

ST JOHNS STREET

GENERAL OVERVIEW OF EXISTING WINDOW CONDITIONS

Following an inspection of the existing windows it was found that all but two of the windows (windows 1 & 2) require new cills and splicing to the sash boxes on both sides. Most of the window cills are either rotten or have been patched up over the years, in some cases with sand and cement.

Windows 1 & 2 have the original panelled window shutters with metal locking bars which can be restored and brought back into service. The remaining window linings are flush plywood with moulded architraves with a paint finish.

It will be possible to replace the existing sliding sashes with new hardwood sashes divided into 6 or 8 panes and glazed with 12mm thick double glazed units. The moulded sections will be machined to match the existing sections, with the sash weights adjusted to suit the weight of the new sashes. Replacement of the staff beads will also include for discretely fitting draught seals.

SUGGESTIONS FOR THE RESTORATION OF THE EXISTING STAIRCASE TO ITS ORIGINAL CONDITION

At sometime in the past, part of the lower flight of the original staircase has been altered with a glass balustrade installed. Some of the nosing's and brackets on the end of the treads have been removed together with the handrail, balusters and newel posts. Some of the components have been retained and are in the cellar area. It is possible to re-construct the staircase using the existing components where possible and providing additional items required which will be machined to the existing profiles.

We are confident that this can be achieved without having to remove the existing treads and risers. The handrail can be re-finished to match the existing with all other components re-painted. The standard panelling under the string of the staircase at ground floor level can be restored together with the old access door leading to the cellar stairs.

SUGGESTIONS FOR RENOVATIONS TO THE FRONT DOORS

Both of the doors to the front of the building appear to be in reasonable condition, however the smaller door has not been used for a number of years. It is suggested that the internal boarding is removed from the smaller door, which a full inspection can be made to assess the remedial work necessary.

Both doors can then be restored to their original condition probably with minor repairs.

Both internally opening hopper lights above the door frames will need to be eased with the opening mechanisms restored and re-fitted.

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