

Window Condition

The single-glazed windows and stone surrounds are in poor condition. The putties are cracked and several panes are damaged. The rendered-over stone surrounds externally are stained and some are cracked. Some of the mullions are cracked. The opening light windows are corroded and difficult to open and close. The upper right window has been taped shut to reduce draughts. Internally, the surrounds are stained from condensation, and black mould. There are thick layers of paint built-up from years of decoration to the internal faces of the stone surrounds.

Rainwater Goods Condition

The current rainwater goods consist of cast iron gutters and uPVC downpipes to shoe gullies. uPVC is not a suitable material and is not in-keeping with the architectural style of the property. uPVC has a poor maintenance profile.

