Jones Lambell LLP – 10.11.17

Flat 2 73 Eton Avenue _Condition 4 Listed Building Consent Ref: 2016/3359/L

## Secondary Glazing and Head Rail to Bay Window.

The proposed works include the installation of Secondary Glazing to bay front bay window.

The existing front bay window is a pleasing architectural feature, which is noted in the list description for the property. Externally the bay consists of stone mullions and transoms with timber framed windows and intricate leaded glazing. The windows are divided into two bands, with the principal windows at the base and fixed overhead window lights above. Internally the windows are set within a painted timber frame, which includes raised panels to the main horizontal transom/frame. Photographs of the bay window are included on page 3 for reference.

Installation of secondary glazing is proposed to the lower (principal) windows only. The overhead fixed window lights will be retained as existing. Please refer to the enclosed drawings 748_070 and 071.

## Secondary Glazing_Headrail.

The secondary glazing will be fitted below a new painted timber head rail. The new head rail will be constructed internally and run along the main horizontal transom. The detail for installation of the Head rail is shown on Detail 4 (Head Rail), drawing 748_071.

## Method Statement for installation of Headrail.

The proposed head rail will be completed as follows:

- The head rail will be constructed as a lightweight box, consisting of painted plywood/MDF. This will enable the head rail to be fitted easily fitted over/around the existing raised panels along the main transom. The existing panels will be concealed by the headrail, but will not be adversely affected by it.
- The headrail has been designed to minimise the amount of fixing points required to hold it in place. It will be lightweight structure (and supported from below). It will therefore only require a few screw fixing points against the transom to hold it in place. These will be positioned to avoid the raised panels. The construction of the headrail will also mean that it can easily be dismantled/removed in the future if required.

- The new head rail will be supported from below by shaped timber posts. Please refer Detail 3 on drawing 748_071. The shaped timber posts will be spaced off from the existing timber mullions on the bay window. The timber posts will be supported from a base rail installed below the existing cill.
- At the base of the installation a timber rail will be installed below the existing window cill. This will be fitted against brickwork to the underside of the window. The existing internal sill will be retained. Please refer to the Detail 5 (Sill Detail) on drawing 748_071. The timber rail, will provide support for the shaped timber posts, which the head rail bears onto.
- At each end of the bay window, the headrail will connect to a vertical element to form a surround. This will again be supported from the base rail. The existing window architrave will be protected and retained.

The completed headrail/surround to the secondary glazing will incorporate an architrave. It will provide a distinct architectural feature, which will complement the existing bay window.

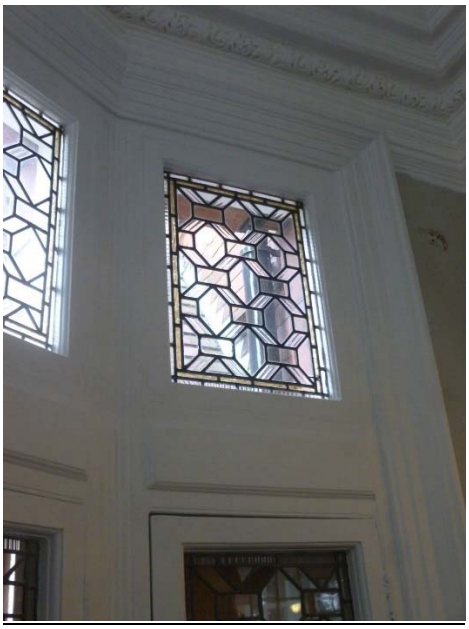
The installation will be completed carefully to ensure all key features are retained/protected. The headrail and associated framework has been designed as a lightweight structure, which will not have any adverse effect on the existing bay window. In the future it will be possible to easily disassemble/remove it if required.

## Insulation to Skirting Boards.

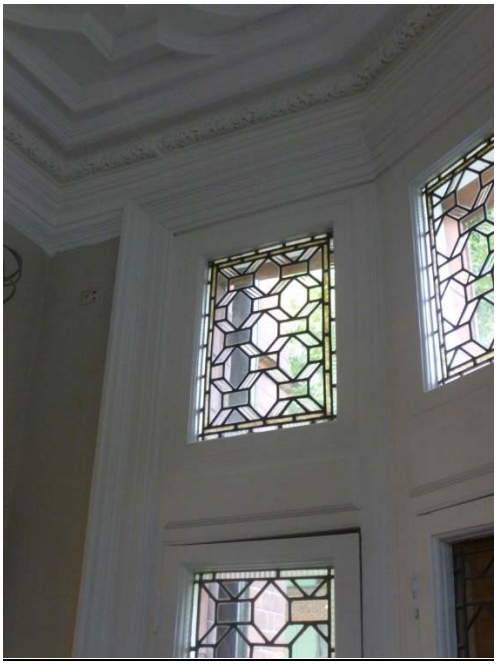
Insulation to the skirting boards at the base of the bay window will not be completed at the present time. A method statement for installing the insulation is therefore not included in the application.

## Photographs of Existing Bay Window.

Installation of secondary glazing to lower windows only.



Head rail to be fitted on transom. Raised panels to be retained and protected.



Head rail to be fitted on transom. Raised panels to be retained and protected.

Existing window cill to be retained.