

7 – 9 Pinchbeck Road, Spalding, PE11 1QD

SCHEDULE OF WORKS

Heritage Window & Door Refurbishment Works

Prepared for Planning Submission

1. GENERAL SCOPE OF WORKS

The proposed works comprise the **repair, refurbishment, and conservation of existing timber sash windows and entrance door**, preserving original features wherever possible.

All works will:

- Retain existing historic fabric
- Use **like-for-like materials and traditional methods**
- Improve thermal efficiency via draught-proofing
- Maintain the architectural integrity of the property

Works include:

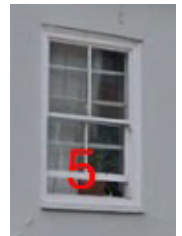
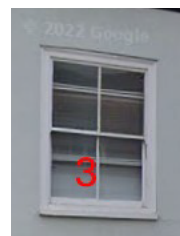
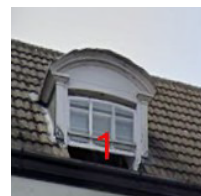
- Surface preparation and paint removal
- Timber inspection, repair, and stabilisation
- Mechanical servicing of sash components
- Draught-proofing upgrades
- Glazing repairs
- Application of breathable, heritage-appropriate paint system

2. WINDOWS 1-5 (STANDARD SASH WINDOWS)

Scope of Works

2.1 Preparation & Structural Assessment

- Removal of all flaking and failed paint layers from:
 - Window frames
 - Mullions
 - Sashes
- Inspection of:
 - Sills
 - Corner posts
- Identification of moisture ingress and timber decay



2.2 Sash Servicing & Balancing

- Replacement of sash cords with:
 - Heavy-duty waxed cotton cords (nylon core)
- Cleaning and lubrication of pulleys
- Adjustment of sash weights to:
 - Ensure smooth operation
 - Maintain position at any height

2.3 Draught-Proofing Improvements

- Installation of:
 - New timber parting beads
 - New staff beads with integrated brush seals
- Machining of meeting rails to install concealed draught seals
- Elimination of:
 - Air leakage
 - Rattling

2.4 Glazing Repairs

- Removal of failed glazing putty
- Reapplication of heritage-grade putty
- Re-securing of glass panes (re-pinning where required)

2.5 Timber Repairs

- Application of wood preservative to exposed timber
- Localised repairs using two-part resin system
- Restoration of original timber profiles

2.6 Decorative Finish

- Application of:
 - Primer/undercoat (high adhesion, stain blocking)
 - Two finishing coats (microporous system)
- System designed to:
 - Protect timber
 - Allow breathability
 - Provide long-term durability

3. WINDOW 6 (TRIPARTITE SASH WINDOW – CENTRAL OPENING)

Scope of Works

- Full paint removal and surface preparation
- Timber inspection and resin-based repairs

3.1 Functional Configuration

- Central sash:
 - Fully operational and serviced
- Side sections:
 - Retained as fixed elements



3.2 Mechanical Works

- Replacement sash cords (central section only)
- Pulley servicing and lubrication
- Weight balancing for correct operation

3.3 Draught-Proofing

- Replacement beads with integrated seals
- Installation of concealed draught strip to meeting rail

3.4 Glazing

- Removal and replacement of failed putty
- Re-securing glazing panes

3.5 Finishing

- Full application of breathable heritage paint system

4. WINDOW 7 (BAY WINDOW – FULLY OPERATIONAL SASHES)

Scope of Works

4.1 Structural Assessment

- Full paint removal from:
 - Bay framework
 - Mullions
 - Sills
- Inspection for rot and moisture ingress

4.2 Mechanical Repairs

- Replacement of sash cords
- Refurbishment of pulleys
- Rebalancing of sash weights
- Realignment of dropped sashes
 - Correction of meeting rail misalignment

4.3 Draught-Proofing

- Installation of “power beading” with integrated seals
- Sealing of junctions between:
 - Opening sections
 - Fixed sidelights

4.4 Glazing

- Removal of defective putty
- Reapplication of heritage putty

4.5 Timber Repairs

- Preservative treatment
- Resin-based repairs to damaged areas

4.6 Finishing

- Full application of primer and protective topcoats

5. WINDOW 8 (BAY WINDOW – RESTRICTED OPENING)

Scope of Works

- Full stripping and preparation of painted surfaces
- Timber inspection and repair

5.1 Functional Configuration

- Bottom sashes:
 - Fully operational
- Upper sections:



- Retained as fixed

5.2 Glazing

- Removal and replacement of failed putty
- Re-securing glazing panes

5.3 Finishing

- Application of:
 - Primer/undercoat
 - Multiple protective topcoats

6. WINDOW 9 (TRIPARTITE SASH WINDOW – CENTRAL OPENING)

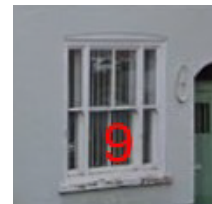
Scope of Works

(Same methodology as Window 6)

- Full preparation and stripping
- Timber inspection and resin repairs

6.1 Functional Configuration

- Central sash operational
- Side sections fixed



6.2 Mechanical Works

- Replacement cords
- Pulley servicing
- Weight balancing

6.3 Draught-Proofing

- New beads with integrated seals
- Concealed draught strip installation

Glazing & Finishing

- Putty replacement
- Re-pinning glass
- Full decorative coating system

7. ENTRANCE DOOR – REPAIR & REDECORATION

Scope of Works

7.1 Surface Preparation

- Full stripping and sanding of:
 - Door leaf
 - Frame
 - Decorative features (including corbels and arch details)

7.2 Timber Repairs

- Application of preservative
- Resin-based repairs to:
 - Cracks
 - Surface defects
- Restoration of original detailing

7.3 Coating System

- Application of:
 - High-adhesion primer/undercoat
 - Multiple coats of microporous paint finish
- Colour matched to existing appearance

8. MATERIALS & CONSERVATION APPROACH

All works will utilise:

- Specialist timber repair resins suitable for heritage applications
- Breathable, microporous paint systems
- Traditional sash components (cords, beads, putties)

The system ensures:

- Structural longevity
- Moisture control
- Preservation of original timber

9. HERITAGE & DESIGN PRINCIPLES

- No alteration to original window or door openings
- Existing configurations retained (including fixed sections where applicable)
- Repairs undertaken on a **like-for-like basis**
- Visual appearance maintained in keeping with the building's character

10. SUMMARY

The works represent a **conservation-led refurbishment**, not replacement, ensuring:

- Retention of historic fabric
- Improved performance (draught-proofing, operation)
- Long-term durability using modern compatible materials

11. INTERNAL DOORS – UPGRADE TO FIRE-RATED DOORS (FD30)

Scope of Works

All existing **non-fire-rated internal doors** will be replaced with **FD30 fire-rated doors**, in order to improve fire safety provisions while maintaining the character of the property.

11.1 Removal of Existing Doors

- Careful removal of existing internal doors and associated ironmongery
- Retention of any architectural features where feasible

11.2 Installation of FD30 Fire Doors

- Supply and installation of **FD30-rated fire doors** to all applicable openings
- Doors to be:
 - Sized to match existing openings
 - Installed to meet current fire safety regulations

11.3 Heritage Considerations

- Replacement doors to be:
 - Selected to **match the existing style, proportions, and panel configuration**
 - Designed to preserve the **period character of the property**

- Where required, doors will be:
 - Modified or specified to achieve compliance without compromising appearance

11.4 Frames & Linings

- Existing frames to be:
 - Retained where compliant and in suitable condition
- Where necessary:
 - Frames to be upgraded or replaced to achieve FD30 compliance

11.5 Fire & Smoke Sealing

- Installation of:
 - Intumescent strips
 - Smoke seals (where required)
- All installations to comply with current Building Regulations

11.6 Ironmongery

- Installation of fire-rated ironmongery, including:
 - Hinges (minimum 3 per door)
 - Latches/locks as required
- All hardware to be:
 - Suitable for fire door use
 - Sympathetic to the overall aesthetic

11.7 Finishing

- Doors to receive:
 - Appropriate surface preparation
 - Decorative finish consistent with internal scheme
- Finishes to maintain:
 - Visual consistency with existing interior character

11.8 Compliance

- All works to comply with:
 - Relevant Building Regulations (Approved Document B)
 - Fire safety standards applicable to residential properties

11.9 Summary

This upgrade ensures:

- Improved fire safety throughout the property
- Compliance with current regulations
- Preservation of the building's architectural and historic character through sensitive, like-for-like design

