

Design, Access and Heritage Statement Planning and Listed Building Consent

Refurbishment of Existing Windows and General Maintenance Works

Bennett House, Grosvenor and Regency Estate

Estate Office

Page Street

London SW1P 4ET

Prepared on behalf of

Rita Bailey

Community Build

CityWest Homes Limited

21 Grosvenor Place,

London,

SW1X 7EA

Job No: 28421

Date: 15th September 2016



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Prepared By: Lloyd Hudson BSc (Hons)

Authorised for Issue:

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1	4 th July 2016	Listed Building Consent Application
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3	23 September 2016	Formatting Errors and Addressed

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Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Bennett House

1.0 Introduction

1.1 This Design, Access and Heritage Statement has been prepared by Baily Garner LLP on behalf of City West Homes Ltd. It accompanies the Listed Building Consent application for the proposed refurbishment of existing windows and general maintenance works to Abady, Bennett, Edric House.

1.2 Please note Schomberg and Jessel House have also been included within City West Homes Ltd scope of works, however they are not recorded as listed buildings, therefore do not require Listed Building Consent applications for the intended works, but will be treated in the same principle owing to their presence within the conservation area.

1.3 The proposed works include:

- The Refurbishment of existing windows and general maintenance works to a listed building within a conservation area.

1.4 This Statement therefore:

- (i) Provides a review of the site's immediate and wider context.
- (ii) Provides a rationale for the scheme's design based on (i).
- (iii) Explains and illustrates the design principles.
- (iv) Explains how the development will meet the local authority's planning and urban design objectives.
- (v) Demonstrates how the proposals meet access for all criteria and inclusivity policies.

Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Bennett House

2.0 Design Process

The scheme proposals have been designed with recourse to the following process:

2.1 Assessment:

A thorough assessment of the site's immediate and wider context (physical and socio-economic) has been made in accordance with the relevant planning policy and design and access framework.

2.2 Evaluation:

We have examined the contextual information collected, identified repair methods and constraints and formulated a design and access approach to the development.

2.3 Design and Access:

The assessment and evaluation information have been used to produce the physical development proposals of a high design standard in accordance with CABE quality assessment criteria.

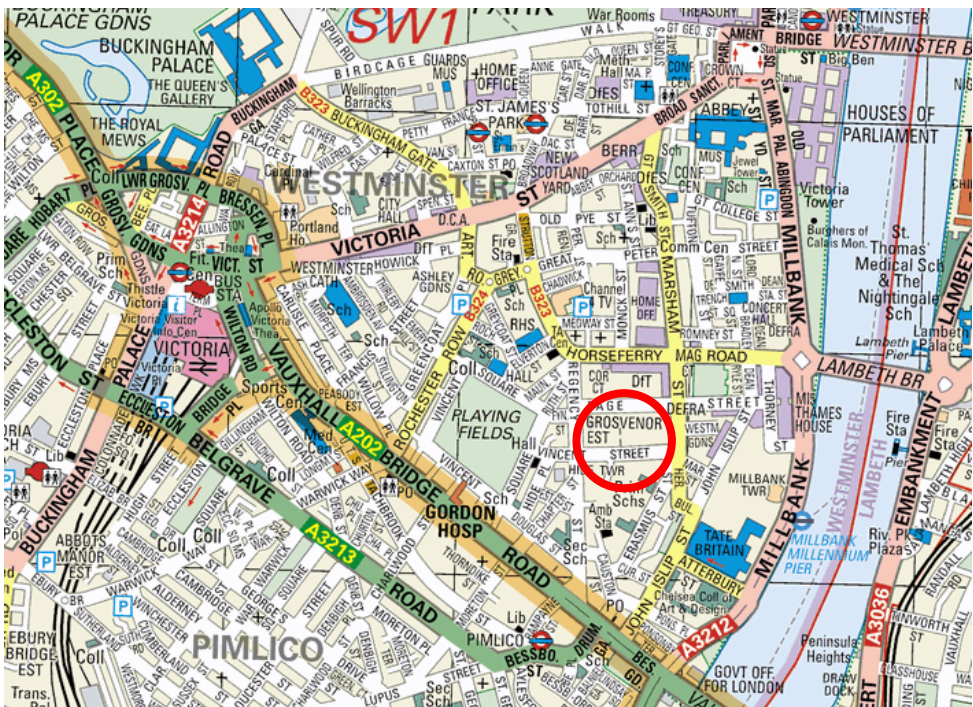
2.4 Consultation:

Considering the level of works being proposed we have concluded, in collaboration with City West and the Grosvenor Estate office, that a resident's drop in session would not be appropriate for this project. Alternatively letters will be sent to all residents notifying them of the works and providing them with contact details for further queries or comments.

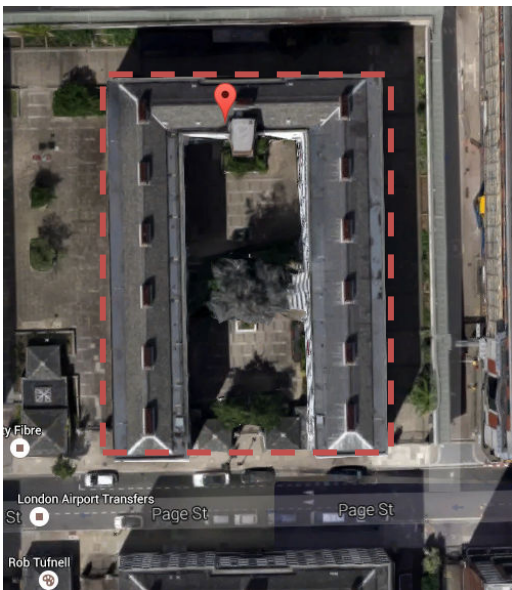
3.0 Site Context and Analysis

3.1 Strategic Context

Bennett House is located within the Westminster City Council geographical area in the heart of London. It occupies a prime location with easy access to the Houses of Parliament, Westminster Abbey and Tate Britain with the Thames a two minute walk away.



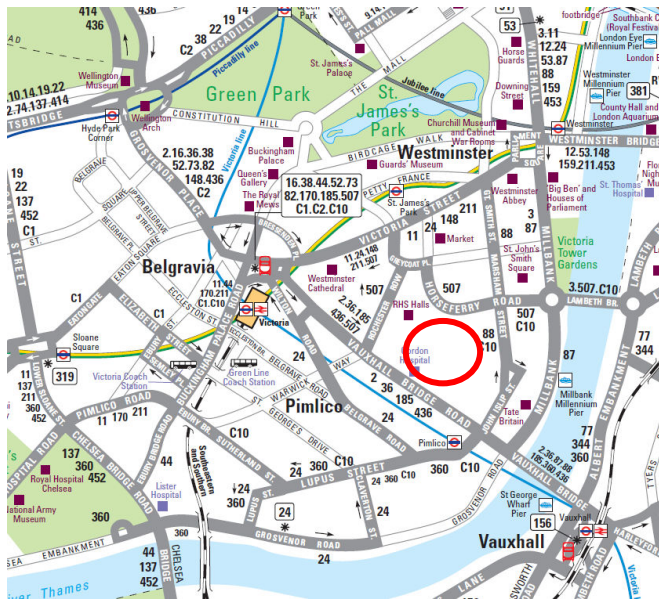
Local Area Plan



Ariel View of Bennett House

3.2 Local Context

Due to its central location, the transport links around the estate are varied with the choice of all types of transport. There are 3 tube stations within 500 metres, a river boat stop along the pier, Victoria Train and Coach station and buses connecting to the rest of the city and beyond.

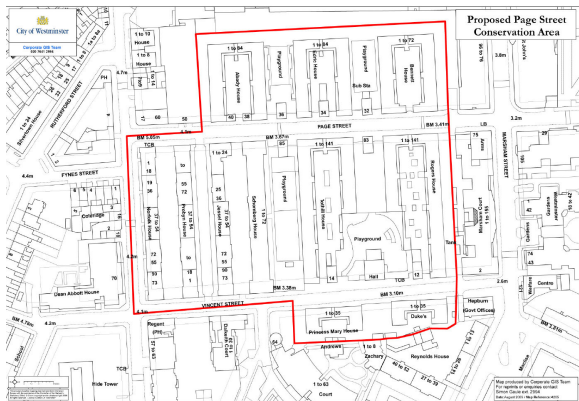


Transport for London Plan

3.3 Site Description

Bennett House is a Grade II listed building, which is part of the Westminster Housing Scheme and located within the Grosvenor Estate. It was designed and built between 1928-1930 by Sir Edwin Lutyen's office. This project was a rare departure into social housing from his staple work of private housing. The 11 blocks are arranged on either side of Page Street and Vincent Street, two parallel residential roads running between Regency Street and Marsham Street.

The blocks were built in a dense regimented pattern of parallel blocks on either side of the narrow garden courtyards. The blocks themselves follow the LCC pattern with access balconies on the rear facades and walk-up staircases access, leaving the front and ends for a more formal arts and crafts or Neo-Georgian facades.

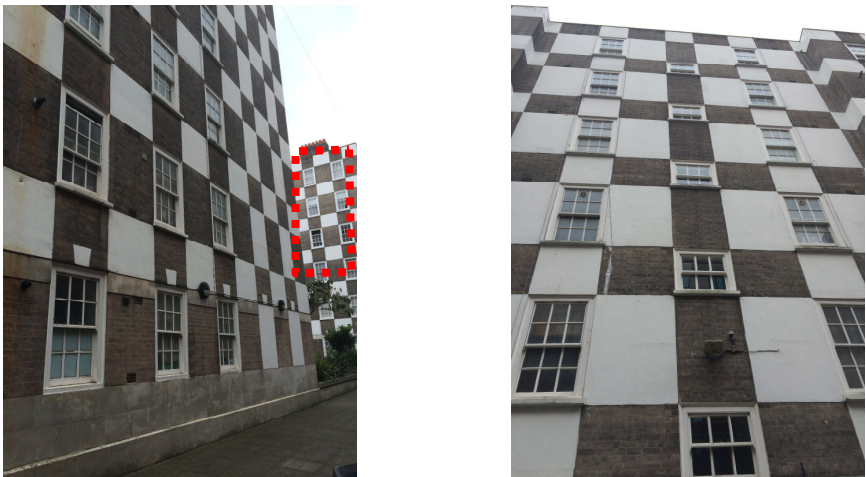


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Window Refurbishments and General Maintenance Works, Bennett House

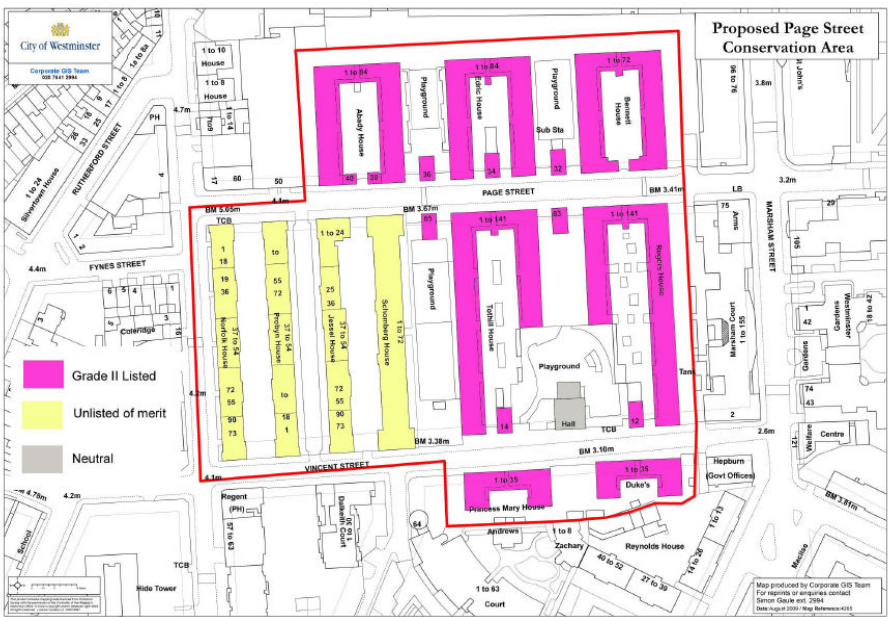
Page Street Conservation Areas

The estate is given a distinct strident character by the regimentation and control of the frontage fenestration into a strict chequerboard pattern of alternating grey brick and Portland cement panels.



Bennett House

The blocks are 6 storeys in height, rising directly from the back edge of pavement along Page Street. The narrow courtyards are located between the parallel blocks, some only as wide as the buildings are high. Bennett and the adjacent Edric House are located either side of a central gated courtyard space with commercial pavilion style buildings and play / courtyard areas, similarly to the Abady block adjacent.



Page Street Listed Buildings

Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Bennett House

3.4 Existing Window Assessment

The existing estate windows are a traditional timber, panelled single glazed sliding sash, finished in exterior (White) paint.



Typical sash window

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Window Refurbishments and General Maintenance Works, Bennett House

4.0 Design Principles and Proposals

4.1 Design Principles:

4.1.1 Use

The existing residential and commercial units on the estate will remain unchanged.

4.1.2 Intention

Our proposals seek the refurbishment of existing windows and general maintenance works to extend the life of the building elements as described within the Scope of Works in Appendix A.

4.1.3 Layout

The internal layouts of the existing residential units will remain unchanged.

4.1.4 Scale

Works proposed to the building are predominantly enhance the existing building elements and will therefore have no impact on scale.

4.1.5 Landscaping

Landscape will remain unchanged.

4.1.6 Appearance

Proposals for the necessary refurbishment and maintenance works will improve the aesthetics of the building.

4.2 Proposals:

4.2.1 Window refurbishments and general maintenance works

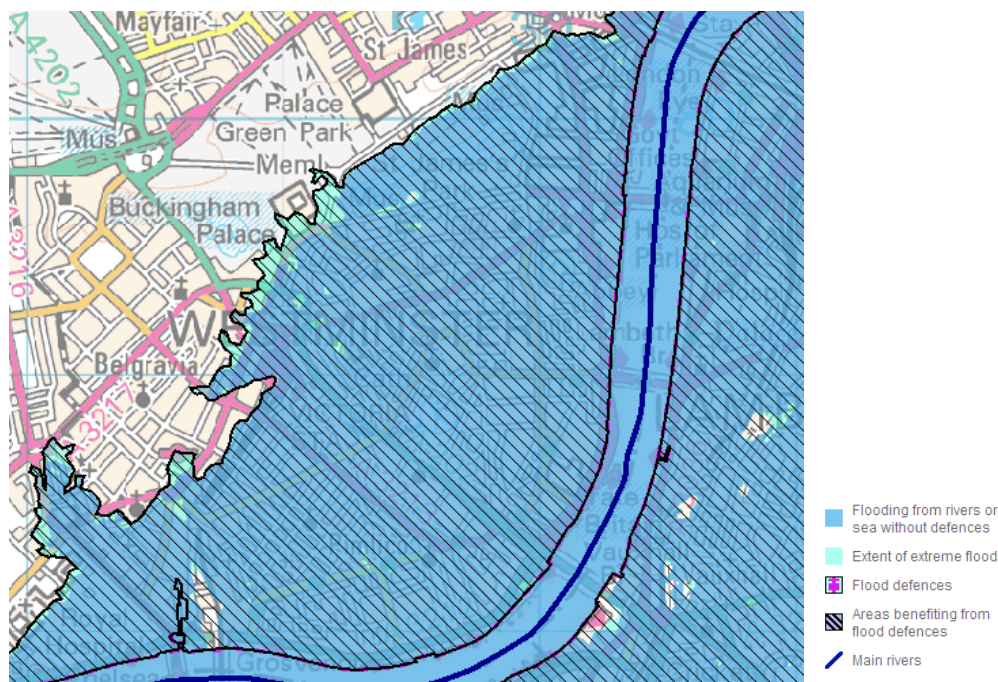
The existing building and/or building elements will be refurbished in accordance with the scope of works, as described in Appendix A. Traditional repair methods will be undertaken in order to take care and bring into consideration to the listed building status and surrounding conservation area.

4.2.2 Requirement for refurbishments

The Lutyen's design of the block has led to the listing of the building primarily for the appearance of the exterior facades and as a result the original windows must remain unchanged and no new services terminals will be permitted through the chequer board architectural facades. All original windows will remain unchanged.

4.2.3 Flood Risk Statement

The Bennett House development is located within Flood Zone 3 (high risk) although defended by the River Thames flood defenses. The residual risk to the site is therefore low.



Flood Risk Zone

The proposals for the site do not increase the area of impermeable surfacing and therefore do not increase the surface water run-off from the site. The proposed maintenance works do not therefore increase flood risk to the site or any adjacent sites.

4.2.4 Miscellaneous

No additional provision has been made for cycle or car parking, as it is presumed that this provision already exists within the estate.

5.0 Heritage Statement

The Page Street Conservation Area comprises of nine blocks of flats making up the Grosvenor and Regency Estate. Vincent Square Conservation Area is immediately to the west and Millbank Conservation Area to the south-east.

Bennett House is part of the Westminster Housing Scheme for the Grosvenor Estate designed by Sir Edwin Lutyens between 1928-1930. The buildings within this estate are Grade II listed within the City of Westminster.



Page Street Conservation Area

Sir Edwin Lutyens was not the typical choice for social housing as his reputation was based on designing homes for the wealthy. He was working on Grosvenor House when the Duke of Westminster donated the land for workers housing on the condition that Lutyens would be the architect. The courts had previously existed on this site, but these were damaged by flooding and condemned in 1928.

A basic design, 6 storey deck accessed slab block, was used as a standard across the estate which provided 600 dwellings in total. The typical building plan was designed as an open gallery around a courtyard with kitchens, baths and some of the bedrooms along this side, while all of the living space and most of the bedrooms faced the landscaped space between the blocks.

All the buildings would seem to be in the grasp of a modular grip and this is especially noticeable on the elevations with its strong chequerboard appearance. The balustrades of the galleries are faced in Portland cement which gives the courtyard facades a powerful horizontal organisation. While the galleries are made of reinforced concrete, the brick piers give the appearance of an alternating pattern of structure to the solid/void massing of the

Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Bennett House

courtyard façade. On the outside walls, alternating the grey brick and white Portland cement panels results in a dominant chequerboard pattern that uses the same horizontal module. This pattern is then completed with the repetitive double hung windows that fill alternate brick panels.

Windows are single glazed timber sashes and the front doors are timber with glazed side panels on either side.

Wrapping the pattern around the corner at the ends is a key improvement over the typical blank flank elevations and creates the impression of a series of narrow towers along Page and Vincent Street. These external features of the blocks have survived unaltered and are of considerable architectural significance. The courtyards created between the blocks allows for traffic free spaces for residents of the block. And even though these areas are visible from the streets, privacy is achieved with the use of screens and gates.

The roofs are low pitched slate roofs which are almost completely hidden behind simple straight parapets, adding to the simple modern appearance of the blocks.

This estate became a precedent for the post WWII social housing and informed the Smithson ideas of 'streets in the air'. This area is also of historic significance as an area of good quality early 20th century social housing and also of significant architectural interest, exhibiting firstly, the typical Arts and Crafts style and secondly, the dynamic movements toward the modern movement.

The estate suffered bomb damage in the war and the south end of the central wings of the two largest blocks, Rogers and Tothill House were demolished and a central garden was created in 1970.

The conservation area was designated on the 12th October 2010.

Our proposals seek to carry out refurbishment and maintenance works to the existing building and its elements in accordance with the scope of works, as described in Appendix A. Traditional repair methods will be carried out in order to take care and consider the listed building status and surrounding conservation area.

The main reasons for the building being listed are the strong design elements on the external facade.

Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Bennett House

6.0 Planning Policy

6.1 In preparing our proposals we have referred to,

- City of Westminster SPG – Repairs and Alterations to Listed Buildings
- PPS5 – Planning for the Historic Environment
- PPS3 – Housing
- City of Westminster – 56 Conservation Area Audit and Management Proposals – Page Street

7.0 Access Statement

Access to and around the building remains as existing. There is currently no lift access to the upper floors of the development.

There are no proposed changes to the building, refurbishment and maintenance works are intended only.

8.0 Conclusion

8.1 The site is an existing social housing estate laid out from the 1930's, located within a conservation area and consists of buildings which are Grade II listed including Bennett House.

8.2 The design team has undertaken a detailed analysis of the site's immediate and wider context as shown earlier in this document.

8.3 The aims for the proposed works within Bennett House include:

- Our proposals seek the refurbishment of existing windows and general maintenance works to extend the life of the building elements as described within the Scope of Works in Appendix A.

8.4 The proposed works will greatly assist in preserving the historic nature of the buildings.

8.5 Overall in terms of Listed Building Consent, the proposals should be seen as favourable as the main result of the works is to preserve and enhance the existing building.

Design, Access and Heritage Statement for Listed Building Consent

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Planning Policy Statement 5: Planning for the Historic Environment, Communities and Local Government.

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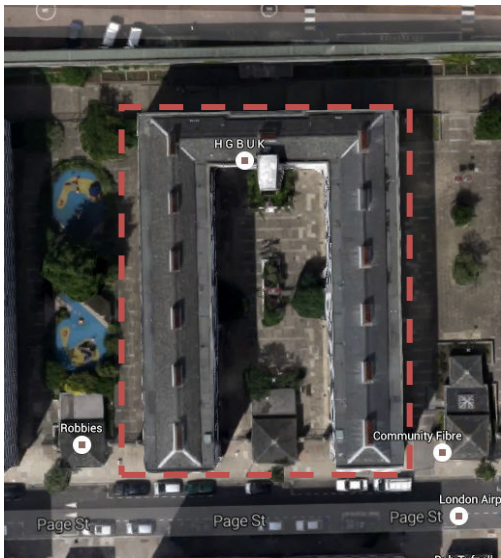
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Local Area Plan

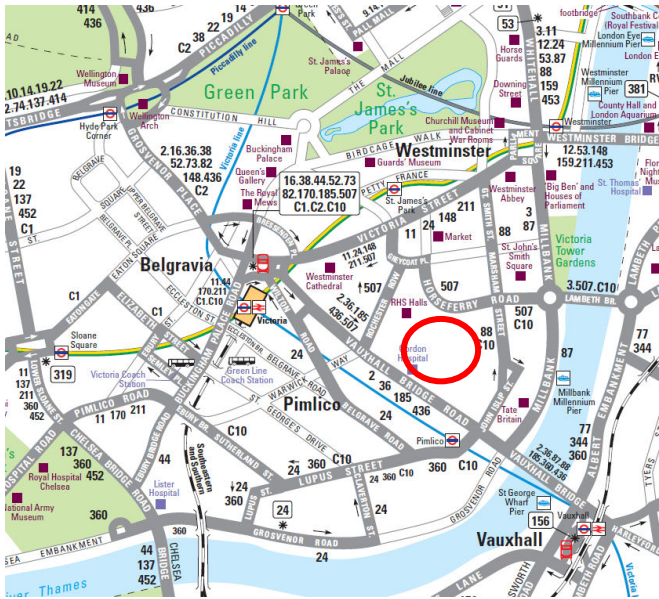


Ariel View of Edric House

Window Refurbishments and General Maintenance Works, Edric House

3.2 Local Context

Due to its central location, the transport links around the estate are varied with the choice of all types of transport. There are 3 tube stations within 500 metres, a river boat stop along the pier, Victoria Train and Coach station and buses connecting to the rest of the city and beyond.

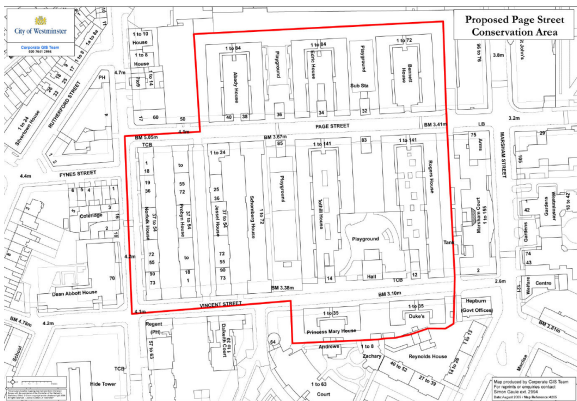


Transport for London Plan

3.3 Site Description

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The blocks were built in a dense regimented pattern of parallel blocks on either side of the narrow garden courtyards. The blocks themselves follow the LCC pattern with access balconies on the rear facades and walk-up staircases access, leaving the front and ends for a more formal arts and crafts or Neo-Georgian facades.



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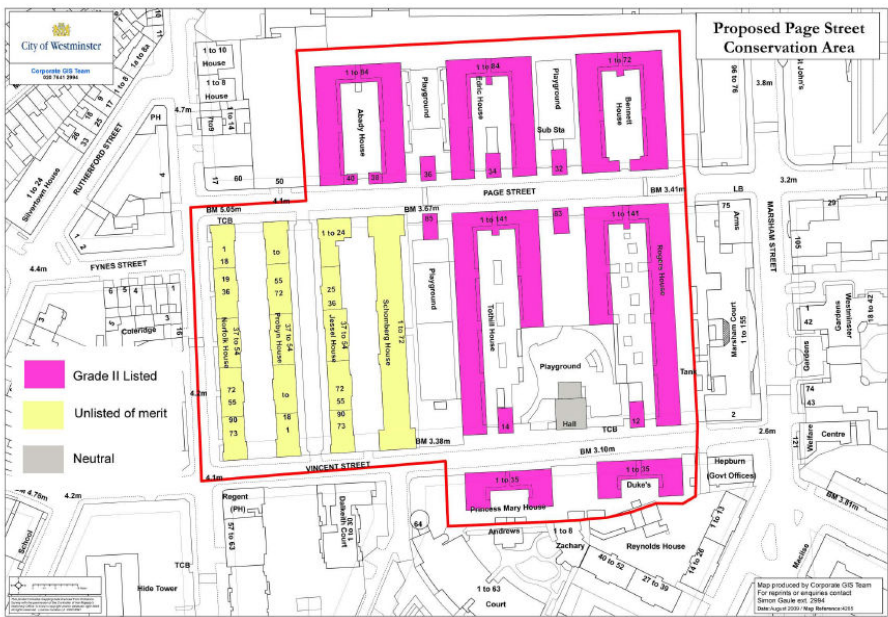
Page Street Conservation Areas

The estate is given a distinct strident character by the regimentation and control of the frontage fenestration into a strict chequerboard pattern of alternating grey brick and Portland cement panels.



Edric House

The blocks are 6 storeys in height, rising directly from the back edge of pavement along Page Street. The narrow courtyards are located between the parallel blocks, some only as wide as the buildings are high. Edric and the adjacent Abady House are located either side of a central gated courtyard space with Community Centre and large play area, similarly to the Abady block adjacent.



Page Street Listed Buildings

3.4 Existing Window Assessment

The existing estate windows are a traditional timber, panelled single glazed sliding sash, finished in exterior (White) paint.



Typical sash window

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Window Refurbishments and General Maintenance Works, Edric House

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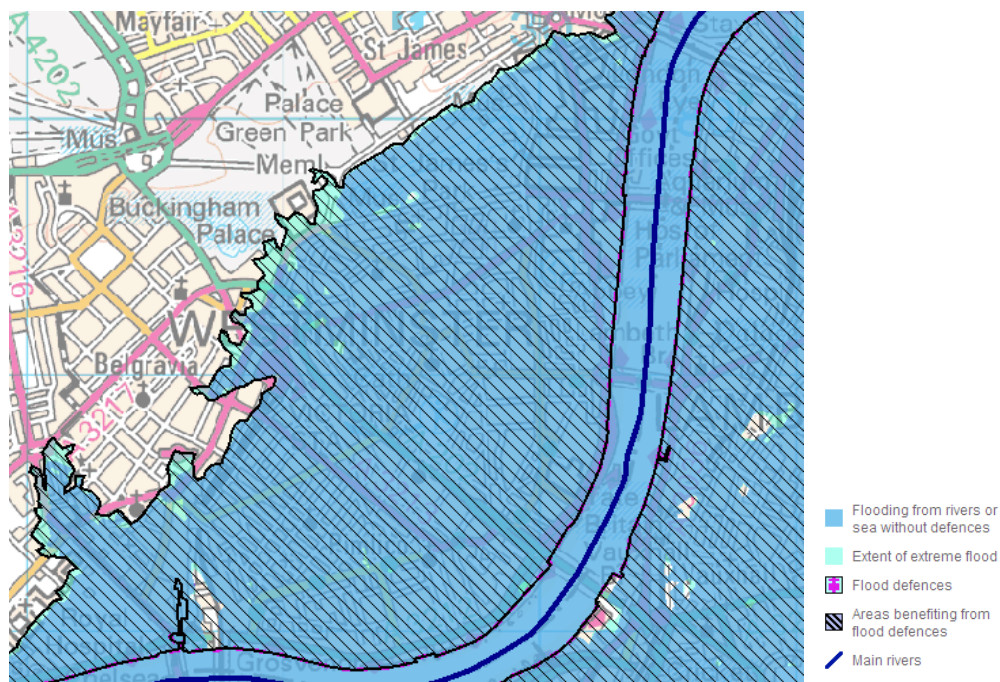
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4.2.3 Flood Risk Statement

The Edric House development is located within Flood Zone 3 (high risk) although defended by the River Thames flood defenses. The residual risk to the site is therefore low.



Flood Risk Zone

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4.2.4 Miscellaneous

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Edric House is part of the Westminster Housing Scheme for the Grosvenor Estate designed by Sir Edwin Lutyens between 1928-1930. The buildings within this estate are Grade II listed within the City of Westminster.



Page Street Conservation Area

Sir Edwin Lutyens was not the typical choice for social housing as his reputation was based on designing homes for the wealthy. He was working on Grosvenor House when the Duke of Westminster donated the land for workers housing on the condition that Lutyens would be the architect. The courts had previously existed on this site, but these were damaged by flooding and condemned in 1928.

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The estate suffered bomb damage in the war and the south end of the central wings of the two largest blocks, Rogers and Tothill House were demolished and a central garden was created in 1970.

The conservation area was designated on the 12th October 2010.

Our proposals seek to carry out refurbishment and maintenance works to the existing building and its elements in accordance with the scope of works, as described in Appendix A. Traditional repair methods will be carried out in order to take care and consider to the listed building status and surrounding conservation area.

The main reasons for the building being listed are the strong design elements on the external facade.

6.0 Planning Policy

6.1 In preparing our proposals we have referred to,

- City of Westminster SPG – Repairs and Alterations to Listed Buildings
- PPS5 – Planning for the Historic Environment
- PPS3 – Housing
- City of Westminster – 56 Conservation Area Audit and Management Proposals – Page Street

7.0 Access Statement

Access to and around the building remains as existing. There is currently no lift access to the upper floors of the development.

There are no proposed changes to the building, refurbishment and maintenance works are intended only.

8.0 Conclusion

8.1 The site is an existing social housing estate laid out from the 1930's, located within a conservation area and consists of buildings which are Grade II listed including Edric House.

8.2 The design team has undertaken a detailed analysis of the site's immediate and wider context as shown earlier in this document.

8.3 The aims for the proposed works within Edric House include:

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8.5 Overall in terms of Listed Building Consent, the proposals should be seen as favourable as the main result of the works is to preserve and enhance the existing building.

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Authorised for Issue:

Version	Issue Date	Reason for Issue
1	4 th July 2016	Listed Building Consent Application
2	15 th September 2016	Works Summary Schedule amendments in line with LBC requirements.

Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Abady House

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Design, Access and Heritage Statement for Listed Building Consent

Window Refurbishments and General Maintenance Works, Abady House

1.0 Introduction

1.1 This Design, Access and Heritage Statement has been prepared by Baily Garner LLP on behalf of City West Homes Ltd. It accompanies the Listed Building Consent application for the proposed refurbishment of existing windows and general maintenance works to Abady, Bennett, Edric House.

1.2 Please note Schomberg and Jessel House have also been included within City West Homes Ltd scope of works, however they are not recorded as listed buildings, therefore do not require Listed Building Consent applications for the intended works, but will be treated in the same principle owing to their presence within the conservation area.

1.3 The proposed works include:

- The Refurbishment of existing windows and general maintenance works to a listed building within a conservation area.

1.4 This Statement therefore:

- (i) Provides a review of the site's immediate and wider context.
- (ii) Provides a rationale for the scheme's design based on (i).
- (iii) Explains and illustrates the design principles.
- (iv) Explains how the development will meet the local authority's planning and urban design objectives.
- (v) Demonstrates how the proposals meet access for all criteria and inclusivity policies.

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2.0 Design Process

The scheme proposals have been designed with recourse to the following process:

2.1 Assessment:

A thorough assessment of the site's immediate and wider context (physical and socio-economic) has been made and the relevant planning policy, design and access framework.

2.2 Evaluation:

We have examined the contextual information collected, identified repair methods and constraints and formulated a design and access approach to the development.

2.3 Design and Access:

The assessment and evaluation information have been used to produce the physical development proposals of a high design standard in accordance with CABE quality assessment criteria.

2.4 Consultation:

Considering the level of works being proposed we have concluded, in collaboration with City West and the Grosvenor Estate office, that a resident's drop in session would not be appropriate for this project. Alternatively letters will be sent to all residents notifying them of the works and providing them with contact details for further queries or comments.

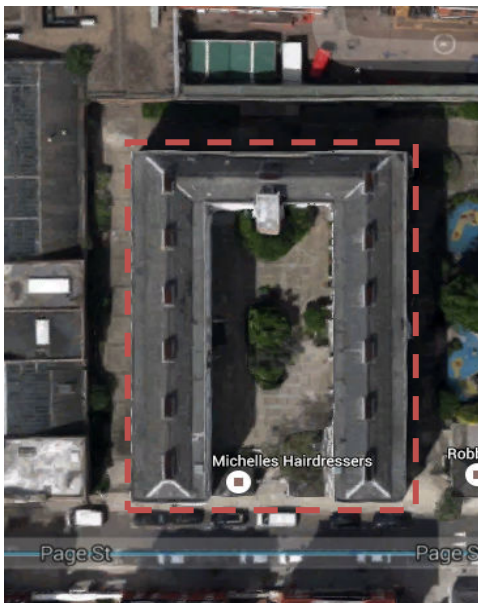
3.0 Site Context and Analysis

3.1 Strategic Context

Adady House is located within Westminster City Council in the heart of London. It occupies a prime location with easy access to the Houses of Parliament, Westminster Abbey and Tate Britain with the Thames a two minute walk away.



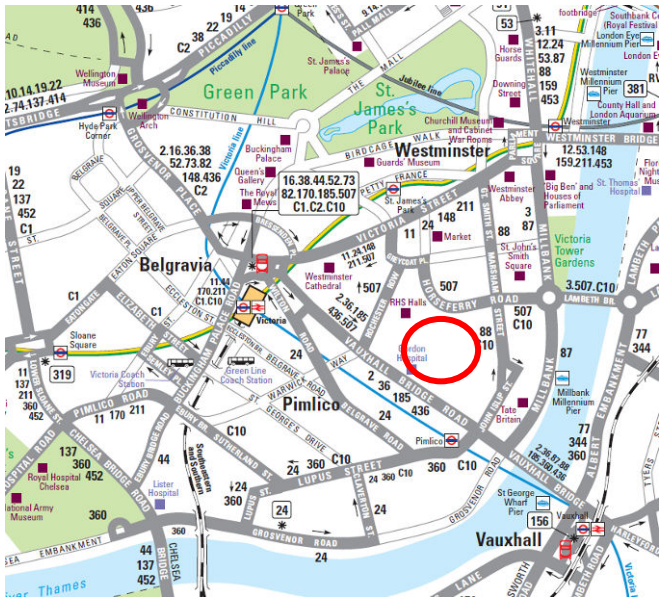
Local Area Plan



Ariel View of Abady House

3.2 Local Context

Due to its central location, the transport links around the estate are varied with the choice of all types of transport. There are 3 tube stations within 500 metres, a river boat stop along the pier, Victoria Train and Coach station and buses connecting to the rest of the city and beyond.

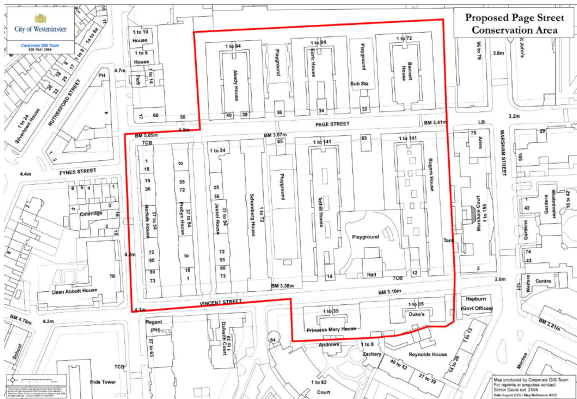


Transport for London Plan

3.3 Site Description

Abady House is a Grade II listed building, which is part of the Westminster Housing Scheme and located within the Grosvenor Estate. It was designed and built between 1928-1930 by Sir Edwin Lutyen's office. This project was a rare departure into social housing from his staple work of private housing. The 11 blocks are arranged on either side of Page Street and Vincent Street, two parallel residential roads running between Regency Street and Marsham Street.

The blocks were built in a dense regimented pattern of parallel blocks on either side of the narrow garden courtyards. The blocks themselves follow the LCC pattern with access balconies on the rear facades and walk-up staircases access leaving the front and flanks for a more formal art and crafts or Neo-Georgian facades.



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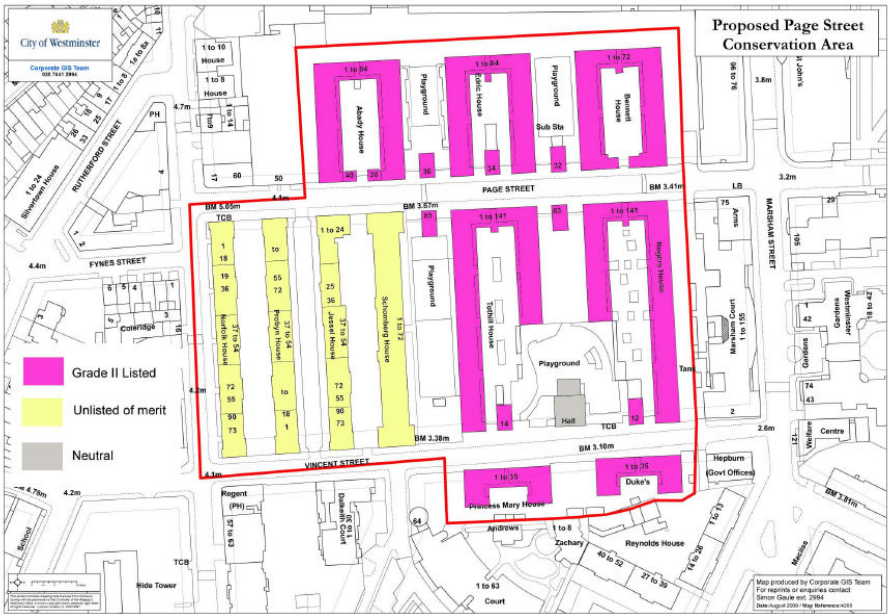
Page Street Conservation Areas

The estate is given a distinct strident character by the regimentation and control of the frontage fenestration into a strict chequerboard pattern of alternating grey brick and Portland cement panels.



Abady House

The blocks are 6 storeys in height, rising directly from the back edge of pavement along Page Street. The narrow courtyards are located between the parallel blocks, some only as wide as the buildings are high. Abady and the flanking Edric House are located either side of a central gated courtyard space with Gents Hairdressers and play area, similarly to the Edric and Bennett House blocks adjacent.



Page Street Listed Buildings

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3.4 Existing Window Assessment

The existing estate windows are a traditional timber, paneled single glazed sliding sash, finished in exterior (White) paint.



Typical sash window

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4.0 Design Principles and Proposals

4.1 Design Principles:

4.1.1 Use

The existing residential and commercial units on the estate will remain unchanged.

4.1.2 Intention

Our proposals seek the refurbishment of existing windows and general maintenance works to extend the life of the building elements as described within the Scope of Works in Appendix A.

4.1.3 Layout

The internal layouts of the existing residential units will remain unchanged.

4.1.4 Scale

Works proposed to the building are predominantly enhance the existing building elements and will therefore have no impact on scale.

4.1.5 Landscaping

Landscape will remain unchanged.

4.1.6 Appearance

Proposals for the necessary refurbishment and maintenance works will improve the aesthetics of the building.

4.2 Proposals:

4.2.1 Window refurbishments and general maintenance works

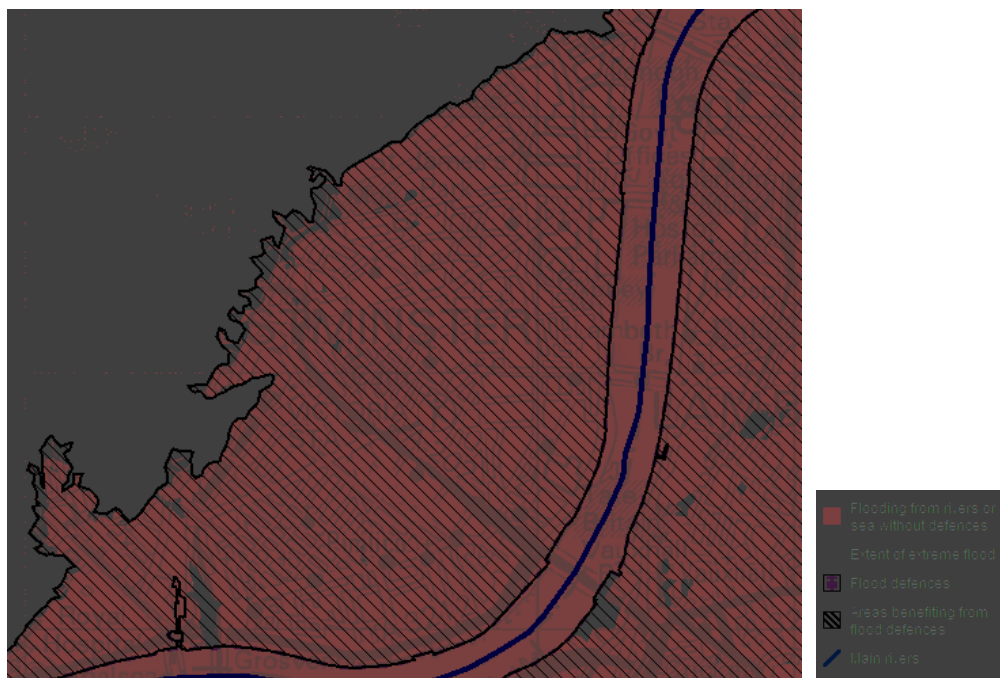
The existing building and/or building elements will be refurbished in accordance with the scope of works, as described in Appendix A. Traditional repair methods will be undertaken in order to take care and bring into consideration the listed building status and surrounding conservation area.

4.2.2 Requirement for refurbishments

The Lutyen's design of the block has led to the listing of the building primarily for the appearance of the exterior facades and as a result the original windows must remain unchanged and no new services terminals will be permitted through the chequer board architectural facades. All original windows will remain unchanged.

4.2.3 Flood Risk Statement

The Abady House development is located within Flood Zone 3 (high risk) although defended by the River Thames flood defenses. The residual risk to the site is therefore low.



Flood Risk Zone

The proposals for the site do not increase the area of impermeable surfacing and therefore do not increase the surface water run-off from the site. The proposed maintenance works do not therefore increase flood risk to the site or any adjacent sites.

4.2.4 Miscellaneous

No additional provision has been made for cycle or car parking, as it is presumed that this provision already exists within the estate.

5.0 Heritage Statement

The Page Street Conservation Area comprises of nine blocks of flats making up the Grosvenor and Regency Estate. Vincent Square Conservation Area is immediately to the west and Millbank Conservation to the south-east.

Abady House is part of the Westminster Housing Scheme for the Grosvenor Estate designed by Sir Edwin Lutyens between 1928-1930. The buildings within this estate are Grade II listed within the City of Westminster.



Page Street Conservation Area

Sir Edwin Lutyens was not the typical choice for social housing as his reputation was based on designing homes for the wealthy. He was working on Grosvenor House when the Duke of Westminster donated the land for workers housing on the condition that Lutyens would be the architect. The courts had previously existed on this site, but these were damaged by flooding and condemned in 1928.

A basic design, 6 storey deck accessed slab block, was used as a standard across the estate which provided 600 dwellings in total. The typical building plan was designed as an open gallery around a courtyard with kitchens, baths and some of the bedrooms along this side, while all of the living space and most of the bedrooms faced the landscaped space between the blocks.

All the buildings would seem to be in the grasp of a modular grip and this is especially noticeable on the elevations with its strong chequerboard appearance. The balustrades of the galleries are faced in Portland cement which gives the courtyard facades a powerful horizontal organisation. While the galleries are made of reinforced concrete, the brick piers give the appearance of an alternating pattern of structure to the solid/void massing of the courtyard façade. On the outside walls, alternating the grey brick and white Portland

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cement panels results in a dominant chequerboard pattern that uses the same horizontal module. This pattern is then completed with the repetitive double hung windows that fill alternate brick panels.

Windows are single glazed timber sashes and the front doors are timber with glazed side panels on either side.

Wrapping the pattern around the corner at the ends is a key improvement over the typical blank flank elevations and creates the impression of a series of narrow towers along Page and Vincent Street. These external features of the blocks have survived unaltered and are of considerable architectural significance. The courtyards created between the blocks allows for traffic free spaces for residents of the block. And even though these areas are visible from the streets, privacy is achieved with the use of screens and gates.

The roofs are low pitched slate roofs which are almost completely hidden behind simple straight parapets, adding to the simple modern appearance of the blocks.

This estate became a precedent for the post WWII social housing and informed the Smithson ideas of 'streets in the air'. This area is also of historic significance as an area of good quality early 20th century social housing and also of significant architectural interest, exhibiting firstly, the typical Arts and Crafts style and secondly, the dynamic movements toward the modern movement.

The estate suffered bomb damage in the war and the south end of the central wings of the two largest blocks, Rogers and Tothill House were demolished and a central garden was created in 1970.

The conservation area was designated on the 12th October 2010.

Our proposals seek to carry out refurbishment and maintenance works to the existing building and its elements in accordance with the scope of works, as described in Appendix A. Traditional repair methods will be carried out in order to take care and consider the listed building status and surrounding conservation area.

The main reasons for the building being listed are the strong design elements on the external facade.

6.0 Planning Policy

6.1 In preparing our proposals we have referred to,

- City of Westminster SPG – Repairs and Alterations to Listed Buildings
- PPS5 – Planning for the Historic Environment
- PPS3 – Housing
- City of Westminster – 56 Conservation Area Audit and Management Proposals – Page Street

7.0 Access Statement

Access to and around the building remains as existing. There is currently no lift access to the upper floors of the development.

There are no proposed changes to the building, refurbishment and maintenance works are intended only.

8.0 Conclusion

8.1 The site is an existing social housing estate laid out from the 1930's, located within a conservation area and consists of buildings which are Grade II listed including Abady House.

8.2 The design team has undertaken a detailed analysis of the site's immediate and wider context as shown earlier in this document.

8.3 The aims for the proposed works within Abady House include:

- Our proposals seek the refurbishment of existing windows and general maintenance works to extend the life of the building elements as described within the Scope of Works in Appendix A.

8.4 The proposed works will greatly assist in preserving the historic nature of the building.

8.5 Overall in terms of Listed Building Consent, the proposals should be seen as favourable as the main result of the works is to preserve and enhance the existing building.

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Window Refurbishments and General Maintenance Works, Abady House

9.0 Bibliography

Design and Access Statements information sheet for Listed Buildings, Minor Works, City of Westminster.

Planning Policy Statement 5: Planning for the Historic Environment, Communities and Local Government.

56. Conservation area audit and management proposals, Page Street, Oct 2010, City of Westminster.

Repairs and Alterations to Listed Buildings, Supplementary Planning Guidance, City of Westminster.

www.imagesofengland.org.uk

www.housingprototypes.org

www.britishlistedbuildings.co.uk

Appendix A

Scope of Works Summary Schedule

	Scope of Works Summary Schedule	
Code	T158 - Grosvenor & Regency Estate	
	Blocks	Abady
6C: 5-6	Scaffolding	
6C: 5-7	Provide scaffolding to enable works to blocks as specified and in accordance with to the CWH publication "Scaffold Specification and Code of Conduct" at Appendix M of this schedule.	✓
6C: 5-8	The contractor is to allow for all necessary access scaffolding in order to facilitate the works. Adapting as necessary throughout the course of the contracted works. The contractor is also to allow for necessary scaffold adaptations to allow for inspections to elevations and high level areas. Scaffolding to remain intact for inspection up to practical completion stage.	✓
6C: 5-9	Ensure that boiler flues are not obstructed and protection is applied to external lighting and cables etc.	✓
6C: 5-10	All permanent scaffolds must comply with the current Codes of Practice and requirements. Scaffold must be tagged and checked by a competent person on a weekly basis with records kept at the site office. All scaffolding to comply with current codes of practice to include TG20:08 and BS EN12811-1.	✓
6C: 7	Asbestos	
6C: 8	Allow to undertake a full Refurbishment and Demolition Asbestos Survey (R&D) to test for the presence of asbestos prior to the commencement of any maintenance works in accordance with the Health and Safety Executive.	✓
6C: 9	Contractor is to note and take into account contents of the asbestos report as soon as possible on commencement of works and employ specialist contractor to survey all areas identified as not accessible on the asbestos report and submit a revised report to the contract administrator.	✓
6C: 10-10	Roofing Works	
6C: 10-11	Roof Access Doors: Replace 2no existing hatches with pneumatic assisted hatches including new safety rail around 1no hatch at roof level to match existing.	✓
6C: 10-12	Insulation Works: Upgrade insulation in roof space to meet Part L1B - Conservation of Fuel and Power of the Building Regulations 270mm material must be rockwool mineral wool insulation.	✓
6C: 10-13	Pitched Roof:	✓
6C: 10-14	Allow to Remove all cracked or defective roof slates and renew to match existing.	✓
6C: 10-15	Slating Methodology:	✓
6C: 10-16	Existing slates are to be carefully removed from roof battens and stacked neatly on to the scaffolding in manageable amounts for safe removal via rope and ginny wheel and stored neatly ready for removal from site.	✓
6C: 10-17	New slates are to match existing and will arrive on site in crates, pre-holed to achieve a 75mm lap. They are to be unloaded from the crates carefully and hoisted onto the scaffolding in manageable amounts. Once on the scaffolding, slates will be graded according to their thickness, with the thickest being fixed near the eaves and the thinnest near the ridge to avoid unsightly gaps beneath any slates.	✓
6C: 10-18	All new slates are to be fixed securely in place with a minimum of 2 x 38mm copper clout head nails. Slate lappings are to be between 70-80mm minimum. The batten gauge to accommodate this lap will be a maximum of 212mm.	✓
6C: 10-19	Slate half's are to be used at all abutments. Slates with a width less than 150mm will not be used.	✓
6C: 10-20	Unfixed slates, under no circumstances will not be left loaded on the roof slopes overnight.	✓

6C: 10-21	Flat Roof: Allow to cut out defective asphalt ensuring not to damage vapour control layer or insulation. Apply polymer modified asphalt in 20mm thick coats and sheathing felt where required. Surface to be sand rubbed with clean sharp sand using a wood float. Finish of new asphalt to be flush with the existing.	✓
6C: 8-18	Communal Balcony Walkway Works	
6C: 8-19	Asphalt Repairs: The Contractor is to allow for inspection by approved Specialist sub-Contractors 'Iko' or 'Bauder' to carry out traditional asphalt repairs and renewals to achieve a 25 year insurance back guarantee of design.	✓
6C: 8-20	<i>Note: Prior to carrying out works allow for renewing the 20 outlets with wade gullies with ballon gratings.</i>	✓
6C: 8-21	Through the specialist sub-contractor, through this contract, the contractor should check and verify the actual fall of the roofs/balconies/walkways etc. to ensure that the specified asphalt repair system and proposed method of installation is fully compatible and suitable to the roof falls.	✓
6C: 8-22	The contractor shall employ fully qualified, competent trades people and the whole of the work shall be carried out and completed in strict accordance with "Best Practice" and the manufacturer's written instructions. The contractor should provide documentary evidence of qualifications, training and competence of staff.	✓
6C: 8-23	The contractor shall undertake the works without causing undue inconvenience and nuisance to the tenants/building occupiers and without causing danger to occupants and users.	✓
6C: 8-24	If the contractor discovers any defects with the existing substrates, roof deck and structure, the contractor will contact and invite the Contract Administrator to site to undertake an inspection. The contractor should provide details of the works necessary to resolve/repair the issues identified together with confirmed costs.	✓
6C: 8-25	The mastic asphalt covering should not be adversely affected by ice, snow, ponding water or foot traffic both in terms of life expectancy and long-term performance, including satisfactory slip resistance in all weathers.	✓
6C: 8-26	The contractor is to provide temporary weather protection to ensure the areas remain watertight throughout the duration of the contract where necessary.	✓
6C: 8-27	Ensure all asphalt surfaces and substrates for details are fully primed using a suitable and compatible primer in strict accordance with the manufacturer's written instructions. Allow primer to dry.	✓
6C: 8-28	Dead and imposed loads should be determined in accordance with the recommendations of current relevant Building Regulations, European Standards, Codes of Practice. In any modification to flat roofs, walkways etc might involve a significant change in the dead and/or imposed loadings, the advice of a structural engineer should be sought.	✓
6C: 8-29	The asphalt overlay should have adequate strength and stiffness or be protected to resist, without failure and perforation, the dead and imposed loads and point loads.	✓
6C: 8-30	The asphalt overlay system should be designed to resist wind loads appropriate to the exposure, roof height, building shape, topography and location which should be determined in accordance with the recommendations of current relevant British Standards, European Standards, Codes of Practice etc.	✓
6C: 8-31	The asphalt overlay system should be able to accommodate minor movement / structural movement. Full allowance should be made within the proposed asphalt repair system to accommodate movement as recommended in BS 6229:2003, and all other relevant British Standards, Building Regulations, European Standards, Codes of Practice.	✓
6C: 8-32	The asphalt overlay system shall be designed to prevent harmful condensation from occurring.	✓
6C: 8-33	The asphalt surfaces should be swept on completion with all items of dirt, debris and materials removed and disposed.	✓
6C: 8-34	All arisings from the works are to be removed from site and disposed of appropriately.	✓

6C: 8-35	<u>Meter Cupboard</u> : ease and adjust meter cupboard doors and leave lockable and in working order	✓
6C: 21-21	<u>Render Works</u>	
6C: 21-22	<u>Repairs to Render Concrete Panels</u> : Allow to carefully hack off defective areas and cut back sections in preparation for new render finishes. Ascertain and agree with CA the specification of the existing render and reform to give a smooth uniform finish with the adjoining render. Hairline cracks are to be repaired under the standard preparation for decorations.	✓
6C: 21-23	<u>Repair methods of Cement Plaster (Stucco)</u> : Please see Appendix B: Repair of Portland Cement Plaster (Stucco) for traditional repair methods for existing buildings.	✓
6C: 22	<u>Rainwater Goods</u>	
6C: 23	<u>Above Ground Gutters and Downpipes</u> : Clear out debris to rainwater goods and balcony drainage taking care not to drop debris into gulleys and downpipes and flush through system. Check for leaks and mark up joints that required new fittings/sealing. Replace defective, missing or loose downpipe clips as required to match existing. Jet through all balcony gullies and ensure rainwater system is left fully operational.	✓
6C: 26 -26	<u>Brickwork</u>	
6C: 26 -27	<u>Repairs</u> : Rake out and repoint to areas as instructed on site by the Contract Administrator. Rake out to a minimum depth of 25mm. Allow for inspection by the Contract Administrator of Works prior to repointing. Lightly damp brickwork and reforming 1:1:6 mortar finishing with a neat joint to match surrounding area. Allow to undertake 1No sample area approx ½sqm for Conservation Officers & Contract Administrators approval before proceeding with the remainder of the works.	✓
6C: 26 -28	<u>Cleaning</u> : Allow to thoroughly clean brickwork stains and graffiti with a plain water clean. Contractor to undertake trial area for CA approval before proceeding. Care is to be taken when cleaning the existing brickwork & stonework to ensure existing elements are not damaged during the cleaning maintenance works. The following cleaning method should be tried and tested prior to a full brick/stonework clean. ½sqm sample areas are to be provided by the Contractor for approval by the Conservation Officer & Contract Administrator.	✓
6C: 26 -29	Allow to carry out a Nebulous / Doff water spray cleaning system in accordance with NBS clause C40 - Cleaning Masonry / Concrete. In the first instance carry out a Nebulous clean in discrete ½sqm locations to ensure that the existing finishes are not damaged during the cleaning process. If this system does not achieve suitable cleaning requirements to improve the buildings appearance, allow to carry out a Doff clean, again in ½sqm discrete locations.	✓
6C: 26 -30	<u>Nebulous Spray</u> : Low-pressure water washing is probably the least aggressive form of cleaning. Its application is particularly useful where water-soluble dirt is present or water-soluble chemical compounds bind the dirt. Thicker encrustations of soiling which tend to form in protected areas of a building not regularly washed by rain may be softened by the water and subsequently mechanically removed. However, it cannot be used to remove soiling or staining which is insoluble in water.	✓
6C: 26 -31	Nebulous spray, also known as intermittent mist spray, is a development of low-pressure water washing. The aim is to apply the minimum amount of water for the minimum duration to soften the dirt, thereby enabling its removal by scrubbing or other relatively gentle treatment. Ordinary low pressure water washing, by comparison, risks saturating the masonry, causing damage to the wall by mobilising salts and causing fixings to corrode for example, as well as damaging other features fixed to the wall such as internal plasterwork, timber or decorations. It can also lead to dry rot.	✓

6C: 26 -32	Only once all the investigations have been carried out, questions answered, options considered and the conclusion drawn that nebulous water spray cleaning fulfils all the criteria, should cleaning be commenced by those trained and skilled in the use of this cleaning method and following the guidelines established during trials.	✓
6C: 26 -33	General Process: The system of nebulous sprays is based on the principle of passing water through a very fine mesh or filter to create a mist that is then passed through fine nozzles. The mist spray system can be set up with nozzles at intervals along the building, concentrating on areas of greater need and reducing the level where less dirt is present. The level of water may be controlled electronically or by timers, allowing pulse or intermittent spraying, to avoid ever having water running down the face of the building. Before starting, the porosity of the stone can be assessed in order to balance the amount of water and duration required.	✓
6C: 26 -34	Doff Cleaning: Doff is a steam based masonry cleaning system. The steam system can achieve temperatures of up to 150°C at the nozzle. However, the operator is able to vary the temperature and pressure to remove various types of paint and biological matter.	✓
6C: 26 -35	Doff Uses: The steam/superheated water will remove moss, algae, fungi and other biological matter and will also kill off spores. This means there's then no need to use a chemical biocide during the removal process or as a protection against further biological activity.	✓
6C: 26 -36	General Process: Doff cleans stonework and masonry using high temperature steam. Whilst the temperature in the system is high, the pressure on the surface being cleaned is very gentle and the volume of water is low. The surface is therefore not saturated and will be dry within minutes.	✓
6C: 26 -37	Doff is most effective in removing the following: Paint coating (most oil and plastic based types) Certain types of graffiti Bird or vermin fouling Algae, moss, and fungi Wax coatings Chewing gum Bitumen, oil, grease and many others. All without causing any damage or disfiguring the substrate.	✓
6C: 28-30	Stonework	
6C: 28-31	Cleaning: Employ a specialist stonework company to survey all areas of stonework and provide a schedule of works repairs and remedial works. Contractor to allow for trial area for approval by Contract Administrator and / or Conservation Officer.	✓
6C: 33-33	Concrete Works	
6C: 33-34	Window Cills: Renew defective concrete cills to exactly match the existing. Allow for carefully cutting out areas of defective concrete undercut edges for key, prepare surface, treat any exposed reinforcement apply bonding agent, erect formwork and recast to match existing.	✓
6C: 37 -47	Window and Balcony Doors	
6C: 37 -48	Repairs: Carry out survey of all broken glass prior to undertaking any works. Allow to check, ease adjust and overhaul all windows accordance with Section 3 of the specification including straightening all distorted frames as appropriate. Carry out repairs as follows: resin, splice, conservation joints, replacement bead, linseed oil putty, including replacement of defective glazing where applicable.	✓
6C: 37 -49	Refer to Appendix C - Window Care Systems for conservation of existing timber windows.	✓
6C: 49-63	Redecorations	

6C: 49-64	General: carry out re-decorations to all previously painted surfaces internally and externally, including but not exclusively to communal doors, walls, flat entrance doors, soffits and edge beams to balconies all existing pipework, balcony railing, handrails etc. Allow for painting both side of the doors to the intake cupboards, paladin doors and store doors.	✓
6C: 49-65	External Areas: Communal walkways, concrete areas and balcony soffits apply 1 coat of Sikagard 552W Aquaprimer at 0.2 lts/sqm to concrete and a further 2 coats of Sika550W Elastic as per the manufacturer's recommendation.	✓
6C: 49-66	Internal Communal Areas: Re-decorated using TOR coatings class 'o' paint	✓
6C: 49-67	Galvanised steel and non ferrous metal: Strip and prepare surfaces decorate in using ICI Weathershield gloss	✓
6C: 49-68	Softwood Doors/Frames etc: Carefully remove the existing decorations and areas of detached paintwork by hand sanding in order to not damage the existing timber structure beneath. Apply ICI Weathershield Preservative primer followed by Weathershield flexible undercoat before apply top coat gloss finish.	✓
6C: 49-69	Stained Areas: Prepare and stain all previously stained/varnished areas using Sikken's, Novatech and Novatop as per Section 3	✓
6C: 49-70	Brick Walls and Rendered Sections: Thoroughly clean wall removing loose paint, prime and apply 2 coats of Sandtex Matt masonry paint.	
6C: 49-71	Internal Areas: The contractor is to allow for repainting all previously decorated surfaces i.e. walls, ceilings, flat entrance doors and frames and roof access hatches.	
6C: 49-72	External Areas: The contractor is to allow for repainting all previously decorated surfaces i.e. soffits, edge beams to balconies, pipework, balcony railings, handrails, intake, pramsheds, paladin doors, brick rendered walls. All store doors are to be painted on both	✓
6C: 49-73	Railings: Allow to prepare and repaint existing railings to entrance gates.	✓
6C: 64	FRA Works:	
6C: 65	Electrical Intake Doors: Replace existing metal doors and timber fanlight with new doors to FD30's standard and fanlight to match existing.	✓
6C: 66	Signage: Install new "Fire door keep locked" signage to fire doors.	✓
6C: 67-69	Means of Escape: Supply and fit new Ritherdon Fire Seal box doors and frames to gas meters. Install new fire stopping to back of new meter boxes.	✓
6C: 70	Estate Works:	
6C: 71	Inspection Chambers: Allow for lifting covers and frames and rebedding to remove existing trip hazard, making good to surrounding areas.	✓
6C: 71 -72	Boundary Walls: remove moss and lichen to raised planter beds and treat with fungicidal wash. Jet wash walls and coping stones repair areas of defective brickwork, rebed loose coping stones and renew joints works to be agreed with Contract Administrator.	✓
6C: 73-74	Open bin Store: Clean prepare and apply 2no coats of solar reflective paint to roof. Repair and rebuild impact damaged blockwork to match existing	✓
6C: 73-75	Entrances Railings and Stone Columns: Jet wash brick and stonework using the Doff cleaning method as described earlier, remove vegetation and repoint defective brickwork joints to match existing style and finish. Repaint previously painted surfaces to match existing.	✓
6C: 73-77	Commercial Building 32-40: Allow to carry out localised brickwork and stone repairs including 'Doff' cleaning method to remove any unwanted staining and vegetation. Repairs to roofs	✓

Appendix B

Photographic Schedule

Abady House

Photo Schedule



Evidence of slipped slate roof coverings.



Existing roof access hatch.



Main building.



Evidence of potential brickwork repairs.



Evidence of concrete repairs required to decorative panels.



Evidence of typical redecoration required to existing windows.



Evidence of staining to decorative render panelling.



Evidence of staining to stonework to commercial unit.



Asphalt finish to communal walkways.



Evidence of staining to brickwork and mortar repairs required around flues.



Existing timber flat entrance doors.

Appendix C

Window Care System



Window Care Specification

Window Care Systems (Anglia) Ltd
73 Ipswich Road
Woodbridge
Suffolk IP12 4BT
Tel: 01394 388898
Fax: 01394 388910
E-mail address "wincareang@aol.com"

If you are not already familiar with this system it is expected that before attempting to undertake works contained within this specification you will have obtained a Contractors Information Pack from Window Care Systems.

On-site training for your first project is available from Messrs Window Care free of charge for operatives and supervisors and must be carried out on site before any repair works commence. It is anticipated that half a day will suffice in most situations. A training certificate will be presented to each operative successfully completing the course and you may be asked to show this certificate as proof of training.

This condition is intended to assist the contractor in making the best possible use of the tools and products in the interests of high quality work.

The following schedule enumerates the expected areas of decay, renewal of putties, conservation joints and so on, and the detailed methods for working are as referred to in "A Guide to Specifying Pre-Paint Repairs".

The quantity of repair compound indicated may be at any level or position on the elevation or window and will vary in section and shape. Some decay may penetrate to the internal face of the joinery and repairs are to include for all shapes, situations and levels. Fully penetrating decay will be treated as one repair according to size.

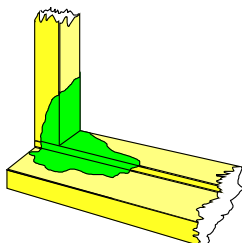
The means of access to the work will be included within the schedule. Any additional access required must be included in the contractor's rates.

Particular attention is to be paid to the storage instructions contained within the literature provided by the manufacturers.

WINDOW CARE REPAIR SYSTEM

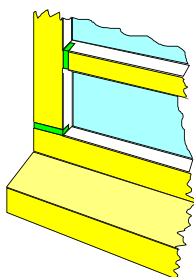
Prior to carrying out repairs, remove paint system from areas of decay extending to 10mm beyond repair.

Resin-Only Repairs

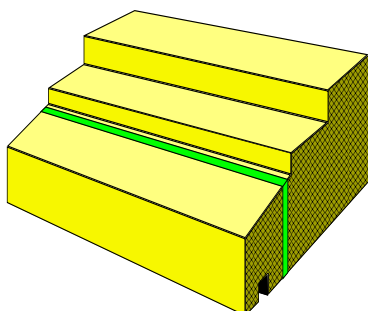
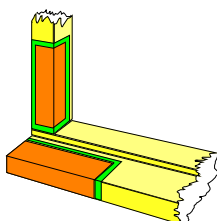


Typical example area identified in sketch: Remove decayed timber using Window Care Profi with round cutter, back to sound timber, check for excess moisture, form up as necessary with perspex slips, apply Dry Fix Wood Stabilizer and after interval apply Dry Flex RP Repair Compound to shape of timber section. When fully cured remove formers and sand sections to shape ready for decoration (**See repair Method No 4**).

Conservation Joints



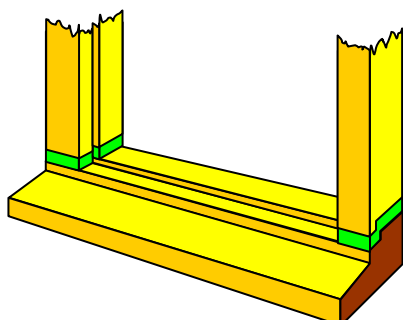
Typical example area identified in sketch: To all lower joints where a horizontal member meets a vertical member on main frames, opening and fixed lights, cills and the like, form a conservation joint by opening up the joint to a width of 4mm and a depth of 10mm, checking for decay, removing dust and dirt, apply Dry Fix Wood Stabilizer and after interval apply Dry Flex RP Repair Compound. When fully cured sand to shape ready for decoration (**See Repair Method No 3**).



Face Splice of Timbers including Fronts of Cills

Typical example areas identified in sketches: Remove decayed timber to depth indicated below and renew face section of timber with new section to match existing (unprimed on meeting surfaces). Apply Dry Fix Wood Stabilizer to all

meeting surfaces and after interval apply Dry Flex RP Repair Compound ensuring a gap of 4mm all round. When fully cured sand to shape ready for decoration (**See Repair Method No 5**)

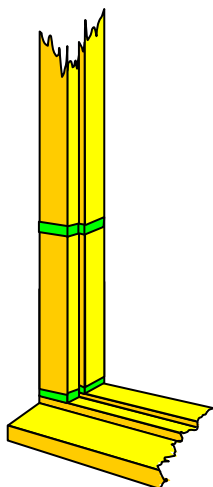


Renew Cill Timbers Complete

Typical example area identified in sketch: Renew decayed cill complete in hardwood/ softwood (unprimed on meeting surfaces) to match existing section and joint to existing frame and mullions with Dry Fix and Dry Flex RP ensuring a minimum 4mm joint of Dry Flex. When fully cured sand to

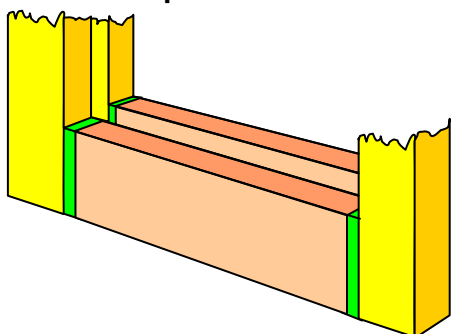
shape ready for decoration. Assume 2 joints per 900mm (**See repair Method No 6**).

Renew Full Section of Frame or Mullion



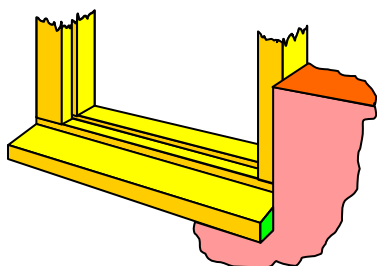
Typical example area identified in sketch: Renew decayed section complete in softwood (unprimed on meeting surfaces) to match existing section and joint to existing section at both ends with Dry Fix and Dry Flex RP ensuring a minimum 4mm joint of Dry Flex. When fully cured sand to shape ready for decoration (**See Repair Method No 6**).

Renew Complete Bottom Rail To Sash or Door



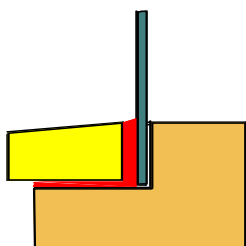
Typical example area identified in sketch: Renew decayed section complete in softwood (unprimed on meeting surfaces) to match existing section and joint to existing section at both ends with Dry Fix and Dry Flex RP ensuring a minimum 4mm joint of Dry Flex. When fully cured sand to shape ready for decoration (**See Repair Method No 6**).

End Grain Treatment To Exposed Ends Of Cills



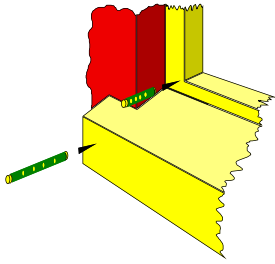
Typical example area identified in sketch: New And Existing Timbers Clean back existing timbers with Profi and to new and existing timbers apply Dry Fix and surface fill with Dry Flex RP. Sand to shape after curing.

Glazing Beads



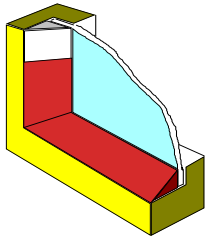
Typical example area identified in sketch: Remove all glazing beads to lower and sides of glazed openings and replace with rounded flush fitting beads (pressure treated), end grain sealed with Dry Flex SK and primed all round and bedded in Dry Seal Elastic Glazing Compound 2mm thick to both meeting surfaces (**See Repair Method No 9.2 & 10**)

Dry Pin Local Preservation



Typical example area identified in sketch: Drill and insert Dry Pins (See Product Sheet).

Face Putties



Typical example area identified in sketch: Remove all lower and vertical putties 50mm from horizontal and replace with Dry Seal Elastic Glazing Compound (**See Repair Method No 9.1 & 10**).

Back Putties or Internal Putty Line

Remove all lower and vertical back putties 300mm from horizontal using the Profi Assist Kit and replace with Dry Seal Elastic Glazing Compound (**See Repair Method No 12**).

Arrisses

Remove sharp edges to all vertical and upper horizontal arrisses and round off using Window Care Profi Assist Kit (**See Repair Method No 7**).

Knots

Cut out surface of all knots to a depth of 10mm using Profi fitted with round cutter on horizontal members and up to 100mm on vertical sections.

General Repair Items

Overhauling Sliding Sash Windows

Remove sliding sashes, ease as necessary, renew cords, check and lubricate pulleys. Fit new parting bead where damaged. Check action of catches and security fittings where fitted, lubricate and ease as necessary. Leave all parts of sliding sash window in good working order.

Overhauling Casement Sashes

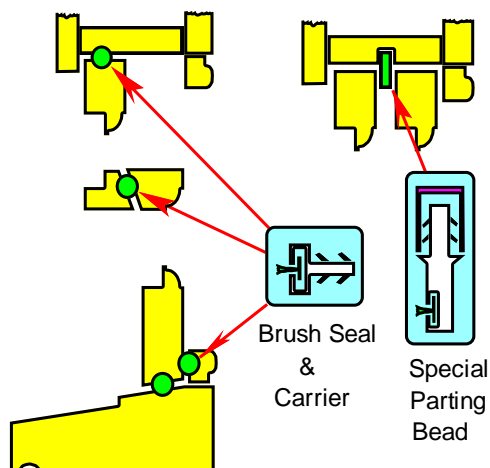
Remove and rehang as necessary including removal of excess paint from frame and sash. Ease, refit sash, adjust catches and security devices where fitted, lubricate and leave in good working order.

Draught Proofing Sliding Sash Windows Method Statement

Remove staff beads all round, release weights, remove inner sash, remove parting beads and remove outer sash. Ease sashes for width if necessary, ease for length to accommodate brush seals and at meeting rail also to accommodate brush seal. Rout out sashes and fit brush carriers, refit outer sash and fit new (removable) brush seal parting beads, adjust

weights, renew cords, renew chains and other fittings as necessary. Refit inner sash as above and fit new staff bead incorporating brush seals and position to give ease of movement to sash. On completion, test for correct working, both sashes should slide easily, non-moving at any level and casement fasteners should locate and release with ease. Any security fittings should also locate without difficulty. Check for excess movement and for any rattles.

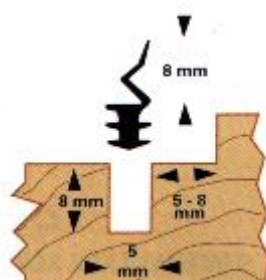
Typical arrangement



Draught Proofing Opening Casements and Doors (where required)

Rout out frame or sash as appropriate and fit cranked blade wiper seal with minimal resistance to opening or closing. This seal is weather energised and tightens as wind pressure increases. This operation to be carried out on all opening windows and doors but excluding the sliding sash windows for which see preceding item.

Typical arrangement



Prime Bare Timbers

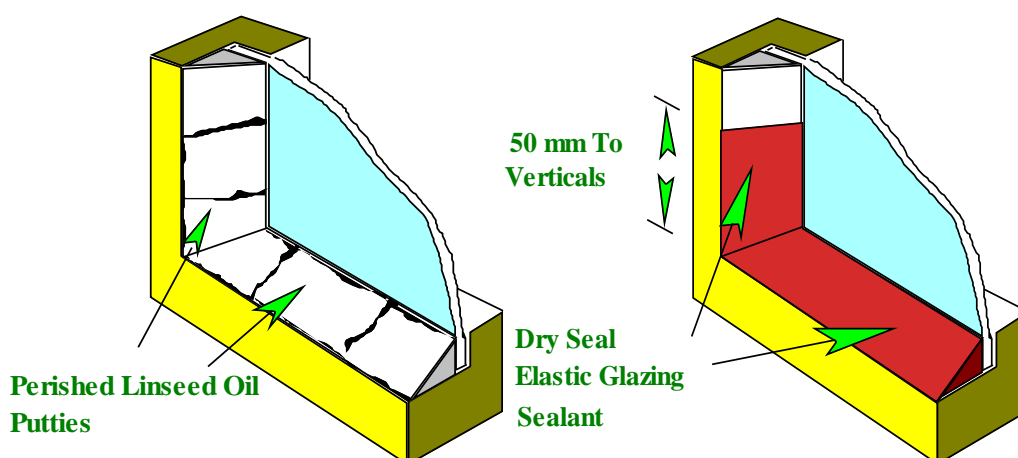
On completion of Window Care Repairs prime all bare timbers in accordance with painting specification.

The Following Are Typical Recommendations For Repairing and Conserving Timber Joinery

Removal of Paint Finish

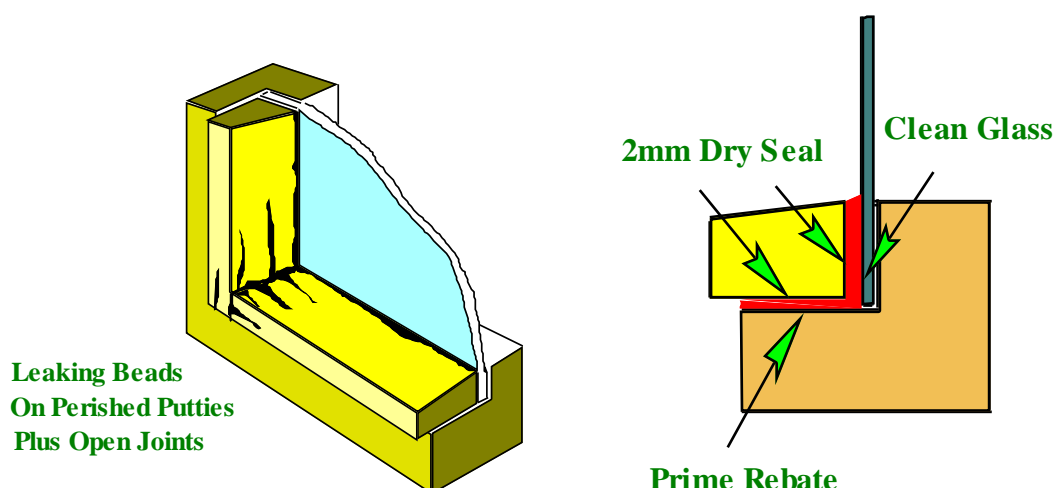
Remove paint from the areas to be treated or repaired. In this instance we would suggest the bottom rails of the sashes and the cills to at least 10mm beyond any repair. Use a warm air stripper and avoid charring of timbers as this will affect adhesion of repair compound. Note: You may consider that more paint removal will be necessary to effect easing of sashes and for a quality finish.

Bottom Glazing Line



Remove bottom glazing putties including a minimum of 50mm to adjacent verticals and replace with DRY SEAL elastic glazing sealant. This will effectively seal the glazing line from moisture penetration and prevent moisture reaching the frame joints and rebates. See repair methods 9 & 10.

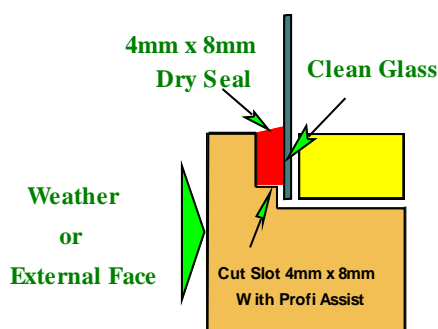
Glazing Beads



Remove bottom and side glazing beads and renew to same or revised section bedded in 2mm of DRYSEAL elastic glazing sealant. This will effectively seal the glazing line against

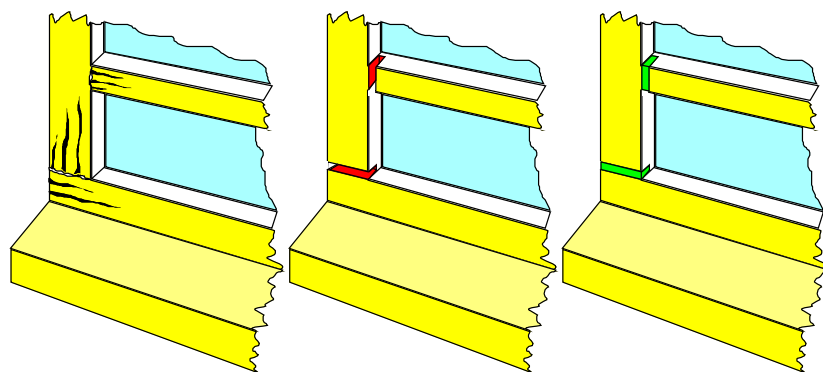
moisture penetration and prevent moisture reaching the frame joints and rebates. See repair methods Nos 9 & 10.

Back Putties or Internal Glazing Line



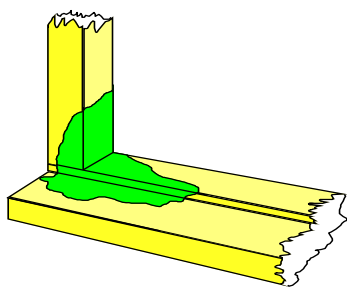
Using the PROFI ASSIST cut out the back putties to a depth of 4 - 8mm on the bottom and up to 300mm on the vertical glazing line and apply DRYSEAL elastic glazing compound in accordance with our recommendations. This will effectively seal the glazing line against moisture penetration and prevent moisture reaching the frame joints and rebates. See repair method No 12

Open Joints



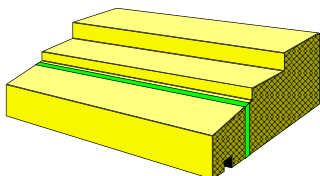
To the bottom joint lines of sashes, mullions and frames to cills, ends of transoms and sound old splices, using the PROFI with straight cutter, cut open the joint to a width of 4mm and a depth of 10mm, check for moisture content using the WOOD CONDITION METER, apply DRY FIX, allow for penetration and fill with DRY FLEX RP. After curing, sand off and apply paint finish. This will effectively seal the joints and prevent further moisture penetration and movement and, if done properly, the hair line cracking normally a feature at these joints will not re-appear. See repair method 3.

Areas of Decay



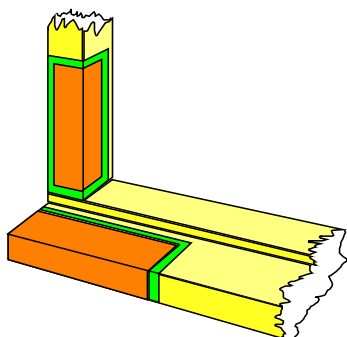
Remove decayed areas back to sound timber using the PROFI with round cutter. Check for moisture content using the WOOD CONDITION METER, apply DRY FIX, allow for penetration and fill with DRY FLEX RP. After curing, sand to shape and apply paint finish. This will give a permanent repair to the areas affected by wood decay, it will be stronger than the original timber and is flexible enough to allow movement without loss of strength or adhesion. See repair method 4.

Excessively Damaged Cills



Where cill sections are excessively damaged by decay the fastest and most economical method of repair is to replace the section affected for the full width of the window. This involves cutting away the front section of the cill back to the first rebate line, checking moisture content of old timber and bonding on a new section (having sealed the end grain) using DRY FIX and DRY FLEX RP ensuring that a cushion of repair compound of at least 4mm is present, allow to cure and sand to shape as before and apply paint finishes. This will quickly achieve an economical repair and the joint between the old and the new timber will remain bonded and the whole will act as a complete new cill. See repair method 5.

Renewal of Timbers

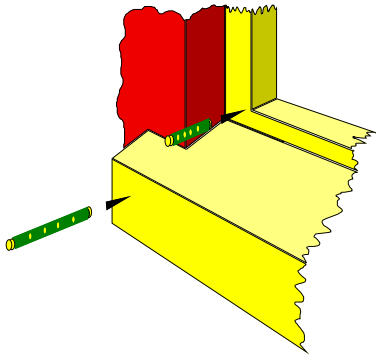


Splicing in of new timbers is easily achieved using the methods described above remembering to provide the 4mm cushion of DRY FLEX RP all round the repair. See repair method 5.

Treatment of Knots

Cut back the area of the knot to a depth of at least 5mm using the PROFI with round cutter. Check for moisture content using the WOOD CONDITION METER, apply DRY FIX, allow for penetration and fill with DRY FLEX RP. After curing, sand to shape and apply paint finish. This will permanently seal the knot and prevent future paint breakdown. The procedure is similar to repair method 4.

In-Situ Preservative Capsules



Where the timbers are vulnerable to moisture penetration from adjacent brickwork or a masonry cill it will be beneficial to introduce DRY PINS to give local preservation. These are designed to remain inert unless the moisture content in the surrounding timber rises above the level where decay could start and at that level the contents diffuse into the timber giving similar protection to that of pressure treatment. In this case we would suggest that DRY PINS should be sited at ends of cills and outer section of box near joint with cill. See Systems Brochure for further details.

Treatment of Exposed End Grain (Ends of Cills)

Using the PROFI with round cutter cut back the end grain to sound timber. Check for moisture content using the WOOD CONDITION METER, apply DRY FIX, allow for penetration and surface fill with DRY FLEX RP. After curing, sand to shape and apply paint finish. This will give an effective seal to the end grain and prevent the uptake of moisture at this point. Procedure is similar to method 4.

REPAIR METHOD NUMBER 3

Conservation Of Wooden Joints On Existing Joinery

1. Remove the existing finish around the joint. Ensure that up to a minimum of 10mm from the vicinity of the joint, the timber is sanded back to bare shiny wood.
2. Cut open the existing joint to a width of 4mm and a depth of 10mm with the Window Care Profi, using a Straight Cutter.
3. Sand the "Open Joint" using a medium grade abrasive paper and remove the dust/dirt completely.
4. If the moisture content of the wood is above 18%, blow dry the joint using a Hot Air Blower at a temperature of 60-80°C.

Use the Window Care Wood Condition Meter CSI to check the moisture content.

5. Mix the required quantity of Window Care Dry Fix Wood Stabilizer in the correct ratio.

Apply the Dry Fix well into the joint using a small brush. Wipe off the excess Dry Fix.

Leave for 30 minutes before sealing the "Open Joint" with Dry Flex RP.

Work the Dry Flex RP into the seam and seal the joint.

Allow the Dry Flex RP to dry for at least 24 hours at 20°C.

The drying time may take 2-3 days at lower temperatures.

Use the Window Care Scraper to remove 'excess' cured Dry Flex RP if necessary.

Sand the sealed joint to a smooth, even finish.

Remove dust/dirt.

Apply the decorative/protective paint finish.

- Wooden joints affected by excessive insitu wood decay - Continue to cut out the decayed wood until sound timber is reached.
- Check that the moisture content of the timber is below 18% before applying the Dry Fix/Dry Flex RP.
- Check with the Contract Administrator, if, Window Care DRY PIN is to be used.
- Where applicable, DRY PIN should be applied as illustrated in the "Systems" Brochure.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 4

Repair Of Decayed Wood With Window Care Dry Flex RP

1. Window Care Dry Flex RP allows insitu repair of timber affected by wood decay. It is advisable to take into account the strength of the construction after repair. For example, in situations where the timber is "load bearing", it may be appropriate to use timber splice in accordance with Repair Method Number 5.

2. Remove all decayed wood with the Window Care Profi using the Round Cutter. Continue to remove the decayed wood until sound timber is reached.

The sound timber can be recognised by the high-pitched sound of the Window Care Profi, it is generally of harder structure and uniform colour.

3. Lightly sand the surface of the timber using a medium grade abrasive paper. Check that the moisture content is below 18% using the Window Care Wood Condition Meter CS1. Apply hot air using a Hot Air Blower at 60-80°C. Avoid burning the timber fibres, this ensures good adhesion of Dry Flex RP.
4. Ensure that the adjoining paint system is removed up to 10mm from the vicinity of the repair.
5. Mix the required quantity of Dry Fix Wood Stabilizer in the correct ratio.

Apply the Dry Fix well into the surface using a small brush. Wipe off any excess Dry Fix.

Leave for 25-30 minutes before applying the Dry Flex RP.

6. Mix the Dry Flex RP thoroughly until a homogeneous "butter-like" mass is achieved.
7. Apply the Dry Flex RP using plastic modelling knives available from Window Care Systems Limited. For more complex repairs use perspex plates for "shuttering."
8. Apply hot air to the surface of Dry Flex RP for a few minutes. This is optional and is only recommended at times when wet weather can be anticipated or application at low temperatures.
9. Ensure that the Dry Flex RP is completely dry (normally 24 hours are required at 20°C) and longer periods when applied under low temperature conditions.
10. Use the Window Care Scraper to remove 'excess: cured Dry Flex RP.
11. Sand the repaired areas lightly to achieve an even, smooth surface before painting with an alkyd or water-based paint system.
 - Check with the Specifier, if, Window Care DRY PIN is to be used.
 - Where applicable, DRY PIN should be applied as illustrated in the "Systems" Brochure.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 5

Repair Of Decayed Wood By "Splicing In Timber"

Cut out the decayed wood at an angle of 75° until the sound timber is reached- The timber may be cut using a saw, chisel or Window Care Profi.

The strength of the construction after repair should be taken into account. In situations where the timber is "load bearing", the use of steel reinforced rods may be necessary.

For normal repair by "splicing in timber", follow the procedure below:

1. Prepare the new timber splice (moisture content <18%) in such a way that there is a seam/gap of at least 4mm between the contact areas, use the Window Care Wood Condition Meter CS1 to measure the moisture content.
2. If the contact areas of the existing wood have a moisture content of over 18%, blow dry the affected area using a hot air blower at a temperature of 60-80°C. Strip the existing paint finish up to at least 10mm from the joint on existing timber.

Ensure that the new timber is left clean and un-primed during the fixing process.

3. Apply Window Care Dry Fix Wood Stabilizer to the end grain of the existing timber and the new timber splice using a brush. Work the Dry Fix well into the surface. Leave for about 25.30 minutes.

Apply Dry Flex RP on all areas of contact (already treated with Dry Fix).

Use a 4mm "space" at the joint and secure the new timber splice in position using a perspex fixing plate. Fill the "joint" with Dry Flex RP and smooth the surface using a plastic knife.

Avoid any surface irregularities.

4. Allow at least 24 hours drying at 20°C before any surface sanding and subsequent painting.

At lower temperatures allow a longer period of time for Dry Flex RP to dry.

The fixing plate can be removed when the Dry Flex RP has dried completely.

Use the Window Care Scraper to remove 'excess' cured Dry Flex RP.

Sand the Dry Flex RP lightly. Remove dust/dirt before painting with an alkyd or water-based' paint system.

- Check with the Contract Administrator, if, Window Care Dry Pin is to be used.
- Where applicable, DRY PIN should be applied as illustrated in the "Systems" Brochure.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 6

Replacement of Entire Styles/Sills Affected by Wood Decay

1. Remove the decayed style/sill. Check if the contact areas of the existing wood are affected by wood decay. Remove all the decayed wood using a Window Care Profi until sound timber is reached.
2. If the contact areas of the existing wood have a moisture content above 18%, blow dry the surface using a hot air blower at a temperature of 60-80°C, use the Window Care Wood Condition Meter CS1 to measure the moisture content.
3. Remove the existing paint to at least 10mm from the joint.
4. Cut the new style/sill to a size to allow a 4mm seam/gap at each contact point. Apply a coat of decorative/protective finish all around before fixing. A dry thickness of 40 microns of the protective finish is recommended.

Ensure that the meeting surfaces of the existing timber and the new timber is left clean and un-primed during the fixing process. The painting of the end-grain is not necessary in view of the water sealing capacity of Dry Flex RP.

5. Wet the contact areas of the existing and the new wood using the Window Care Dry Fix - Wood Stabilizer with a brush. Work the Dry Fix well into the surface. Leave for about 25 - 30 minutes. Apply Dry Flex RP on all areas of contact (already treated with Dry Fix).
6. Insert the new style/sill using a 4mm "spacer" at the joint and secure the new timber position using a Perspex fixing plate.

Fill the "joint" with Dry Flex RP and smooth the surface using a plastic knife. Avoid any surface irregularities.

7. Allow at least 24 hours drying time at 20°C before any surface sanding and subsequent painting. At lower temperatures, allow a longer period of time for Dry Flex to dry.

The fixing plates can be removed when the Dry Flex RP has dried completely. Sand the Dry Flex lightly. Remove dust/dirt before painting with an alkyd or water based paint system.

Use the Window Care Scraper to remove 'excess' cured Dry Flex RP.

- Check with the Specifier, if, Window Care DRY PIN should be used.
- Where applicable, DRY PIN should be applied as illustrated in the "Systems" Brochure.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 7

Rounding of sharp and Weathered Edges

1. Inspect the sides of the styles and sills for sharp and weathered edges.
2. Round the horizontal and vertical edges using the Window Care Assist.
3. Adjust and set the cutter on the Window Care Assist to achieve a smooth and a round edge. A test application is advisable.
4. Use the slant side of the Base Plate of the Window Care Assist if the style or sill is of the water shedding type and the flat side if the style or sill is flat.
5. After rounding the edges there should not be any grey spots in the wood. If there are, repeat the procedure.
6. If during the rounding of sharp edges, there are raised wood fibres or holes, this is generally due to the cutting action against the direction of wood grain. Working in the opposite direction will reduce/prevent the problem.
7. If the moisture content of the wood is high, blow dry the timber using a hot air blower before rounding the edges, use the Window Care Wood condition Meter CS1 to measure the moisture content.
8. After rounding the edges, sand lightly with a fine abrasive paper. Remove dust/dirt before finishing.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 9

Renewal Of Glazing Putty/Mastic On Existing Wooden Windows And Doors

Before commencing work, all timber repairs should be carried out with the appropriate Window Care Repair Method.

The existing putty/mastic should be removed with care to prevent breakage of glass.

1. Face Glazed/Putty Glazed Windows And Doors.

a) Partial Renewal Of Existing Putty/Mastic

Completely remove the existing putty/mastic affected by the breakdown on the horizontal glazing line and take it 50mm to the vertical. Lightly sand the rebate using a medium/fine grade abrasive paper. Remove dust. Degrease the affected area using a cellulose thinner applied with a lint free cloth.

Allow the surface to dry completely. Apply Dry Seal - A Glazing Sealant available from Window Care Systems Ltd.

Cut the nozzle of the Dry Seal tube at a 45° angle. Apply the Dry Seal with a sealant gun. Use a Dry Seal Applicator to achieve a smooth finish. Remove any excess Dry Seal.

b) For Complete Renewal Of Putty/Mastic

Remove the existing putty/mastic completely and follow the procedure outlined in a) above.

2. Bead Glazed Windows And Doors

Bead glazed windows and doors affected by the breakdown of existing putty/mastic. Rake out the perished putty/mastic to a depth of 4-8mm on the horizontal glazing line and take it

50mm to the vertical. Remove all dust/dirt and degrease the affected area with a cellulose thinner.

Allow the degreased area adequate time to dry completely.

Apply the Dry Seal with a sealant application gun. Work the Dry Seal well into the joint. Use a Dry Seal Applicator to achieve a smooth finish.

3. Renewal Of Perimeter Sealant

Remove the existing perimeter sealant. Lightly sand the affected area using a medium/fine grade abrasive paper. Remove dust. Degrease the surface using a cellulose thinner. allow the surface to

dry completely. -

Apply the Dry Seal with a sealant application gun. Use a spatula to achieve a smooth finish. In all cases. allow at least 48 hours before painting.

Ensure that the moisture content of the timber is below 18% before applying the DRY SEAL. Use the Window Care Wood Condition Meter CS1 to measure the moisture content.

A test application is always advisable before commencing work.

REPAIR METHOD NUMBER 10

Renewal of Glazing Beads and Putty

Glazing Beads

The glazing bead should be of the correct size. The width of the glazing bead should be measured to allow a minimum of 2mm gap between the glass and the bead. The design of the bead should be such as to have a good water-shedding profile and rounded edge.

The glazing bead should be constructed from Douglas Fir (if softwood) and vacuum impregnated with an organic solvent based preservative pre-treatment. The pre-treatment should be allowed to dry completely before finishing.

Apply one coat of the decorative finish all around before fixing.
The glazing bead should be flush in line with the vertical/horizontal rail.

When cross-cutting the bead, treat the end-grain with a fast drying solvent based primer. Use galvanised or sheradised fixings of the Correct size.

Bed the glazing bead in Window Care Dry Seal. Set a distance of 2mm between the glass and the bead.

Place the fixings at 100mm distance from each end and approximately 150mm thereafter.

Gun-in the Dry Seal into the gap between the glass and the bead.
Smooth to an even finish using the Dry Seal Applicator. Remove any excess Dry Seal.

Ensure that the gap between the rebate and the bottom of the bead is completely sealed as well as the gap between the glass and the bead.

Allow a gap of 5mm between the horizontal and the vertical bead. Fill the gap with Seal.

Thoroughly remove any surplus Dry Seal from the surface of the timber and glass.

Allow the Dry Seal at least 48 hours before finishing.

- Counter-sink the fixings. Fill the fixing-holes with Dry Seal.
- Ensure that the moisture content of the timber is below 18% before applying the DRY SEAL. Use the Window Care Wood Condition meter CS1 to measure the moisture content.

Puttied Windows

Remove the existing putty carefully (without breaking the glass) from the horizontal glazing line and up 50mm to the vertical. Remove the putty from the rebate completely. Sand the rebate with a medium grade abrasive paper. Remove dust/dirt and degrease the surface by wiping it with a lint free cloth using white spirits or preferably a cellulose thinner. Allow the surface to dry completely before applying the window Care Dry Seal

- Where possible it is beneficial if the rebate can be primed using a solvent based fast-drying primer prior to glazing with Dry Seal.

A test application is always advisable before commencing work.