

REPAIR METHODOLOGY FOR REPOSITIONING THE WINDOW TO THE FRONT ELEVATION OF HOLT HILL, HOLT, WREXHAM.

We have been asked to provide a methodology for the re-positioning of the original late Georgian box sash window and window seat into the opening where it was originally positioned when the property was built.

This work is to be carried out when the front door is to be moved and set back into its original location in the front elevation of the building and the Georgian window sash frame will be repositioned where it originally sat to replace it. The methodology is to cover Condition 09 of the LBC consent P/2020/0065.

THE METHODOLOGY.

THE FRONT DOOR.

It is intended to swap/reset the front door and adjoining sash box window back to their earlier locations in the front elevation of Holt Hill. The front door is presently modern but drawing 0759PL14/B shows a design for the new door with glazed fan light above. We would recommend the following work to be appropriate now.

When alterations are being carried out the original threshold step to the front door will be uncovered. This appears to be made from at least two pieces of sandstone which sit in their original position at the base of the wall. Once exposed they may well require repairing. Repair should be in matching sandstone if the threshold is not repairable or by using a plastic repair if only minor levelling/repair is required.

The fully exposed opening will enable the new front door to be re-located in its original position. The size of the opening remains as originally designed, set presently by the extant window and the straight joints seen in the brickwork below the window. However, a new 16-piece segmental arch will have to be re-built using new spring point brickwork at either end of the opening lintel. The arch must line up with existing arched openings on either side of the front door opening. Bricks must be set out to be self-supporting to the outer skin of brickwork and be of the same size bricks as seen in the other window/door openings at the front of the building. Any damaged brickwork can be made good to the reveals of the opening in matching brick to the original and the brick pattern/bond must be observed.

Drawing 0759/PL19 shows the detail for the reset box sash window once repaired. For the sake of keeping damp out of the building a cavity wall design has been chosen. We can advise that this is acceptable but the pattern of bricks to this new spandrel panel beneath the window should be set out in a loose Flemish bond style to be laid out so that the brick bonds run through the new panel to continue each side of the old opening in matching bonding. There should be no continuous vertical lines left in the brickwork below the window opening once the spandrel panel has been rebuilt. The new base plinth

of the spandrel panel must match the remaining base of the wall being rendered to finish. The segmental arch will remain above the opening.

The window on the ground floor to be swapped with the front door is the oldest extant box sash frame to the front of the building.

The box sash now needs to be taken out and repaired so that both opening lights work again with weights and cords.

Internally the window seat and split-level timber panelling should be preserved and re-used beneath the new window opening.

The Panelling and seat should be recorded and marked up so it can be put back together correctly.

Taking it apart will require any fixing screws to be found and removed. Timber that is fixed using nails can be eased apart using soft wood wedges so as not to damage the original timber.

Once the window and spandrel panel have been repositioned the panelling and seat can be reconstructed beneath the window and decorated to finish. As far as possible all fixings should be hidden.

MORTAR

Mortar for repairs to the brick masonry should be NHL2 mixed in the ratio of 1: 2.5 lime/sand the sand to be well graded. The mortar should match the original in colour (perhaps slightly toned down) to be agreed using sample panels for consideration by the Conservation Officer. Mortar should be kept moist after application by mist spraying so that it does not dry out too quickly.

Mortar finish should be flush with the face of brick and be brush tamped with a bristle brush when the mortar is sufficiently firm so that a reasonable open grained finish is achieved. It should not be trowel smooth.

BRICK REPLACEMENTS

All replacement bricks should be second hand probably 17th or 18th century hand made bricks chosen to match the size, colour and strength of the bricks found in the front elevation of the house. Any difference in size will prevent to bonding of brickwork from following through the new spandrel panel or brick arch from one side to the other.

We would ask that these works and repairs are considered as an acceptable methodology for carrying out the work in replacing the window against the condition raised in the LBC Consent P/2020/0065 agreed 20th July 2020.

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The front wall and detailed view of the door and window to be swapped around.



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BUILDINGS CONSERVATION



The right-hand Internal window seat to be rebuilt in the next room.

MBC LLP 10/04/21

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