

Window schedule of works / condition - 230616

Application At: 85 London Road Reading RG1 5BY

Application No: 230616

Application No: Listed Building Consent

1. Repair works section:

As specified in planning application 230616 - Appendix 4 of the HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT dated July 2023 repair work will be undertaken to reinstate original single glazed sash windows.

1.1 Overhaul all repairable windows and frames by replacing missing panes and parts; re-puttying and re-pointing externally; lubricating moving parts; refitting missing or defective ironmongery, cords and weights (adjusted as required for balance); preparing priming and redecorating including undercoat and two top coats to all bare wood, using good-quality gloss paint in accordance with the paint manufacturer's recommendations; easing and adjusting to ensure smooth operation. Isolated areas of decayed wood shall be replaced by piecing in new matching treated timber.

Material list:

Location	Type	Materials to be used
All windows	Paint	Linseed paint, white Allback: https://swedishlinseedpaint.co.uk/epages/1344ae24-8229-4f01-851a-7645ad9ce96a.sf/en_GB/?ObjectPath=/Shops/1344ae24-8229-4f01-851a-7645ad9ce96a/Categories/Linseed_Oil_Paint
All windows	Window putty	Linseed putty Allback: https://swedishlinseedpaint.co.uk/epages/1344ae24-8229-4f01-851a-7645ad9ce96a.sf/en_GB/?ObjectPath=/Shops/1344ae24-8229-4f01-851a-7645ad9ce96a/Products/50019
All windows	Hardware and fittings	Brass pulley, brass sash lifts, brass sash locks, brass window stops, cotton cord with polyester core Sourced from https://www.mightonproducts.com/
All windows	Weather strips	https://www.mightonproducts.com/shop/diy-draught-proofing/t-sha

		pe-pile-carrier-2-2m/
All windows	Parting bead	https://www.mightonproducts.com/shop/sash-window-hardware/staff-and-parting/parting-beads/parting-bead-carrier/
All windows	Brushpile	https://www.mightonproducts.com/shop/sash-window-hardware/brushpile-in-carrier/brushpile/brushpile/
All windows	Glass	Wibble restoration glass https://www.ukglasscentre.co.uk/all-glass-products/restoration-glass/restover-restoration-glass
All windows	Wood repairs	Timber wood to be spliced in where needed

2. New/ replacement windows, skylights and doors section:

As specified in planning application 230616 - of the HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT dated July 2023 - Replace all non-original windows with new double-glazed alternatives with like-for-like Georgian bar tracery. Details supplied in document 0700_Existing Window details (supplied 22/08/2023 & re-submitted today) where replacement or new sash windows are being installed the window bar details to this design. Replace both modern skylights, in the property with conservation style alternatives more in keeping with the character of the rest of the building and neighboring properties.

Material list:

Reference	Type	Materials to be used
B1	Kitchen door and windows	- Handmade timber French Doors with Multipoint Locking - Timber windows have spiral sash mechanism - Double Glazed 4mm Softcoat, 4mm Low Iron Toughened (Argon Filled) - Water based satin paint, white - Nylon brush pile which is rebated into the staff and parting beads - Glazing bars (double glazed) will be fitted to give the look of four panes to each door and window, see Appendix 4 of Heritage statement . Glazing bar detail to match others in the property, 0700_Existing window. - Supplied by https://www.sashwindowsspecialist.co.uk/

A12 (i,ii)	Basement windows	- Handmade timber windows have spiral sash mechanism - Double Glazed 4mm Softcoat, 4mm Low Iron Toughened (Argon Filled) - Water based satin paint, white - Nylon brush pile which is rebated into the staff and parting beads - Glazing bars (double glazed) will be fitted to give the look of four panes to each door and window, see Appendix 4 of Heritage statement . Glazing bar detail to match others in the property, 0700_Existing window. - Supplied by https://www.sashwindowspecialist.co.uk/
C1	Loft Roof Skylight	- Velux, wood framed double glazed window - Opening circa 780 x 950mm. - Conservation roof style - central Pivot - White painted - Supplied by Velux, Product: conservation roof window GGL Glazing 70H. Data sheet supplied (GGL_70_conservation_en-GB_GB)
A2	Shower room Window	- Handmade timber box sash windows - Double Glazed 4mm Softcoat, 4mm Low Iron Toughened (Argon Filled) - Water based satin paint, white - Nylon brush pile which is rebated into the staff and parting beads - Glazing bars (double glazed) will be fitted to give the look of four panes to each door and window, see Appendix 4 of Heritage statement . Glazing bar detail to match others in the property, 0700_Existing window. - Supplied by https://www.sashwindowspecialist.co.uk/
C2	Bathroom Roof skylight	- Velux, wood framed double glazed window - Conservation roof style - central Pivot - Opening circa 1140 x 1430mm - White painted - Supplied by Velux, Product: conservation roof window GGL Glazing 70H. Data sheet supplied (GGL_70_conservation_en-GB_GB)