

STEPHEN G HOWARD JOINERY & ELECTRICAL

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Condition Survey of Windows

The Sitting Room front main bay window #A (Photos A1, A2)

Despite evidence of some previous filling and patching, and the fact that the top sash fits badly and is painted in, the wooden frames are in reasonably good condition and require refurbishment rather than replacement. The frames will accommodate slim line double glazing. (Current glazing appears to be modern, not historic.) New sash cords and weights will be required but since it is now deemed sufficient just to keep the centre window in each front bay as a working sash, with the side windows fixed, the overall weight of the sashes in the bay will be kept lower. New heritage style window furniture – catches, lifts and rings - will be required.

The Dining Room front main bay window #B (Photos B1, B2)

Despite fitting slightly more badly and missing a sash cord and its catch, the window is in a similar condition to the window in the sitting room and so will require the same interventions.

The Main Bedroom window #C (Photos C1 – C4)

This window is in very poor condition and very ill-fitting. The top sash is painted in. The bottom sash still has both cords but is very loose. There is a vertical gap of over 1cm between the meeting bars and the bottom bar of both sashes has started to rot from years of condensation, which remains a serious problem. One ill-fitting catch sits alongside the remains of a previous catch. The location of this window means that it takes the full brunt of the weather – rain and sun – and so is badly weathered. One of the panes is cracked and the external edges of all the panes have been shoddily over-painted by a cm or more. It is very likely that this whole sash will need to be replaced with an exact hand-crafted replica.

The Kitchen window #D (Photos D1 - D5)

This window is also in very poor condition, sharing several similarities with the bedroom window. The top sash is painted in and the bottom sash is very loose and can no longer be opened, having lost one cord, resulting in a kitchen with no external ventilation (a health and safety concern). There is a vertical gap between the meeting bars and horizontally the meeting bars are seriously misaligned and the old catch can barely engage. Both bottom bars have suffered from heavy condensation, which is virtually a daily occurrence in the winter. The presumably historic glass in one of the panes actually causes major distortion; and the external edges of the panes have again suffered from shoddy overpainting. It is very likely that this whole sash will need to be replaced with an exact hand-crafted replica

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