

kierston



Cover images l-r:

Todmorden Town Hall. Grade I. Calderdale Council;

Shenton Hall, Coventry. Grade I. Private;

Church View, Minster Quarter, Doncaster. DMBC and Bovis Lend Lease;

Wainwright Academy, Mansfield. CLASP. Notts CC and Faithful and Gould;

Frog Lane, Plungar, terraced house. Private;

Stamford House, former railway offices, Altrincham. Grade II. Private and CKC.

114 Whinney Moor Lane, Retford. DN22 7AF.



We are primarily an architectural conservation company

The principles of our work are the following:-

Firstly To retain as much of the existing as possible.

It is important that as much as possible of the original joinery is left intact, for example we will not replace a sill if we can possibly repair it.

Secondly To be as true to the original as we possibly can.

When we do have to replace items we go to great lengths to ensure it matches seamlessly with the other original items.

Thirdly To affect any repairs and install any new joinery in a sympathetic manner that will aid the conservation of the item into the future.

Yes, we do use resins to carry out repairs but using a lot of top quality resin is very expensive and goes against our first principle of retaining as much of the original as possible. But it can't be ignored that the addition of resin into a joint between an original piece of timber and a new timber splice creates a watertight, elastic bond. As different pieces of timber expand and contract at differing rates to one another through the seasons, the addition of this elastic 'expansion joint' means the very common problem of construction joints opening up, allowing water penetration and then decay is reduced. This system also helps the longevity of your paint coatings.

The ease of application of the top quality resins means small sections of mouldings and beadings can be replicated in situ without disturbing too much of the original.

Draught proofing again is a modern addition to traditional joinery. But in the spirit of our principles we try to be as subtle as we can with the system we install. That means using only TIMBER parting beads, not uPVC and tailoring our installation to each individual window and door. There is a place for the installation of Double Glazed Units including Narrow Cavity or 'Slimline' Units but we find our system of draught proofing is the best compromise between retaining original features and enhancing the experience of living with them. This has been borne out by research carried out by English Heritage who have very kindly allowed us to link to their website so you can see their research for yourselves.

All our site joiners hold the Gold Standard CSCS card for Heritage Skills.



General Notes

This is a lovely home and I would suggest that any works to the windows done now will have a positive impact on the building as a whole.

None of the windows are original and most are single glazed.

As an architectural conservation company we do not take the changing of original windows lightly. However where the current windows/sashes are not original and are of poor design or condition it is sensible to look at upgrading the windows to achieve enhanced thermal performance and best value for money, whilst still maintaining or improving the historical appearance of the property.

The Conservation Officer is not opposed to double glazing and it is possible to make new sashes with double glazing that will fit into your existing boxes. Doing this is the cheaper option than fully replacing the windows, it also prevents potential damage to internal decoration and external brickwork and is less inconvenient.

However on the rear of the property the windows need to be replaced in their entirety.

Works Required

Front Elevation



erson
WINDOW & TIMBER RESTORATION

4 no 6/6 VSS with swept heads, restoration of existing boxes. Replacement sashes with narrow cavity units.

Rear Elevation



1 no Arched VSS FF04 Restoration of existing boxes. Replacement sashes with narrow cavity units.

3 no 3/6 VSS FF03 FF05 GF03 Replacement windows with swept head infill above.

Specification of Works Required

Restoration and Upgrading of Original Windows with New Sashes Front Elevation

Kierson does not use 2 pack fillers available to the public and general tradesmen.
We only use industrial grade epoxies.

Repairs

To carry out repairs using the Kierson Window Repair System. That is;-
To remove decayed timber, stabilise sound timber and fill using resin;
New sills in hardwood where required;

Draught proofing

Full draught proofing.
With timber beads.

Draught proofing to these windows includes our standard draught proofing with the addition of extra draught proofing as required to the side of the sashes to fill out boxes as necessary.

Draught proofing requires the full overhaul of the mechanism of the window leaving it in full working order.
Additional lead is not included.

Ironmongery

As an architectural conservation company we do not routinely change ironmongery. *However* I have allowed here for some replacement fasteners (where noted) with a lockable fastener still in keeping with the property where they are able to be fitted. And I recommend and have included the fitting of sash lifts to aid correct and easy use of the lower sash to any vertical sliding windows.

Replacement Sashes for the above

Using a clear grained timber to current standards and responsibly sourced, in this case Meranti.
To have end grains treated prior to manufacture. Supplied double primed.
Georgian pattern without horns as approved by the Conservation Officer.
With true glazing bars for individual units.
Cords and weights.
Narrow Cavity Units with safety glass as required with black warm edge spacer.
Putty pointed.
Fully draught proofed.
To include 1 locking fastener and 1 pair of sash lifts per window.

To include removal and disposal of existing, supply and fitting.

Replacement Windows Timber Rear Elevation

Using a clear grained timber to current standards and responsibly sourced.
To have end grains treated prior to manufacture. Double primed to allow for others to apply top coat after fitting.

Georgian pattern without horns as approved by the Conservation Officer.

Fitted with Krypton filled, Narrow Cavity Units with black warm edge spacers and putty pointed.

To be safety glass where required.

Cords and Weights where required.

Fully draught proofed.

To include 1 locking fastener and 1 no pair of sash lifts per window for VSS.

To include removal and disposal of existing, supply and fitting.

Fitting will include the use of chocks and/or expanding foam. External pointing to be done by others.

Timber is a natural product and you have chosen it for its natural beauty and qualities. Knots and differences in grain texture and appearance do occur. This is not a fault but part of the nature of timber products. As a natural product you can also expect some degree of movement, expansion and/or contraction can be expected. All Kierson windows are made by hand providing you with something truly bespoke.



The mark of responsible forestry

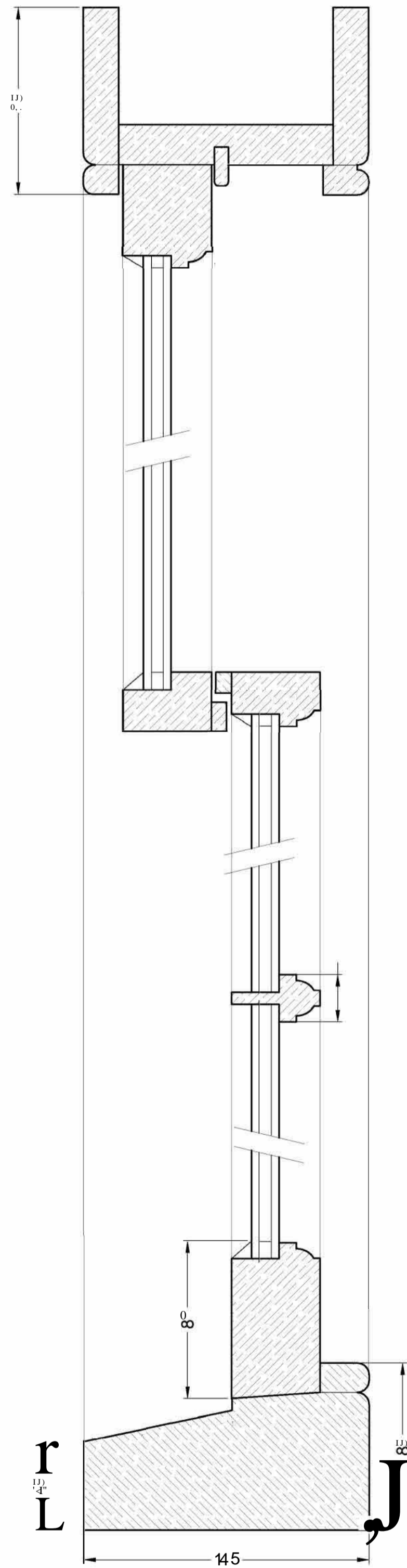
* VSS vertical sliding sash window

All material in this report and estimate including recommendations, schedules, prices and method statements are the property of Kierson Ltd and is not to be reproduced or used for any other purpose other than between Kierson Ltd and the client.

We trust this meets with your approval.

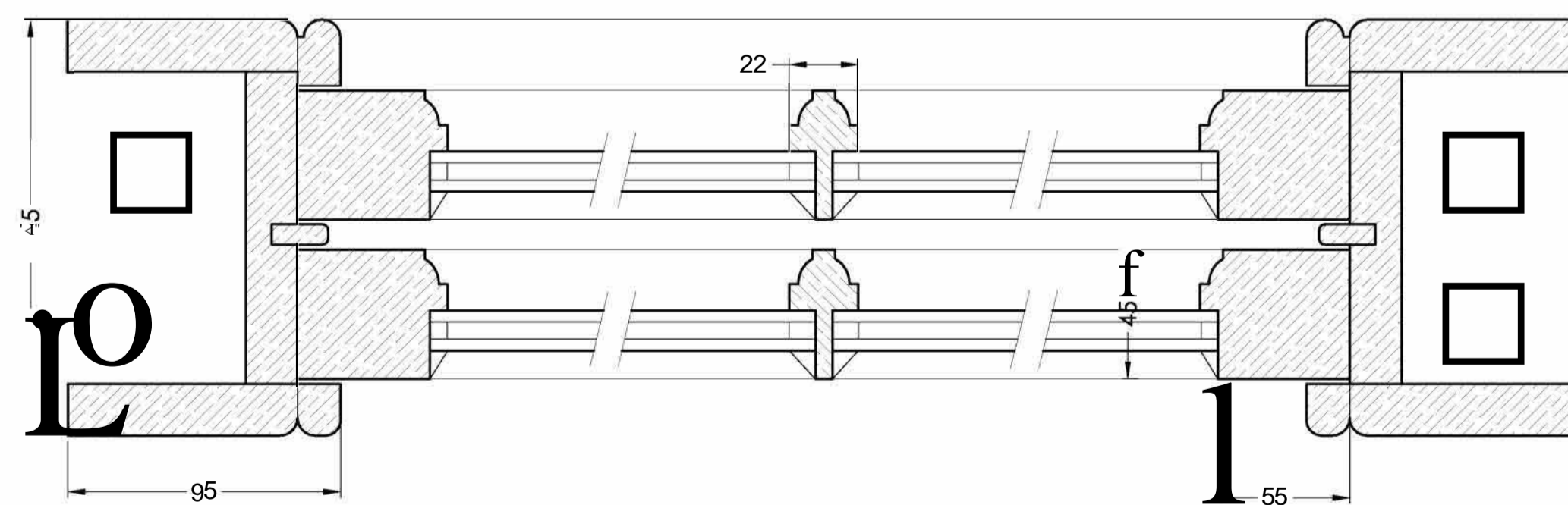
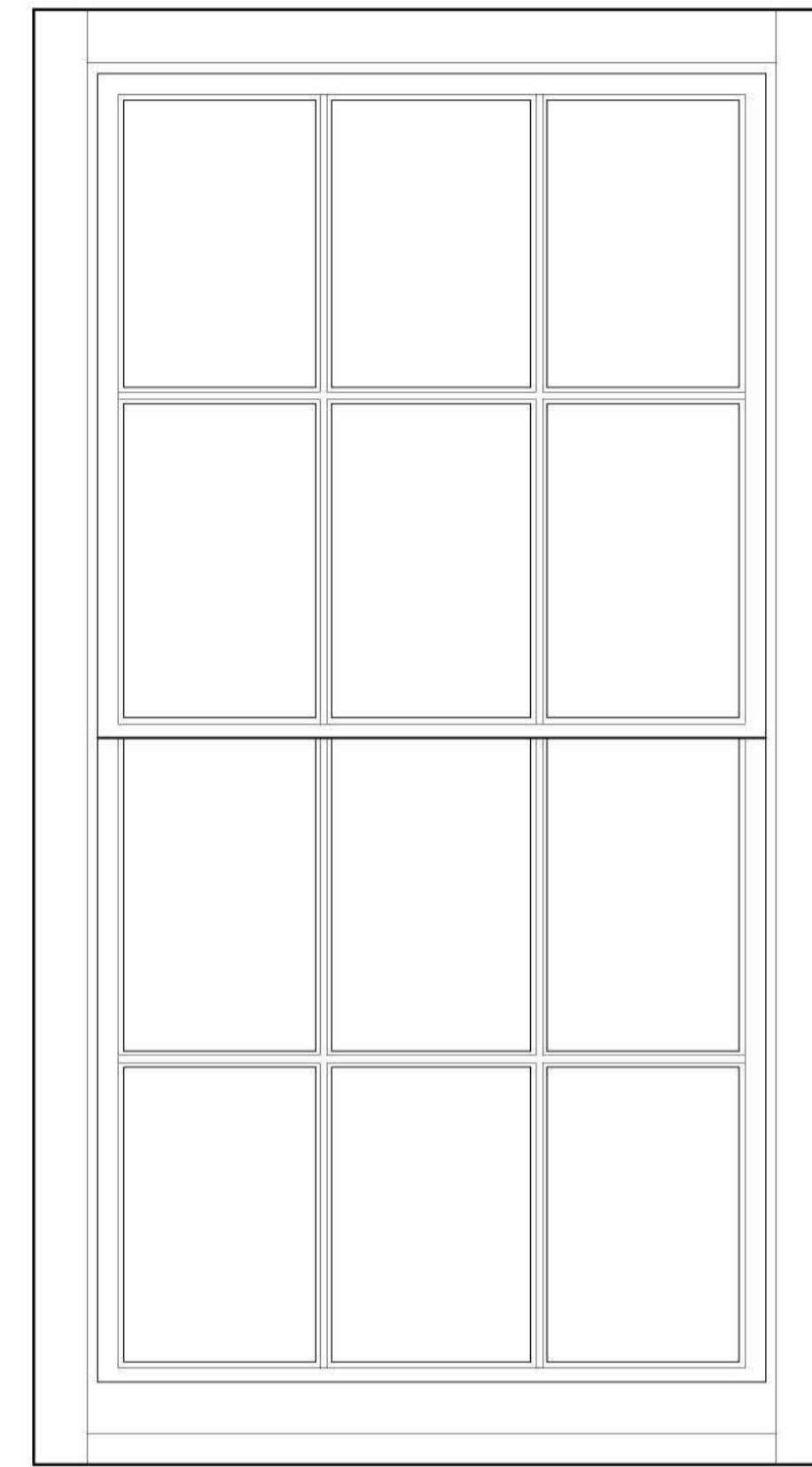
A R de Roock 07711 718601
Contracts Manager
7th March 2024





SECTION DETAIL (1:2)

ELEVATION (1:10)



PLAN DETAIL (1:2)



client
Mr and Mrs P Pritchard

project
114 Whinney Moor Lane
Retford

drawing title
Replacement Sashes

date March 2024 | scale as shown @A1

drawing number ST-444 I 23 | revision

LET'S TALK ROT

Windows repaired

Replacing sash windows is expensive - so restore them. *Kierson Timber Restoration* specialises in making old sash windows as good as new



Before



After

Rotten window frames and poorly working sashes are a pain, writes *Alison de Roeck*, of *Kierson Timber Restoration*.



Alison de Roeck

Our company can restore and upgrade your period windows by repairing and draught-proofing them in-situ for much less than you would pay for replacing them.

We have a team of expert joiners who specialise in window restoration. Ours is a family-run business with 35 years' experience in this line of work.

By restoring rather than replacing, you retain wonderful, original features which will enhance the value of your property.

The key to successful restoration is to retain as much of the existing window as possible.

Although windows can look past repair, on close inspection we usually find that the majority of the timber will be okay because it can be of a higher quality than that used today. In Victorian and Edwardian times the window-wood was superior to that used now. It has already lasted at least 100 years.

Restoring the wood rather than ripping it out means there is less damage done to interior walls and decoration.

We restore with a mixture of modern and traditional techniques. Timber is often repaired by 'splicing' - cutting out the old wood and replacing it with a new piece.

Many joiners will cut out a piece and replace it with one of the same size, but that can cause problems because wood expands and contracts with temperature fluctuations. You could end up with gaps, or cracks, water seeps in and rot begins. We splice the wood, and leave gaps which we fill using epoxy resin.

Draught-proofing is a fantastic way of

upgrading old sash windows, and making your rooms warmer. When we restore, we feel it is very important we keep the single-glazed original glass. It is unique, and part of the original feature. We draughtproof the gaps around the sashes. Research by *English Heritage* suggests that heat is lost more through the joints on windows than via their glass panes. We can also repair or replace all of the mechanisms within the sash window to get it working exactly the way it should.



Before



After

RESTORED IN RANMOOR

Kierson Timber Restoration has repaired and restored eleven large sash windows for Maggy Linford (left) at her Victorian home in Ranmoor. Maggy, who teaches at *Birkdale School*, bought her property last year.

Kierson restored the decayed wood in the windows and repaired their sash mechanisms. They also draught-proofed the frames. The original glass was retained, and the windows still look as they did when the property was built in the 1860s.

Says Maggy: "Draught-proofing has made an unbelievable difference to my rooms - they are much warmer."

"Restoring the windows was much cheaper than replacing them. The main reason I wanted the work done was to retain the original features of the house, including the glass. This was very important to me."

"I can thoroughly recommend Alison and her team. They are very skilled and knowledgeable. Outstanding work!"





Kierson keeps town's heritage with awards for restoration

A local company has been presented with a top award for its restoration work in and around the town.

Retford-based company Kierson received the Heritage Building Award from The Retford Civic Society at their open meeting recently.

The company, which specialises in the restoration and manufacture of sash windows, was given the award for its contribution to retaining and improving Retford's streetscene.

Kierson, who have had a base in Retford for the past 10 years employs local joiners to work in and around the town.

Their recent projects have included The Denman Library, Poplar House on Grove Street, St Swithun's School, Fisher German's Offices and The Half Moon.

They also restore windows for The Trinity Estate which has involved work to much of Bridgegate.

"We are thrilled to receive this award," said company director Alison de Roeck.

"Retford is very lucky to have such a committed and proactive civic society and we're proud to be recognised by them."

Kierson sympathetically restores heritage timber windows and is able to upgrade them so that they become more energy efficient



Work recognised: Retford Civic Society chairman Derek Turner presents the Heritage Building Award to Alison de Roeck of Kierson.



Retford is very lucky to have such a committed civic society

Alison de Roeck

without changing their appearance. They also manufacture heritage style traditional timber windows such as those at St Swithun's School.

"We have a lot of commercial

clients such as local authorities and companies such as Wilkinson's but we are also happy to restore or replace one or two windows for private clients," said Alison.

"Anyone who values beautiful

original timber windows is a valued client to us!"

As well as projects further afield they can currently be found working at Osberton Hall and the Gatehouses at Drakeholes.

The restoration of windows at Fisher German's Retford office offered both energy efficiency and an aesthetic update



Repairing timber windows instead of using modern alternatives preserves the unique feel of period properties



Modernising heritage

In the rush to replace timber windows with modern PVC we are throwing away our architectural heritage, but are we throwing away our money too? Evidence shows restoring and upgrading our original windows is both more appealing and more cost effective.

Tim Shuldham, partner at Fisher German, faced this problem with the windows at the 1928 Retford office, the town's former post office. The windows had decayed, were draughty to live with and hard to use.

Yet, as someone whose job –indeed life –revolves around protecting our architectural heritage, replacement didn't sit comfortably with Tim. So he was relieved when he read a report by English Heritage that offered a solution.

English Heritage's research into the thermal performance of traditional windows saw energy efficiency experts at Glasgow Caledonian University investigate the best methods to employ to make old sash windows more energy efficient. The report's findings are clear: with simple and sensible

adjustments, historic windows could be as energy efficient as their 21st century counterparts.

"It is very encouraging to see that more buildings are being refurbished to meet modern energy requirements," says Dr Simon Thurley, Chief Executive



"There is no reason at all to rip out the soul of a building to save money or energy –because the exact opposite is true."

of English Heritage, "but all too often a drastic and insensitive approach has led to the degradation of our streetscapes."

"Many original timber sash windows have lasted more than two hundred years and are capable of lasting another

century," he points out. "Research provides the hard evidence that shows how easy it is to upgrade them."

"We welcomed English Heritage's findings," says Alison de Roeck, Director of Kierson Sash Window and Timber Restoration. "As an architectural

conservation company we try to show clients what they have is precious and should be looked after for the future. Installing double-glazed units has proved to be uneconomic, but we should also be considering that a large proportion of an



Dormer windows on part of the Railway Offices, Altrincham, part of a 400-window restoration



Above: Rotten and decayed windows like these are the typical Job Kierson is asked to help with. The fully restored windows (top right) in this Grade II* property contributed to Kierson's recent Civic Society Heritage Building Award

Revitalised timber windows explained

"The mixture of modern and traditional techniques used in restoring original windows mean they are likely to last longer than their modern equivalents", says Kierson's Alison de Roeck. "We use traditional splicing along with modern compounds to retain as much of the existing wood as possible. When we restore, it is very

important we keep the original glass. It is unique, and part of the original features. We can also repair or replace all the mechanisms within the sash window to get it working exactly the way it should. The installation of our own draughtproofing system means you can start to love to live with your beautiful old windows again."

original window is hand-blown glass and yet people want to take it out and throw it away. If we call this glass an antique it helps people to realise that throwing an antique in the skip just isn't done."

The Nottinghamshire-based company has also just been awarded The Civic Society Building Award for their contribution to retaining and improving Retford's street scene.

Cheaper, better

"It's important that as much as possible of the original joinery is left intact, for example we will not replace a sill if we can possibly repair it," says Alison. Using a mixture of traditional and modern techniques Kierson can restore all rotten and damaged timber. "The careful use of top quality repair compounds means that even small sections of mouldings and beadings can be replicated in situ without disturbing any of the original."

Draughtproofing again is a modern addition to traditional joinery. But The Kierson Draughtproofing System is subtle and sympathetic and is tailored to each individual window. "Our draughtproofing system is the best compromise between retaining original features and enhancing the experience of living with them."

Keeping your original windows doesn't just give you a cosy feeling, repair and improvement generally costs only

between one-quarter and one-third of replacement. Restoring rather than ripping out means there is less damage to interior walls and decoration.

Clear benefits

Tim has been delighted at the results of Kierson's work on his office and the work carried out for his estate owning clients.

Kierson has also restored windows for properties belonging to Trinity Hospital Estates in Retford, another of Fisher German's clients. And its skills have been exercised further afield too, Kierson works

nationwide: it recently restored no fewer than 400 windows at Stamford House, a Grade II listed building in a conservation area in Altrincham, restored the windows for The Old Police Station in Keighley and has a number of privately owned Grade I and II* properties listed among its clients.

But your property doesn't have to be listed to have this kind of work undertaken. Tim stresses the affordability of such repairs for more ordinary properties: "The general perception is that only those with unlimited budgets can afford to pay for heritage restoration. But whether you own a two-bedroom Victorian terraced house, a country estate or a vast iconic public structure like Kings Cross, the work will cost a lot less than replacing windows and the building can be cosy and fuel efficient. In fact, there is no reason at all to rip out the soul of a building to save money or energy –because the exact opposite is true. You'll save money on the work itself and on fuel bills –and will be playing your part in preserving Britain's architectural heritage."

Proven benefits

Tests carried out by Glasgow Caledonian University for English Heritage show:

30% reduction in draughts by repairing windows

nearly 90% reduction in draughts through draughtproofing

more than 40% reduction in heat loss by installing heavy curtains or close-fitting rollers

Wooden shutters perform as well as modern double glazing

more than 60% of heat loss can be saved by secondary glazing



For more information about Kierson please visit www.kierson.co.uk or call 07711 718 601

kierson one of only 3 national
companies shortlisted for the prestigious
Project of the Year



The nomination is in recognition of the restoration and upgrading of historic windows at the former St Helena's School for Girls, Chesterfield.

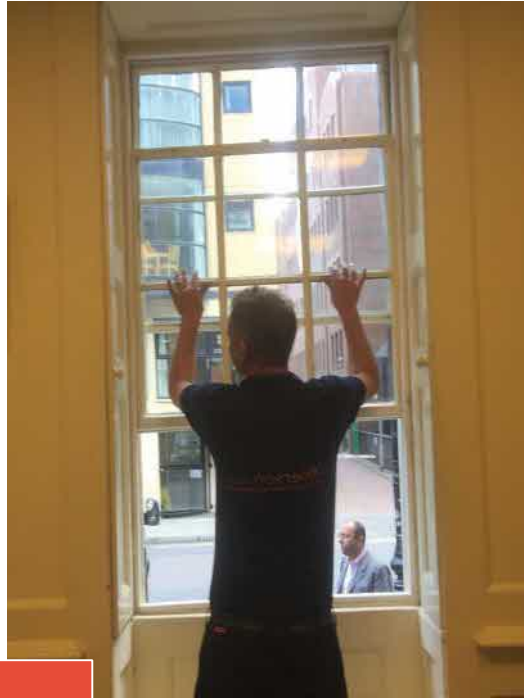
It was supported by **glowing references** from client, principal contractor, architects and surveyors when the **£1 million** sub contract package was completed **on time and in budget** to a very **high standard**.

kierson

SASH WINDOW & TIMBER RESTORATION



Proud to support the



*Proud to maintain their
Sash Windows*



www.kierson.co.uk

Blackstopes Farm | Bracken Lane | Retford | Notts | DN22 0PJ

Office: 01777 706363 | Site: 07711 718601

Email: sales@kierson.co.uk