ERW Joinery

Scope of Works - Renovation of Historic Vertical Sliding sash windows

FULL Draught sealing System - both sashes slide.

The sashes are carefully released and removed. Each sash is plained and adjusted to align well. Where fitted, sash cords are renewed, balance weights added as necessary and the pulleys serviced. Where the sashes are counter-balanced using springs, these are serviced/re-tensioned as necessary. (Unless stated otherwise if pulleys, weights, springs or chains need replacing, these will be extra to contract). Any screw holes, decay or packing under catches will be made good and catches fitted correctly.

Barrel locks fitted through the meeting rails will usually be removed and the holes filled (as these interfere with the weather-stripping and are unlikely to align after overhaul). We recommend that locking catches be fitted at the meeting rails on Downstairs and vulnerable windows. (The manufacturers recommend one lock for windows less than 900 mm wide and two locks for windows greater than 900 mm wide.) These have been included where indicated on the Inspection Sheets.

The ERW Draught Seal System is then installed in the meeting rail and new Staff Beads with draught seals pre-installed are provided around the inside of the frame.

With the Standard ERW System, the Parting Bead (between the two sliding sashes) is replaced with a new timber parting bead incorporating a draught seal. (The new parting bead is not fitted to heads in boxes with curved or bowed heads. For these windows, the top of the upper sash is machined instead and fitted with a single pile carrier and pile).

HALF DRAUGHT SEALING SYSTEM:

Installation is similar to the FULL draught sealing system, except that the bottom sash only slides and the top sash is sealed.

EASY PAINT SYSTEM (Sliding sash windows fitted with sash cords only)

The Staff Beads are fitted using press-studs/screws for easy removal when required for painting or repairs. The sides of the top and bottom sashes are fitted with concealed housings to accept the demountable sash cords fitted.

When the Staff Beads are removed, the bottom sash lifts out and the sash cord can then be disengaged.

To remove the top sash, the Parting Bead is eased out and removed (as for painting) and the top sash then lifts out and is disengaged in the same way.

This simple system allows all maintenance work (including painting) to be carried out in safety and comfort from the inside without the need for expensive and unsightly scaffolding.

PERMANENT SEAL - Sashes sealed and non-operational

If the sashes have sufficient gaps to take a bead of sealant with level meeting rails but are not required to work, the sashes and pulleys are sealed in situ all around with sealant and the meeting rails screwed together with countersunk screws for security. These are filled and sanded when dry.

If the sashes are painted shut with meeting rails not level, the sashes will be released and taken out. Any excess paint preventing the sashes from fitting correctly or the insertion of sealant will be removed. The sashes are then planed and adjusted as necessary to align well. The sash cords, pulleys and weights are left in place to enable the window to be made operational again later if required. The sashes and original Staff and Parting Beads are then refitted and the sashes sealed with a bead of sealant between the meeting rails and all around the Staff and Parting Beads and pulleys. After pre-drilling, two countersunk screws are inserted through the meeting rails for security. The screw heads are then filled and sanded when dry.

TIMBER REPAIRS

During installation of ERW draught sealing systems, defects in sashes and frames as indicated on the Inspection Sheets are made good and primed ready for painting by others. Repairs are carried out where appropriate with the ER 2-part epoxy repair system. ER is very strong, rot-proof and will not crack and is, therefore, especially suited to the repair of joints.

Decayed and damaged timber is routed out to expose prime wood which is then sealed and stabilised using Stabilising Solution. Cavities formed after routing are filled with bulk filler and finished with the 2-part epoxy system and allowed to set. The repairs are then moulded to match the existing profile and sanded. Larger repairs are shuttered as necessary.

Partial or full replacement of timber may be appropriate for some repairs such as linings, outer cheeks and glazing bars. Any timber spliced into existing will be compatible and the joints formed with ER 2-part epoxy where appropriate.

We do not include for any work to window-boards, architrave, reveals, shutters, blinds, external decorative cladding, lintels, sub-cills, fixed lights or the sealing of windows to masonry and our work is confined to the cill, frame and sashes only.

We do not repair all imperfections in the timber (which are part of the character of old windows). The windows are restored structurally and damage repaired, as indicated on the Inspection Sheets.

REPLACEMENT JOINERY

Replacement joinery will be supplied in the same style as original, where known and appropriate, in similar sized sections with similar mouldings. Replacement joinery in softwood is treated with Organic Solvent Preservative applied (where practical) by double vacuum method in accordance with BS5589 and primed for painting by others.

NEW CILLS

Where existing cills are beyond economic repair, the old cills will be carefully removed and new hardwood cills fitted. As a part of the cill replacement, partial replacement of the pulley stiles and external cheeks will be carried out as necessary.

GLAZING REPAIRS

Unless otherwise stated, cracked panes of glass as indicated on the Inspection Sheets will be replaced with clear 4 mm float glass, and cracked and loose putty replaced as indicated.

HARDWARE

Cast brass sash lifts, catches, sash locks, etc will be fitted as indicated on the Inspection Sheets.

DECORATION

Painting (other than priming of repairs) is not included.