

The Barnes Institute SR6 7BY Schedule of Works for Project:

“Replace, renew, renovate, refurbish as required, both front shop entrances including doors and display windows, those blocked up on the South wall and all other windows on four sides of the building.”

The Barnes Institute is a substantial building dating back to 1905, of significant heritage interest on the local list, situated within the conservation area of Whitburn Village. It has been in constant use as a community hub since its donation to the residents of the village. Since 2012, it has been progressively upgraded to make it a safe, practical and attractive venue for varied community activities for all abilities and age groups without discrimination.

Nearly all the original Edwardian sliding sashes have been replaced in the past with inappropriate fixed multi-paned windows (18th Century Georgian style) with hinged transoms. Seven large windows on the ground floor, south facing, were removed and filled in, possibly in the 1980's for security reasons(?).

The current proposal for consideration is to replace, renew, renovate, refurbish as required, both front shop entrances including doors and display windows, and all other windows on four sides of the building. To preserve the integrity of the Edwardian building, we wish to re-instate the sliding box sash windows throughout with **wooden framed one-over-one double-glazed panes (to improve energy efficiency)** and replace the entrance doors with partially glazed authentic replicas of the era.

There will be no change of dimension to any of the replaced items.

This work will be accomplished in three phases:

PHASE 1) Front elevation Ground and First Floor (East facing):

- a) Two (2) shop fronts to be fitted, reproduced in exactly the same style and window configuration as existing, double-glazed, with authentic Edwardian-style entrance doors;
- b) One (1) large double original entrance door to be renewed with authentic Edwardian-style entrance doors;
- c) Two x three-section (6) bay windows extending over ground and first floor levels, to be fitted with double-glazed sliding sashes, one over one pane, large centre window sections fixed, smaller side sections with lock allowing opening to a maximum of 100mm;
- d) Two (2) first floor windows above shop entrance doors to be fitted with double-glazed sliding sashes, one over one pane, with lock allowing opening to a maximum of 100mm;

PHASE 2) Side elevation Ground Floor (South facing):

- e) Seven (7) ground floor windows (previously blocked up) to be re-opened and fitted with double glazed sliding sashes, one over one pane, with lock allowing opening to a maximum of 100mm.

PHASE 3) First floor, rear (West facing) and side elevations (South and North facing):

- f) Seventeen (17) windows in various locations comprising:
- Nine (9) on three sides (3S, 3W, 3N facing) of the activity hall to be fitted with double-glazed sliding sashes, one over one pane, five fixed and four sliding with lock allowing opening to a maximum of 100mm;
 - Two (2) small windows to be fitted with fixed double-glazed sliding sashes and two (2) large windows to be fitted with double glazed sliding sashes with lock allowing opening to a maximum of 100mm, all facing south in the large gym;
 - Two (2) to be fitted with double-glazed sliding sashes in the small gym, facing south with lock allowing opening to a maximum of 100mm;
 - One (1) first floor corridor window facing north, to be fitted with a double-glazed sliding sash, one over one pane, with lock allowing opening to a maximum of 100mm;
 - One (1) first floor window facing west to the right of the fire escape, to be fitted with a double-glazed sliding sash, one over one pane, with lock allowing opening to a maximum of 100mm;
- g) three (3) ground floor and three (3) first floor small toilet windows facing north to be renovated/replaced (as necessary) to open appropriately;

Summary

Phase 1

Replace two shop fronts (display windows), two entrance doors, one double entrance door to main building, one two-storey triple bay window (six panes) and two first floor windows as described above.

Phase 2

Re-open seven original window apertures at ground floor level and fit new windows as described above.

Phase 3

Replace seventeen windows at first floor level on three sides of the building as described above.

Renovate/replace (as necessary) three ground floor and three first floor small toilet windows to open appropriately;

N.B. Removal of old windows may reveal the original wooden box frames which can be “refurbished” or “renovated”; if not these frames will be “renewed” or “replaced”. Existing toilet windows will be dealt with appropriately after thorough examination when work is in progress.