



Window condition report- Higher Chipping house, Cutler lane, Chipping, Preston, PR3 2SY.

Overview-

I inspected the above property on Thursday 25th March 2021. The property comprises a mixture of timber sash and side hung casement windows. As a general overview of the condition, the front elevation and side elevation (to the left as you look at the front of the house), are in very poor condition.

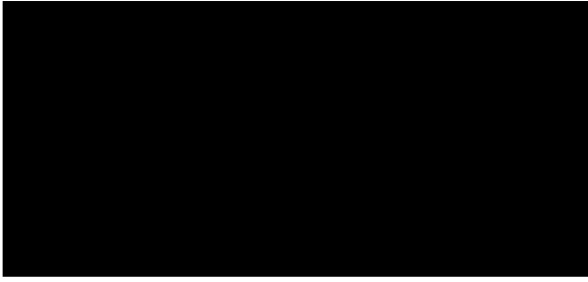
From my knowledge of the house, it was built in the late 18th century, meaning that it is possible the sash windows to the front of the property were six over six pane Georgian style originally, although with the property being built in the later part of the century it is a possibility that as a show of wealth, the front windows were manufactured with just one central glazing bar down the middle and the addition of the sash horn detailing to add strength to the meeting rail.

All the other three elevations have stormproof style timber side hung casement windows, which I would say were fitted when a renovation took part at some point after their invention in the 1950's.

Window inspection report-

Front sash windows- All five sliding sash windows at the front of the property are in a non repairable state, they have gone beyond a splice repair to the bottom rail to salvage. There are visible signs of significant rot, where meeting rails are bowing and glazing bars coming loose from the joints. Upon closer inspection when using a key to test the strength of the timber every single top and bottom sash was so soft that a fairly blunt key was easily able to penetrate the timber, showing a large amount of wet rot.

It seems that the rot has spread significantly, meaning the sashes are beyond repair. It is not just in the bottom rails and meeting rails where splicing and replacement is fairly simple, but it has spread further up the stiles, meaning the only way to repair would be to replace the bottom rails and meetings rails and also splice repair at least half way up the stiles with a half lap joint. The issue we have is that for the client it would not be value for money or make financial long term sense, as these joints have a high chance of cracking and opening during changing weathers. We would need to splice repair up the stiles where there is no natural joint and it would be very obvious where the repair has been carried out. This would mean the client would need to carry out very frequent maintenance to rub down, fill, re paint maybe every year, costing a huge sum of money to upkeep the outside look of the property and prevent the sashes rotting



again. Also is it evident that bottom rail replacements have been carried out previously and not been successful.

I would suggest that we change all existing sashes for new bespoke made replica sashes to match either the existing style (more of a 19th century build with one vertical glazing bar through the centre) or the more traditional style of a house built in the late 18th century (6 over 6 georgian pane sashes). All section sizes would match, including glazing bar width. Glass would be 4mm single glazing putty glazed using traditional methods and linseed oil putty.

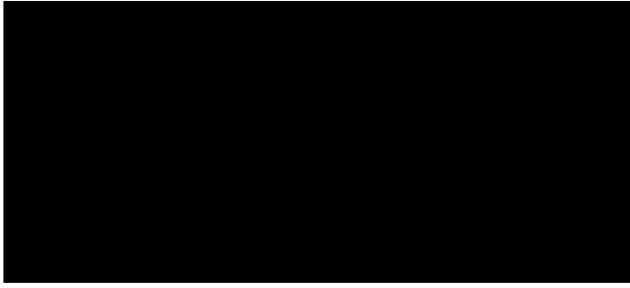
We would retain the existing box sash frames, strip back excess paint, service pulley wheels, replace sash cord with new wax sash cord, fit new single glazed sashes and parting and staff bead incorporating a concealed draft proofing system.

Where the lower cill sections are rotten, we will splice repair ensuring the profiles are all matched exactly and replaced in hardwood to increase the lifespan of the timber.

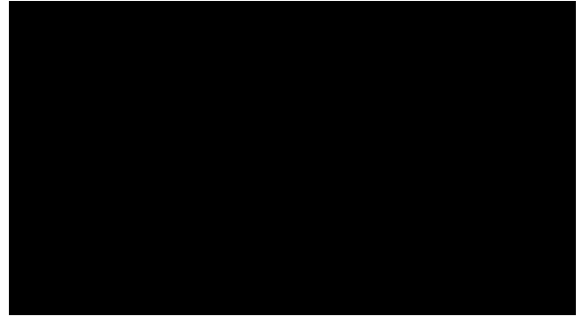
This work will not affect any of the internal architraving or panelling.

We believe that this will be the best way to maintain the property's appearance and still keep the original style.

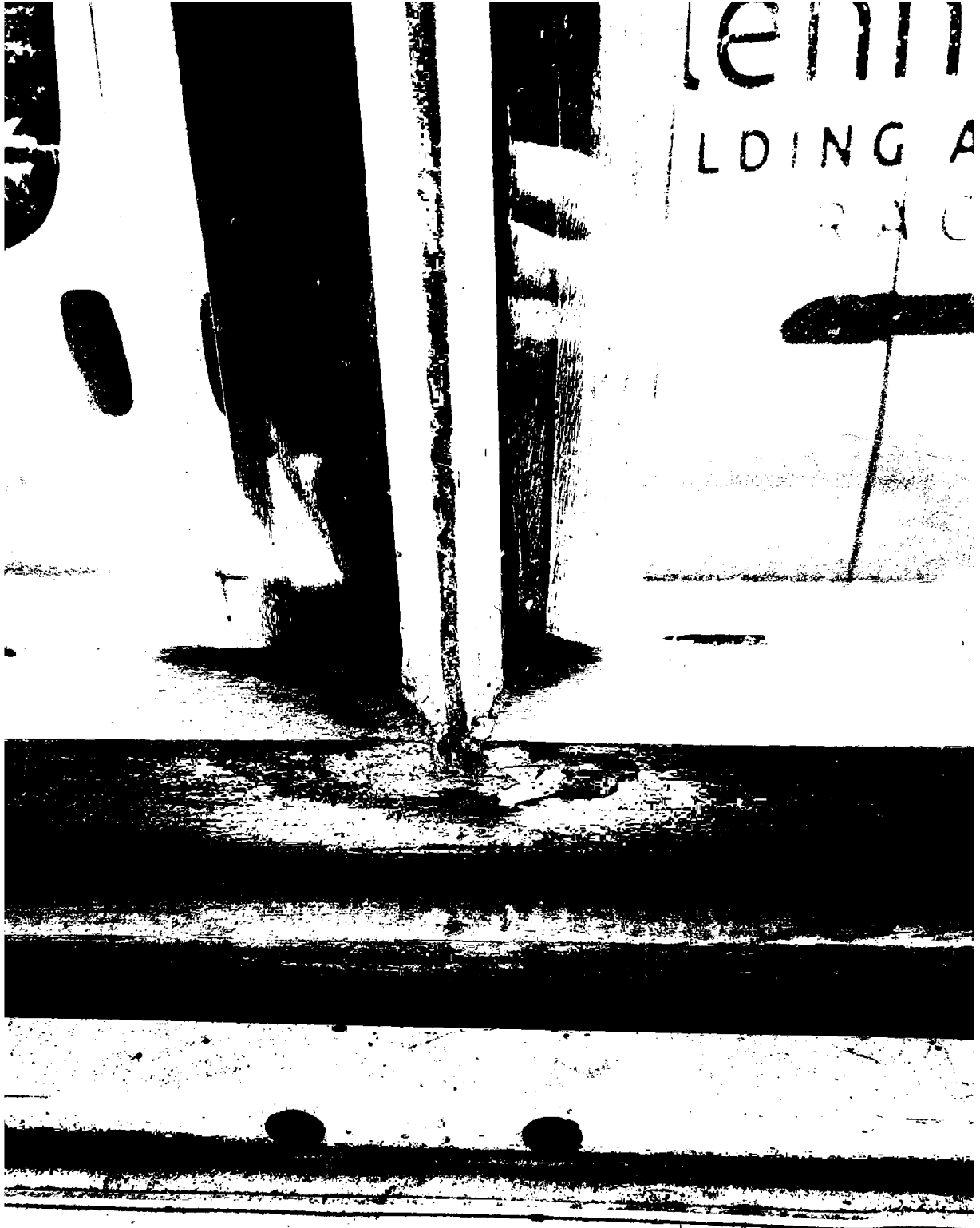
Please see below pictures to evidence the extent of the rot.

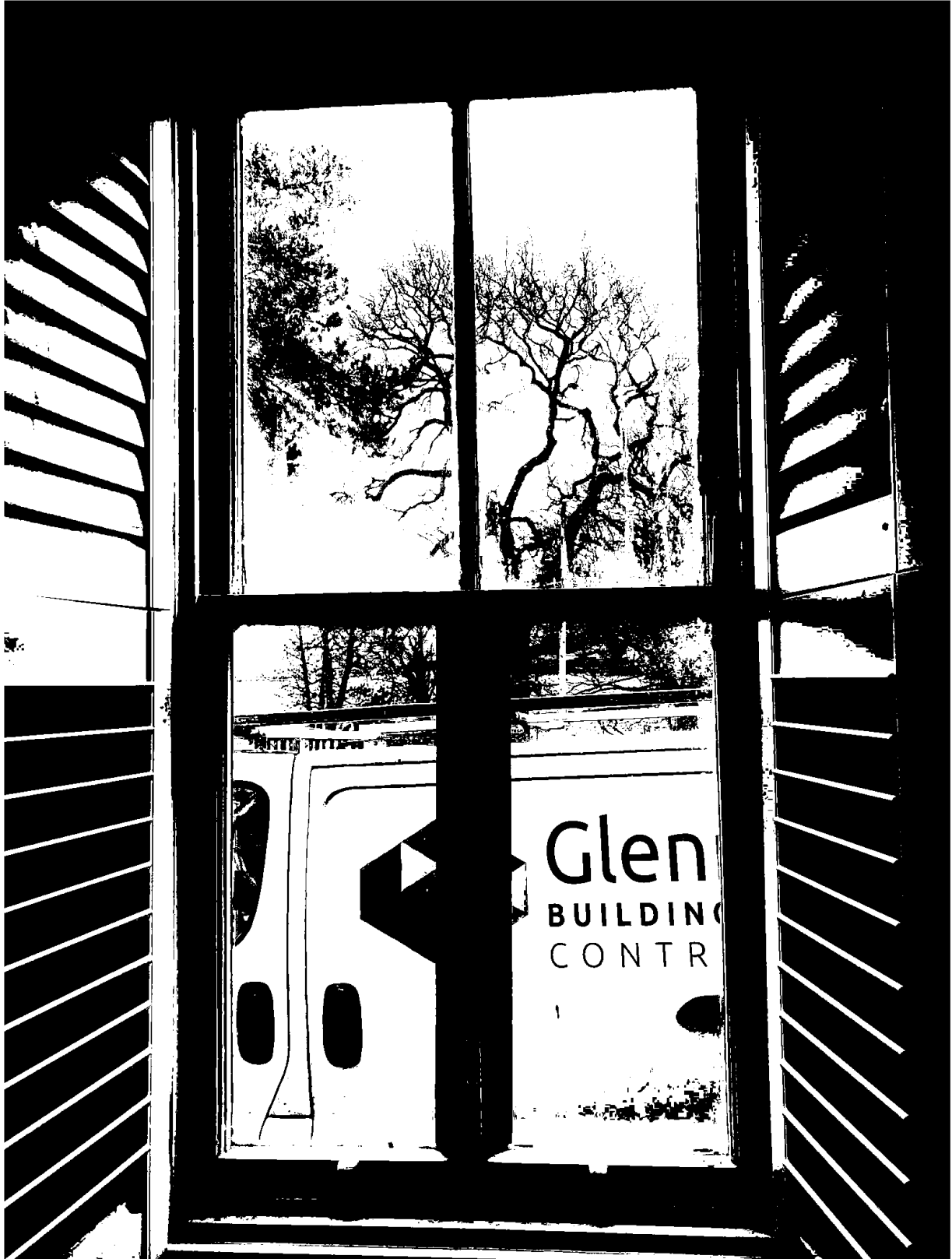


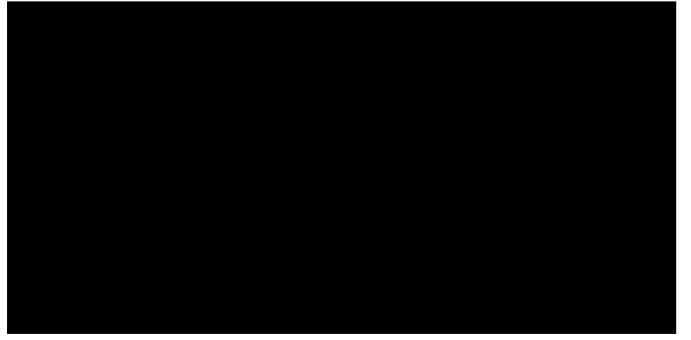


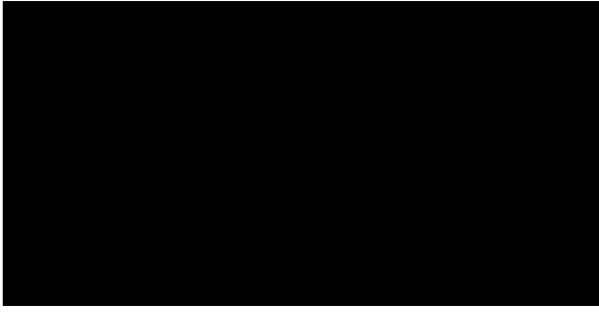




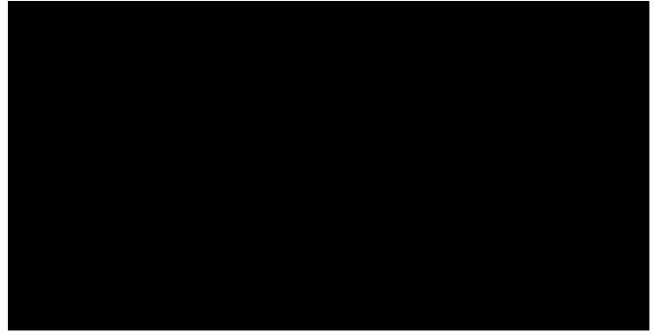






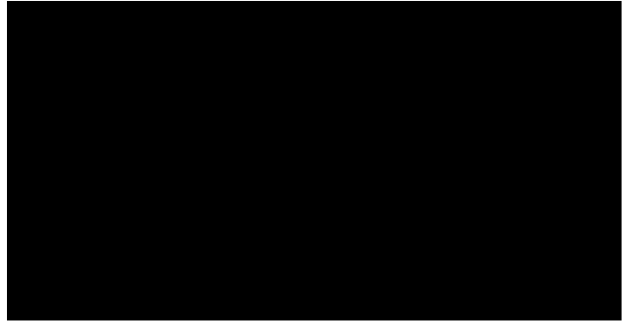






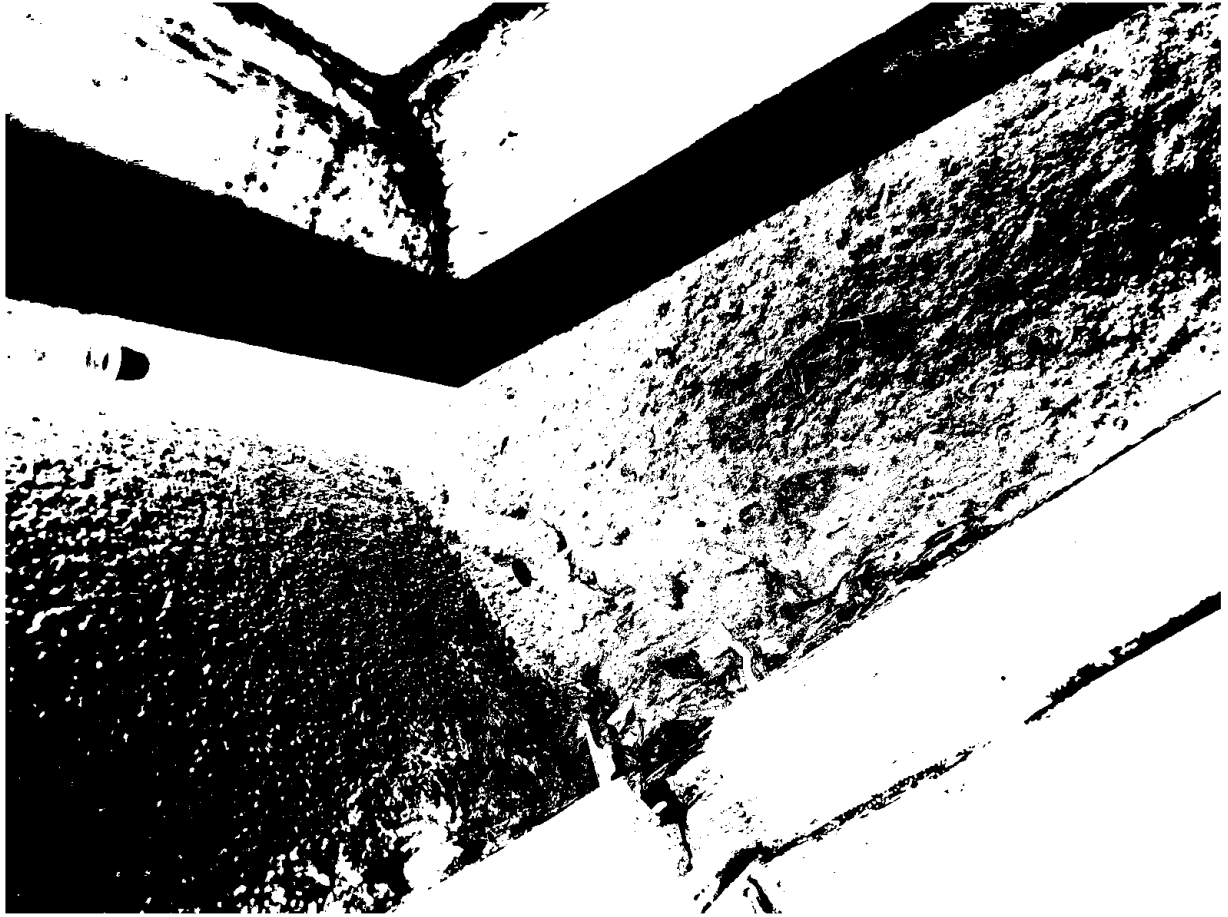
Side Elevation- On inspection of the side elevation there are a few windows which have become rotten beyond repair. These are the non original stormproof style casement windows and therefore the four windows in the two bathrooms would warrant a full replacement. We would manufacture new hardwood casements windows to match the existing windows, including 4mm single glazing. All section sizes would be matched including glazing bar width. Please see photographic evidence of excessive rot in both the cill/jamb sections and the bottom/stile rails of the opening sashes.

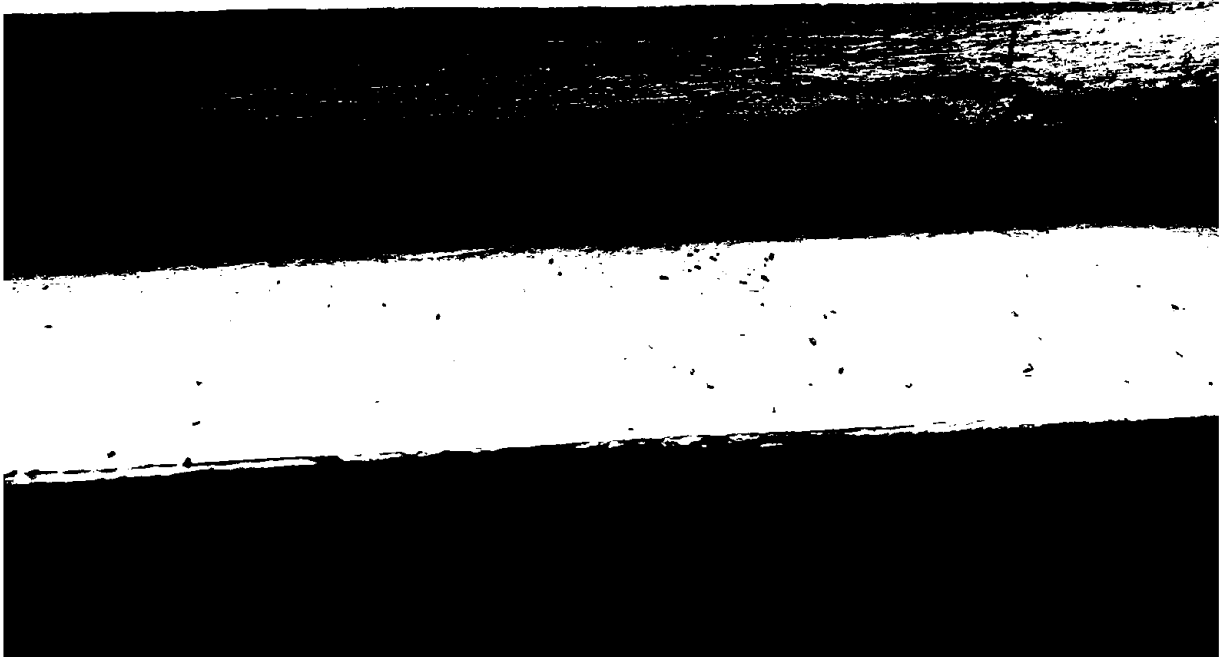




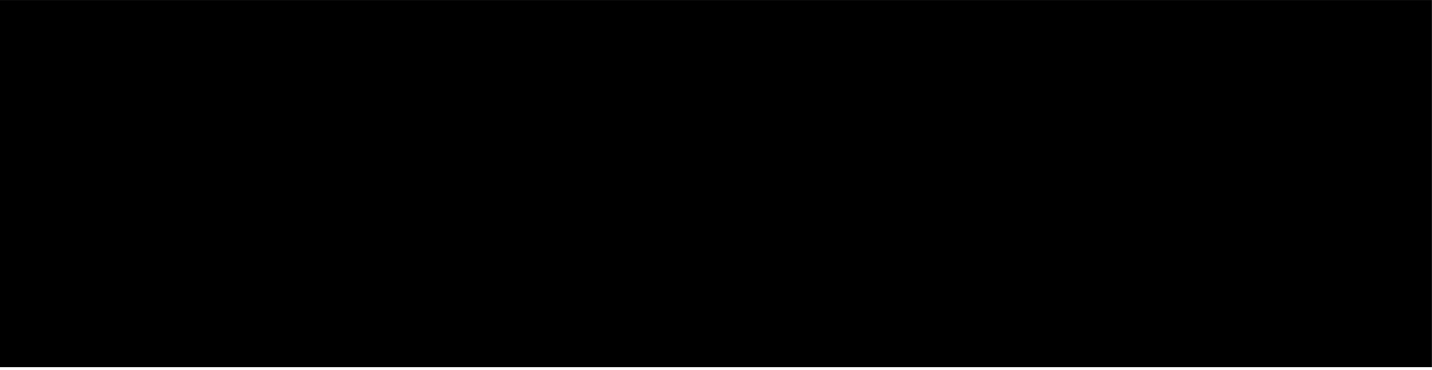












Outbuilding- Upon inspection of the windows in the outbuilding it is clear to see that these windows have had little in the way of repairs/maintenance. All three windows are in a very poor state and would require full replacements. I would recommend replacement hardwood single glazed windows to closely match the style of the stormproof casement windows on the back elevation of the property to keep them looking traditional and still part of the building. Glazing bar configuration will be the same as the existing windows. Sections sizes will match those of the traditional windows in the main property.

