

Proposed Window Repairs/Replacements

W1 - Allowed for full renewal/replacement of the sash window. As referenced in the joinery report, it is not economically or practically viable to splice or repair itemised parts of these windows. Extensive repairs and alterations would be required to attempt to make the window and frame weathertight and these would likely be unsuccessful due to the twisting of the timbers themselves. Therefore, with repair excluded as being a viable option full replacement is specified. The replacement sash windows are to be like for like in all elements, being constructed of timber with a profile and design matching with the original design and colour scheme. The replacement will include for matching glazing bars and ironmongery where required.

W2 - Allowed for full renewal/replacement of the sash window. As referenced in the joinery report, it is not economically or practically viable to splice or repair itemised parts of these windows. Extensive repairs and alterations would be required to attempt to make the window and frame weathertight and these would likely be unsuccessful due to the twisting of the timbers themselves. Therefore, with repair excluded as being a viable option full replacement is specified. The replacement sash windows are to be like for like in all elements, being constructed of timber with a profile and design matching with the original design and colour scheme. The replacement will include for matching glazing bars and ironmongery where required.

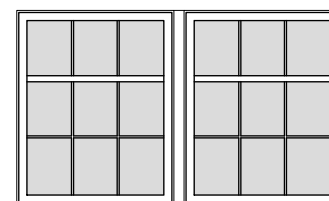
W3 - Allowed for conservative repairs to the existing casement and ironmongery due to the casement being ill fitting and unable to fully close. Note this is only to the central casement window as highlighted on the above drawing and joinery report. All conservative repairs to the casement window will be like for like consistent with the original design and colour scheme. Minor putty repairs are also required to the windows either side of the casement.

W4 - Allowed for conservative repairs of the existing casement and ironmongery due to the casement being ill fitting and unable to fully close. All conservative repairs to the casement window will be like for like consistent with the original design and colour scheme. Minor putty repairs are also required to the windows either side of the casement.

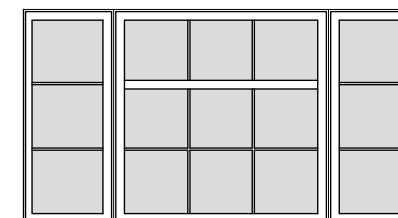
Proposed Window Replacement Design

Please note that all replacement windows are to be constructed like for like in materials, profile and design to match the current aesthetic of the property. This also includes for glazing bars, ironmongery and openers.

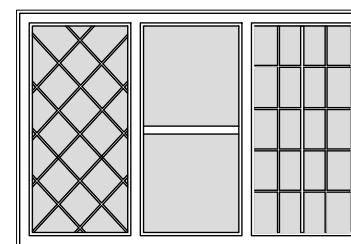
Further detail is available in the joinery report and in the specification, in section 3.00 schedule of works.



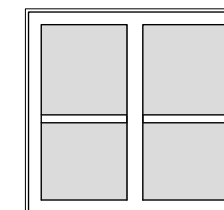
WINDOW 1
Both sash windows



WINDOW 2
Sash window



WINDOW 3
Central Casement



WINDOW 4
Left Casement

Existing Windows



WINDOW 1
Both sash windows



WINDOW 2
Sash window



WINDOW 3
Central Casement



WINDOW 4
Left Casement

Notes:

1. This Drawing & Design are copyright and may not be reproduced without the written consent of The J.Y.M. Partnership.
2. DO NOT SCALE - Use Figured Dimensions Only.
3. The CONTRACTOR is to check and verify all Figured Dimensions, Site & Drainage Levels prior to commencement of work and notify The J.Y.M. Partnership of any discrepancies.
4. The Contractor is to check the drawing against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT - ASK!

KEY

Proposed Works

Rev	Date	Revision



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project:
BRABINS SHOP

client:
BRABINS CHARITABLE TRUST

drawing title:
WINDOW REPAIRS/REPLACEMENTS

scale:
1:100 at A3

drawn:
LM

checked:
CB

date:
NOVEMBER 2020

project no. 1912	drg. no. 06	rev.
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