

Bernard Taylor Partnership Ltd

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JOB NO. 3521

13 St. John Street, Manchester

For Nilesh Bhatt

Window Repair and Upgrading of Glazing

The following work will be carried out to each sash window as required:

- Windows are disassembled and the sliding sashes and casements are removed, for machining the grooves that house the brush pile carriers.
- Whilst the sashes are removed, they are to be weighed so weights can be adjusted, ensuring they are correctly balanced.
- Any excess paint build up is to be removed from the running faces of the sash box and the sliding sashes.
- The windows are to be checked for correct alignment and where necessary they are to be adjusted, to ensure the meeting rails meet correctly.
- All sash windows are re-corded, using a robust, long-lasting wax cotton cord with a polypropylene core.
- All single glass will be carefully removed. The sashes or casement will be routed out 3 - 5 mm) to form a 20mm to 25mm rebate to accommodate a 12 mm double glazed, sealed unit.
- The sealed units will be a 'slimlite' (Pilkingtons), argon filled, k glass 4/4/4 with black warm edge spacer bars. Toughened units will be fitted as to regulations. The 'slimlite' units will be glazed with a colour glaze a plastic putty.
- The sliding sashes /casements are reinstalled. All staff and parting beads are to be renewed with replicas of the original which incorporate the brush pile draft seal.
- Wood repairs, including new cills, will be carried out where required. Wood repairs will generally be hard wood splices/indents but on small areas of damage may be completed using the weather care resin system.
- All new furniture sash lifts and lockable fasteners, pulley wheels, and all appropriate ironmongery to all the sash windows.
- All windows will be prepared and receive one coat of undercoat ready for finishes by the specialist decorator.

All the windows will be restored to be historically accurate with the original windows of the building. Where it is clear existing windows are not Georgian/ Victorian/Edwardian (i.e. they are not 'historic' windows) they are to be replaced with modern reproduction sash windows which adopt the configuration and details of the existing. NB the identification of these windows has been highlighted on the submitted window schedule and has been assessed due to the differences in astragal details used across the fenestration.

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Acoustic Properties

Sash window double glazing is essential in delivering noise pollution reduction. The acoustic properties of a double-glazed sash window will be dramatically better than similar single glazed units. The double-glazing system proposed for the original sash windows uses a standard, high quality, Pilkington unit.

The existing windows have been assessed as being suitable and capable of holding the additional weight. At completion, they will remain structurally sound and acoustic and thermal insulation will be greatly improved from the process for the draught proofing and double glazing installed into the original sash. The glazing bars/astagals of a sash window will need to normally be one and a half inches in depth to carry the double-glazed unit. All the existing windows accord with this dimension and will accommodate double glazing.

The soundproof sash windows dB reduction can go as low as 44 dB once the original sash window has been double glazed and draught proofed. but it must be pointed out that at 35 dB you need to consider additional wall and roof insulation to achieve the highest levels of sound proofing (similar to a recording studio). Nevertheless, double glazing offers the best solution all round for noise pollution as well as reducing carbon footprint through enhanced insulation properties.