



## REMOVAL OF EXISTING CASEMENT WINDOWS

- Erect suitable scaffold or working platform in order to carry out the work safely.
- Both elevations have impact on the safety of the public and neighbours so a notice should be served to relevant parties before the work commences explaining the work to be carried out and the impact on their safety.
- A safe area should be cordoned off.
- Cut the junction of the frame and plaster seal with a Stanley knife. Where applicable and possible chop the tongue off the existing window board with a sharp wood chisel.
- Remove internal modern plasterboard window reveals to all modern rotten casement windows to the front and rear elevations. This should be carried out carefully with hand tools only.
- Remove all internal beads and dislodge the glass and pass the glass inside the property. Remove any opening lights and beads first. Glass should be taken out in one piece ideally but where this is not possible the glass should be cut into triangular pieces with a glass cutter.
- Cut through mullions and transoms carefully revealing the outer frame.
- Remove modern rotten window frames carefully by hand. The outer frame should be cut through the jambs at a slight angle and fold them into the opening. The head can be done in the same way next. The cill can usually be done in the same way but may require additional section cutting in the centre and then knocking in towards the centre.
- The existing modern timber window frames are set behind the original historic stone reveals and so the frame can be safely removed from the interior without interference with the external stone surface. This is relevant to all windows save for the bow window to the ground floor front elevation of no.3. This will need to be carefully removed from the exterior and suitable scaffolding put in place over the basement stair to provide a safe, clean working environment for the worker.
- Any existing historic remnants of the previous sash windows; such as sash weights, pulleys or ropes which may be hidden behind modern reveals and should be carefully removed, refurbished and re-used wherever possible.
- Any vegetable matter discovered behind the stone reveal and within the window reveal should be carefully removed along with any loose material/damaged materials/mortar. Any holes or cracks to be filled using lime based mortar.



#### INSTALLATION OF NEW SLIDING SASH WINDOW

- Erect suitable scaffold or working platform in order to carry out the work safely.
- Clear all debris away from the opening before offering the new frame into position.
- New sliding sash windows can be fitted from the interior into existing historic stone reveals with the outer frame hidden behind the stonework, whether this be a cut stone or random rubble construction/reveal. An additional operative will be needed to the exterior for accurate positioning. The new sash frame should be brought up to the existing stone reveal ensuring a tight fit and ensuring the frame is plumb and square. Packing should be placed at the ends of the cill to transfer the weight of the sash window into the structure without bowing the sill member. A bowed sill will result in hardware not engaging. It is essential that the window be fitted level, without twist and with parallel jambs. Jambs bowing outward will make the sash window draughty and jambs bowing inwards will mean the sashes are excessively tight to slide. Use packers where necessary to fix the frame in position then drill through the frame and into the masonry wall with a minimum of 3no. Fixings on each element.
- Sliding sash windows will be made complete off site in joiners workshop and brought to site pre-assembled and finished with paintwork, ironmongery and draught proof strips across meeting rails.
- Ease and wax edges of the sashes and shave to fit where necessary. Windows to be tested for opening and closing and adjusted where necessary.
- New internal softwood stud work frame to create internal reveal filled with insulation and finished with plasterboard and skim reveals to replace the existing.
- Spot finish paintwork where needed.