

EXISTING PLAN SECTION  
scale 1:10

REAR ELEVATION - TYPICAL EXISTING SASH & CASE EXTERNAL WINDOW ELEVATION  
scale 1:10

**EXISTING WINDOW CONDITION NOTES:**

All rear windows are in extremely bad condition. Timbers are rotten beyond repair, cracked glazing, missing glazing and gaps are evident throughout all windows causing major draught and water ingress problems. Windows are so badly deteriorated that some have bottom rails completely missing leaving interior completely open to the elements. Should also be noted that exposed timber lintels to rear window elevations are rotten beyond repair and require to be replaced.

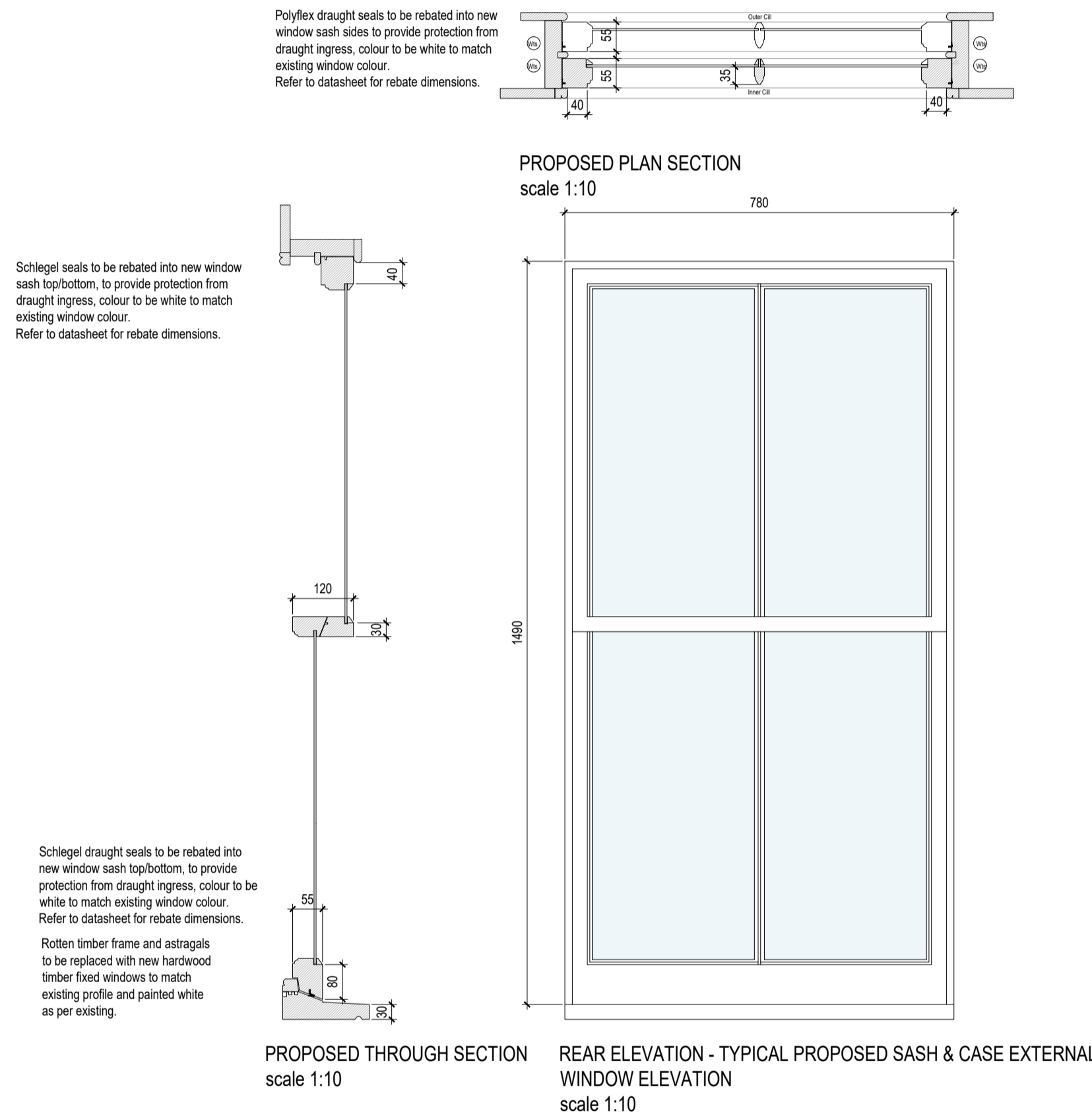
Windows have a varied configuration arrangement; 3no. 2 over 2, 2no. 6 over 6, 1no. 1 over 1, 1no. 6 over 1, 1no. top hopper over fixed pane, 1no. fixed pane.

Majority of windows are assumed to be as per the original design, although timber integrity is noted not to withstand repair or refurbishment for re use of glazing.

W10, W16, W19 & W20 are assumed to be non original and have been previously altered or added (dormer tilt and turn)

Please refer to photo sheets which show windows in context.

Glazing Type: Single Glazing  
GLASS MAKE UP: 6-7mm



PROPOSED PLAN SECTION  
scale 1:10

PROPOSED THROUGH SECTION  
scale 1:10

REAR ELEVATION - TYPICAL PROPOSED SASH & CASE EXTERNAL WINDOW ELEVATION  
scale 1:10

**PROPOSED WINDOW SCOPE:**

Rear elevation Single Glazed timber framed sash and case windows and casement windows, to be removed and replaced like for like as follows:

- Existing window timbers are in extremely poor condition. All timber windows have rotten/defective timber sections for all elements of the window as demonstrated in Supporting Statement.
- Single Glazed existing windows to be replaced with new hardwood timber framed sash and case windows on a like for like basis.
- New window layouts and astragals to match existing astragal profiles.
- New single glazed safety glass to be fitted into new windows.
- Sash and Case Windows to be fitted with new waxed cotton ropes and weight distribution to all windows to be checked to ensure ease of opening.
- Schlegel draught seals to be rebated into new window sashes, top/bottom. Polyflex draughts seals rebated into sides of sashes. Draught brush to be rebated into mid transom.
- New sash weights to be balanced along with install of new pulley wheels to allow for ease of opening.

Timber windows to undergo full redecoration as follows:

- New windows to be painted in white gloss to match existing. External and internal of window, to be primed with 2no coated of Acrylic water based undercoat and finished with 1no coat of brilliant white gloss paint.
- Window pane putty to be replaced on a like for like basis allowing 28 days to fully cure prior to being painted white to match existing, painting of putty should be carried out soonest after 28 days curing period to minimise the putty becoming brittle.
- Existing, failing exterior sand mastic to be removed and joints re pointed with lime mortar.