

## Replacement of Windows and External Doors

When windows and doors are replaced, they must meet the following design criteria;

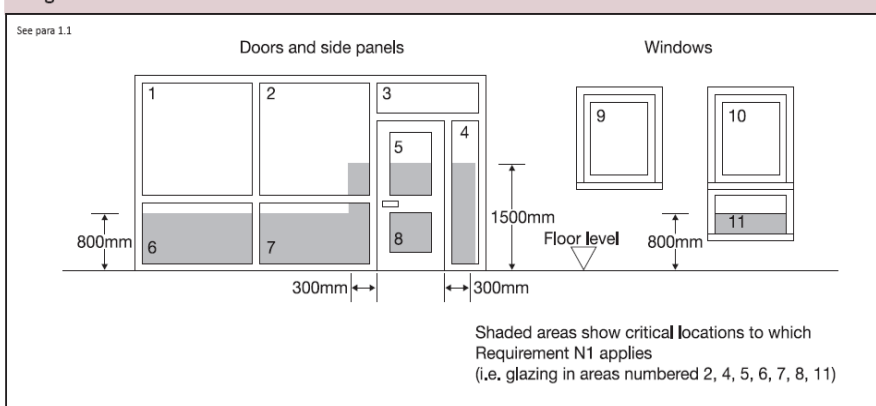
- A) Where an existing window provides, an opening for the purposes of escape in the event of a fire the replacement window is to provide either the equivalent opening area; or an openable area equivalent to no less than 0.33m<sup>2</sup> with minimum width of 450mm and a cill height no greater than 1100mm from finished floor level.
- B) The area of opening for purposes of rapid room ventilation is to be no less than 1/20th of the floor area of

- C) A provision for trickle ventilation equivalent to 5000mm<sup>2</sup> for habitable rooms and 2500mm<sup>2</sup> for kitchens, utility rooms and bathrooms is to be provided; or a provision for trickle ventilation is to be made that is no worse than the existing.
- D) Their thermal conductivity (U-Value) must be no greater than: 2.2W/M<sup>2</sup>K for metal framed or 2.0 W/M<sup>2</sup>K for PVC framed.
- E) Windows and doors are to be glazed in accordance with Part N of the Building Regulations

Windows, glazed doors and side panels which must be safety glazed, must be glazed in accordance with the diagram below.

**The regulations only apply when windows and doors are replaced. Renovation or maintenance DOES NOT require an application.**

Diagram 1 Critical locations in internal and external walls



**Windows and doors under the requirements of the Building (Alderney) Regulations, 2014 are controlled services and as such require an application to be made for their replacement.**

This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting us.



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Please be advised that this guidance note relates only to the situation with regard to Building Regulations and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning. Development should not be commenced until and unless all necessary statutory consents have been obtained.