



Seed Fold Barn, Back Lane, Gousnargh, Preston. Lancs. PR3 2WD
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Window Joinery Report - John Brabin Trust, 22 Talbot Street and Barn, Chipping

At the request of Luke McKeivitt of the JYM Partnership I inspected the above property on 15 June 2020 to carry out an assessment of the condition of the existing timber windows.

There are a variety of window styles in the property including some timber sliding sash to the ground floor front, combined fixed lights set in frames or stone surrounds and timber side hung opening casements. All windows are single glazed with original leaded lights to some of the fixed glazing sections.

Overall, the opening windows, whether sash or casement are poorly fitting and several do not open or close properly. None of the windows have any form of draught seals. During my visit the tenant reported that several windows rattled when windy. There was evidence that these needed to be screwed shut to manage the problem.

Not surprisingly, due to their age, the design detailing of the opening casement style window do not meet modern standards. On the first floor, there is a combination of single and pairs of side hung casement windows where both pairs having outward opening lights. These openers meet at the middle with a 'slave' leaf onto which the primary opener seats against the slave. In some instances a very fine rebate has been formed less than 5mm on the slave window. In other situations the face of the opening lights are simply splayed.

The single opening casement windows generally had deeper rebates but with the movement over the years these abutments are now ill fitting providing inadequate weather protection.

Overall, whilst the external paint finish to most windows is poor, the majority of exposed timber was in sound condition with only a few instances of significant timber rot/decay.

The table below provides a summary of each window type and condition and should be read alongside the accompanying annotated plan and the appendix to this report, which provides photographs of each window and door inspected.

22 Talbot Street - Main House				
Ground Floor				
Ref	Location	Type/Style	Condition	Recommendation
W1	Lounge	Sliding Sash	Sliding mechanism defective, Sashes poorly fitting and twisted so not weathertight. Sash chords failed so won't stay open and rattle severely due to poor fitting. Require screwing shut in winter, 3 cracked glazing section	Full renewal/replacement. Not economically or practically viable to splice or repair itemised parts of these windows. Extensive repairs and alterations required to make the window and frame weathertight. Therefore, repair excluded as being a viable option
W2	Study	Sliding Sash	Sliding mechanism defective, Sashes poorly fitting and twisted so not weathertight.	Full renewal/replacement. Not economically or

			Sash chords failed so won't stay open and rattle severely due to poor fitting. Require screwing shut in winter, 3 cracked glazing	practically viable to splice or repair itemised parts of these windows. Extensive repairs and alterations required to make the window and frame weathertight. Therefore, repair excluded as being a viable option
W3	Dining	Fixed light, with central casement window. Secondary glazing behind	Casement poorly fitting – won't close, flaking paint	Renew casement and ironmongery. Putty repairs and repaint all frames
W4	Lounge	Fixed LH light set within stone surround. RH casement window.	Closes but very ill fitting – draughts. External stone and putty decayed, flaking paint	Renew casement and ironmongery, Repair stone, putty repairs, repaint all frames
W5	Kitchen	Fixed LH & RH light with centre opening casement	Closes but ill fitting – draughts. Flaking paint	Renew casement and ironmongery, Repaint all frames
D1	Lobby	Original studded door	Sound timber, Isolated rot. Poorly fitting at threshold – not weathertight	Isolated repair to rot. Draught seal. Provide weather tight threshold
D2	Kitchen	Original Boarded Door	Sound timber (previous repairs). Poorly fitting at threshold – not weathertight	Draught seal. Provide weather tight threshold
First Floor				
W6	Bedroom 1	Fixed LH & Centre Lights, RH opening casement	Casement poorly fitting – won't close, broken handles, flaking paint, some external timber rot	Renew casement and ironmongery, Repair rot to fixed lights. Repaint all frames
W7	Landing	Fixed LH & RH light with centre opening casement. Secondary Glazed	Casement poorly fitting – won't close, broken handle and camstay, flaking paint, cracked glass	Renew casement and ironmongery, Repair rot to fixed lights. Repaint all frames, renew glazing
W8	Stairs	Fixed leaded light	Satisfactory condition	Repaint
W9	Store	Side hung pair of casement windows	Poorly fitting – draughts, flaking paint	Renew
W10	Bathroom	Small side hung casement	None standard handle – weak draught seal, flaking paint	Replace shutting mechanism, repaint
W11	Bedroom 3	Fixed LH lights and pair of side hung RH casement windows	Casements poorly fitting – won't close. Old vent within glazing – draughts, flaking paint	Renew casements and ironmongery, Repaint all frames, renew glazing
W12	Bedroom 2	Fixed LH lights and pair of side hung RH casement windows	Casements poorly fitting – draughts. Cracked glazing, flaking paint	Renew casement and ironmongery. Repaint all frames, renew glazing
Barn – Ground Floor				
DB1	Entrance	Full height pair of boarded barn entrance doors. NB: Not the principle secure door as secondary modern door fitted behind	Patch repaired over years with inconsistent sized t&g timber. Rot present at bottom of doors. Not weathertight (secondary internal door behind)	Patch repairs of rotten boards possible but will not resolve problem of a none weathertight door unless replaced
WB1	Front window	Part obscured fixed window	Satisfactory condition	None
WB2	Front Window	Fixed frame window with glazing bars	Satisfactory condition, some putty missing	Minor repair and part repaint
WB3	Rear Window	Fixed frame window with glazing bars	Satisfactory condition	None
WB4	Rear Window	Fixed LH frame with security bars behind, RH opener (screwed shut)	Fixed frame extensively rotten and broken glass	Renew

It is understood that a programme of improvement works is being considered by the Trust.

There is no doubt that to meet current expectations of comfort, weather tightness and performance there is some significant renewal works required to the existing opening window frames.









All fixed frames would benefit from sealing and repainting, with any cracked glazing replaced. Due to the historic significance and listed status of the building a specialist window manufacturer would no doubt need to be engaged to explore the options of manufacturing new replacement units that are sympathetic to the existing appearance.










Jon Edgar
J Townley Ltd
25 June 2020
Rev 1








22 Talbot Street, Chipping – Timber Window Report




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Appendix – Internal and External Photographs

Main House			
Ref	Location	Photo 1	Photo 2
W1	Lounge		
W2	Study		
W3	Dining		
W4	Lounge		

W5	Kitchen		
W6	Bed 1		
W7	Landing		
W8	Stairs		
W9 and W10	Store and Bathroom		
W11	Bed 3		

W12	Bed 2		
D1	Lobby		
D2	Kitchen		
Barn - Ground Floor			
DB1	Entrance		
WB1	Front		

WB2	Front		
WB3	Rear		
WB4	Rear		

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