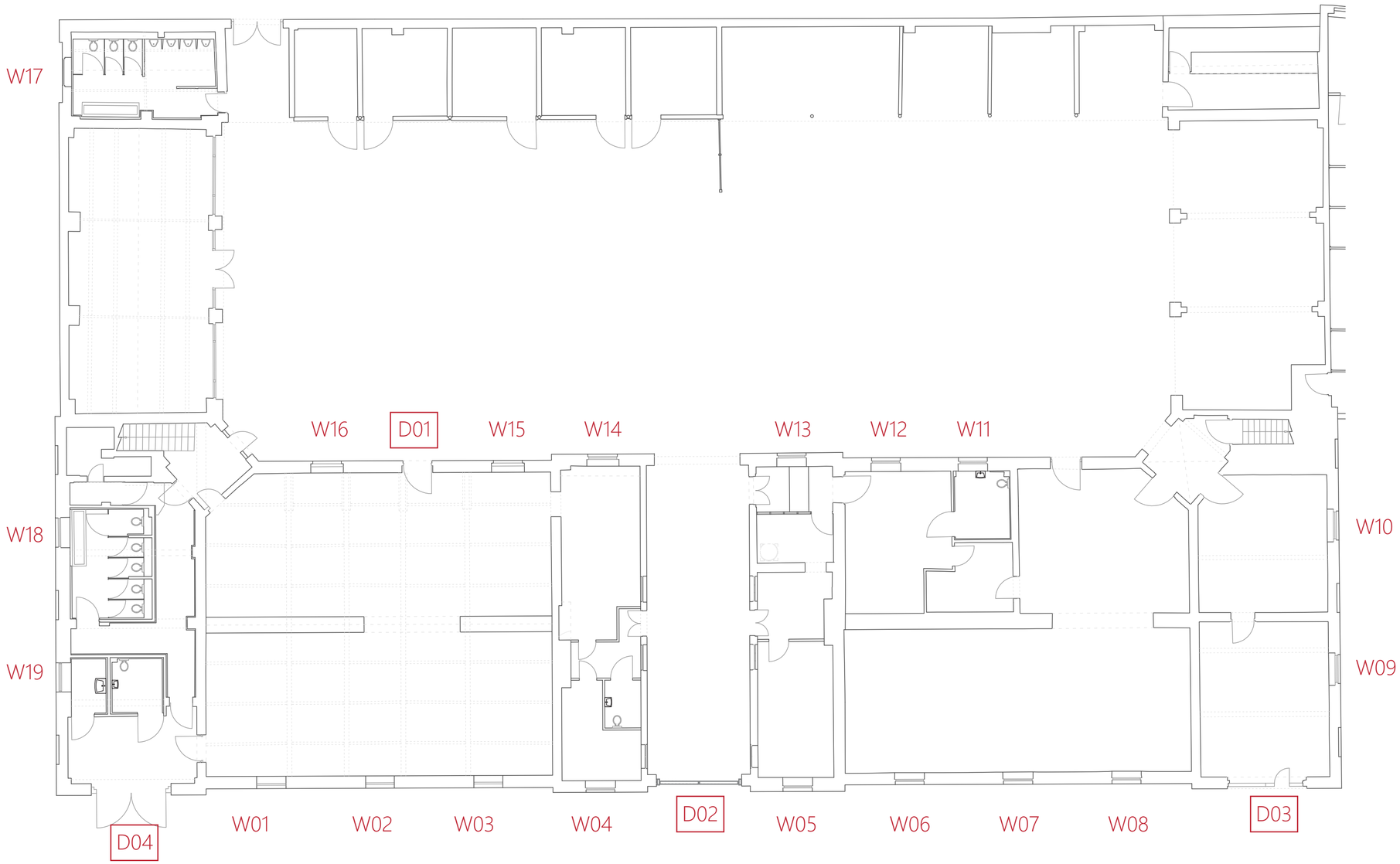
HEATON PARK FARM CENTRE

REPAIRS TO WINDOWS

September 2026

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS | SURVEYORS | HISTORIC BUILDING CONSULTANTS

TYPE

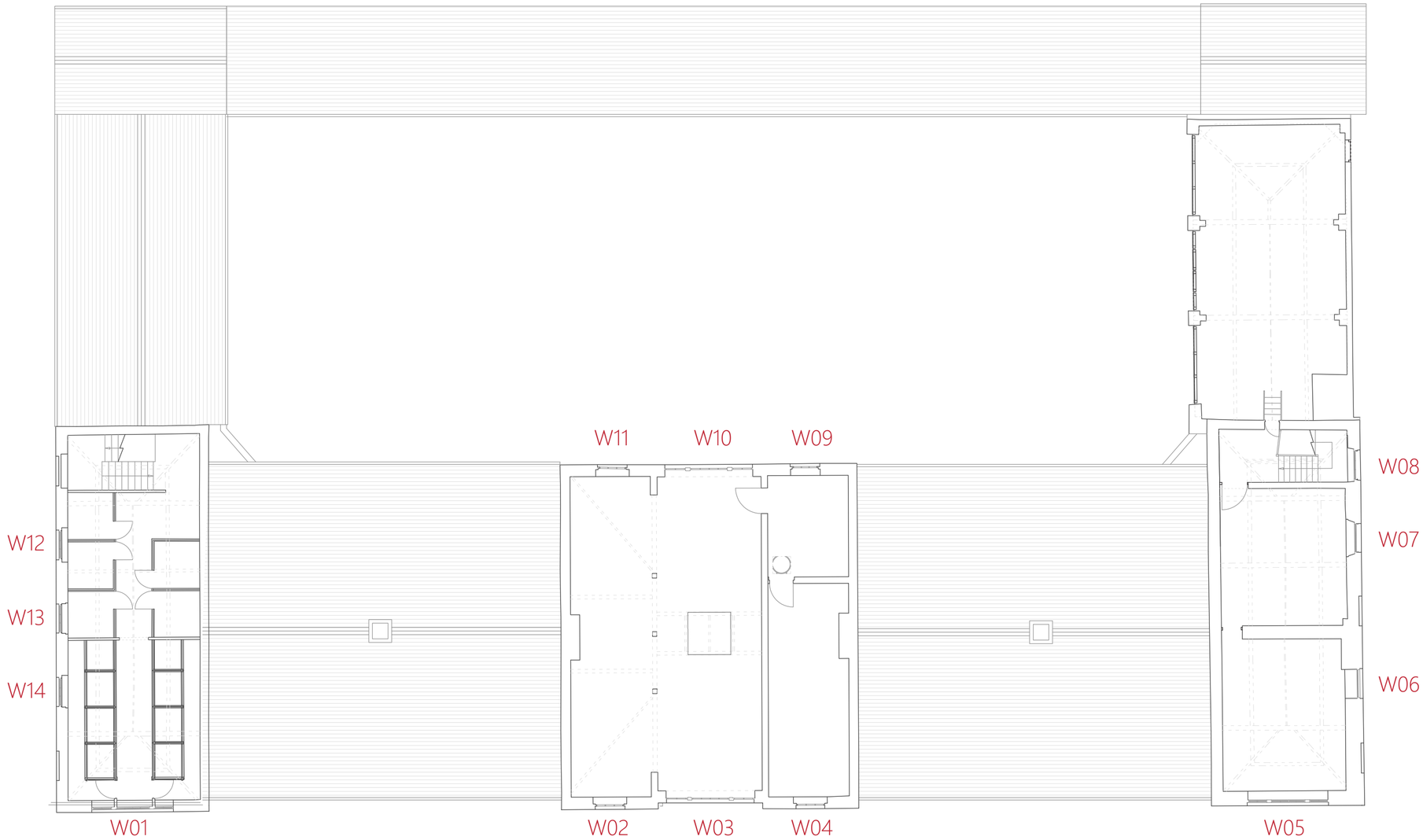


GROUND FLOOR PLAN

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75 Wilmslow Road, Handforth SK9 3EN T: 01625 400103
W: www.ks-a.co.uk

Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	document B: Repairs to windows and doors.			Drawing No:	Rev:
Date: Sep 2026		Drawn By: FDS / DK	Scale: 1:200 @ A3	17	/

TYPE

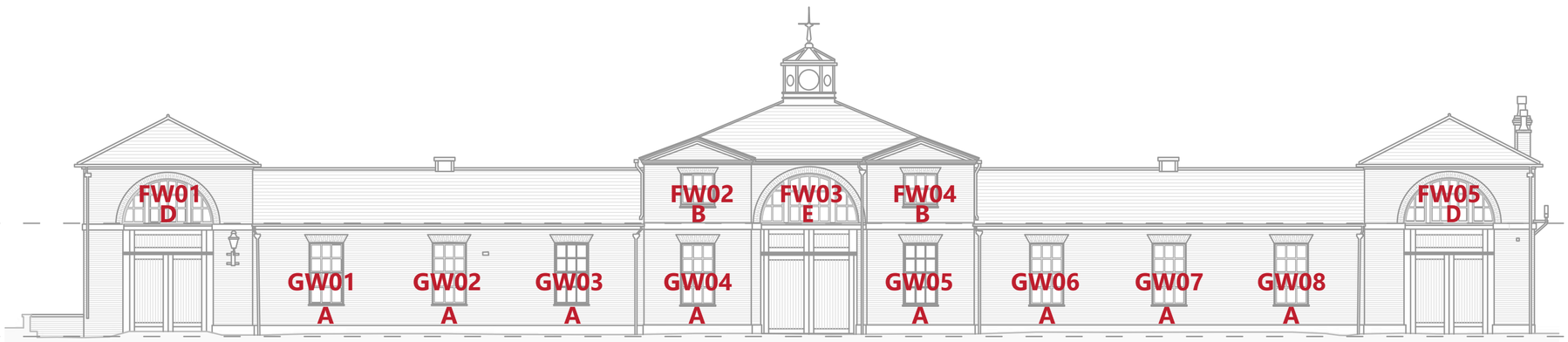


FIRST FLOOR PLAN

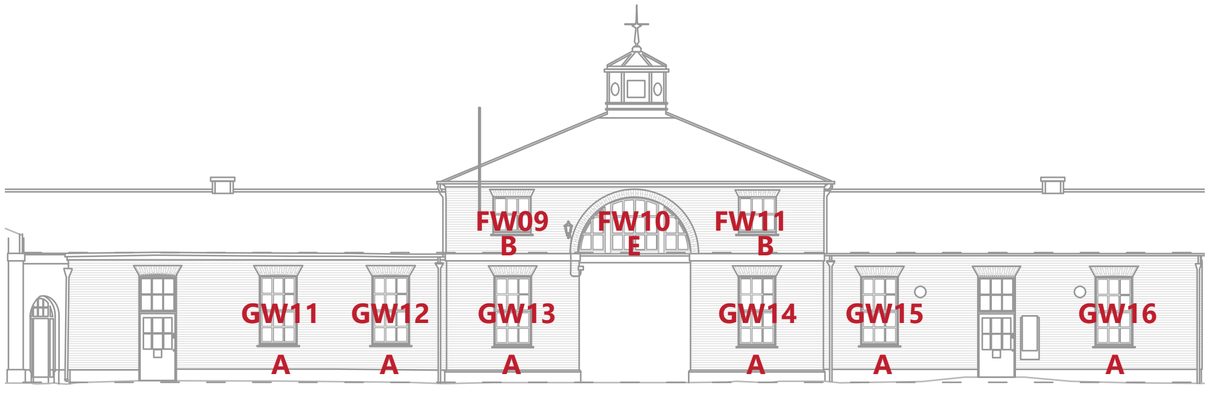
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75 Wilmslow Road, Handforth SK9 3EN T: 01625 400103 W: www.ks-a.co.uk

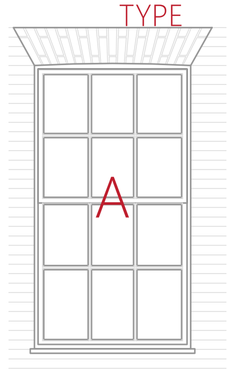
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Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:200 @ A3	

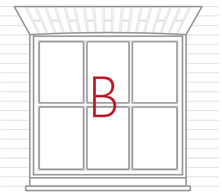


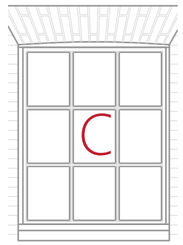


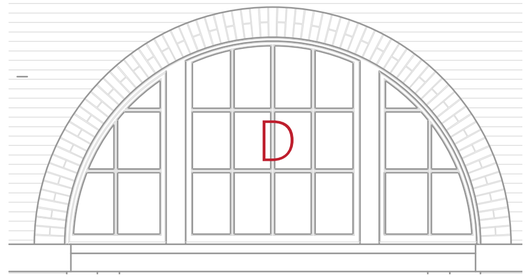


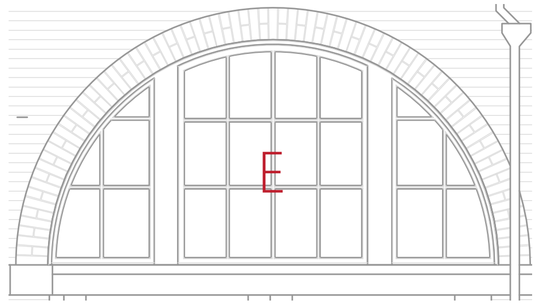


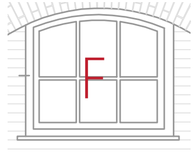












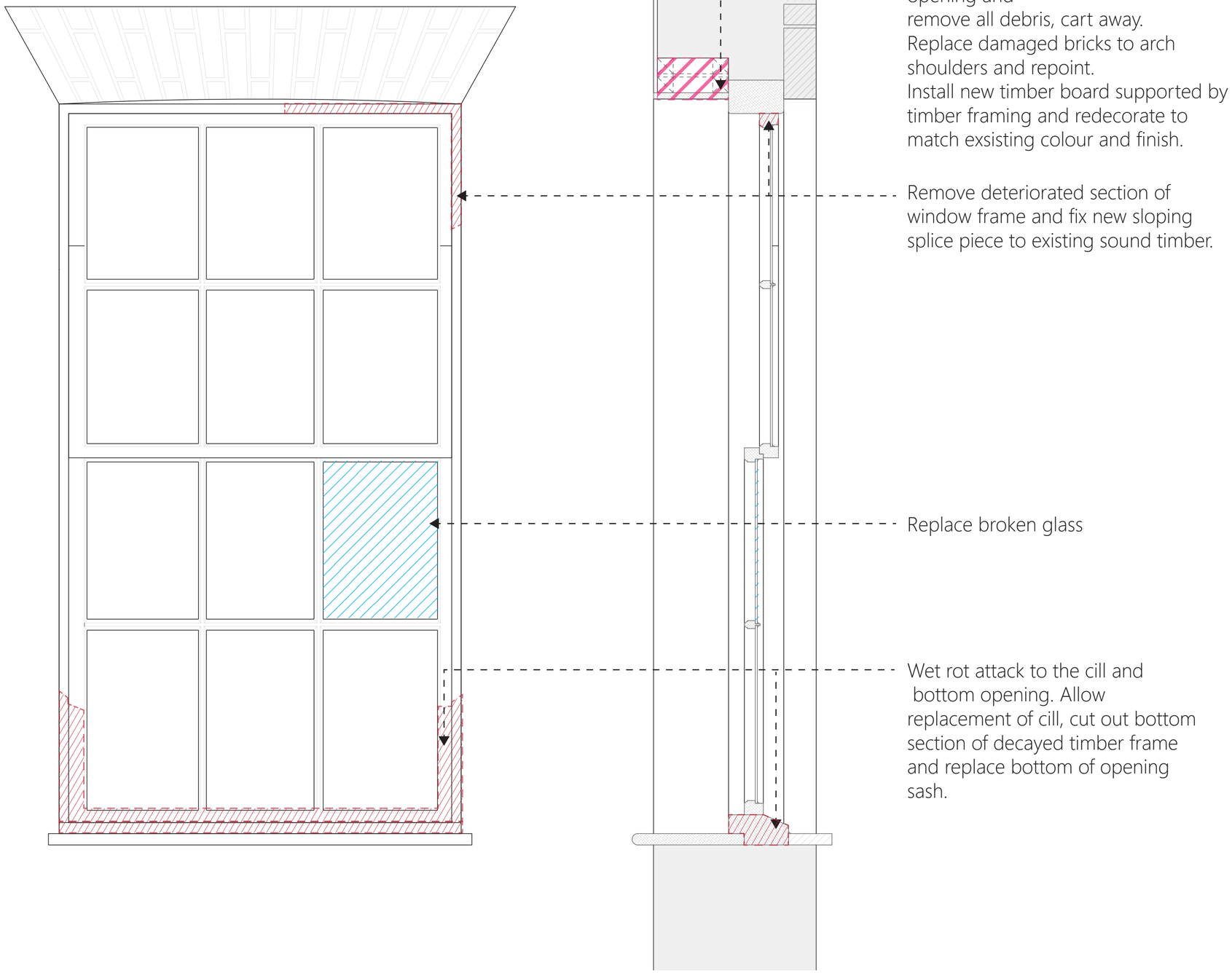
ELEVATIONS AND WINDOW TYPES

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ARCHITECTS I SURVEYORS I HISTORIC BUILDING CONSULTANTS
75 Wilmslow Road, Handforth SK9 3EN
T: 01625 400103
W: www.ks-a.co.uk

Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
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Drawing Title:	document B: Repairs to windows and doors.			Drawing No:	Rev:
Date: Sep 2026		Drawn By: FDS / DK	Scale: / @ A3	17	/

TYPE

GFW 01 A



Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.

Remove deteriorated section of window frame and fix new sloping splice piece to existing sound timber.

Replace broken glass

Wet rot attack to the cill and bottom opening. Allow replacement of cill, cut out bottom section of decayed timber frame and replace bottom of opening sash.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

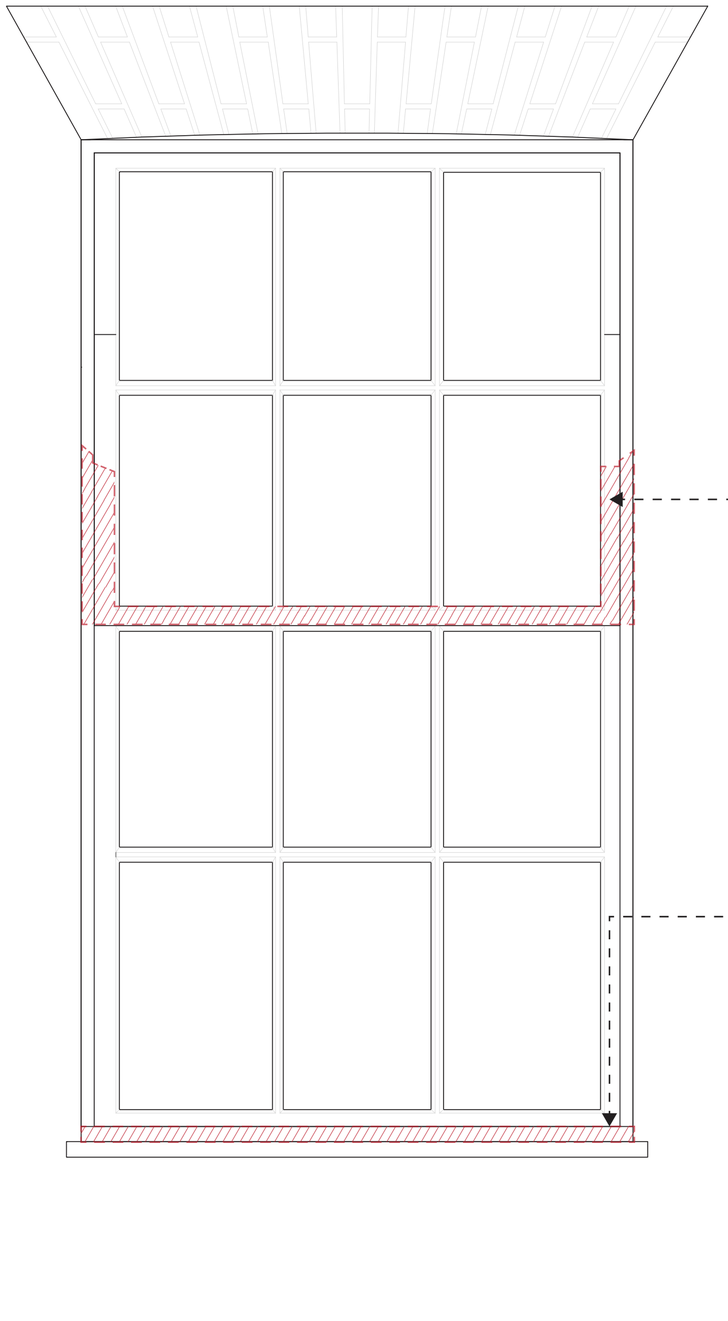
WINDOWS REPAIR WORKS

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Drawing Title:	document B: Repairs to windows and doors.		Drawing No: 17 / Rev:
Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:10 @ A3	

TYPE

GFW 02 A



Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.

Cut out bottom section of deterioratd timber frame and replace.

Wet rot attack to the cill and check bottom opening. Allow replacement of cill, cut out bottom section if timber frame is affected by decay and replace.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

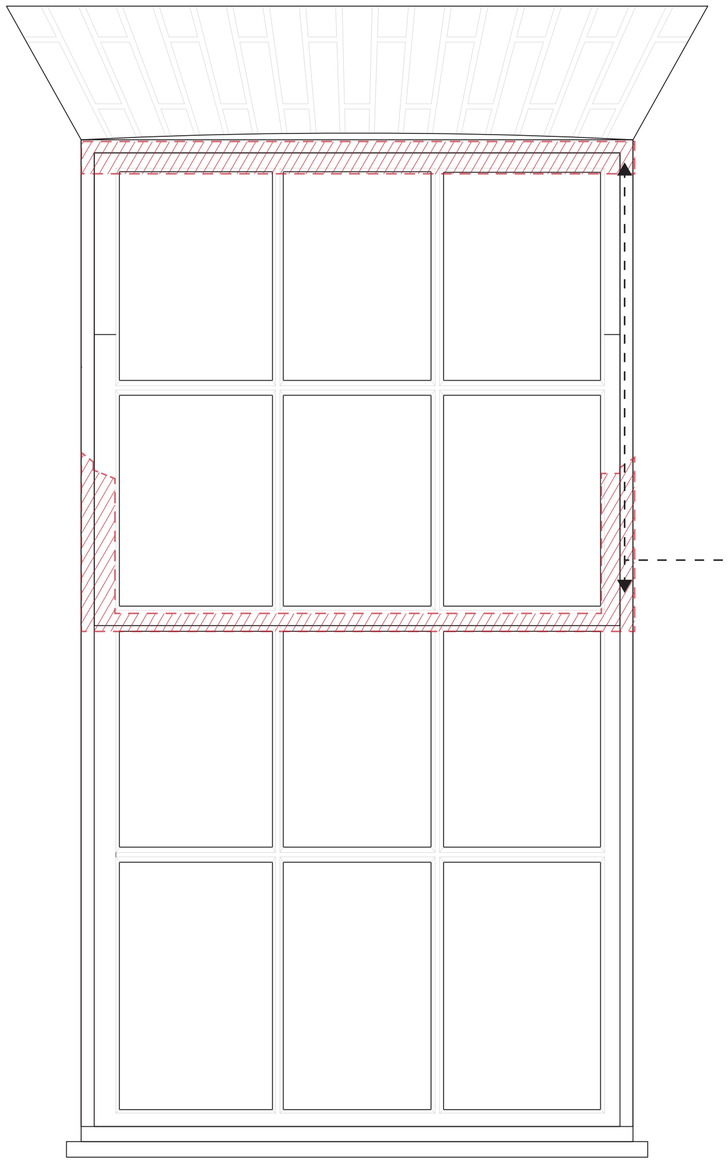
WINDOWS REPAIR WORKS

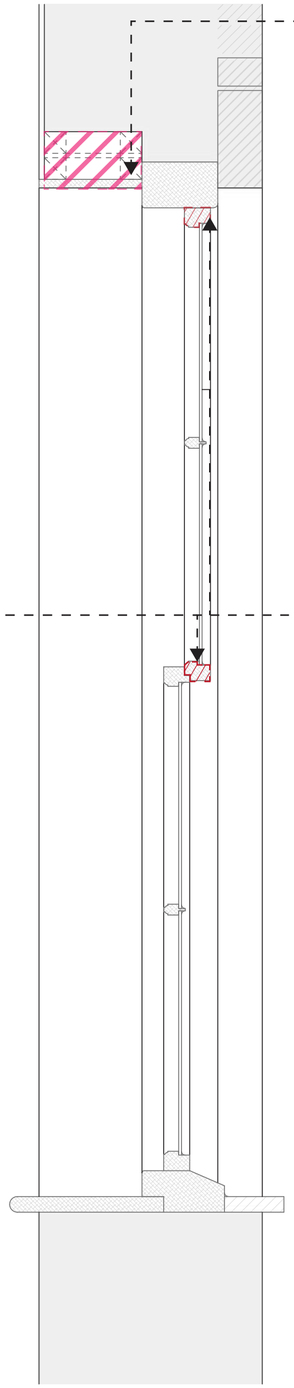
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TYPE

GFW 03 A





Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.

Remove deteriorated section of window frame and fix new sloping splice piece to existing sound timber.

Renew silicon seal around window





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

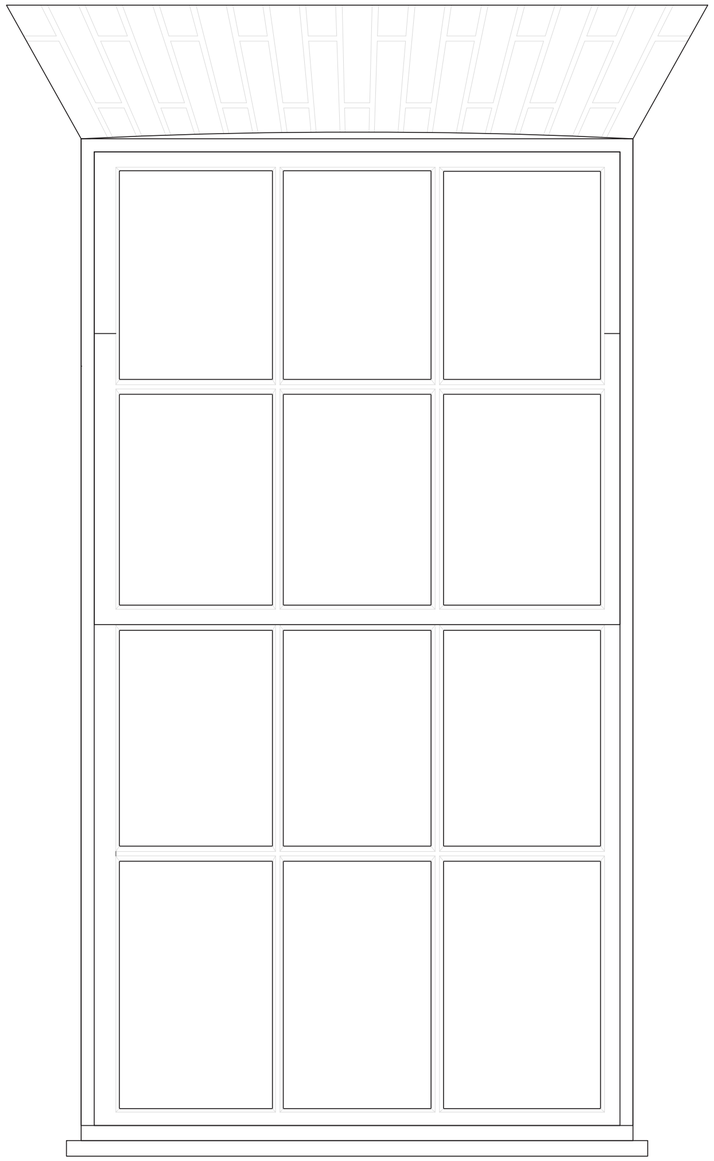
WINDOWS REPAIR WORKS

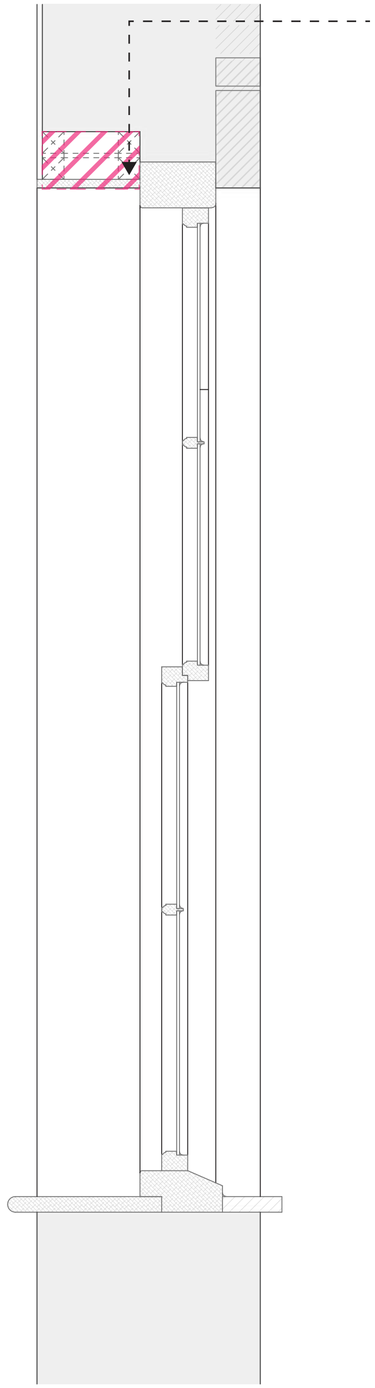
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TYPE

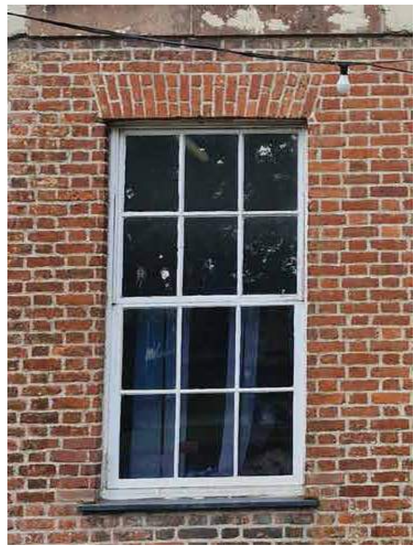
GFW 04 A





Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

No timber works to window recommended. Allow renewal of silicon seal around window.Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.
Remove top timber board and replace.

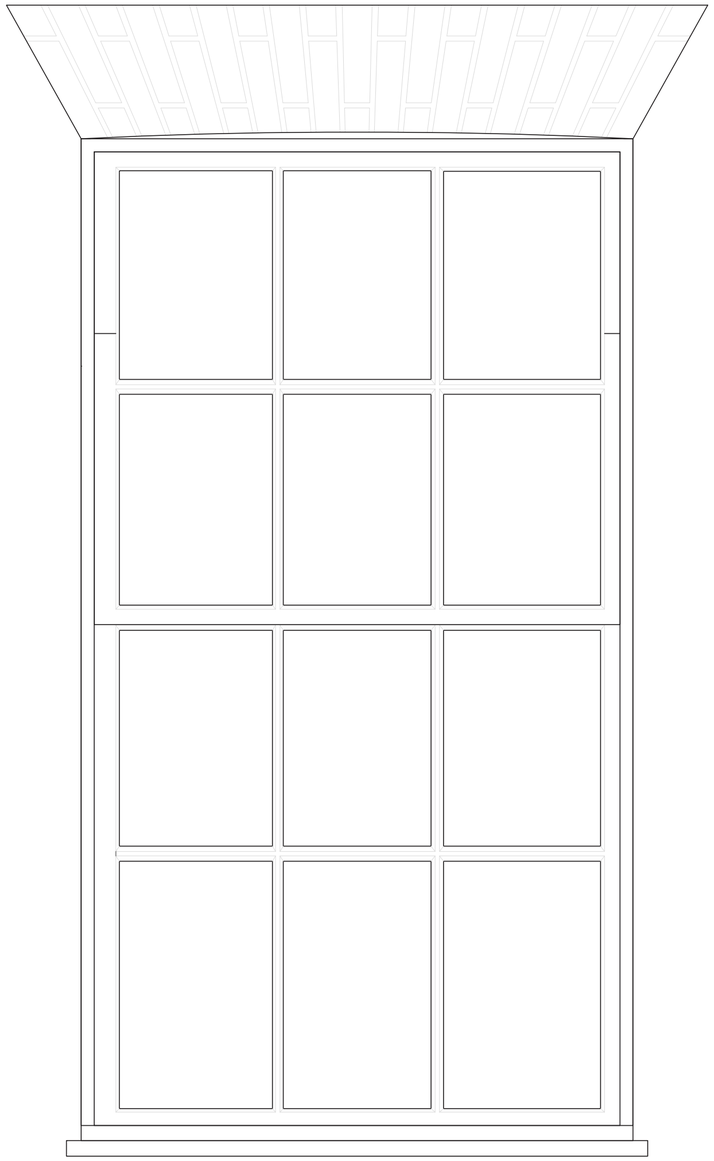
WINDOWS REPAIR WORKS

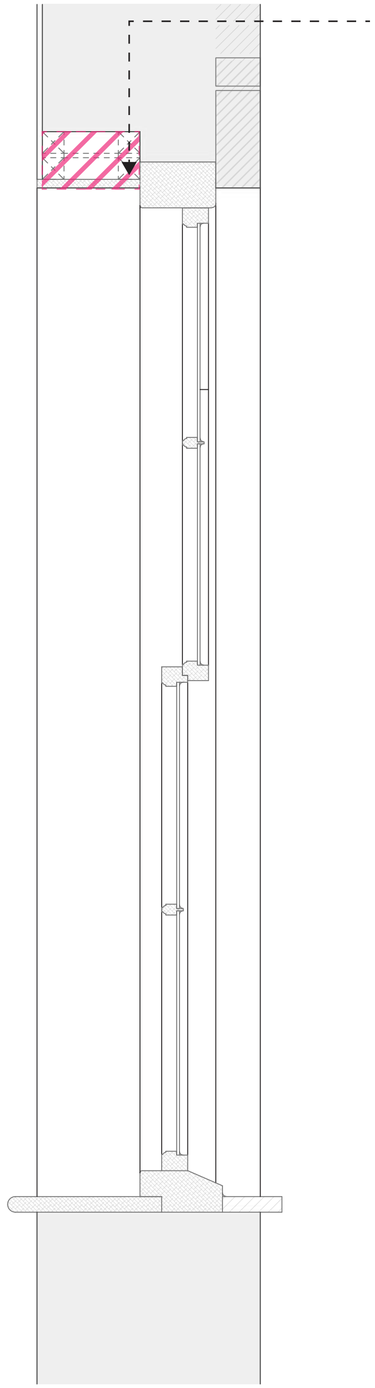
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TYPE

GFW 05 A





Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

No timber works to window recommended. Allow renewal of silicon seal around window.Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.
Remove top timber board and replace.

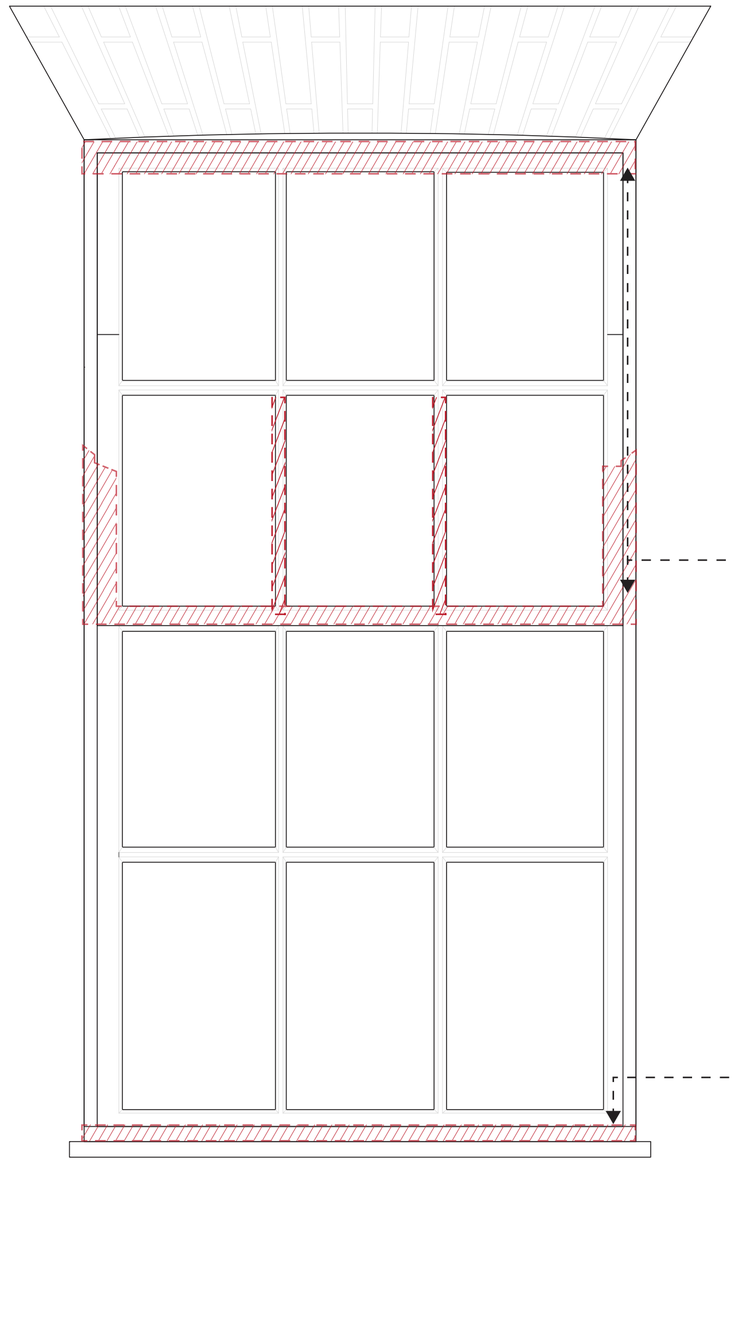
WINDOWS REPAIR WORKS

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TYPE

GFW 06 A

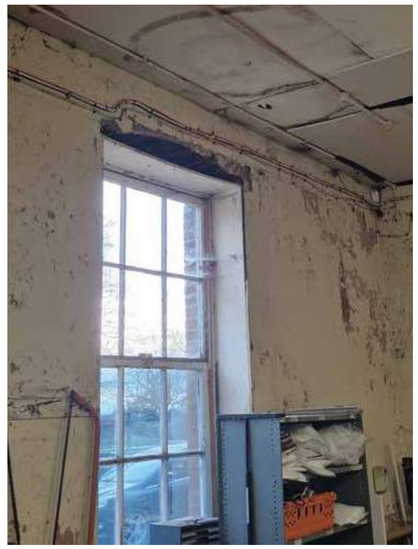


Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.

Remove deteriorated section of window frame and fix new sloping splice piece to existing sound timber.

Wet rot attack to the cill. Allow replacement of cill.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

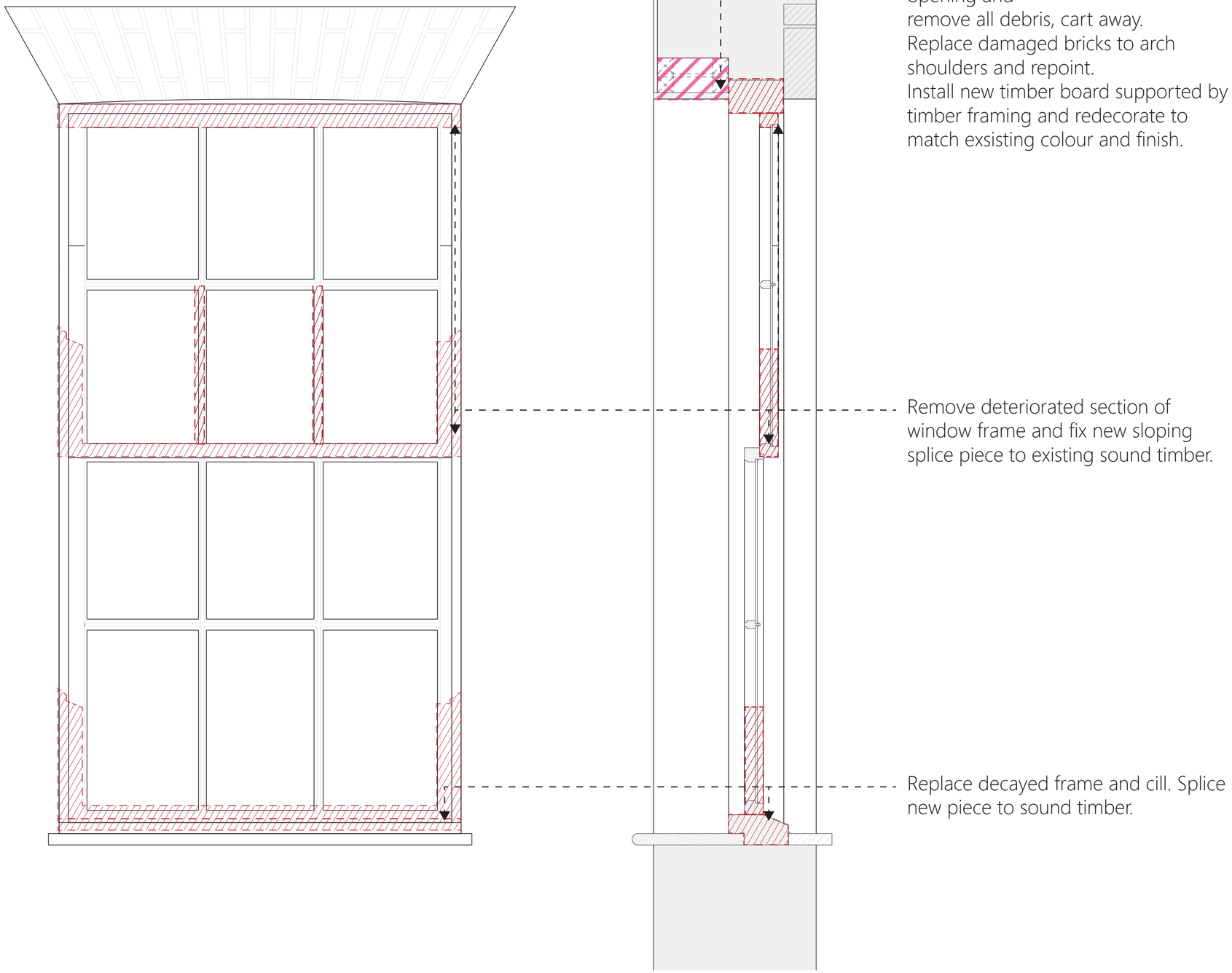
WINDOWS REPAIR WORKS

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TYPE

GFW 07 A



Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.

Remove deteriorated section of window frame and fix new sloping splice piece to existing sound timber.

Replace decayed frame and cill. Splice new piece to sound timber.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

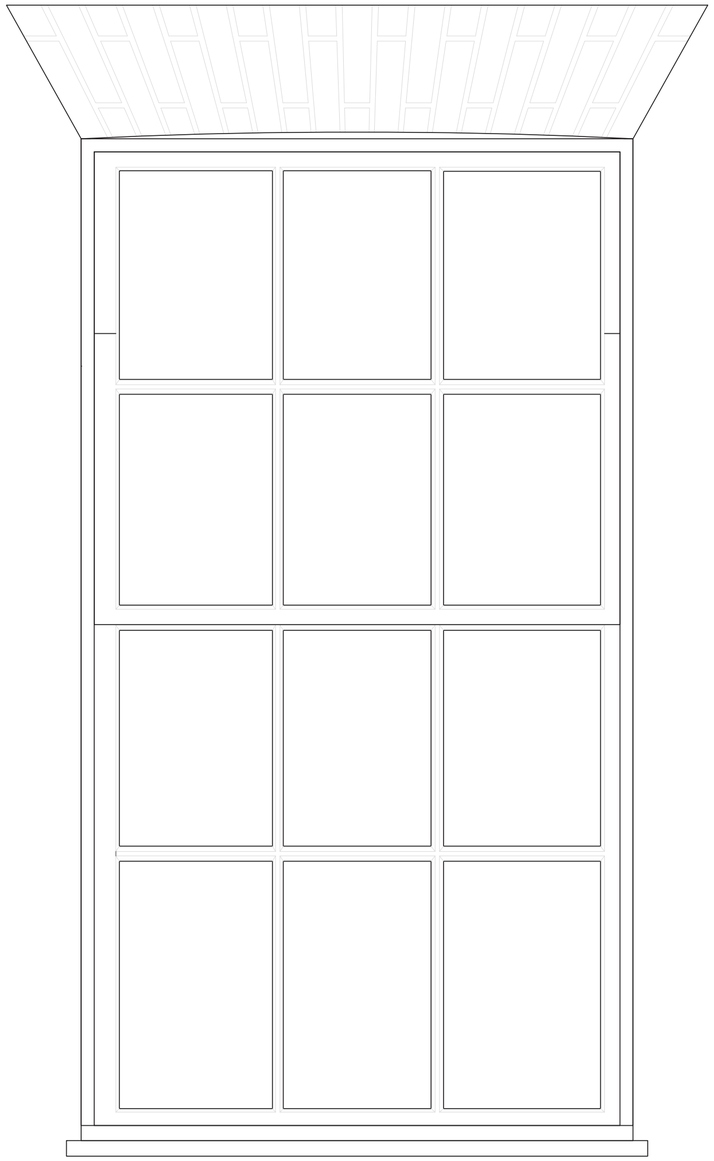
WINDOWS REPAIR WORKS

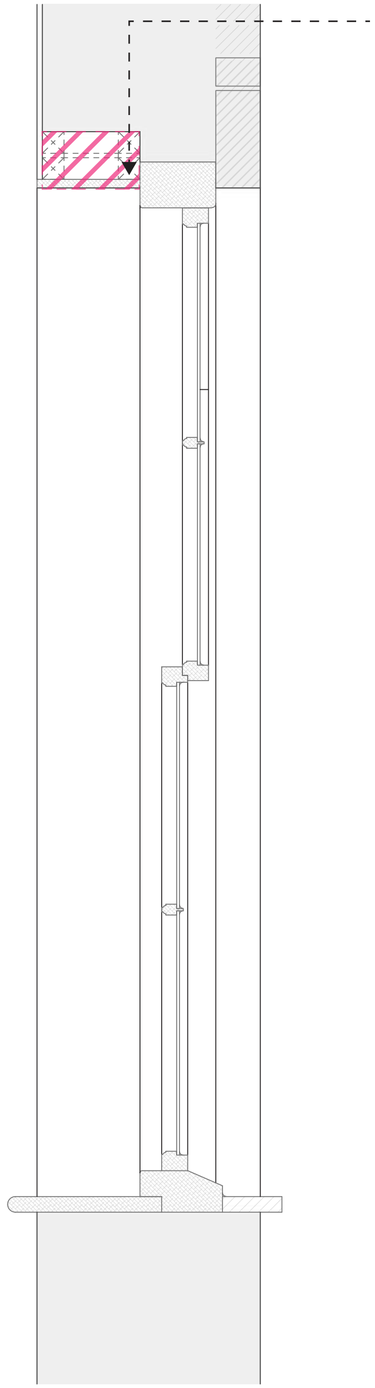
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TYPE

GFW 08 A





Strip off timber board to head of opening and
remove all debris, cart away.
Replace damaged bricks to arch shoulders and repoint.
Install new timber board supported by timber framing and redecorate to match exsisting colour and finish.





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

No timber works to window recommended. Allow renewal of silicon seal around window.Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.
Remove top timber board and replace.

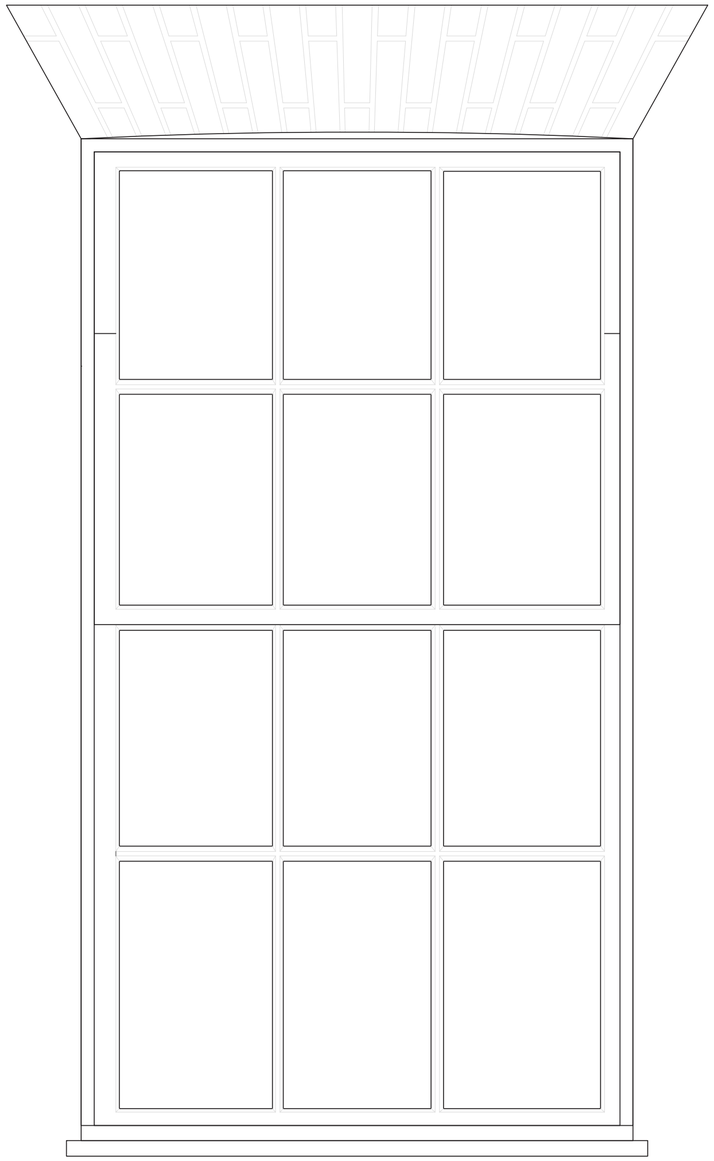
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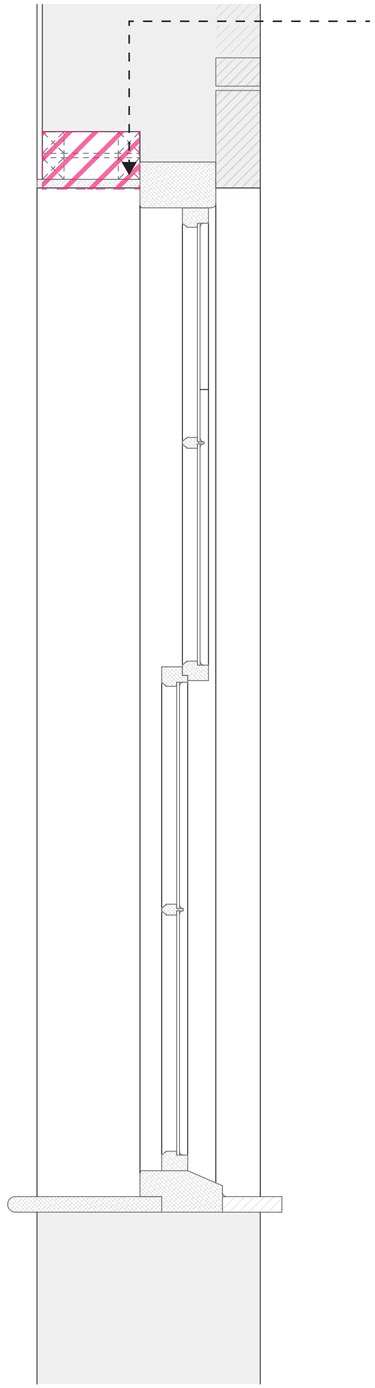
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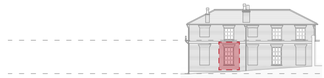
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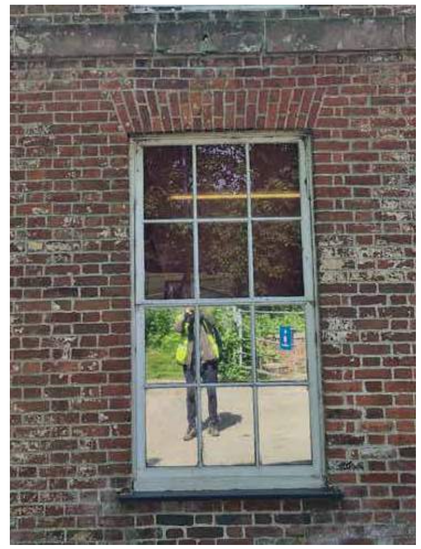
TYPE

GFW 09 A









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

No timber works to window recommended. Allow renewal of silicon seal around window.Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

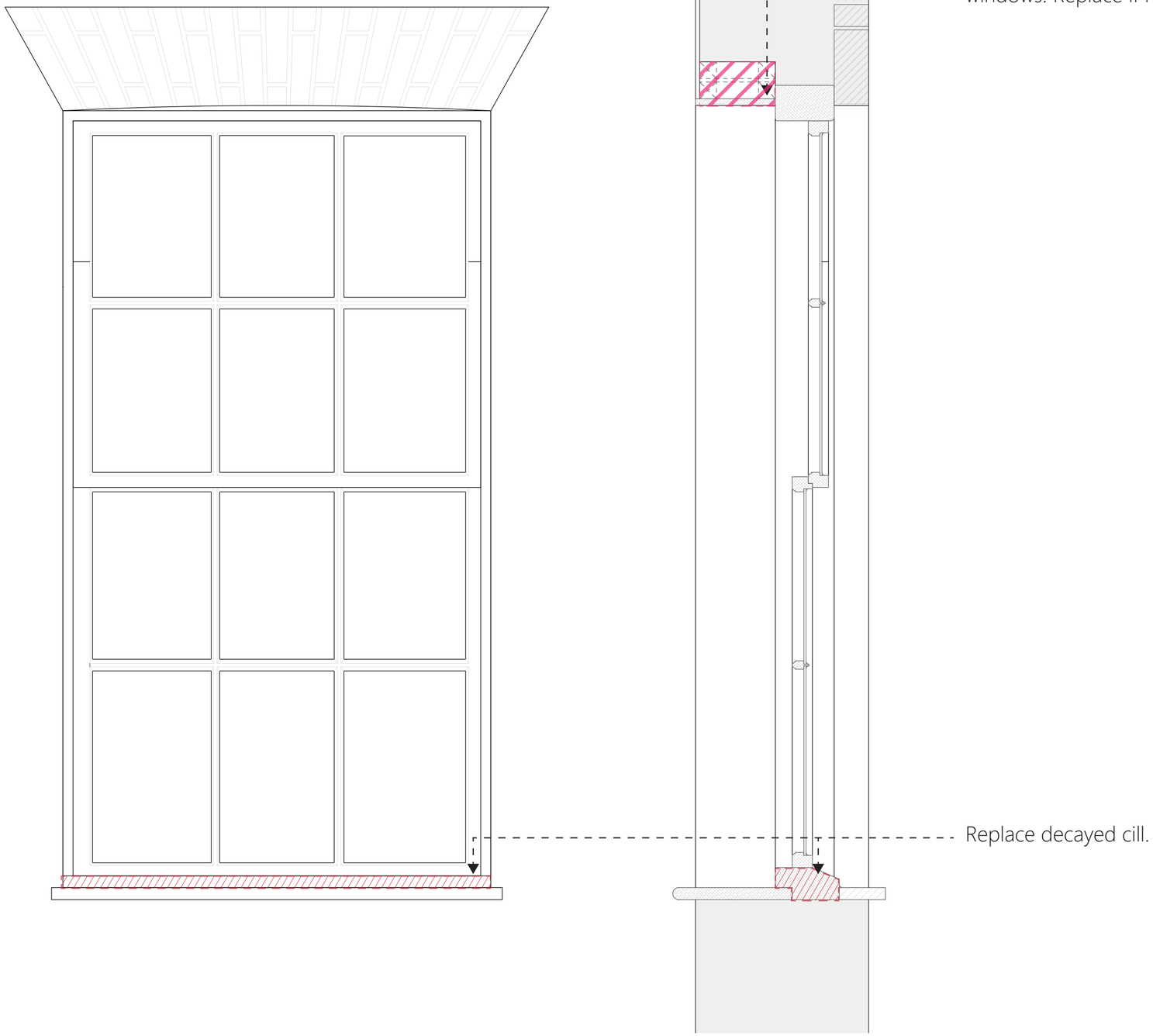
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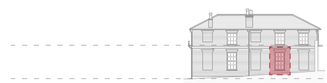
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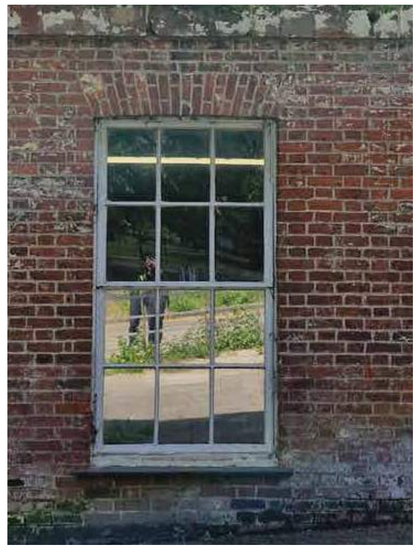
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TYPE

GFW 10 A







- Damaged piece
- Install missing piece
- Replace rotten timber
- Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjact as necessary.
Renew putty to all windows.
Redecorate.

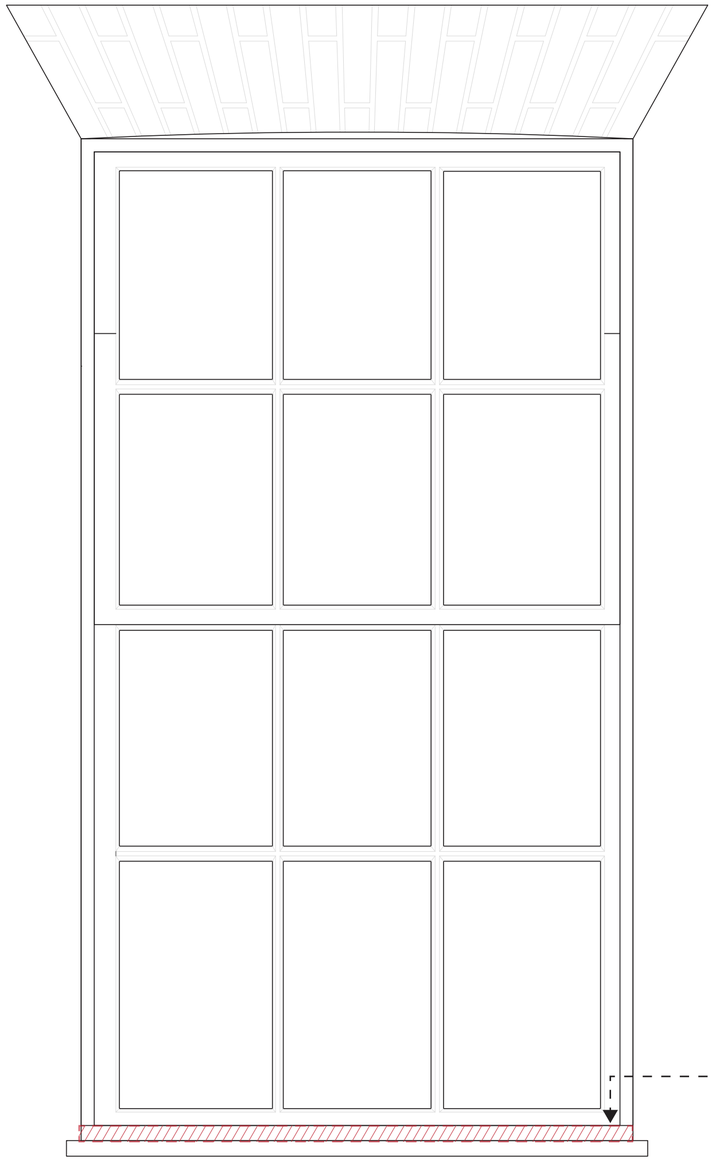
WINDOWS REPAIR WORKS

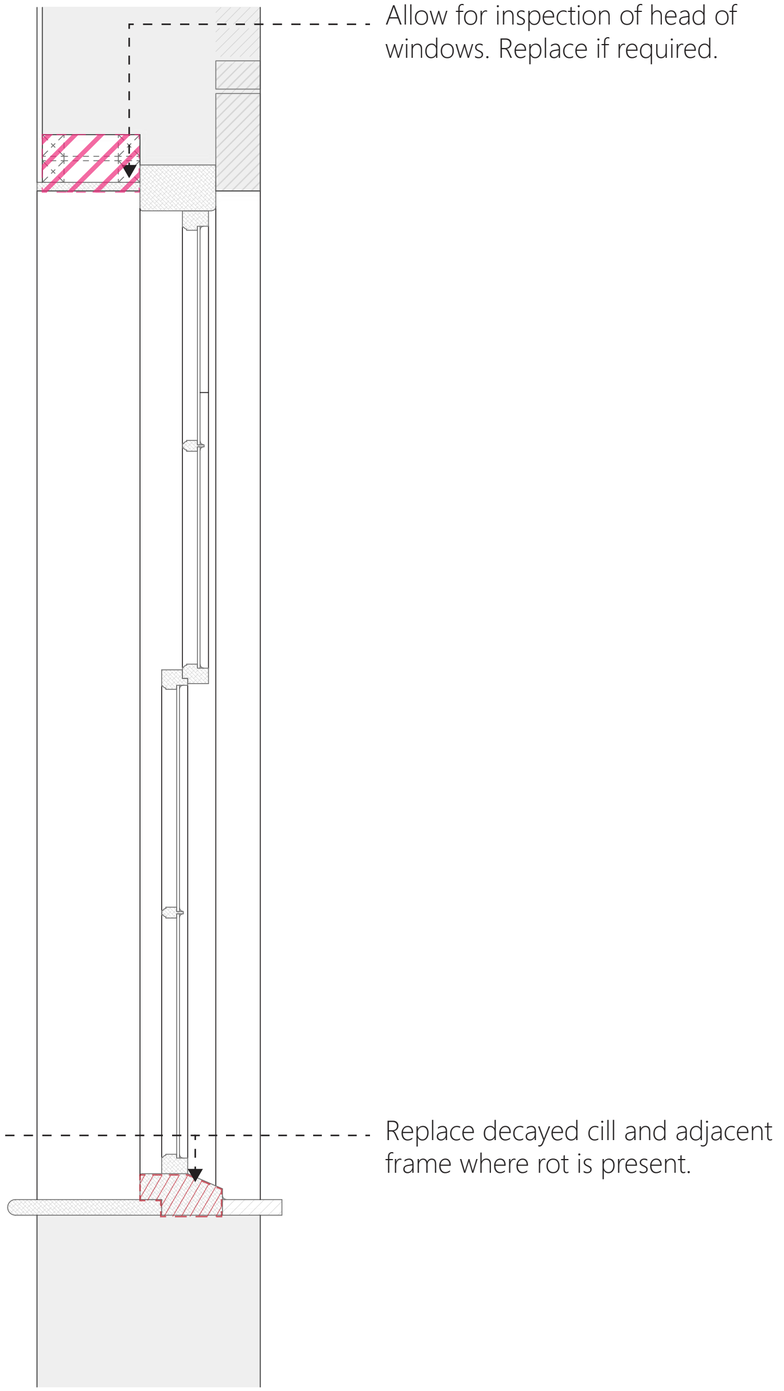
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TYPE

GFW 11 A









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

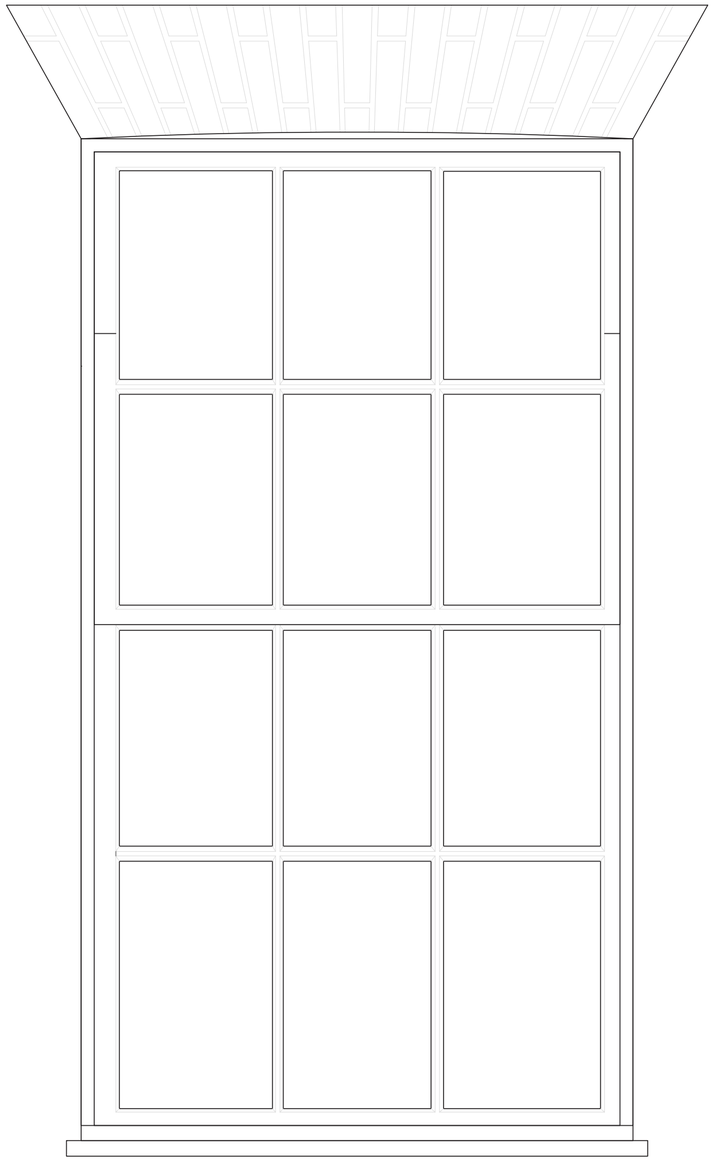
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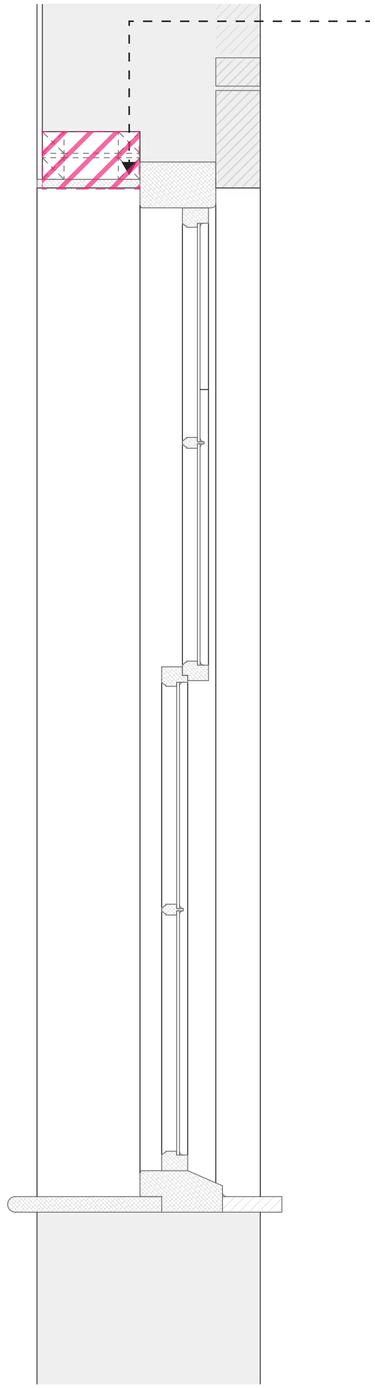
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T: 01625 400103
W: www.ks-a.co.uk

Project:	Heaton Park Farm Centre: Fabric Repairs		Project No: 2225
Client:	Manchester City Council - Heaton Estate		
Drawing Title:	document B: Repairs to windows and doors.		Drawing No: 17 / Rev:
Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:10 @ A3	

TYPE

GFW 12 A









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

No timber works to window recommended. Allow renewal of silicon seal around window.Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

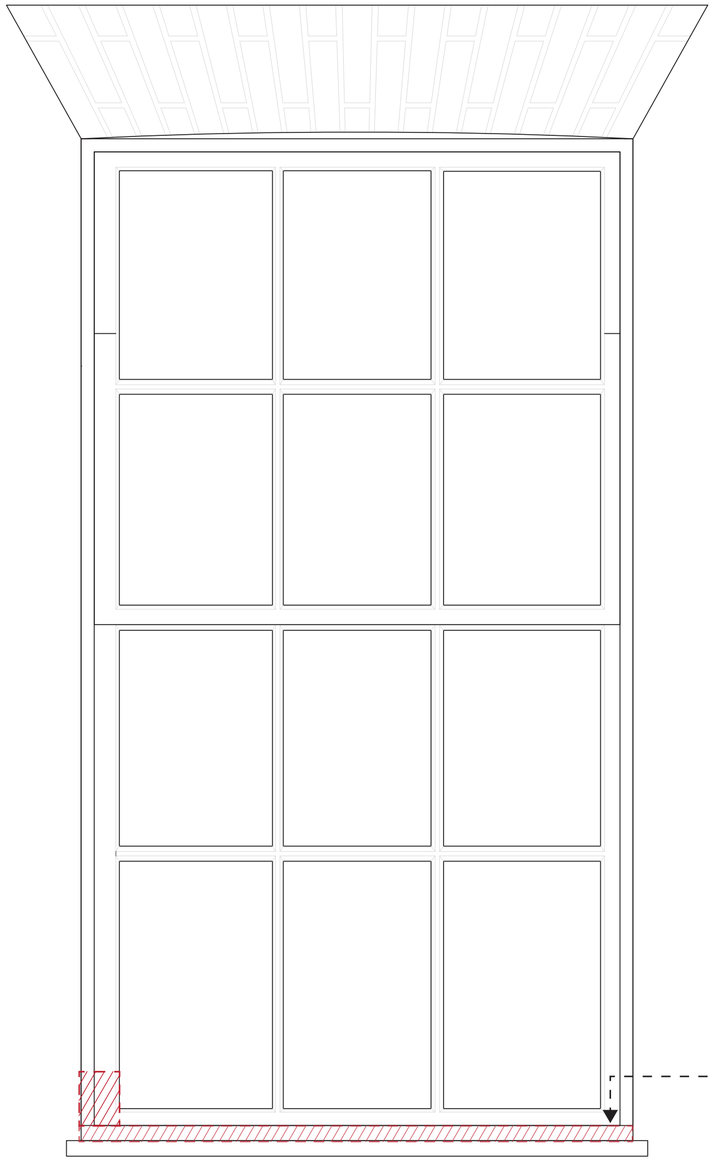
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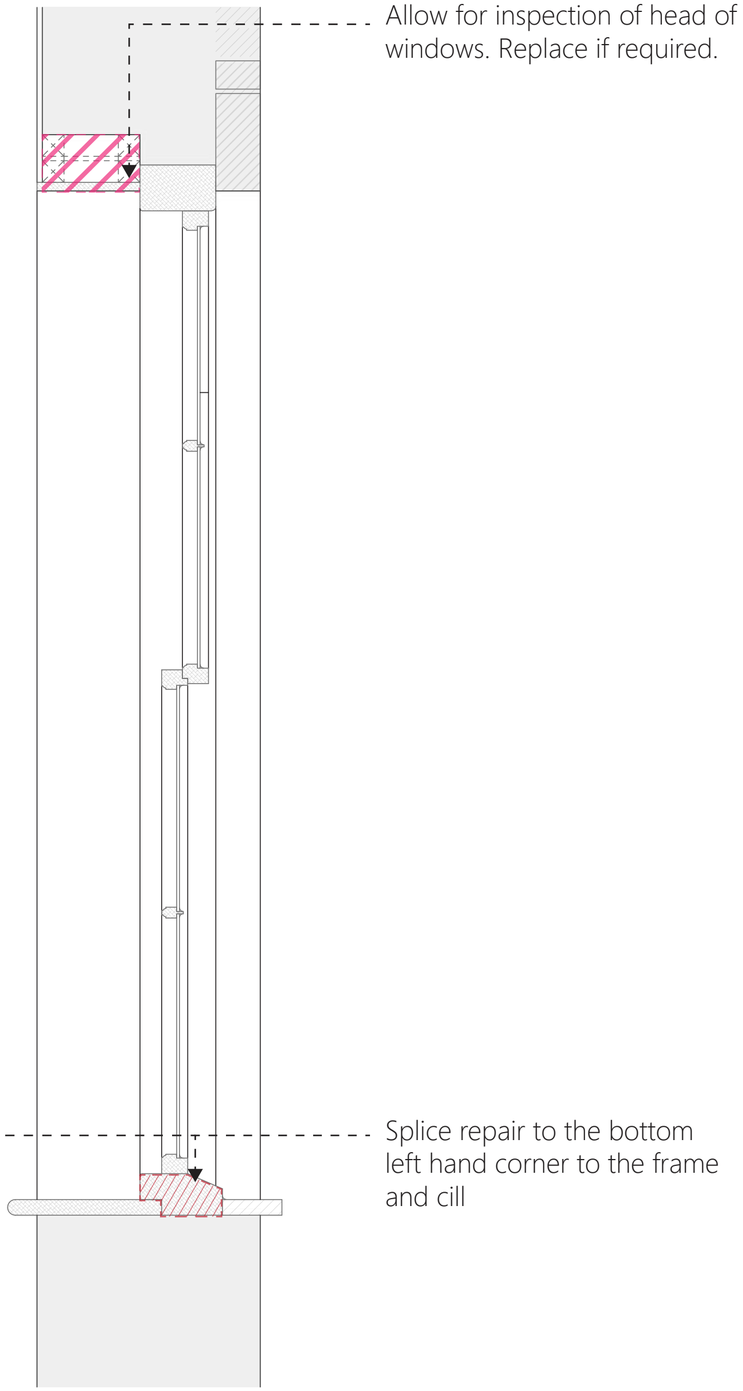
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Date:	Sep 2026	Drawn By:	FDS / DK	17	/
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TYPE

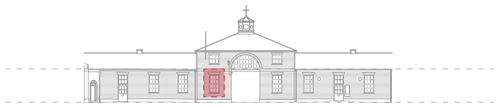
GFW 13 A





Allow for inspection of head of windows. Replace if required.

Splice repair to the bottom left hand corner to the frame and cill





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjact as necessary.
Renew putty to all windows.
Redecorate.

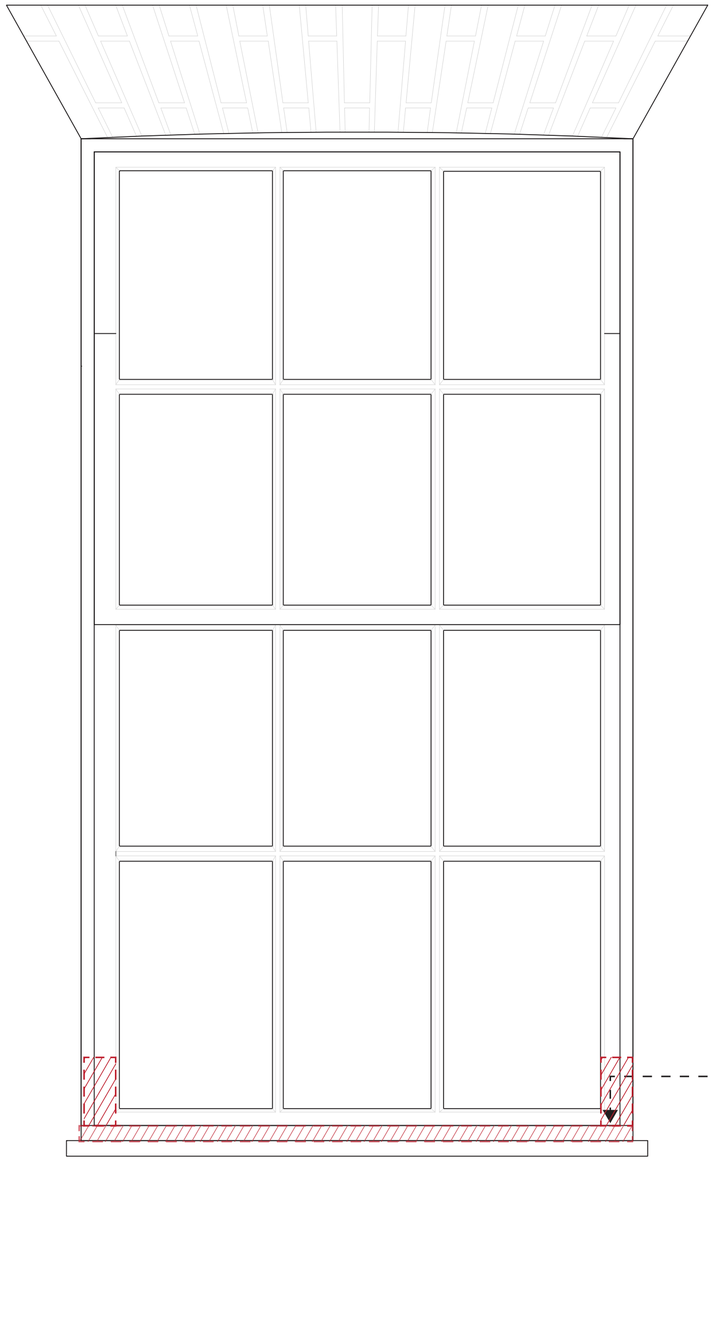
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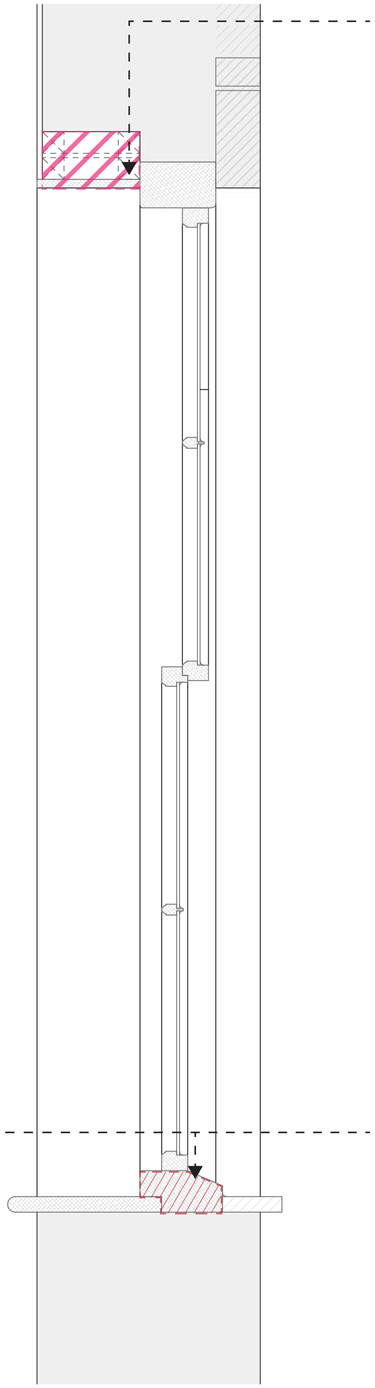
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Date:	Sep 2026	Drawn By:	FDS / DK	17	/
		Scale:	1:10 @ A3		

TYPE

GFW 14 A





Allow for inspection of head of windows. Replace if required.

Renew the cill with hardwood timber and splice repairs with the window frame





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjact as necessary.
Renew putty to all windows.
Redecorate.

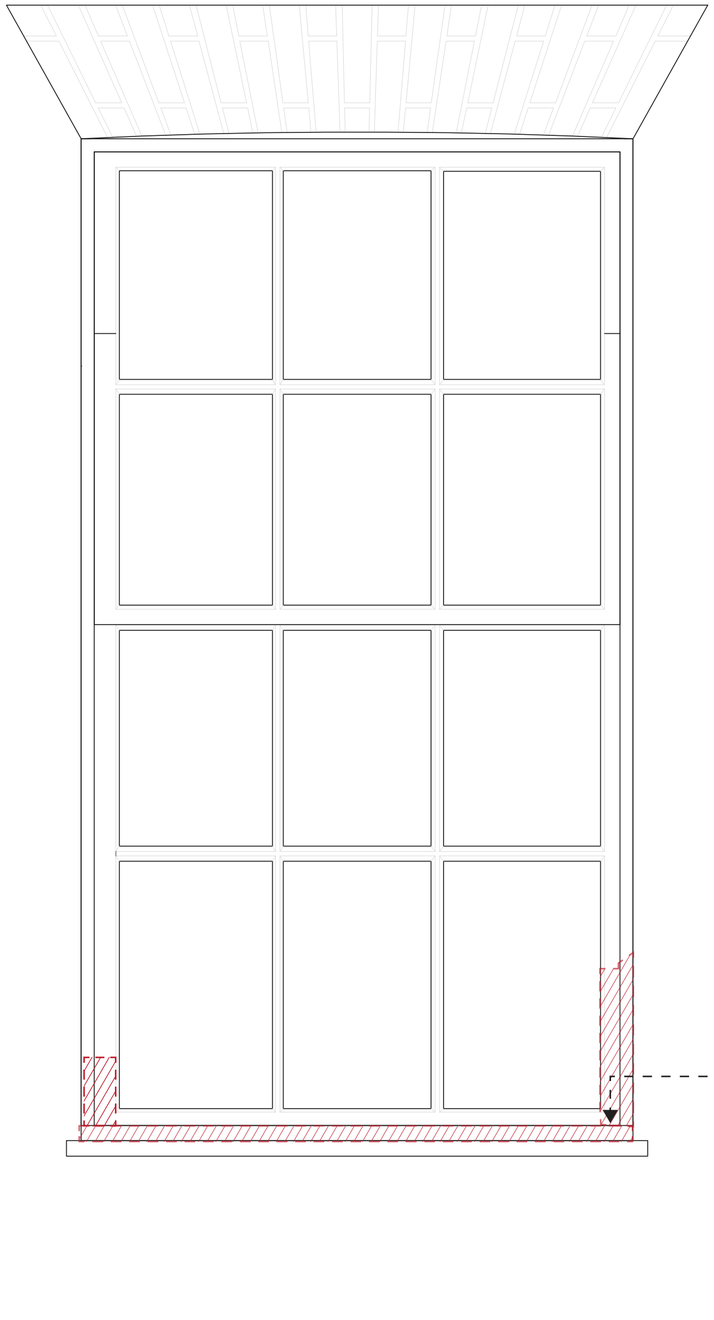
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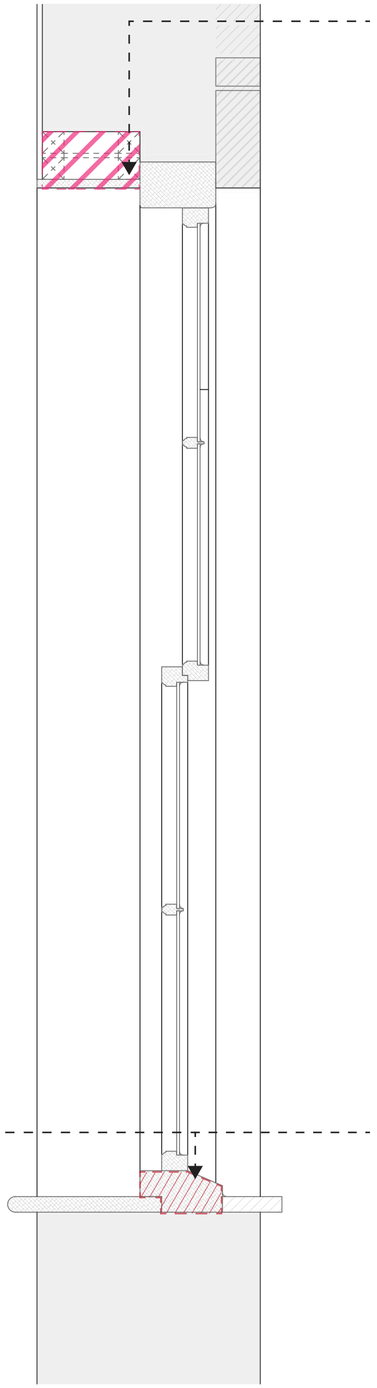
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TYPE

GFW 15 A





Allow for inspection of head of windows. Replace if required.

Renew the cill with hardwood timber and splice repairs with the window frame





Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjact as necessary.
Renew putty to all windows.
Redecorate.

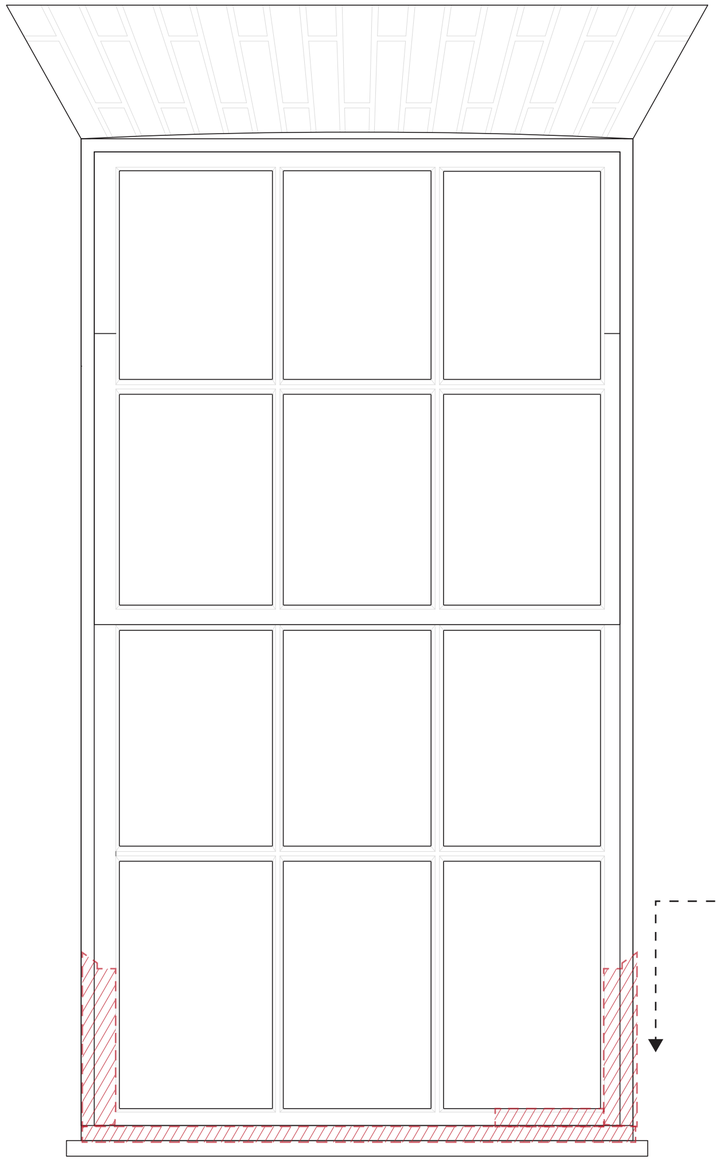
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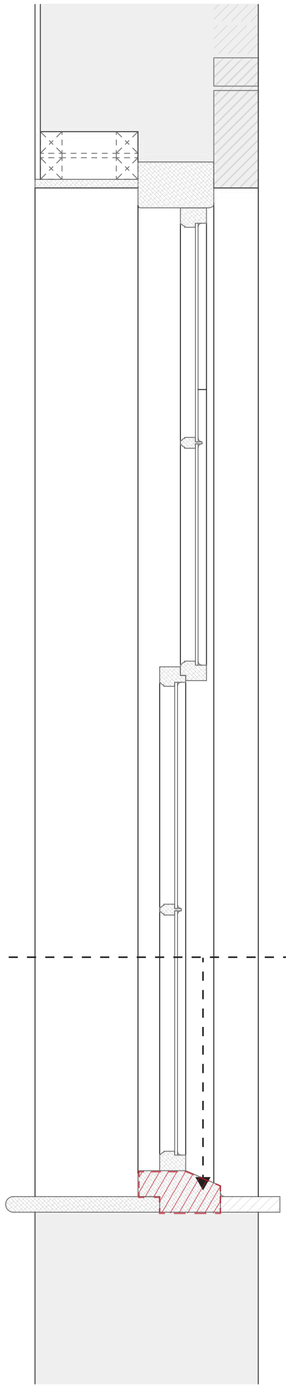
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TYPE

GFW 16 A





Replace the cill with hardwood timber and splice repairs with the window frame





- Damaged piece
- Install missing piece
- Replace rotten timber
- Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

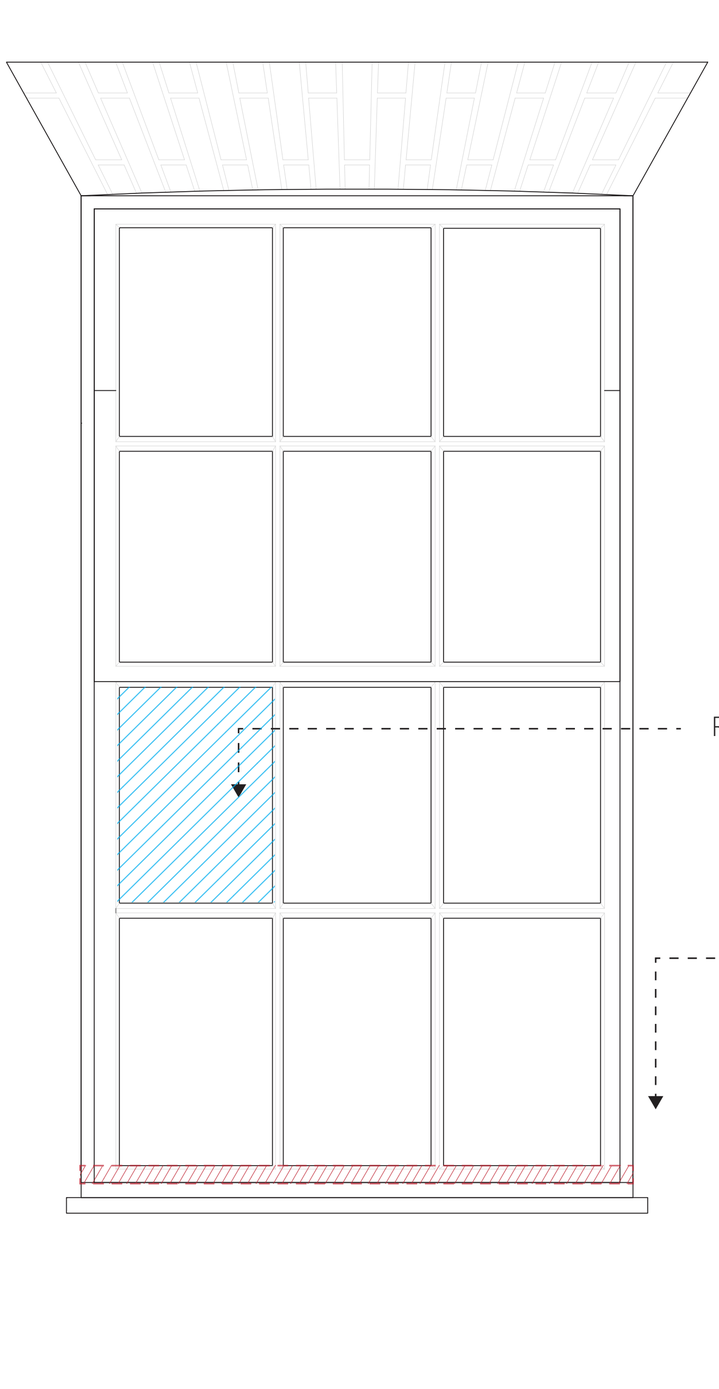
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TYPE

GFW 18/19 A









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

WINDOWS REPAIR WORKS

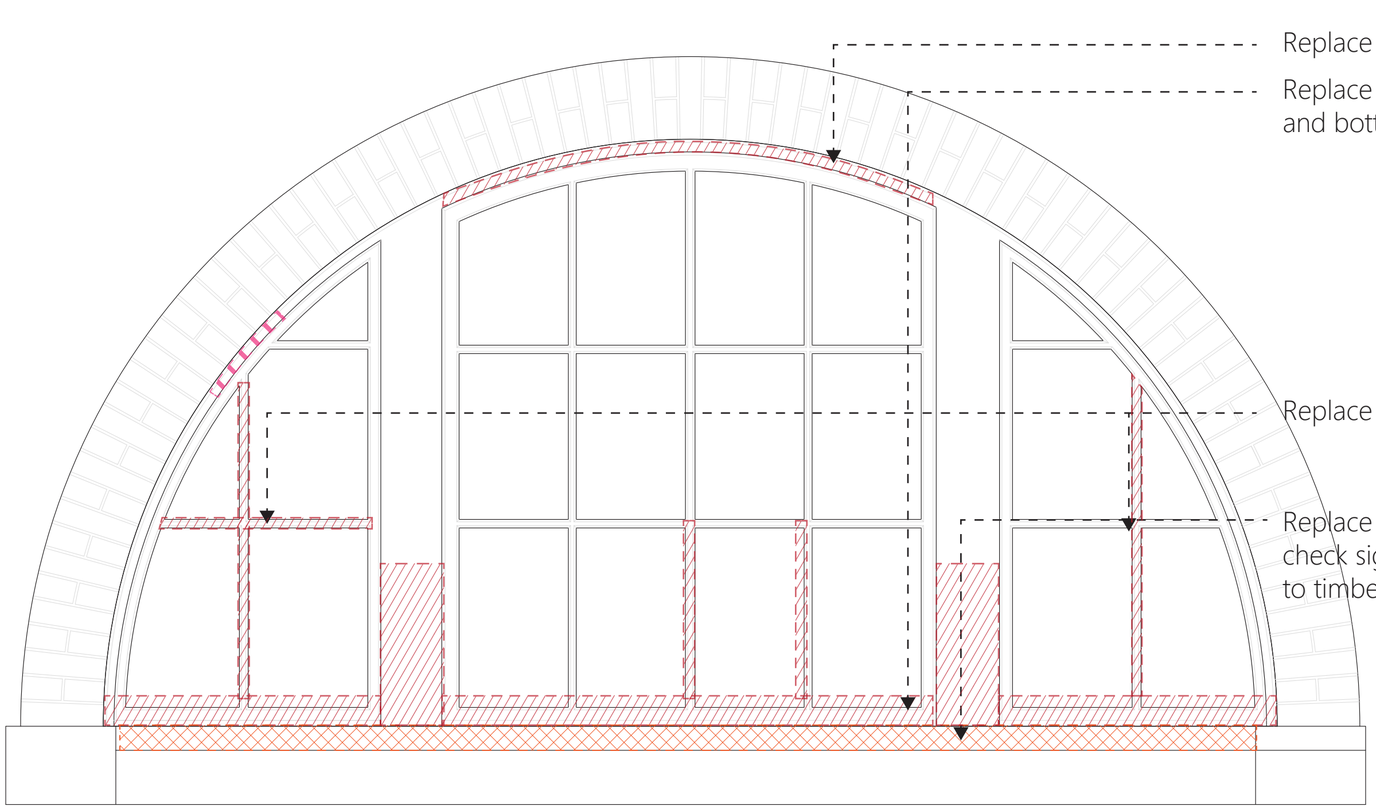
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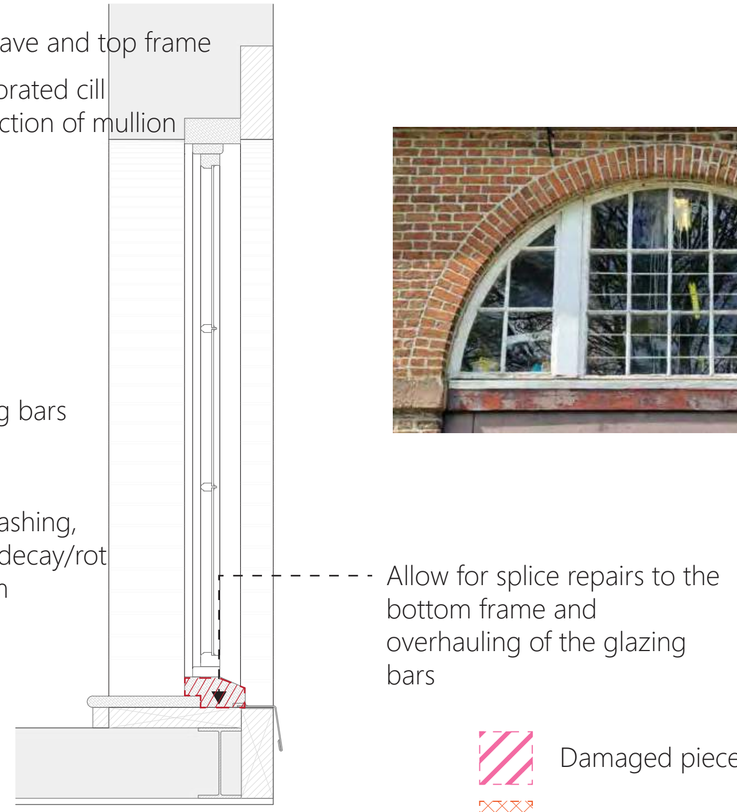
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Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:10 @ A3	

TYPE

FFW 01 D







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

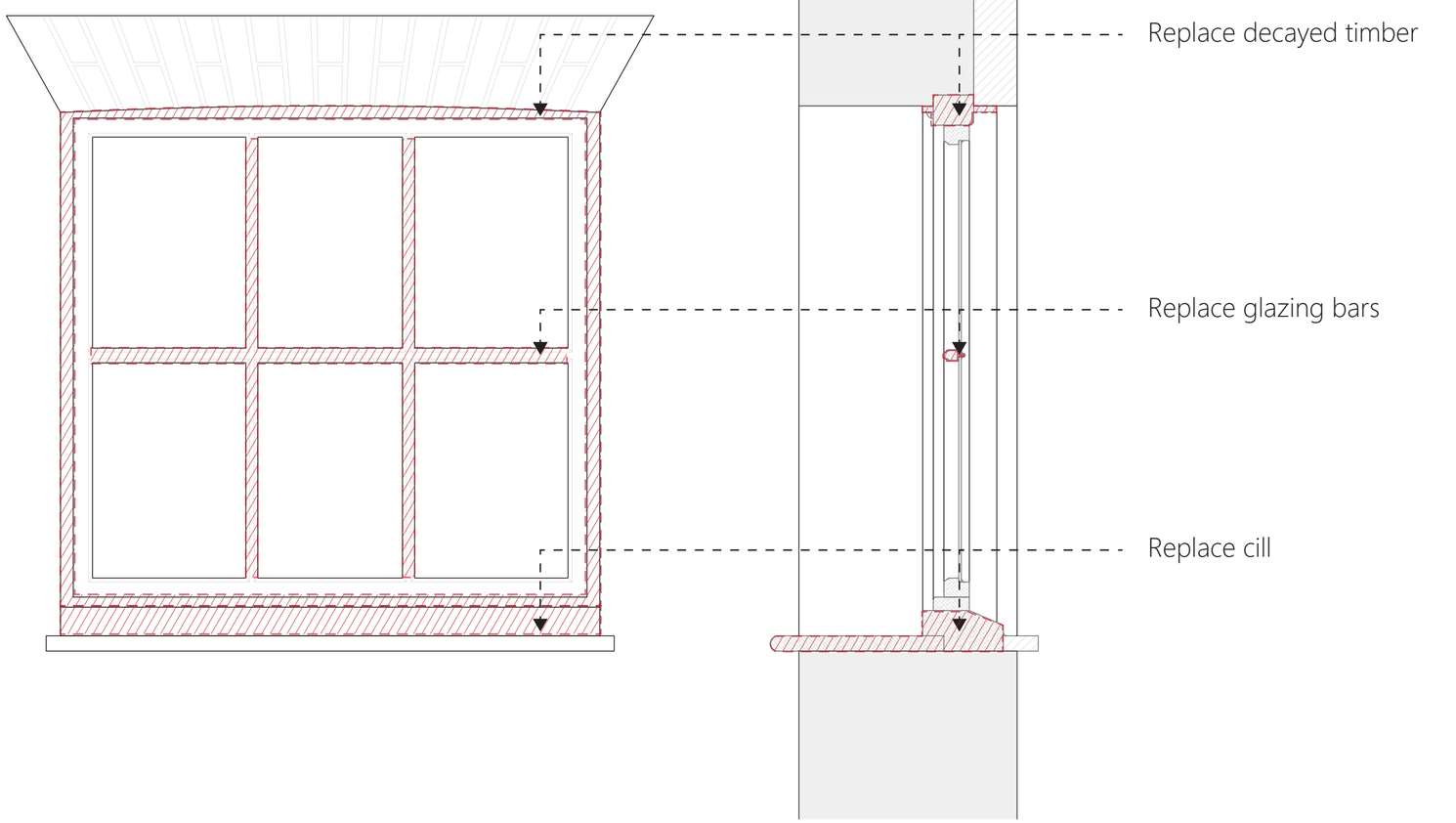
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Date:	Sep 2026	Drawn By:	FDS / DK	Scale: 1:10 @ A3	17 /

TYPE

FFW 02 B







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

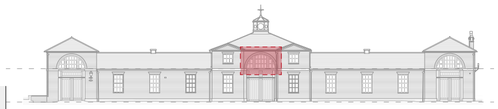
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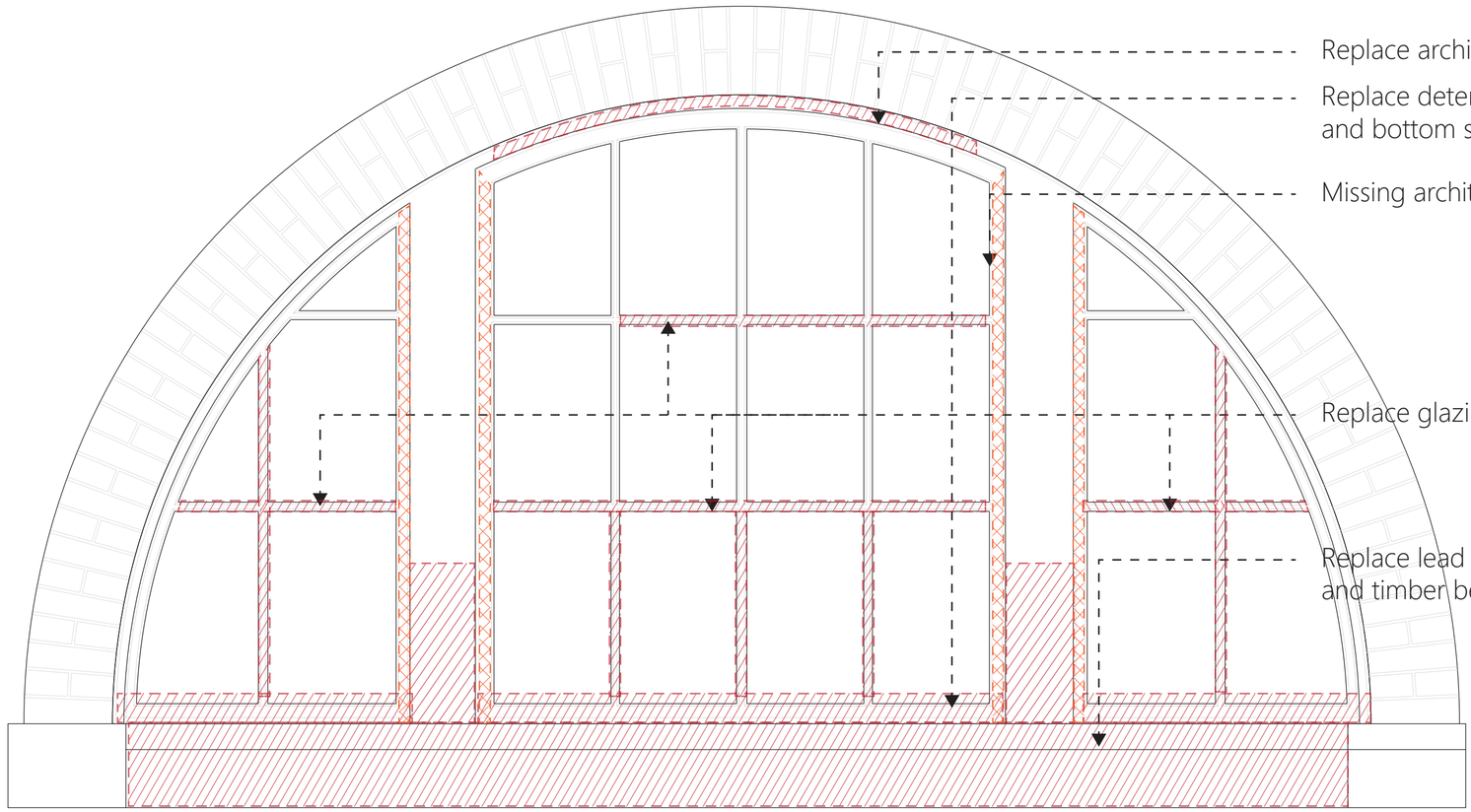
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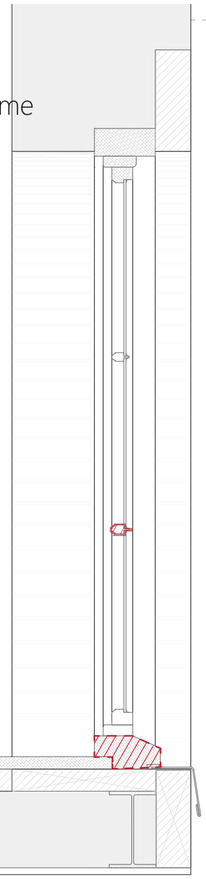
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Client:	Manchester City Council - Heaton Estate		
Drawing Title:	document B: Repairs to windows and doors.		Drawing No: 17 / Rev:
Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:10 @ A3	

TYPE

FFW 03 E











Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Allow for full refurbishment of the window with a new frame

WINDOWS REPAIR WORKS

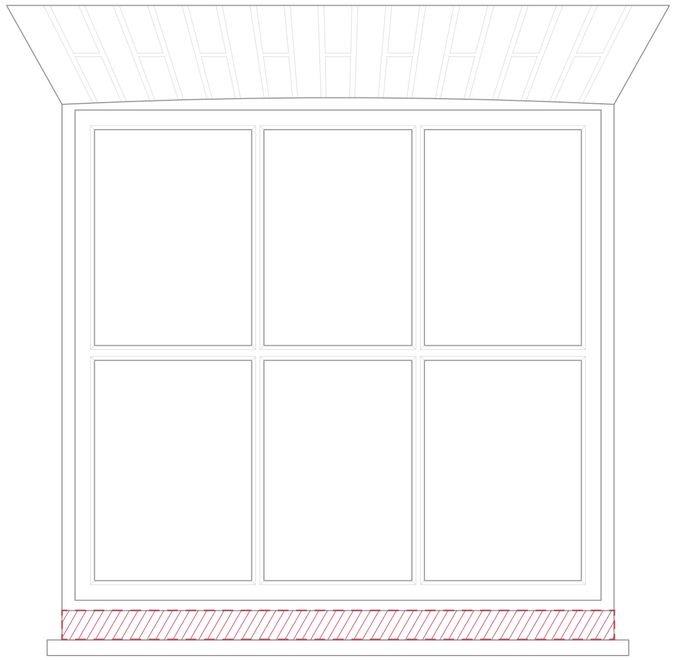
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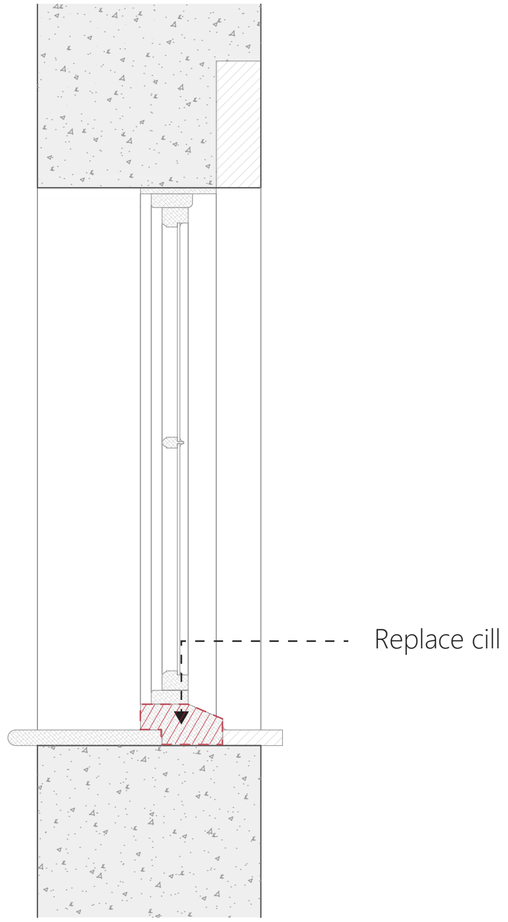
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TYPE

FFW 04 B









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

WINDOWS REPAIR WORKS

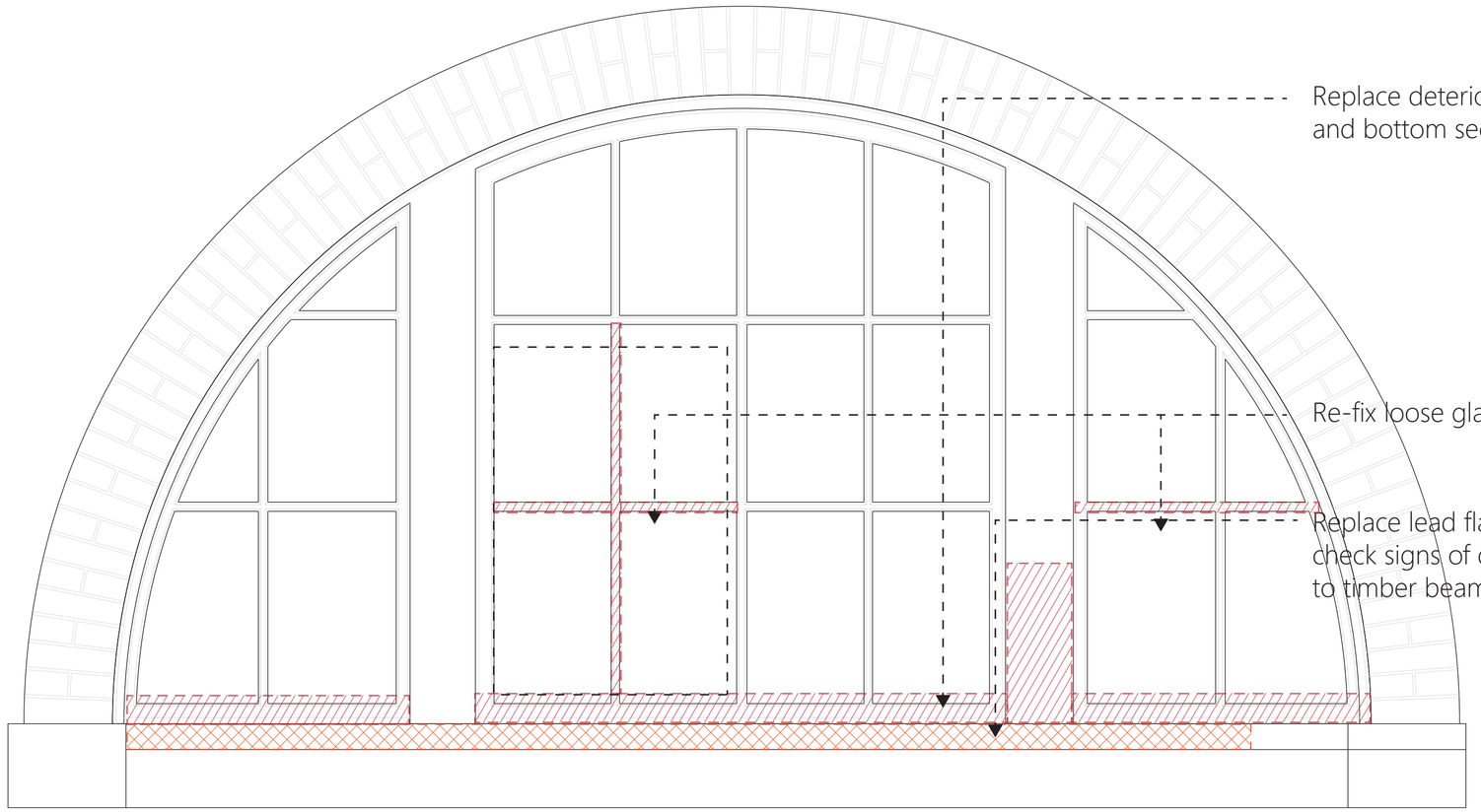
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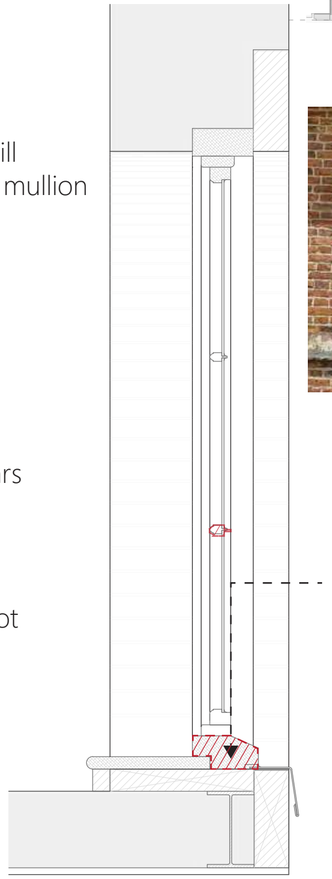
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Date: Sep 2026		Drawn By: FDS / DK	Scale: 1:10 @ A3	17	/

TYPE

FF2 05 D









- Damaged piece
- Install missing piece
- Replace rotten timber
- Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

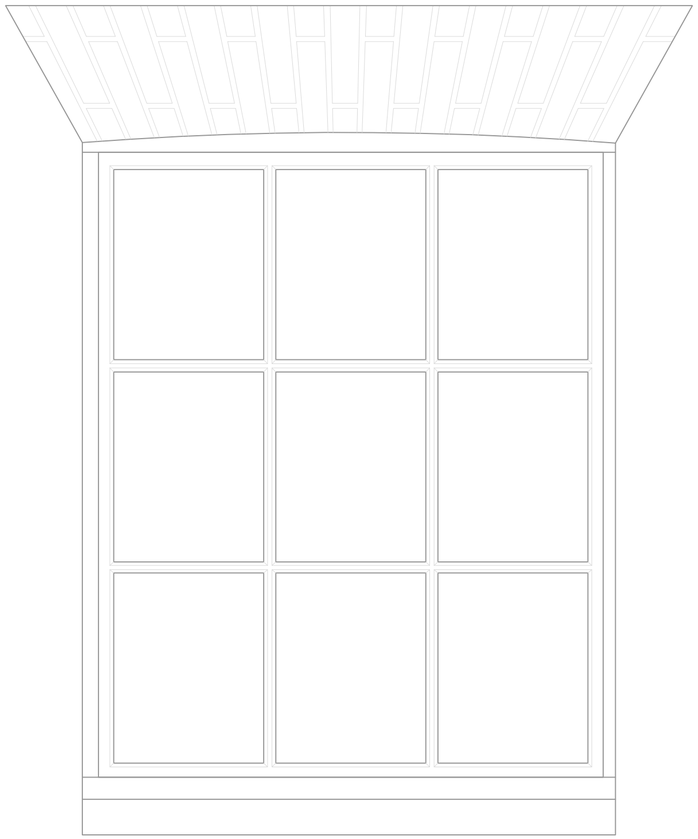
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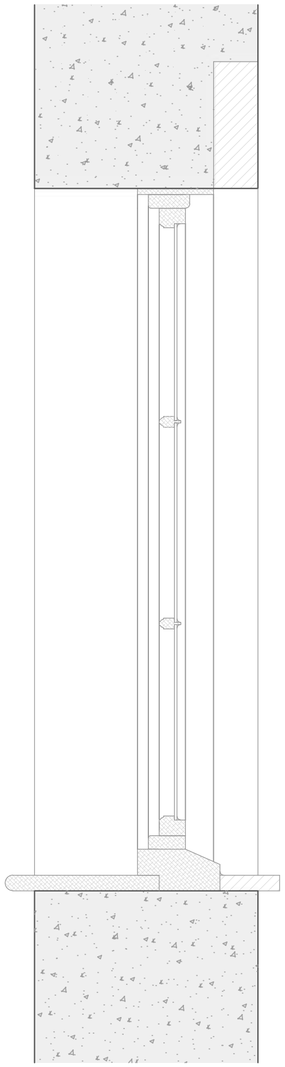
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TYPE

FFW 06 C









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

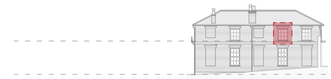
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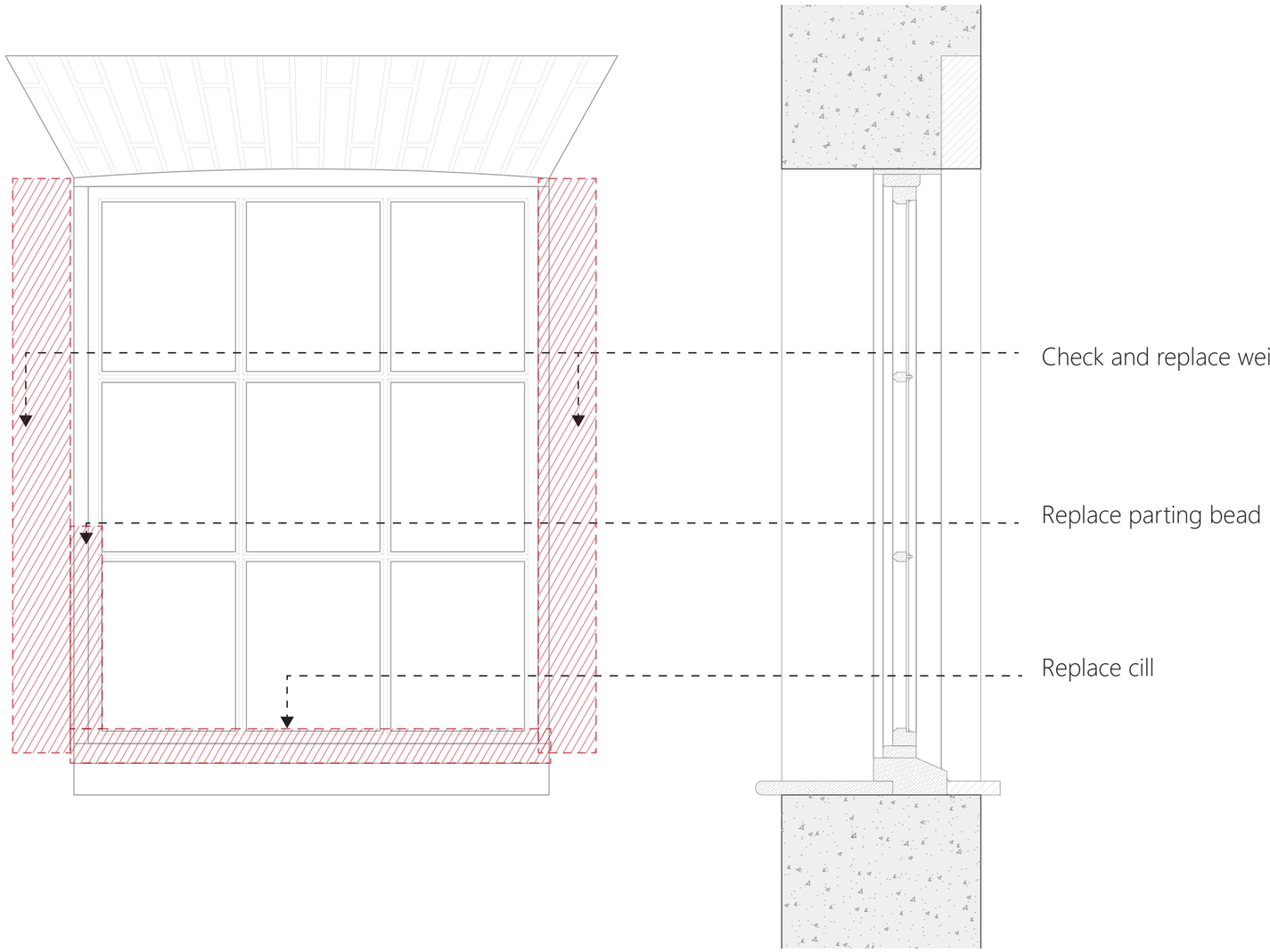
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TYPE

FFW 07 C







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

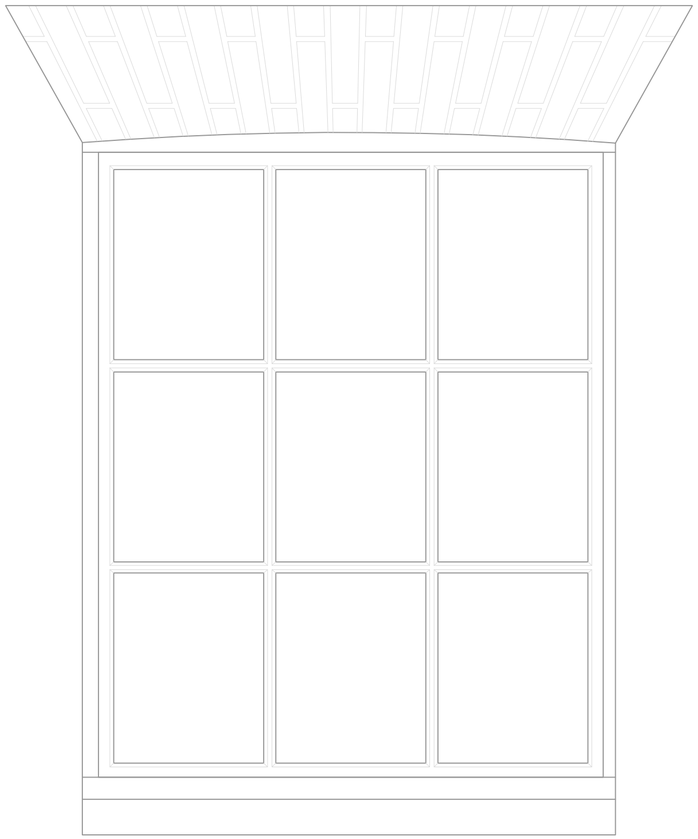
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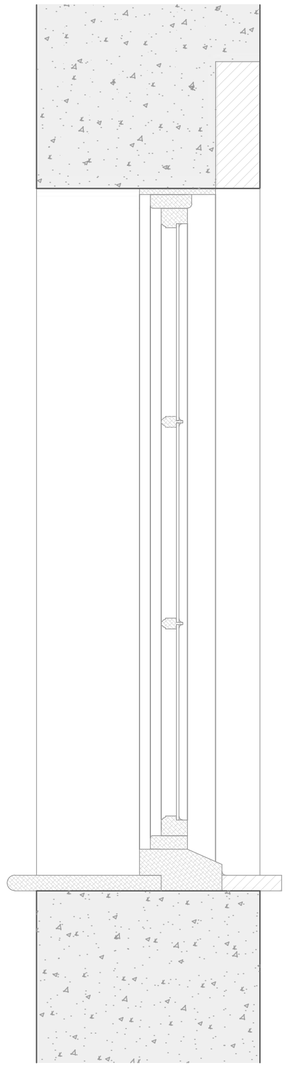
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TYPE

FFW 08 C









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

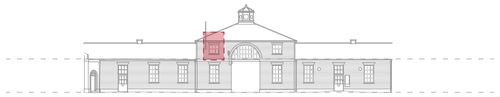
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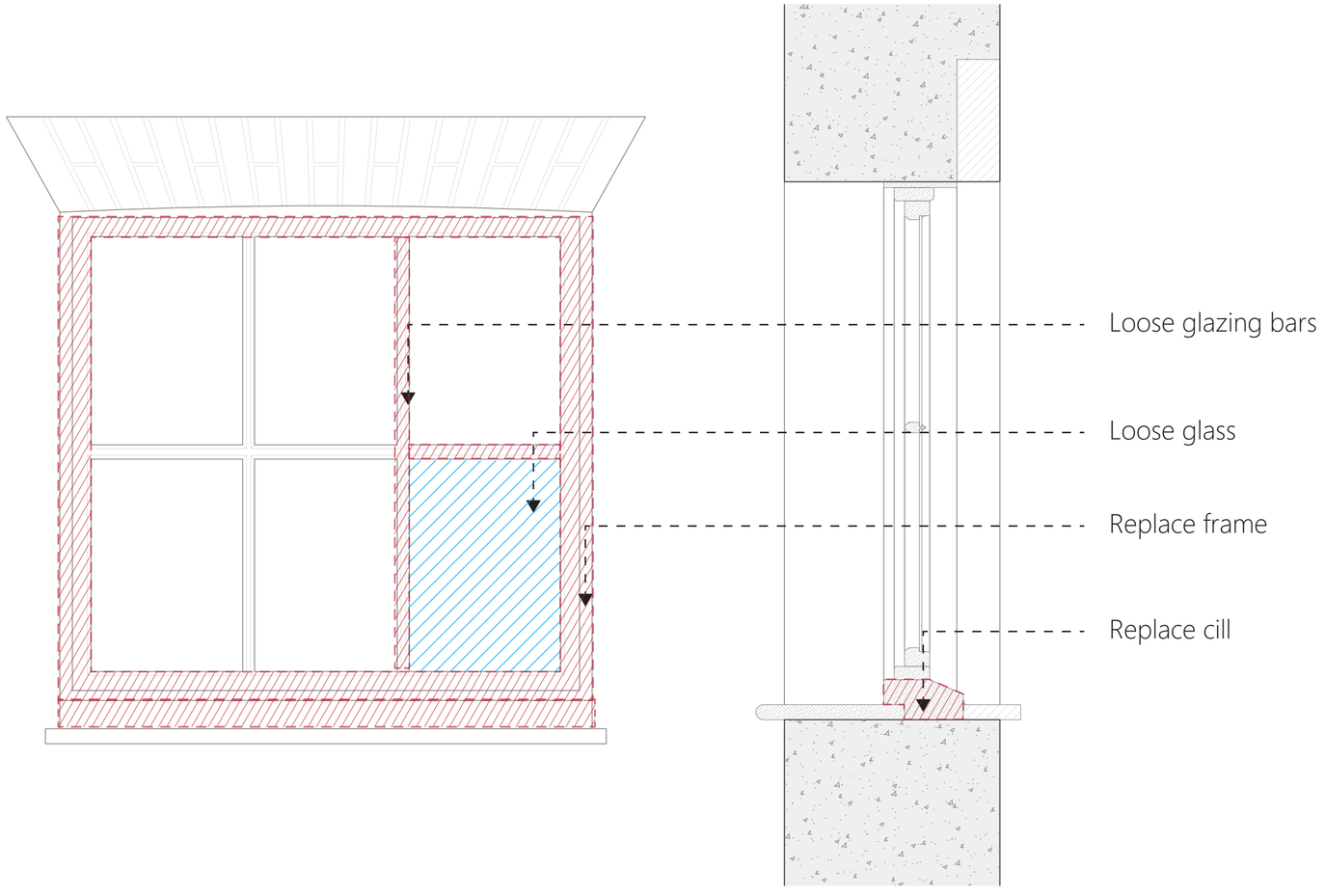
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TYPE

FFW 09 B







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

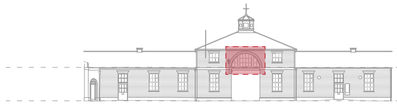
WINDOWS REPAIR WORKS

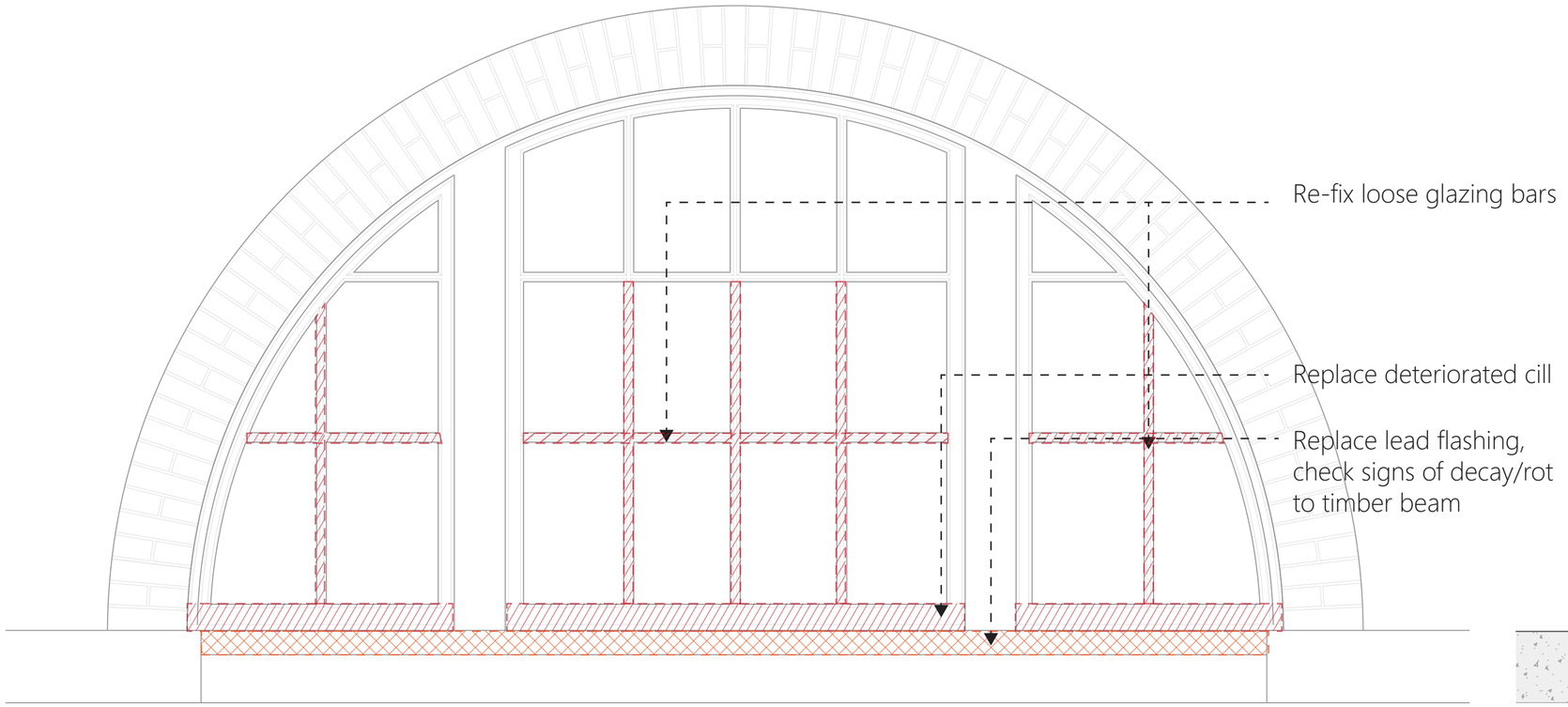
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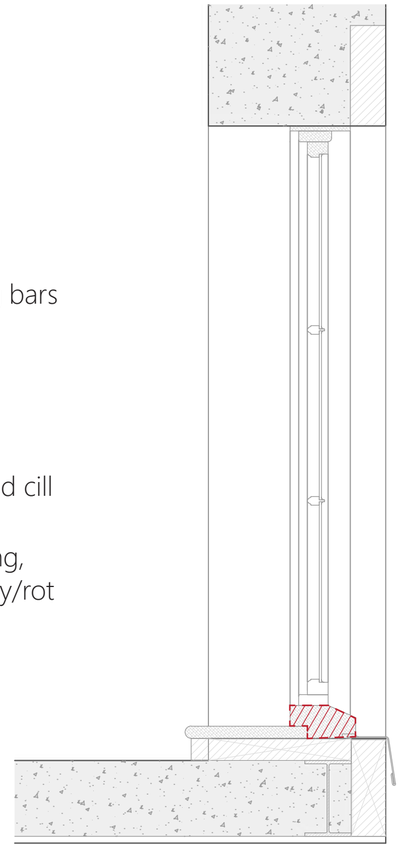
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Client:	Manchester City Council - Heaton Estate		
Drawing Title:	document B: Repairs to windows and doors.		Drawing No: 17 / Rev:
Date: Sep 2026	Drawn By: FDS / DK	Scale: 1:10 @ A3	

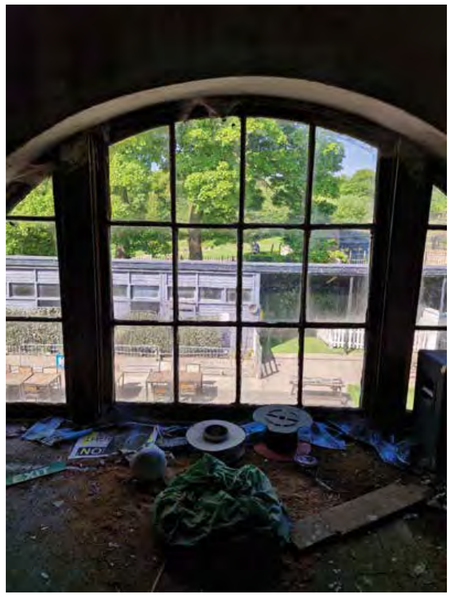
TYPE

FFW 10 D









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

WINDOWS REPAIR WORKS

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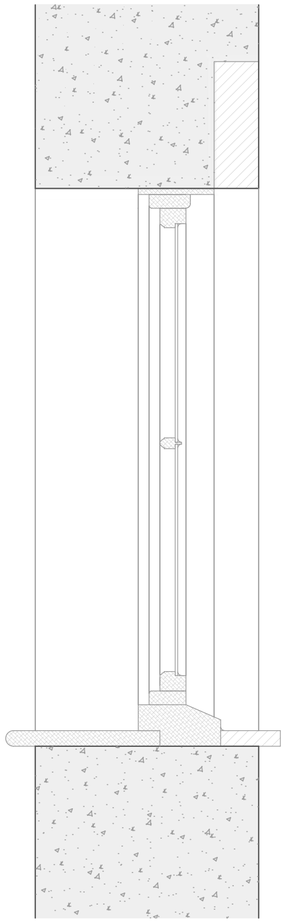
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Date: Sep 2026		Drawn By: FDS / DK	Scale: 1:10 @ A3	

TYPE

FFW 11 A









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

WINDOWS REPAIR WORKS

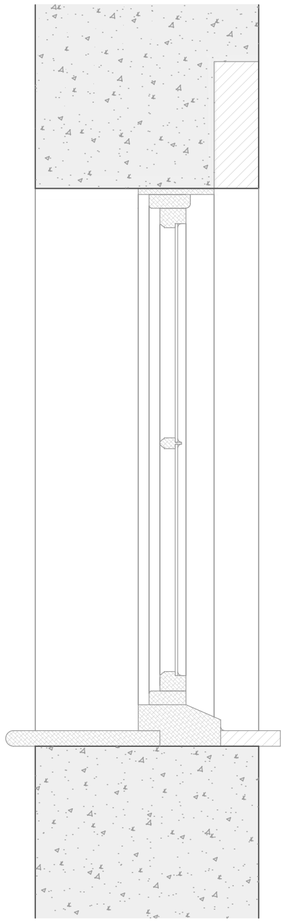
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		Scale:	1:10 @ A3		

TYPE

FFW 12 C









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

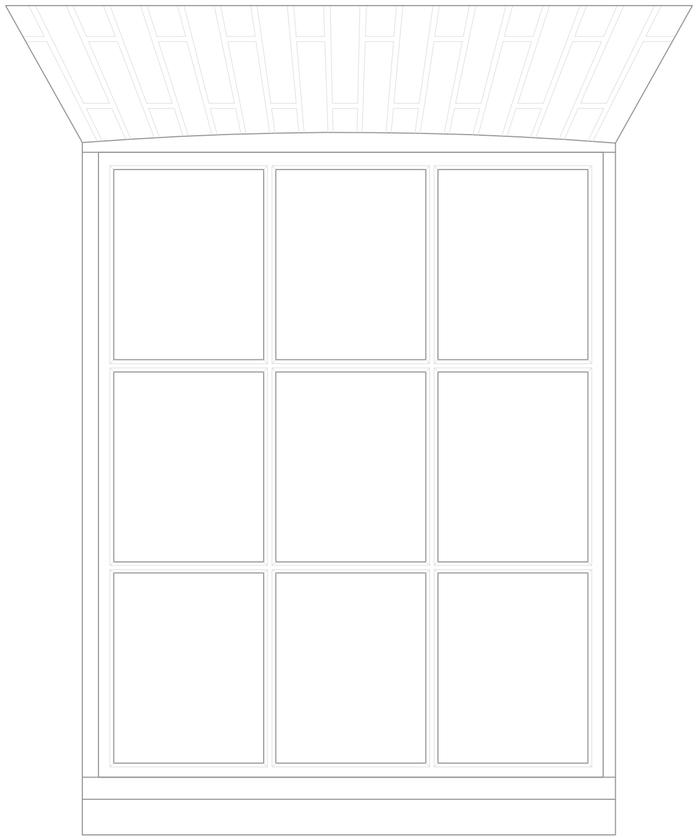
WINDOWS REPAIR WORKS

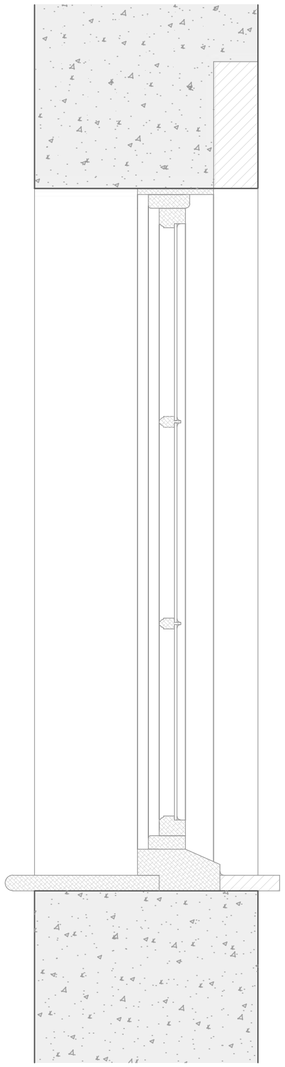
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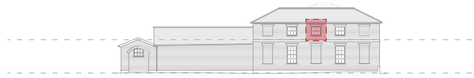
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TYPE

FFW 13 C









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

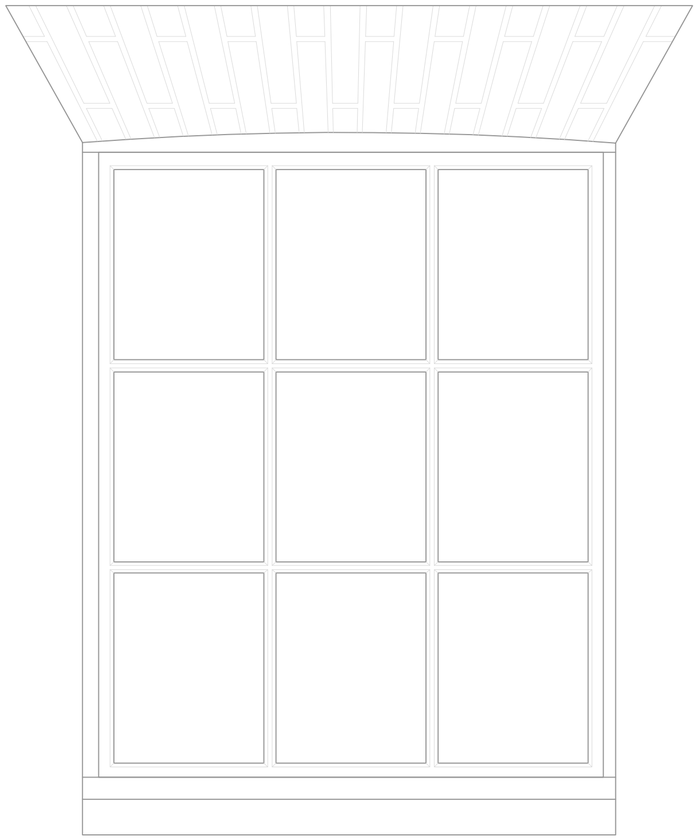
WINDOWS REPAIR WORKS

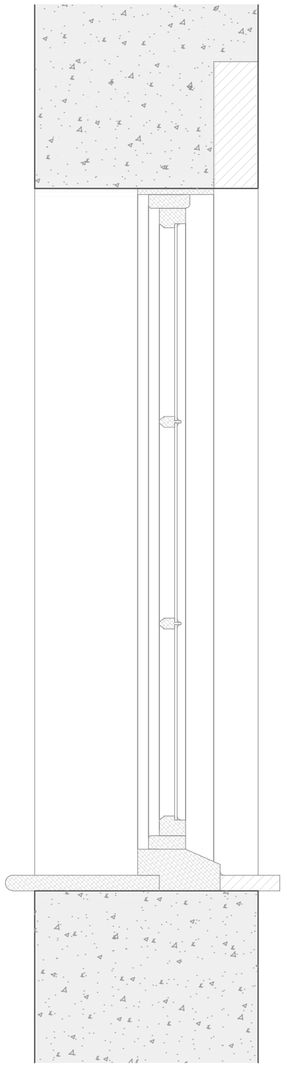
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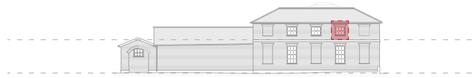
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Drawing Title:	document B: Repairs to windows and doors.			Drawing No:	Rev:
Date: Sep 2026		Drawn By: FDS / DK	Scale: 1:10 @ A3	17	/

TYPE

FFW 14 C









Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

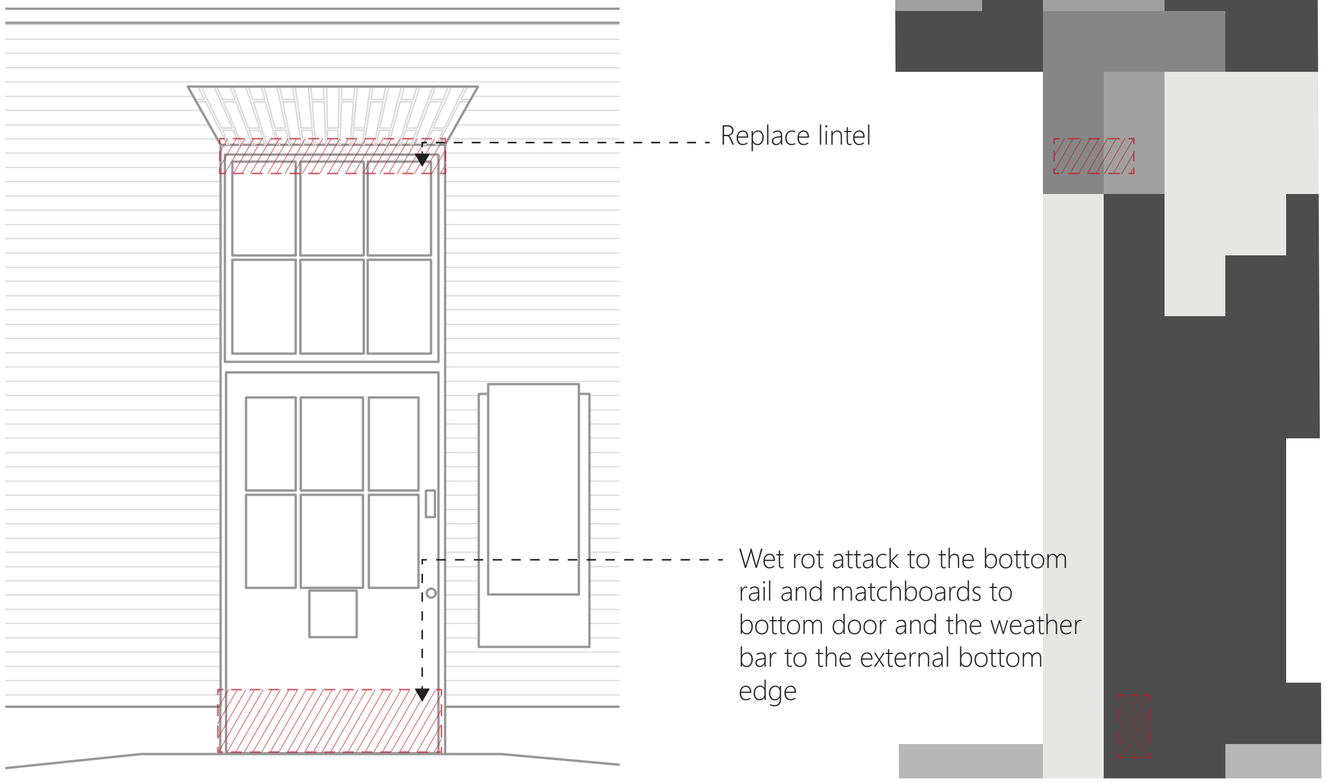
Remove all decayed and rotten timber sections, cut out the affected areas to sound timber , fit new piece.
Replace broken glass
Ease window opening mechanisms and adjuct as necessary.
Renew putty to all windows.
Redecorate.

WINDOWS REPAIR WORKS

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D 01







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

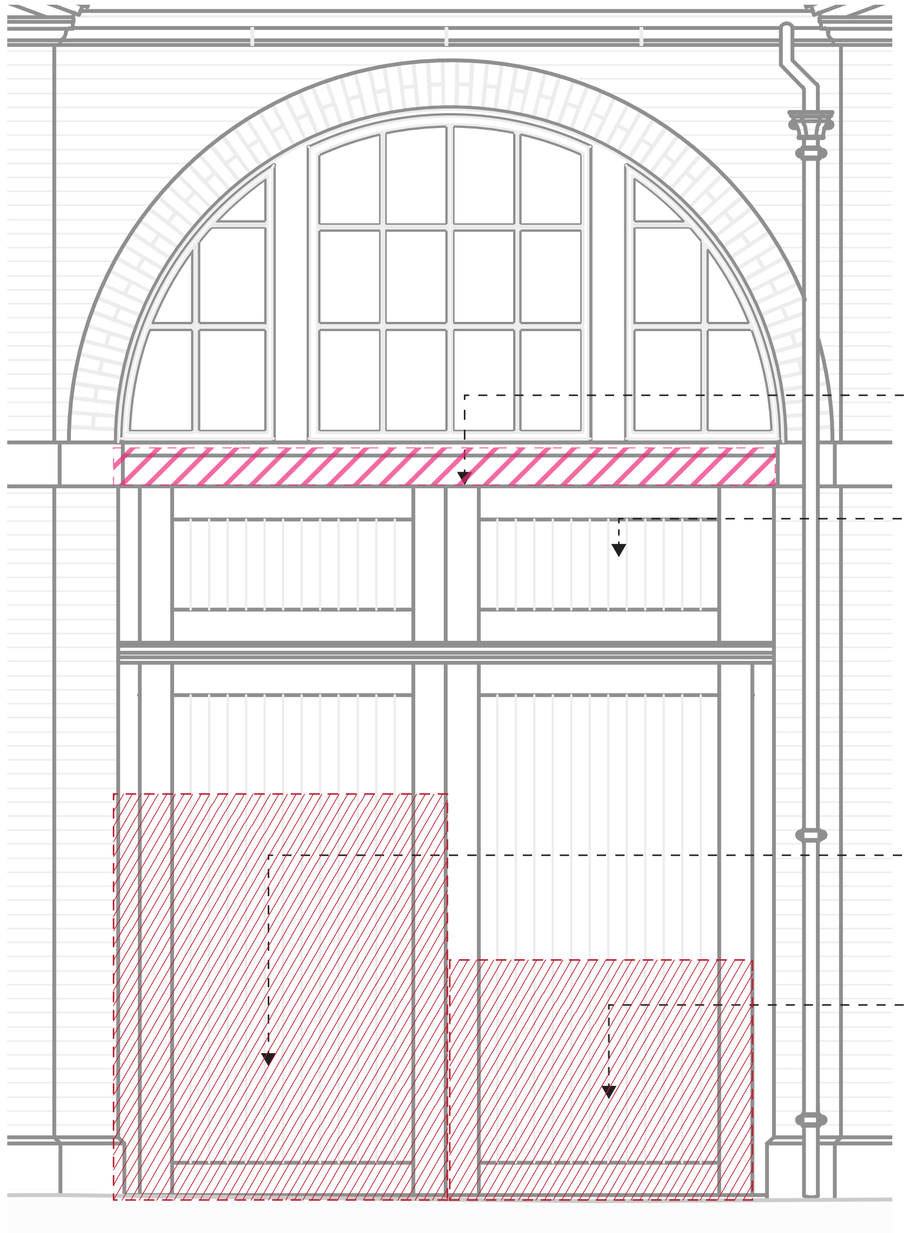
decayed and rotten timbers,
Fully overhaul the doors with new treated timber.

DOORS REPAIR WORKS

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D 02

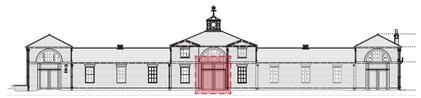


Replace timber beam as structural engineer's specifications

Redecorate

Extensive decay to the side rails, bottom rail and the matchboard

Open joints to the lower door exposed timbers to weather with server wet rot attack to the lower 600mm of door







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Fully overhaul the doors with new treated timber

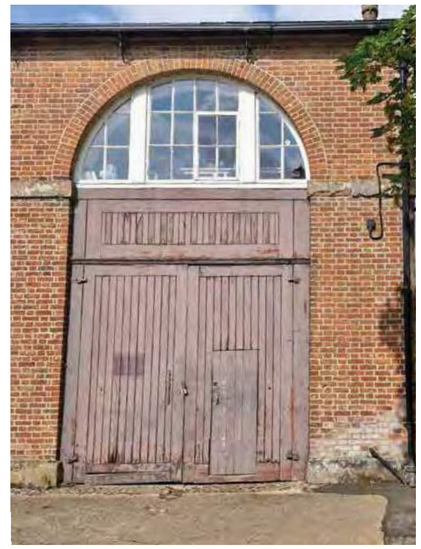
DOORS REPAIR WORKS

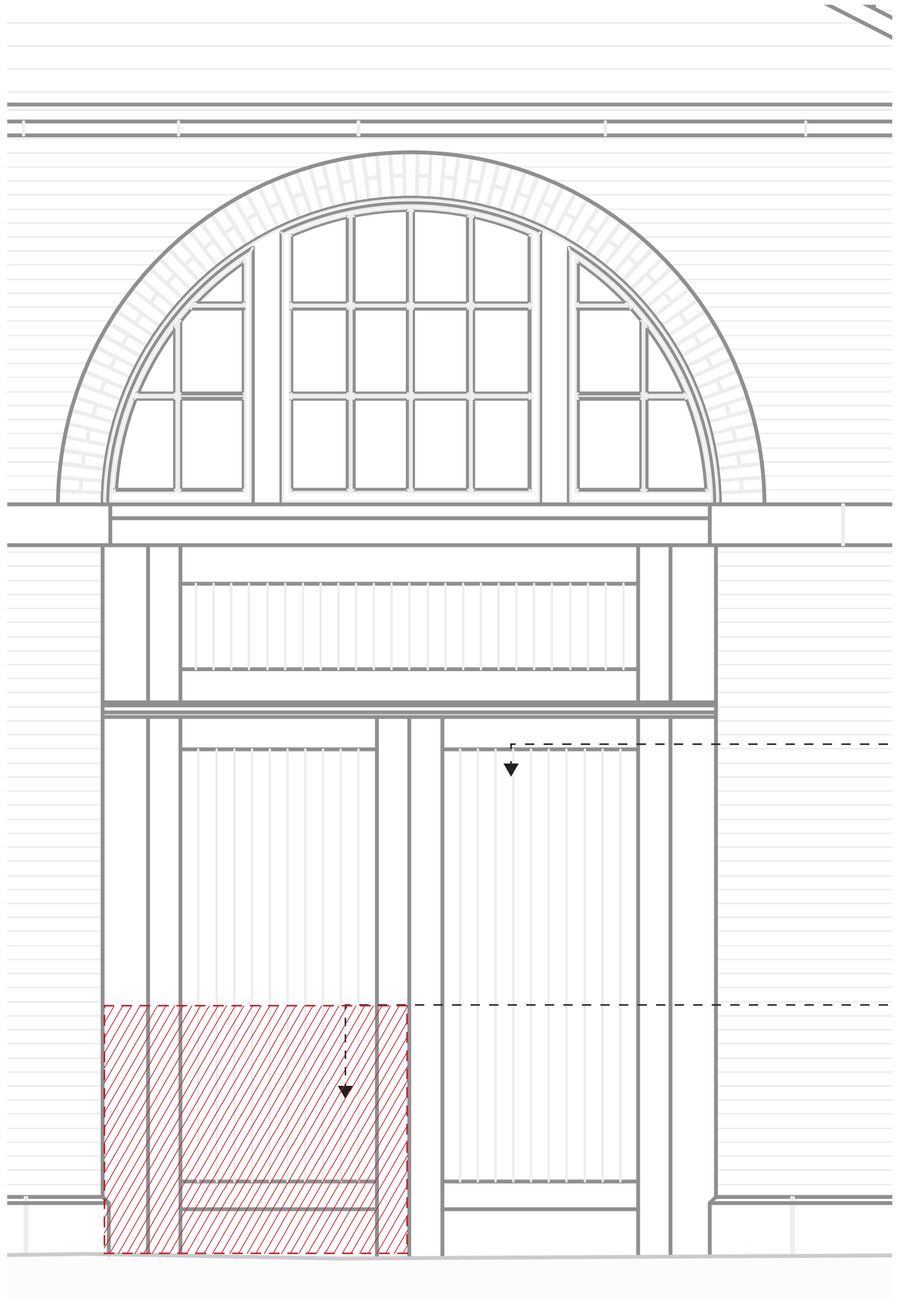
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D 03







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Fully overhaul the doors with new treated timber with repairs to the left hand door frame

DOORS REPAIR WORKS

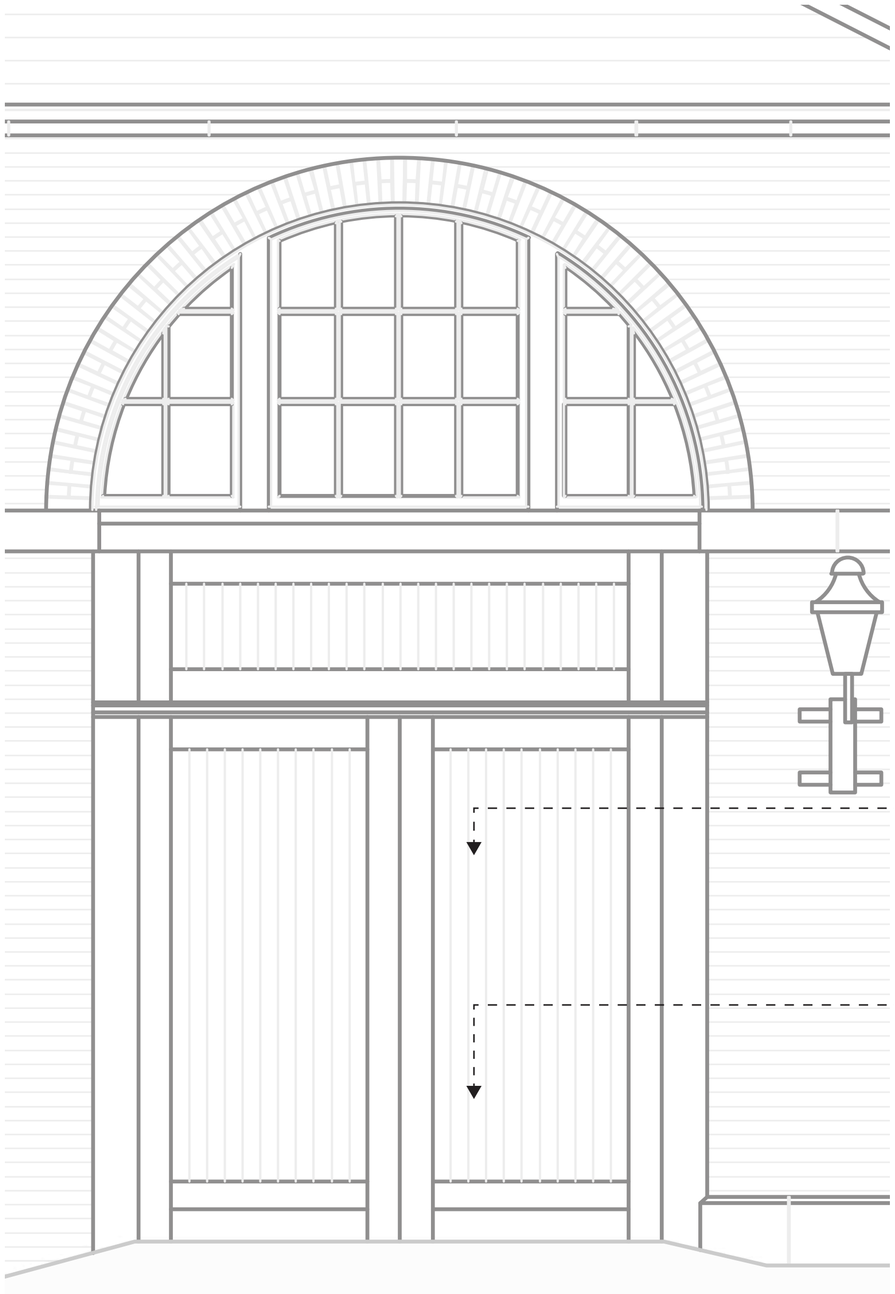
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D 04







Damaged piece

Install missing piece

Replace rotten timber

Replace broken glass

Allow inspection of timber door, replace deteriorated members redecorate

WINDOWS REPAIR WORKS

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