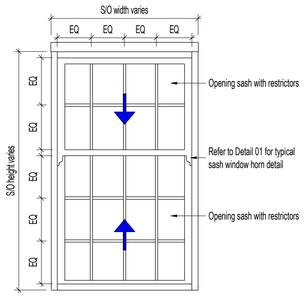
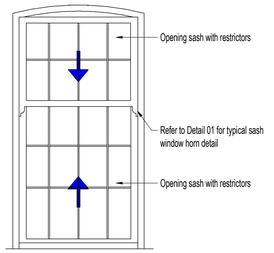
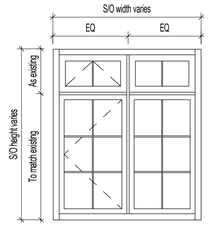
## REPLACE



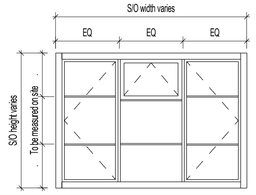

Window Type E
1 : 25



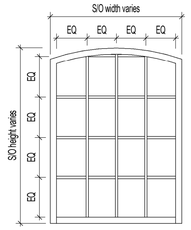

Window Type G
1 : 25



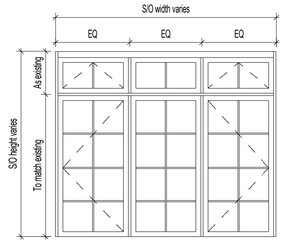

Window Type O
1 : 25




Window Type Q
1 : 25




Window Type S
1 : 25




Window Type K
1 : 25

**GENERAL NOTES FOR NEW TIMBER WINDOWS:**

Refer to drawing A-300003 for proposed timber window details.

**Window System Specifications:**
Refer to specification 'Ss_25_30_95_95 Type A' for new timber sash windows.

Refer to specification 'Ss_25_30_95_95 Type B' for new timber casement windows

Refer to specification 'Ss_25_30_95_95 Type C' for new aluminium secondary glazing to existing timber windows

*Detail clauses for individual components can be found within the system specification.*

**Site Surveys**
Structural opening dimensions within window schedule are shown indicative only.

Site survey required prior to manufacture of new windows to ensure existing window dimensions, details, glazing bars and horns are replicated.

Window manufacturer to take site dimensions prior to manufacture and installation of windows.

Site survey of existing timber window opening to determine if there is sufficient depth in the window reveal to locate the secondary glazing.

**Window Hardware Systems:**
All opening sash windows to be fitted with restrictors to provide max 100mm opening.

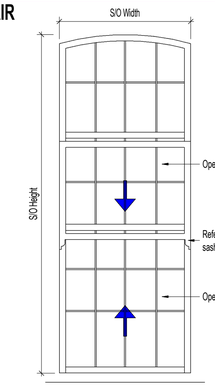
Refer to specification 'Ss_25_38_20_95 Type A' for new timber sash window hardware.

Refer to specification 'Ss_25_38_20_95 Type B'for new timber casement window hardware.

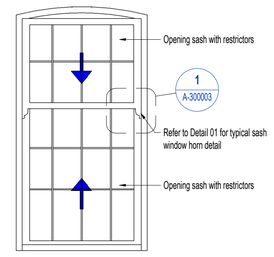
**Safety Glass**
Windows with cill heights below 800mm will require safety glass to comply with Part K of the Building Regulations.

All cill heights to be checked on site prior to manufacture and installation of windows.

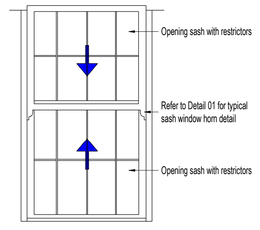
## REPAIR



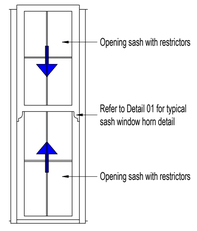

Window Type A
1 : 25



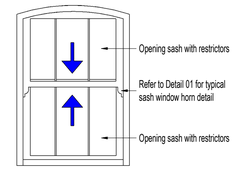

Window Type F
1 : 25



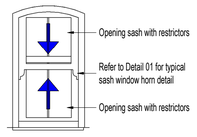

Window Type H
1 : 25




Window Type J
1 : 25




Window Type P
1 : 25




Window Type R
1 : 25

**GENERAL SPECIFICATION FOR REPAIR OF EXISTING HARDWOOD TIMBER SASH WINDOWS**

This specification aligns with guidance from the Society for the Protection of Ancient Buildings (SPAB) Technical Advice Note for the Repair of Wood Windows. It outlines best practices for repair while retaining historic fabric and ensuring the longevity of the repairs.

**1. General Approach**
**Principles:** Adhere to SPAB principles of conservation by repair rather than replacement. Retain as much original material as possible.
**Condition Assessment:** Conduct a detailed survey to identify defects and assess the structural and aesthetic integrity of each window. Document all findings with photographs.
**Materials:** Use compatible, high-quality materials that match the original in terms of type, grain, and moisture content. Avoid synthetic replacements.
**Workmanship:** Ensure all repairs are undertaken by skilled joiners with expertise in conservation techniques.

**2. Preparation**
**Access:** Provide safe and secure scaffolding to enable thorough examination and repair.
**Protection:** Protect adjacent areas from damage during repairs. Temporary glazing or boarding should be used if sashes are removed.
**Cleaning:** Clean the timber using non-abrasive methods to remove dirt, grime, and non-original paint layers that obscure defects. Avoid high-pressure washing.

**3. Repairs to Timber Frame, Sashes and Cills**
**Decay Removal:** Carefully cut out decayed timber using sharp tools. Remove only the minimum necessary to retain the maximum original fabric.
**Splicing in New Timber:** Use seasoned hardwood that matches the original species, typically oak or similar. Ensure splices follow the grain direction and provide sufficient overlap for strength. Bond using traditional adhesives (e.g., animal glue) or reversible modern alternatives. Avoid rigid epoxies that may create stress points.
**Consolidation:** For areas with minor decay, consolidate the timber with natural resin-based consolidants as per SPAB recommendations. Avoid over-reliance on chemical treatments.
**Rebuilding Details:** Recreate missing or heavily decayed glazing bars, horns, or meeting rails using historically appropriate profiles. Reference surviving elements for dimensions and style.
**General scope:** Wooden frame sections require repair/overhaul. Replace rotten frame section. Splice in new timber to repair rot in window frame. Cut-out decayed section of frame and scarf in new timbers. Opening sashes require easing and adjusting in conjunction with decoration externally & internally. Repair joint to window sash. Replace defective guide rails. Rake out and renew perimeter sealant to window frames. Renew the missing and decayed outer beading.
**Window Cill:** Resin repair rot to edge of cill.Replace rotten window cill. Splice in timber as required to repair window cill.

4. **Glazing Repairs**
**Retention of Historic Glass**: Salvage and reinstall existing glass wherever possible. New glass should match the thickness, color, and imperfections of historic glass.
**Putty Repairs:** Remove loose putty carefully without damaging the glass or timber. Reapply linseed oil putty and allow adequate curing before painting. Avoid synthetic or rapid-drying alternatives.
**Fan vents within glazing**: Omit all panes containing van vents and replace with new glass as above.

5. **Ironmongery**
**Repairs:** Retain and refurbish original pulleys, weights, fasteners and sash lifts. Replace only if beyond repair, using replicas based on existing ironmongery. Fasteners and lifts to be polished brass.
**Functionality:** Ensure smooth operation of sashes by servicing pulleys, replacing frayed cords with waxed sash cord, and balancing weights appropriately.

6. **Finishes**
**Preparation:** Sand the timber lightly to create a smooth, keyable surface for paint. Avoid heavy sanding that erases historical marks.
**Priming and Painting:** Prime repaired areas with linseed oil primer. Apply compatible, breathable paints in a historically appropriate color palette. Use traditional paints (oil-based) or modern microporous alternatives where suitable.
**Window reveal:** Remove decayed plaster and replace with new to match existing.

7. **Post-Repair Assessment**
**Testing:** Confirm the operability of sashes, ensuring smooth sliding and effective draught-proofing.
**Maintenance Plan**: Provide a maintenance schedule including periodic cleaning, lubrication of pulleys, and inspection of paintwork to ensure longevity

**300_Proposed Timber Windows**

| Window Number | Structural Opening Width (mm) | Structural Opening Height (mm) | NBS Reference | Window Type | Repair | Replace | Secondary Glazing | Fire Rating | Comments |
|---|---|---|---|---|---|---|---|---|---|
| BL.02-W.01 | 560 | 1530 | Ss_25_30_95_95 - Type C | J | Yes | No | No | | |
| BL.05-W.01 | 1072 | 1341 | Ss_25_30_95_95 - Type A | S | No | Yes | No | 60 Minute Fire Rated Glazing Integrity and Insulation | |
| GL.03-W.10 | 1072 | 1801 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.03-W.11 | 1072 | 1806 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.06-W.01 | 587 | 954 | Ss_25_30_95_95 - Type C | R | Yes | No | Yes | | |
| GL.06-W.02 | 587 | 954 | Ss_25_30_95_95 - Type C | R | Yes | No | Yes | | |
| GL.07-W.01 | 1072 | 1794 | Ss_25_30_95_95 - Type A | G | No | Yes | No | 60 Minute Fire Rated Glazing Integrity and Insulation | |
| GL.07-W.02 | 1072 | 1794 | Ss_25_30_95_95 - Type A | G | No | Yes | No | 60 Minute Fire Rated Glazing Integrity and Insulation | |
| GL.07-W.03 | 1072 | 1952 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.07-W.04 | 1072 | 1944 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.07-W.05 | 1072 | 1937 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.07-W.06 | 1072 | 1937 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.07-W.07 | 1072 | 1924 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.12-W.01 | 1072 | 1806 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.13-W.01 | 1072 | 1806 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.14-W.01 | 1072 | 1806 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.14-W.02 | 1072 | 1806 | Ss_25_30_95_95 - Type C | F | Yes | No | Yes | | |
| GL.22-W.01 | 918 | 1234 | Ss_25_30_95_95 - Type C | P | Yes | No | Yes | | |
| GL.22-W.02 | 918 | 1237 | Ss_25_30_95_95 - Type C | P | Yes | No | Yes | | |
| FL.11-W.01 | 1072 | 2690 | Ss_25_30_95_95 - Type C | A | Yes | No | Yes | | |
| FL.02-W.01 | 1072 | 1807 | Ss_25_30_95_95 - Type C | H | Yes | No | Yes | | |
| FL.02-W.02 | 609 | 1851 | Ss_25_30_95_95 - Type C | J | Yes | No | Yes | | |
| FL.03-W.01 | 1072 | 1807 | Ss_25_30_95_95 - Type C | H | Yes | No | Yes | | |
| FL.03-W.02 | 1072 | 1807 | Ss_25_30_95_95 - Type C | H | Yes | No | Yes | | |
| FL.04-W.01 | 1072 | 1807 | Ss_25_30_95_95 - Type C | H | Yes | No | Yes | | |
| FL.04-W.02 | 1072 | 1807 | Ss_25_30_95_95 - Type C | H | Yes | No | Yes | | |
| FL.05-W.01 | 1560 | 1101 | Ss_25_30_95_95 - Type B | Q | No | Yes | No | | Existing window is currently timber outer frame with metal opening lights. To be replaced with new timber casement window. |
| FL.05-W.02 | 1222 | 1321 | Ss_25_30_95_95 - Type B | O | No | Yes | No | | |
| FL.05-W.03 | 1222 | 1360 | Ss_25_30_95_95 - Type B | O | No | Yes | No | | |
| FL.06-W.01 | 1801 | 1512 | Ss_25_30_95_95 - Type B | K | No | Yes | No | | |
| FL.06-W.02 | 1801 | 1512 | Ss_25_30_95_95 - Type B | K | No | Yes | No | | |
| FL.06-W.03 | 1210 | 1395 | Ss_25_30_95_95 - Type B | O | No | Yes | No | | Safety glass required. |
| FL.07-W.01 | 1560 | 1101 | Ss_25_30_95_95 - Type B | Q | No | Yes | No | | Existing window is currently timber outer frame with metal opening lights. To be replaced with new timber casement window. |
| FL.09-W.01 | 1200 | 1946 | Ss_25_30_95_95 - Type A | E | No | Yes | No | | Safety glass required. |

Print Date: 20/11/2024 10:23:04

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Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

| | | |
|---|---|---|
| P02 | Updated Stage 4 issue \| CB \| CB \| CB | 19/11/2024 |
| P01 | Stage 4 issue \| JT \| CB \| CB | 12/11/2024 |
| C00 | Sheet amended to Window Schedule \| LP \| RE \| RE | 18/10/2024 |
| P00 | Stage 3 Issue \| RE \| RE \| CB | 04/09/2024 |

REV | DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY | DATE

RIBA PLAN OF WORK WORKSTAGE: Stage 4 - Technical Design
LEVEL OF MODEL DEFINITION (LoD): LoD 3 - Approximate Model

PURPOSE OF ISSUE - SUITABLE FOR ...: Tender
STATUS or SUITABILITY: NA - Not Applicable


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CLIENT
Wrexham County Borough Council

PROJECT TITLE
Wrexham Old Library

DRAWING TITLE
Proposed Timber Window Schedule

PROJECT No: 20045
SCALE @ A1: As indicated

DRAWING No: (BS1192:2007 +A2:2018) & (ISO EN ISO19650)
1192: Project - Originator - Volume - Level - Type - Role - Number
19650: Project - Originator - Functional - Spatial - Form - Discipline - Number
Breakdown Breakdown
WOL-LAW-X-X-SH-**A-300002**
REVISION: **P02**

**DO NOT SCALE**


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