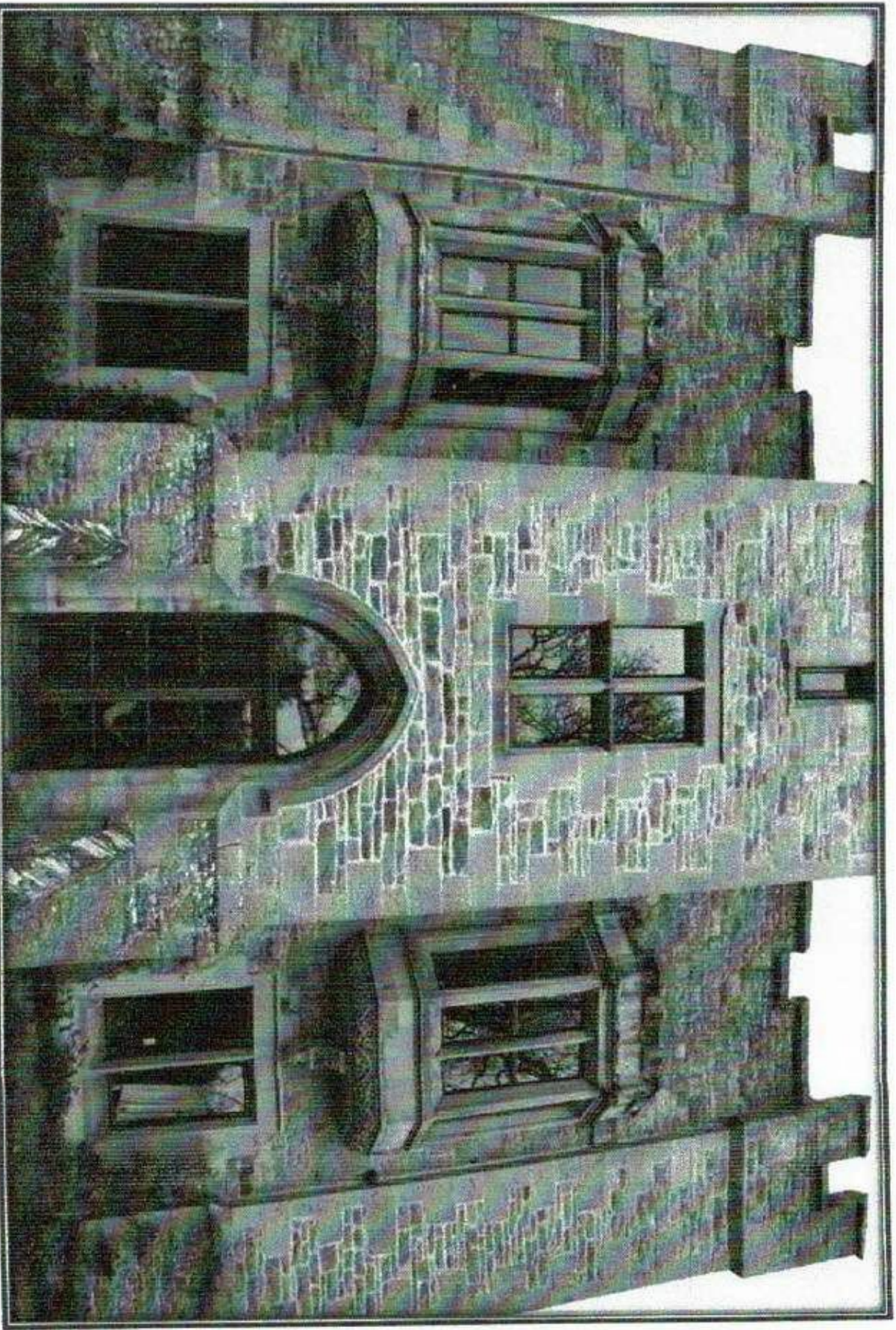


Bellister Castle

Northumberland

Window Condition Report



Martin Johnson & Co (York) Ltd

April 2021

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Summary of Report

This report sets out the findings of our site survey to assess the condition of the windows of Bellister Castle, Northumberland.

Details of the property, its physical condition, maintenance, history, present use and significance to the surrounding area are specified, and issues relating to the windows considered within this context.

The assessment of the windows includes details of location, overall dimensions and methods of installation. The physical composition of the window is recorded, followed by an assessment of the condition of each component.

Finally a general assessment of the principle concerns in given, and recommendations proposed for the windows' future care.

1. BRIEF

1.1 Scope of Report

The purpose of this inspection is to determine as fully as possible the condition of the metal frames and associated glazing, and to formulate recommendations for their conservation and future maintenance.

1.2 Investigation

The site was visited by Philip Barrand (Contracts Director, Martin Johnson & Co (York) Ltd on 17th December 2020 on a dry, overcast day.

Internal access was from floor level, and external access to the windows was from ladders. It was feasible to gain all information required at close range.

All photographs featured in this report were taken on the day of the site survey by Philip Barrand, using a Canon EOS 1000 digital camera.

The information of the condition of each window contained within this report is based solely on what could be seen on the site visit. The glazing is assessed while in its current location.

1.3 Studio Profile

Established in 1986 by Martin Johnson ACR, Martin Johnson & Co (York) Ltd is a company of craftsmen and women qualified and experienced in the conservation and protection of stained glass and historic glazing:

Martin Johnson ACR	Managing Director
Philip Barrand	Contracts Director, Conservator
Aidan Burton	Apprentice Conservator
Eleanor Carr	Glass Painter, Conservator
Steve Collins	Artist/Designer, Conservator
Vincent Cook	Senior Fabricator, Conservator
Luke Thurston	Workshop Manager, Conservator

2. DESCRIPTION AND HISTORY OF BUILDING

2.1 Location

Bellister Castle is situated in a rural location along the A69, 1km south west of the village of Haltwhistle, in Northumberland.

Address: Bellister Castle, Bellister Road, Haltwhistle, Northumberland NE49 0HZ

2.2 History

It is thought that the present property stands on the site of an early motte and bailey castle. In the 13th century a moated hall stood on the site, to which was added a substantial tower in the 14th century. Records from 1541 describe a 'tower house' or 'basselhouse', occupied by the Blenkinsop family, who sold their estates in 1697.

In around 1669 the castle was converted into a 3 storey house, and occupied by several different owners until it was substantially remodelled in 1826 by architect John Dobson. Dobson is known for his neoclassical designs for Newcastle central station and much rebuilding in central Newcastle, including Grainger Market, as well as several country houses and churches. Further alterations to Bellister were carried out in 1890 and 1905 following fire damage. The remains of the 14th century tower house have been allowed to fall into ruins, though remain adjoining the present structure.

2.3 Style / Architecture

The 19th century occupied house is built in a mock-Gothic style, with a castellated east front. It adjoins the ruin of the square tower of the 'basselhouse' – part of a late 13th or early 14th century hall house with the tower at its north west end. The whole building stands on a prominent mound, apparently partly natural and partly constructed, and probably surrounded by a moat which is now traceable on the south and west sides.

The walls of the north western part of the present house may date from the original house (inscription stone EJB 1667 refers to the occupancy of Elizabeth and John Blenkinsopp). The moulded ogee arched doorway of the present house may also be of this date. However, the majority of the present house is post 1827.

2.4 Current Use

Bellister Castle is owned by the National Trust. The Trust has recently offered a 125 year lease for the Castle and Lodge as a private residence, and the building is now in private hands for the duration of the lease. The Castle has already been a leased residence for over 35 years, after the Trust's consideration of its viable use.

2.5 Status

Listing	Grade I
List Entry Number	1045292
Date first listed	10 th June 1952
District	Northumberland (Unitary Authority)
Parish	Featherstone (formally Civil Parish of Bellister)
National Grid Ref	NY 70068 62959
Listing Text	<p><i>Ruined tower house and adjoining occupied house. Ruined section possibly a C13 hall-house with C14 (possibly solar) tower on west; altered c.1600. Occupied house dated 1669 but possibly incorporating medieval fabric in lower courses; major alterations c.1826 by John Dobson and c.1890; partly rebuilt c.1901-5 following an extensive fire. Tower coursed rubble with dressings; roofless. House squared and snecked sandstone, roofs not visible. L-plan medieval range with U-plan occupied house on east end. Castellated style house.</i></p> <p><i>Ruined section of 2 builds retains few architectural details. Original north and west walls are 2 and 3 storeys high, south wall has partly collapsed and east wall is largely destroyed. Projecting north-west corner with alternating quoins; fragment of spiral stair near south-west corner. Narrower added tower on west has similar projecting corners; fragmentary window openings on north; window in surround with double-roll moulding set high on west; fragment of garderobe on partly-collapsed south wall.</i></p> <p><i>Occupied house has mainly C19 2- and 3-light mullioned windows and embattled parapets. North front has recessed centre and projecting wings: 3-storey, 3-bay centre has possibly re-set moulded ogee-headed doorway and 1669 datestone; slightly-</i></p>

projecting c.1890 tower on west, adjoining ruined section, with projecting single-storey wing on front; far-projecting early C19 2-storey east wing with flanking corner turrets, cross windows and a later 3-storey semi-octagonal tower on north-west corner. 2-storey, 3-bay east return has projecting tower with pointed doorway, flanking elaborate oriel windows and projecting corners. South front of 2 builds: recessed 3-storey, 3-bay centre; c.1890 tower at west with taller turret; wider 2-storey tower at east with projecting corners and turrets. Interior refitted in early C20.

2.6 Significance

Architecturally, Bellister Castle is of importance, both for the partial survival of an early first floor hall house and also as a significant early design of a well know Victorian architect. The mound or 'motte' on which the present remaining buildings are constructed suggests an origin in the late 11th or 12th century, and lends a historical importance to the site whose early history remains only partially researched. The imposing outline of the present castle and its ruined predecessor is an attractive and prominent feature of the Tynedale landscape.

2.7 Condition of Building

The residence is currently undergoing a scheme of works to include repairs to the windows and roof and rainwater goods.

3. PARTICULARS OF WINDOWS

3.1 Location and Numbering System

All windows are numbered as per the architect's drawings. The ground floor windows are numbered anti-clockwise in sequence from the West corner, the first floor clockwise from the North corner, and the second floor anti-clockwise from the West corner. All windows are shown on the floor and elevation plans alongside each individual assessment.

Floor Plans:



Ground Floor



First Floor

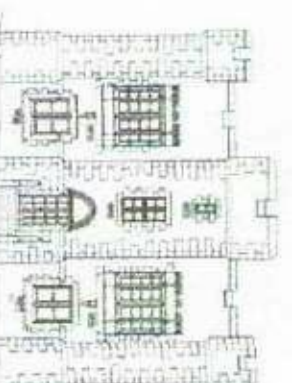


Second Floor

Elevation Plans:



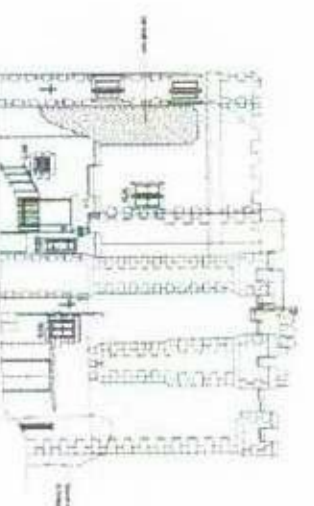
South West Elevation



South East Elevation

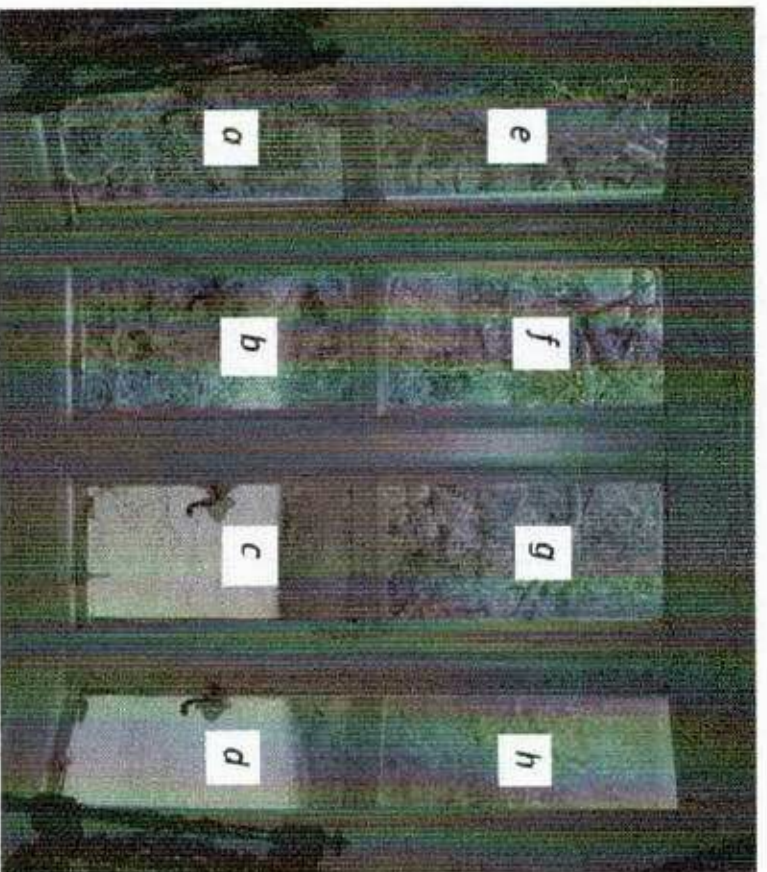


North East Elevation

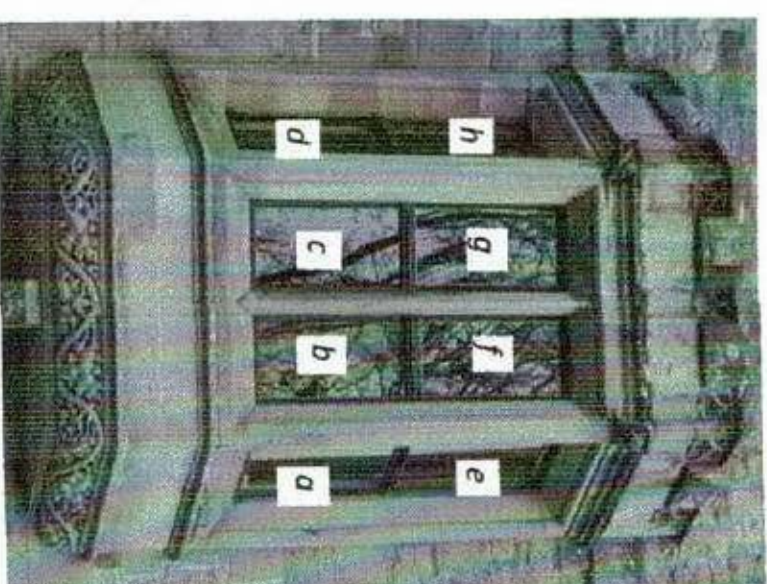


North West Elevation

Where a window has two lights (or panes), these will be designated 'a' and 'b' lights, with 'a' light being the left hand side light / pane as viewed from the interior. Where a window has four lights (or panes), these will be termed 'a', 'b', 'c' and 'd' lights, with 'a' light being the lower left hand side light as viewed from the interior. This rule applies to any number of lights in a window:



Interior



Exterior

3.2 Material Content

Glass	Original glass is 4-6mm drawn sheet. Where replacements have been inserted the glass used is 4-6mm float glass
Frames	Mild steel, cast iron and zinc
Pointing into frames	Linseed oil putty
Pointing into stonework	Sand / cement mortar mix

3.3 Installation

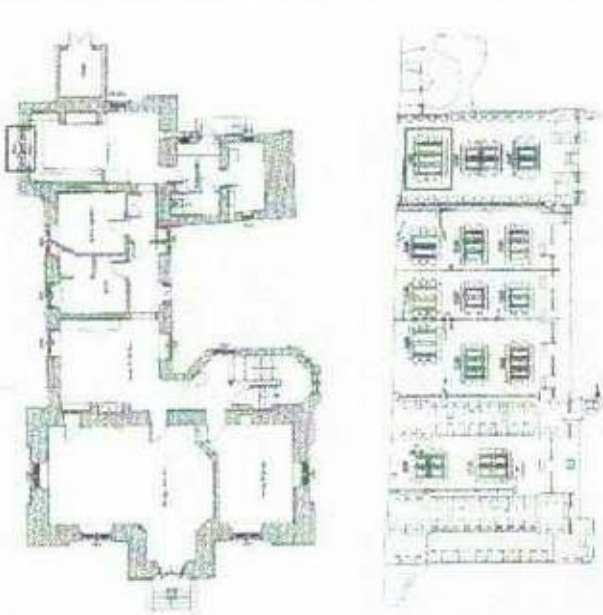


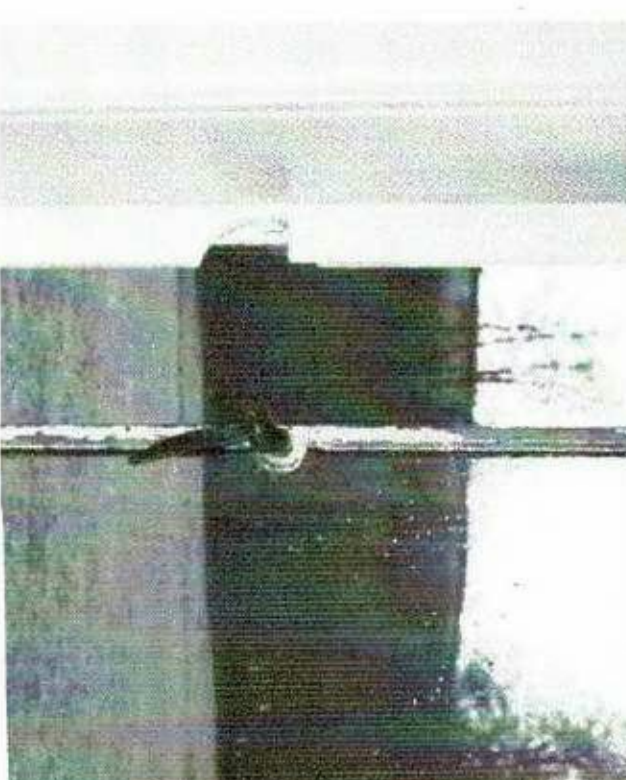
The window frames at Bellister are a mixture of timber, mild steel, cast iron and zinc. For the purposes of this report only the metal window frames are assessed.

The frames are fixed into the surrounding stonework with ferrous screws and mortar pointing.

4. ANALYSIS OF INDIVIDUAL WINDOWS

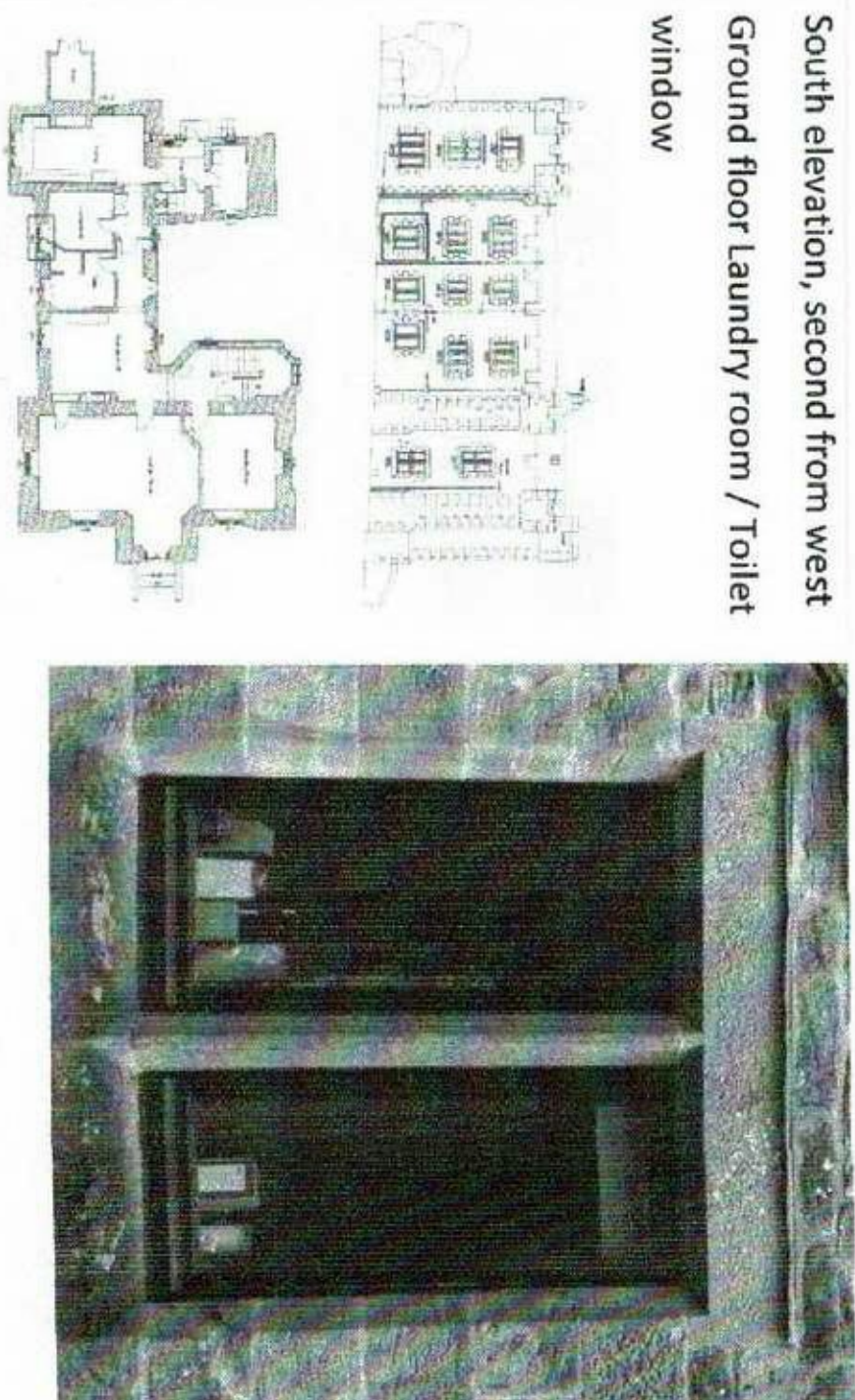
Ground Floor

4.1 Window WG1

Location	South elevation, west-most Ground floor kitchen window		
Installation	Zinc frames with timber fascia internally		
Description	3 lights: <i>a</i> and <i>c</i> lights are openers, <i>b</i> light is fixed		
Dimensions	All lights 430 x 1300mm		
Condition	Both opening lights are operable		
Proposed works	Refurbish all lights in-situ		

4.2 Window WG2

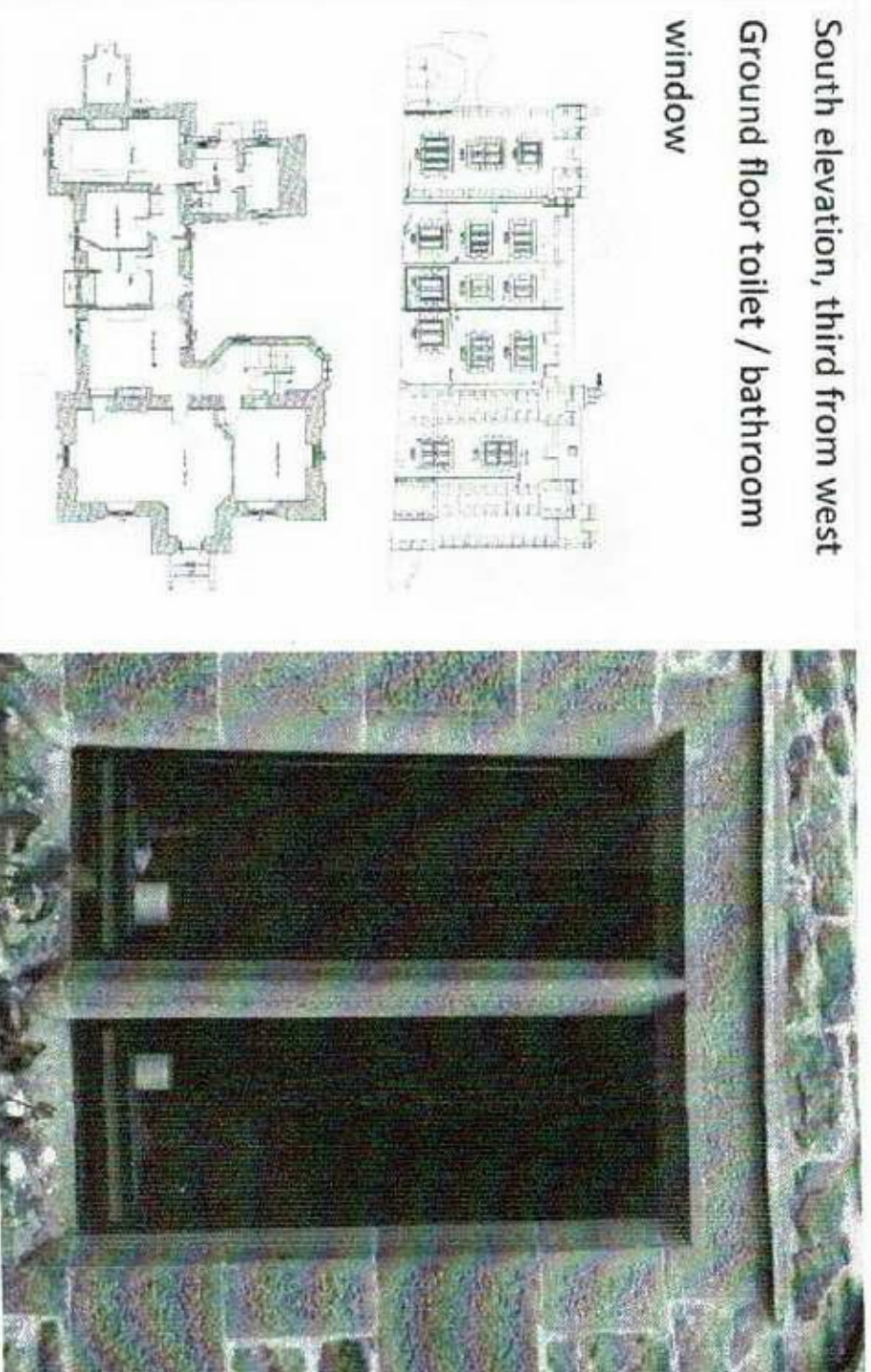
Location	South elevation, second from west Ground floor laundry room / Toilet window
Installation	Timber frames Window is separated into 2 rooms
Description	2 lights, both openers The timber framed windows are not assessed as part of this report



The architectural drawings for window WG2 include a south elevation of a building facade showing the window's position, a ground floor plan of the laundry room and toilet, and a detailed cross-section of the window frame. The photograph shows a close-up of the window, which is a timber-framed double window with two panes, set in a stone wall.

4.3 Window WG3

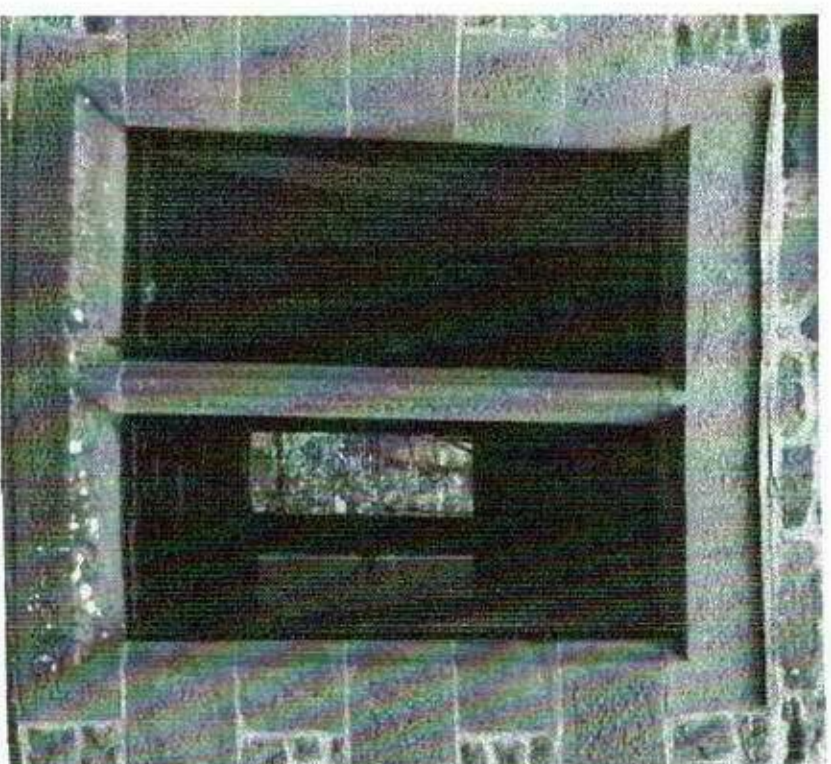
Location	South elevation, third from west Ground floor toilet / bathroom window
Installation	Timber frames
Description	2 lights, both openers The timber framed windows are not assessed as part of this report



The architectural drawings for window WG3 include a south elevation of a building facade showing the window's position, a ground floor plan of the toilet and bathroom, and a detailed cross-section of the window frame. The photograph shows a close-up of the window, which is a timber-framed double window with two panes, set in a stone wall.

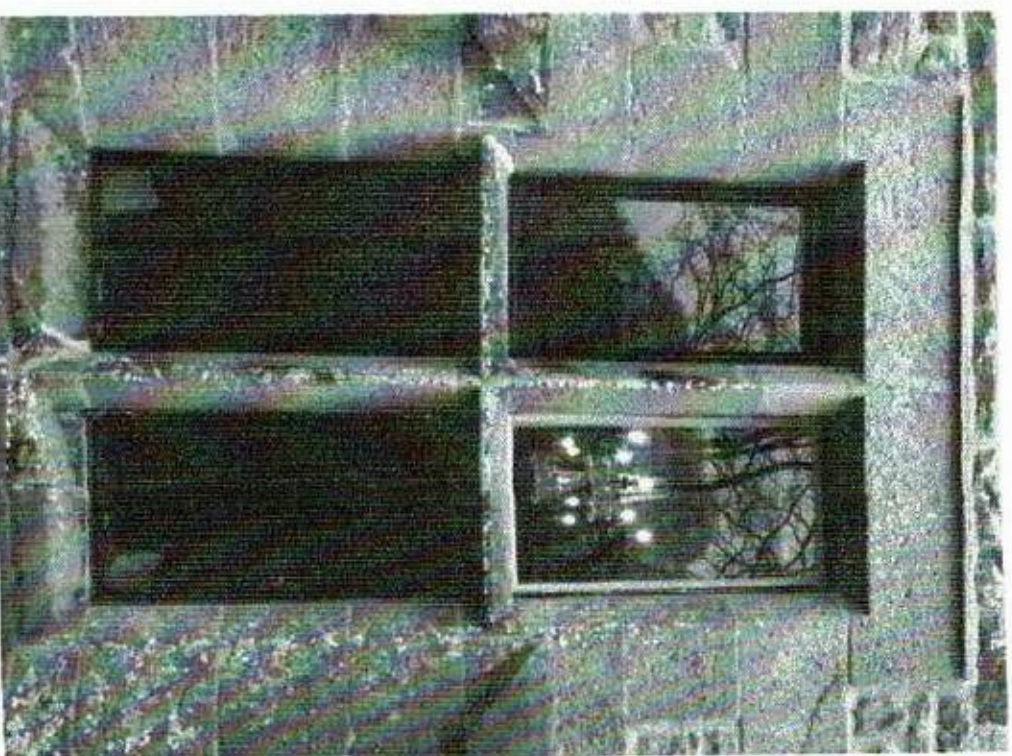
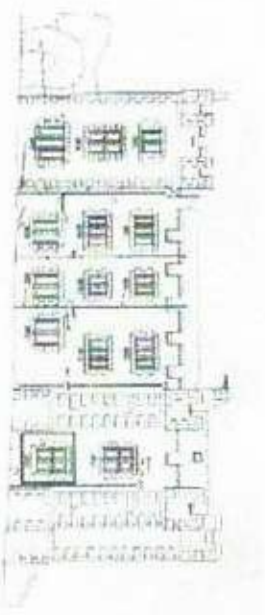
4.4 Window WG4

Location	South elevation Ground floor reception hall window
Installation	Steel frames
Description	2 light window: <i>a</i> light fixed, <i>b</i> light operer
Dimensions	Both lights 530 x 1200mm
Condition	<i>a</i> light has been reglazed, and is rusting at base <i>b</i> light – opener is sealed shut and inoperable
Proposed works	Remove both for refurbishment



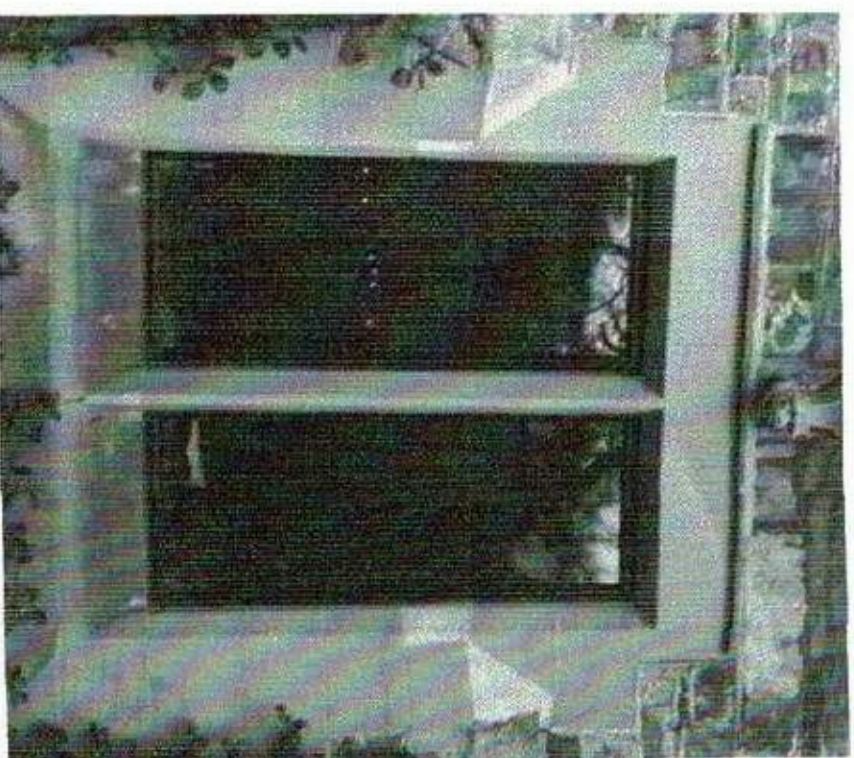
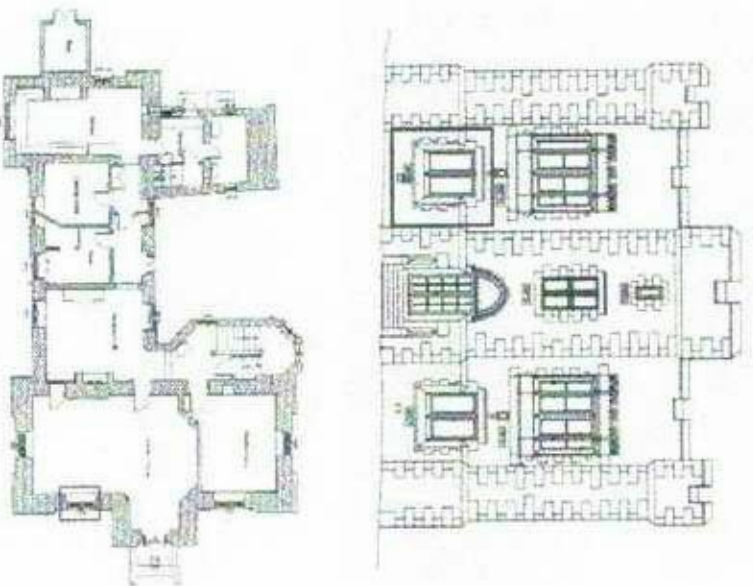
4.5 Window WG5

Location	South elevation, east-most Ground floor lounge window
Installation	Steel frames
Description	4 light window, with upper and lower panels <i>a</i> and <i>d</i> lights have openers, <i>b</i> and <i>c</i> lights are fixed
Dimensions	All lights 435 x 800mm
Condition	Both openers are inoperable and are missing window stays (see photo below)
Proposed works	Remove and refurbish both openers, and provide new stays Refurbish fixed lights in-situ



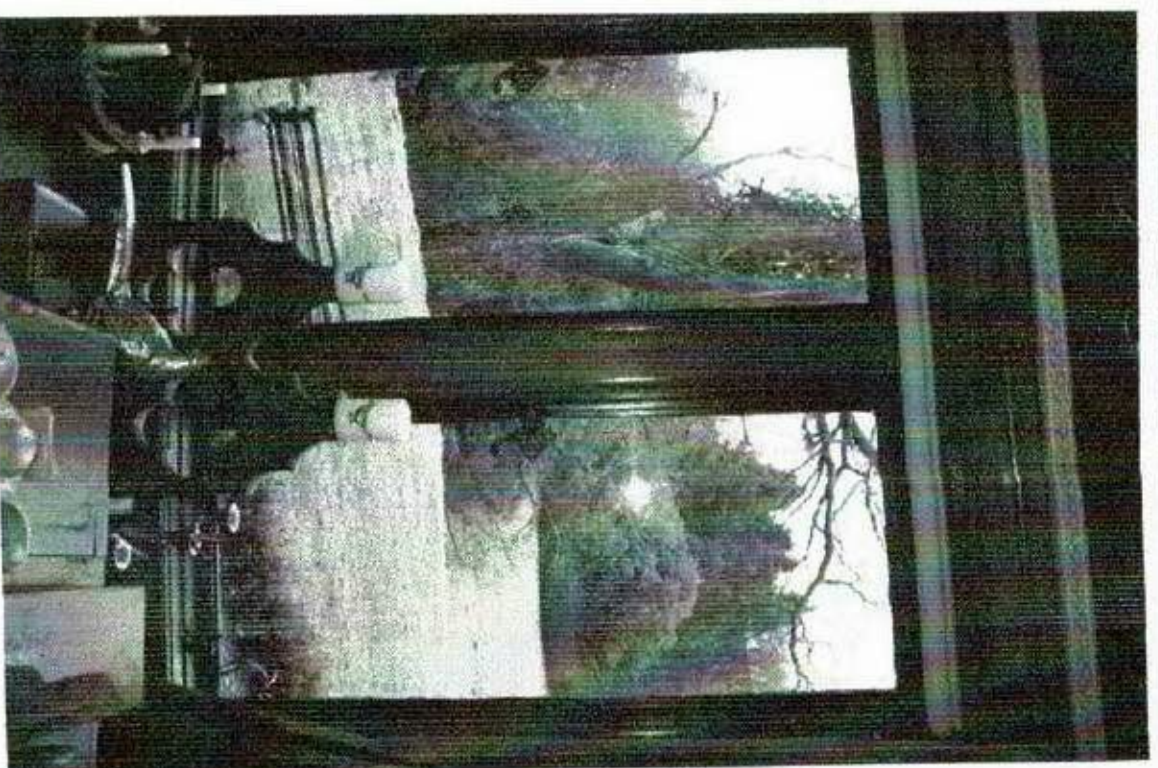
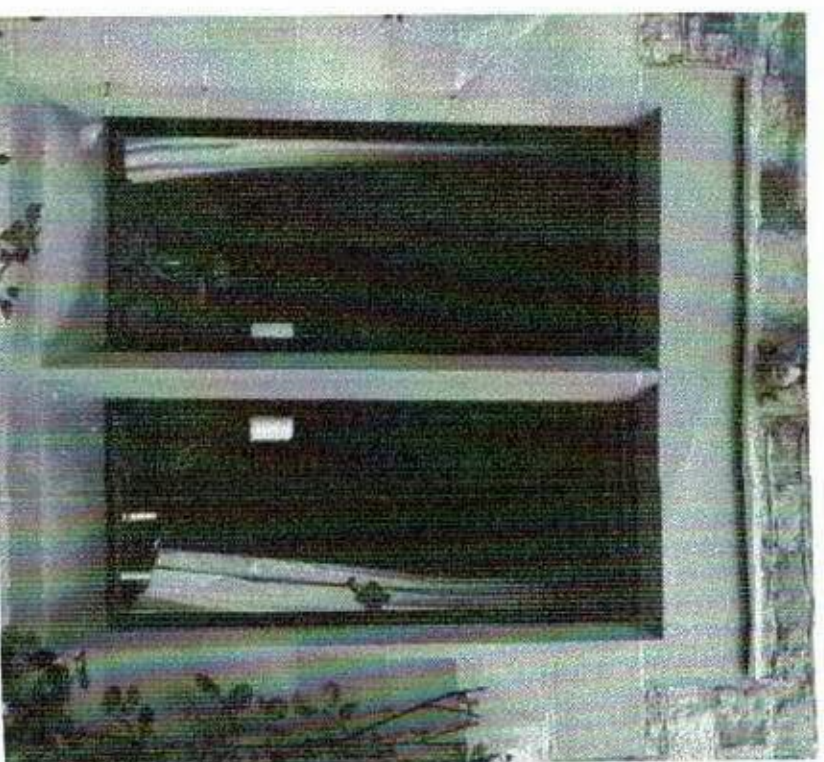
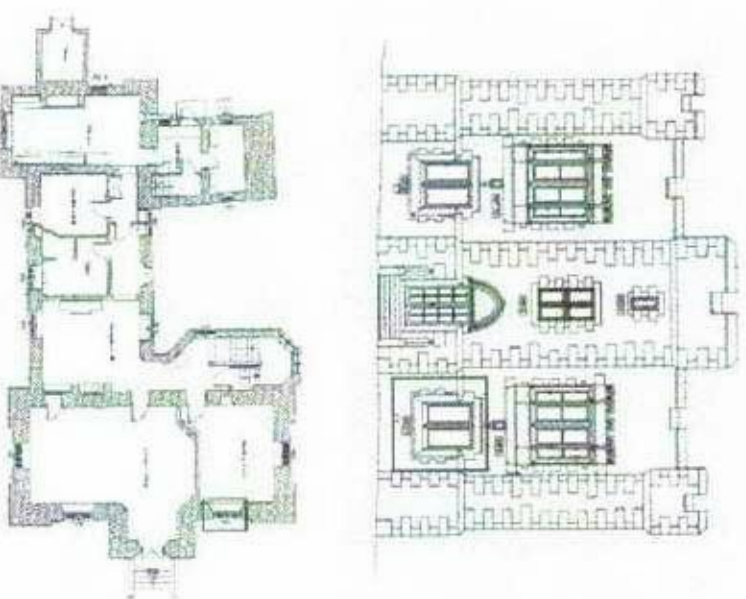
4.6 Window WG6

Location	East elevation, south-most Ground floor lounge window
Installation	Steel frames
Description	2 light window, both lights are openers
Dimensions	Both lights 600 x 1350mm
Condition	Both opening lights are inoperable
Proposed works	Remove and refurbish both openers



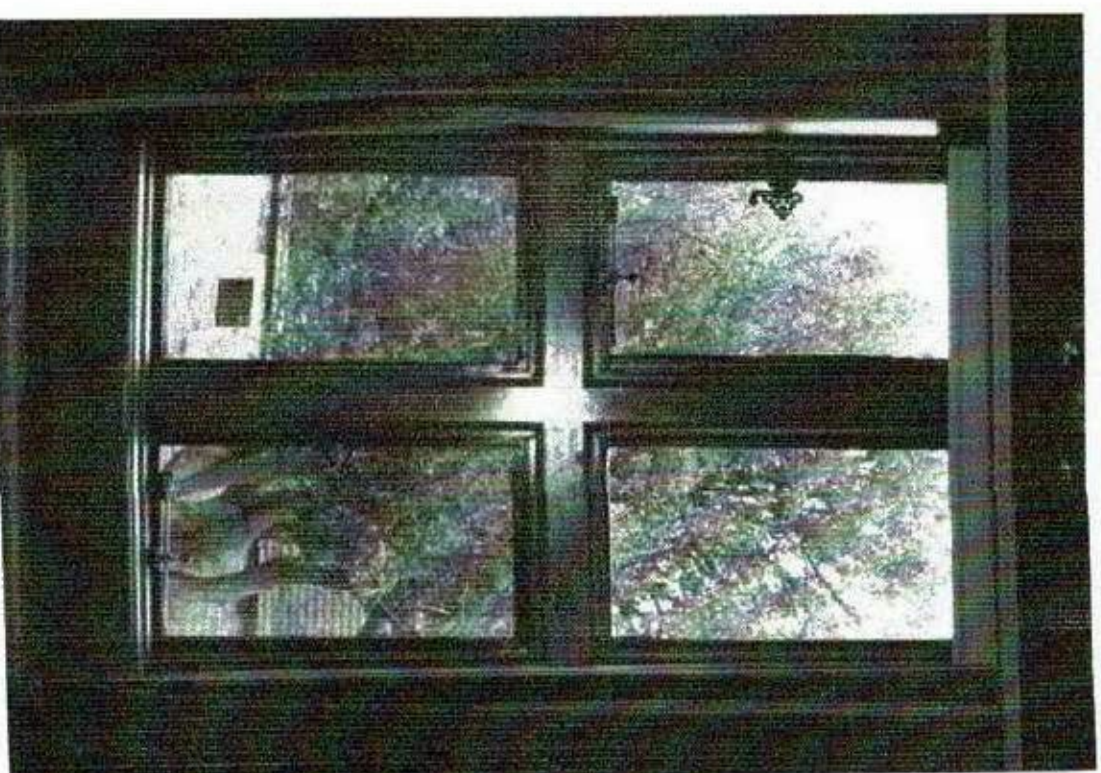
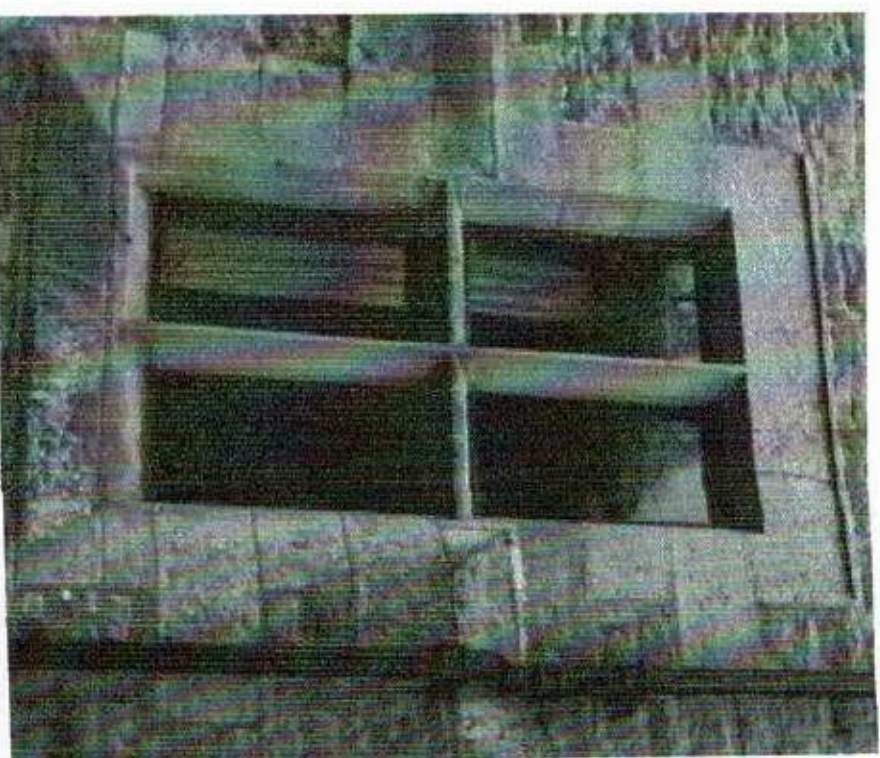
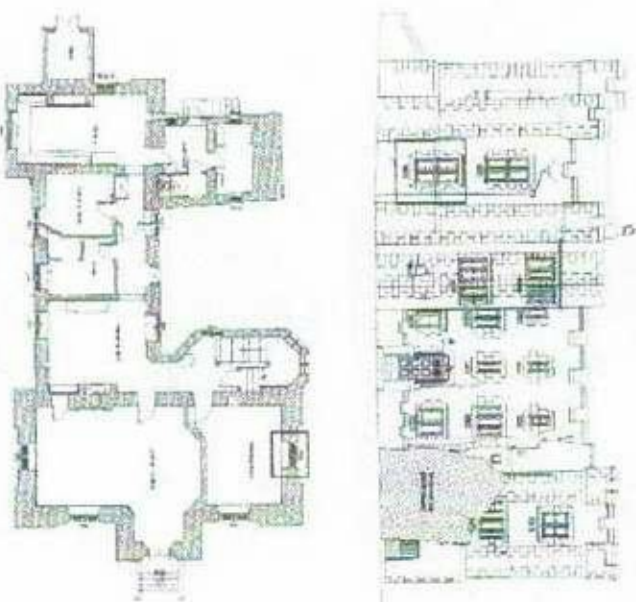
4.7 Window WG7

Location	East elevation, north-most Meeting room window
Installation	Steel frames
Description	2 light window, both lights are openers
Dimensions	Both lights 600 x 1350mm
Condition	Both opening lights are inoperable
Proposed works	Remove and refurbish both openers



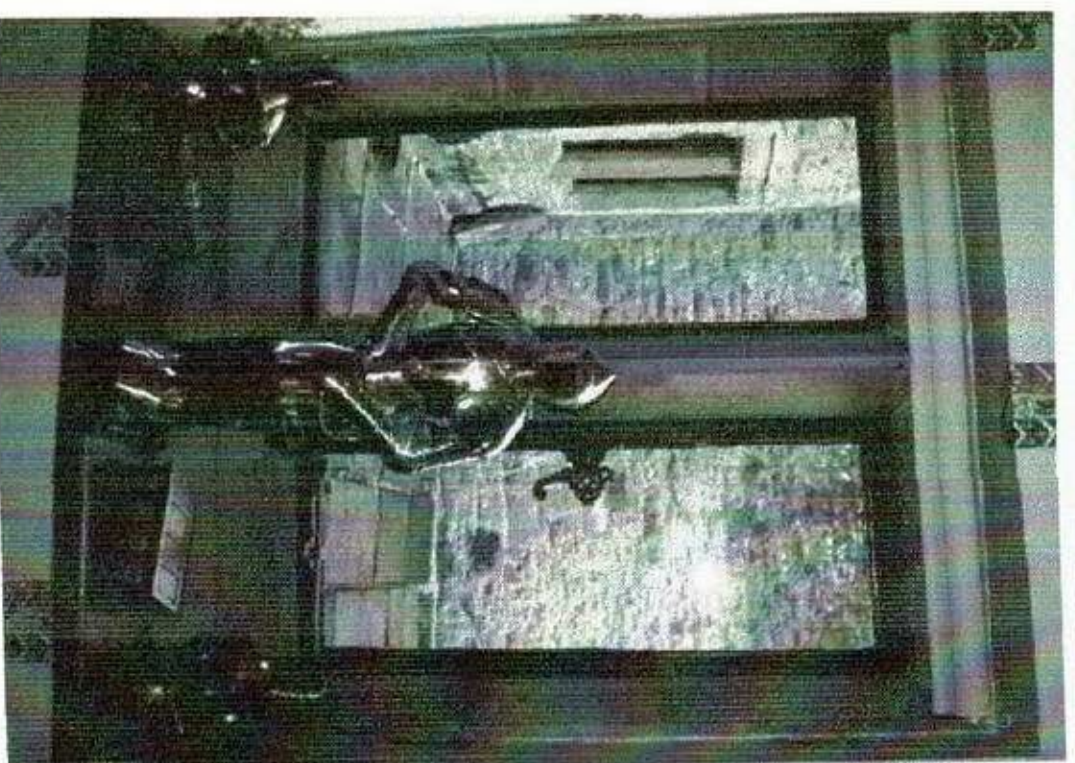
4.8 Window WG8

Location	North elevation, east-most Ground floor meeting room window								
Installation	Steel frames								
Description	4 light window: <table border="1"> <tr> <td><i>a</i> light</td> <td>Fixed</td> </tr> <tr> <td><i>b</i> light</td> <td>Opener</td> </tr> <tr> <td><i>c</i> light</td> <td>Opener</td> </tr> <tr> <td><i>d</i> light</td> <td>Fixed</td> </tr> </table>	<i>a</i> light	Fixed	<i>b</i> light	Opener	<i>c</i> light	Opener	<i>d</i> light	Fixed
<i>a</i> light	Fixed								
<i>b</i> light	Opener								
<i>c</i> light	Opener								
<i>d</i> light	Fixed								
Dimensions	All lights 450 x 800mm								
Condition	<table border="1"> <tr> <td><i>a</i> light</td> <td>Sound, has been reglazed</td> </tr> <tr> <td><i>b</i> light</td> <td>Trial done (photo below)</td> </tr> <tr> <td><i>c</i> light</td> <td>Opener inoperable</td> </tr> <tr> <td><i>d</i> light</td> <td>Sound, has been reglazed</td> </tr> </table>	<i>a</i> light	Sound, has been reglazed	<i>b</i> light	Trial done (photo below)	<i>c</i> light	Opener inoperable	<i>d</i> light	Sound, has been reglazed
<i>a</i> light	Sound, has been reglazed								
<i>b</i> light	Trial done (photo below)								
<i>c</i> light	Opener inoperable								
<i>d</i> light	Sound, has been reglazed								
Proposed works	Remove opener in <i>c</i> light and refurbish. <i>a</i> & <i>d</i> lights to be refurbished in-situ								



4.9 Window WG9

Location	North elevation, west-facing Ground floor stairwell window
Installation	Steel frames
Description	2 light window: <i>a</i> light fixed, <i>b</i> light opener
Dimensions	Both lights 535 x 1100mm
Condition	Opening light (<i>b</i>) is inoperable
Proposed	Refurbish <i>a</i> light in-situ
works	Remove <i>b</i> light and refurbish



4.10 Window WG10

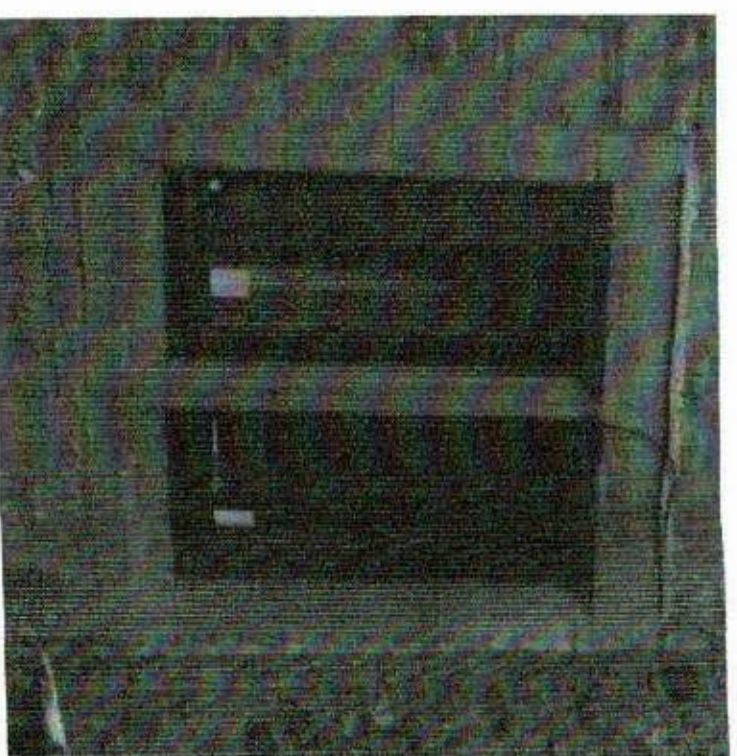
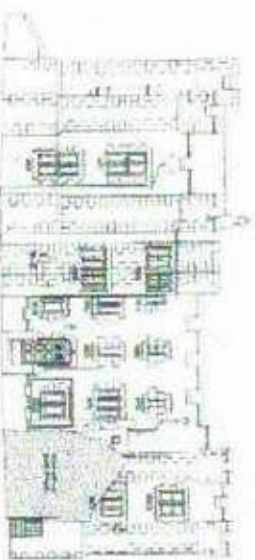
Location	South elevation Ground floor reception hall window
Installation	Steel frames
Description	2 light window: <i>a</i> light fixed, <i>b</i> light opener
Dimensions	Both lights 535 x 1100mm
Condition	Opening light (<i>b</i>) inoperable
Proposed	Refurbish <i>a</i> light in-situ
works	Remove <i>b</i> light and refurbish



4.11 Window WG11

Location North elevation, ground floor

entrance hall window



Installation Timber frame

Description 2 light window

The timber framed windows are not assessed as part of this report

4.12 Window WG12

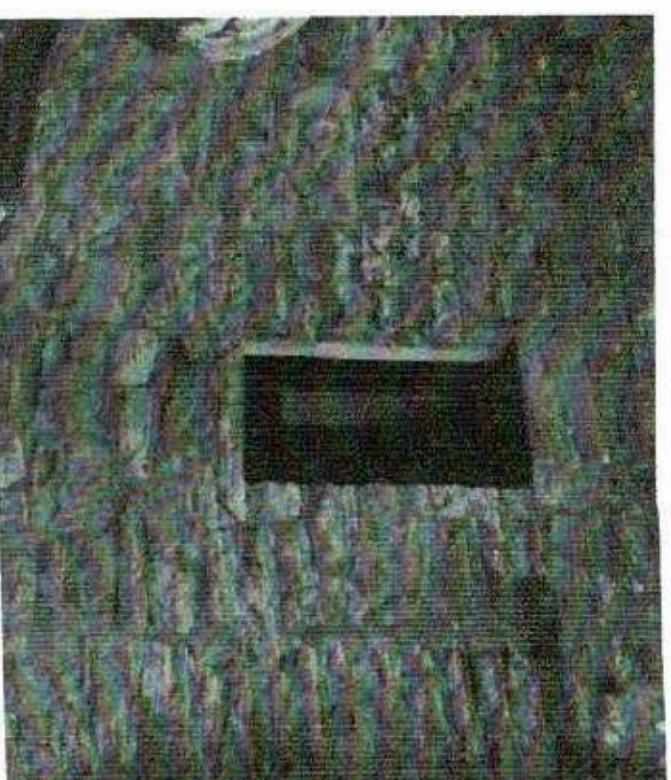
Location North elevation, ground floor east-facing wall of boiler room



Installation Timber frame

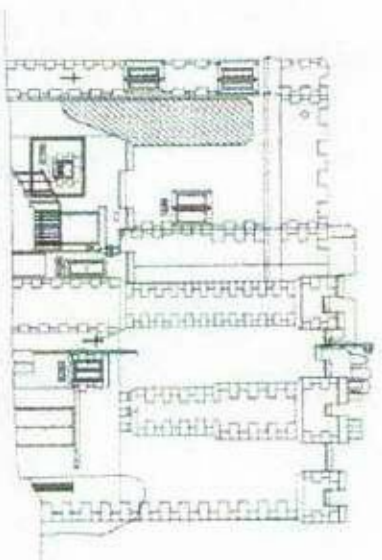
Description Single light window

The timber framed windows are not assessed as part of this report



4.13 Window WG13

Location Ground floor west-facing window of boiler room



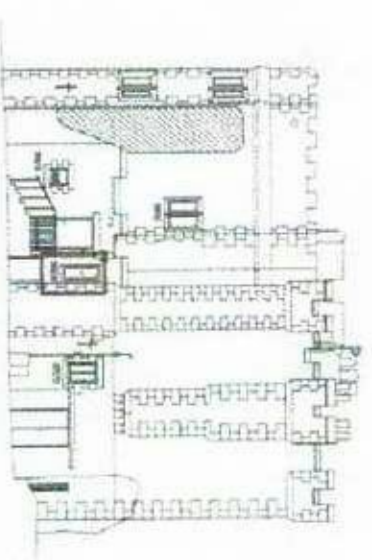
Installation Timber frame

Description Single light window, partly glazed

The timber framed windows are not assessed as part of this report

4.14 Window WG 14

Location Ground floor west wall - coat room




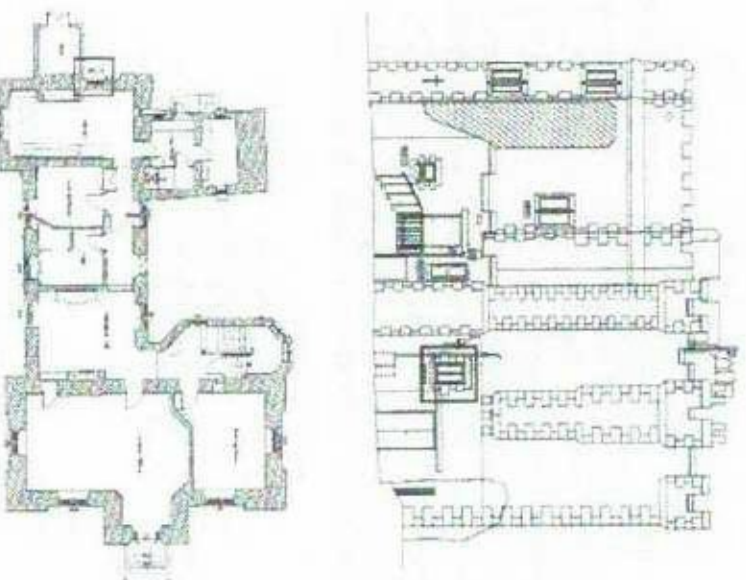
Installation Timber

Description Single light window

The timber framed windows are not assessed as part of this report

4.15 Window WG15

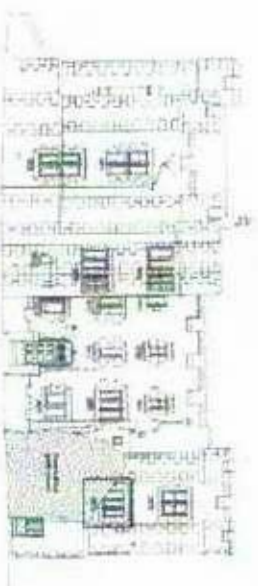
Location	Ground floor north elevation, entrance hall window	
Installation	Timber frame	
Description	2 light window	
The timber framed windows are not assessed as part of this report		



First Floor

4.16 Window WF1

Location North elevation, west-most, first floor office room window



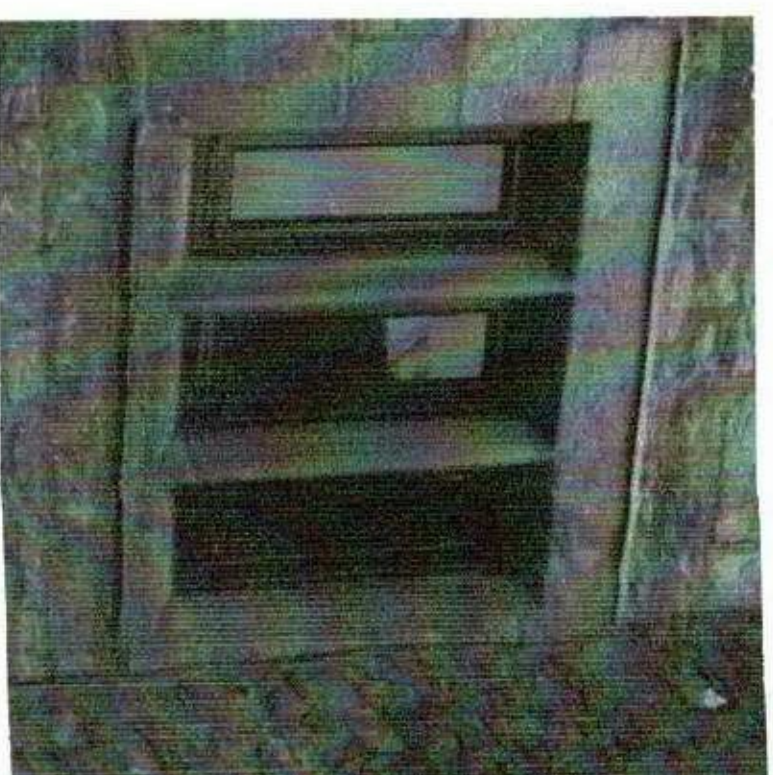
Installation Timber

Description 3 light window

The timber framed windows are not assessed as part of this report

4.17 Window WF2

Location North elevation, first floor corridor window



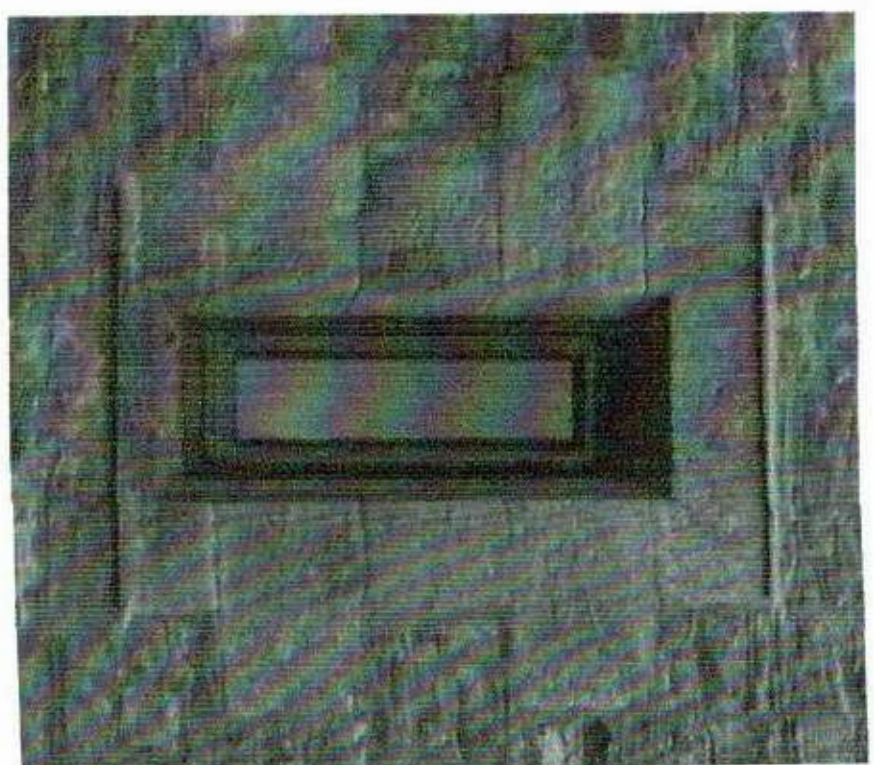
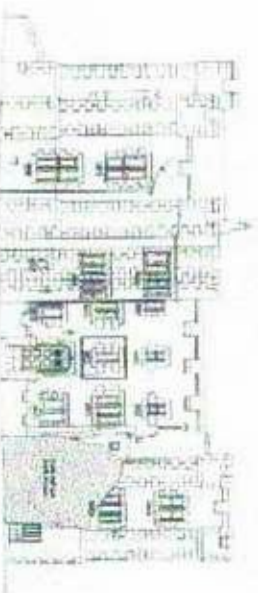
Installation Timber frame

Description 3 light window

The timber framed windows are not assessed as part of this report

4.18 Window WF3

Location North elevation, first floor corridor window



Installation Timber frame

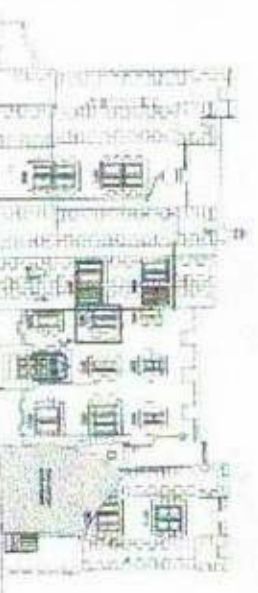


Description Single light window

The timber framed windows are not assessed as part of this report

4.19 Window WF4

Location North elevation, first floor corridor window



Installation Timber frame

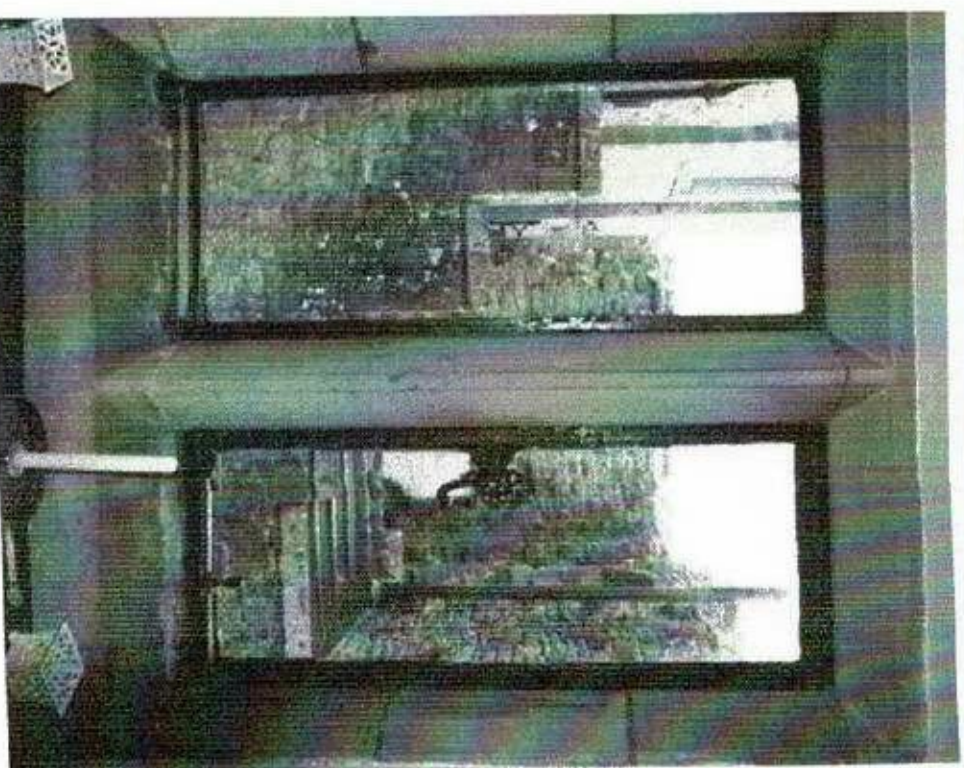
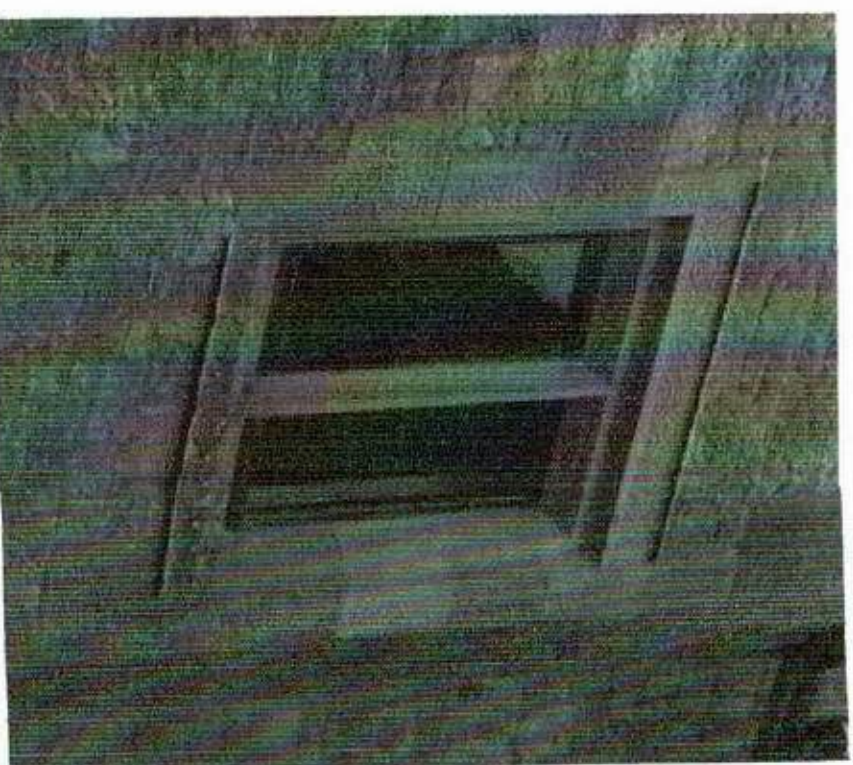
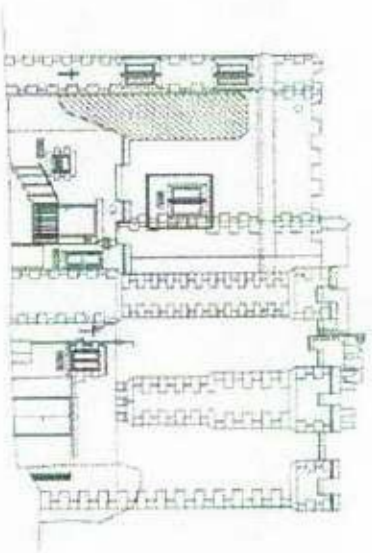
Description 3 light window

The timber framed windows are not assessed as part of this report



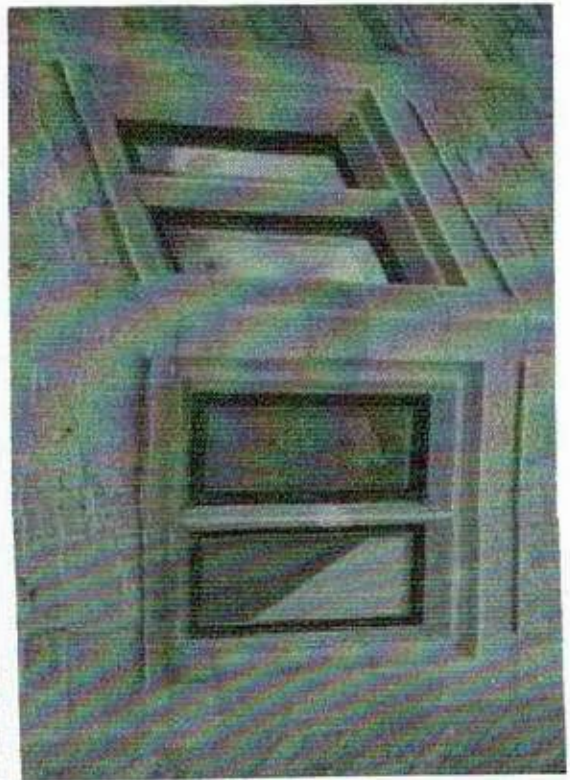
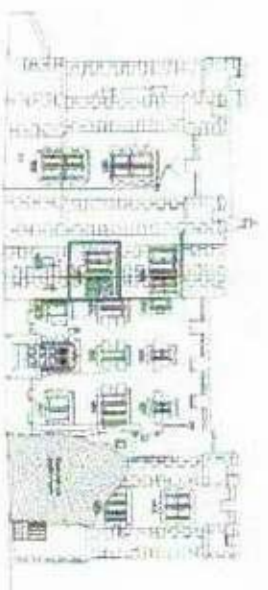
4.20 Window WF5

Location	First floor west-facing stairwell window
Installation	Cast iron frames
Description	2 light window: <i>a</i> light fixed, <i>b</i> light operable
Dimensions	385 x 910mm
Condition	Fixed light (<i>a</i>) is rusting at base, Operable is inoperable
Proposed works	Remove both frames for refurbishment



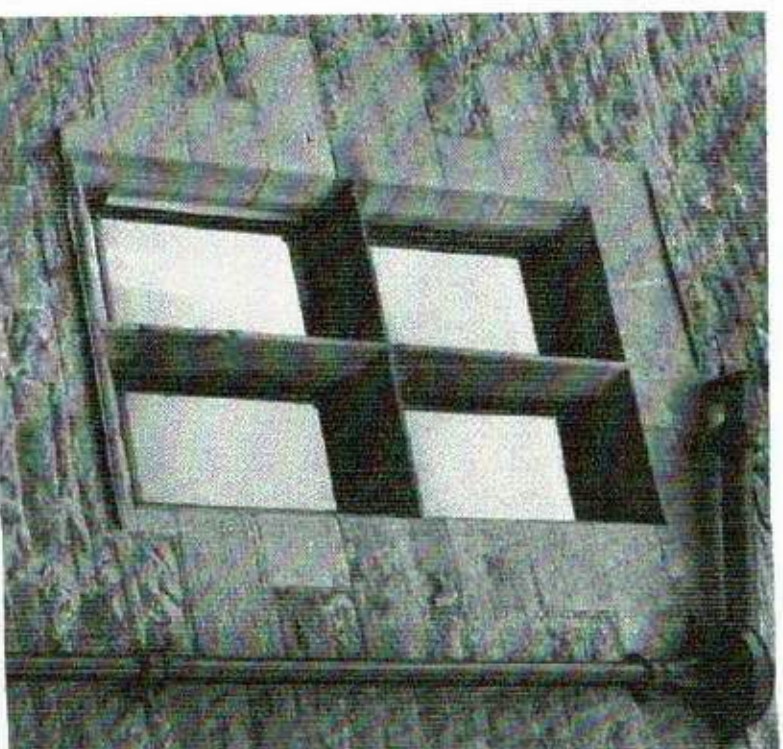
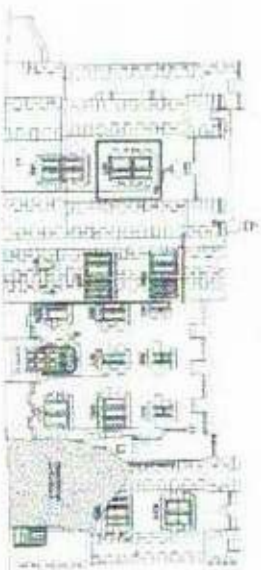
4.21 Window WF6

Location	North west corner, first floor stairwell window	
Installation	Cast iron frames	
Description	4 light window:	
	<i>a</i> light	Fixed
	<i>b</i> light	Opener
	<i>c</i> light	Opener
Dimensions	All lights 380 x 910mm	
	<i>a</i> light	Has been reglazed
	<i>b</i> light	Opener inoperable
	<i>c</i> light	Opener inoperable
Proposed works	<i>d</i> light	Has been reglazed
	Remove both opening lights for refurbishment	



4.22 Window WF7

Location North elevation, first floor
bedroom window



Installation Zinc frames with timber fascia
inside

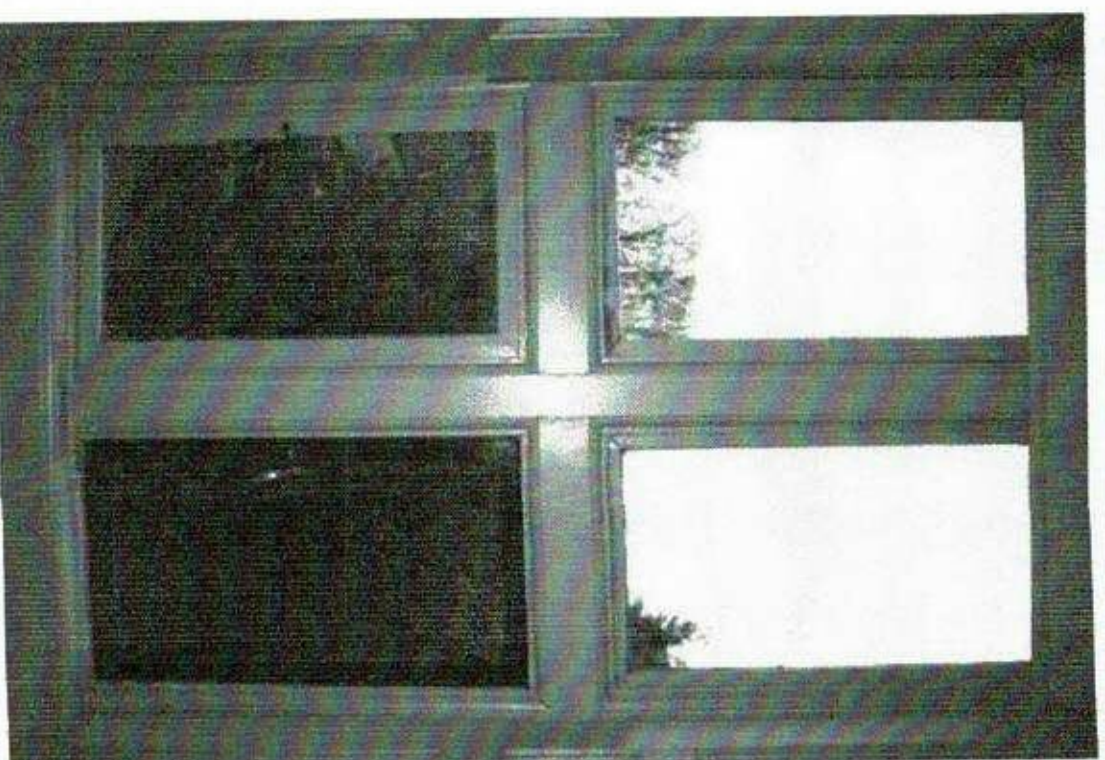
Description 4 light window:

<i>a</i> light	Opener
<i>b</i> light	Trial done
<i>c</i> light	Fixed light
<i>d</i> light	Fixed light

Dimensions All lights 445 x 800mm

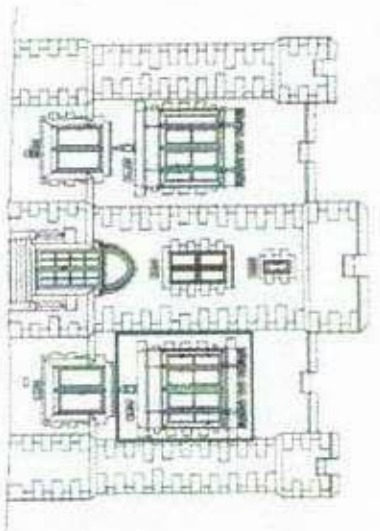
Condition	<i>a</i> light	Sound
	<i>b</i> light	Trial panel
	<i>c</i> light	Sound
	<i>d</i> light	Sound

Proposed works Refurbish all frames in-situ



4.23 Window WF8

Location East elevation, first floor bedroom window, north-most



Installation Steel frames, all with timber fascia inside, all painted white

Description 8 light window:
a – d lights are openers, *e – h* lights are fixed

Dimensions All lights 390 x 730mm

Condition *a* light Inoperable, thumb turn missing

b light Inoperable, stay missing

c light Inoperable

d light Inoperable, thumb turn missing

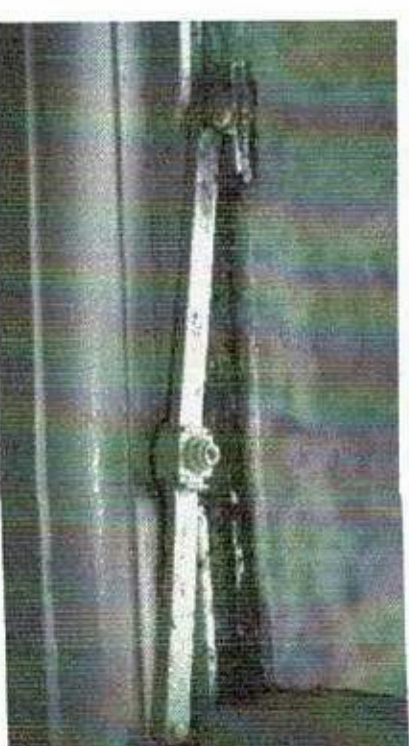
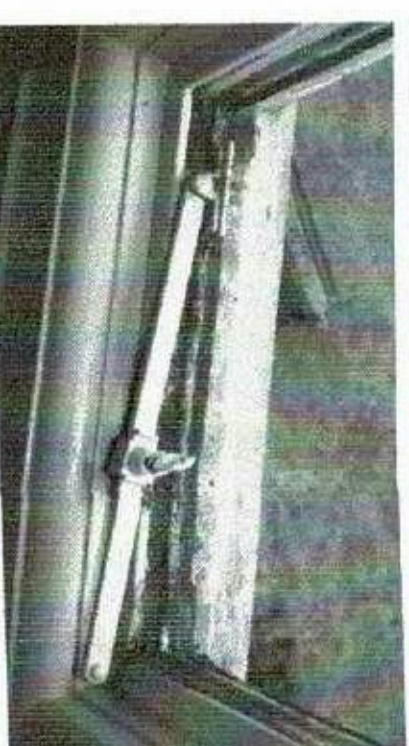
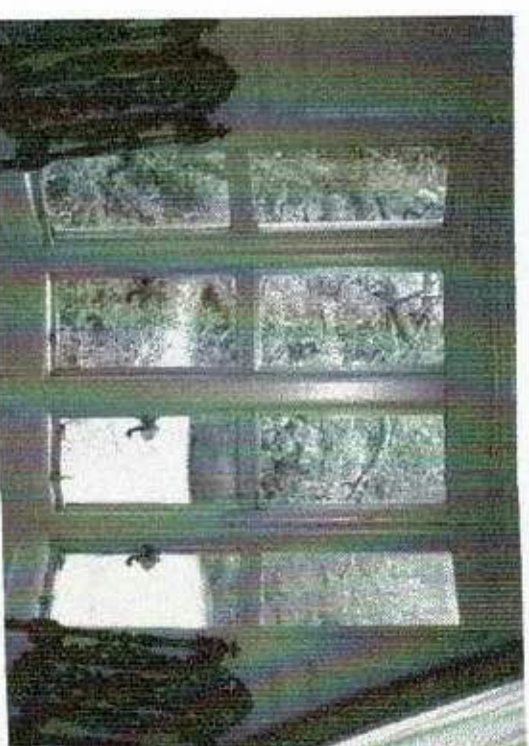
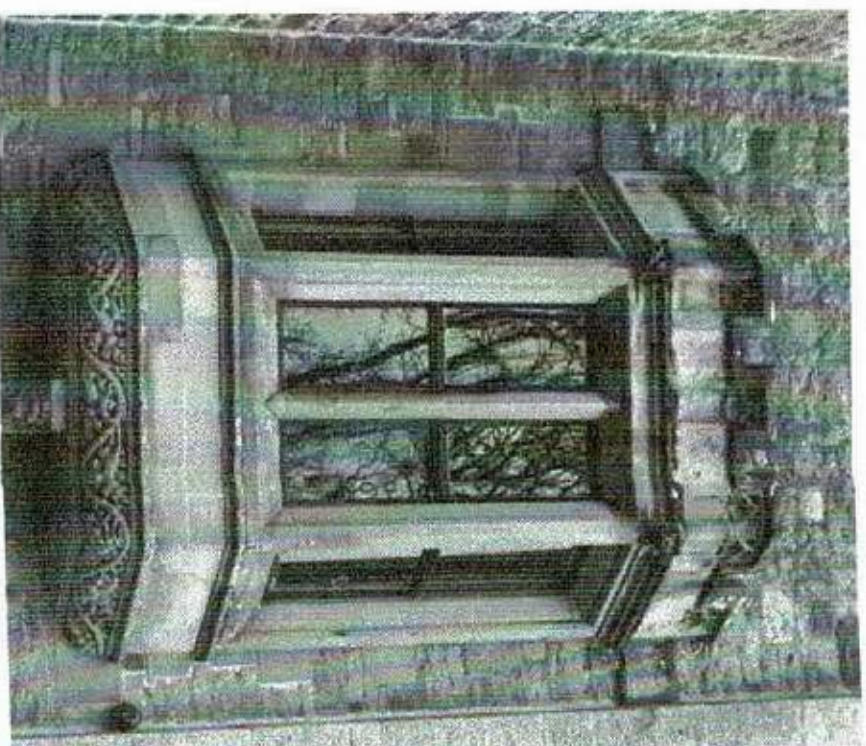
e light Rusting at base

f light Sound

g light Sound

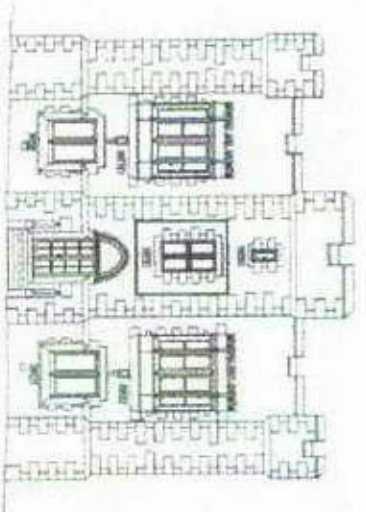
h light Sound

Proposed works Remove *a, b, c, d & e* for refurbishment & replace furniture
 Refurbish *f, g & h* in-situ



4.24 Window WF9

Location Central bedroom window, first floor



Installation Steel frames

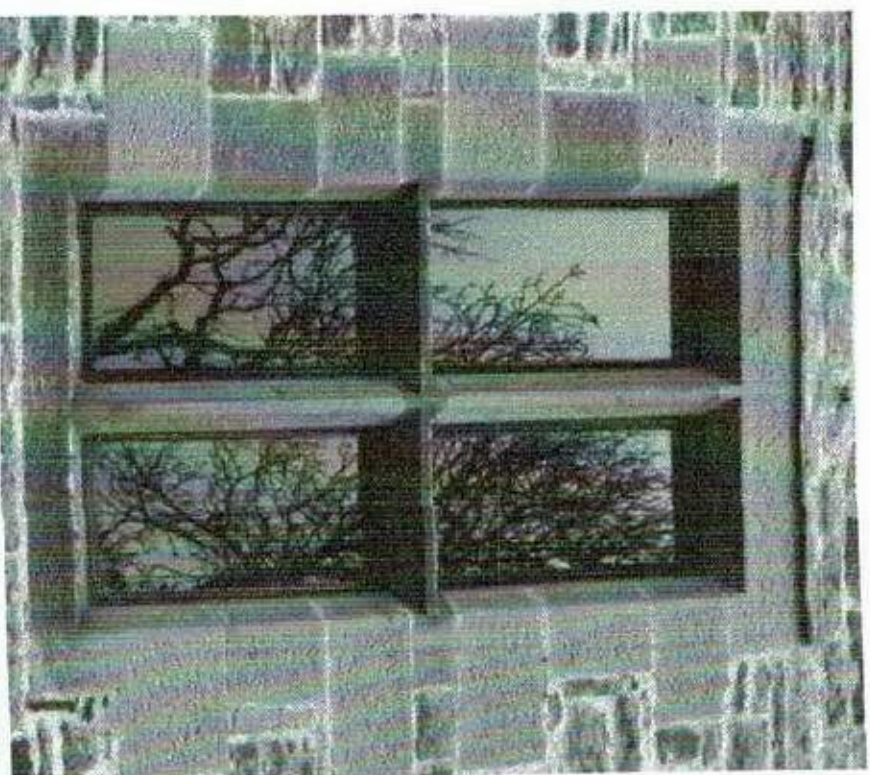
Description 4 light window:

<i>a</i> light	Fixed light
<i>b</i> light	Opener
<i>c</i> light	Opener
<i>d</i> light	Fixed light

Dimensions All lights 450 x 790mm

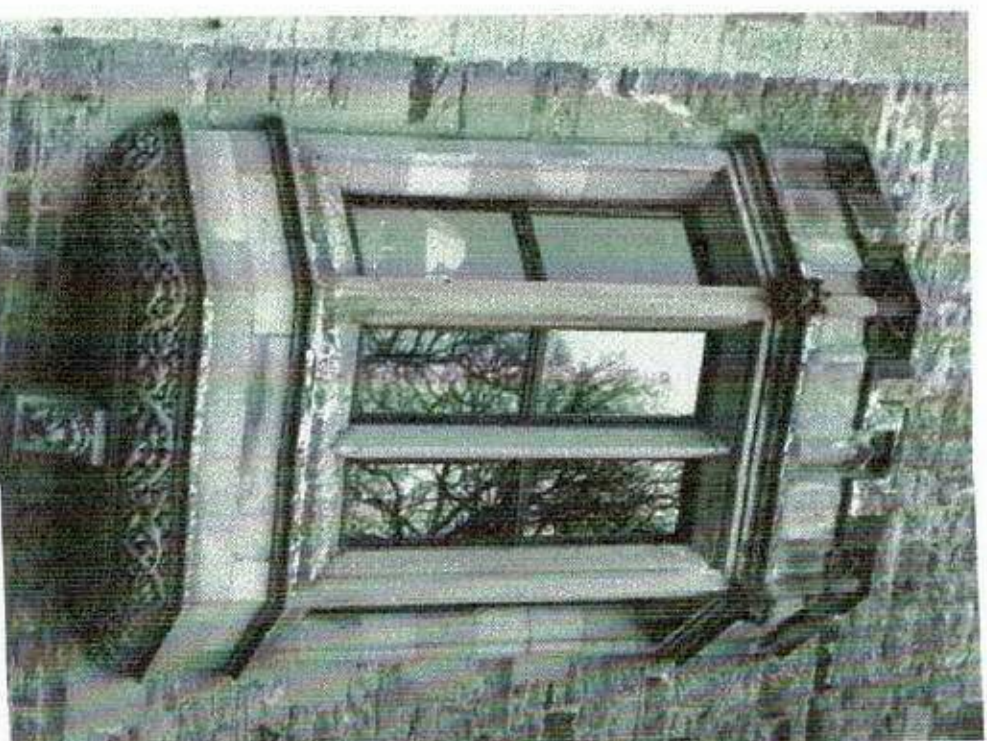
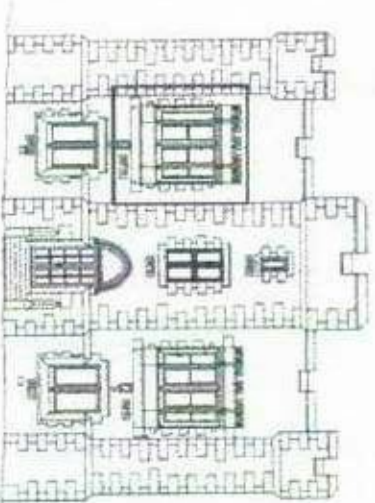
Condition *a* & *d* are sound, *b* & *c* are inoperable

Proposed works Remove *b* & *c* for refurbishment, *a* & *d* to be refurbished in-situ



4.25 Window WF10

Location East elevation, first floor bedroom window, south-most



Installation Steel frames

Description 8 light window:

a light Opener

b light Opener

c light Opener

d light Opener

e light Fixed light

f light Fixed light

g light Fixed light

h light Fixed light

Dimensions All lights 395 x 750mm

Condition *a* light Inoperable

b light Inoperable, thumb turn missing

c light Inoperable

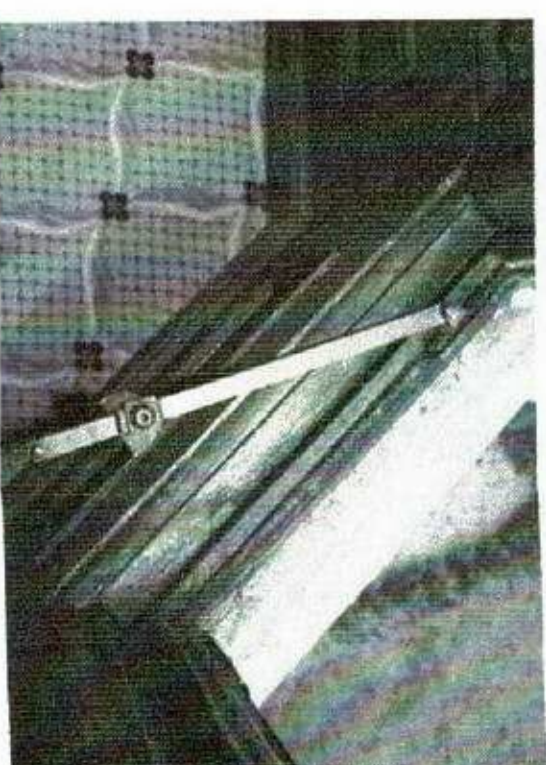
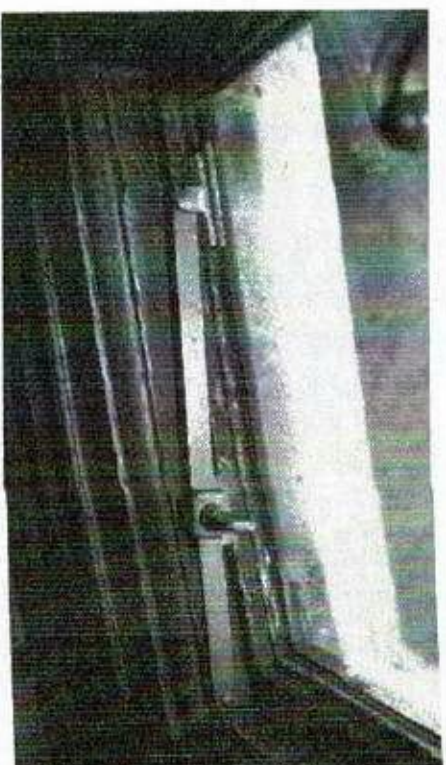
d light Inoperable

e light Sound

f light Sound

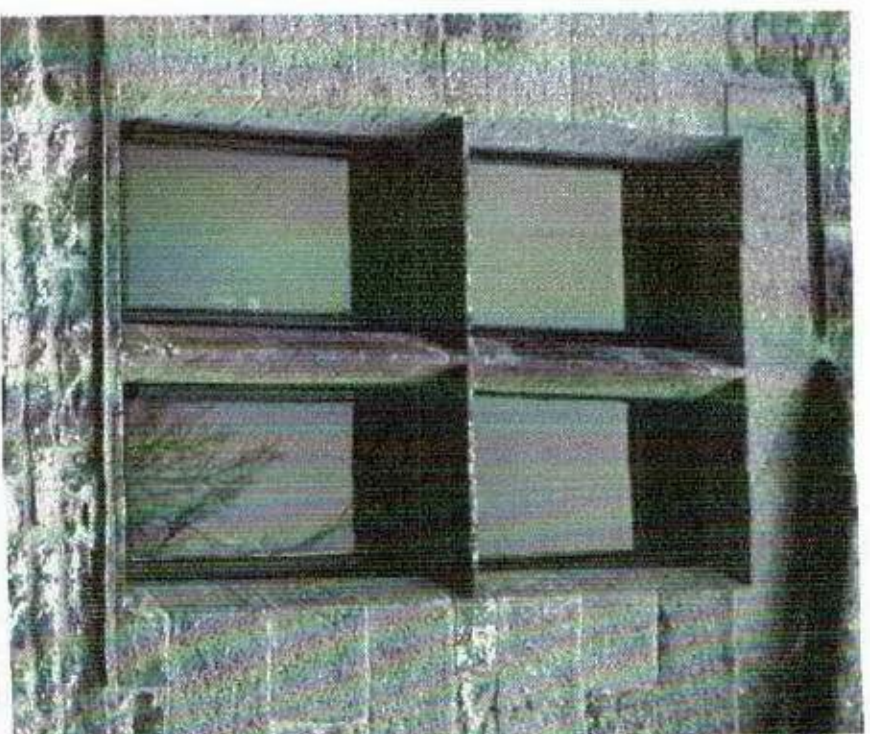
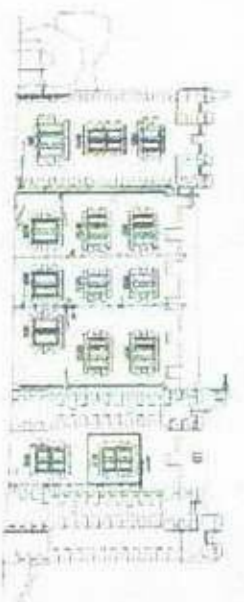


	<i>g</i> light	Sound, though previous glass replacement not correctly installed.
	<i>h</i> light	Sound
Proposed works	Remove and refurbish <i>a</i> , <i>b</i> , <i>c</i> & <i>d</i> . Refurbish <i>e</i> , <i>f</i> , <i>g</i> & <i>h</i> in-situ. Consider re-fitting of glass in <i>g</i> light	



4.26 Window WF11

Location South elevation, first floor bedroom

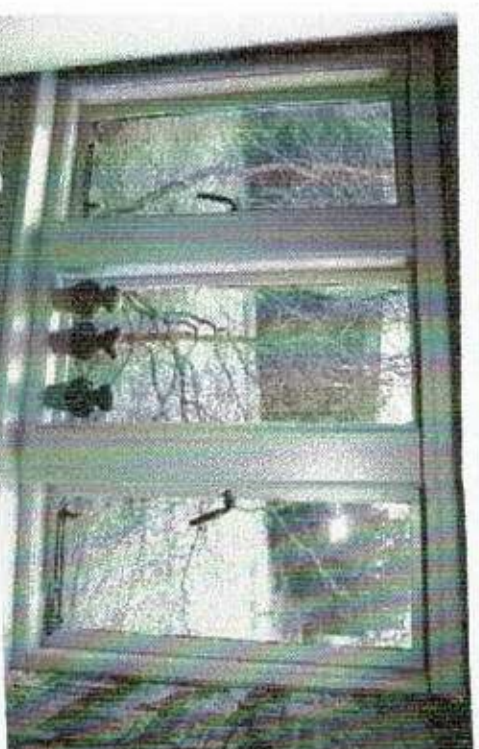
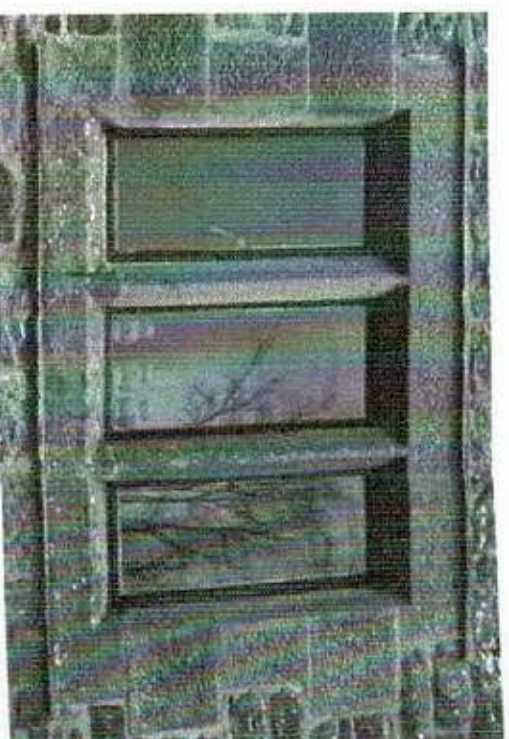
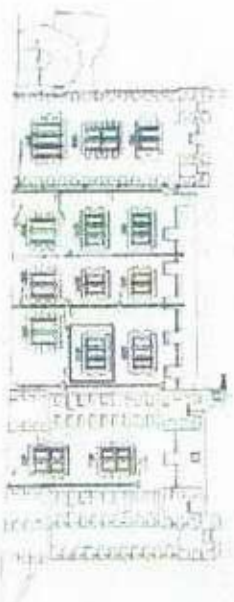


Installation	Steel frames			
Description	4 light window:			
	<i>a</i> light	Opener		
	<i>b</i> light	Opener		
	<i>c</i> light	Fixed light		
	<i>d</i> light	Fixed light		
Dimensions	All lights 435 x 800mm			
Condition	<i>a</i> light	Opener inoperable		
	<i>b</i> light	Opener inoperable		
	<i>c</i> light	Sound		
	<i>d</i> light	Sound		
Proposed works	Remove both openers for refurbishment (<i>a</i> and <i>b</i> lights) Refurbish both fixed lights in-situ (<i>c</i> and <i>d</i> lights)			



4.27 Window WF12

Location South elevation, first floor bathroom window



Installation Zinc frames

Description 3 light window:

<i>a</i> light	Opener
<i>b</i> light	Fixed light
<i>c</i> light	Opener

Dimensions 3 x 450 x 950mm

Condition *a* light Sound

b light Sound

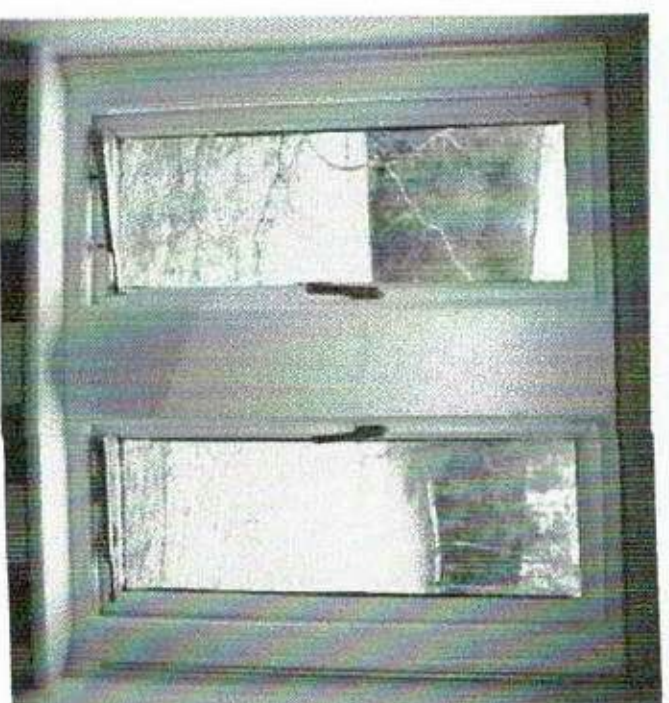
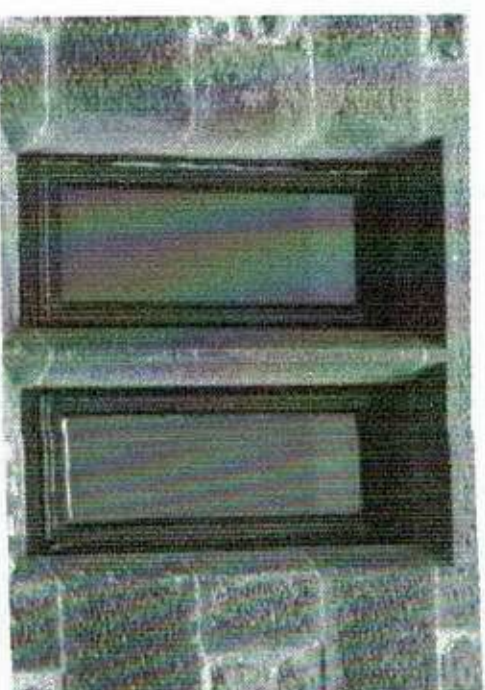
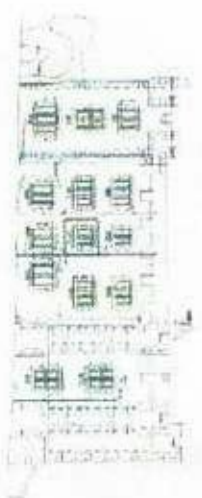
c light Sound

Proposed works Refurbish frames in-situ

4.28 Window WF13

Location South elevation, first floor central

walk-in wardrobe window



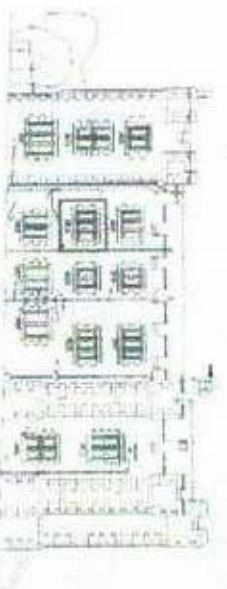
Installation Timber frame

Description 2 light window

The timber framed windows are not assessed as part of this report

4.29 Window WF14

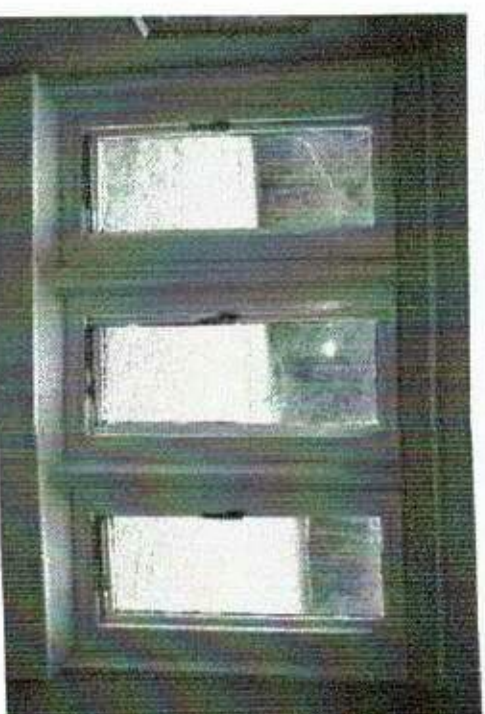
Location South elevation first floor – shower room window



Installation Timber frame

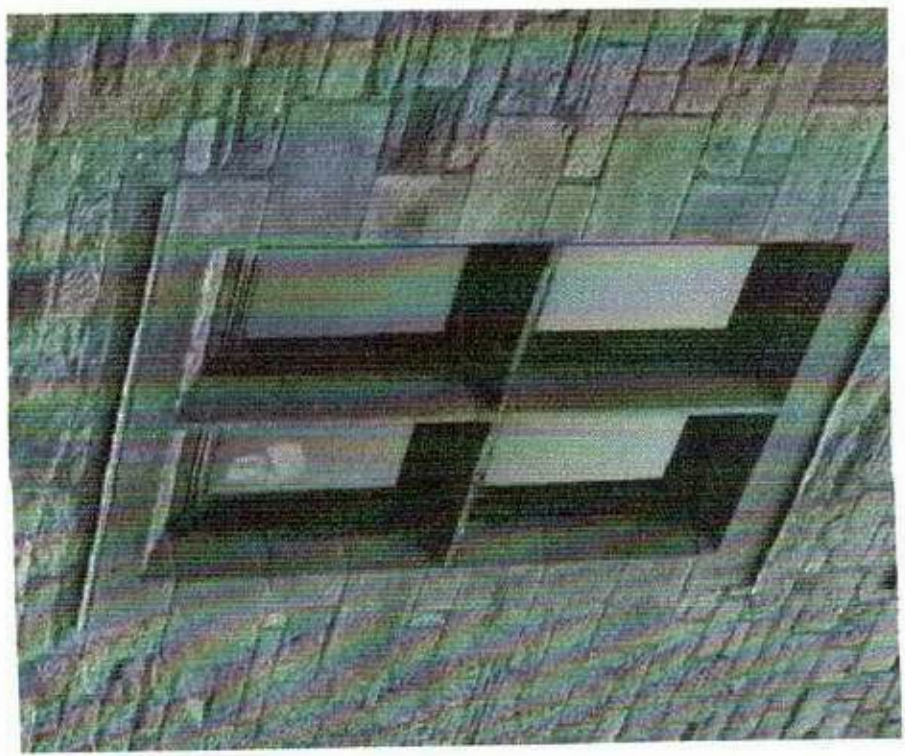
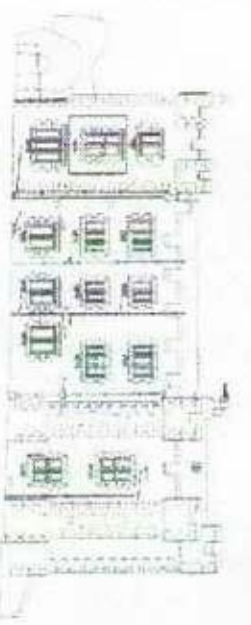
Description 3 light window

The timber framed windows are not assessed as part of this report



4.30 Window WF15

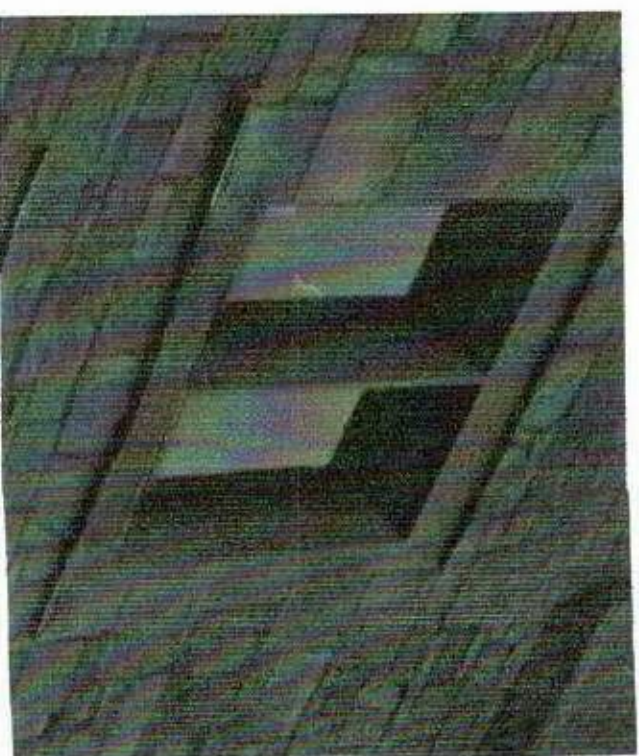
Location	South elevation, first floor – Office room	
Installation	Steel frames	
Description	4 light window:	
	<i>a</i> light	Opener
	<i>b</i> light	Opener
	<i>c</i> light	Fixed light
	<i>d</i> light	Fixed light
Dimensions	3 no. @ 460 x 790mm	
Condition	<i>a</i> light	Inoperable
	<i>b</i> light	Inoperable
	<i>c</i> light	Sound
	<i>d</i> light	Sound
Proposed works	Remove both openers for refurbishment (<i>a</i> and <i>b</i> lights), fixed lights to be refurbished in-situ (<i>c</i> and <i>d</i> lights)	



Second Floor

4.31 Window WS1

Location South elevation, west-most
Storage room window



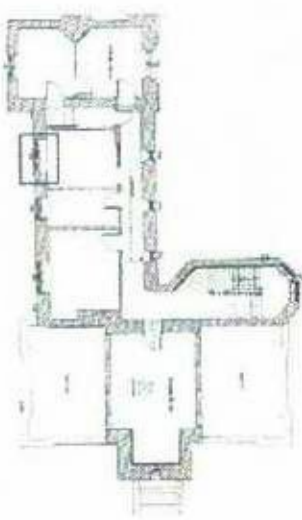
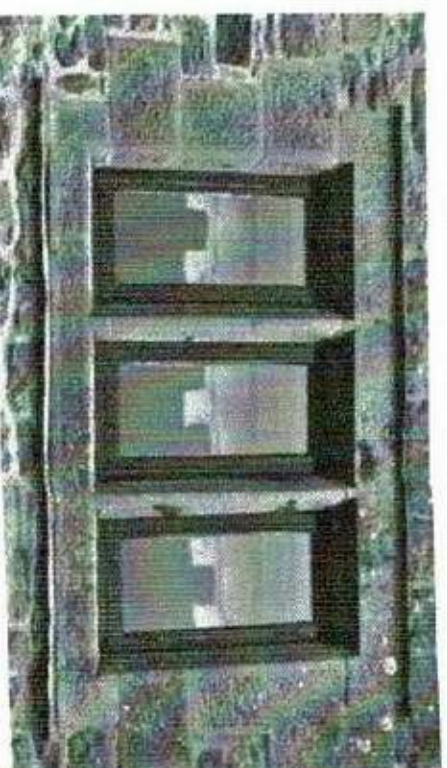
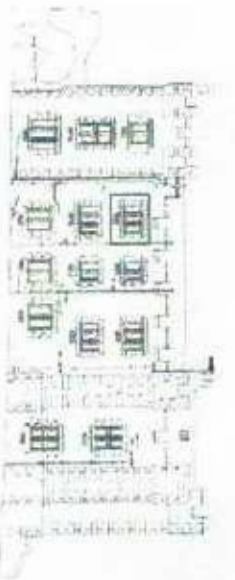
Installation Timber frames

Description Two light window

The timber framed windows are not assessed as part of this report

4.32 Window WS2

Location South elevation, second floor
window second from west
Bedroom window



Installation Timber frames

Description 3-light window

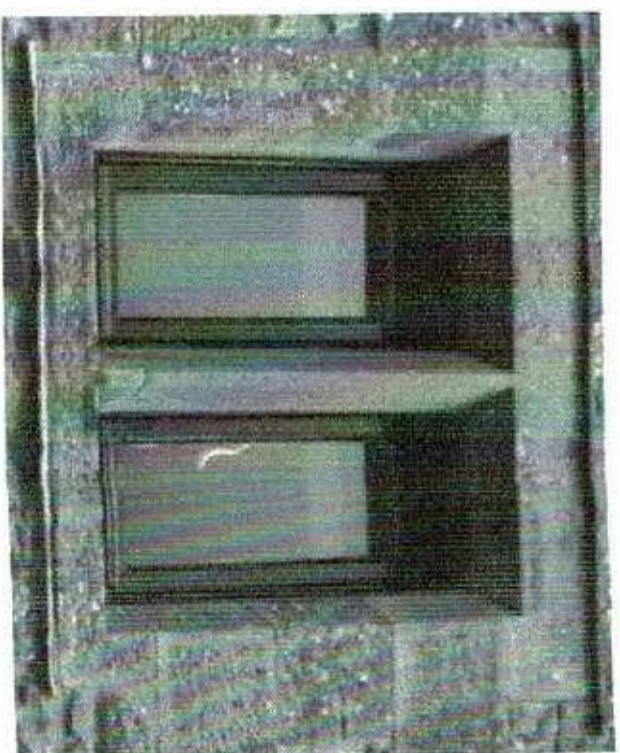
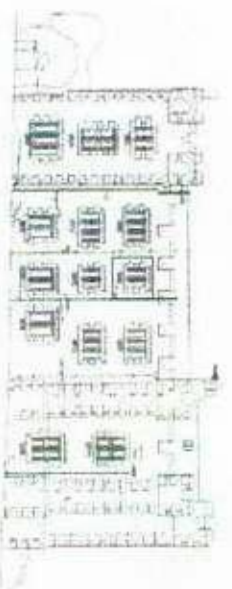
The timber framed windows are not assessed as part of this report

4.33 Window WS3

Location South elevation, second floor

central

Bathroom window



Installation Timber frames

Description Two-light window

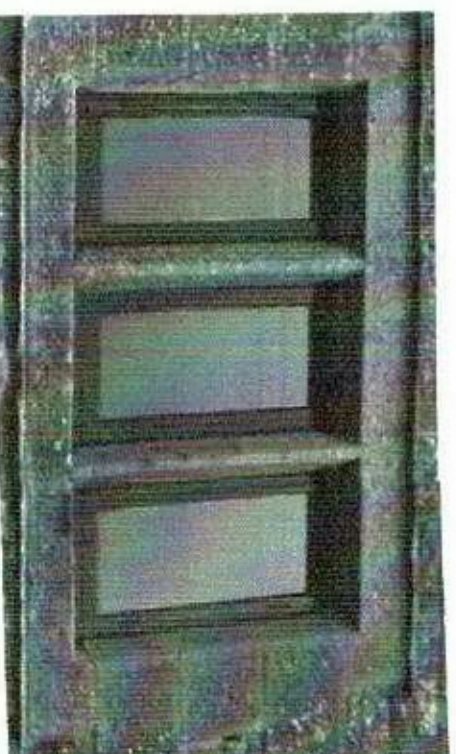
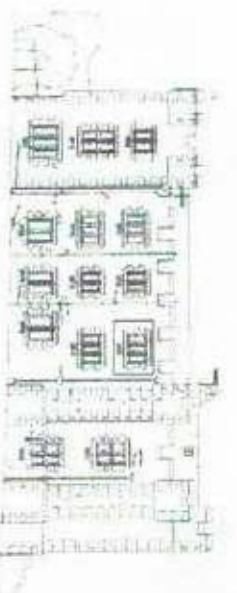
The timber framed windows are not assessed as part of this report

4.34 Window WS4

Location South elevation, second floor east-most

most

Bedroom window

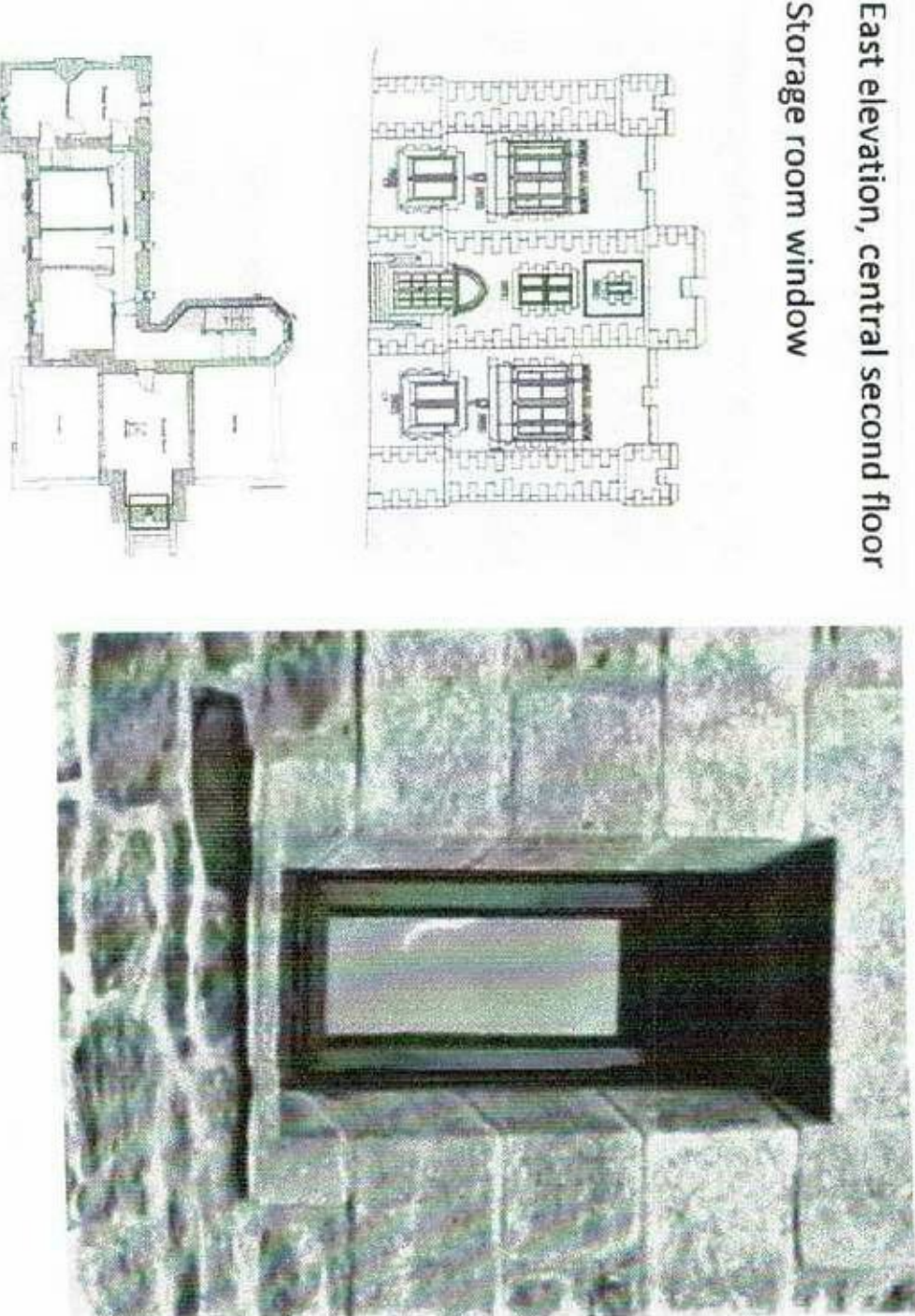


Installation Timber frames

Description 3-light window

The timber framed windows are not assessed as part of this report

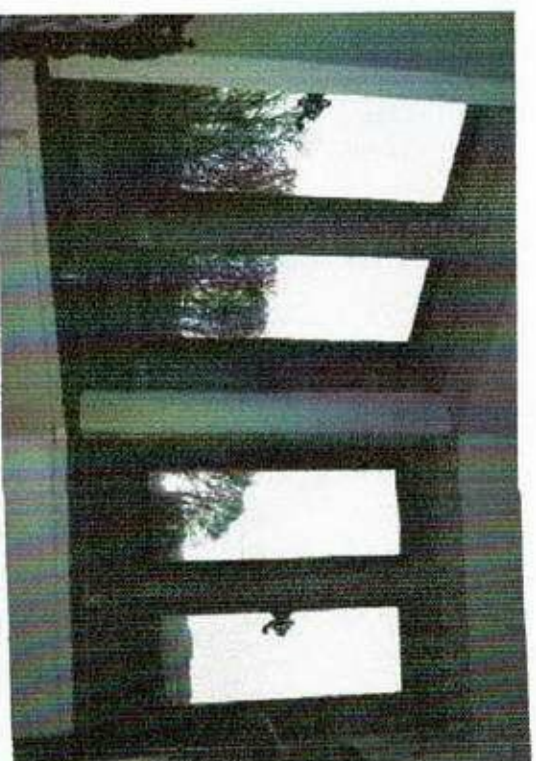
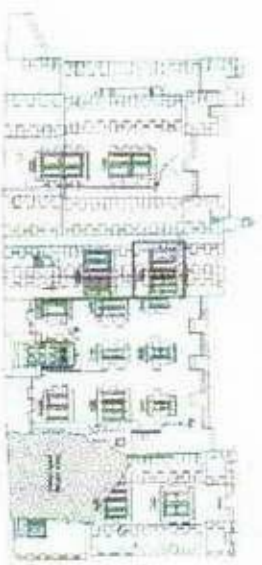
4.35 Window WSS

Location	East elevation, central second floor Storage room window	 The table cell contains three images. On the left is a floor plan of a building with several rooms. In the center is an architectural elevation drawing of a building facade with a central window. On the right is a photograph of a stone wall with a dark-framed window.
Installation	Timber frames	
Description	Single light window The timber framed windows are not assessed as part of this report	

4.36 Window WS6

Location North-west corner of north

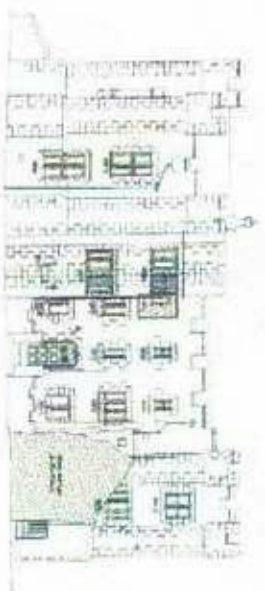
elevation, second floor stairwell



Installation	Cast Iron frames	
Description	<i>a</i> light	Opener
	<i>b</i> light	Fixed light
	<i>c</i> light	Fixed light
	<i>d</i> light	Opener
Dimensions	4 no. @ 380 x 910mm	
Condition	<i>a</i> light	Inoperable
	<i>b</i> light	Rusting at base, glass cracked
	<i>c</i> light	Sound
	<i>d</i> light	Inoperable with modern stay attached
Proposed works	Remove <i>a</i> , <i>b</i> & <i>d</i> for refurbishment. Refurbish <i>c</i> light in-situ	

4.37 Window WS7

Location North elevation, second floor
corridor window



Installation Timber frames

Description Operer

The timber framed windows are not assessed as part of this report

4.38 Window WS8

Location North elevation, second floor
corridor window



Installation Timber frames

Description Operer

The timber framed windows are not assessed as part of this report

4.39 Window WS9

Location North elevation, second floor
corridor window



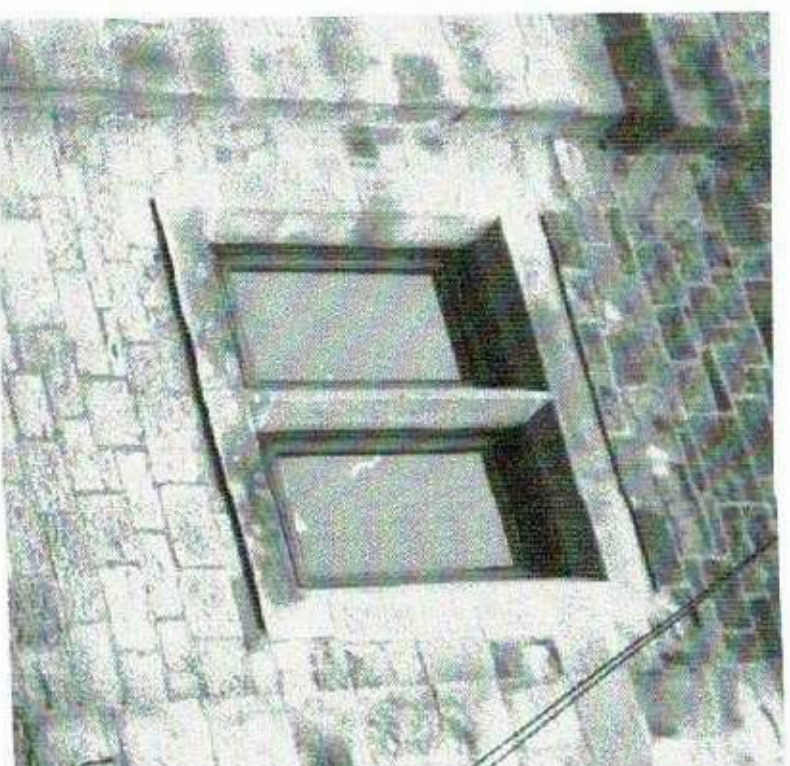
Installation Timber frames

Description Single light window, opener

The timber framed windows are not assessed as part of this report

4.40 Window WS10

Location North elevation, second floor
storage room window



Installation Timber frames

Description Two-light window

The timber framed windows are not assessed as part of this report

5. Concluding comments

In general, the metal window frames in Bellister Castle are in reasonable condition unless otherwise stated.

However, a process of refurbishment would greatly improve their operation and efficiency against draughts. Rusting should not be left to progress unchecked as this can cause damage to the stonework surrounding the frames.

Missing / damaged window furniture should also be replaced as part of the refurbishment process.

Provisional Method Statement

Removal of Glazing

- Surrounding areas and fabric will be protected prior to any works.
- Detailed photographs sizes and templates to be taken in-situ.
- All glazing to be made safe prior to commencement of work.
- Remove mortar from stone grooves/ rebates.
- Remove screws from perimeter of frames.
- Carefully remove frames from openings by hand.
- Lower frames and glass to floor level by hand.

Restoration/ Repair of frames

- Take further photographs of frames.
- Remove all Furniture from both frames and set aside.
- Remove existing sheet glass from both frames and set aside.
- Detailed assessments of both frames will be carried out to establish extent of repairs.
- If necessary, repairs will be carried out using the appropriate materials.
- Frames will then be shot blasted to bare metal, prepared and then powder coated to the required finish.
- Re-fit original furniture or fit new to match the existing.
- If possible, frames will be glazed with the original glass. Alternatively, the frames will be glazed with a suitable alternative.

In-situ Refurbishment of Frames

- Protect surrounding areas.
- Remove any loose paint and surface rust.
- Ease hinges and furniture.
- Prime and re-decorate with paint to match the existing.

Installation of Frames

- Surrounding areas and fabric will be protected prior to any works.
- Stone/ timber repairs to be carried out by others.
- Restored frames will be lifted manually into position.
- Frames will be fitted into the openings using plastic plugs and non-ferrous screws.
- The perimeters of the frames will be sealed with an appropriate sealant, which once cured will be over pointed with lime mortar.
- Glazing and frames will be thoroughly cleaned.