

## **D. W. Smith Building Services Ltd**

*Architectural Renovation and Design*

*35 Highgate High St N5 5JT*

### **Repairs to metal casement Windows at 24 Perrins Walk NW6**

#### **Description of Works**

All the metal casement windows at the rear of the property are in need of repair to return them to an operational feature and prevent further deteriorated and complete failure. Windows at ground floor level have at some time been sealed with the use of a galvanized bar to secure the deteriorated sections.

A sample of repair and renovation is planned to commence with the right hand sash (viewed externally) on the 1<sup>st</sup> floor.

Each frame and sash will be photographed prior to removal and works being carried out. The amount of works to each sash will vary dependant on degree of fatigue sustained.

The aim is to retain the original timber frame insitu and carry out local repairs where required using a timber equivalent to that of the original.

If required the frames will be stripped using Eco Solutions paint and varnish stripper which is water based non caustic, hazardous or toxic product.

#### **Scope of Works to metal sash**

To gain access to the 1<sup>st</sup> floor window, an access tower will be used.

The frame and sash will be photographed.

The sash will carefully be removed from its aperture. The sash has hung with face fix hinges and secured with slotted screws.

Install a temporary board to secure and protect the property.

The sash will then be sent to our architectural metal worker fabrication unit at;  
George Hammond  
Manor Farm  
Aylesbury  
HP22 4QP  
Mob: 07850 460317

The sash will be cleaned and stripped back to metal using traditional sanding methods with the aid of Eco solutions stripper if needed.

The intact sections will be measured, and matching profiles manufactured.

Corroded and distorted sections will be removed and replaced with matching sections to shape to fit the window opening and sash.

A rust resistant primer will be applied to the bare metal frame for corrosion protection.

Clean and check all window furniture and re-attach. If agreed replace any broken or missing elements.

Any glazing that was removed to be reinstalled.

The sash will then be returned to Perrins walk and reinstalled

A hardened top coat of paint will be applied by hand to the frame.

## **Inspection of Windows to Rear of 24 Perrins**

To be read in conjunction with photographic log SL370908 – SL371025.

### **Ground floor Window named as G1 and G2.**

- Both sashes sealed closed by both decayed profiles and a galvanized flat section of steel.
- Bottom sections of both sashes are decayed and bowed.
- The centre glass has had a mold section, poorly hand painted on.
- 75mm Hinges have been face fixed.
- G1 has 2 broken glass sections.
- G2 Glass ok
- The timber cill has been clad with zinc.

### **1<sup>st</sup> Floor 1L and 1R**

- The wood cill has previously been repaired.
- The centre glass section has had self adhesive lead strip stuck to form the look to match the sash glass sections.
- Both sashes protrude from the frames.
- Both sashes are bowed at the leading edges.
- 75mm Hinges have been face fixed.
- 1L has 4 sections of cracked glass.
- Top section of glass has a crack.
- Internally the bowed sash sections allow and draught and daylight through.
- The window furniture is in poor condition with the handle on 1R missing.
- 1R has been sealed closed. 1L does vent.

### **1<sup>st</sup> Floor 2L and 2R**

- Both sashes are bowed at the leading edges.
- Both sashes protrude from the frames.
- 75mm Hinges have been face fixed.
- Top section of glass has no lead or paint on detail.
- Both sashes vent.
- Centre post has evidence of decay.

### **1<sup>st</sup> Floor 3L and 3R**

- The structure of the sash frames at the bottom is deteriorating and delaminating where it meets the glass.
- There are gaps in the timber frame that will need repairing
- Both sashes protrude from the frames.
- 75mm Hinges have been face fixed.
- Top section of glass has no lead or paint on detail.
- Wood cill is irregular in dimension where aged and worn through venting of sashes.
- Centre post decayed at the bottom.
- Wood cill internally has splits.
- Internally the furniture is in poor condition.

- A casement stay is missing.

### 2nd Floor Windows

Windows on 2<sup>nd</sup> floor are of a different section to those on the lower floors. The sections are of a more flat non rebated section.

#### Window 4

- The glass is mounted in a typical lead light fashion.
- The sash opens.

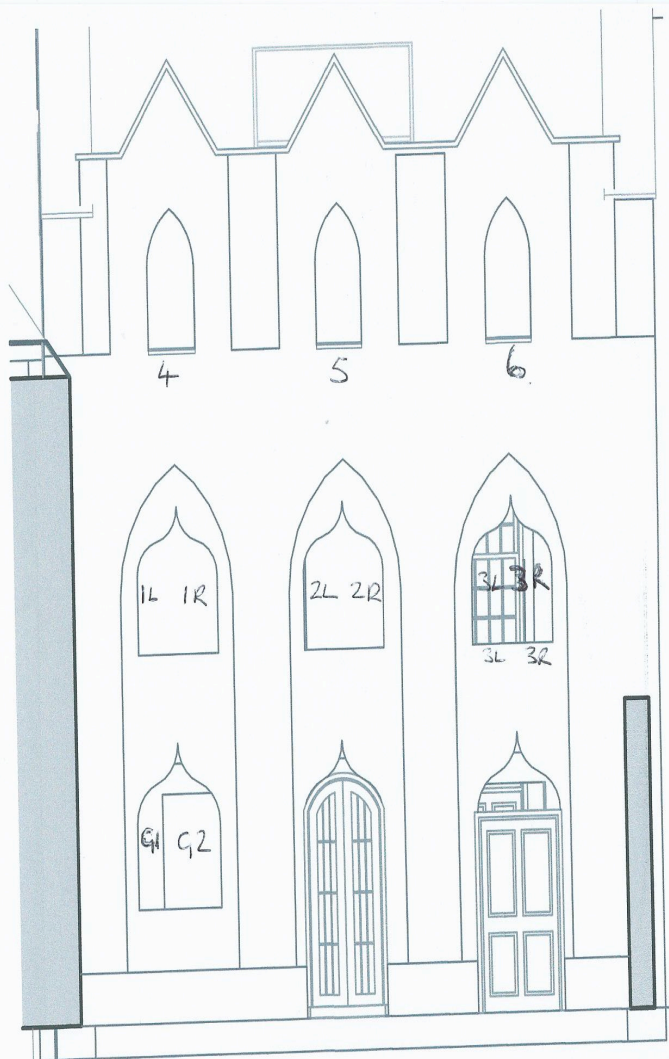
All glass is intact.

#### Window 5

- Window 5 is in similar condition to window 4.
- There are 3 sections of broken glass.
- Sash opens but needs easing.

#### Window 6

- The sash does not fit the frame very well. There are gaps at the top letting in draught and light.
- There are 2 sections of broken glass.
- The bottom section of the sash is deteriorated to the extent that the glass is moving out of the sash.



E-02

Rear Elevation

1:100