

Kents Farm House
Brookpit Lane
Climping
West Sussex BN17 5QU
September 2025

Schedule of materials and finishes

The proposed replacement windows and door will be manufactured by Timber Windows who specialise in high performance engineered traditional timber products, particularly for listed buildings.

All frames are manufactured using quality, seasoned engineered timber with specialist Krypton filled glass units. Full details are provided below for each unit to be replaced.

All existing windows are white-painted, single-glazed, timber-framed windows of varying styles. The proposed replacement windows are to be heritage-white-painted timber of traditional design and will match the existing historic window styles on a like-for-like basis.

A number of the windows in the property have already been replaced and are double glazed so the following windows will complete the properties window renovation by replacing the outstanding single glazed and poorly maintained windows to the sides and rear of the property only. All windows at the front of the property will remain untouched.

Each replacement has been designed to be an identical match to the existing units which, given the history of the property has multiple different window types.

For reference, pictures of the windows to be replaced are also provided.

Windows

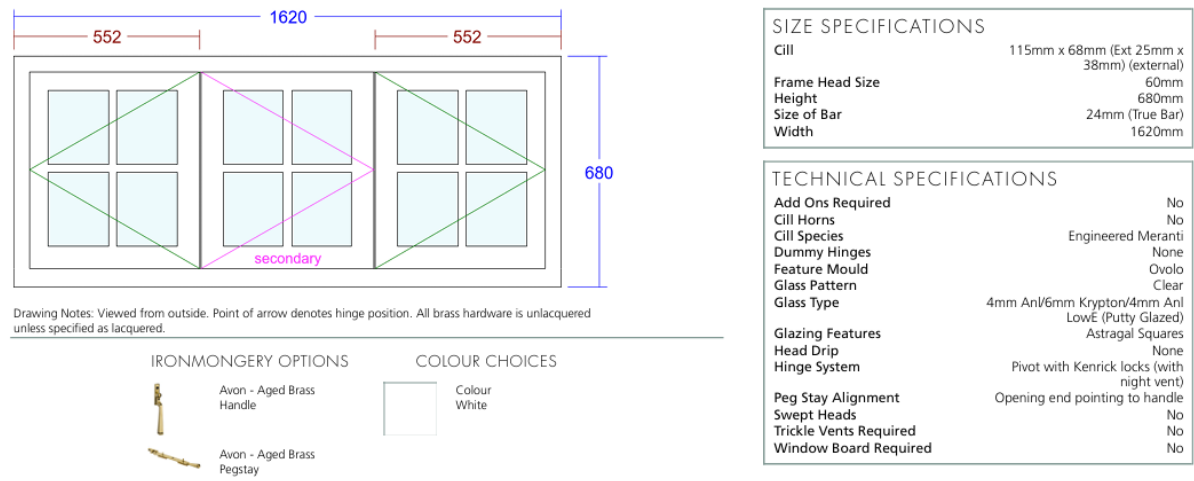
In timber with hardwood cills and double glazing (thin units – 12mm (4 x 4 x 4) all exterior painted in Farrow & Ball white to match existing windows.

Details of each window given below:

ATTIC WINDOWS:

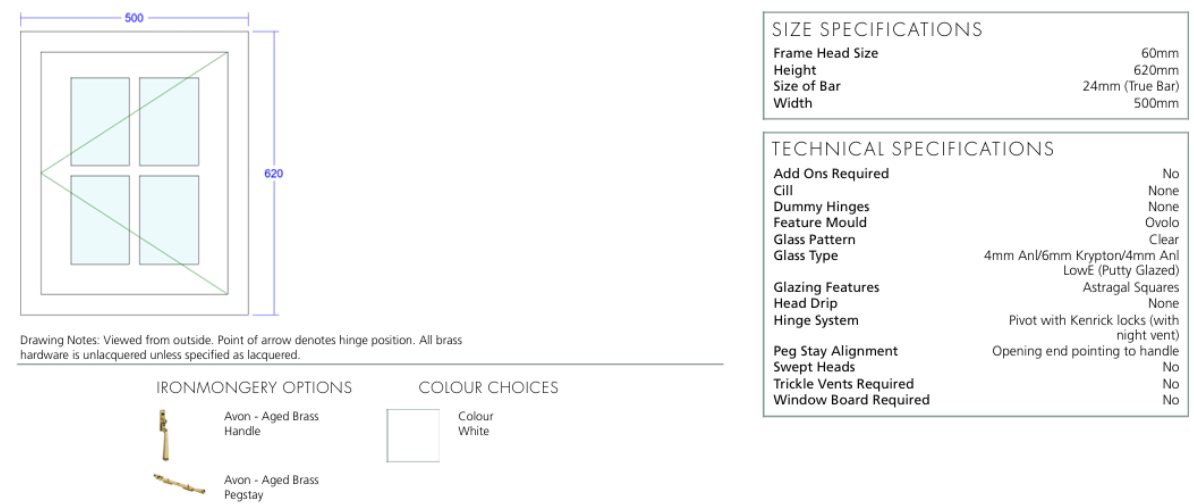
Like for like replacement visually - Conventional Cottage Windows, Aged Brass handles, Astragal squares, White finished external

Attic window 1:



Existing window

Attic windows 2 & 3:



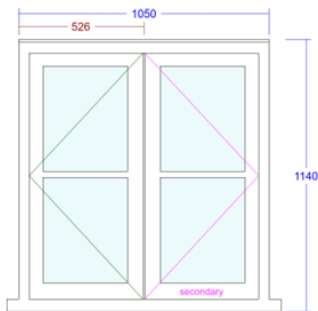


Existing window

ROOM 19 WINDOWS:

Room 19 window front:

Like for like replacement visually - Conventional Cottage Windows, Aged Brass handles, Horizontal astragal bars, White finished external



Drawing Notes: Viewed from outside. Point of arrow denotes hinge position. All brass hardware is unlacquered unless specified as lacquered.

IRONMONGERY OPTIONS



Avon - Aged Brass Handle



Avon - Aged Brass Pegstay

COLOUR CHOICES



Internal Colour
Farrow & Ball Blue Gray



External Colour
White

SIZE SPECIFICATIONS	
Cill	165mm x 68mm (Ext 75mm x 38mm) (external)
Cill Horns	50mm Each Side
Frame Head Size	60mm
Head Drip	10mm (included in overall ht)
Height	1140mm
Size of Bar	24mm (True Bar)
Width	1050mm

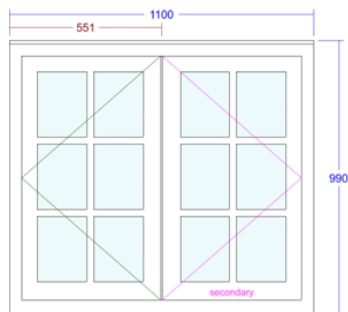
TECHNICAL SPECIFICATIONS	
Add Ons Required	No
Cill Species	Engineered Meranti
Dummy Hinges	None
Feature Mould	Ovolo
Glass Pattern	Clear
Glass Type	4mm Anl/6mm Krypton/4mm Anl LowE (Putty Glazed)
Glazing Features	Horizontal Astragal Bars
Head Drip Horns	No
Hinge System	Pivot with Kenrick locks (with night vent)
Peg Stay Alignment	Opening end pointing to handle
Swept Heads	No
Trickle Vents Required	No
Window Board Required	No



Existing window

Room 19 window back:

Like for like replacement visually - Conventional Cottage Windows, Aged Brass handles, Astragal squares, White finished external



Drawing Notes: Viewed from outside. Point of arrow denotes hinge position. All brass hardware is unlacquered unless specified as lacquered.

IRONMONGERY OPTIONS

- Avon - Aged Brass Handle
- Avon - Aged Brass Pegstay

COLOUR CHOICES

- Internal Colour: Farrow & Ball Blue Gray
- External Colour: White

SIZE SPECIFICATIONS	
Cill	145mm x 68mm (Ext 55mm x 38mm) (external)
Frame Head Size	60mm
Head Drip	10mm (included in overall ht)
Height	990mm
Size of Bar	24mm (True Bar)
Width	1100mm

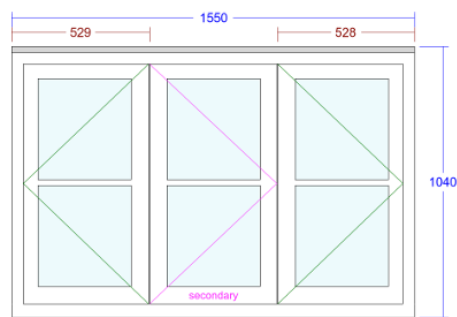
TECHNICAL SPECIFICATIONS	
Add Ons Required	No
Cill Horns	No
Cill Species	Engineered Meranti
Dummy Hinges	None
Feature Mould	Ovolo
Glass Pattern	Clear
Glass Type	4mm Anl/6mm Krypton/4mm Anl LowÉ (Putty Glazed)
Glazing Features	Astragal Squares
Head Drip Horns	No
Hinge System	Pivot with Kenrick locks (with night vent)
Peg Stay Alignment	Opening end pointing to handle
Swept Heads	No
Trickle Vents Required	No
Window Board Required	No



Existing window

ROOM 16 WINDOWS:

Like for like replacement visually - Conventional Cottage Windows, Aged Brass handles, Horizontal astragal bars, White finished external



Drawing Notes: Viewed from outside. Point of arrow denotes hinge position. All brass hardware is unlacquered unless specified as lacquered.

IRONMONGERY OPTIONS



Avon - Aged Brass Handle

Avon - Aged Brass Pegstay

COLOUR CHOICES



Internal Colour
Farrow & Ball Old White



External Colour
White

SIZE SPECIFICATIONS

Add On to Head	20mm (included in overall size)
Cill	165mm x 68mm (Ext 75mm x 38mm) (external)
Frame Head Size	60mm
Height	1040mm
Size of Bar	24mm (True Bar)
Width	1550mm

TECHNICAL SPECIFICATIONS

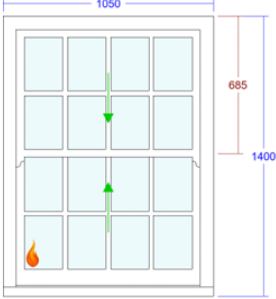
Add On to Bottom	None
Add On to Left	None
Add On to Right	None
Cill Horns	No
Cill Species	Engineered Meranti
Dummy Hinges	None
Feature Mould	Ovolo
Glass Pattern	Clear
Glass Type	4mm Anl/6mm Krypton/4mm Anl LowE (Putty Glazed)
Glazing Features	Horizontal Astragal Bars
Head Drip	None
Hinge System	Pivot with Kenrick locks (with right vent)
Peg Stay Alignment	Opening end pointing to handle
Swept Heads	No
Trickle Vents Required	No
Window Board Required	No



Existing window

ROOM 25 WINDOWS:

Like for like replacement visually – Slim sash window, Astragal squares, White finished external



Drawing Notes: Viewed from outside.

IRONMONGERY OPTIONS



Beehive - Aged Brass Hook Fastener



Anvil - Aged Brass Sash Lift



Aged Brass Limit Stop

COLOUR CHOICES



Internal Colour
Farrow & Ball Vert De Terre



External Colour
White

SIZE SPECIFICATIONS

Box Depth	Slim - 149mm
Frame Head Size	65mm
Frame Width	65mm
Height	1400mm
Maximum Opening	100mm
Size of Bar	24mm (True Bar)
Width	1050mm

TECHNICAL SPECIFICATIONS

Add Ons Required	No
Bottom Glass Type	4mm Toughened (14mm Putty)
Cill	Standard (external)
Cill Horns	No
Cill Species	Engineered Meranti
D Handles	None
Egress Compliance	Fire Escape Compliant
Equal Glass Heights	Yes
Feature Mould	Ovolo
Finishing Assembly	None
Glass Pattern	Clear
Glazing Features	Astragal Squares
Hanging Method	Hidden Spring
Sash Horn Style	Standard
Sash Horns	Top Sash
Sash Style	Single
Slider Style	Both
Swept Heads to Bottom Sash	No
Swept Heads to Top Sash	No
Top Glass Type	4mm Annealed (14mm Putty)
Trickle Vents Required	No
Window Board Required	No

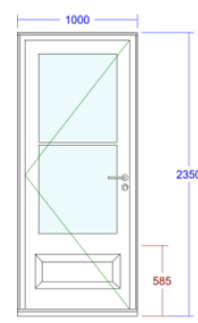


Existing window

Door

In timber with hardwood cill and durable glazing (thin units – 12mm (4 x 4 x 4) all exterior painted in white to match existing doors.

ROOM 12 DOOR:



Drawing Notes: Viewed from outside. Arrow denotes hinge position.
Drawings do not depict knockers, spy holes, security chains or doorknobs. Refer to brochure for full glazing configurations. All brass hardware is unlacquered unless specified as lacquered.

IRONMONGERY OPTIONS

-  Round Euro Escutcheon - Plain - Aged Brass (Kaba)
-  Avon on Plain Rose - Aged Brass Handle (Kaba)
-  1 x 8-inch Aged Brass Unlacquered Cabin Hook

COLOUR CHOICES

-  Frame Colour White
-  Sash Colour White
-  Cill Colour Wenge

SIZE SPECIFICATIONS

Add On to Head	20mm (included in overall size)
Add On to Left	20mm (included in overall size)
Add On to Right	20mm (included in overall size)
Cill Type	35mm Flush Cill (inc. in overall ht)
Frame Head Size	60mm
Mid-Rail Height	585mm
Mid-Rail Width	200mm
Overall Height	2350mm
Overall Width	1000mm
Size of Bar	24mm (True Bar)
Stiles & Rails	110mm

TECHNICAL SPECIFICATIONS

Add On to Bottom	None
Aluminium Threshold Colour	Black
Cill Species	Engineered Meranti
Door Knocker	No
Door Lock Type	Fuhr Handle operated
Door Opens	Out
Door Panel(s)	Flat Panel (Putty Bolection Mould)
Door Sash Glass Pattern	Clear
Door Sash Glass Type	4mm Tgh/6mm Krypton/4mm Tgh LowE (Putty Glazed)
Door Sash Glazing Features	Horizontal Astragal Bars
Door Sash Style	Bardwell
External Access	Yes
Feature Mould	Ovolo
Head Drip	None
Hinge Colour	Brass
Hinge Side	Left
Letterbox	None
Security Chain	None
Thumb Turn Required	Yes (Kaba)
Trickle Vents Required	No

NOTES

100mm Mid-rails....Internal shutters to be refitted...



Existing door