

Window Survey Report

Carnegie Library

Swords



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Introduction

Timeless Sash windows have been asked by Fitzgerald Kavanagh & Partners on behalf of Fingal County Council to survey the windows in Carnegie Library and prepare a condition report based on our survey, along with agreed repair Strategy.

We surveyed the windows on Tuesday 9 February 2021.

Timeless Sash Windows are a family run joinery business based in County Meath. We are making Timeless windows for over 40 years. For the last twenty five years we have specialised in the manufacturing and refurbishment of period sash windows

Our team has hands on experience delivering Timeless Sash Windows and Doors for over 40 years, and here is a list of some prestigious properties we have worked on.

- Kileen Castle, County Meath
- US Embassy, Phoenix Park
- Adare Manor
- Clancy Quay Barracks, Dublin
- Cathal Brugha Barracks, Dublin
- Ashford Castle, Mayo
- National Gallery of Ireland, Dublin
- Butlers Gallery, Kilkenny

Summary of Windows

We noted that many of the windows are in an average condition and some in poor condition with all require essential repairs, which would be expected for windows of this age. We would recommend that all windows should have splice repairs while renovation and restoration is being carried out as this is the best practice to prolong the life of the frames such as new hardwood cill's, pulley stile's up to 300mm, outer liner's up to 300mm and sash bottom rails. These are itemised in Individual Window Survey Report.

General Proposed Work:

The sashes to be removed by Timeless sash Windows and the openings will be boarded up. The existing glass will be removed from the existing sashes and store for re-use. A considerable amount of the glass on the front façade on the ground floor has been replaced with PVC sheeting.

Once the glass is removed the, the old paint will be completely strip back from the sash and frame. This will be done with a handheld heat gun and sandpaper.

All frames and sashes will be then surveyed for splice repairs, and splice methodology is itemised below.

New draught seal systems shall be installed in sash stiles, heads of top sash, bottoms of bottom sash and meeting rails. New non stretch wax cotton cords, brass pulleys matching existing pulleys and sash fastener and lifts will be fitted. New staff beads and parting to be machined and fitted and the window will be decorated with three coats of paint.

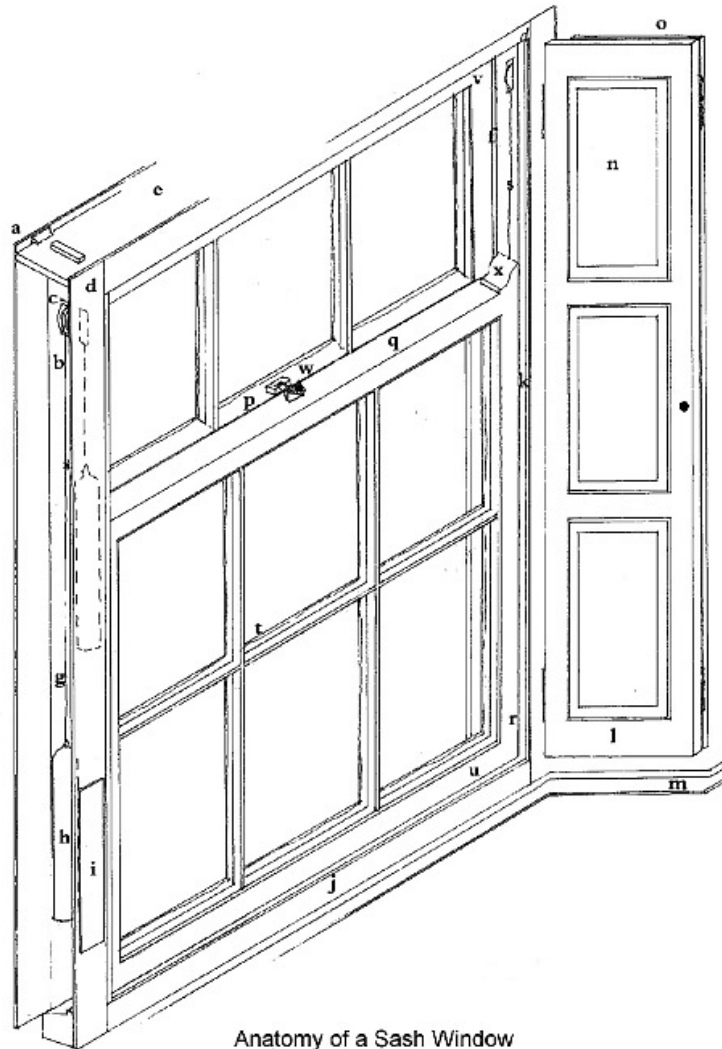
Upon survey we found two glazing bar profiles in the property. These were as follows 26mm and Lambstongue Bar and some 12 mm lambstounge.

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The sash thicknesses in the property are 55mm with a small number being 44mm.

SASH WINDOW ANATOMY

Below is a diagram showing anatomy of a sash window.



Anatomy of a Sash Window

Frame Parts

- | | |
|-----------------|------------------|
| a. outer lining | m. dado |
| b. pulley stile | n. shutter panel |
| c. pulley | o. shutter leaf |
| d. inner lining | |
| e. head piece | |
| f. parting bead | |
| g. weight box | |
| h. weight | |
| i. pocket | |
| j. sill | |
| k. staff bead | |

Sash Parts

- | |
|-----------------------------|
| p. meeting rail top sash |
| q. meeting rail bottom sash |
| r. sash stile |
| s. sash cord |
| t. glazing bar |
| u. bottom rail |
| v. top rail |
| w. catch |
| x. horn |

**Please note this diagram is just for reference of parts, it is not a drawing of the windows in Carnegie Library.

The window refurbishment works must be carried out in accordance with best conservation guidelines and in line with the advice contained in the DoEHLG Advice Series 'Windows' booklet.

Method Statement for Repairs

Removal of Sashes Mythology

Internal staff beads will be removed with hand tools. These will be disposed as it is not possible to preserve or retain these. New staff beads will be machined to match existing ones, when sashes are being re-fitted after refurbishment. The weight pocket piece shall then be opened on both sides of frame. The sash cord will then be un-tied from the steel weight and discarded. The bottom sash will then be removed and lifted out manually. The top sash shall be moved towards the cill and temporarily fixed in position. The top sash will then act's as fall protection. Suitable timbers will be fixed in place as a fall protection measure and then the top sash will be removed. When top sash is re-fitted, fall protection is removed. This is in line with best health and safety practices.

All window frames will be left secured by osb board when sashes are brought back to factory.

Stripping of Old Paint Methodology:

The sash box frames will have the paint stripped in situ, whereas the sashes will be stripped in Timeless's factory.

First of all, we must make our operatives aware of the presence of lead in the paints in the building. Lead is primarily an inhalation hazard and will become an issue if the dust from the removal of the lead-based paint becomes airborne. Therefore, we must minimize or eliminate any dust being made while removing paint.

We do this by using handheld scrapers and wet sandpaper. Any dust or debris that falls from the window while stripping paint must be cleaned up immediately using an industrial vacuum. The resulting debris shall be disposed of in accordance with the waste management act.

Using the handheld scraper, heat gun and wet sandpaper we remove all paint from the frames and leave ready for splice repair process.

Splice Repair Process Methodology for frames on Site:

We will cut out rotten timber in frames while in situ by using a combination of hammer, chisel, hand saw also 110v reciprocating saw and 110v multimaster machine. Then we will fit new timber, similar in grain and density to those removed with glue, mortice and tenon joints or spliced in position and fixed using screws and a battery screw gun.

The frame splice repair process is as follows:

1. Removal of decayed timber back to the sound timber.
2. New timber splice is cut to size leaving a gap of between 4mm to 8mm between the joints (depending on the repair) around the splice for the two-part resin. Typically, spliced joints were cut tight and were more susceptible to timber movement which then allowed moisture ingress. All timber used in our repairs is un-primed,
3. Moisture content of both the timber splice and the sash window timber member itself is checked ensuring a moisture content of below 18%.
4. Application of the 2-part wood resin to the repair area of the sash window will take place and also to the timber splice. This is normally left for between 25 to 30 minutes depending on weather conditions.
5. After the application of the window two-part resin system to the timber splice and the sash window timber member the splice is held in place and the excess resin is removed. The repair is checked for alignment and the surface is checked for irregularities.
6. Once the sash window repair has cured, the repair and the surrounding areas are sanded and then we apply 1 coat of wood primer in preparation for paint.

After the splice repair process has taken place, we will then fit new brass bearing pulleys and attach new non stretch wax cotton cords to the existing weights. The frames will then be decorated in situ with 3 No. coats of Teknos Joinery Coatings which is a water borne paint with a microporous protective film and will lightly sanded between coats. The frames are then ready to receive the refurbished sashes.

Teknos paint is specially designed for external and internal products.

Repair of Sashes Methodology:

When the sashes arrive back at Timeless, they are surveyed again for splice repair and broken glass. We remove the paint with a handheld scraper and wet sandpaper due to the likelihood of lead based paint. The paint will not be removed from the glazing bars where historic glass is present this is due to glass being in situ and the likelihood of it getting scratched.

The splice repair process is as follows:

1. Removal of decayed timber on sash back to the sound timber.
2. New timber splice is cut to size leaving a gap of between 4mm to 8mm between the joint (depending on the repair) around the splice for the two-part resin. Typically, spliced

joints were cut tight and were more susceptible to timber movement which then allowed moisture ingress. All timber used in our repairs is un-primed,

3. Moisture content of both the timber splice and the sash timber member itself is checked ensuring a moisture content of below 18%.
4. Application of the two-part wood resin to the repair area of the sash and also to the timber splice. This is normally left for between 25 to 30 minutes depending on weather conditions.
5. After application of the window two-part resin system to the timber splice and the sash timber member. The splice is held in place and the excess resin is removed. The repair is checked for alignment and the surface is checked for irregularities.
6. Once the sash window repair has cured, the repair and the surrounding areas are sanded and then we apply 1 coat of wood primer in preparation for paint.

Draught Sealing

Once the sashes have been spliced, they are now ready to be grooved for Timeless Draught Proofing System. This is done by running a single/double groove for the draught seal on the side of the sashes (this will depend on sash thickness) and a single groove on the top of the top sash and the bottom of the bottom sash and the meeting rail also.

Our draught seal system has been tested for air leakage. It achieved classification 4 which is the highest class you can receive. This tests not only the seals but the exact locations. We use Schlegel draught seals which are manufactured in Germany and conform to all the latest regulations. Schlegel seals are composite seal made of polyether/polyurethane foam core, with a polypropylene insert feature and a polyethene outer liner.

Photo of Position of Draught Seals



Glass Replaced/Repaired

When the sashes have been stripped back and splice repairs carried out, we will then survey the condition of the glass.

First of all, exterior linseed putty to be removed and discarded. Existing glass will be carefully removed and stored. The next step will be to will clean the old rebate. Re-fit the old glass, where an old pane of glass breaks when being removed, we will replace it with 4mm float glass. The old glass will be bedded in a specialist mastic and then puttied with linseed oil putty.

Our sashes will then be ready to be finish painted. We cover the glass with protection paper and finish paint the sashes with 3 No Coats of Teknos Joinery Coatings, lightly sanding between coats. When sashes are dried, they are fitted with Schleglel draught seals into their groves which we previously machined. Glass is cleaned with Soudal cleaner and finally they will be bubble wrapped and left ready to return to site.

Re-Fitting of Sashes

The sashes will be delivered back to site and unwrapped. The sash cord will be fished through the new pulley and tied on to the new or existing weight. The top sash will be fitted first into position and countered balanced. Then a new parting bead shall be fitted

Then we will fit the bottom sash. Finally, the staff bead is pinned in position.

Then the new sash lifts, fastener and sash ring will be all be fitted.

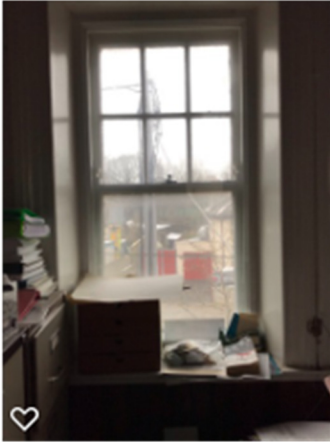
At this stage the sashes will be checked that they are sliding smoothly, and the draught seals are working correctly.

Finally, the windows will be touched with paint up by hand, filling the staff bead pin holes and joints and repairing any marks/snagging that needs to be done.

Front First Floor

Window Reference WF-01

Window Make Up - Six Over one Sash Window



Internal View

Size: 770mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Sash Thickness: 44mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: no

Liner: liner in place around window in average condition

General Comments & Recommendations for repair: All reeded glass in sash need replacement, Windows in average condition with all cords broke and pulleys in poor condition, FFF 9 & 11 have secondary glazing currently in place, FFF11 bottom rail completely rotten.

First Floor Front

Window Reference WF-02

Window Make Up - 8 over 1 sash Window.



Internal View

Size: 820mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: Yes – 4 Panes on top sash

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: None

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted., FFF2 has secondary glazing currently in place.

Please refer back to Window Repair Method statement where process of works is identified.

Front First Floor

Window Reference WF-03

Window Make Up - Six Over one Sash Window



Internal View

Size: 770mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Sash Thickness: 44mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: no

Liner: liner in place around window in average condition

General Comments & Recommendations for repair: All reeded glass in sash need replacement, Windows in average condition with all cords broke and pulleys in poor condition, FFF 9 & 11 have secondary glazing currently in place, FFF11 bottom rail completely rotten.

Front First Floor

Window Reference WF-04

Window Make Up - Six Over one Sash Window



Internal View

Size: 660mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Sash Thickness: 44mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: no

Liner: liner in place around window in average condition

General Comments & Recommendations for repair: All reeded glass in sash need replacement, Windows in average condition with all cords broke and pulleys in poor condition, FFF 9 & 11 have secondary glazing currently in place, FFF11 bottom rail completely rotten.

First Floor Front

Window Reference WF-05

Window Make Up - 8 over 1 sash Window.



Internal View

Size: 660mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: Yes – 4 Panes on top sash

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: None

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted., FFF2 has secondary glazing currently in place.

Please refer back to Window Repair Method statement where process of works is identified.

Ground Front

Window Reference WF-0 6

Window Make Up - Four Over One Sash Window (6 over 1 Arched)



FFF6 (Arched window)

Internal View

Size: 660mmx 1860mm Arched

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26 mm

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Replacement and Pulley Stile Repair

Shutters: No liner on all windows

Shutter Condition:

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Front

Window Reference WF-07

Window Make Up - 8 over 1 sash Window.



Internal View

Size: 660mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: Yes – 4 Panes on top sash

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: None

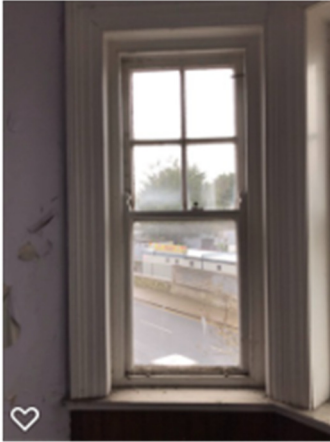
General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted., FFF2 has secondary glazing currently in place.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Front

Window Reference WF-08

Window Make Up - 8 over 1 sash Window.



Internal View

Size: 660mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: Yes – 4 Panes on top sash

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: None

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted., FFF2 has secondary glazing currently in place.

Please refer back to Window Repair Method statement where process of works is identified.

Front First Floor

Window Reference WF-09

Window Make Up - Six Over one Sash Window



Internal View

Size: 770mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Sash Thickness: 44mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: no

Liner: liner in place around window in average condition

General Comments & Recommendations for repair: All reeded glass in sash need replacement, Windows in average condition with all cords broke and pulleys in poor condition, FFF 9 & 11 have secondary glazing currently in place, FFF11 bottom rail completely rotten.

First Floor Front

Window Reference WF-10

Window Make Up - 8 over 1 sash Window.



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 26mm

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: Yes – 4 Panes on top sash

Splice Requirements: Cill Repair and Pulley Stile Repair

Shutters: None

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted., FFF2 has secondary glazing currently in place.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF-11

Window Make Up - One Over One Sash Window



Internal View

Size: 770mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF- 12

Window Make Up - One Over One Sash Window



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

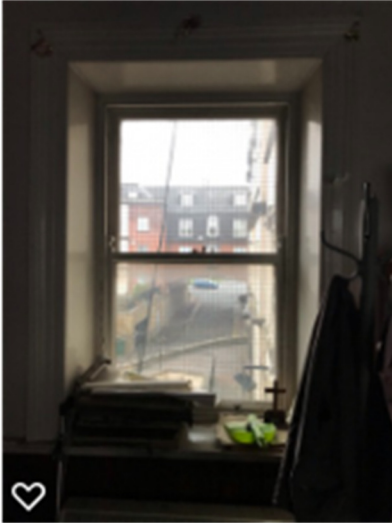
General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF -13

Window Make Up - One Over One Sash Window



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

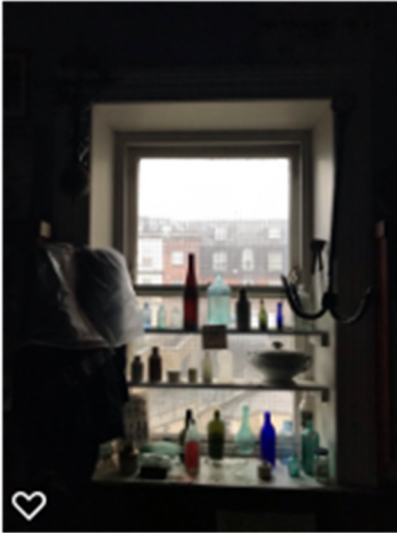
General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF-14

Window Make Up - One Over One Sash Window



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

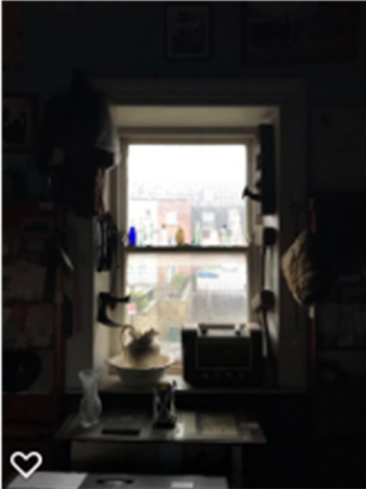
General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF-15

Window Make Up - One Over One Sash Window



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

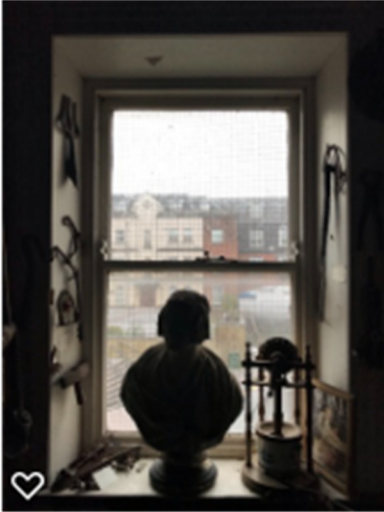
General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

First Floor Rear

Window Reference WF-16

Window Make Up - One Over One Sash Window



Internal View

Size: 920mm(w)x1520mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness:

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: no

Splice Requirements: Cill Repair and Pulley Stile Repair and new bottom rails in sash

Shutters: No liners on all windows

Shutter Condition:

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

Ground Floor Front

Window Reference WG-01

Window Make Up - Nine Over One Sash Window



External view

Size: 970mm(w)x2170mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 12

Sash Thickness: 60mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair, Outer Liner and Pulley Stile Repair

Shutters: None – Fixed Surround

Shutter Condition: N/A

General Comments & Recommendations for repair Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted

please refer back to Window Repair Method statement where process of works is identified.

Ground Floor Front

Window Reference WG-02

Window Make Up - Nine Over One Sash Window



External view

Size: 970mm(w)x2170mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 12

Sash Thickness: 60mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair, Outer Liner and Pulley Stile Repair

Shutters: None – Fixed Surround

Shutter Condition: N/A

General Comments & Recommendations for repair Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

1st Front

Window Reference WG -03

Window Make Up - One Over One Sash Window



External View

Size: 450mm(w)x1100mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness: N/A

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Replacement, outer liner, and Pulley Stile Replacement

Shutters: no

Shutter Condition:

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

1st Front

Window Reference WG-04

Window Make Up - One Over One Sash Window



External View

Size: 450mm(w)x1100mm(h)

Moulding Detail:

Putty Condition: Complete Replacement

Glazing Bar Thickness: N/A

Sash Thickness: 55mm

Sash Horn: Yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Replacement, outer liner, and Pulley Stile Replacement

Shutters: no

Shutter Condition:

General Comments & Recommendations for repair: Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Please refer back to Window Repair Method statement where process of works is identified.

Ground Floor Front

Window Reference WG-05

Window Make Up - Nine Over One Sash Window



External view

Size: 970mm(w)x2170mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 12

Sash Thickness: 60mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair, Outer Liner and Pulley Stile Repair

Shutters: None – Fixed Surround

Shutter Condition: N/A

General Comments & Recommendations for repair Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Ground Floor Front

Window Reference WG-06

Window Make Up - Nine Over One Sash Window



External view

Size: 970mm(w)x2170mm(h)

Moulding Detail: Lambstongue Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 12

Sash Thickness: 60mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair, Outer Liner and Pulley Stile Repair

Shutters: None – Fixed Surround

Shutter Condition: N/A

General Comments & Recommendations for repair Remove existing glass and strip all paint from frames and sashes. Re-glaze sashes with and re-putty. New Bronze ironmongery to be fitted and the sashes to be draught sealed. Window to be finish painted.

Ground Floor Rear

Window Reference WG-07 , WG-08 & WG-09

Window Make Up - Eight Over One Sash Window



Internal View

Size: 1010mm(w)x2100mm(h)

Moulding Detail: lambstounge Moulding

Putty Condition: Complete Replacement

Glazing Bar Thickness: 12

Sash Thickness: 55mm

Sash Horn: yes

Ironmongery: New Brass Ball Bearing Pulleys, New Brass Catch and Lifts

Historic Glass: None

Splice Requirements: Cill Repair, Outer Liner and Pulley Stile Repair

Shutters: None –

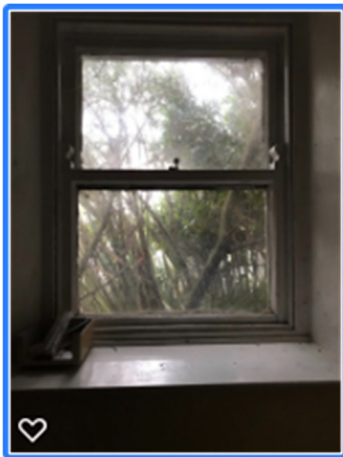
Shutter Condition: N/A

General Comments & Recommendations for repair: All 3 windows in poor condition with PVC sheeting in bottom sashes and some panes in top sashes has wired Glass, horizontal steel bars on external, Liner has been opened by 3rd party damaging liner on all 3 windows, no access to back of building and windows hid from vision by overgrown greenery.

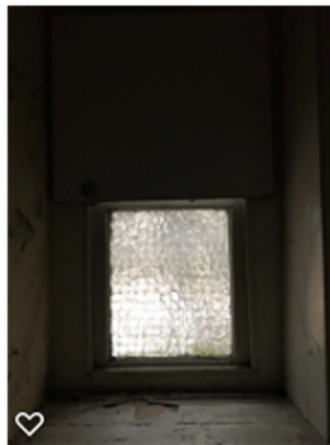
1st Front

Front Floor Rear Kitchenet & Toilet

Window Make Up - One Over One Sash Window



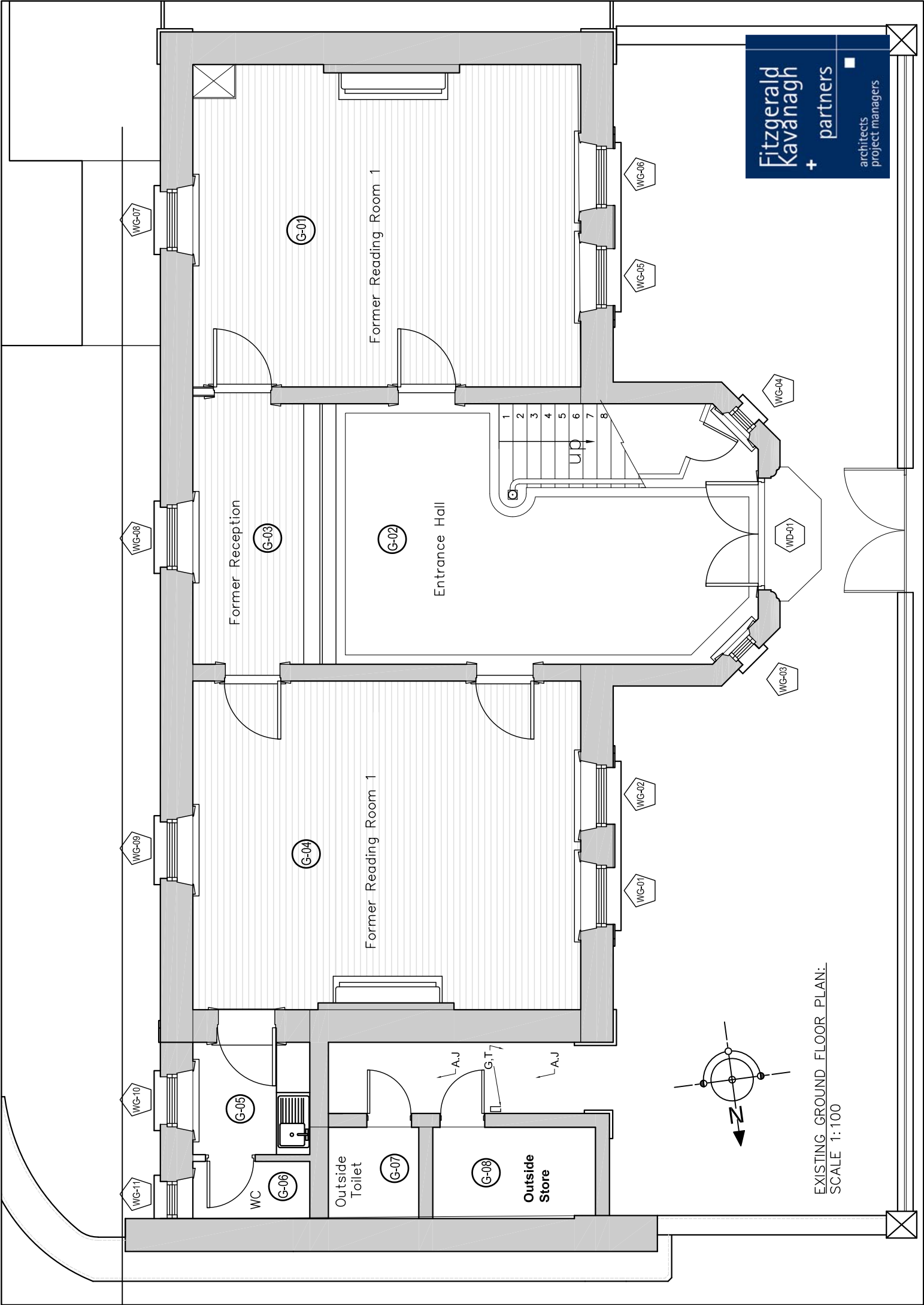
840mm x 1000mm



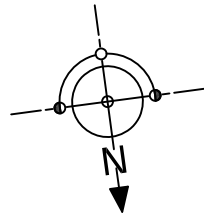
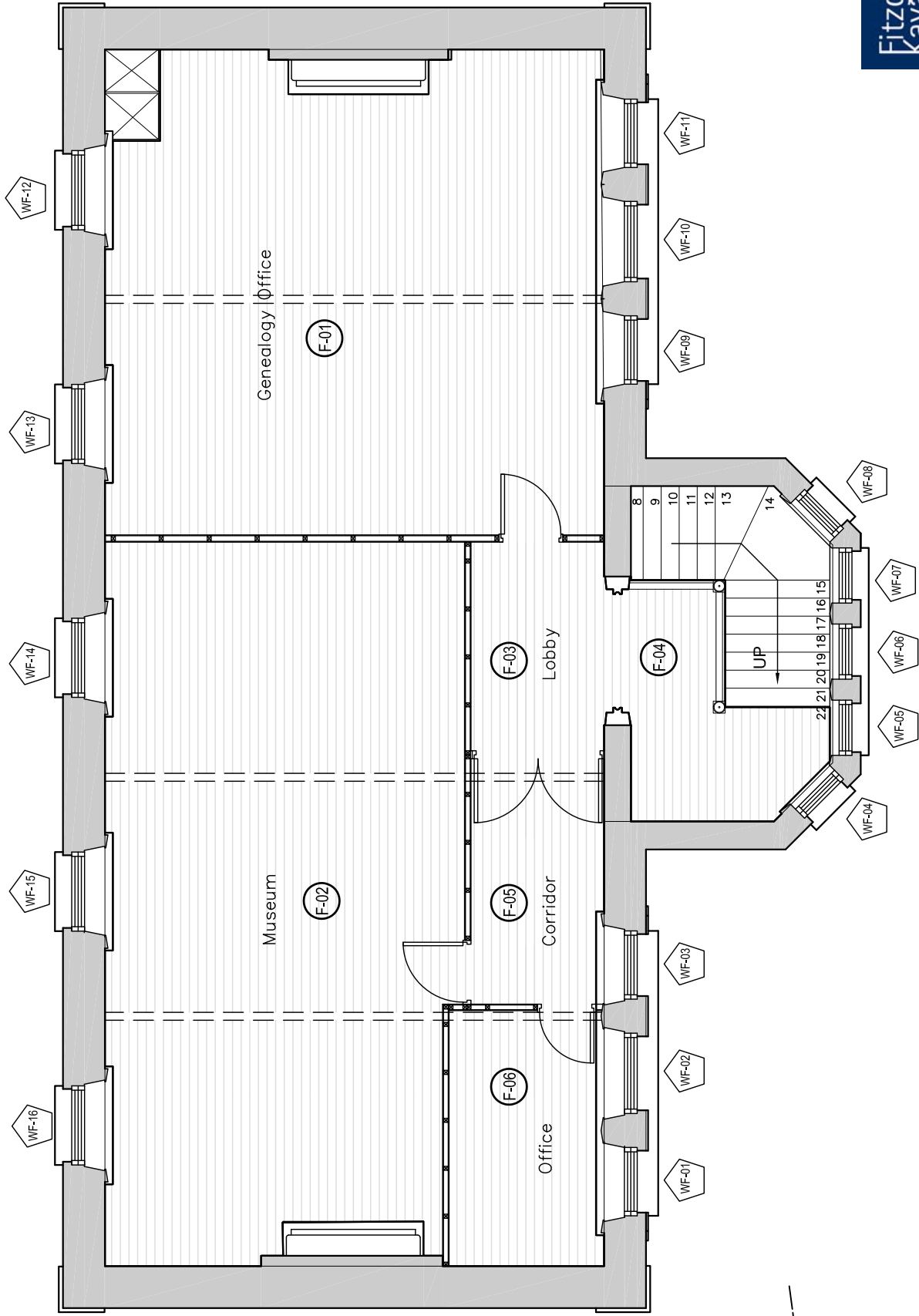
620mmx 1000

Internal View

Both these windows are in extremely poor condition and have seen plans to demolish this annex to the North Gable of the building



EXISTING GROUND FLOOR PLAN:
SCALE 1:100



EXISTING FIRST FLOOR PLAN:
SCALE 1:100