

SKEEL LIBRARY 2016/5679/L

- 8 Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Skeel Library. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.

Schedules 9000-SCH-SK-001 C1, 9000-SCH-SK-002 C1, 9000-SCH-SK-003 C1,
Elevations 9000-DRG-02SK-EL901, 9000-DRG-02SK-EL902, 9000-DRG-02SK-EL903 A,

- 9 Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Skeel Library. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.

Schedule 9000-SCH-SK-004 C2, Plans 9000-DRG-03SK-LG910 C, 9000-DRG-03SK-GF910 B, 9000-DRG-03SK-01910 B, 9000-DRG-03SK-MZ910 B, 9000-DRG-03SK-02910 B, Detail 9000-DRG-00GN-DE020

This application sets out the detail of works to existing windows and doors, together with replacement or new where necessary. New windows are proposed to the rear extension and replacement windows to the second floor south elevation, to replace the existing more modern design.

Existing single glazing will be maintained. Where replacement is necessary, 3mm clear Victorian drawn sheet glass will be used, with imperfections and wavy appearance.

Method of repair to existing windows will utilise traditional materials and techniques, together with a propriety joinery repair product 'Repair Care' where the extent of rot or loss is small enough that complete replacement of the historic fabric can be avoided. See attached product literature.

Metal leaded light windows to be overhauled and repaired as the attached specialist method statement. Horizontal saddle bars to be used to strengthen existing leaded lights where necessary. See attached image.

Double hung sliding sash windows will have new cords, rollers and ironmongery, with draught strips routed into jambs and new parting beads for smooth operation.

New mortice sash locks to be fitted to windows accessible from the ground, or within easy climbing access, for security.

The window ironmongery to be renewed to sash windows in type to match the majority of existing. Renewal is a necessary part of window refurbishment replacing over painted and poorly performing existing. Doors and casement windows to be rehung on new hinges. Metal windows to have refurbished ironmongery.

Trickle vents are not appropriate for this building, with their requirement waived by the Building Control Officer.

Internal doors are renewed in type and style as scheduled, together with requirements for fire protection and acoustic performance. Existing doors are all of modern flush construction with planted beads unsuitable for retention.

The external entrance door will be retained and refurbished, with new ironmongery, utilizing existing mortices etc where possible.

The attached schedules are based on Condition Surveys by Hutton and Rostron, together with observations by A&Q Partnership and implications from the approved conversion proposals.

Skeel library leaded light restoration

Sample window to be undertaken for approval

Fixed leaded lights

All repairs to be carried out onsite

Using a wire brush carefully clean out gaps between glass and lead channel

Where lead channel is damaged or perished carefully peel back lead remove glass and replace full section with new lead H section

Deglaze any broken or cracked panes as above method and re glaze with new hand drawn glass

Seal rebates and any new glass panes with lead sealant

Carefully clean leaded light with soapy water

Protect with corex

Metal and leaded light opening casements

Using a small screwdriver and hammer carefully remove hinge pins and remove casement from frame

Carefully remove leaded light from metal frame

Clean all metal parts with wire wool

Repair leaded lights as above fixed light method

Clean and lubricate all ironmongery

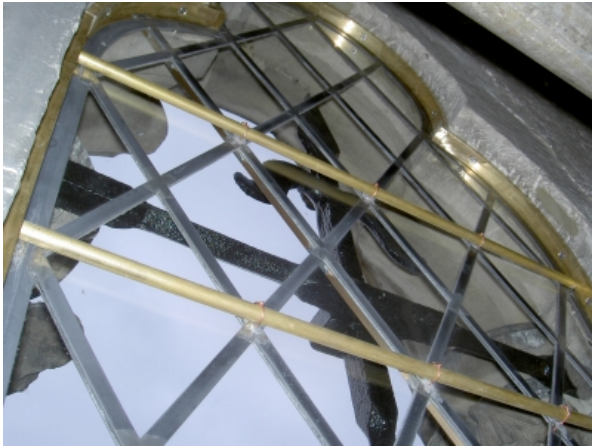
Re fix leaded light into casement

Refit casement into frame and ensure correct operation

Carefully

Protect with corex

SADDLE BARS TO LEADED LIGHTS IF NECESSARY



Saddle Bars suggested to add strength to vulnerable areas of leaded light if necessary after refurbishment.

THE ALTERNATIVE JOINERY REPAIR SYSTEM

**DRY FIX[®]
DRY FLEX[®]**

1

**DRY FIX[®]
DRY FLEX[®]**

4

**DRY FIX[®]
DRY FLEX[®]**

16

**EASY TO
USE!**

**IDEAL
FOR PUBLIC,
COMMERCIAL
AND DOMESTIC
JOINERY
REPAIRS**

**FAST, DURABLE
REPAIRS**

**IDEAL FOR
CONSERVATION**



**COST EFFECTIVE
COMPLETE SOLUTIONS**



**FULL REPAIR
GUARANTEE**



**FULL TRAINING
PROVIDED**

 **REPAIR CARE**

PREPARE

Effective joinery repairs depend on high quality preparation



- The Repair Care System dramatically reduces preparation time.
- Causes minimum disruption.
- Ensures precise removal of decayed timber.
- Retains as much as possible of original joinery.
- Ideal for sensitive conservation projects.
- Does not require traditional joinery skills.

REPAIR

Repair Care DRY FLEX[®], is the cornerstone of the Repair Care System



- Based on a unique flexible epoxy based resin.
- Formulated to expand and contract with timber substrates.
- Watertight bond with timber, metal and masonry substrates.
- Ideal for small and large splice repairs.
- Easy to shape and model to reproduce complex architectural forms and mouldings.
- Excellent slump resistance.
- Solvent free, virtually odourless.
- Extended pot life.
- 10 year repair guarantee (conditions apply)*.

PREVENT

The Repair Care System prevents future water penetration



- The Repair Care 'Conservation Joint' - seals and protects vulnerable joints and end-grain in windows, panel doors and fascias etc.
- Prevents premature paint failure.
- Extends maintenance cycles.
- Reduces future maintenance costs.

PRACTICAL, FAST AND COMPLETE

PREPARE

Remove only the decayed timber



- The Repair Care MINI PROFITM high speed routing tool enables the contractor to thoroughly remove all decayed timber.
- As much as possible of the original sound joinery is retained.
- Its high speed allows cutting right up to the glass, eliminating costly re-glazing.

REPAIR

Easy to mix and apply



- Repair Care DRY FLEX® is easy to mix and apply.
- The extended pot life when mixed gives the contractor time to shape and mould resin to match complex moulded sections.
- Achieve a smooth, high quality finish requiring minimal sanding when cured.

PREVENT

DRY SEAL™ UN - elastic glazing sealant



- Repair Care DRY SEAL™ UN completes the repair by replacing brittle linseed oil putties with a unique silicone based sealant.
- Fully paintable after 48 hours with either oil or water based paints or stains.
- Repair Care DRY SEAL™ UN provides a durable, flexible water tight seal, guaranteed for 10 years (conditions apply)*.

PREPARE

Reduced preparation time



- The clean cutting action of the MINI PROFITM provides the perfect substrate for the joinery repair using Repair Care DRY FLEX®.
- Ideal for large and small scale maintenance and for restoring and preserving historic and listed buildings.
- Prime all bare timber with Repair Care DRY FIX® to ensure permanent bond between timber and resin.

REPAIR

Flexibility, durability and ease of use



- Repair Care DRY FLEX® is available in three grades.
- DRY FLEX® 16, for larger repairs - curing in **16 hours**.
- DRY FLEX® 4, for medium sized repairs - curing in **4 hours**.
- DRY FLEX® 1, for small, 'response repairs' - curing in **1 hour**.
- See website or contact us for product and specification details.
- All Repair Care DRY FLEX® products offer the same flexibility, durability and ease of use.

PREVENT

Protection against future water penetration



- Once cured both Repair Care DRY FLEX® and DRY SEAL™ UN can be painted as normal using either water or oil based paint and wood stains.
- The effective sealing of construction joints and glazing protects against further water penetration.
- The life expectancy of the applied paint/stain finish will be significantly extended - reducing future maintenance costs.
- Additional protection to exposed end-grain - rafter & sill ends etc., can be achieved using Repair Care DRY SHIELD™ SK.
- See website for further details on this and all other Repair Care products.

The joinery repair solution for specifiers and contractors

Preparation is essential for the effective painting and long term maintenance of external joinery - wooden windows, sills, doors etc.

Specifiers need to identify, and contractors ensure the complete removal of, all areas of decayed or rotten joinery, including broken and defective glazing putties, beadings and all potential areas of future water penetration and timber decay.

Traditional prior to paint joinery repairs, such as splicing and filling are expensive, time consuming and frequently fail, leading to costly premature paint breakdown and further timber decay.

The Repair Care System, originally established as the Window Care System in Holland in 1989, provides a genuine cost effective alternative to traditional joinery repairs.

Based on **Repair Care DRY FLEX®**, a unique flexible resin, large and small repairs, including complex moulded profiles, can be quickly and easily achieved.

Specially developed for the long term maintenance of public, commercial, listed and domestic properties, the Repair Care System provides significant cost saving benefits for both specifiers and contractors.



SPECIFIER benefits

- No need to replace windows or doors.
- Improved paint durability.
- Reduced future maintenance costs.
- Protects against future decay.
- Conserves original architectural features.
- Free online costing spreadsheet / specifications / working methods'.
- Local technical support with site inspections, technical reports and specifications.
- Minimal disruption during works - popular with clients.
- Solvent free resins - virtually odourless - environmentally sensitive.
- National network of Repair Care trained contractors - contact us for details.
- 10 year repair guarantee (conditions apply)*.
- CPD seminars.

*See website or contact us for details.

CONTRACTOR benefits

- Pre-paint repair time significantly reduced.
- Does not require traditional joinery skills.
- Achieve repaired substrates without defects.
- Can be finished with both water based or oil based paints or stains.
- Low start-up cost.
- Full training provided.
- Free online costing spreadsheet / specifications / working methods'.
- Repair Care DRY FLEX® available in 16, 4 and 1 hour curing** for large, medium and small repairs.
- Extended 'pot life' and slump free formulation - easy to use and form.
- Can be used all year round.
- 10 year repair guarantee (conditions apply)*.
- Repair Care contractor network - contact us for details.

**Subject to ambient temperature - see website or contact us for details.



Repair Care International website

Visit www.repair-care.com and click on the Union Jack for access to the following information.

- Excel costing spreadsheets and specifications.
- Product information.
- Full Material Safety Data Sheets.
- FAQ's.
- Recent case studies.
- Health and Safety information.



PRACTICAL, FAST AND COMPLETE

 **REPAIR CARE**
INTERNATIONAL
DURABLE REPAIR SOLUTIONS

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