

Application 3/2025/0471 - Houlikers Farm, Read

Report on the Two Ground-Floor Front Sash Windows

The windows are 2 over 2 sashes with horns - the most common type of window in the later 19th and early 20th centuries and one that was still used sometimes up until the Second World War. They are not original, and must have been installed after the original window openings were narrowed. There is some unevenness in most of the the glass panes, but they lack the subtle ridges found in cylinder glass, or the swirls found in crown glass. It is probably drawn glass, although it is difficult to be certain. Glass was available in different qualities according to price, and this appears to be lesser quality glass. Although it has some character, it is of limited historic significance and was used in large quantities in ordinary houses.

Re-painting of the windows has been neglected for many years and acrylic sealant has been used around the perimeters, trapping moisture. Much of the putty is loose or missing. The sash cords are missing, and the sashes have been painted shut.

Both windows suffer from problems that are common in sash windows. There is wet rot visible in the sills, and as water has been entering between the stone sill and the timber sill, it is likely to be more extensive than is apparent on the surface. There is also rot at the junctions between the sash boxes and the sills. Renewing the sills and splicing the sash boxes can often be done in situ, but in this case it would be more difficult. There is evidence that the sash boxes have been repaired before (see Photographs 3 and 4) and so the sills have probably also been replaced. Having the sashes painted in, having no remaining sash cords, and having existing splice repairs would make repair in situ difficult. Repair in a workshop would probably be possible but would involve renewing several components in each window and would not make possible the draughtproofing and double glazing that is needed. Replicas with glazing and paint finishes that match the first floor windows would help to unify the appearance of the facade.



Photograph 1. Rot at the junction between sash box and sill.



Photograph 2. Loose putty and rot in sill.



Photograph 3. Repair to sash box.



Photograph 4. Repairs to sash boxes.