



Replace bottom rail where indicated. Cut back existing damaged timber to ensure new timber sections are spliced into sound timber (mullions and sash).

Sashes have swollen and are jammed shut. Allow for easing the doors and providing a new cill in accoya wood. Remove existing bolts and provide new antique brass ironmongery including 2 no 150mm constable bolts and 1 no french style oval knob locking espagnolette bolt.

**Attention:**

- SALISBURY HOUSE IS A GRADE II LISTED BUILDING IN BULLENS YARD, HIGHGATE, NORTH LONDON. As a consequence of these designations it is statutorily protected.
  - Every care should be taken when removing, cutting, treating repairing and replacing any part of the building.
  - No changes to the specified works should be undertaken without the express consent of the Architect.
  - All areas that could be damaged while carrying out this contract must be protected.
  - A repair rather than replace philosophy has been adopted. Methods of repair must be agreed with the Architect prior to work being carried out. IF IN DOUBT, ASK.
- ARCHAEOLOGICAL WATCHING BRIEF: All excavations are to be carried out under an Archaeological watching brief. No trenches or holes should be opened up without notification and agreement from the Architect.
- Responsibility is not accepted for errors made by others scaling from this drawing.
- All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.
- Any variations or supplementary drawings are to be approved by The Architect.
- PRESENCE OF BATS: All British bat species and their roosts (occupied or not) are legally protected. It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines of up to £5000 per offence and imprisonment for up to 6 months. Any involved individual or company could be held liable.

**WINDOW REPAIRS**

- Generally windows are to be carefully stripped of all surface decoration. Redecorate using appropriate method as specified by architect.
- Remove existing weather seals and thoroughly clean
- Rotten sections of timber are to be cut back to sound material with new sections of timber to be cut in to match existing.
- The profiles of decayed sections should be copied exactly and precisely married in to the existing.
- Timber used in the repair should be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.
- Modern alterations to existing windows are to be carefully removed and replaced with traditional details to match the original
- Cracked window panes are to be carefully removed and replaced with glazing to match existing.
- Deteriorated putty should be removed manually, taking care not to damage the wood along the rebate. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. The remaining putty can be removed. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Any Putty remaining on the glass may be softened by soaking the panes in linseed oil.
- Provide new discreet weather seals and ensure the window are fully functional prior to handover.
- Provide new architectural quality heavy duty Brighton screws, similar to the existing in Antique brass.