

QUEENS HOTEL, NEWPORT



Elevation (4)

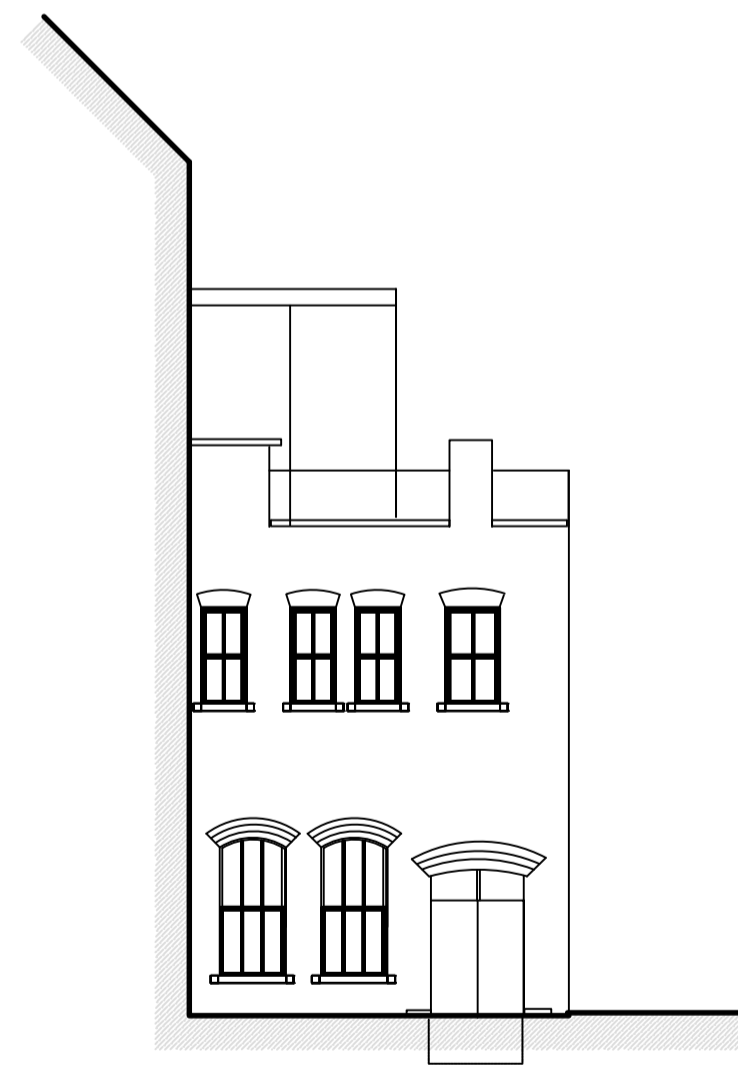


Elevation (5)

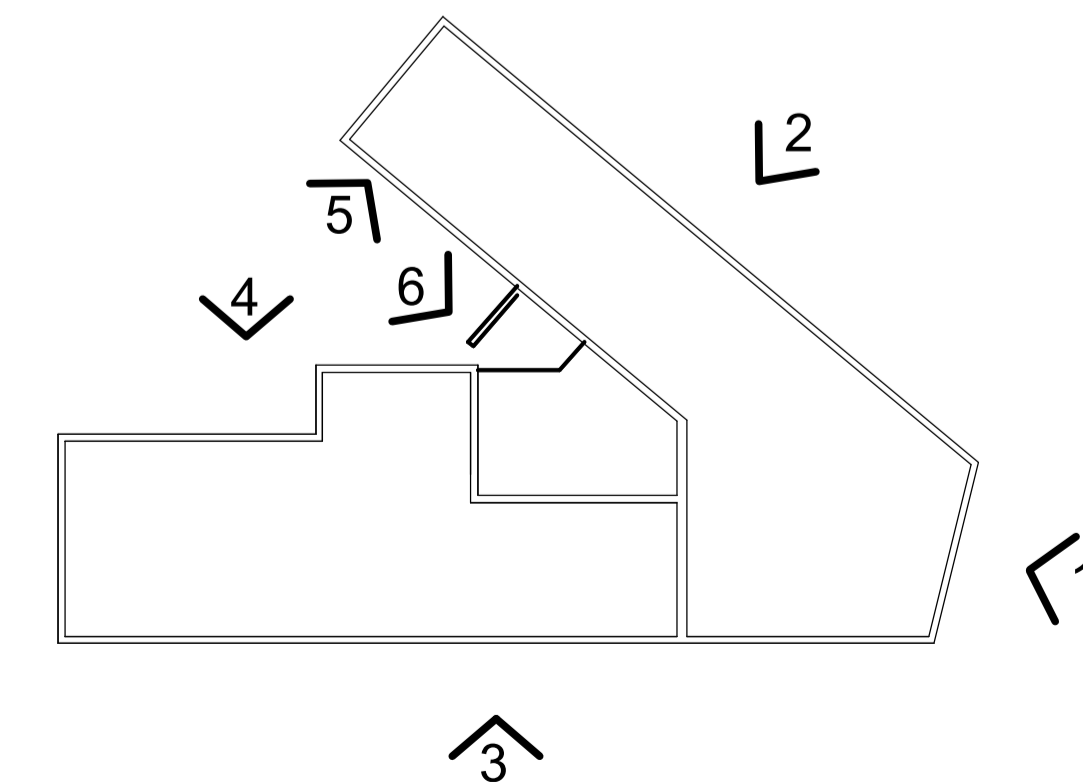
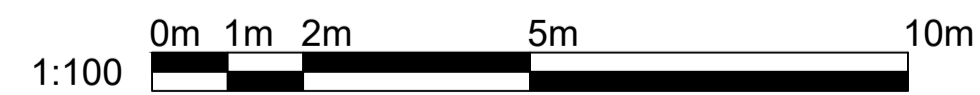
Window Refurbishment Method Statement - if/where refurbishment required

If required existing sash windows are to be carefully refurbished as follows:

- Staff beading is to be carefully removed, Individual sashes to be removed, parting beads to be removed
- Box access panel to weights to be carefully removed
- Weights and cords removed.
- Box sash to be retained where possible and repaired/made good (rotten sections removed and new soft wood pieces scarfed into existing).
- All paint work is to be carefully burnt off.
- Box to be stopped and knotted with proprietary paint on treatment. Box to be primed (2 coats), undercoated (1 coat) and top coated (2 coats).
- Sashes are to be stripped, stopped & knotted with new softwood pieces scarfed in and made good where found to be rotten.
- Any existing broken glass where required (broken) to be removed and replaced like for like.
- All existing putty to be scraped out and sash to be re-puttied. Sashes to be re-glazed and primed (2 coats), undercoated (1 coat) and top coated (2 coats).
- Outer sash to be rehung, new parting bead to be installed with draft strip to upper part,
- Inner sash to be installed.
- Sashes are to be rehung on new cords and pulleys and reweighted with coiled lead.(existing weights to be reused where possible).
- Install new mitred staff bead with draft strips pinned to existing frame.
- New flitch plate and new external pull handles and new lifts, two per bottom sash.
- New dowelled sash securing locks to be installed to upper sashes to restrict bottom sash for security.
- Where sashes or boxes are beyond repair, these are to be replaced in full to match existing with all profiles and Georgian bars to be replicated



Elevation (6)



Elevations Key

Notes:

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

Revisions:

A - 12.01.2024 General Amendments. JC

client:
Mr D. O'Connell

project:
Queens Hotel, Newport
Conversion of First Floor Offices into
Bedrooms

description:
Elevations as Proposed

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