

**27 Upper Gordon Road
Camberley
Surrey,
GU15 2HJ**

DOWLING AND SONS

Facility Management & Maintenance
63 Pinehill Road
Crowthorne, RG47 7JP

The property situated at the address above is late Victorian. It is not listed but sits within a conservation area.

Painting work:

A sympathetic approach will be taken regarding the conservation of the paint character of the building.

The paint has been found to be blistering and pulling away or falling off from the wooded window frames across a number of windows facing all elevations of the building. This leaves the wood vulnerable to weathering. Temporary repair was carried out in September 2020 where the weathering was most severe and the paint had fallen off when touched.

The majority of the windows are from wood that were put in situ when the house was built or extensions added. The conservatory is made of plastic which replaced the rotten timber frame in the 1980s. There is also one metal framed window on the top floor in the kitchen and a UPVC window on the top floor in the middle bedroom. The UPVC conservatory and window will not be painted.

Ongoing assessment of the paintwork indicates that blistering will probably reoccur across all areas of exterior wood paintwork and needs to be addressed as a matter of urgency.

The proposed works should be viewed as the beginning of good practice after a series of poor attempts of maintenance using a variety of paint types in the past years which have resulted in numerous coats of paint being applied to the exterior in some cases without due care as it has covered some exterior brickwork and tiles on the western elevation.

The work proposed will be carried out to all wooden surfaces (windows and exterior exposed eaves and fascia boards) to the full height of the building once the tubular access scaffold provided by the client is in place.



Front Elevation: Main door way and also all the window need painting. The eaves must be tested as the guttering has failed and dampness may have affected paint or the wood. Paint on the first-floor window on the right was found to be blistering off in September 2020 and the window and required prompt remedial action as the wood was exposed. The paint to the side of the entrance hallway has been affected due to the plants and the window on the ground floor toilet (not visible) is blocked with paint.



Window shown has been sealed with paint and needs to be cleaned and repainted so that it can open to allow for secure ventilation of the ground floor bedroom

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East side facing elevation.

Ground floor conservatory is made of plastic however all the other windows facing this way are wood painted with gloss. Both windows on the first floor do not open correctly and need to have paint removed from previous application of paint to allow for easy opening and then repainted as per methodology. Also the window on the right on the 1st floor the top part of the sash cord window has been painted with an inch opening and the paint needs to be removed to enable the window to close properly



South side facing elevation

The top floor windows are made of metal and need to be checked for rust as when closing they have exhibited undue stiffness which maybe due to the painting work carried out in the past.

The middle floor windows, the turret and ground floor windows were seen to have paint blistering in September 2020 and required urgent remedial painting as the wood was fully exposed to the elements. The middle floor third window from the right of the picture is a bathroom window and needs to be easily opened however it is

extremely stiff due to painting work. The middle floor top sash windows have all been sealed with paint due to previous poor painting works and can't be opened and need to have all the paint removed and repainted so that they can open easily.



West side facing elevation.

The windows in the middle floor were found to be blistered in a number of places and required urgent remedial action where the wood was exposed. It is expected that the paint will continue to blister and fall off It is proposed that the paint is stripped off as per methodology.

The top floor window on the right is a plastic replacement windows which was changed a number of years ago.

The window on the left is the top floor west facing left hand window on the previous picture and shows the weathering of the paint.

All the fascia boards and eaves will need to be checked for soundness and repainted as per methodology

