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## **SCHEDULE OF WORKS DETAILING THE WINDOW REMEDIAL WORS TO WHITE COTTAGE, WOODGREEN**

<b>PREPARED FOR:</b>	<b>MR AND MRS WILSON</b>
<b>PROJECT LOCATION:</b>	<b>WHITE COTTAGE WOODGREEN COMMON ROAD WOODGREEN, SP6 2BD</b>
<b>DATE:</b>	<b>MAY 2021</b>
<b>PROJECT NO.</b>	<b>SBA.3718 Rev.A</b>

## Introduction

This report has been prepared on behalf of Mr and Mrs Wilson the current owners of White Cottage, Woodgreen. The proposals include the remedial repairs to the existing windows to make good the defective areas, and further draft proofing to others, whilst retaining as much of the historic fabric as possible.

White Cottage is a Grade II listed building, The List Entry Number is recorded by Historic England as SU1750317597 with the description: *Cottage. C18 altered and extended C19 and C20. Painted brick and cob, thatch roof, brick and tile lean-to. 1½ storey, 2 wide bay C18 cottage with C19 bay added to one end, and C20 lean-to to other end bay and wing to rear. C20 lean-to to RH bay running as far as RH of centre bay. Door in LH end, inside original plank door, between bays. In centre bay and LH bay two cambered-head 2-light casements. In each bay 2-light with side lights eyebrow dormer. Roof half-hipped with stacks above door and at LH end.*

Item Number	Window Reference	Window Type	Description of defect	Remedial Works to be undertaken.	Photographic reference
1.0	W1- To Dining Room	Fixed casement timber window with Leaded lights.	<p>Leaded lights had been silicone sealed around the lead comes to provide further weather tightness. The Timber Turning piece to the head of the window appears to be missing, and a cementitious mortar had been applied to the window head.</p> <p>A retrospective Lead cill has been fitted to the bottom of the window, which has cracked.</p> <p>Further cementitious mortar and silicon has been applied to the reveals of the window.</p> <p>The bottom section of the window frame appears to have decayed.</p>	<p>Carefully take out the leaded lights, ensuring that no damage is caused to the glass panes. A stained-glass conservator is to carefully take the sections apart and replace the leaded comes and glass where it cannot be repaired. Replacement glass should be either single glazed cylinder or Crown glass.</p> <p>The frame is to remain in- situ and any sections of defective timber cut out, and replaced with new scarfed in timber sections (All new timbers to be joinery grade matching material and profile of existing section). New and existing timber is to be treated with a solvent bourne preservative before fitting. The frame is to be</p>	A,B, C,D

Item Number	Window Reference	Window Type	Description of defect	Remedial Works to be undertaken.	Photographic reference
				<p>rubbed back removing all loose and flaking paint and redecorated.</p> <p>The cement mortar to the window head and reveals is to be carefully removed with a carbide tipped masonry chisel, ensuring that no damage is caused to the surrounding brickwork (No power tools are to be used).</p> <p>The timber turning piece to the window head is to be carefully removed and a new section of timber cut out and infilled to the opening. Provide temporary support to the arch whilst the turning piece is removed.</p> <p>Mortar mix to be as follows: 1 part Saint-astier NHL2 natural Hydraulic Lime to 2.5 parts well graded sand. (This mix ratio is</p>	

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				<p>based on a hard brick, in good condition in an exposed location).</p> <p>The lead cill dressed over the edge of the brickwork is to be carefully removed and a lime mortar haunch is to be filled to the cill, chamfered away from the frame to shed the water away.</p> <p>The Leaded lights are to be puttied and rewiring back to the saddle bar.</p>	
2.0	W2- To Porch/ Lobby	Fixed timber window	Timber cill has rotten to one end of the window. Glazing putty loose and missing in places	<p>Frame to remain in situ whilst the section of defective cill is cut out, and replaced with a new scarfed in timber section. (New timber to match material and profile of existing section). New and existing timber is to be treated with a solvent bourne preservative before fitting.</p>	<b>E,F, G</b>

Item Number	Window Reference	Window Type	Description of defect	Remedial Works to be undertaken.	Photographic reference
				<p>Existing loose and cracked glazing putty is to be carefully cut out and replaced. The frame is to be rubbed back removing all loose and flacking paint and redecorated.</p>	
3.0	W3 – To Sitting Room	Timber window with side hung timber casements	<p>Casement was sticking and did not freely open. Cill was rotten in its entirety. Putty missing or defective in places to window casements.</p>	<p>Window Casements to be taken out and eased where jamming. Frame to remain in situ whilst the section of defective cill is cut out and replaced with a new scarfed in timber section. The edge of the window casements are to be carefully routed out to the perimeter to accept a compression seal between the casement and the frame. All works are to be undertaken in accordance with the Historic England Timber Windows their care, repair and upgrading 2017. Existing loose and cracked</p>	<b>H,I</b>

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				<p>glazing putty is to be carefully cut out and replaced. The frame is to be rubbed back removing all loose and flaking paint. Window to be redecorated.</p>	
4.0	W4 – To Sitting Room	Timber window with side hung timber casements	<p>Casement was sticking and did not freely open. Cill was rotten in its entirety. Putty missing or defective in places to window casements.</p>	<p>Window Casements to be taken out and eased where jamming. Frame to remain in situ whilst the section of defective cill is cut out and replaced with a new scarfed in timber section. The edge of the window casements is to be carefully routed out to the perimeter to accept a compression seal between the casement and the frame. All works are to be undertaken in accordance with the Historic England Timber Windows their care, repair and upgrading 2017. Existing loose and cracked</p>	J,K,L

Item Number	Window Reference	Window Type	Description of defect	Remedial Works to be undertaken.	Photographic reference
				<p>glazing putty is to be carefully cut out and replaced. The frame is to be rubbed back removing all loose and flacking paint. Window to be redecorated.</p>	
5.0	W5 – To Sitting Room	Timber window with side hung timber casement	<p>Casement was sticking and did not freely open. Cill was rotten in its entirety. Putty missing or defective in places to window casements.</p>	<p>Window Casements to be taken out and eased where jamming. Frame to remain in situ whilst the section of defective cill is cut out and replaced with a new scarfed in timber section. The edge of the window casements are to be carefully routed out to the perimeter to accept a compression seal between the casement and the frame. All works are to be undertaken in accordance with the Historic England Timber Windows their care, repair and upgrading 2017.</p>	M,N ,O



Item Number	Window Reference	Window Type	Description of defect	Remedial Works to be undertaken.	Photographic reference
				<p>Existing loose and cracked glazing putty is to be carefully cut out and replaced.</p> <p>The frame is to be rubbed back removing all loose and flaking paint. Window to be redecorated.</p>	

*End of Schedule.*