

kyson.

EXISTING CONDITION
SECOND FLOOR WINDOW (W2-01)

The existing condition of the side-hung timber casement window to the north-east elevation on the second floor is in a state of disrepair with rot present to the sills as shown in the adjacent picture

A window specialist subcontractor had been appointed to carry out survey works to all the existing windows on April 2020 in order to propose remedial works required. The casement windows as highlighted below, including W2-01 required replacement in its entirety due to major deterioration.

‘The windows in the worst condition are certainly the casement windows, we recommend these are replaced in their entirety as the casement sashes and sills have deteriorated, these windows are externally fitted so scaffold access would be required.’



Existing timber casement window condition

Comments
<p>Report:</p> <p>The windows inspected appear to be mainly original vertical sliding sashes and box frames as well as some casement windows. Some windows have been boarded over or were not accessible or fully operational during the specialist contractors visit so these were not able to be fully inspected. From what was visible, the majority of the sliding sash windows appear to be salvageable, but they are affected by the most common issues associated with joinery of this age, most notably, ill fitting and misaligned sashes, causing rattles, draughts, dust and noise ingress as well as poor operation. There are some sills that have been face filled in the past and some of this has lifted, whilst these sills do not appear to have any significant rot, the full condition won't be known until the filler and paint has been removed. As the sills are over sized and some protrude further around the frames than is usual, rather than replacement, we recommend any defects are repaired with a 4 part resin rather than replaced, any resin sets used are charged at £89.00 each, please see notes section below.</p> <p>The pulley wheels to many of the windows are noisy and don't rotate freely, we recommend these are replaced as part of the Service work, we would need to know the finish with any order as replacing these will be one of the first jobs to complete. The window furniture is not fully operational, mismatched or broken, there are some old restrictor locks that have been fitted into the top sashes, these types have threaded back plates which have in some cases have been chopped into the timber, as part of the service work, any old furniture will be removed and filled, we will use a 2 part wood filler to repair the cut-outs, but dependent on the depth, there may still be a visible scar. Our restrictor locks(fitted for safety as well as security) are fitted on an internally fixed grommet that is not visible when the lock is in place, ground floor windows will have an additional grommet to lock the sashes in either a fully closed or part open position. We have also included sums to replace the existing external D handles as they are some currently fitted, but the existing are paint covered and in some cases damaged, we have assumed the same cast iron type will be replaced, they are in a black finish but can be painted white.</p> <p>Sashes of this age are also usually poorly balanced and fitted with low-quality sash cords that are either prone to breaking or are paint damaged these issues also affect the operation of the sashes, our cords are very strong, fully braided polypropylene in a bright white finish.</p> <p>There are a number of cracked panes and we have included to replace these, please note, new panes will look much cleaner and have less scratches than any adjacent retained panes. Much of the existing putty has failed and is crumbling away from the glass, during the Service work, any loose putty will be replaced, however, if any is still fully or partly adhered to the glass, removing it can damage or crack the pane, part replacement of defective putties won't look as neat so we have included optional extras to replace all of the glass with new to include all new face and bedding putty. Several panes are obscured and some of these are glazed with patterns no longer manufactured, we recommend any obscured glass is replaced with 'Arctic' this is a historic pattern and is currently fitted in some sashes, please see the attached picture for approval.</p> <p>The windows in the worst condition are certainly the casement windows, we recommend these are replaced in their entirety as the casement sashes and sills have deteriorated, these windows are externally fitted so scaffold access would be required. We have not provided costs for the replacement of the casement windows or any new box sash windows until we have the full specification.</p> <p>Our initial recommendation would be to fully Service the sliding sashes windows, repair/replace as necessary and install draught seals correctly. Please Note, once the glass is cleaned, this may show up further scratches and defects in the glass.</p>

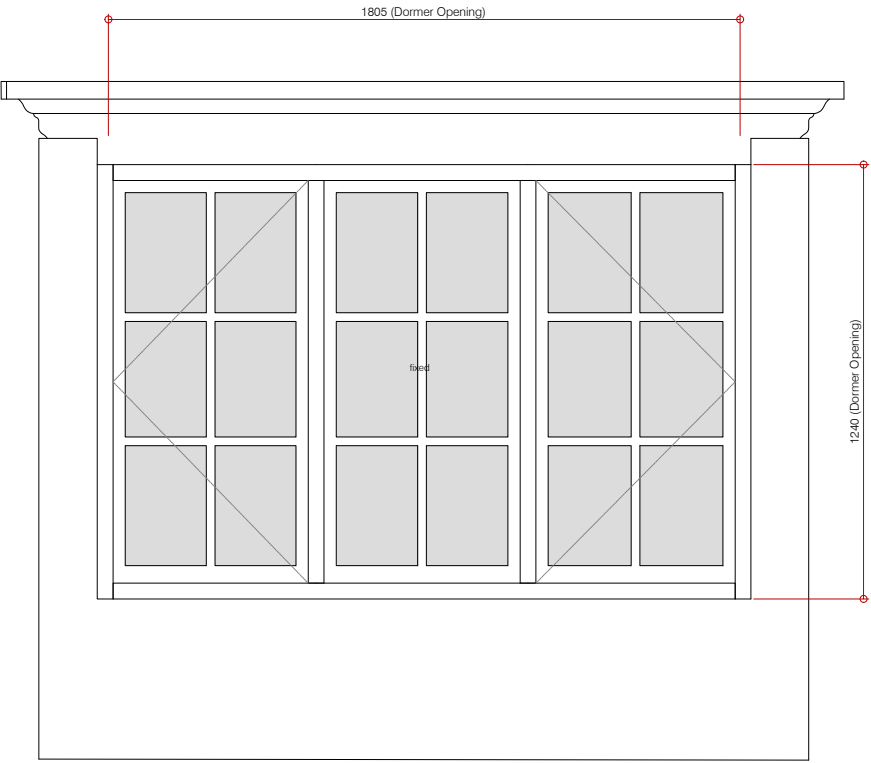
Extract from window specialist subcontractor report with condition of casement windows highlighted.

PROPOSED DRAWINGS
SECOND FLOOR WINDOW REPLACEMENT

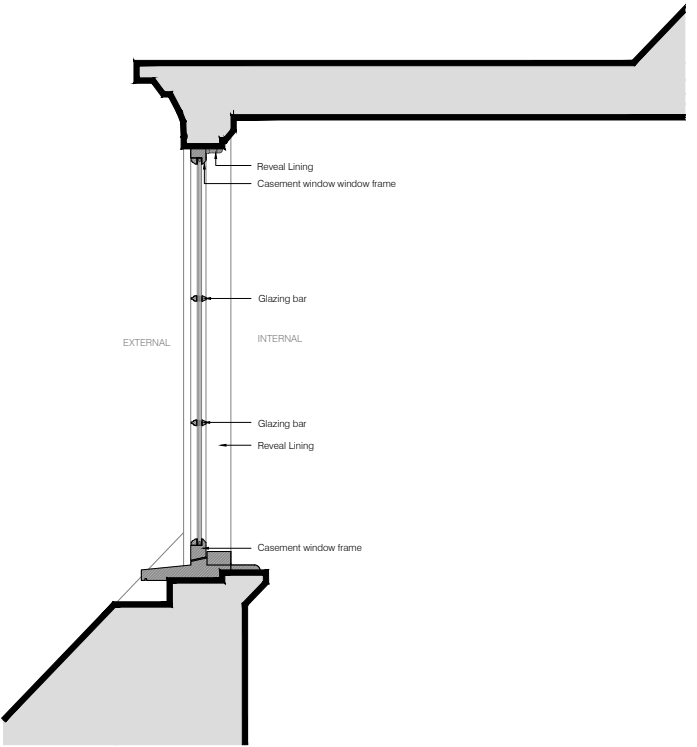
Adjacent drawings depict the proposed window to replace the existing one which is aged and damaged beyond repair.

Specification notes below as per construction working drawings:

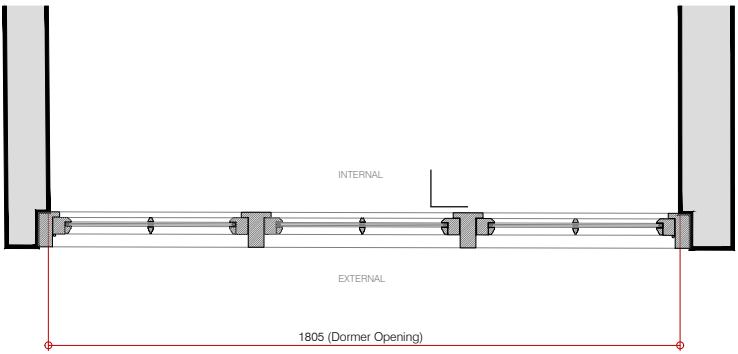
- Windows frames to be hardwood timber and painted to match existing. External grade paint application to be applied to all new windows. Contractor to provide sample finishes of both Spray and Brush finish applications for final approval by Kyson & Client. Finishes and profile to match existing. Use Slimlite 12mm double glazed units.
- Where new window openings are created, contractor to provide sample and template to be approved by Kyson before order and installation.
- Ironmongery is proposed to be in Bronze finish.
- All windows and doors to have sensors linked to the building alarm system. It is recommended that the zoning of the alarm system is floor by floor.
- All sash and casement windows external pane to be laminated and fitted with key operated locks.



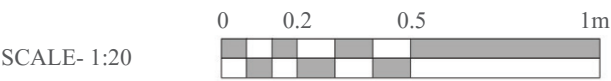
Proposed Window W2-01
Second Floor
Elevation



Proposed Window W2-01
Second Floor
Section



Proposed Window W2-01
Second Floor
Plan



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