
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Window condition schedule and proposed intervention

For Mark Lincoln

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This document details the condition of the existing windows and proposals for replacement.

All proposed replacement window frames are to be hardwood timber framed with heritage style, narrow profile double glazing. The frames are to be painted off-white.

Please see the proposed plans and elevation drawings for window numbering.

Given that all of the windows are relatively modern (c.mid C20) and in poor condition, they do not contribute to heritage interest, therefore it is unlikely that harm will arise due to their like-for-like and sympathetic replacement.

It is not possible to repair the metal casements to the rear, or source replacements, therefore it is proposed to replace with timber frame casements.

WINDOW 1



Casement window dating to the mid C20th. Poor quality with failure to tenons apparent. Poor condition throughout with decay to cill, frame legs, rails and beads.

Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing.

WINDOW 2



Casement window dating to the mid C20th. Poor quality with failure to tenons apparent. Poor condition throughout with extensive decay to cill, frame legs, rails and beads.

Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing.

WINDOW 3



Casement window dating to the mid C20th. Poor quality with failure to tenons apparent. Poor condition throughout with decay to cill, frame legs, rails and beads.

Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing. Without the obscured glass or lead detailing.

WINDOW 4



Casement window dating to the late C20th. Poor quality and poor condition throughout.

Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing. Without the obscured glass or lead detailing.

WINDOW 5



Casement window dating to the mid C20th. Poor condition throughout.

Reinstate original window opening, replace rotten lintel and fit hardwood frame, painted white with narrow profile double glazing.

WINDOW 6



Casement window with fixed panes either side, dating to the late C20th. Poor quality with failure to tenons apparent. Poor condition throughout with decay to cill, frame legs, rails and beads.

Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing.

WINDOW 7



Central opening; iron framed casement, mid-C20, seized, deflected, corroded and beyond practical repair. Replace with hardwood frame, side-hung casement, single light, painted white with narrow profile double glazing.

Side openings: existing glass seated within stone with putty. Replace with narrow profile double glazing, no frame as existing.

WINDOW 8



Central opening; Iron framed casement, mid-C20, seized, deflected, corroded and beyond practical repair. Replace with hardwood frame, side-hung casement, single light, painted white with narrow profile double glazing.

Side openings: Left - existing glass seated within stone with putty. Replace with narrow profile double glazing, no frame as existing. Right - Mid C20th timber frame,, two light fixed window, poor condition throughout. Replace with narrow profile double glazing, no frame.

WINDOW 9



Central opening; Timber framed casement mid C20, poor quality and in poor condition. Replace like-for-like with hardwood frame, side-hung casement, single light, painted white with narrow profile double glazing.

Side openings: Existing glass seated within stone with putty. Replace with narrow profile double glazing, no frame as existing.

WINDOW 10

Right window mid/late C20th timber-framed casement. Poor quality and poor condition throughout with decay to cill, frame legs, rails and beads. Replace like-for-like. Hardwood frame, painted white with narrow profile double-glazing.

The diamond-patterned pane is in poor condition and comprises a mixture of glass pieces, some of which are broken, along with plastic repair pieces. There also appears to be some lead in situ which has been covered over with tape and paint. This pane will be retained for assessment by a specialist glazier and refurbished if possible. To be secured by condition as discussed.

WINDOW 11



Mid C20th timber-framed casement. Poor quality and poor condition throughout with decay to cill, frame legs, rails and beads. Replace like-for-like. Hardwood frame, painted white with narrow profile double glazing.