GOTHIC WINDOWS.

Ist Floor.
Lightoaks Hall
Cheadle Road
Oakamoor
Staffordshire
ST10 3AN



This report is to detail the improvements to be made to the first floor 5 Gothic Windows as a component of the wider redevelopment of the existing flats to two Townhouses.

These five windows are presently in disrepair and have been very poorly repaired in the past. In this report the windows are numbered 1 to 5 and are shown on the above photograph with No.1 furthest to the left and No.5 to the far right.

WINDOW 1



The two fixed panels on the right and left of the opener are in good condition with all glazed panes unbroken and the lead in fine condition.

All woodwork is in good condition and shall be decorated.

The centre opening window is a single pane of glass, this is to be retained. Previously this pane has had a decorative lead stripe on the internal side which has been removed by a former tenant. This lead stripe finish to be reinstated both externally and internally to the window so that it visually matches the design windows. The plastic handle to be replaced with metal opener.

WINDOW 2



The two fixed units to the left and right of the opener are both in good condition.

The centre opener to be unclipped and sent off site and have the single broken pane to be replaced and the whole unit re-leaded. Existing metal handles to be retained.

The existing internal woodwork, grey Hammerite painted finish to be stripped and redecorated in white. External woodwork appears in good condition and shall be stripped and redecorated.

WINDOW 3



The fixed unit on the left side is in good condition and shall be retained.

The fixed unit on the right side is to be unclipped, taken off site and the three broken panes replaced and the whole unit to be re-leaded.

The middle opener has the original metal handles and the three metal cross braces, these shall be retained and redecorated. The glass is a single pane that is in complete condition and shall be retained with decorative lead strip finish to be added internally and externally to match.

The woodwork both internally and externally is all in good condition and shall have existing paintwork stripped and then redecorated.

WINDOW 4



The left fixed unit is in good condition and shall be retained.

The right fixed unit to be unclipped and taken off site to have the two broken panes replaced and the unit re-leaded.

The centre opening window is a single pane of glass that shall be retained, this window has previously had a decorative internal lead finish but has been taken off by a former tenant. This decorative lead stripe is to be reinstated on the internal side and also on the outside of the pane to design match.

The woodwork is in good condition, the existing paint finish to be stripped and the redecorated.

The existing plastic handle to be replaced with a metal fastener.

WINDOW 5

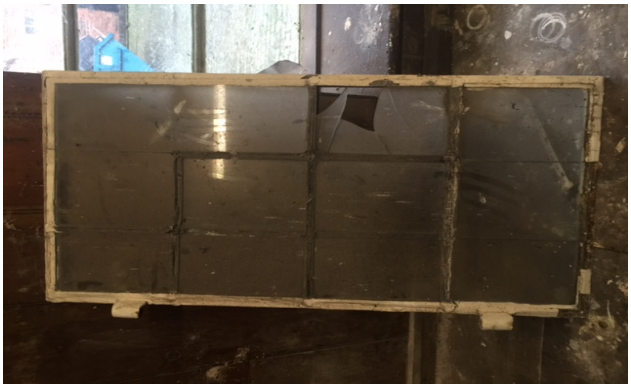


The right fixed unit is in good condition and shall be retained.

The existing larger opening window with single pane with decorative lead stripes is to be removed. A new mullion is to be crafted to match the exiting mullion this making a second fixed unit to the left side. The existing cross top wooden beam to be retained and the fixed unit to be a single pane with lead stripes added internally and externally to design match.

The centre opening unit is to be replaced with the window shown below which has been found on site.





This window is in quite poor condition and shall be taken off site and have the broken panes replaced and the unit re-leaded. The metal handles are in good condition and can be retained.

The exiting woodwork is in good condition the present paintwork shall be stripped then redecorated.