

Rear Window and Defect

Ground floor Windows 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. Hinges are failing and pins falling out.

G1 has 2 broken glass sections.

G2 Glass ok

The timber cill has been clad with zinc.

Decorations

1st Floor windows named 1L and 1R

The 1st floor windows have a main structural section made from steel. This has been sandwiched with lead to contain the lead glass pieces.

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. Hinges are failing and pins falling out.

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.

1st Floor 2L and 2R

Both sashes are bowed at the leading edges.

Both sashes protrude from the frames.

Proposed Remedial Work

Remove lead wrapping from steel frame of all windows.

Remove galvanised restraint bar, Release both sashes

Metal worker and glazier to repair sections with like sized. Apply a rust resistant primer to bare metal sections.

Remove paint to leave plain glass.

Replace hinges and secure with security screws.

Remove broken sections and replace with historic glass.

Remove zinc and inspect timber section. Repair with hardwood to match existing.

Wood work to be sanded and made good. Coat with primer, 2 coats undercoat and gloss to client specification. Metal work to have a rust resistant primer, 2 undercoats and a hardened top coat.



Sand cills, make good and fill. Decorate as woodwork.

Remove self adhesive lead from centre glass, clean glass and leave clear.

The protrusion is generally caused where a layer of lead has been installed over the original metal framework. Remove sashes for remedial works by metal and lead glazier. Metal worker to advise if protrusion can be avoided.

Repair, straighten and make good retaining original sections.

Replace hinges and secure with security screws.

Replace broken panes.

Replace broken pane.

Dependant on the success of straightening work a the in internal section of timber will need to be adjusted/scribed and internal timber section may need to be added which could also house a draught seal to close the gap.

Extra furniture will need to be sourced or fabricated to match existing to make all furniture operable.

Release the right sash by removing the external screws and carefully removing the paint and filler build up internally free sash. Repair and decorate as per ground floor sashes

Remove sashes from frames, straighten and make good retaining original sections.

The protrusion is generally caused where a layer of lead has been installed over the original metal framework.

Completed
and
Reinstalled

75mm Hinges have been face fixed. Hinges are failing and pins falling out.
Top section of glass has no lead or paint on detail.
Both sashes vent.
Centre post has evidence of decay.

Replace hinges and secure with security screws.
Leave as existing
Check furniture and adjust where required.
Cut out decayed wood to sound wood. Repair with hardwood equivalent. Treat with Cuprinol 5 star complete wood treatment wood treatment.
Decorate as for wood

1st 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. Hinges are failing and pins falling out.
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.

Measure and record intact sash sections.
Bottom and decayed sections will need to be replaced with purpose made sections. All bar metal to be primed.
Repair and adjust sash to allow for repairs to be made to the oak cill. Cill is structurally sound and has been damaged by ill fitting sash. Cill needs making good prior to decoration.
The protrusion is generally caused where a layer of lead has been installed over the original metal framework.
Replace hinges and secure with security screws.

Clean glass and leave clear.
Adjust sash. Repair sash treat with cuprinol 5 star, prime, fill and decorate.
Cut out decayed wood to sound wood. Repair with hardwood equivalent. Treat with Cuprinol 5 star complete wood treatment wood treatment.
Decorate as for wood
Splice in new top section of wood to form permanent repair.
Repair and replace with fittings to match existing. Add an extra locator.
Install with new stay to match existing.

2nd Floor Windows

Windows on 2nd 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.
Check Furniture
Decorations

As existing.
Replace hinges. Adjust hanging position.
Clean glass
Overhaul and leave operational.
Wood work to be sanded and made good. Coat with primer, 2 coats undercoat and gloss to client specification. Metal work to have a rust resistant primer, 2 undercoats and a hardened top coat.

Window 5

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

Remove and replace with historic glass
Replace hinges. Adjust hanging position.
Overhaul and leave operational.

Decorations

Wood work to be sanded and made good. Coat with primer, 2 coats undercoat and gloss to client specification. Metal work to have a rust resistant primer, 2 undercoats and a hardened top coat.

Window 6

The sash does not fit the frame very well. There are gaps at the top letting in draught and light.

Remove sash, replace hinges. Carry out adjustments. As with the 2nd floor dependant on the straightening and adjustments it may be that the frames internally may require a section to draught proof and seal the sash. This would be carried out sympathetically sections to blend in. Remove and replace with historic glass

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.

Measure and record intact sash sections. Bottom and decayed sections will need to be replaced with purpose made sections. All bar metal to be primed.

Overhaul and leave operational.

Check Furniture

Decorations

Wood work to be sanded and made good. Coat with primer, 2 coats undercoat and gloss to client specification. Metal work to have a rust resistant primer, 2 undercoats and a hardened top coat.