

WF 1 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom rail of the bottom sash.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF2 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove decayed pocket sections of rot to the window cill, repair sections on window cill with 'Repair Care - Dry Flex'.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF 3 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom sash in a like-for-like manner but constructing window from hardwood.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF 4 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom sash in a like-for-like manner but constructing window from hardwood.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF 5 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom rail of the bottom sash.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF 6 - Vertical sliding sash window

Carefully remove the staff beads and parting beads, set aside for re-use.
Detach the sash cords from the top and bottom sashes and temporarily remove the windows.
Remove the existing decayed window cill and install a new hardwood window cill.
Remove the decayed lower sections, both sides of the box frame and splice in new timber sections.
Remove and replace the bottom rail of the bottom sash in a like-for-like manner but constructing window from hardwood.
Re-putty the window where required, leave any fresh putty a minimum of 7 days before over-painting.
Install new parting beads to match existing section where required.
Renew the sash cord if necessary and attach the sash cords to the repaired sashes.
Re-fit the staff beads and prepare the surfaces of the existing windows, removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.
Adjust existing ironmongery.

WF 7 - Storm-proof Window

Complete some minor filling and putty repair.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WF 8 - Storm-proof Window

Complete some minor filling and putty repair.
Prepare the surfaces of the existing window removing loose paint only and lightly sand to provide a key.
Re-paint the window internally and externally with Superdec paint or similar breathable paint.

WF 9 - Storm-proof Window replaced with casement

Replace with a casement window, single-glazed and constructed in hardwood.
Re-use the existing ironmongery with new butt hinges.
Paint the new window internally and externally with Superdec paint or similar breathable paint.

WF 10 - Storm-proof Window replaced with casement

Replace with a casement window, single-glazed and constructed in hardwood.
Re-use the existing ironmongery with new butt hinges.
Paint the new window internally and externally with Superdec paint or similar breathable paint.

WF 11 - Storm-proof Window replaced with casement

Replace with a casement window, single-glazed and constructed in hardwood.
Re-use the existing ironmongery with new butt hinges.
Paint the new window internally and externally with Superdec paint or similar breathable paint.

ITEMS FROM STRUCTURAL ENGINEER'S REPORT - pma5291-letter report 01.

Item 1 – Bulge to North Elevation External Wall

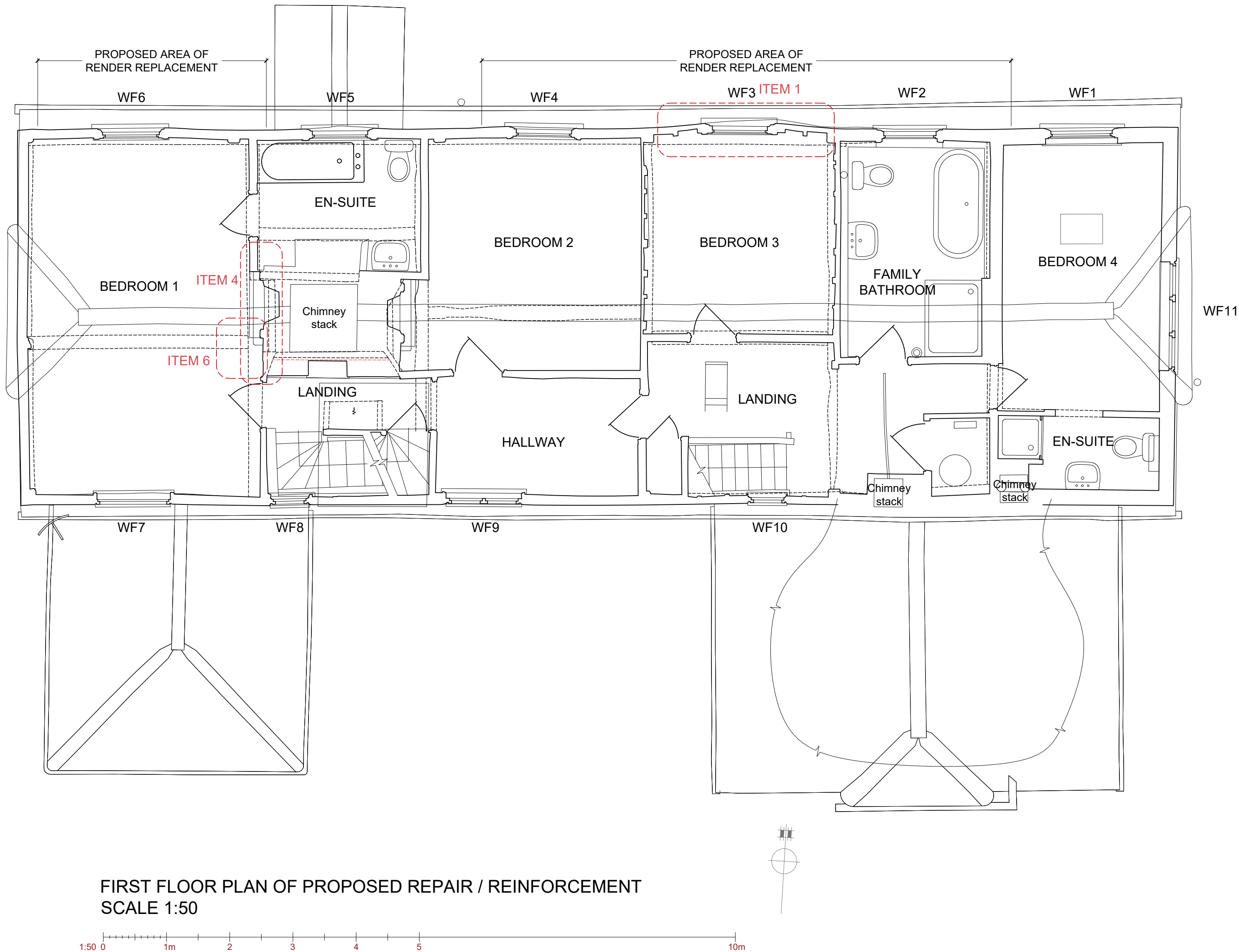
This wall was found to be bowing out significantly adjacent to the kitchen windows at just above first floor level. An inspection of the oak frame internally local to this bulge found all timbers to be in reasonable condition, with all joints looking fairly tight and reasonably level. A small inspection hole had been formed externally which revealed that the render has become completely detached from the oak framework behind, leaving a gap of up to 100mm. The lathes were also found to be loose. The small area of studwork that could be seen externally Generally looked in reasonable condition, although the first floor sole-plate appeared to contain a small fracture. It is therefore clear that the bond between the render and oak frame behind has been completely lost which will require the render finishes to be removed and re-applied. The slight fracture to the sole-plate should be reinforced with a 800mm long x 100mm deep x 8mm thick steel strap coached screwed to the outer face of the plate. Elsewhere around the property, the render was seen to be loose and has become detached from the oak framework behind, so these areas should be investigated further but we feel that it is likely that large areas of render will require replacement. As discussed on site, an incoming overhead power cable is located in close proximity to the works, so a method statement will be required to ensure this is adequately isolated/protected. Specialist advice should be sought.

Item 4 – First Floor (West) Chimney Breast

This again contains some cracking above the timber bressummer, although the cracking in this instance is only hairline in nature. We would still recommend that this is strengthened by installing 3No rows of stainless steel heli-bars at 225mm vertical centres for the entire panel length and re-pointed with lime mortar to match the composition of the existing. The mortar is loose in places to the other faces of this stack so local re-pointing will be required. A section of brickwork below the bressummer has been previously infilled and this has become very loose and will require re-bedding.

Item 6 – Second floor Beam Connection Immediately Adjacent (West) Chimney

This connection is between a primary and secondary floor beam that has opened up. A tenon could be seen entering into the supporting beam and, although there is no evidence to suggest that the tenon is failing, it is also not possible to comment on its condition and adequacy as the vast majority of it can't be seen. As with the kitchen beam, we would recommend that the joint is nominally strengthened by installing 120x120x8mm thick x 150mm deep angle cleats to both sides of the supported beam and fixed each leg with 2No.M12 coach screws. As this joint has opened up more than the kitchen beam, we would also recommend that a strap is added to the top of both beams which will require the local removal of some floor boards above. Note!! steelwork to be painted black.



FIRST FLOOR PLAN OF PROPOSED REPAIR / REINFORCEMENT
SCALE 1:50

NOTES:

Rev A 05-09-2023 - Whole window replacement of storm-proof windows WF9, WF10, WF11 changed to replace with casement windows, notes added to paint steelwork black, alterations to suit conservation officer's comments

PLANNING DRAWINGS

SCALE FOR PLANNING PURPOSES ONLY.
ALL DIMENSIONS AND LEVELS SHOWN ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
THIS DRAWING SHOULD NOT BE USED OTHER THAN FOR ITS INTENDED PURPOSE.

DESCRIPTION	
FIRST FLOOR PLAN AS PROPOSED	
LOCATION NURSTEAD HALL	DRG No. PP-18Q-04
NURSTEAD LANE	REV A
LONGFIELD HILL	SCALE: 1:50 @ A1
KENT, DA3 7AN	DATE: MAY 2023
CLIENT MR & MRS HOLM	SIG RP

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