



B. WILLIAMSON & DAUGHTERS

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Site Address: The Cottage, Rose Lane, Ripley GU23 6NE (Grade II)

Description of works: repair and renovation of 8(no) windows and 1(no) door on the rear south elevation and 2(no) first floor windows on the side east elevation, whereby existing single glazed panes will be carefully removed and replaced with Slimlite double glazed panes.

Schedule of Works and Methodology

Consideration has been given to the architectural and historical significance of the building, its materials and features and to illustrate that the proposal is appropriate for the building. The proposal and the works to repair the existing windows will take into account the existing character of the listed cottage itself across the rear elevation and the eastern side flank.

1. Conditions Assessment of Windows by B. Williamson & Daughters 7th November 2023

1.1 The homeowners' DIY repairs repeated over the years have become brittle and now show plenty of cracks with flaking and bubbling.

1.2 In every instance and on all the windows in question moisture has penetrated the timber below the paint, causing damage and visible rotting.

1.3 Putty and filler of previous repairs shows through the top paint finish which has become brittle and is flaking off.

1.4 Several layers of paint from previous re-decoration show and clog the finer details of the timber mouldings.



2. Schedule of Works – Windows

2.1 Sand down the entire timber parts of the windows, remove any loose and excess paint, restore the shape of all timber mouldings, create a smooth and planed surface for re-decoration.

2.2 Fill any uneven or damaged timber surfaces with appropriate timber filler or putty, sand down and create a smooth and planed surface for re-decoration.

2.3 Remove and replace any mouldings and timber parts that are damaged beyond repair.

2.4 Cut out damaged sections and splice in with matching soft wood sections (like for like) and patch-in with appropriate timber filler or putty, sand down and create a smooth and planed surface for re-decoration.

2.5 Remove and treat any mould, algae, lichen with Dulux Weathershield Multi-purpose Fungicidal Wash. Remove defective glazing material, clean the rebates and any loose or open joints.

2.6 Replace glazing with Slimlite double glazed panes.

2.7 Apply 2 coats of Dulux Weathershield Preservative Primer ensure that all surfaces to be painted are sound, clean and dry. Apply second coat as soon as the first coat has soaked in, after 2-6 hours. Do not allow first coat to fully dry before applying the second coat as this will reduce penetration into the wood and prolong total drying time. Allow 16 hours for second coat to dry.

2.8 Apply 1 coat of the appropriate coloured Weathershield Quick Dry Exterior Undercoat to all primed wood. Apply a second coat of Weathershield Quick Dry Exterior Undercoat overall, followed by 1 coat of Weathershield Quick Dry Exterior Satin. Allow a minimum of 2 hours before overcoating Weathershield Quick Dry Exterior Undercoat.

2.9 Protect all glazing and surrounding areas sufficiently and carefully when painting, remove and renew protection after contact with paint or primers. Remove protection carefully as soon as final paint coat has been applied.

3. Schedule of Works – Rear Door

3.1 Supply and fit new solid door to match existing style.

3.2 It is noted that while the existing door could be repaired, the door would no longer be sufficiently secure. As a result of previous, alterations (such as installation of a catflap) and historic repairs the structure has been weakened to such a degree that it is no longer sound.

As such, a new painted solid door (like for like) in this instance will be appropriate to the heritage asset.



4. Order of Works

4.1 Erect scaffolding to rear and side elevation

4.2 Repair and paint windows as per above.

5. LIST OF MATERIALS:

5.1 Soft wood timber

5.2 Dulux Trade - Weathershield Exterior Flexible Filler

5.3 Dulux Trade - Weathershield Preservative Primer

5.4 Dulux Trade - Quick Dry Wood Primer Undercoat

5.5 Dulux Trade - Weathershield Quick Dry Exterior Satin – Black – RAL TBC

18.12.23