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SCHEDULE OF WORKS

LISTED BUILDING CONSENT FOR THE REPLACEMENT OF EXISTING WINDOWS WITH UPVC. SCHEDULE OF WORKS FOR REMOVAL AND INSTALLATION OF WINDOWS AT 8 WILDHOUSE LANE, MILNROW – GRADE II LISTED COTTAGE.

1. Introduction

This schedule of works outlines the detailed steps for the careful removal and replacement of windows at 8 Wildhouse Lane, Milnrow, a Grade II listed cottage. The objective is to complete the works without damaging the historic fabric of the building, in compliance with the heritage designation and conservation standards. The works will be conducted using traditional methods and materials to ensure that the character and significance of the cottage are preserved.

2. Preliminary Preparations

2.1 Site Protection

Install temporary protective measures to safeguard the surrounding areas and fabric of the building from damage during the window works.

Protect internal spaces using dust sheets or temporary barriers to prevent dust and debris from affecting the interiors.

Ensure that all stone mullions, lintels, sills, and surrounding masonry are covered with suitable padding (such as hessian or foam) to avoid accidental chipping or scratching.

2.2 Access

Set up temporary / mobile scaffold platform access to ensure safe working at height, avoiding contact with any sensitive areas of the building's exterior.

Ensure temporary / mobile scaffold platforms are erected with soft fittings or pads to avoid damage to the stone walls and window surrounds.

Confirm that any scaffolding ties are placed away from the areas directly surrounding the windows.

2.3 Condition Assessment

Conduct a detailed inspection of the existing windows, including timber frames, glazing, and surrounding masonry.

Document the condition of the windows with photos before removal for record-keeping and heritage compliance.

Identify any particularly fragile elements of the windows or masonry that require exceptional care during removal.

3. Removal of Existing Windows

3.1 Methodical Removal Process

Carefully remove any modern paints or sealants from around the window frames using hand tools (scrapers or soft mallets). Avoid power tools to prevent damage to the stone or woodwork.

Use a putty knife to cut around the glazing and frame, ensuring minimal disruption to the surrounding material.

Detach the window casement carefully using crowbars or chisels, applying pressure evenly to avoid splitting the timber or disturbing the masonry.

Once the casement is removed, proceed with the careful extraction of the glazing, if still intact. Securely store any original glass or frame elements for archival or reinstallation purposes.

3.2 Protection of Stone Surrounds

The stone mullions, lintels, and sills must be protected throughout the removal process. Ensure that no force is applied to these areas during the extraction of the window frame.

Avoid the use of excessive force or powered tools near the stone masonry. Use soft mallets or wooden wedges where necessary to prevent damage.

3.3 Cleaning and Inspection of Openings

Clean the window openings after the frames have been removed, ensuring that all debris, dust, or residual sealants are carefully cleared away by hand.

Inspect the stone reveals, lintels, and sills for any pre-existing damage or wear that may need attention before installation.

If any cracks or damage are identified, consult a conservation specialist for repairs using lime mortar or suitable traditional methods.

4. Installation of Replacement Windows

4.1 Preparation of New Windows

The new windows will be manufactured from upvc Residence 7 slim double-glazed units, in keeping with the original design to ensure longevity.

Ensure all frames and glazing are carefully transported to site, with protective coverings to avoid damage during transit.

4.2 Dry Fitting of New Windows

Place the new window frames into the cleaned openings for a dry fit, ensuring that the dimensions are correct and that the window sits flush within the existing masonry.

Carefully check that the window aligns correctly with the stone mullions and sills, and that there are no significant gaps.

4.3 Securing the New Frames

Use stainless steel or brass fixings to secure the new timber frames into place, ensuring that any drilling is done carefully to avoid damaging the stone surrounds.

Fixings should be applied through the existing fixing points, where possible, to avoid creating new holes in the historic masonry.

Once in place, ensure that the fixings are flush with the timber to avoid any pressure points that could damage the window or masonry.

4.4. Appropriate Sealants

- Use **low-modulus, breathable silicone** sealant specifically designed for heritage properties. This type of sealant allows for slight movement in the building while ensuring the windows remain weatherproof.
- Apply the sealant around the window frame's perimeter, between the UPVC frame and the masonry or timber reveal. This creates a flexible yet weather-tight seal.

4.5. Lime Mortar for Heritage Compliance

- Where appropriate, apply a traditional **lime mortar** in areas where the window frame meets stone or brick reveals. Lime mortar is breathable and compatible with the historic fabric of heritage buildings, unlike modern cement-based mortars, which can trap moisture and cause damage.
- Gently press the lime mortar into gaps using a small trowel or pointing tool, ensuring it is neatly applied and flush with the frame.

4.6. Timber or Traditional Trims (Optional)

- If required, traditional timber trims or conservation-approved trims can be added to cover the sealant and blend the new window frame seamlessly with the surrounding architecture.
- The trims should be carefully cut to fit and fixed without damaging the underlying structure.

4.7. Applying Lime Mortar Sealant

Use a traditional lime mortar mix to seal the joints between the timber frame and stone surrounds. Lime mortar is breathable and flexible, ensuring compatibility with the historic fabric.

Apply the mortar by hand, gently pressing it into the gaps with a small trowel to ensure a firm, smooth seal. Avoid the use of modern, impermeable sealants that could trap moisture and cause long-term damage.

4.8. Glazing Installation

If installing slimline double glazing, ensure that the glass is bedded on a putty or timber bead to maintain traditional aesthetics.

For single-glazed options, traditional leaded or heritage glass will be used, and glazing bars will match the design of the original.

Glazing putty or wooden beading will be applied to secure the glass within the frame, ensuring a neat finish.

4.9. Final Adjustments and Finishes

Once the window frames and glazing are installed, final adjustments will be made to ensure the window functions correctly (e.g., opening/closing smoothly).

Apply a suitable microporous paint or finish to the external timber to protect it from weathering while allowing the wood to breathe.

Ensure that all window hardware, such as latches and handles, are in keeping with the traditional style of the building and are installed without altering the historic fabric.

5. Post-Installation Inspections and Cleaning

5.1 Final Inspection

Conduct a thorough inspection of the new windows to ensure they are securely fitted and align with the historical character of the building.

Inspect the surrounding stonework and mortar joints to confirm that no damage occurred during the installation process.

Address any minor imperfections in the mortar or timber finish to ensure a seamless integration into the building.

5.2 Cleaning

Clean the work area, removing all construction materials, debris, and protective coverings. Ensure that any dust or residue is carefully removed from the stone and timber surfaces to prevent staining or damage.

5.3 Documentation

Document the final installation with photographs and notes, providing a record of the works for heritage and planning compliance.

Retain records of any historic materials that were removed and either discarded or stored for future reference.

6. Conclusion

This Schedule of Works outlines a sensitive and careful approach to the removal and installation of windows at 8 Wildhouse Lane, Milnrow. By using traditional materials, techniques, and protection measures, the historic fabric of this Grade II listed cottage will be preserved. The works will enhance the energy efficiency and longevity of the property while respecting its heritage significance, ensuring compliance with conservation best practices.