No. 5 Regent Square - Window Repairs & Refurbishment

Dec 2015

Contents

Introduction

This document refers to the window repairs and refurbishment strategy for No. 5 Regent Square, London WC1H 8HZ, submitted in relation to the Planning and Listed Building Applications reference 2015/5075/P &2015/5758/L.

This document contains an internal and external photographic survey of the existing windows (November 2015), along with the proposed method statement for repairs and refurbishment as intended to be carried out.

English Heritage recently carried out a major study into the thermal performance of sash windows. The findings suggest that even the simplest repair and basic improvements will bring significant reduction of draughts and heat loss. The key findings are:

• Simple repairs to mend cracks and eliminate gaps can significantly reduce the amount of air infiltration or draughts. On the window that was tested, air infiltration was reduced by one third.

• Air infiltration through a sash window in good condition can be reduced by as much as 86% by adding draught proofing.

• Heat loss through contact with the glass and frames can be significantly reduced by adopting simple measures like closing thick curtains and plain roller blinds, reducing heat loss by up to 41%.

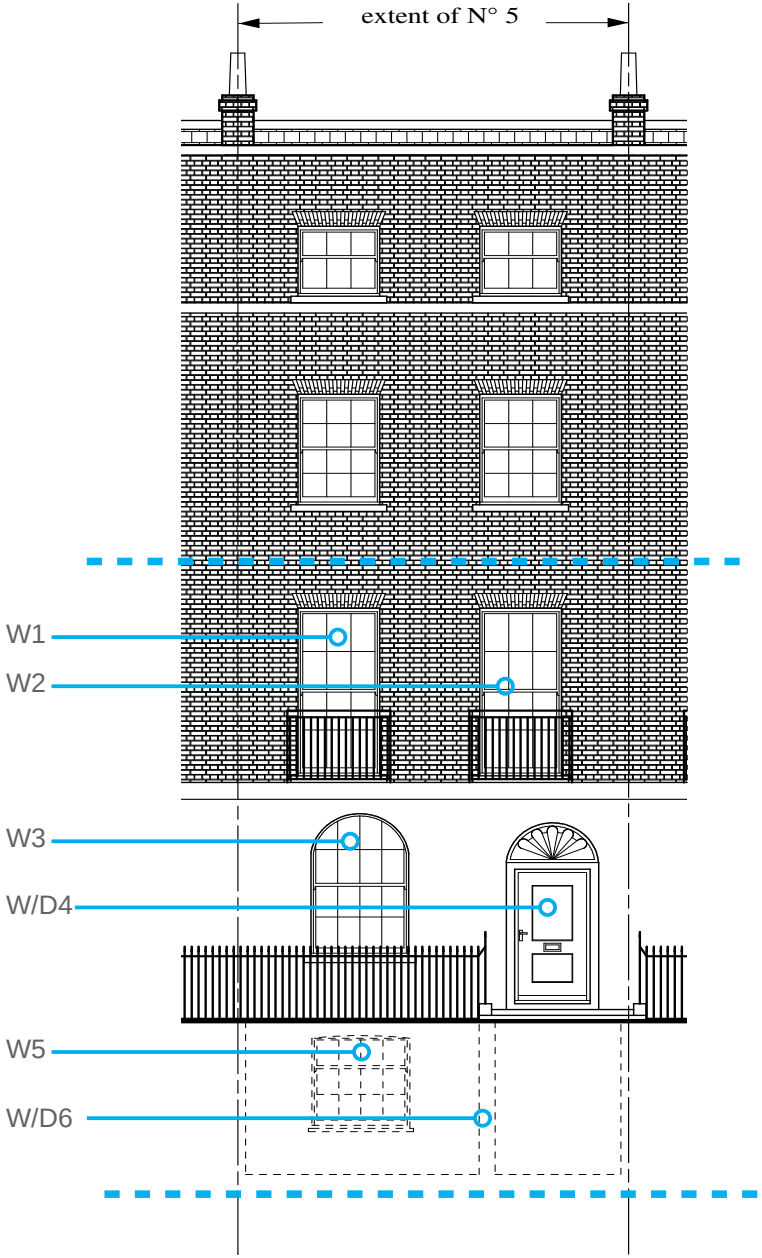
01 | Windows Survey Photographs

Photographs
Front Elevation

Front Elevation

Adjacent and opposite are photographs and elevation showing the existing windows, their condition and their location on the building.

The detailed photographs focus on the windows contained within the application property only.



01

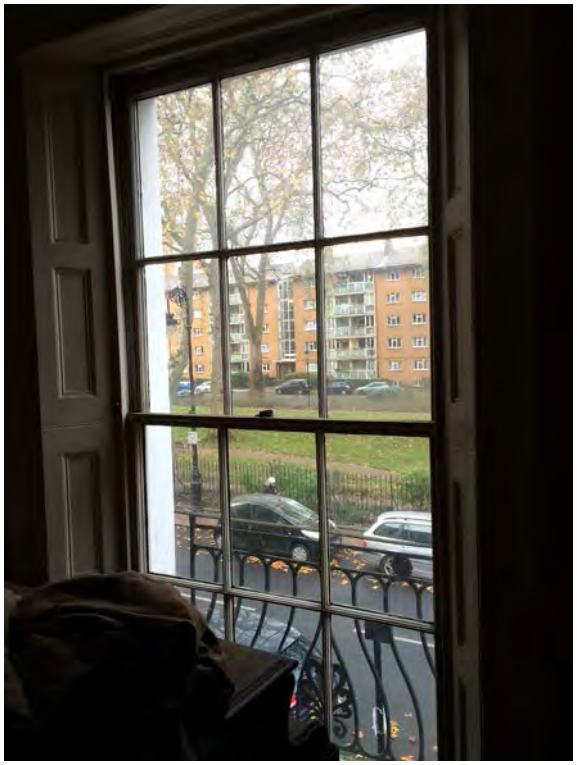
Window Survey
Front Elevation

W1 - Ext

W1 - Int

W2 - Ext

W2 - Int

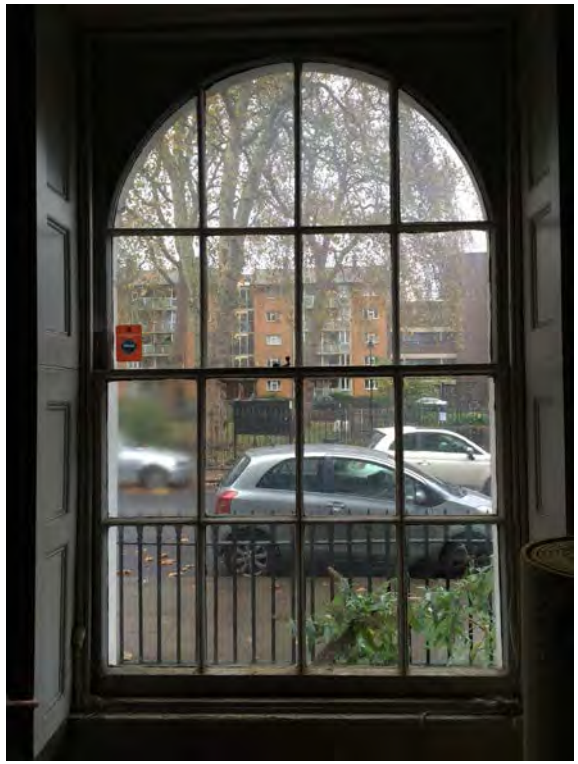


01

Window Survey
Front Elevation

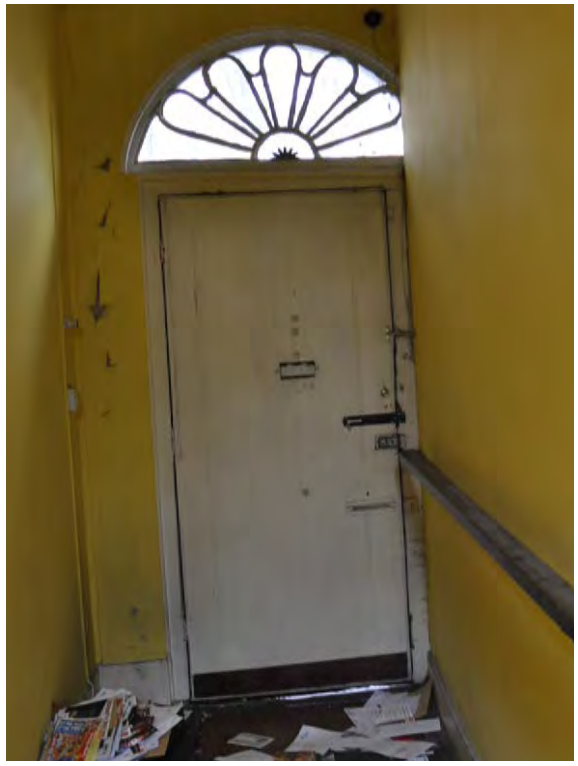
W3- Ext

W3 - Int



W/D4 - Ext

W/D4- Int

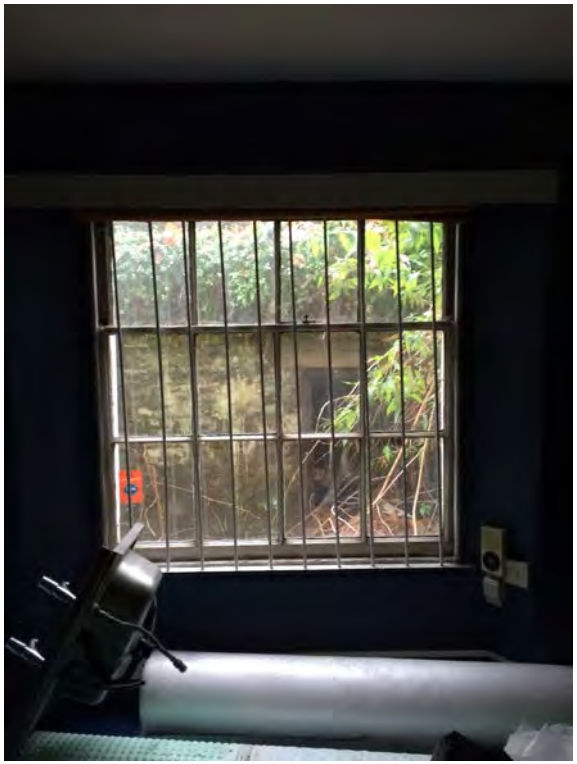


01

Window Survey
Front Elevation

W5 - Ext

W5 - Int



W/D6 - Ext

W/D6 - Int

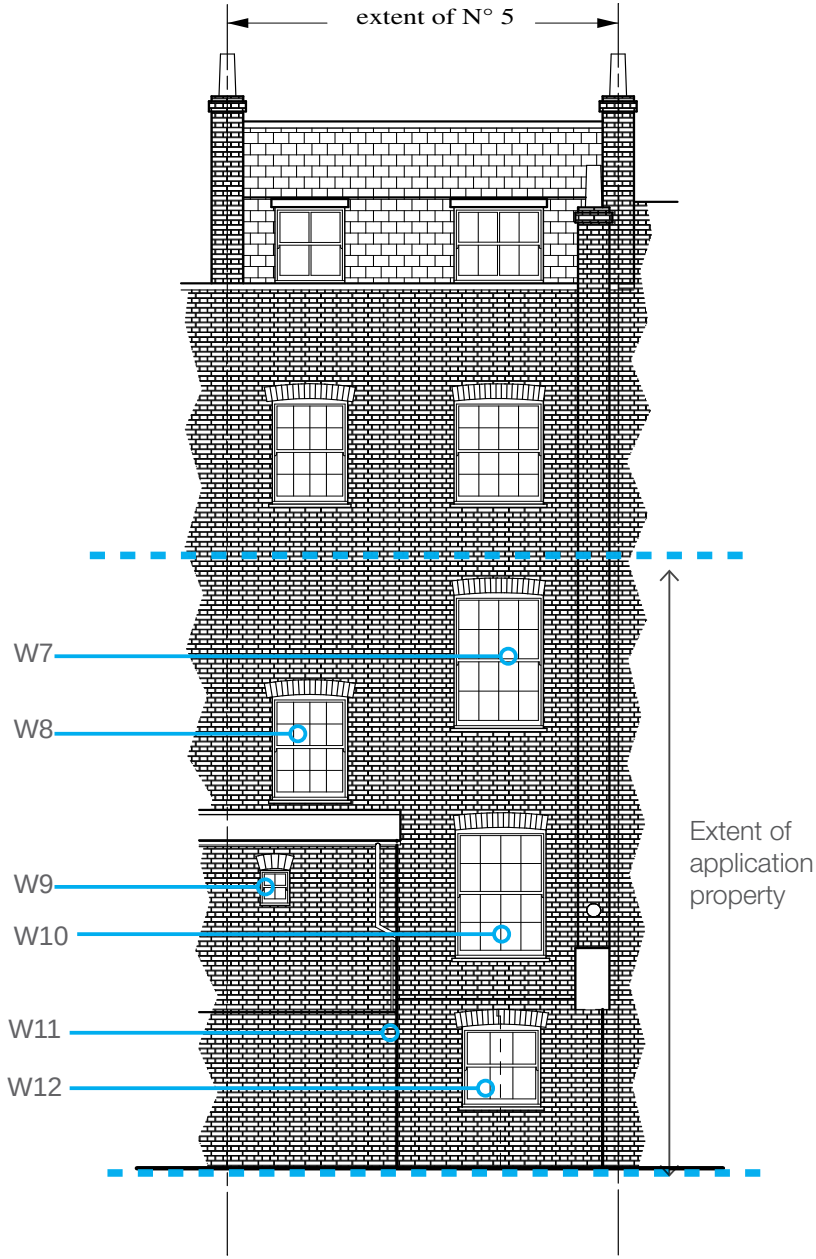
01

Photographs
Rear Elevation

Rear Elevation

Adjacent and opposite are photographs and elevations showing the existing windows, their condition and their location on the building.

The detailed photographs focus on the windows contained within the application property only.



01

Window Survey
Rear Elevation

W7 - Ext

W7 - Int

W8 - Ext

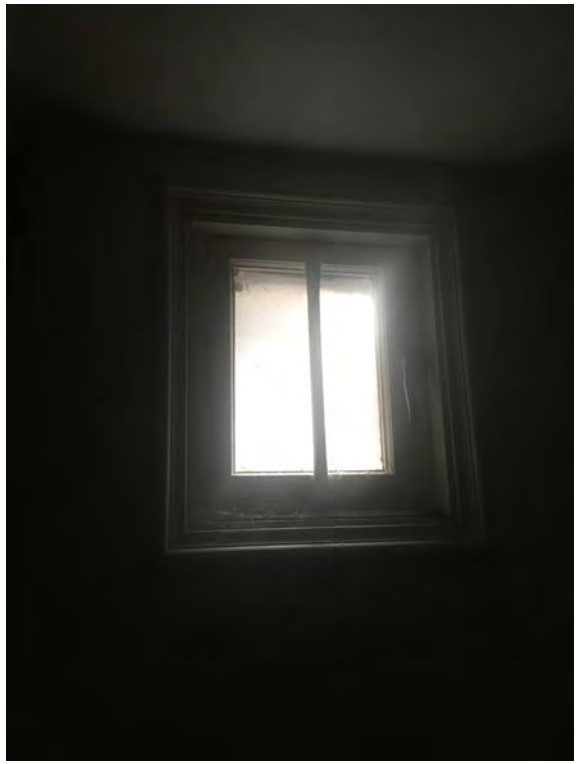
W8 - Int

01

Window Survey
Rear Elevation

W9- Ext

W9 - Int



W10 - Ext

W10- Int

01

Window Survey
Rear Elevation

W11 - Ext

W11 - Int

W12 - Ext

W12 - Int

01

02 | Window Repairs & Refurbishment - Method Statement

Window Repairs
Method Statement

Prepared by FJ Thompson Ltd

METHOD STATEMENT

Repair and Refurbishment of Sliding Casement Windows and Hinged Opening Casement Windows at

5 REGENT SQUARE, LONDON WC1H 8HZ

Sliding Casement Windows

1. Carefully remove sash retaining bead and retain.
2. Carefully remove sliding sashes with attendant pulley ropes and counter balance weights.
3. Inspect all frame members, parting beads, condition of parting slips within weight boxes and pocket pieces.
4. Remove sash lifts and locks from sashes, inspect face putties, glazing bars and all frame members.
5. Where sash is beyond economical repair, carefully remove glass and deliver to joinery shop to act as a pattern for the new sash.
6. The new sash will completely replicate the construction of the original sash in regard to timber species, jointing details and section and moulding size.
7. The sash will be treated with an approved timber preservative and after drying the sash will be knotted and primed.
8. The sash will be re-glazed if at all possible with the salvaged glass. If this is not applicable then 24oz (3mm) glass will be provided.
9. Bed glass within sash with linseed oil putty or an approved glazing mastic. Secure panes with glazing sprigs and form face 'putties' to complete the glazing operation.
10. Weigh sash.

For Sashes Deemed Repairable

11. For minor areas of rot or damage to frames and boxes, carefully cut out affected area, treat with wood preservative. If the sections contain moulded details then the repair insert is to replicate exactly the moulding profile.
12. Piece in the damaged area with matching timber type and secure with waterproof glue, cramped in position until glue is cured.
13. For replacement of any sash members, carefully remove any dowels from joints and separate.
14. Return members to joinery shop for replication. Knot and prime on return.
15. Cut new mortices or tenons and re-assemble with waterproof glue and re-dowel joints as required.
16. For replacement of any sash beading, cill beading, parting beads, carefully remove from frame.
17. Return to joinery shop for replication. Knot, prime and re-fix.
18. Strip off any areas of excessive paint build up. Scrap paint surfaces to remove all loose and friable paint.
19. Remove sash pulleys and inspect for excessive wear. If serviceable clean and grease and re-fix. If unserviceable, replace.
20. Check condition of counter balance weights and determine if the existing weights are of sufficient size to operate any new sash.
21. Supply new 316 (9mm) stout twisted or braided cotton sash cord, attach to weights and adjust length as necessary to accommodate any stretching of cord that may occur under load.
22. Thread over pulley and attach to sash with galvanised clout nails and re-hang sashes within refurbished frames.
23. Check operation of sashes to ensure easy operation, adjusting weights as necessary.
24. Carry out full redecoration of internal and external finishes.

02

Window Repairs
Method Statement

25. Attach sash lifts and locking device.

26. If major members of the framing are beyond economical repair then the complete frame is to be renewed and thoroughly inspected and the full extent of the repair is to be determined.

27. If it is considered to be beyond practical repair then the entire box frame is to be taken to the joiner's shop and a new box frame will be constructed to match in every respect with the original. Prior to removal all necessary props and shores will be inserted to withhold masonry over.

28. If major members are able to be practically repaired then the defective members are to be completely replaced. This operation will mean the partial disassembly of the frame and the insertion of the new member/members with exactly matching replacements.

29. The reassembly will entail the complete and accurate forming of any joint or joints, the use of waterproof adhesive and the knotting and priming of all replacement timbers.

Hinged and Fixed Casements

30. Inspect all hinged and fixed casements for rot, damage etc.

31. It sashes are beyond practical repair then these are to be de-glazed and returned to the joiner's shop to act on a pattern.

32. The new sash will be constructed using the same species of timber, the same sections and patterns of moulding. They will be assembled with mortice and tenon joints to match the existing using waterproof glue and any dowels, all as previously specified.

33. The sashes will be knotted and primed.

34. The sashes will be re-glazed using the original glass or with new of similar weight and thickness.

35. Bed glass in linseed oil putty or approved glazing mastic and secure with sprigs. Form face putties.

36. Remove from original sash the existing window furniture and hinges, clean and refurbish.

37. If items are irreparable then matching replacement units will be fitted.

38. Re-hang opening sash and fix ironmongery and secure fixed sash in position.

39. Inspect all framing members.

40. To areas of rotten or badly damaged timber, cut out affected area, treat with preservative and piece in new timber section and fix with waterproof glue and cramp in position until cured.

41. If areas of rotten or badly damaged framing timber are found and these are deemed to be impractical to repair then the affected member is to be cut out and taken to the joiner's shop to act as a pattern for a complete replacement as previously described.

42. If the whole of the framework is deemed to be beyond practical repair, then the whole frame will be replaced as previously described.

43. For broken glass panes only, carefully cut out putties, remove glass and replace with similar weight/thickness bedded in linseed oil putty, secured with sprigs and form face putties as before.

44. To all opening sashes, remove excessive paint build up to ensure free opening and closing.

45. Overhaul or replace hinges and furniture.

46. Re-hand sashes and check operation.

47. To decorative fanlight to front door, carefully scrape off loose and friable paint finishes.

48. Carefully inspect fanlight for defects.

49. As this unit is in a relatively safe and sheltered position it is deemed unlikely that this unit will be in need of replacement. If this unit is beyond repair it will be replaced all as previously described.

50. If required local repairs to glazing bars, frames and glass replacement will be carried out all as previously specified.

51. Redecoration externally and internally will be carried out