

PROPOSED WINDOW AND DOOR REPAIR METHODOLOGY

FOR: PROPOSED INTERNAL & EXTERNAL ALTERATIONS TO EXISTING GII LISTED PUB (WITH STAFF ACCOMMODATION). CHANGE OF USE OF REDUNDANT BAR AREAS TO PROVIDE INCREASED STAFF ACCOMMODATION & ASSOCIATED WORKS TO INTERNAL AND EXTERNAL TRADE AREAS.

AT: THE BISHOP & WOLF PUBLIC HOUSE, HUGH STREET, ISLES OF SCILLY, TR21 0LL.
ON BEHALF OF: ST AUSTELL BREWERY

DOCUMENT REF NO: 3258 - Proposed Window & Door Repair Methodology & Schedule of Works v1

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Figure 1: The Bishop & Wolf

1. INTRODUCTION

- i. This document borrows from, and reflects the advice and principles contained within the Historic England guidance document, 'Traditional Windows, Their Care, Repair and Upgrading,' published February 2017, which should be read in conjunction with the submitted application documents.

2. TIMBER WINDOWS AND DOORS: OVERHAUL WORKS

- i. All existing timber windows and external doors unless specified as being replaced are to be repaired and refurbished as required to correct defects caused by general wear and tear.
- ii. The exact nature and extent of the proposed works to each window and door will vary, reflecting the condition each is found in, and acknowledging the potential for hidden defects or weaknesses to be identified during the proposed works (e.g. finding past repairs hidden behind current paint finishes).
- iii. Therefore, to ensure consent is in-hand for the works found to be required, permission is hereby sought for the full overhaul of every retained timber window and external door forming part of the application site, to include the following works as required:
 - Freeing jammed casements or sashes and removing build-ups of paint which interfere with their effective operation
 - Easing sticking sashes, casements and door edges/frames
 - Replacing broken sash cords
 - Lubricating pulleys and hinges
 - Adjusting/packing hinges
 - Replacing broken glass and defective putties (utilising a putty lamp around vulnerable glass)
 - Replacing missing or worn beads
 - Cleaning and repairing ironmongery and replacing missing or broken items
 - Preparation and redecoration of previously painted surfaces, to be repeated on an approximate 3-5 year cycle indefinitely, with more regular re-coating of sills and lower sections of window sashes/casements. Unless necessary, or the works relate to a 'modern' (midC20 onwards) window or door, stripping-down to bare timber will be avoided in the redecoration process to retain patina and character and to leave historic paint layers in situ for future analysis.

3. REPAIR WORKS

- i. All windows frames will be repaired in situ wherever possible, to avoid damaging the window or surrounding walls.
- ii. Where windows or components thereof (e.g. sashes or casement sashes) are to be removed for repair, each will first be carefully recorded with photographs and some basic measurements and a record of which panes contain crown, cylinder or otherwise significant pre-mid C20 glass. Sashes, casements and other parts will be labelled to ensure that they go back in the correct positions.
- iii. General repair principles:
 - Open joints to be remedied by re-securing via cramping, glueing, re-wedging and pinning once any decayed wood is removed and pieced-in with new as per the below. Right angled flat metal plates to be used internally as a temporary repair measure for corner joints where required, to be let-in flush for sliding sash windows to avoid them catching during operation.
 - Rotten sections to be removed and new sections in matching timber (to avoid differential movement) to be scarfed or spliced-in, carefully reproducing the original profile. New wood and as much of the existing as possible to be treated with a solvent-borne preservative before fitting.
 - New timber to be worked to the line of the existing, following any existing deformations in the line of the window. Spliced repairs should be designed so that water is directed towards the outer face of the timber and cannot lie on or enter the repair joint.
 - Where the window is to be painted, small areas of timber loss may be made good with fillers based on wood dust mixed with a two-part epoxy resin or polyester resin. More substantial decay areas, where timber repairs are not feasible or are to be carried out in future, to be treated by removal of majority of decayed timber and application of a resin consolidation solution to outer edges of the decay prior to the application of a filler.
 - Where more than 50% of a sill is to be removed through repair, the whole of the sill may be replaced. For vertical sliding sash windows where more than 50% of the front section of a sill is to be removed through repair, replacement may be limited to the whole of front section of the sill only, with the butt joint between new and old work being covered by the bottom rail of the sash when it is shut. Replacement sills to be in a durable hardwood, thoroughly primed and painted and incorporating a drip on the front edge of the underside. Partial sill replacement to be carried out in matching timber to avoid differential movement.
 - Prior to reglazing, rebates are to be cleaned, dusted and given a thin coat of primer, before new linseed-oil bedding putty is applied. The glass pane can then

be pressed into place and fastened with fixings that replicate the original system before the joint between frame and glass is sealed with more putty.

4. DRAUGHT PROOFING

- i. Following repair and overhauling works, all existing timber windows and external doors are to be draught-proofed where required.
- ii. The exact nature and extent of the proposed works to each window will vary, reflecting the condition each is found in. Therefore, to ensure consent is in-hand for the works found to be required, permission is hereby sought for the full draught proofing of every timber window and external door, to include the following works as required:
 - All opening window sections to be fitted with appropriate draught-proofing seals – i.e. ‘compression’ type (e.g. silicone or rubber/EPDM ‘O’ tubes, V-seals. E or P strips or spring seals) when the moving part of the window closes against the frame, or ‘wiper’ type (e.g. brush pile) when the moving parts slide past each other.
 - Doors to be fitted with perimeter seals as per windows together with proprietary threshold seals.
 - The exact seal products used, and their size, shall reflect the size of the gap to be sealed. All proprietary products to meet British Standard (BS7386).
 - Products to be attached to the window or door in line with the manufacturer’s instructions, including with the use of adhesives or mechanical fixings and/or cutting/routing into the relevant part of the window timber.

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