

REASONING FOR CHANGE OF FENISTRATION TO ORIGINAL SCHOOL BUILDING

Condition and Appearance – The current windows are a mixture of glass and frame types which appear to have been subject to much abuse over the years. This includes the fitting of extremely wide and inappropriate frames in both wood and uPVC, also sections of glazing have been removed and replaced with painted sheet ply board. They have also been the subject of extreme overpainting over the putty stop beading around the perimeter of the glazing and the glazing bars, in some cases up to the edges of the reveals. This is a shame as the stone work is in otherwise reasonable condition and the delicate shapes of the tracery sections and window tops are marred by this stark application of bright paint. None of the original scheme appears to remain in terms of opening sections and this is probably the reason why the later openers have been so brutally forced in at the lower extremities. Where the original glazing remains it is Victorian sheet glass with slight imperfections and distortions across its surface.

Thermal Quality - the current windows are single glazed and cover a large proportion of the external wall in the hall giving little to no thermal resistance.

Ventilation – the current wood and uPVC opener units installed are no longer operable and therefore there is no direct ventilation to the main hall which has an adverse effect on air quality, due to the lack of air changes.

Health and Safety Issues – the existing single glazing is a risk from possible breakage due to thrown balls striking it from inside or externally and a danger therefore to any children who were playing within the vicinity of the windows. As the only areas children can play internally and externally are overlooked by the windows this is a hazard.

Maintenance – as the putty bead has been painted on a number of occasions it would appear that the bead is starting to fail. Any future works to keep the windows water tight may lead to breakages causing changes of glazing units, or the possible failure of the glazing bars, which will further impact the aesthetic effect of the windows.

Proposed New Windows – Touch Stone Glazing Solutions produce bespoke windows for this type of installation and installation in Listed Buildings, their patented frames allow new double glazed units to be fitted to openings that standard framing cannot accomplish. To reduce to a minimum the sightline of their lead framing the size of the frame is only 20mm in height. The external leaf of glazing is kiln treated to match the original Victorian glazing in terms of distorted reflectivity and subtle imperfections.

The scheme we proposed would incorporate this type of glass and restore the original lines and delicacy of the stone work and tracery. Each opening would be glazed as it is in its current form and the perimeter of the glazing would intrude no more than the current painted putty/cement sight line. Openers would be a maximum of 35mm of sight line which will be an approximate alignment with the original design.

Where internal works/alterations require an obscure glass to the outside to mask this visual intrusion, we would work with yourselves to ensure that this glass matched the original appearance as much as possible and reduce the impact of both the internals and fit in harmoniously with the rest of the glazing.

We would endeavour to clean off as much of the heavy overpainting as possible and restore the ability of the stone to breathe. At the same time any cement or putty based pointing would be removed to stop the detrimental properties of either of these two substances causing further damage to the stone work.

Thermal Quality – the new windows would be double glazed and thermally broken and comply with current Building Regulations thermal requirements. As no dispensation from required "U" Values would be provided from Local Building Control Department as the structure is not "Listed".

Ventilation – the new openers would allow direct air changes to take place, the sizes of the openers would not comply with Building Control Department requirements, however as it is an improvement on an existing building approval would be granted on this issue.

Health and Safety – all glass would be toughened and this would address all current and possible future health and safety issues especially in a school environment where thin Victorian glass glazed overhead is always a concern.

Summary - the new scheme would restore the original lines of the windows, follow the stone work and exactly match the glazing bars and breakup of the current glazing. It would be unobtrusive, safe and efficient. No painting would be required and so the prospect of future heavy overpainting would be removed keeping the stone in optimum condition for long life and serviceability. All current inappropriate framing would be removed and the façade of the building would be seen as originally intended.