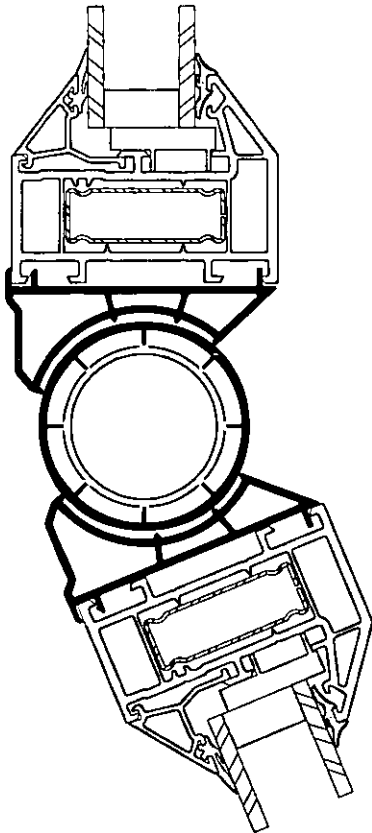
32mm Heavy duty aluminium coupler



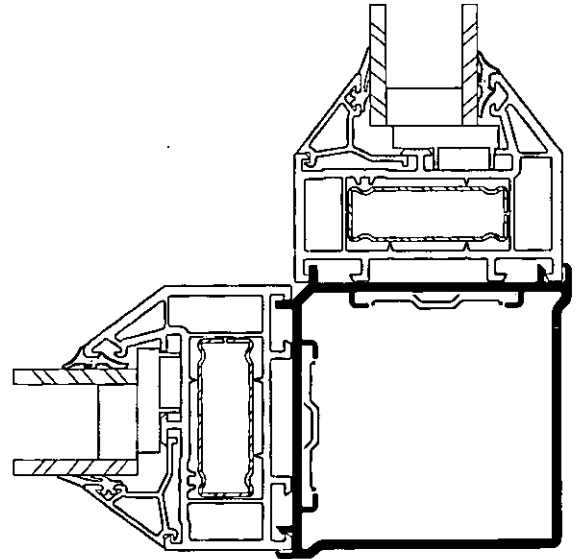
150° Bay coupler



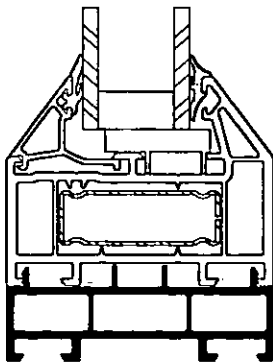
135° Bay coupler



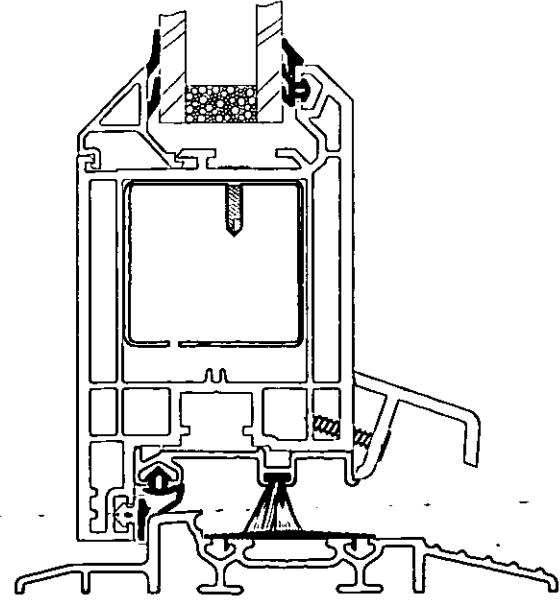
Variable bay coupler



90° Bay corner post



20mm Frame packer



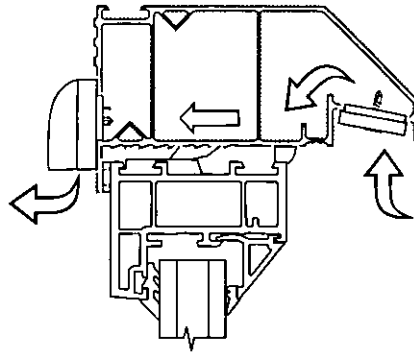
Low threshold option



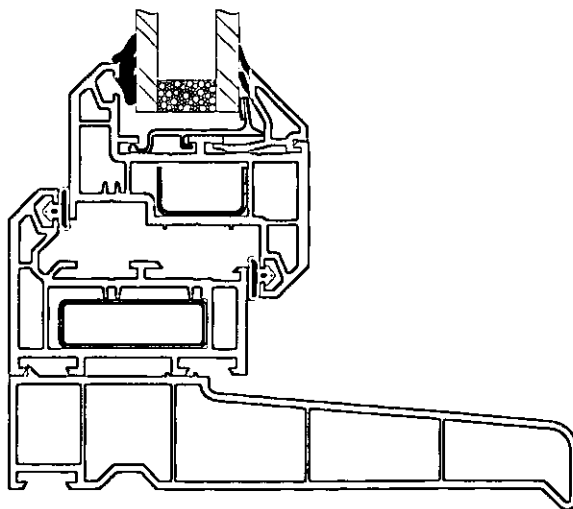
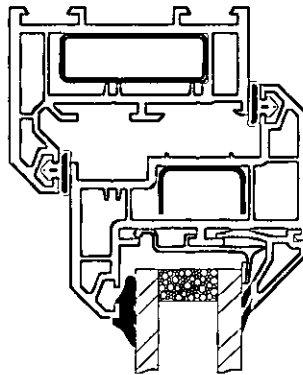
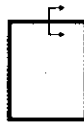
# Evolution by Innovation

FrameFast is the leading name in new build applications. It is a combined cavity closer, window acceptor and complete window system. The vented head profile exceeds ventilation requirements in the latest building regs and a check reveal jamb section allows for fitting from the inside.

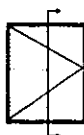
- + Full BBA approval.
- + Brings factory tolerances to site.
- + Clip in detail for fast fit window installation.
- + Follow on trades can start immediately.
- + Deliveries to suit plot build programme.

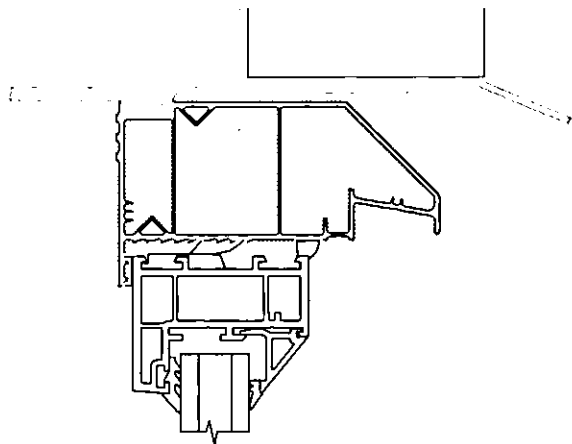


Vented head

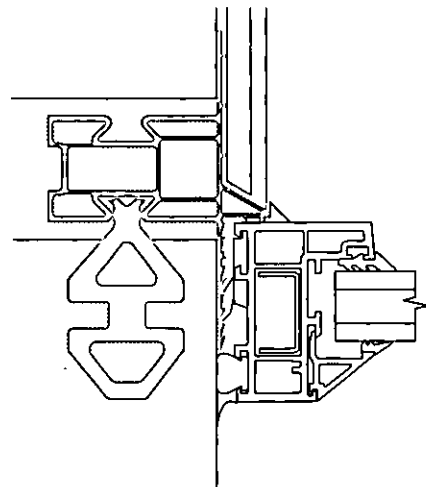
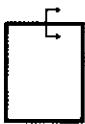


63mm Vinylock window system

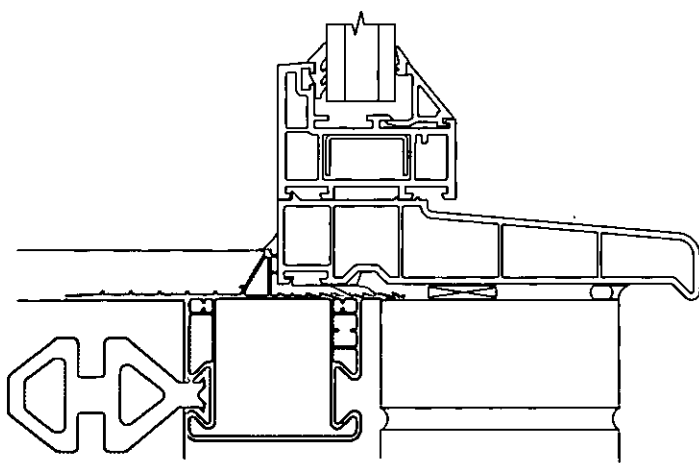
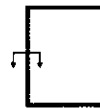




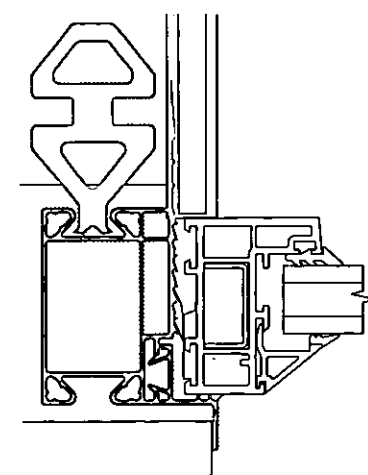
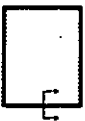
Head detail



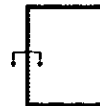
50mm Jamb detail



75mm Cill detail



75mm jamb detail

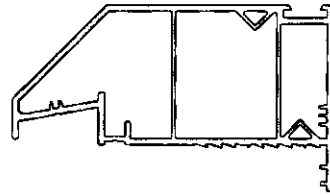




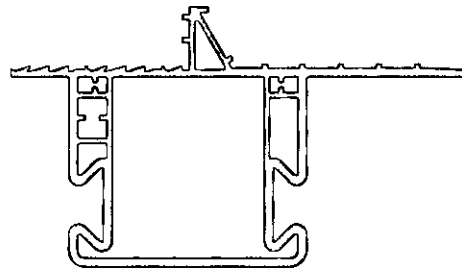
# Evolution by Innovation

A simple suite of profiles forms the basis of FrameFast. Different cavity depths and the facility for fitting from the inside combine with the capability to accept window systems from 60mm to 70mm. Truly flexible solutions to the needs of the new build market.

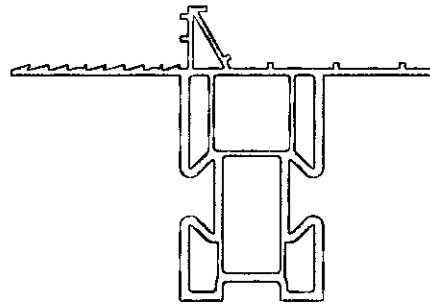
- + Combined opening former, cavity closer and window acceptor.
- + Cavities from 50 to 100mm covered.
- + Check Reveal option for high exposure applications.
- + Fitting from inside capability.
- + Accepts all types of window frame up to 70mm in depth.
- + Vented head profile exceeds ventilation requirements.
- + Full BBA approval.



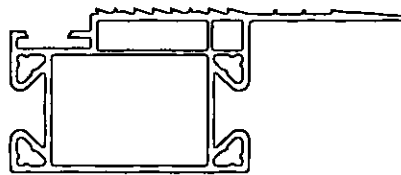
Vented head



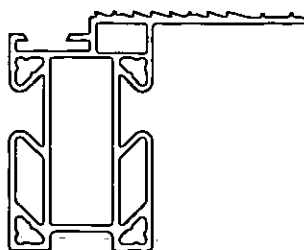
FrameFast 75



FrameFast 50



FrameFast check reveal 75



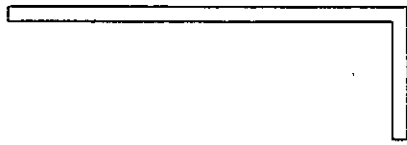
FrameFast check reveal 50



Brick tie



Fast clip



Pultruded head



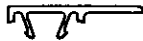
Aluminium reinforcer (50mm only)



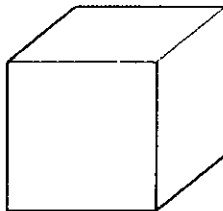
Rebate platform



Fixing lug



Flat platform



Polystyrene core plug





# Evolution by Innovation

HW Systems is the leading British manufacturer of PVC-U door and window systems. We are constantly developing new products to meet the needs of all market sectors, from refurbishment to new build. Our backup and support services are tailored to the needs of specifiers, contractors and developers.

We work in partnership to develop solutions that meet the needs of our customers' businesses, quickly, calmly and efficiently.

This guide highlights the mainline product systems in our range. However, as part of our commitment to innovation and development, we are continually improving and adding to our product portfolio.

For latest information, contact our hotline number 0345 222255 or visit our website at [www.hwsystems.co.uk](http://www.hwsystems.co.uk)

*Evolution by Innovation. At every level of business.*



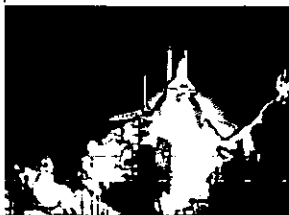
excellent **[service]**



superb **[quality]**



continuous **[innovation]**



advanced **[products]**

# Environmental policy

HW Systems uses the latest in extrusion machinery and technology. Our production process is extremely efficient and our profiles do not contain cadmium or barium based stabilisers or additives.

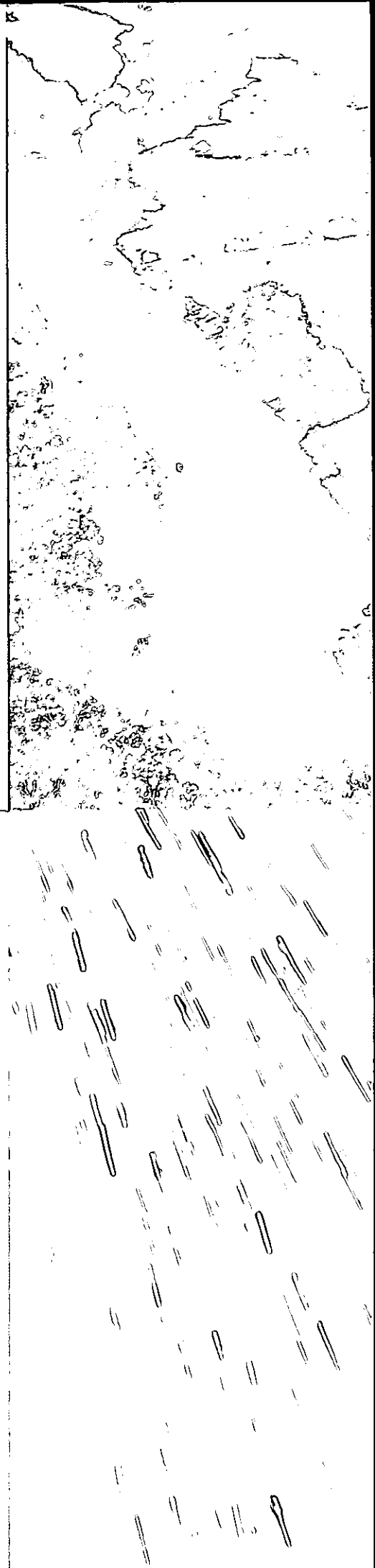
Our latest product suites utilise extruded-in gasket technology to allow for the removal of gaskets and refitting of different materials according to specification. This method of manufacture also allows for the recovery and subsequent recycling of off-cuts of profile from the fabrication process.

FrameFast profiles are manufactured from a high concentration of recycled material. The following benefits are therefore realised:

- + Saves time on site - Locate/build in/snap in.
- + Efficient use of resource from recycled material.
- + Greater insulation values mean lower fuel bills for the end user.

## Accreditations

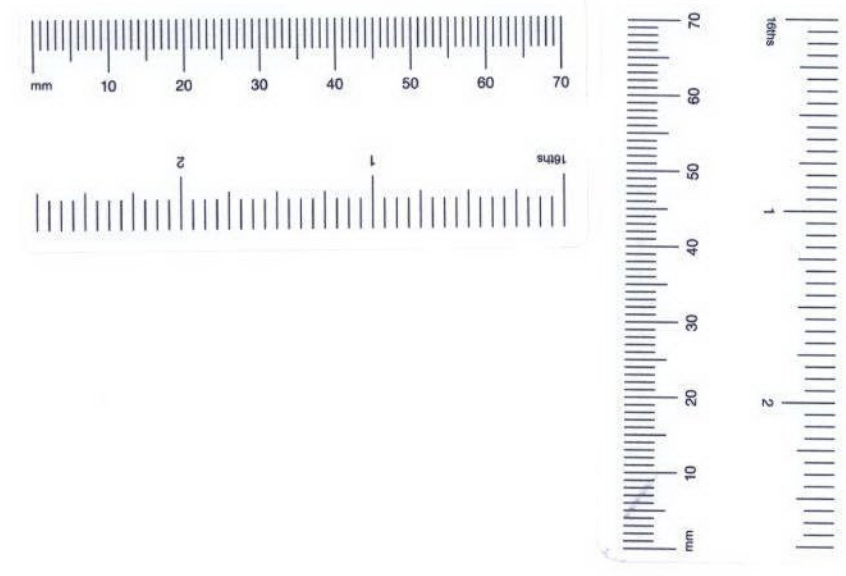
HW Systems pursues an ongoing development program. We are continuously testing our product ranges and, as a policy statement, we will actively ensure our entire door and window system complies with all relevant quality and performance standards. Regional variations such as Macdata and BCL as well as pending European directives (e.g. doors and dark profiles) all form part of our future plans.





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Tel 01452 722227 Fax 01452 727600 Sales Hotline 0345 221155  
<http://www.hwsystems.co.uk>





Replacement windows as installed in 1998 to Catwell House, adjacent to Jenningsbury and Kingsmill House.

R.B.K. & C.  
TOWN PLANNING  
2 - FEB 2001  
RECEIVED

PP/01/002200 (1)

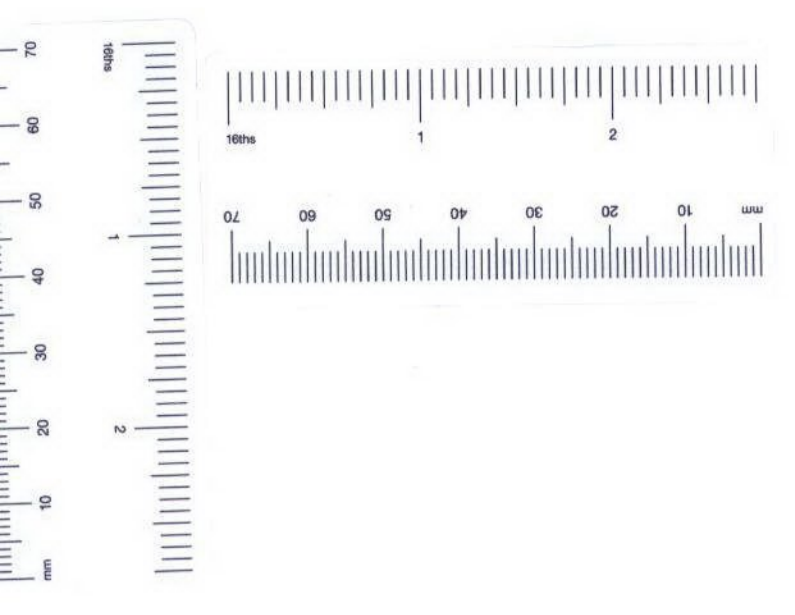


Image for comparative purpose between existing and replacement windows to Jenningsbury House.

Photo 010260

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TOWN PLANNING  
2 - FEB 2001  
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