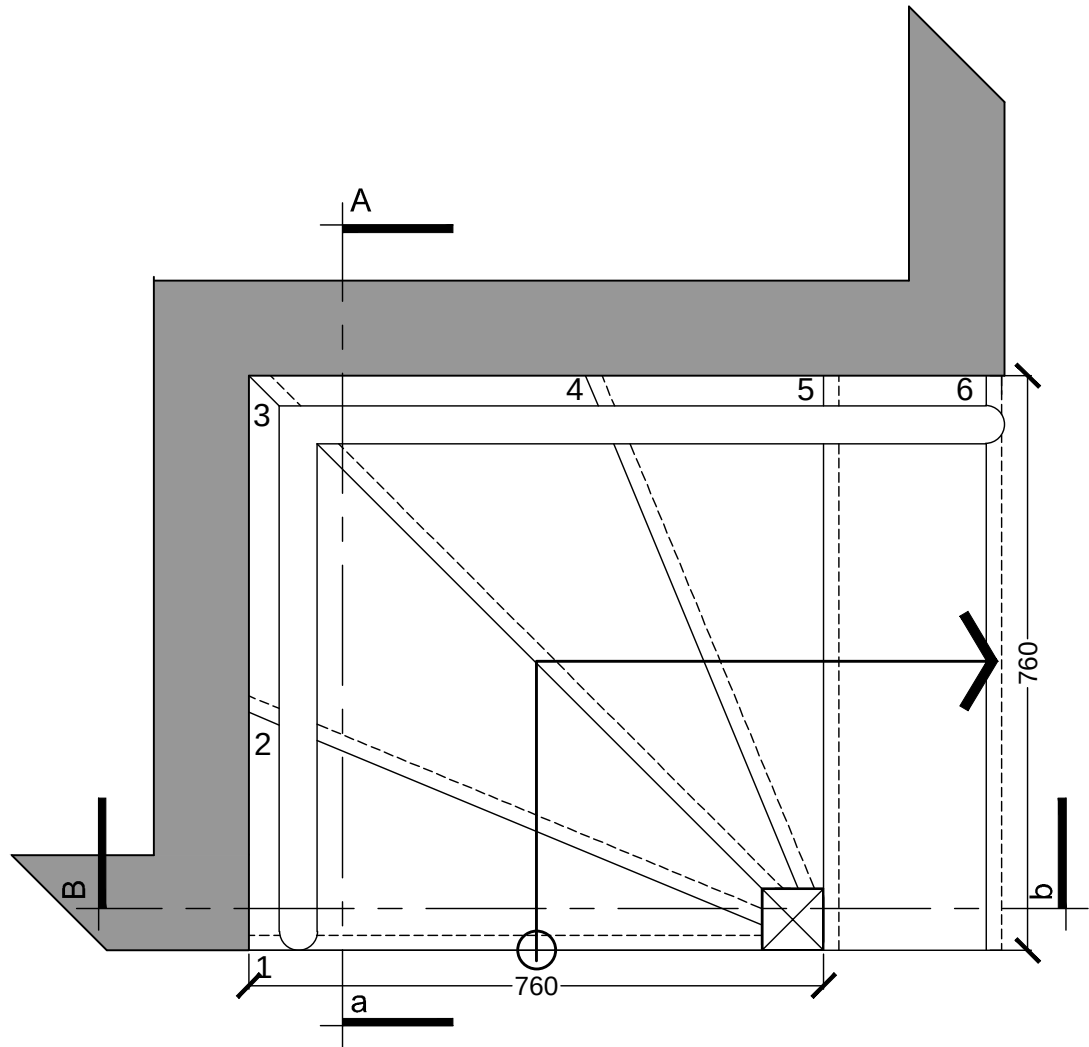
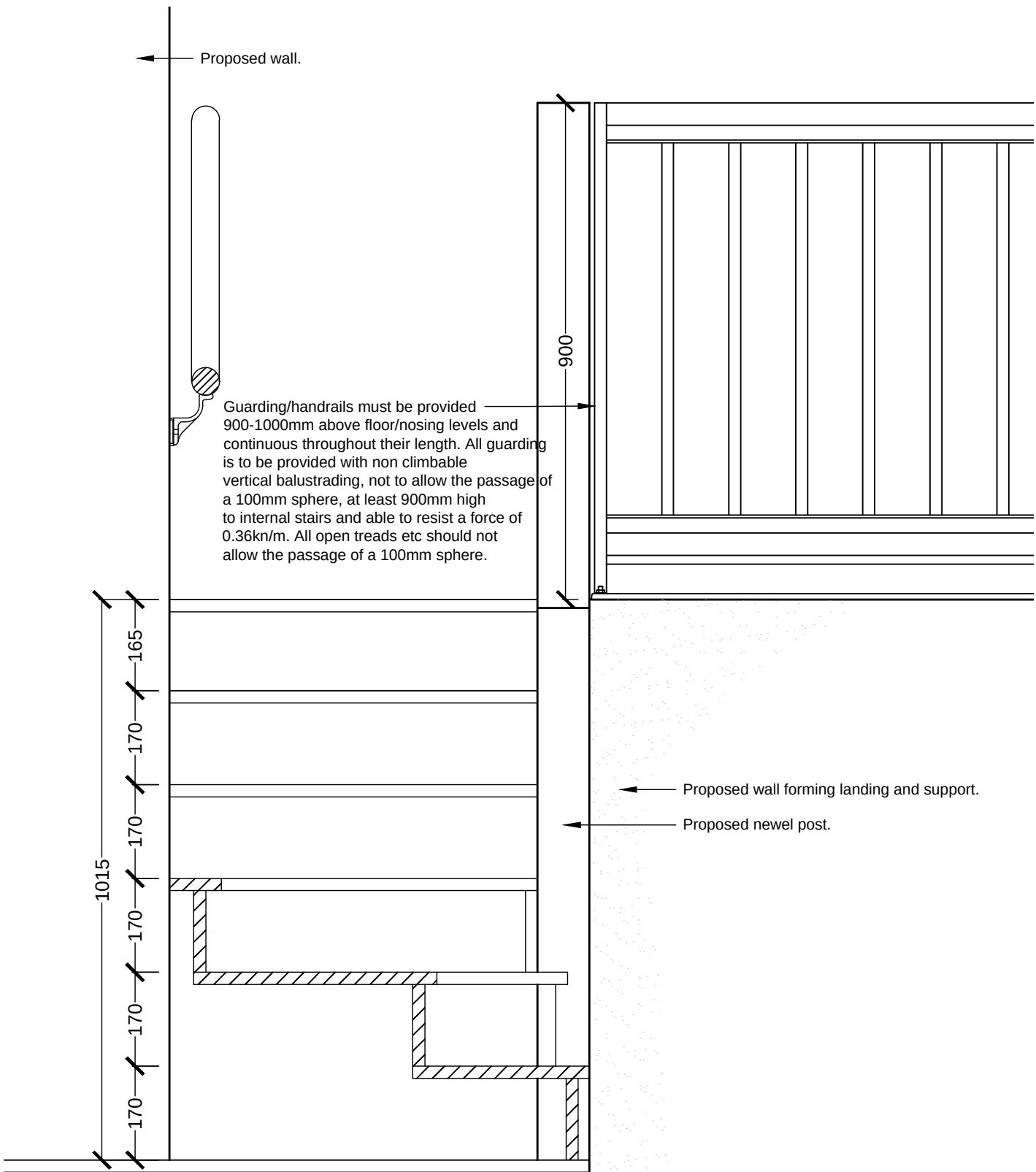
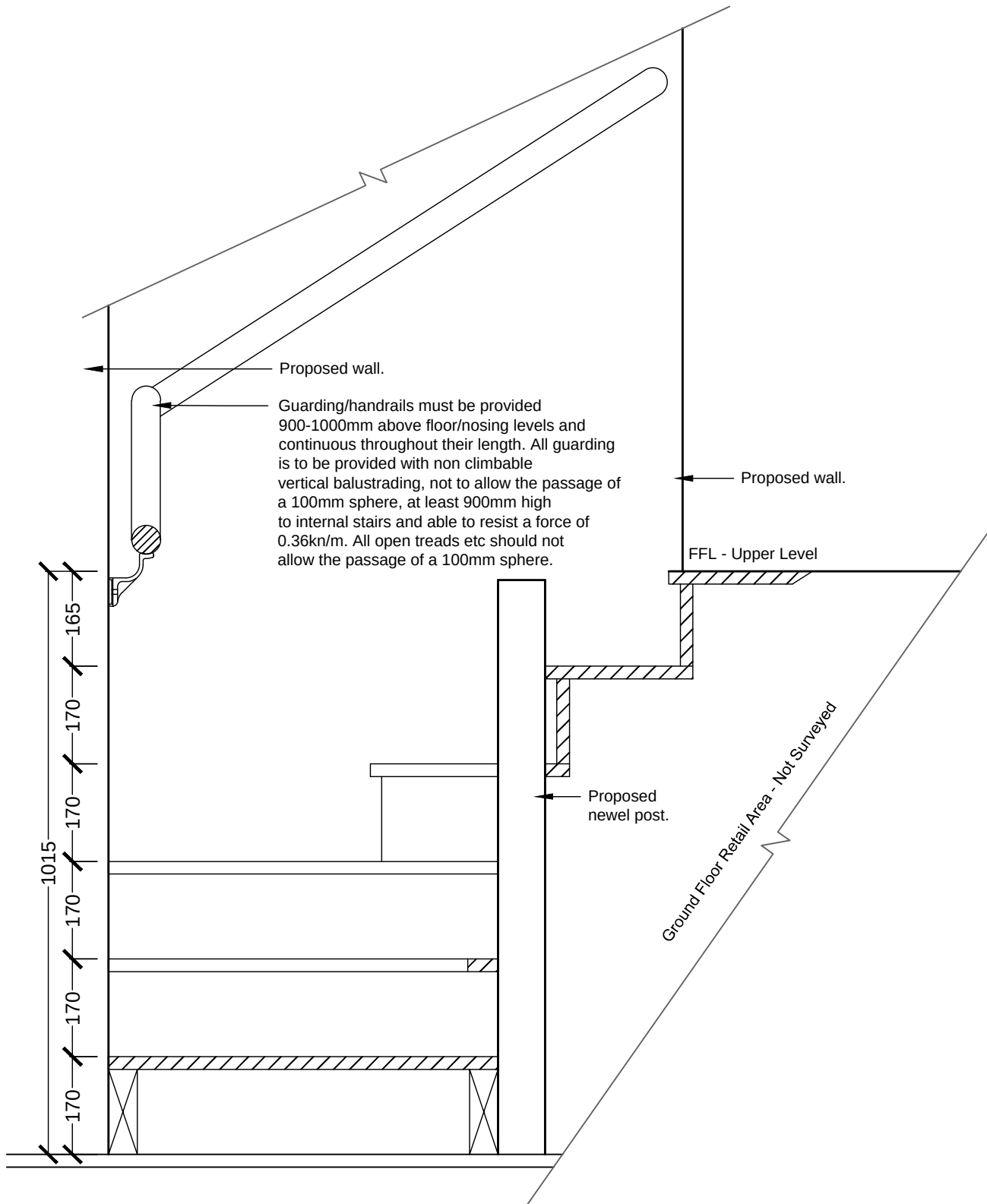




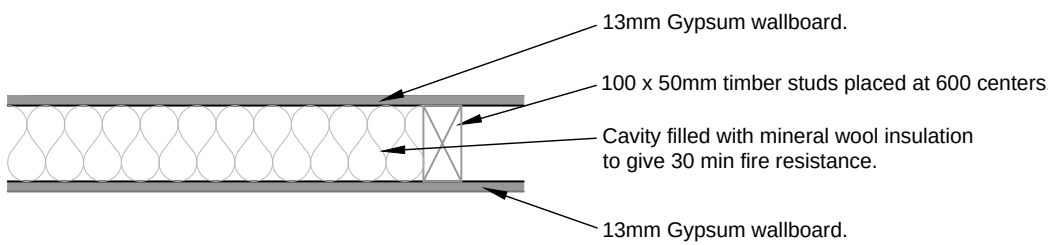
FLAT 01 - MID HEIGHT STAIRS
Plan View
SCALE 1:10



FLAT 01 - MID HEIGHT STAIRS
Section A-a
SCALE 1:10



FLAT 01 - MID HEIGHT STAIRS
Section B-b
SCALE 1:10



TIMBER STUD PARTITION - (30 MIN FIRE RESISTANCE)
Refer to Acoustic notes and report for further details.
SCALE 1:10

Proposed refurbishment works to windows to East elevation
First and second floor level:

The eight windows to the first and second floor level east elevation are recognized as being of value both architecturally and historically and it is therefore proposed that these be the subject of a full refurbishment. This is required as they are in poor condition and in their current state they are detrimental to the frontage elevation. Additionally the windows present a danger to safety due to the opening heights being very low, close to internal floor levels. The following works are therefore proposed. This description is given as a guide to the typical works that are likely to be implemented, the actual final scope of works will be determined following strip out when the extent of deterioration is known. In any event all refurbishment works will be carried out using materials and techniques traditional in manner.

1. Sashes to be released and removed, side box pockets opened and weights, pulleys and cords removed and set aside.
2. Remove and set aside parting beads and staff beads or replace with new to match existing in all respects if damaged.
3. Remove all paint from sashes and frames sufficient to allow thorough inspection and investigation of the timber.
4. Cut out defective timber (only to the extent necessary) from sashes, frames and cills throughout and splice in new to match in all respects. Resin repairs will be considered where their use would allow a greater amount of original timber to be retained. Glue and/or re-wedge tenons and repair all joints throughout using traditional techniques. Rout sashes to receive weatherstripping and supply and install proprietary draft seals.
5. Check glass throughout and replace any broken or damage glass with new to match existing. Any replacement glass to be fixed using stainless steel sprigs and putty in traditional manner.
6. Thoroughly clean counter-weights removing all corrosion and, if free from defect, apply paint finish to prevent future deterioration.
7. Check condition of pulley wheels, clean thoroughly, lubricate and set aside for reuse if in serviceable condition, if not install new to match existing in all respects.
8. Supply and install new Samson 'Red-spot' or equal approved polished finish 100% cotton sash cords cut to correct length and appropriately secured to sashes and weights.
9. Supply and install new fitch catches and pull rings in traditional design.
10. Decorate all surfaces using suitable multi-coat microporous exterior paint system.
11. Make good brickwork around all windows preparing all openings prior to reinstallation of windows frames.
12. Reinstall complete windows, ensuring secure fixings to head, jambs and cills throughout.
13. Re-hang sashes ensuring good balance and correct operation throughout full range of movement.
14. Fix bottom sashes shut (to prevent falling through opening).
15. Supply and install secondary safety glass screen across inner face of lower sash to reduce the risk of glass breakage through impact.
16. Seal connection point between frames and walls throughout to both internal and external faces to minimize air leakage.
17. Clean thoroughly on completion.

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Ref.	Date	Description	Initial

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Mr Aaron Timms

Project:
**Proposed refurbishment of flats
7 London Road
Spalding
Lincolnshire
PE11 2TA**

Drawing Title:
Partition & Stair Details

LBC APPLICATION ISSUE

Date:	23.06.17	Scale:	as shown
Drawn by:	LS	Checked by:	AJO

Drawing Number:	Rev:
A1230 - 13	-