1:50 0m 1m 2m 3m 4m 5m

PROPOSED SOUTH ELEVATION
(ELEVATION E)

Schedule of Repair to Existing Timber Windows *

Works to existing timber windows to be of minimal Intervention with the focus on repairing rather than replacing components to retain the historical significance. It is not believed that any existing windows are beyond repair and should be able to be repaired with minimal intervention.

The contractor is to conduct a detailed inspection of timber windows to identify - Structural damage (e.g., rot, cracks, warping), Defective paint or finishes or operational issues (e.g., difficulty in opening/closing, draughts) and Condition of ironmongery, glazing, and seals.

Any glazing that is damaged is to be replaced in single glazing/compatible glazing units to match existing using lime-based putty for repairs. Any replacement glazing to match the original in type and appearance.

Any damaged sections of windows are to be removed and new soft wood peices scarfed into the existing and painted to match existing. Wood fillers or dowels to be applied for minor cracks and splits. Damaged joints to be rebuilt using traditional joinery methods or resin bonding techniques.

Any new timber to be stopped and knotted with proprietary paint-on treatment, fine sanded and finished with one coat of primer, one coat of undercoat and two coats of top coat to match existing paint.

Preparation for old areas where required/damaged to consist of removing old paint layers, debris, and damaged components carefully using paint stripper or heat gun, manual sanding to avoid damaging the timber surface. Treat all timber surfaces with appropriate preservative solutions to protect against decay and insect infestation and prime with a high-quality wood primer suitable for exterior exposure.

Contractor to service existing ironmongery (e.g., locks, hinges, handles) to ensure functionality. A soft, dry cloth is to be used to remove dust and debris. If required use appropriate chemical strippers/wire wool to remove paint from ironmongery. Apply light oil to hinges, locks, and other moving parts to ensure smooth operation. Use graphite powder or a lock-specific lubricant on locks to avoid clogging. Contractor to check for Damage i.e. for signs of wear, rust, or loose components. Any loose screws or fittings to be tightened and secured. Any rust to be removed with a rust remover or fine sandpaper before applying a protective coating. Apply a protective wax or coating to prevent rust and maintain appearance, especially for external ironmongery.

Window alteration key

- * Existing timber windows to be refurbished with secondary glazing (spec tbc)
- * Existing commercial ground floor windows to be made good/watertight subject to further details to be submitted by proposed tenant.
- * New timber windows
- * New timber doors
- * New aluminium heritage windows
- * New UPVC windows.
- * New, thin profile, aluminium windows.

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

revisions:

A - 02.12.2024 Window amendments added. JC

PRELIMINARY

client:
Mountley Group

project:
Alterations & Extensions
27 - 32 Market Place
Reading

description:
Proposed South Elevation
(Elevation E)
Window Alteration Schedule

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drawn:	scale:	
JC	1:50	@A1
date:	sheet	of:
27.03.2025	-	-

job drwg. no: jw1077-484 rev:

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