REPAIR WORKS TO THE WINDOWS/WALLS - GENERAL NOTES

REFURBISHMENT AND REPAIR OF IRONMONGERY

All components are to be conservatively cleaned and paint removed sufficiently to allow full operation., screws carefully removed and then re-assembled following the works. Allow for new brass, slotted screws and possible re-cutting of damaged screw holes if required. Where the ironmongery is currently smooth operating, no works are required other than a conservative clean of significant dirt or over-painting. Care is to be taken not to erase the patina from the ironmongery.

Where the timber has split or weathered and ironmongery fittings are loose, allow for indenting a block of new oak of sufficient size to allow full securing and for the re-installation of the ironmongery and, if at a junction of the casement, of sufficent size to retain/restore its structural integrity.

INSPECTION OF HINGES:

The contractor is to allow for the removal of the paint covering to hinges to allow a full inspection of the condition and assessment of the integrity of the hinge pins, knuckles, plates, fixings, bearings and alignment, along with the condition and integrity of the timber frame and its integrity with the masonry.

Where hinges or their fixings/frame are found to be defective, agreement of the required course of action is to be considered on site with the Architect.. . A provisional sum is included for the repair or replacement of hinges and other ironmongery if required.

REMOVAL OF EXCESSIVE AND SPALLING PAINT:

Where existing paintwork has accumulated over the years, to restrict the operation of the windows, it is to be carefully taken back sufficiently to restore the clean operation of the casement. This is to be carried out with care not to danage the casement and frame. Where this is not sufficient , the casement is to be adjusted and cut back to allow safe operation. Where this work exposes the timber, the bare timber is to be primed and base coated prior to the build up as other areas.

Following HSE guidance in the removal of lead paint, the surfaces are to be addressed to remove all loose paint in an appropriate manner to avoid damage to the underlying sound paintwork or timber.

Generally, finishes are only to be removed where they are spalling, excessive or where the timber needs to be cut back. All other decoration is to be cleaned and prepared and a key provided prior to preparation and re-decoration.

SASH REPAIRS

Following the removal of loose paint and areas of weathered paintwork and the removal, as required, of the glass, each sash is to be inspected for signs of rot, loss of integrity and twist etc. Where re-alignment is required, the existing tenons are to be eased and the sash set to be square prior to being re-glued to ensure future operation of the casement.

The Contractor is to price for the works included in the window schedule but the actual scope is to be reviewed on site once the excess and spalling paint is removed to allow full inspection of the timber.

Timber that is replaced is to extend a minimum of 200mm from the corner of the casement and is to be cut to fully match the existing profile including capillary grooves and overall profile and dimensions. This is to apply to all stiles, bottom and top rails and associated frames etc.

Where the new timber abuts the existing member, an over-squinted scarf joint is to be used to ensure a good connection and this is to be pegged and adhesive fixed to ensure integrity. This detail should be allowed for in the tender costings, although alternative details will be considered.

All corner joints are to be mortice and tenon jointed and are to be tight and accurate to retain and secure the alignment of the joint. The use of an adhesive is to be allowed for additional integrity.

Tenon joints are to be secured with Ligneum wedges or similar to ensure a tight and secure joint. Some typical details are included on the drawings.

REPLACEMENT WINDOW PARTING AND STAFF BEADS

Where the existing cannot be re-used, new parting and staff beads are to be English oak, or equal approved, to the dimensions and profile of the original and screw fixed with copper pins driven square to the rebate. Corners are to be mitred to ensure a secure alignment and detail. All new beads are to incorporate weatherpile carrier sockets and associated weatherpile draught strips and base are to be supplied and installed to suit the particular detail.

WINDOW PULLS, PULLEYS AND SASH CHORDS
The Contractor is to include for the careful repair and restoration of the existing pulleys, weights, pulls and locks (where present). A provisional item is included for replacement works if required. Sash chords are to be 7mm wax cotton sash chord from Redaiseals or equall approved. All new pulleys and sash lifts are to be polished brass with brass slotted screws.

All sash windows are to have the sash box access pocket carefully eased and opened to allow inspection of the weights and sash chords/chains. Allow for new chord to all windows and to both sashes.

REPLACEMENT OF THE EXISTING DAMAGED PLATE GLASS

The glass from the windows that are indicated for repairs is to be carefully removed, as required, to allow the repair and adjustment of the sash. Existing beadings are to be carefully removed and retained for re-use wherever possible. All rotten or de-natured sections are to be removed. Allow in the costings for new beadings throughout to allow for damage. Actual quantity to be reviewed as the works proceed.. Carefully remove all old glazing putty taking care not to damage the timber rebate.. Linseed putty is not to be used if the glass is laminated in any of the windows as it may over time fog the glass where linseed oil migrates into the interlayer. In such cases, an approved acrylic putty is to be used.

For the purpose of the tender assume that any replacement glass required will be Pilkington 6.4mm Optilam glass installed into the existing reveals set into a bed of Arbo glazing compound and with the internal beadings set into Arbo glazing compound and pinned with stainless steel panel pins. Panel pin heads are to be cut off flush with the beading, punched and the recess filled prior to preparation and decoration.

DRAUGHT SEALS

Allow for installing Redaiseals Timber bubble seals to all four sides of the rebate of all casements. 5mm, 6mm or 8mm seals to be installed depending upon the gap (2-4,2-5.3-7 respectively) and set into a 6mm deep channel to be routed/cut into the timber, 2.5-3.00mm wide to suite the seal. Where the gap is too narrow for the seal allow for insetting the seal into the frame sufficiently not to bind with the window.

DECORATION WORKS:

Ensure all surfaces are clean of grease, dust or other contaminants prior to decoration and that a suitable key has been provided for the adhesion of the new paint.

The Contractor is to include for the taking, delivery, analysis and reporting of four paint sample from locations to be agreed on site. This is to inform the actual paint specification for the works but the Contractor is to provisionally allow for the following in their costings:

Preparation :

All timber is to be cleaned of algae and vegetation.
surfaces are to be washed/brushed down with Valtti mould remover

Rough and spalling paint is to be removed with abrasive paper and scrapers. surfaces are to be sanded to remove all uneven edges and ridges and to provide a key ready for re-decorating

The surface is to be de-greased,without saturating the timber. and washed down with a mild alkaline solution.

Rotten or heavily degraded timber is to be replaced, as noted and timber that is partially de-graded, where appropriate to retain, is to be filled with ever build high performance 2 part polyester resin wood filler or equal approved and sanded smooth ready for re-decoration.

DECORATION WORKS: WOODWORK PREVIOUSLY PAINTED AND WHERE REPAIRS HAVE BEEN CARRIED OUT

Apply 1 primer coat of Otex oil based adhesion primer
Apply 2 top coats of Tikkurila ultra classic (satin finish)
colour to be agreed with the ca and conservation officer to match adjacent windows.

All applications and preparation to be in accordance with the manufacturer's recommendations and where cautious retained paintwork over new allow for building up to a smooth and level finish.

Where required, allow for the application of 2 coats of a knotting primer.

TIMBER FOR WINDOW CASEMENT REPAIRS

Timber for the window repairs is to be Grade 1 North American Douglas Fir with a moisture content of less than 12%. The timber is to be free from knots, shakes or twists. and evidence is required to demonstrate that the timber is from a well managed and sustainable resource. (UK Timber procurement policy Category B evidence/completed supply chain evidence). This is to be allowed for in the costings but is to be reveiwed once the exsiting timber is uncovered to each area to be repaired.

REPAIR OF TIMBER- CUTTING OUT

Cut out the full section of decayed/defective timber plus a minimum of 100mm beyond. For the purpose of costing, allow for each repair to be as detailed on the drawing, to be re-assessed on site prior to cutting out.

PEGS FOR MORTICE AND TENON JOINT REPAIRS

North American Douglas Fir of a moisture content of less than 12% and round and tapered. Cores for pegs to be slightly offset to draw together the jointed timbers.

REPAIR WORKS TO THE EXTERNAL WALLS

REMOVAL OF PLANT GROWTH/ALGAE FROM THE BUILDING:

Where algae has taken hold on the masonry initial cleaning is to be with water and a stiff brush, taking care not to damage the surface of the stone. If this is not sufficient, a Doff, high pressure steam cleaning is to be used with a discreet trial area being cleaned first and inspected by the architect prior to general use. Operatives to be experienced and competent in the use of the system. (A provisional sum is included for the doff treatment).

Cleaning to be conservative in scope and intensity to avoid inundating the stone and to remove the excess vegetation without impacting upon the dressing of the surface or the general patina.

REMOVAL OF EFFLORESCENCE (SALTS)
The brick or stonework is to be allowed to fully dry before renoval works commence, to prevent staining of the wider area. Loose salts are to be brushed off with a stiff brush and are to be collected by vacuum or in protective sheeting. Once the area is clean, care is to be taken to re-paint the joints in lime mortar before the masonry is allowed to become wet again.

LOCALISED RE-POINTING WORKS -

Where re-pointing work is required care is to be taken to ensure a good match with the original mortar, if still visible. For the purposes of the tender assume that any pointing will be with an NHL 3.5 Lime Mortar with a mixture of finely graded Nosterfield washed river sand and Leighton buzzard sand. Sample panels and proportions will need to be prepared for approval prior to re-pointing.

Compromised joints should be raked out with hand tools to a depth of at least twice the width of the joint, taking care not to damage the arises of the masonry.

Joints should be washed and brushed out to remove all dust and debris prior to pointing.

Masonry should be thoroughly damped down prior to the re-pointing and joints should be filled, slightly proud with a suitably dry mix. This should be ironed back into the joint after the initial set to compact the mortar and fill shrinkage cracks for the initial suction. Once the initial set has taken place and the mix is sufficiently dry, it is to be brushed with a stiff churn brush to remove laitance and to expose the aggregate.

The mortar should be nurtured by keeping it damp and above 5 degrees until a full set has been achieved (at least 72 hours). The use of hessian to protect the mortar and the regular damping down, particularly in hot or windy weather is required as part of this process.

The works are to include the complete careful raking out and re-pointing of the ashlar front elevation and its returns to the sides.

Existing cementitious mortar pointing is to be assessed on site prior to removal. Allow for the use of hand tolls only for this work. Where the cementitious pointing removal risks the further damage of the adjacent stonework consideration will be given to the use of a feigne cutter or possibly an arbotech to form a notch in the cementitious mortar to allow hand tool cutting of the mortar, away from the adjacent arrises. The use of the feigne cutter or other power tool is to be strictly by prior agreement with the Architect/conservation officer only.

RE-DRESSING AND TOOLING OF SPALLING STONE FACINGS

Extensive areas of spalling facing stonework are to be carefully dressed back to sound stone, ensuring th eminimum of damage to adjacent stonework and arrises.

The work is to be carried out with stiff brushes, carburundum blocks etc as detailed in the specification.

Facings are to be re-tooled to ensure that the face sits in context with the same face appearance as the remaining original stonework.

INDENT REPAIRS

A provisional sum is included for indenting new facing stone, to fully match the existing , where the stone is impacted to a depth that will threaten the integrity of the stonework directly adjacent and below. Indent repairs, where required, are to be carried out as detailed in the specification.

STITCH REPAIRS TO SPLIT STONEWORK

Where this is noted, it is to be carried out with Hellibars and associated resin adhesives and the bars are to be set back into the masonry to allow a lime mortar pointing to conceal the penetration, all as the specification. All stitching proposals to be agreed on site prior to being carried out.

NEW STONE FOR REPLACING DAMAGED CILLS ETC

Stone for repairs is to be selected to fully match the existing in colour, texture, mineral structure, porosity and overall appearance. Stone is to be tooled to fully match the original and to ensure that water is shed from the elevation.

ELEVATION WORKS

CAREFULLY REMOVE LOOSE/SPALLING STONE AND RE-DRESS TO MATCH ADJACENT STONEWORK AND TO CLEAN STRAIGHT LINE.

CAREFULLY CUT OUT COMPROMISED STONE WORK AND INSTALL NEW STONE WORK TO MATCH EXISTING.

RESIN / STITCH REPAIR TO STONE OR COPING.

INDENT REPAIR TO THE STONEWORK. REQUIREMENT FOR INDENT WORKS TO BE REVIEWED ON SITE WITH CONTRACTOR PRIOR TO WORKS COMMENCING.

NEW LEAD COVER FLASHING CUT INTO THE STONE - ROOF PLAN - (SEE DETAILS).

LOCALISED DEEP PACKING AND REPOINTING TO OPEN JOINT IN BRICKWORK, ENSURE PERPS ARE KEPT OPEN AT MAX 900C/C. INSERT PERP VENTS.

OPEN MOVEMENT LINE / DISPLACEMENT.

AREA TO BE CAREFULLY RAKED OUT AND RE-POINTED TO BRICKWORK.

ALL STONEWORK POINTING TO BE CAREFULLY CUT BACK AND FULLY RE-POINTED (SEE SPECIFICATION AND NOTES)

WORKS TO IRONWORK/GUTTERS (READ WITH DRAWINGS 2215.57.403,404 & 405.

1. CAST IRON RWP
CAREFULLY REMOVE CAST IRON RWP (AS TAGGED ON WEST ELEVATION) AND REPAIR PARTS WHERE POSSIBLE INCLUDING SPLITS TO HOPPER AND EAR BAND. ALLOW FOR THE REPLACEMENT OF ONE SECTION OF THE RWP (TO BE OMITTED IF NOT REQUIRED) ALLOW FOR THE REMOVAL OF ALL RUST AND LOOSE PAINT, PRIMING AND RE-DECORATION. REPAINTED IN COLOUR TO MATCH ORIGINAL.
ALL FIXINGS TO BE RENEWED WITH STAINLESS STEEL WITH ISOLATION SLEEVES AND NEW SPACERS..

2. HANDRAIL TO ENTRANCE
CLEAN AND PAINT HANDRAIL/ FIXING PLATES AND CHANGE SCREWS FOT STAINLESS STEEL. ETCH AND PAINT TO MATCH RAILS..

3-7 & 10.
CAREFULLY REMOVE CAST IRON RWP TO ALLOW THE REMOVAL OF RUST AND LOOSE PAINT FROM ALL SIDES. PREPARE, PRIME AND FULLY RE-DECORATE IN COLOUR TO MATCH THE EXISTING. INSTALL STAINLESS STEEL FIXINGS WITH ISOLATION SLEEVES TO PREVENT INTERACTION WITH IRON COMPONENTS. FULLY RE-FIX .

11. ALLOW FOR INSTALLING A NEW CAST IRON OR CAST ALUMINIUM RWP TO DROP FROM THE UPPER ROOF GUTTER INTO THE GUTTER/DOWNPIPE BELOW. ALLOW FOR NEW CAST ALUMINIUM HOPPER HEAD TO RECEIVE THE ADDITIONAL FLOW.

12. ALLOW FOR THE DISMANTLING OF THIS SECTION OF GUTTER (INCLUDING THE RETURN AT THE CORNER) TO ALLOW THE FULL REPLACEMENT OF THE EXISTING PLYWOOD FASCIA. NEW FASCIA TO BE HIGH GRADE NORTH AMERICAN DOUGLAS FIR AND TO BE FULLY PRIMED AND DECORATED TO ALL SIDE. RE-INSTALL GUTTER . ALL FIXINGS TO BE STAINLESS STEEL. ENSURE SEPARATION FROM ALUMINIUM.

13. AS 12 ABOVE BUT TO THE SECTION OF ROOF THAT IS CONCEALED BY THE PARAPET (SEE ROOF PLAN)

14-16 .REMOVE RWP AS REQUIRED TO ALLOW THE FULL PREPARATION, RE-DECORATION OF THE FASCIA BOARD. RE-INSTALL GUTTER/RWPS. RE-SEAL ALL JOINTS



SOUTH WEST ELEVATION - NEWHEY ROAD
(Outline of spalling stone shown) See drawing 405 for larger detail)



NORTH WEST ELEVATION

0 1 2 3 4 5m
1:50

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

ref	hazard	date

ref	revision	by	date
P1	FIRST ISSUE		

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drawing
EXISTING NW AND SW ELEVATIONS - PROPOSED REPAIR WORK

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