RTK





Supplementary Heritage Impact Assessment

Replacement of timeworn leaded light windows

The Ballroom
Roffey Park
Colgate
RH12 4TD

November 2024

RIBA Chartered Practice

RICS

Introduction

This document has been prepared in the light of a telephone conversation with the Conservation Officer where specific questions were asked in relation to (1) fixing of non opening leaded light windows (2) the methodology of fixing them and (3) the mortar to be used in the repairs to both the existing mullions and transoms but also that which will be used to fix the new windows.

Specific Matters

1 The existing windows are shown in the photographs 1 & 2 below, particularly concentrating on the non-opening casements as these are the potentially tricky fixings. Slightly unfortunately, there are two different styles of casement and fixings which are demonstrated below. Photograph 1 clearly indicates a (sort of) subframe which holds the leaded lights in place and, it is suggested, that this is the more appropriate way to proceed. Photograph 2 indicates a direct glaze into the stonework which, it is acknowledged, is the historic way to fix the glass but possibly mainly in leaded lights from an earlier period. It may well be that the two styles are exactly the same, but the subframe in 1 is less well fitted, thus more evident in some places, it is difficult to know.



Photograph 1



Photograph 2

On discussion with the contractor, it is confirmed that the existing leaded lights are 5 mm thick with a reasonable estimate of a further 5 mm either side in mortar making good. Thus, there is an existing "slot" of 15 millimetres into which the new unit will fit comfortably. The contractor has stated that it is very rare indeed that any additional space has to be created as the "damage" in terms of the rebate has already been created. It can therefore be almost certainly assured that no additional rebate will be necessary.

Photograph 3 below indicates the proposed subframe on a recent project which is very similar to the application site. The projection from the mullion is approximately 6 millimetres which corresponds, more or less, to that shown in photograph 1 above. The method statement demonstrating how the works would proceed is discussed below in item 2.



Photograph 3

2 The existing leaded lights will be carefully removed, including all rusting screws and other metal fixings, setting aside ironmongery for reuse. The rebates will be carefully raked out using hand tools only to prepare a clean recess into which the new units can be carefully slid. There is a small degree of flex in the units enabling them to be carefully positioned into the correct location. It is very important that extremely accurate dimensions are taken of the windows prior to manufacture to ensure that the exposure of any subframe is kept to an absolute minimum. Once the unit is in place a plastic repair, see item 3 below, will be carried out fixing the unit in place without the need for any screws or other mechanical fixing which may rust in the future.

3 The mix will be 1:3 hydraulic lime : stone dust taken from Horsham stone. The latter is readily available. The operation is weather dependent as the lime will not set in cold conditions — generally established as 5 degrees celcius and falling over a 24 hour period.