

WINDOW & DOOR SCHEDULE				
WINDOW REF..	STYLE /DESCRIPTION.	CONDITION.	REPAIRS REQUIRED - FOR COSTING - TO BE REVIEWED ON SITE	
WG1	Leaded light with hopper removed and modern glass infill. Geometric arts and crafts patterning and textured glass. Original leaded lower light.	Perimeter putty pointed and heavily painted. Hopper frame corroded and build up of paint prevents closing. original glass to leaded section.	Remove leaded panel, manufacture and install new stainless steel hopper (matching profile), re-lead and refit leaded panel and new hopper . Refurbish saddle bar and re-fit. Make new matching leaded glass panel for the hopper (as drawing) Re-install and fully prime and re-decorate.. R3. P. Sum for dry rot treatment to head/lintel.	WG1
WG2	10 light stone framed fixed light with transom & five mullions. Renewed leaded glass panels with what appears to be fake leading, polycarbonate protection with ferrous fixings and a ventilated perimeter.	Relatively recently refurbished. Some spalling of surrounding stonework. The leaded glass has been renewed as part of past repair works. All glass is modern.	Remove leaded panels as required for stone repair work and subsequently replacing & re-pointing. Repair damaged panes to panel 5 (2 No.) in situ where not removed. Install saddle bars to lights that are removed and re-fitted. Re-decorate openers to slow future corrosion (to remain in closed position due to external protection). Allow for removal of window protection and re-fixing with non ferrous fixings. (PS*-5) Re-dress stone to drain and seal/point. R3.	WG2
WG3	Single glazed fourlight with stone mullion and transome what appears to be fake leaded plate glass & protection	Reasonable condition. Fake leading (2 lights) is spalling internally. Original leading to 2 lights in good condition.	Repair four damaged panes in situ to leaded lights. (PS*-2) Re-point perimeter make good internal reveals and replace spalling fake leading.. R2.	WG3
WG4	Single glazed timber light with upper horizontal swivel opening	Reasonable condition but heavily painted	Strip back decoration to sound paintwork/timber sufficient to allow the casement to open and fill, fully prime and re-decorate. Localised timber repairs required to cill and cill/rail junction. Repair and fully re-decorate. Re-point. Repair cracked pane.R1a.	WG4
WG5	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Generally clear cylinder glass. One modern float glass pane	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/side rails and sash bottom. Allow for easing, opening case and installing new sash cords and parting and staff beads (omit if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure fully function. R1a. Add sash pulls and new pulleys as specified R1a.	WG5
WG6	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Generally cylinder glass with three panes of modern float glass.	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/side rails and sash bottom. Allow for easing, opening case and installing new sash cords and parting and staff beads (omit if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure fully function. R1a. Add sash pulls and new pulleys as specified R1a.	WG6
WG7	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Generally cylinder glass with one pane of modern float glass. Sash stile has horned end.	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/side rails and sash bottoms (x2). Allow for easing, opening case and installing new sash cords and parting and staff beads (omit if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure fully function. R1a. Add sash pulls and new pulleys as specified R1a.	WG7
WG8	1:1 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Patterned glass to the lower sash - Toilet	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/side rails and sash bottoms (x1). Allow for easing, opening case and installing new sash cords and parting and staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls and new pulleys as specified R1a.	WG8
WG9	1:1 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Patterned glass to lower sash - Toilet	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/side rails and sash bottoms (x1). Allow for easing, opening case and installing new sash cords and parting and staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls and new pulleys as specified R1a.	WG9
WG10	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Open joint where it is sealed to the brick reveal. Patterned glass to lower 2 panes and 2 further panes of modern float glass.	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/stiles and sash bottoms (x2). Allow for easing, opening case and installing new sash cords & parting and staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls as specified R1a. (Remove and re-insatate internal sink and unit if required for access for the works).	WG10
WG11	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails and cill. Open joint where it is sealed to the brick reveal. Modern float glass throughout.	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottom) Allow for repair to cill/stiles and sash bottoms (x2) and frame. Allow for easing, opening case and installing new sash cords & parting & staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls as specified R1a.	WG11
WG12	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails. Open joint where it is sealed to the brick reveal. Modern flat glass throughout.	Window to be stripped to both faces and damaged timber replaced as indicated (Cill and sash bottoms) Allow for repair to cill/stiles and sash bottoms (x2) glazing bar and frame. Allow for easing, opening case and installing new sash cords & parting & staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls as specified R1a.	WG12
WG13	4:4 Single glazed painted timber sash window	Spalling paintwork and some rot to the bottom rails. Open joint where it is sealed to the brick reveal. Modern float glas throughout.	Window to be stripped of spalled/failed paint to both faces and damaged timber replaced as indicated (Cill and sash bottoms) Allow for repair to cill/stiles and sash bottom (x1) glazing bar and frame. Allow for easing, opening case and installing new sash cords & parting & staff beads (to be omitted if not required). Strip, prime and re-decorate. Clean paint off sash pulley and ensure full function. R1a. Add sash pulls as specified R1a.	WG13
WG14	12 light stone framed fixed light with transom & five mullions. Single glazed	Spalling paintwork and some rot to the bottom rails. Open joint and split in one of the stone mullions	Window to be stripped of spalled/failed paint to both faces/ damaged timber replaced as indicated. Remove internalcover strips to view timber below.Replace all pointing/caulking to the mullions & re-decorate. Re-point open joints insurround etc and inspect/repair split to right hand mullion. R1 repairs to window reveal lining . Include for adapting the central light, as shown, to incorporate opening casements with teleflex operation and all ironmongery. R1a. Full replacement of one light	WG14
WG15	Four light timber framed fixed light with transom to divide into eight panes. Single glazed	Spalling paintwork and some rot to the bottom rails of the windows, particularly to that to the south.	Carefully cut out the rotten timber and piece in new cill and part of the side rails. Allow for 15% timber replacement and all associated works. Fully strip back to sound surface, prime and re-decorate. Allow for the cost of adapting two lights to have upper opening top hung casements on teleflex openers. R1a. Full replacement agreed.	WG15
WG16	Four light timber framed fixed light with transom to divide into eight panes. Single glazed	Spalling paintwork and some rot to the bottom rails of the windows, particularly to that to the south	Carefully cut out the rotten timber and piece in new cill and part of the side rails. Allow for 15% timber replacement and all associated works. Fully strip back to sound surface, prime and re-decorate. Allow for the cost of adapting two lights to have upper opening top hung casements on teleflex openers.R1a Full replacement agreed.	WG16
WG17	Four light timber framed fixed light with transom to divide into eight panes. Single glazed	Spalling paintwork and some rot to the bottom rails of the windows, particularly to that to the south. One cracked pane.	Carefully cut out the rotten timber and piece in new cill and part of the side rails. Allow for 15% timber replacement and all associated works. Fully strip back to sound surface, prime and re-decorate. Allow for the cost of adapting two lights to have upper opening top hung casements on teleflex openers.Replace cracked pane of glass. R1a. full replacement agreed.	WG17
WF1	6 light stone framed fixed light with transom & five mullions. Original leaded lights, polycarbonate protection with ferrous fixings to one light.	One light has 5 broken quarries and requires repair. Polycarbonate installed to protect but sealed to the stonework.	Specialist repair to minimise loss of original glass. Remove protection and install new 8mm polycarbonate protection with vented perimeter and non-ferrous fixingsupon completion. Remove all panels, re-lead and re-fit, retaining original glass wherever possible. Install new stainless steel hopper to same profile. .Localised works to the stonework to allow indent repairs etc..R3 Replace broken quarries.	WF1
WF2	2 light stone framed fixed light bay. New fake leaded plate glass.	Reasonable condition but distorted where the bay has moved.	Remove all panels, replace with leaded glass to original design following stonework repair works. Dismantling works to the stonework to allow indent/replacement repairs etc..R3	WF2
WF3	4 light stone framed fixed light with transom & mullion. Original leaded lights, polycarbonate protection with ferrous fixings to the two upper central lights, the two lower appear to be fake leaded plate glass..	Generally in reasonable condition but the upper leaded lights have buckled and comes and welds have split. (W2&W4)	Specialist repair to minimise loss of original glass. Remove protection and install new 8mm polycarbonate protection with vented perimeter and non-ferrous fixingsupon completion. Remove all panels, re-lead and re-fit, retaining original glass wherever possible. Replace stick on lead paned with leaded glass to the original detail. Install new stainless steel hopper to same profile. .Localised works to the stonework to allow indent/replacement/stitch repairs etc..R3	WF3
WF4	2 light stone framed fixed light bay. New fake leaded plate glass.	Reasonable condition but some open joints to the mullions/transom.	Remove all panels, replace with leaded glass to original design following stonework repair works. Dismantling works to the stonework to allow indent/replacement repairs etc..R3	WF4
WF5	Timber framed with 10 lights at two levels and with central transom. Arch heads to upper lights	Signs of leaking and staining with spalling of paint and some evidence of initial rot, particularly to beadings. Not an original window and now in need of repair.	Window to be stripped to both faces/ damaged timber replaced as indicated. Remove internalcover strips to view timber below.Replace all pointing/caulking to the mullions & re-decorate. Re-point open joints in surround . R1 repairs to cill/stile of two central lights at lower level and to all timber abutting the transom (local repairs only to this level). Include for adapting the central light, as shown, to incorporate new opening casements with teleflex opener and all ironmongery. R1a.	WF5
LL1	Timber framed laylight set in timber frame with 16 lights and fine section glazing bars. - Textured non-safety glass to geometric pattern (W5)	Timbers have dried and show some shakes. Glazing pinned and putty sealed with some spalling of putty. Glazing is in need of cleaning.	The glazing does not appear to be safety glass. Access to remove putty, clean glass, install safety film, place back in grid and re-seal. Glass to be cleaned.	LL1
LL2	As above	As above	As above	LL2
LL3	As above but with 9 lights and smaller.	As above	As above	LL3
SC2	Internal door to computer room - Leaded glass (25 pane light)	Failed leading to internal door to computer suite.	Remove, re-lead and re-fit leaded glass (25 pane light). Repair /re-fit beadings.	SC2
EXT. DOOR REF.	STYLE /DESCRIPTION.	CONDITION.	RECOMMENDED REPAIRS	
ED1	Timber door with original leaded glass panels	In need of re-decoration and some rot to the foot where is abuts the ground. Oxidisation and cracking of comes/ welds.	Localised repair and re-decoration of the door and removal and full re-leading of the leaded lights to retain as much original glass as possible.Re fit and fully repair beadings and prepare and re-decorate doors. R3	ED1
ED2	Modern solid door	Reasonable condition - Cyclic re-decoration.	Prepare, along with the door frame below, for stripping of spalling and excess paint back to sound finish or substrate. Allow for full redecoration and some local repair works. R1	ED2
ED3	Solid cellar door - Painted Timber.	In need of re-decoration and some rot to the foot where is abuts the ground. Debris to be removed and gully cleaned.	As above. . Repair foot of door (20%) . prepare prime and re-decorate.	ED3
ED4	Close boarded cellar door - Painted Timber.	As above	As above. Cut into the door to allow the installation of a 400x200mm steel ventilation louvre/fly mesh to promote ventilation	ED4
LOUVRE	Ventilation Louvre to heating chamber	In need of re-decoration	Address water run off from flue above and fully prepare and re-decorate Louvre, Fabricate and nstall stainless steel bespoke collar to bolt around the flue to act as a drip and to minimise water tracking into the cellar from the flue.	LOUVRE

GENERAL NOTES

Works as noted and illustrated above to be fully co-ordinated with stonework repair and dismantling works detailed elsewhere and in accordance with the general specification/scope of works..

Contractor to cost for the works outlined but final scope to be reviewed on site when timber is uncovered for closer inspection/assessment.

Works to include the removal of all loose or spalled or blistered paint back to sound finish or substrate, preserving all paint that is soundly adhered. Trial decoration to be carried out early to establish compatibility of paint.

(PS*2) Provisional sum for replacing existing 'stick on' lead panels with fully leaded glass panes - Number equals number of lights (panes as the drawings).

All sash windows to have painted timber stops to prevent opening grater than 100mm.

New parting beads/staff beads to incorporate recessed slot and wetherpile fins as specified.Allow for easing the sashes to run smoothly when re-installed. Fins to suite individual sashes.

All timber windows to be fully re-decorated internally and externally (preserving original decorative coatings where they are sound, secure and where removal is not required to allow the window to operate smoothly)

Externally re-point around all windows/doors and seal all windows internally to the reveal. Paint sample to be taken from one original window to determine decorative build up and to inform final paint specification. Cost as the specification for tender.

SCOPE OF REQUIRED WORKS TO EACH WINDOW:
(other works as noted in schedule).

R1. General Timber Refurbishment.
Strip off loose and spalling paintwork back to sound finish/ substrate
Carefully rake out loose pointing/ putty
Carefully remove glass where required to allow the repair works
Carefully remove and clean paint off/ repair ironmongery that is present. (stays/pulls/ pulleys/ locks etc)and wax for re-installation)
Allow for new sash chords to all sash windows.
Allow for new weatherstripped parting beads and staff beads
Repair (minor repairs), prime and fully re-decorate window.

R1a. As above but including cutting out and replacing damaged timber as the details/specification to fully marry in with adjoining timber.

R2. Repair to individual panes in leaded light
(By leaded light specialist)
Repair broken panes and re-lead locally as identified in schedule (in situ where possible/appropriate) Lead comes to match existing-
Re-cement light. Allow for cleaning the window prior to cementing.
De-rust and re-decorate all ferrementa.

R3 Re-leading of light and where light to be removed to allow stonework repairs or full re-leading (By leaded light specialist)
Carefully cut back the pointing to the stonework/brickwork to be able to remove the leaded light
Remove to the workshop for cleaning and re-leading / repair/ cementing.
Carry out repairs to the window reveals and cill as the drawings
Re-install the leaded unit and re-point. De rust and re-decorate all ferrementa.



status

LISTED BUILDING APP.

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This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification



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P2	Updated to show the full replacement of recent, poor quality windows to the main reading room.	AGR	June 24
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B & H	Architects Consulting Engineers Quantity Surveyors
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drawing

REPAIRS TO WINDOWS AND GLAZING

drawn by AR date APR 2023

checked by AR date APR 2023

scale 1:50 A1

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