

METHODOLOGY AND WINDOW DETAILS

This methodology and window details statement should be considered together with the drawings by Michael Blacker Partnership. This statement is in support of the application to repair and refurbish the front and rear sash windows at first floor flat 6, 61 Kensington Gardens Square London W2 4BA.



Listed building and conservation sash window repair

Any necessary repairs will be splice repairs with like for like timber (i.e. softwood for softwood.).

The proposed sash windows to be repaired will have a draught proofing system installed that will not be seen from outside, as this is hidden and rebated within the sash.

See below an example of a sash window repair from the same specialist, made for a listed building property in London. The same works are proposed to be carried out for the marked windows at the application property, including:

Overhauling and new sash ropes:

This will be a very simple task that will not damage the original features or mechanism of the window, it will help balance the sash and maintain it to last for many years.

The sashes will be removed, and cords cut. Then any loose debris from the frame and sill will be scraped down. Exposed timber will be primed to ensure no water ingress is possible. Those cords will then be replaced and weights attached making sure counterbalance is adjusted to allow optimum travel of the sash window.

Whilst overhauling, a sash window draught proofing system will be incorporated as this offers significant thermal benefits.

Existing parting and staff bead will be reused after being cleaned up, removing any loose or flaking paint.

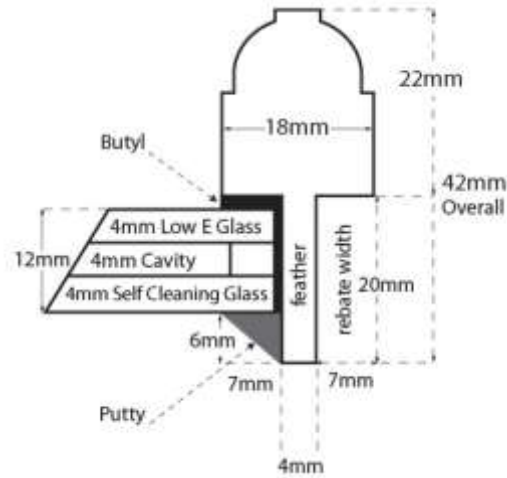
Finally, windows will be rebuilt and lubricated with candle wax, an age old solution for smooth sash window function.



Double glazing of existing sashes:

It is important to highlight that through the process, the viability, the structural integrity, and the listed sash window aesthetics will remain entirely as existing. An experienced specialist will carry out the repair and double glazing job after checking that the sash is of sufficient depth on the original rebate. Brush type draught proof strip will be sympathetically incorporated in the sashes.

This is a detail of the proposed solution for the double glazing installation:



For this listed property, Butyl putty will be used externally rather than a glazing bead to ensure an exact like for like installation.

All fits inside a slender, original listed building sash window profile. The sash window repair and sash window draught proofing will be respectful with the original features and will also improve the energy efficiency of the property.

This way, the sash window will only require typical maintenance for decades to come.

Here is an example of this process with reference images:



1. Sash window before the double glazing process



2. Original sash rebated to carry the double glazed unit



3. Double glazed unit installed into the existing sash – a look at the external glazing bead



4. Double glazed unit installed and looking at the sash internally



5. Double glazed unit installed and looking at the sash internally