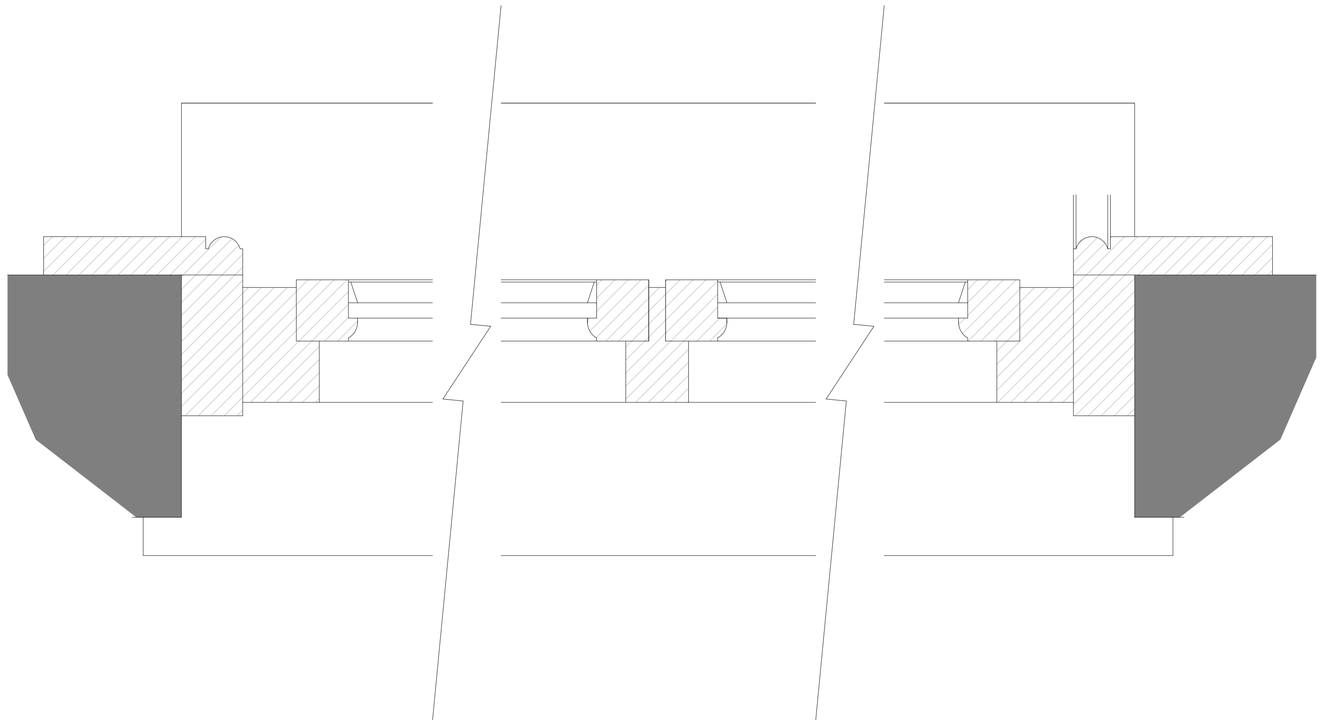


0. Windows Horizontal Section GW04, 05 and 06 1:2

L15 REPAIRS TO EXISTING TIMBER WINDOWS

L15/15 TIMBER WINDOWS:
- To BS 644:Part 1.

Manufactured by a firm currently registered under the British Woodworking Federation Accreditation Scheme.
- Materials generally: To BS EN 942.

Wood species: softwood with hardwood cills.
Classes: Frames and sashes J40 beads J2 or J10.
- Preservative treatment: Organic solvent as section Z12 and BWPDA Commodity Specification C5.

Desired service life: 60 years.
- Moisture content on delivery: 12 to 19%.
- Glazing details: linseed putty
- Ironmongery/accessories: re-fix existing.
- When not predrilled or specified otherwise, position fixings not more than 150 mm from each end of jamb, adjacent to each hanging point of opening lights and at maximum 450 mm centres.

L15/35 TIMBER SUBFRAMES:
- Timber: To BS EN 942. - all as clause 15.

L15/60 PRIMING/SEALING: Before fixing components ensure that surfaces of timber which will be inaccessible after installation are primed or sealed as specified.

L15/75 SEALANT JOINTS:
- Sealant manufacturer and reference: to be agreed.

Colour: to match paint finish.
- Prepare joints and apply sealant as section Z32. Finish triangular fillets with a flat or slightly convex profile.

L15/80 IRONMONGERY: Fix carefully using fasteners with matching finish supplied by ironmongery manufacturer. Prevent damage to ironmongery and adjacent surfaces.

100 TEMPORARY PROTECTION

i) No window openings must be left without weather-proofing. The contractor is to allow for temporary measures to suit circumstances. The contractor is to submit to the Architect proposals for temporary weather protection with his return of tender.

ii) Temporary protection must conform to the following criteria:-

- be of rigid construction to avoid wind generated noise.
- be fitted and removed without any damage to the existing construction, finishes or materials.
- be weather-proof to the exclusion of wind and rain.
- provide required level of security consistent with the window being worked upon.

110 REPAIR PROCEDURE

i) The contractor is to inspect each window and test for ease of opening, and verify the items noted for execution of the schedule of work.

ii) Discrepancies are to be notified to the Architect immediately.

iii) Where windows could not be examined for full defect scheduling to contract due to inherent defects preventing full inspection, such windows are to be notified to the Architect and the contractor is to provide necessary preliminary works to enable full repairs to be scheduled.

iv) Ironmongery and brassware **MUST** be removed prior to ant treatment or repair, and not replaced until the finishing works are complete.

120 REPAIR - GENERAL CUIDELINES FOR REPAIRING TIMBER CASEMENT AND SASH WINDOWS

i) Where decayed timber is to be removed to form a splice repair, the minimum amount of existing timber is to be removed to allow an effective repair to be formed.

ii) Repairs should follow any existing deformation in the line of the window. Always work new material to the line of the existing and avoid trimming of existing timber.

iii) Ensure that timber species between new and existing match exactly. Dissimilar species will not be allowed as this would lead to failure at the joints due to differential expansion rates.

iv) Ensure that the structural integrity of the window is maintained when making a repair and that the window continues to work as it was designed to do.

v) Where possible, spliced repairs should be designed to ensure that moisture is directed towards the outer face of the timber and that the moisture does not lay on the repair joint. The length of the splice is governed by the section of timber and the nature of the component being repair.

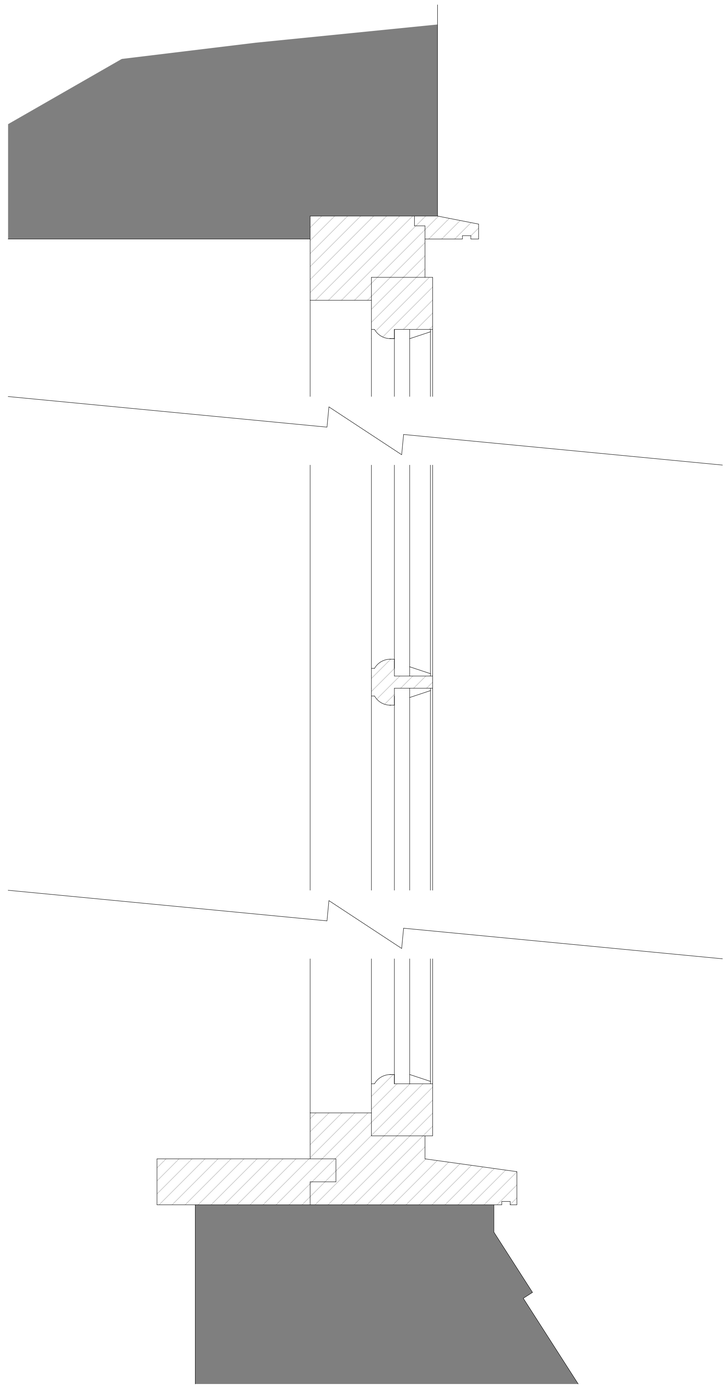
vi) Where possible, spliced repairs should be formed to include mechanical fixings (e.g. timber pegs/dowels or non-ferrous screws/pins) as well as glue. Ideally, mechanical fixings should be made on the inner face of the window.

vii) Only well-seasoned timber is to be used in repairs with the line and density of the grain of the new timber matching the existing as closely as possible. Only sound timber is to be used, with all heart wood, sap wood, fissures, shakes, large knots, etc. rejected.

viii) Where previous design faults are observed, they should be eliminated and the method of construction modified in order not to perpetuate the fault where it is likely to lead to further decay. Seek guidance from Project Manager prior to attempting any such design alterations.

ix) If possible, repairs to frames should be formed in-situ, especially where frames are built-in and cannot be removed without damaging either the window or the surrounding fabric. Generally, casements/sashes can easily be removed without damage to be repaired either on site or in the joiner's workshop.

x) Where it is necessary to dismantle windows as part of the repair process, always mark and record constituent parts before dismantling. Likewise, always number glass panes before removal.



0. Windows Vertical Section GW04, 05 and 06 1:2



Note:
All information shown on this drawing is to be used for planning or building regulation purposes only and not to be used in conjunction with any other submission or workstages including contract, working drawings, construction and as built purposes.

No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and position/size of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be there. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics .

The Party Wall Act may apply if any of the following categories of building work apply:-

1. Work on an existing wall or structure shared with another property.
2. Building a free standing wall or a wall of a building up to, near or astride the boundary with a neighbouring property.
3. Excavating near a neighbouring building.

It is the responsibility of the client/site owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Farther information can found on the communities and local government website.

PROJECT

2246 - Sam Widges
Mr Harris

8d High Street, Calne
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Proposed Repairs

DRAWING

GW04 05 and 06 Detail Sections
1:2@A1

Drg No:2246.03.09 Rev:
30/08/2023

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