

FIRE AND COMPLIANCE UPGRADE PROJECT FOR

ROYAL ACADEMY OF DRAMATIC ART

16 CHENIES STREET, LONDON, WC1E 7EX

Repairing/ Renovating/ Conserving Timber Sash Windows

Repair scope and methodology

1. The scope of conservation and repair of sash windows to the elevation.
2. The works are intended to provide a long term repair solution to stabilise the condition of the timber windows. The conservation strategy is summarised as follows:
 - 2.1. Paint removal and preparation. Modern paint coatings are to be removed from external joinery 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 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 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.

Softwood for joinery repairs 1. Description: To sash windows Species: Slow grown Scots Pine, pinus sylvestris. 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).

Appearance class: Class J2. Treatment: None required

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 historic glazing to be retained for reuse in new sashes.

Alteration works to window W5 – Subject to agreement with the Conservation Officer carry out alterations to top lights and remove glazing for essential Fire Safety Works.

Build in automatic opening 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 Consultant

Drake & Kannemeyer LLP

Chartered Surveyors

Ground Floor River Court

The Old Mill Business Complex

Mill Lane

Godalming

Surrey

GU7 1EZ