








**Higher Lickhurst Farm**

**ChippingJob No. 1735Schedule of Repairs to Windows and Doors**

Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
<b>Windows</b>				
WG.1.a 	Hall (North Elevation)	Existing painted softwood framed, single-glazed, casement side opening light window, (single-pane). Estimated to be non-original to the property, replaced within last 20 years.  Structural opening size – 495mm (w) x 975mm (h)	The wood of the bottom cill of outer frame is quite rotten and can be easily penetrated with a screwdriver. The glazing putty of the opening light is cracking and has deteriorated to all sides and the paint finish is worn and flaking. The single glazing is intact.	The proposal is to replace the window with a preservative treated, hardwood framed, opening light casement window, with smaller section profiles and a mid-transom that matches and is more in keeping with the original window examples. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles and casement stays to match period of property.
WG.1.b 	Hall (North Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (single-pane). Estimated to be non-original to the property, replaced within last 20 years.  Structural opening size – 495mm (w) x 975mm (h)	The wood of the bottom cill of outer frame is quite rotten and can be easily penetrated with a screwdriver. The glazing putty is cracking and has deteriorated to all sides. The paint finish is worn and flaking. The single glazing is intact.	The proposal is to replace the window with a preservative treated, hardwood framed, fixed light casement window, with smaller section profiles and a mid-transom that matches and is more in keeping with the original window examples. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
WG.2 	Utility Room (North Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (four-panes - 2 x 2). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 600mm (w) x 740mm (h)	The bottom half of the window is quite rotten, with decay to the cill in particular. It also looks as though the bottom two panes of glass were broken at some time as there are protruding nails and nail holes in the frame where it may have been boarded over. There is also newer glazing putty holding the 'replacement' panes in place. The bottom half of the frame is unpainted which has contributed to the onset of rot.	The proposal is to replace the window with a preservative treated, hardwood framed, fixed light casement window, to exactly match the proportions of the original window. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.




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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
<p>WG.3.a</p> 	<p>Dining Room (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 445mm (w) x 1040mm (h)</p>	<p>Although obscured by the overgrown garden plants, the window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.</p>	<p>The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.</p>
<p>WG.3.b</p> 	<p>Dining Room (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement side opening light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 440mm (w) x 1040mm (h)</p>	<p>Although obscured by the overgrown garden plants, the outer window frame appears sound and decay free, except for the cill. However the flush opening light has swollen and cannot be opened. The glazing putty has also deteriorated. The glazing is unbroken and the paintwork is tired.</p>	<p>The proposal is to remove the opening light intact, to allow it to be stripped of paint, planed and sanded, then preservative treated and re-glazed with non-linseed based putty. New outer frame to be fabricated in hardwood, to exactly match original, with new draught / weather seals installed. Fix in existing stone surround and mastic seal to edges. Frames to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. Original refurbished opening light to be re-fitted into new outer frame on new flush hinges. New wrought iron opening handles and casement stays to match period of property.</p>
<p>WG.3.c</p> 	<p>Dining Room (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 440mm (w) x 1040mm (h)</p>	<p>Although partially obscured by the overgrown garden plants, the window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.</p>	<p>The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.</p>
<p>WG.4.a</p> 	<p>Lounge (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 430mm (w) x 1040mm (h)</p>	<p>The window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.</p>	<p>The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.</p>

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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
<p>WG.4.b</p> 	<p>Lounge (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement side opening light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 450mm (w) x 1040mm (h)</p>	<p>The outer window frame appears sound and decay free, except for the cill. However the flush opening light has swollen and cannot be opened. The glazing putty has also deteriorated. The glazing is unbroken and the paintwork is tired.</p>	<p>The proposal is to remove the opening light intact, to allow it to be stripped of paint, planed and sanded, then preservative treated and re-glazed with new non-linseed based putty. New outer frame to be fabricated in hardwood, to exactly match original, with new draught / weather seals installed. Fix in existing stone surround and mastic seal to edges. Frames to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. Original refurbished opening light to be re-fitted into new outer frame on new flush hinges. New wrought iron opening handles and casement stays to match period of property.</p>
<p>WG.4.c</p> 	<p>Lounge (South Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.</p> <p>Structural opening size – 430mm (w) x 1040mm (h)</p>	<p>The window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.</p>	<p>The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.</p>
<p>WG.5</p> <p>New structural opening to be formed with natural dressed stone surround to match existing windows.</p>	<p>New Kitchen - former store / outbuilding (South Elevation)</p>	<p>New painted preservative treated hardwood framed, double-glazed, casement window (nine panes - 3 x 3), to match existing <b>WG.6 in North Elevation</b>, with top-hung opening light to top row of panes. In new structural opening.</p> <p>Structural opening size – 945mm (w) x 960mm (h)</p>	<p>N/A</p>	<p>The proposal is to install a preservative treated, hardwood framed, casement window, with a fixed lower section (six panes – 3 x 2) and a top-hung opening light above (three panes – 3 x 1). Mullions / transoms sections to be appropriate to the period of the property. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a>, held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles and casement stays to match period of property.</p>
<p>WG.6</p> 	<p>New Kitchen - former store / outbuilding (North Elevation)</p>	<p>Existing painted softwood framed, single-glazed, casement fixed light window, (nine panes - 3 x 3). Despite it's worn appearance and condition this window has machined profile sections and joints on the inside and is assumed to be non-original to the property and probably replaced within last 20 years.</p> <p>Structural opening size – 945mm (w) x 960mm (h)</p>	<p>The bottom half of the wind is quite rotten, with decay to the cill in particular. The glazing putty is untidy around the panes in the upper left and right-hand corners. The paint is starting to flake and peel in places.</p>	<p>The proposal is to replace the window with a preservative treated, hardwood framed, fixed casement window, (nine panes – 3 x 3). New mullions / transoms sections to be appropriate to the period of the property. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a>, held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.</p>





## Higher Lickhurst Farm

### ChippingJob No. 1735Schedule of Repairs to Windows and Doors




Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
WF.1 	New Bathroom - Former Bedroom (North Elevation)	Existing painted softwood framed, single-glazed, casement side opening light window, (single-pane). The design and construction of the window, (projecting opening light and external glazing beads), suggest it is non-original to the property, replaced within last 20 years.  Structural opening size – 590mm (w) x 885mm (h)	The wood of the bottom cills of outer frame and opening light are starting to rot. The lower glazing bead of the opening light is also decaying and the paint finish is worn and flaking. The single glazing is intact.	The proposal is to replace the window with a preservative treated, hardwood framed, opening light casement window, with smaller section profiles and a mid-transom and mullion that matches and is more in keeping with the original window examples, (e.g. WG.2). Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
WF.2 	Staircase (North Elevation)	Existing painted softwood framed, single-glazed, arch topped casement fixed light window, (twelve panes - 2 x 6). The design and construction of the window, (wide profile outer frame and external recessed glazing beads), suggest it is non-original to the property, replaced within last 20 years.  Structural opening size – 680mm (w) x 1680mm (h) to spring, 1865mm (h) to arch head	The wood of the bottom cill is starting to rot, which is causing the paint finish to flake and peel. The single glazing is intact.	The proposal is to replace the window with a preservative treated, hardwood framed, fixed light, multi paned casement window, with smaller section profiles, that matches and is more in keeping with the original window examples. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
WF.3 	New Bedroom 3 - Former Bathroom	Existing painted softwood framed, single-glazed, casement side opening light window, (single-pane). The design and construction of the window, (projecting opening light and external glazing beads), suggest it is non-original to the property, replaced within last 20 years.  Structural opening size – 525mm (w) x 740mm (h)	The wood of the outer frame and opening light appear to be free of rot, but the overlap of the opening light against the outer frame makes it look too big for the structural opening. The opening light appears to have swollen as the window will not close and the paint finish is worn and flaking. The single glazing is intact.	The proposal is to replace the window with a preservative treated, hardwood framed, opening light casement window, with smaller section profiles and a mid-transom and mullion that matches and is more in keeping with the original window examples, (e.g. WG.2). Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles and casement stays to match period of property.
WF.4.a 	Bedroom 2 (South Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 375mm (w) x 915mm (h)	The window has been completely overgrown with ivy, which has attached itself to the frames. This will have almost certainly held moisture, leading to the frames beginning to decay and swell. The paintwork and glazing putty is deteriorated. The glazing is unbroken.	The proposal is to replace the window with a preservative treated, hardwood framed, fixed light casement window, which exactly matches the original. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.

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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
WF.4.b As above (WG.4.a)	Bedroom 2 (South Elevation)	Existing painted softwood framed, single-glazed, casement side opening light window, (two-panes).  Structural opening size – 385mm (w) x 915mm (h)	The window has been completely overgrown with ivy, which has attached itself to the frames. This will have almost certainly held moisture, leading to the frames beginning to decay and swell, (the opening light cannot be closed, see internal photo). The paintwork and glazing putty is deteriorated. The glazing is unbroken.	The proposal is to replace the window with a preservative treated, hardwood framed, opening light casement window, which exactly matches the original. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles and casement stays to match period of property.
WF.4.c As above (WG.4.a)	Bedroom 2 (South Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 370mm (w) x 915mm (h)	The window has been completely overgrown with ivy, which has attached itself to the frames. This will have almost certainly held moisture, leading to the frames beginning to decay and swell. The paintwork and glazing putty is deteriorated. The glazing is unbroken.	The proposal is to replace the window with a preservative treated, hardwood framed, fixed light casement window, which exactly matches the original. Glazed using 'Histoglass' D12 Thin Double-glazing units, by <b>Histoglass Ltd.</b> Belvedere House, Victoria Avenue, Harrogate. HG1 1EL. T +44 (0)1423 500 844. <a href="http://www.histoglass.co.uk">www.histoglass.co.uk</a> , held in place using non-linseed based sealant and putty, to resemble single glazing. Finish using 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
WF.5.a 	Master Bedroom (South Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 385mm (w) x 915mm (h)	The window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.	The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
WF.5.b 	Master Bedroom (South Elevation)	Existing painted softwood framed, single-glazed, casement side opening light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 365mm (w) x 915mm (h)	The outer window frame appears sound and decay free, except for the cill. However the flush opening light has swollen and cannot be closed. The glazing putty has also deteriorated. The top glazing pane is broken and the paintwork is tired.	The proposal is to remove the opening light intact, to allow it to be stripped of paint, planed and sanded, then preservative treated and re-glazed with new non-linseed based putty. New outer frame to be fabricated in hardwood, to exactly match original, with new draught / weather seals installed. Fix in existing stone surround and mastic seal to edges. Frames to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. Original refurbished opening light to be re-fitted into new outer frame on new flush hinges. New wrought iron opening handles and casement stays to match period of property.

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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
WF.5.c 	Master Bedroom (South Elevation)	Existing painted softwood framed, single-glazed, casement fixed light window, (two-panes). Due to the proportions of the frames, this window is believed to be one of the oldest in the property and if not original to the house, would appear to have been replaced many years ago to match an original type.  Structural opening size – 370mm (w) x 915mm (h)	The window frame appears sound and decay free, with tired paintwork and glazing putty. The glazing is unbroken.	The proposal is to retain this casement, strip off the existing paint, replace the damaged putty with non-linseed based putty and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat.
<b>External Doors</b>				
EDG.1 	Porch Door (East Elevation)	Existing painted softwood framed, vertical T & G boarded door, with large single-glazed view panel, held in place with beading.  Structural opening size – 1065mm (w) x 2030mm (h)	The door and frame are generally in good condition, with little sign of decay. The glazing is unbroken.	The proposal is to retain the door and frame, strip off the existing paint and clean off the glass. The bare wood is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. Existing ironmongery to be retained and refurbished as required.
EDG.2  Existing door.      Proposed door type (Illustrative only).	Rear Door on to Garden (South Elevation)	Existing matt painted softwood framed raised and fielded panel door with multiple glazed panels to top half. (This appears to be a non-original door replaced within the last twenty years and is not appropriate to the period of the property).  Structural opening size – 1060mm (w) x 1955mm (h)	The door and frame are generally in fair condition, with little sign of decay, but the paint has almost completely faded and worn away. The glazing is unbroken.	The proposal is to replace the existing door with a bespoke made vertical T & G boarded door, with a small eye-level vision panel, more in character with the period of the property. It is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles to match period of property.



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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
<p>EDG.3            New structural opening to be formed – existing decayed timber lintel to be preserved in situ and supplemented with hidden lintel behind to support wall above door head.</p>  <p>Proposed door type (illustrative only).</p>	<p>Kitchen Back Door (South Elevation)</p>	<p>Currently no door or structural opening. (Note: there may be evidence of an original infilled opening due to the presence of a timber lintel built into the wall).</p> <p>Structural opening size – 950mm (w) x 1900mm (h)</p>	<p>N/A</p>	<p>New hardwood frame and vertical T &amp; G boarded door in character with the period of the property, in new structural opening. It is to be preservative treated and finished in 1 coat of primer, 2 coats undercoat and 1 exterior gloss coat. New wrought iron opening handles to match period of property.</p>
<p>EDG.4</p>  <p>Existing door. Proposed door type (illustrative only).</p>	<p>Kitchen Side Door (East Elevation)</p>	<p>New stained hardwood frame and split 'stable' door with glazed upper leaf in existing opening, with original vertical boarded door fixed in the open position flat against the external wall alongside as a 'shutter'.</p> <p>Structural opening size – 1215mm (w) x 2115mm (h)</p>	<p>The condition of the existing door and frame is poor, with the frame itself rotten and broken away from the opening.</p>	<p>The proposal is to preservative treat the existing door leaf and apply a 2-coat exterior stain finish; clean up the hinges, apply rust converter to arrest further corrosion and paint with black metal 'hammer-effect' finish paint. Original frame to be repaired, with rotten timber cut out and replaced. Door to then be opened fully back, flat against the external wall, alongside the opening to act as a decorative 'shutter', secured in place with 'hook and eye' fixings top and bottom.</p> <p>New hardwood frame and split 'stable' door with glazed upper leaf to be preservative treated and finished with 2 coats of exterior stain. New wrought iron opening handles to match period of property.</p>
<p>EDG.5</p> 	<p>Kitchen Front Door (North Elevation)</p>	<p>Existing stained softwood framed, vertical T &amp; G boarded door in existing structural opening. (Note: door has been cut out at base to fit around projecting plinth stones).</p> <p>Structural opening size – 950mm (w) x 1650mm (h)</p>	<p>The condition of the existing door and frame is poor, with the frame itself rotten and broken away from the opening.</p>	<p>The proposal is to preservative treat the existing door leaf and apply a 2-coat exterior stain finish; clean up the hinges, apply rust converter to arrest further corrosion and paint with black metal 'hammered-effect' finish paint. Original frame to be repaired, with rotten timber cut out and replaced. Door to then be fixed permanently in place in the opening and sealed, with structural opening behind infilled in blockwork cavity construction, finished flush with inner face of wall.</p>

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<b>Internal Doors</b>				
DG.1  Porch side.      Hall side.	Porch to Hall	Existing painted, broad vertical boarded and railed internal door, with black finish, metal strap hinges and Suffolk latch ironmongery. Door also fitted with a mortice deadlock.	The door and frame are structurally sound, but cosmetically / decoratively poor. The ironmongery is in good working condition.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish. Deadlock to be retained and serviced as required. Additional signage and fixtures to be left in place and cleaned as required.
DG.2  Hall side.      Stairs side.	Hall to Stairs	Existing modern (approx. 30 years old) plain, painted panel door, with a stained knotty pine vertical boarded inner panel (possibly originally glazed).	The door and frame are in fair condition, but not period to the property.	The proposal is to replace this door with a broad vertical boarded and railed timber (pine) door, which matches others in the property and is more in keeping with it's period. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the matching 'Suffolk latch' and strap hinge ironmongery is to be painted with black metal 'hammered-effect' paint finish.
DG.3  Stairs side.      Lounge side.	Stairs to Lounge	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.
DG.4  Lounge side.      Dining Room side.	Lounge to Dining Room	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.



**Higher Lickhurst Farm**  
**ChippingJob No. 1735Schedule of Repairs to Windows and Doors**

Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
DG.5  Stairs side.      Cupboard side.	Stairs Cupboard	Existing modern stained, knotty pine, vertical boarded and railed internal door on black painted metal strap hinges and fitted with a 'Suffolk latch'.	This door looks fairly new and has no condition issues.	The proposal is to retain this door, but paint it with primer, 2 undercoats and 1 coat gloss or eggshell paint to match other doors in the property.
DG.6  Stairs side.      Utility Room side.	Stairs to Utility Room	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.
DF.1  Landing side.      Bathroom side.	Landing to Bathroom (Formerly Bedroom)	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.
DF.2  Landing side.      Master Bed side.	Landing to Master Bedroom	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.

**Higher Lickhurst Farm**  
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Ref. No.	Location	Description	Current Condition	Repair / Replacement Specification
DF.3 New structural opening to be formed.	Master Bedroom En Suite	Currently no door or structural opening.	N/A	The proposal is to install a new door, constructed with broad vertical boards and rails, to match others in the property and be in keeping with it's period. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); fitted with matching 'Suffolk latch' and strap hinge ironmongery, painted with black metal 'hammered-effect' paint finish.
DF.4  Landing side. Bedroom 2 side.	Landing to Bedroom 2	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.
DF.5  Landing side. Bedroom 3 side.	Landing to Bedroom 3 (Formerly Bathroom)	Existing painted, broad vertical boarded and railed internal door, with metal strap hinges and Suffolk latch ironmongery.	The timber of the door is generally sound with minimal damage to the corners, due to wear and tear.	The proposal is to retain the door in it's frame, with the existing paint finish stripped off. The bare wood is to be sanded lightly, with badly damaged areas filled and smoothed, whilst preserving the character of the door. The timber is to be finished with 1 coat of primer, 2 undercoats and 1 coat of either gloss or eggshell paint in white (as other doors); the ironmongery is to be cleaned up and repainted with black metal 'hammered-effect' paint finish.