



Window W1 Room 03 /21 scale 1:10

Window W2 Room 03 /21 scale 1:10

Replacement bottom sashes shaded red. Timber sizes and mouldings etc. to be identical to existing. Replacement sashes to be single glazed and where possible glazed with existing historical glazing setaside from existing sashes.



Window W6 Room 02 /29

scale 1:10





Window W3 Room 03 /20

scale 1:10

Window W4 Room 03 /24 scale 1:10





Window W8 Room 01 /45 scale 1:10

Window W9 Room 01 /44 scale 1:10

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8. Workmanship and materials are to be in accordance with all relevant British Standards. Codes of Practice, Agrement Certificates and manufacturer's written instructions that are current at the commencement of the Works. All materials and components are to be utilised strictly in accordance with the manufacturer's written instructions. 9. All works are to be carried out in strict accordance with the Building Regulations and to the entire satisfaction of the Building inspector. Should this differ from that shown on the drawings, obtain the Surveyors approval prior to proceeding with the Works. 10. The inclusion on this drawing of any elements of the Works that are subject to detailed design by other parties (whether consultant specialist supplier/subcontractor) is purely indicative and is incorporated solely to illustrate its relationship to the adjoining construction. The liability for the design of those elements shall lie entirely with the relevant designer.

Repairing/ Renovating/ Conserving Timber sash windows Repair scope and methodology

Note:

1. The scope of conservation and repair of sash windows to the rear elevation. 2. The works are intended to provide a long term repair solution to stabilise the condition of

the timber windows and retain the existing glass. The conservation strategy is summarised as follows: 2.1. Paint removal and preparation. Modern paint coatings are to be removed from external

ioiner surfaces to exposed sound lead oil paints below. Where lead oil paints are delaminating and detaching from the timber substrate, the paint in effected areas is to be stripped back to bare

surfaces. 2.2. Joinery repair. Where timber decay occurs, joinery repairs are to be carried out. 2.3. Existing repairs. Where existing timber repairs are poorly executed or failing, these are

to be replaced with new joinery repairs. 2.4. Window cill repairs. Cills with significant timber decay are to be replaced.

2.5. Sashes are to be removed for repair. 2.6. Temporary protection. Temporary weathertight protection screens are to be installed

into window openings whilst the sashes are repaired. 2.7. Restoring opening windows. Sash windows are to be serviced and made

openable. Please note, some upper sashes are fixed shut with paint and screw fixings 2.8. Variations in repair scope. The contractor should survey the windows once paint preparation is complete to confirm the scope of repair. The contractor is to agree any variation in the amount and scope of repairs/ possible renewal of sashes with the Conservation Advisor.

2.9. Linseed oil paint. Following completion of repair work, all external joinery surfaces are to be repainted with linseed oil paints. 3. Areas of decayed timber are to be repaired using traditional joinery techniques in

accordance with the following technical publications:

3.1. The Society for the Protection of Ancient Buildings. 'Repair of Wood Windows'.

December 2019 3.2. English Heritage (now Historic England). 'Practical Building Conservation: Timber'

Ashgate 2012 3.3. M Tutton, E Hirst and J Pearce. 'Windows: History, Repair and Conservation'. Donhead 2007

360 Softwood for joinery repairs to sash windows Species: Slow grown Scots Pine, pinus syvestris. Fine grain heartwood with narrow, less pronounced,

growth rings. Sapwood should not be used . Quality: Generally to BS EN 942; free from decay and insect attack

- (except pinhole borers).
- 1.1. Appearance class: Class J2.
- Treatment: None required Moisture content on delivery: 13-19%
- 370 Hardwood for joinery repairs
- Description: For window cills Species: European oak
- Quality: Generally to BS EN 942; free from decay and insect attack
- (except pinhole borers).
- 3.1. Appearance class: Class J2. Treatment: None required
- 5. Moisture content on delivery: 13-19%

Resin Repair System - Where agreed with the Conservation Officer replace rotten timbers using 'Dry Flex Systems' from Repair Care

Replacement Sashes - Where sashes are agreed beyond repair with the Conservation Officer the Contractor is to carry out full site measurements for the manufacture of replacement sashes in timber as described above. Existing glazing to be retained for reuse in new sashes







following technical publications:

December 2019

Ashgate 2012

2007

3.1. The Society for the Protection of Ancient Buildings. 'Repair of Wood Windows'.

3.2. English Heritage (now Historic England). 'Practical Building Conservation: Timber'.

3.3. M Tutton, E Hirst and J Pearce. 'Windows: History, Repair and Conservation'. Donhead



Window W5 Room 02 /19

scale 1:10

scale 1:10

Window W7 Room 01 /45

2.1. Paint removal and preparation. Modern paint coatings are to be removed from external surfaces to exposed sound lead oil paints below. Where lead oil paints are delaminating and detaching from the timber substrate, the paint in effected areas is to be stripped back to bare 2.2. Joinery repair. Where timber decay occurs, joinery repairs are to be carried out. 2.3. Existing repairs. Where existing timber repairs are poorly executed or failing, these are 2.4. Window cill repairs. Cills with significant timber decay are to be replaced.

the timber windows and retain the existing glass. The conservation strategy is summarised

2. The works are intended to provide a long term repair solution to stabilise the condition of

Repairing/ Renovating/ Conserving Timber sash windows 1. The scope of conservation and repair of sash windows to the rear elevation.

Species: Slow grown Scots Pine, pinus syvestris. Fine grain heartwood with narrow, less pronounced, growth rings. Sapwood should not be used 1. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers). 1.1. Appearance class: Class J2.

Quality: Generally to BS EN 942; free from decay and insect attack

Resin Repair System - Where agreed with the Conservation Officer replace

Replacement Sashes - Where sashes are agreed beyond repair with the

the manufacture of replacement sashes in timber as described above.

Alteration Works to Window W10 - Subject to agreement with the

Conservation Officer the Contractor is to carry out full site measurements for

Conservation Officer carry out alterations to top lights and remove glazing for

Build in automatic openining vents made to fit opening sizes . Natural louvred

smoke ventilators , single glazed louvres , manual call points, VCP battery

backup. Vents to be connected to the fire alarm as specified by the M&E

360 Softwood for joinery repairs to sash windows

Moisture content on delivery: 13-19%

Treatment: None required

370 Hardwood for joinery repairs Description: For window cills

(except pinhole borers).

essential Fire Safety Works.

Consultant

4

Species: European oak

3.1. Appearance class: Class J2. Treatment: None required

5. Moisture content on delivery: 13-19%

rotten timbers using 'Dry Flex Systems' from Repair Care

Existing glazing to be retained for reuse in new sashes









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Window W10 Room 01 /44 scale 1:10

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Client Royal Academy of Dramatic Art		
Job Title		
Fire and Compliance Ungrade Project		
Fire and Compliance Opgrade Project		
16 Chenies Street, London WC1E 7EX		
Drawing Title		
Drawing Title		
Drawing Title Windows Repairs	and Fire Safe	ety Works
Drawing Title Windows Repairs	and Fire Safe	ety Works
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Drawing Title Windows Repairs	and Fire Safe	ety Works
Drawing Title Windows Repairs Scale 1:10@A1	and Fire Safe	ety Works ^{Drawn} PH
Drawing Title Windows Repairs Scale 1:10@A1 Job No.	Date Feb 2025 Drawing No.	Drawn PH Status
Drawing Title Windows Repairs Scale 1:10@A1 Job No.	Date Feb 2025 Drawing No.	Drawn PH Status PLANNING/LISTED BUILDING
Drawing Title Windows Repairs Scale 1:10@A1 Job No. 224-11-02	Date Feb 2025 Drawing No. PL -003	Drawn PH Status PLANNING/LISTED BUILDING Revision
Drawing Title Windows Repairs Scale 1:10@A1 Job No. 224-11-02	Date Feb 2025 Drawing No. PL -003	Drawn PH Status PLANNING/LISTED BUILDING Revision A © Copyright

Window repairs to be carried out in

Drake & Kannemeyer LLP CHARTERED SURVEYORS

accordance with the Conservation Officer's Approval. Provision of proposed louvred ventilator to W10

omitted

Rev.

PH 24/04/25

Initials Date