

Cooke Fawcett Architects

28 Wood Lane, N6 5UB Condition Survey-Rev A (Windows Only) 23.03.2025

CF_225_REP_Condition-Survey-RevA

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5. Windows

Introduction

Purpose of Report

Revision A of this report has been issues in updated form in response to comments received from Haringey Conservation during application stage. Rev A specifically proves additional assessment of the condition of existing window stock.

The findings presented in this report are informed by two independent on-site window surveys carried out by specialist heritage window contractors:

Ventrolla - 5th March 2025

Joinery & Heritage Craftsmen - 13th March 2025

Both surveyors assessed the windows across all elevations and floors of the property. Their observations, recommendations and proposed methodologies have been reviewed and consolidated to inform this report.

The findings have since been reviewed by the project team including by Neil Burton of The Architectural History Practice.

Development

28 Wood Lane presents a window stock that reflects the property’s layered and incremental history. The house itself was constructed in three distinct phases, and the development of its windows can be tracked in parallel:

- Timber Phase- the original timber-framed windows installed as part of the property’s early construction
- Crittal Phase- the introduction of steel Crittal windows in a subsequent phase of the building’s development
- Replacement Phase- later alterations and the replacement of deteriorated casements and/or glass panes over time

This phased evolution, combined with various alterations carried out across the property’s history, has resulted in a window stock that is varied in age, material, condition and quality.

Summary of Condition Findings

General Condition

The overall condition of the windows varies considerably across the property, with the rear elevation windows, particularly the cills, in notably worse condition than those to the front. This is attributable in part to greater exposure, but is compounded significantly by the application of inappropriate paint to the window cills. The paint has cracked and burst where water has pooled on the cill surface, leaving the underlying timber exposed to moisture ingress and accelerating deterioration.

Structural Movement and Subsidence

There is clear evidence of subsidence affecting the rear of the property, most visibly expressed in the bay windows, which have sunk and skewed over time. The lower ground floor (LGF) bay window presents the most concerning condition: the main structural posts at the base of the bay have been subjected to both the downward pressure of sinking and decay through rot, leaving them significantly compromised. It is the surveyors’ view that immediate attention is needed to stabilise the frame and prevent further deterioration or collapse. Levelling of the frames would also allow for opening elements to be returned to their original operational use.

The upper ground floor (UGF) bay window also exhibits signs of skewing consistent with movement, though to a lesser degree.

The effects of subsidence are particularly evident in the nursery window where the transom has skewed considerably out of level. Survey inspection has confirmed that the existing casement in this window is not original - it has clearly been shaped and adapted to fit the distorted opening, rather than the opening being corrected. A comparable condition is also evident in the UGF bay window.

Inconsistency of Glazing

Across the window stock, there is a notable inconsistency in the age and type of glazing present. It is not uncommon to find individual windows retaining a mix of original and replacement glass within the same frame. The surveyors have noted the opportunity to restore greater consistency as part of the restoration programme.

One option presented by Joinery & Heritage Craftsmen is the upgrading of existing double-glazed units using heritage glass to the outer pane, which would improve the authentic appearance of the windows whilst retaining thermal performance benefits and reintroduce consistency across the elevations.

Kitchen Windows - Non-Original Replacement Frames

The kitchen windows are identified as timber-framed replacements of what were originally Crittal steel windows. This is evidenced by the presence of infill holes in the surrounding frame, the profile of the frame moulding -a shape inconsistent with the period of the original timber windows elsewhere in the property and the addition of supplementary framing to accommodate the dimensions of the existing opening.

Conclusion

The window stock at 28 Wood Lane is in mixed condition. The front elevation window frames are in comparatively good order, while the rear elevation is most significantly affected by a combination of exposure, inappropriate maintenance and the ongoing effects of structural movement. The surveyors have highlighted areas in need of immediate attention; most notably the lower ground floor bay window, where structural integrity is compromised and early intervention is considered necessary.

There is a clear pattern of incremental development which has led to varied window types. Original fabric sits alongside adapted, shaped and non-original casements; glazing varies within individual frames; and replacement windows, such as those to the kitchen.

The surveys have provided a valuable and detailed understanding of both the condition and the phased development of the windows at 28 Wood Lane. Importantly, they have also established the range of approaches available to sensitively address the identified issues from targeted repair through to the reinstatement of original character, with consideration given to upgrades that would improve the thermal performance and longevity of the windows going forward.



Existing Front Elevation



Existing Rear Elevation

KEY

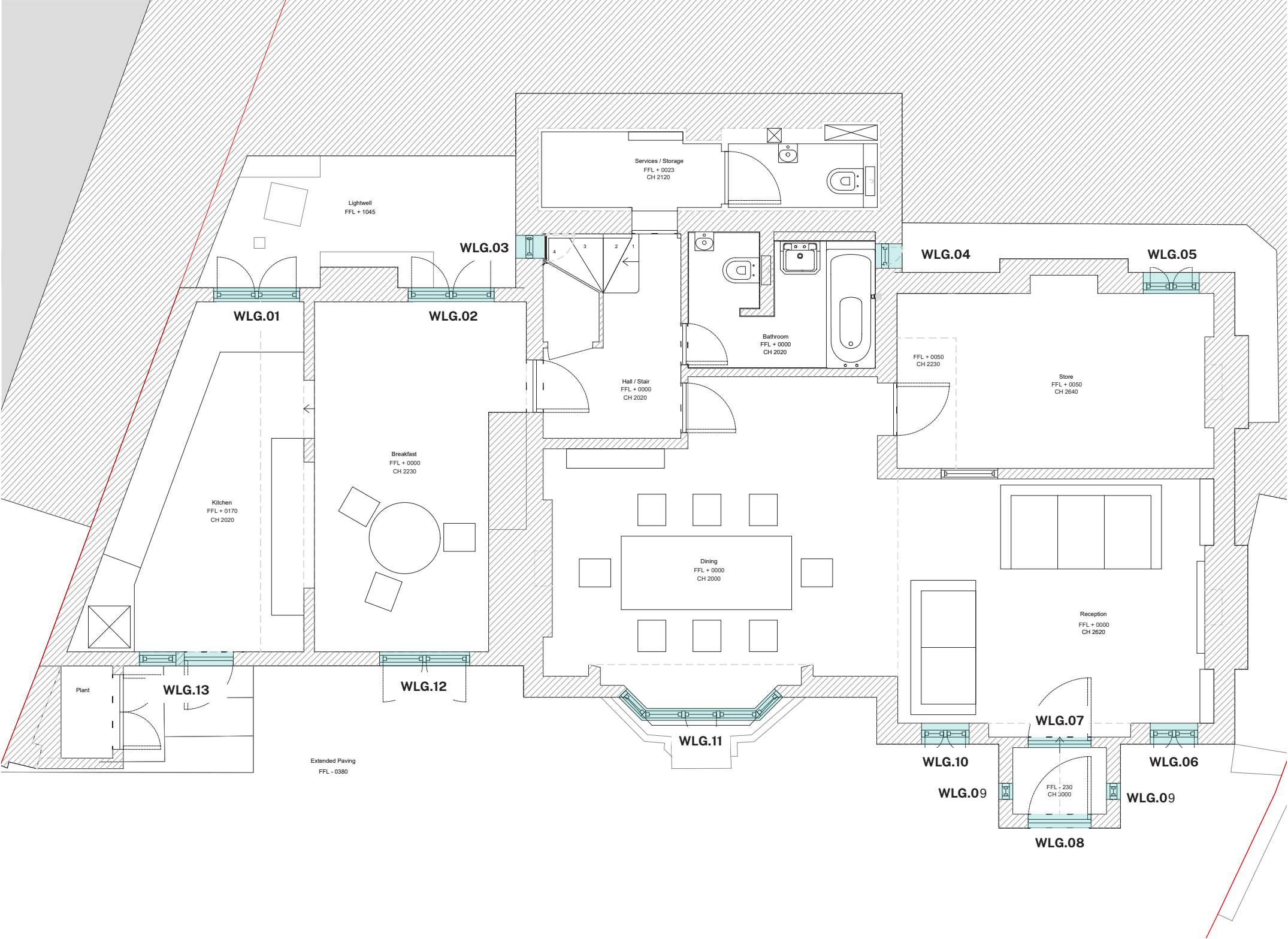
- Historic / original glass
- Modern glass
- Obscured / modern glass

Identifying original glass

It was evident that the individual windows are frequently made up of a combination of historic original glass and modern replacement panes. This inconsistency is present throughout the property and is illustrated in the colour coded elevation drawings.

It should be noted that this assessment was carried out visually on site, informed by the indicators of historic glass as explained by the attending surveyors. One of the clearest identifiers is the characteristic wavy or uneven appearance of cylinder glass as well as the presence of tiny air bubbles within the pane. These qualities are readily distinguishable from the uniform, flat surface of modern float glass, and allowed a reasonable on-site assessment of which panes are likely to be original and which are later replacements. The colour coded elevations should therefore be read as an informed visual assessment rather than a technical analysis and involving any testing of the glass itself.

5.1 Lower Ground Floor Window Plan Key



Element	Description	Condition
Internal	-Timber-framed, double-casement window with 9-pane configuration per casement. -One casement is operable -Interior blinds have been fitted to interior head of frame	The style and frame moulding profile indicates that the timber frame window is a replacement of an original crittal window. Glass is new. Window is in generally good condition.
External	-External timber-frame, double-casement window -Plastic guttering fixed to sill	Frame and cill are in good condition with some signs of weathering externally. Redecoration needed.

Blinds -modern addition

in good condition, however in this instance good condition combined with the fact that this is not a period timber profile, indicates that this window has been replaced recently -likely at the point that original crittal windows were replaced with timber

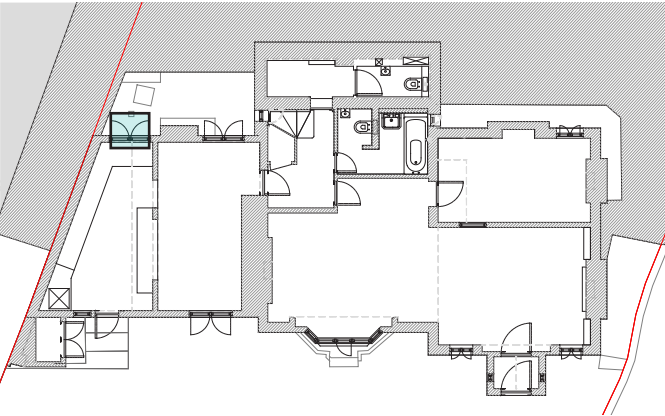
Non-original glass



Interior



Paintwork chipped and split



Location Plan



Screw marks present on frame



Exterior

Signs of some weathering - paint flaking/cracking on window frames and on brick mould.

Glass is not original

Cill and frame in relatively good condition

Element	Description	Condition
Internal	-Timber-framed, double-casement window with 9-pane configuration per casement. -One casement is operable -Interior blinds have been fitted to interior frame	The style and frame moulding profile indicates that the timber frame window is a replacement of an original crittall window. Glass is new. Window is in generally good condition.
External	-External timber-frame, double-casement window -Plastic guttering fixed to sill	The cill and frame are in good condition with some signs of weathering/paint flaking on the brick mould. Redecoration required.

Blinds-modern addition

Screw holes/marks visible on timber frame

in good condition, however in this instance good condition combined with the fact that this is not a period timber profile, indicates that this window has been replaced recently - likely at the point that original crittall windows were replaced with timber

Non-original glass



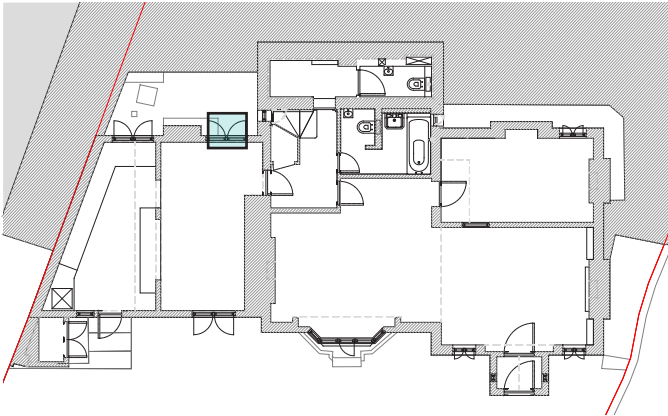
Cill and frame in relatively good condition

Handle missing

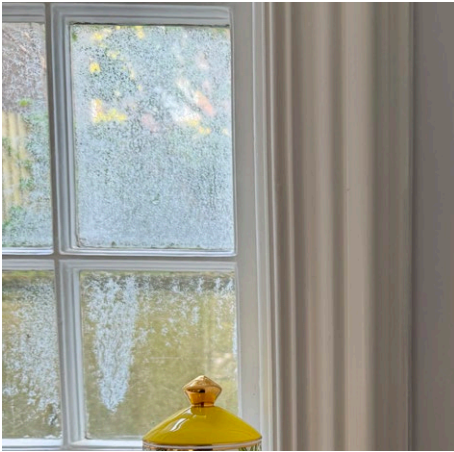
Window stay not operable / painted over



Some chips in paintwork and missing handle



Location Plan



Lime-scale/Water stains on exterior



Cill and frame in relatively good condition

Signs of paint flaking on brick mould

Element	Description	Condition
Internal	-The window is framed by deep, mouldings, painted white to match the interior. -The window is fixed and non-openable -Cable routed beneath the sill into the wall.	Fixed window is in good condition. Evidence of modern alteration with nails present nailed into moulding.
External	-Small, single-pane timber-framed window recessed within masonry wall -Frame and sill are painted white -Cable entry present through bottom left of the sill	Frame is generally in good condition but there are signs of paint cracking and timber rot. Some redecoration required.

Moulding in good condition

Visible screw-holes in the moulding

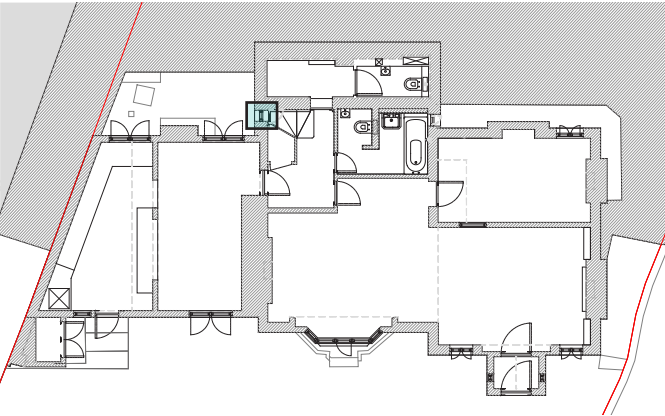
Non-original glass. No evidence of imperfections or bubbles



Interior



Exterior



Location Plan



Screw drilled into frame



Hole in frame made for cable



Cable entry through external plaster moulding



Signs of paint cracking and signs of timber rotting

Element	Description	Condition
Internal	-Crittall casement window with 12 panes -Privacy blind fitted above frame -Security bars fitted to interior -Vent fitted to centre pane after 2014 works	Window is in very poor overall condition with significant flaking, rotting and rusting. Modern addition of security bars has extensive rust and degradation. The window is no longer operable.
External	-Deep recessed single-paned casement window with metal frame	Very poor condition externally. Missing ironmongery and evidence of rotting, paint flaking on the frame and around.

Blinds-modern addition

Crack and hole in glass pane

Extensive rust on security bars. Later addition

No longer operable

Very poor overall condition



Interior

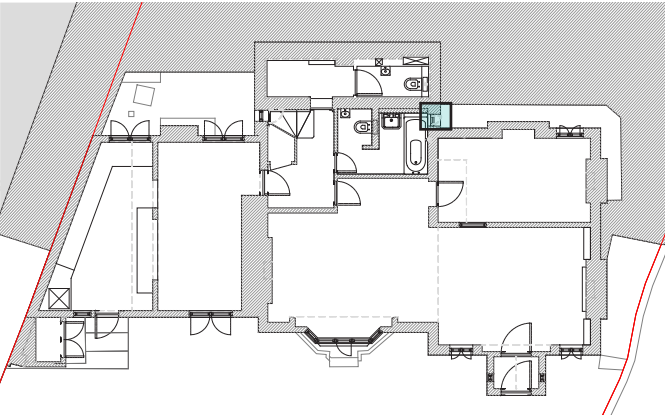
Handle missing and hinges no operable

Significant rusting of frame evident

External rotting and paint flaking



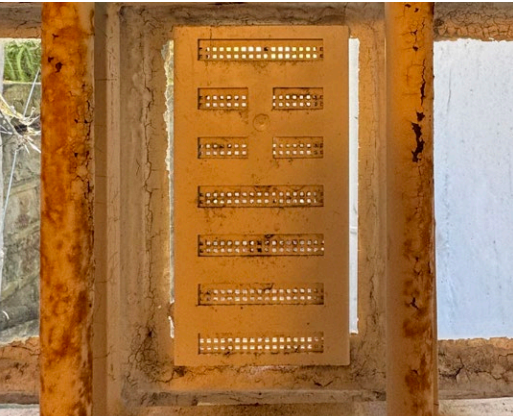
Exterior



Location Plan



Significant sign of rusting, cracking and rotting



Vent with evidence of black mould -added post 2014 works



Significant signs of flaking, rotting and rusting



Crack and hole evident in one glass pane

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Three casements are operable with fixed top left panel -Vertical sliding shutter panels recessed into window -Modern wired lock added and fixed to internal frames	Window frame is in good condition but some signs of black mould and rot in casement units. The glass panes are a combination of original and new glass. Poor air-tightness around junctions -top right casement does not fully close .
External	-Timber casement window with 6-pane configuration	Frame and cill in good condition needed some re decoration. There are signs of flaking on paint and hinges on operable panels rusting.

Poor air-tightness
Casement unit does not fully close

Window stay rusting and not operable

Modern security addition fixed to the casement units

Glass panes mix of original and new

Steel handles loose

Signs of black mould on bottom rail of sills



Interior

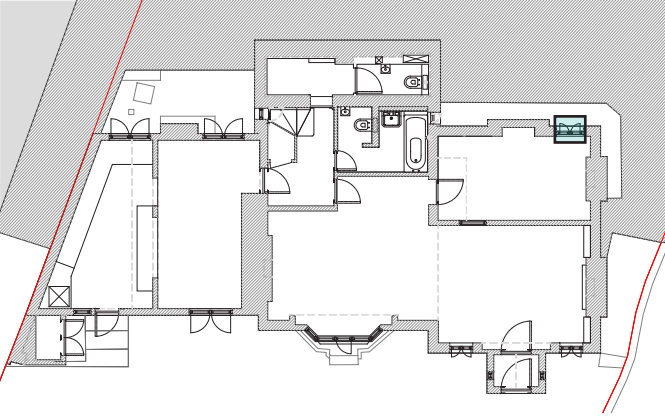
Hinges on operable unit rusting

Gaps in air tightness

Signs of cracking and possible timber decay



Exterior



Location Plan



Signs of black mould on bottom rail of sills



Modern locking system, window stay for top right casement not operable



Window stay for top right casement not operable and casement not fully closable



Vertical sliding shutters operable, some signs of cracking and splitting in paintwork

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower panels operable, two higher panels fixed -Vertical shutters recessed into decorative timber casing below	Window frames show some signs of cracking on joints and corners with potential timber decay, otherwise in relatively good condition. Modern fitted locks have been fixed to the casements. The glass panes are a combination of original and new glass. There is evidence showing floor tiles covering decorative wood casing extending below floor level.
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white	External frames show signs of peeling paint and potential timber decay. Damage to cill caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

- Paint cracking on joints and corners
- Glass panes in good condition
- Modern security -fitted locks addition fixed to the casement units
- Glass panes mix of original and new
- Steel handle painted over poorly with chips and flaking of paintwork
- Modern security -fitted locks addition fixed to the casement units

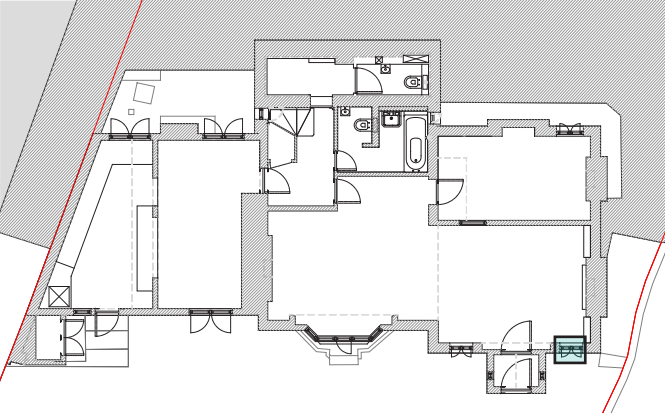


Interior

- Signs of peeling paint and potential timber decay
- Poor air-tightness
- Metal hinges painted over but rust coming through
- Both casements operable
- Signs of peeling paint and potential timber decay



Exterior



Location Plan



Steel handle painted over poorly with chips and flaking of paintwork



Vertical sliding shutters operable with signs of mould on timber panels



Evidence showing floor tiles covering decorative wood casing extending below floor level



15cm discrepancy between bottom of timber shutter casing and floor level -rubble present at base.

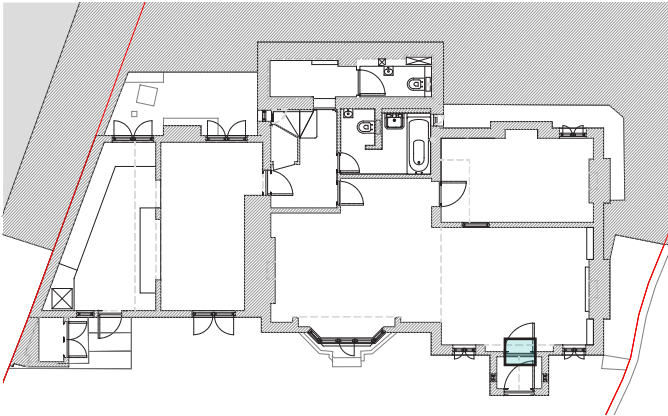
Element	Description	Condition
Internal	-Internal arched glazed door into porch with decorative panels below	-Some scuff marks and chips on paintwork -Minor scratches on glass panels -Door operable but difficult to open with very large brush seal to reduce draft into living area -Hinges painted white-no sign of rusting -Evidence that bottom rail of door cut down (due to proportions of door and length of timber posts shown externally)
External	- Internal arched glazed door into porch with decorative panels below mirroring internal condition	-More significant signs of chips and cracking in paintwork -Signs of timber posts rotting where the post extends to lower porch floor level -Signs of rusting in lock and difficult to operate -Post has been cut into suggesting a historical lower floor level



Interior



Exterior



Location Plan



Tiles cracked and chipped away in door opening



Chips in paintwork on internal frame

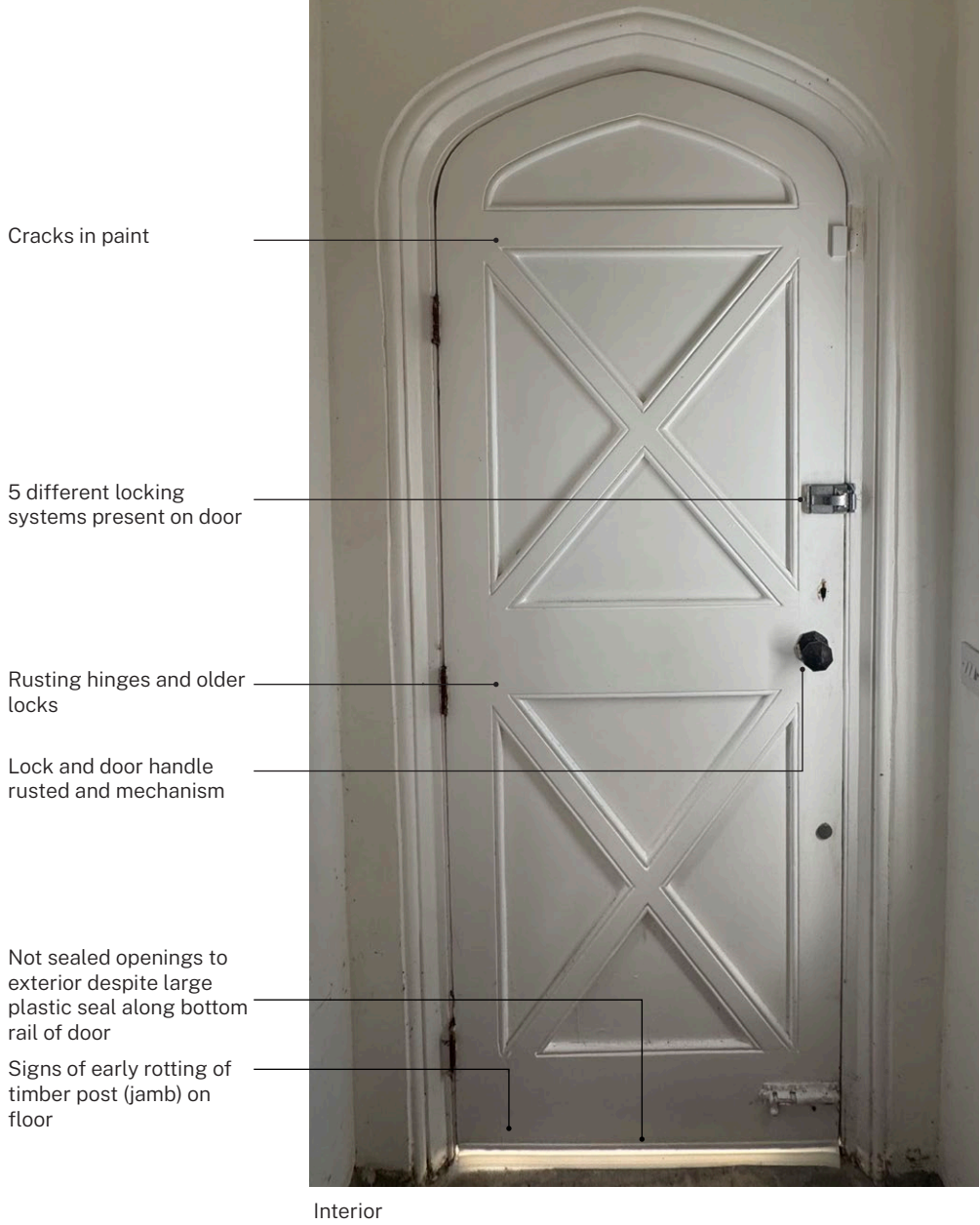


Signs of rotting on inner post (jamb)

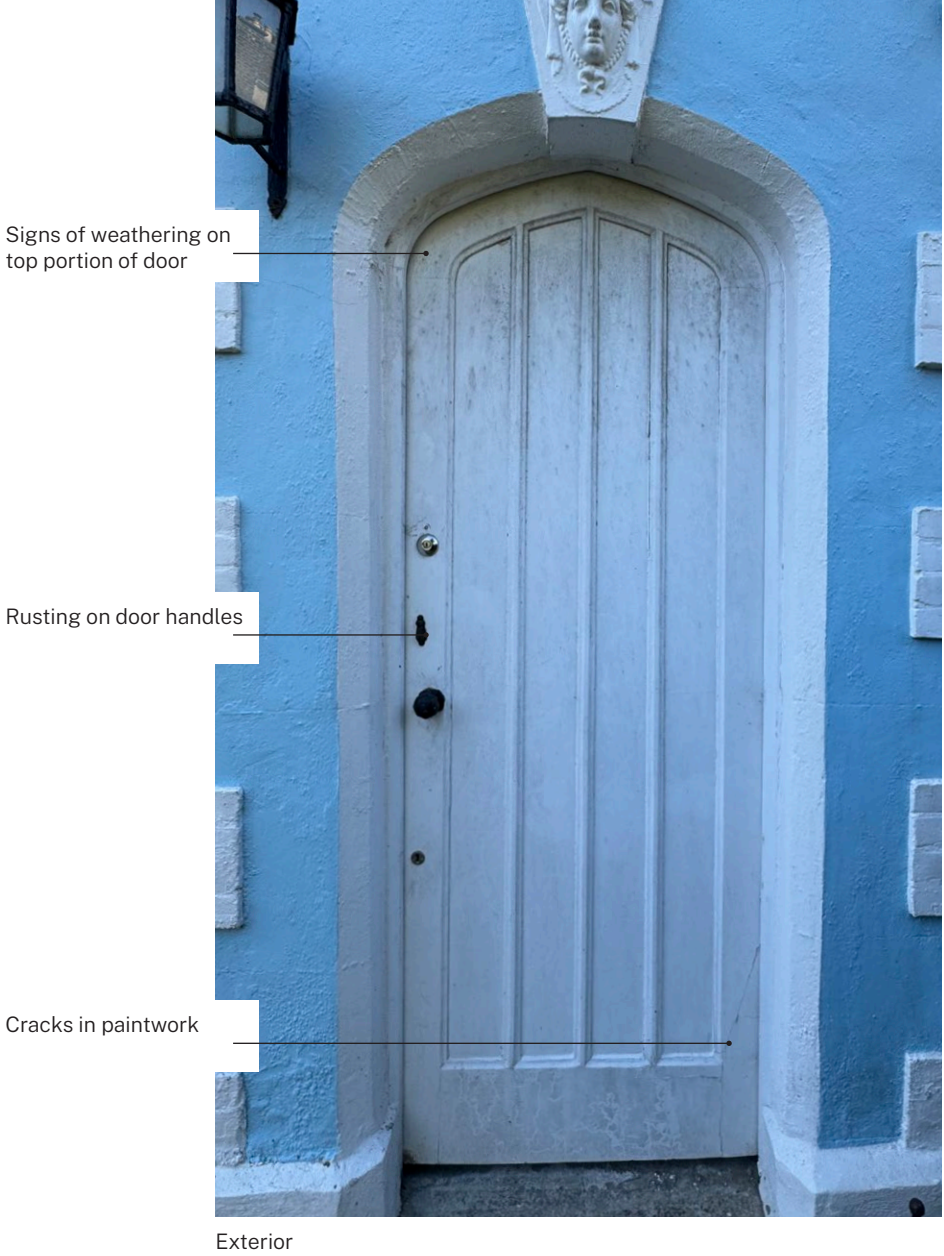


Scuff marks and chips in paintwork

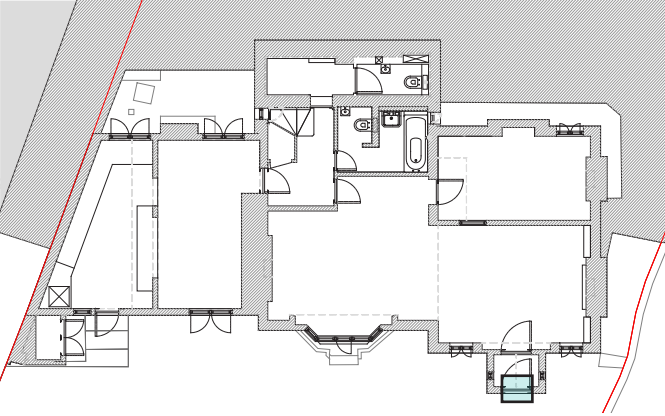
Element	Description	Condition
Internal	-Four Centred Arch timber door with cross decorative panelling on interior painted white -Decorative moulding following door shape painted white	-Signs of insects present around door
External	-Four Centred Arch timber door with vertical stripped decorative features -Deep recess into masonry wall mitred and painted white -Detail carving above doorway	



Interior



Exterior



Location Plan



Signs of weathering on top portion of door



Rusting and cracking around door handle difficult to operate



Signs of rusting on hinges and insects present around door



Signs of rotting where door frame meets ground, paintwork flaking and chipped

Element	Description	Condition
Internal	-Two narrow fixed vertical window with timber frames faced opposite one-another, either side of the porch -Thick moulding around window frame painted white	North East window: -Paintwork cracks and splits in frame -Lady birds and other insects present on frame -Window supplier sticker located at bottom of lower glazing pane South West window: -Yellow residue on frames -Some cracks/marks in paintwork -Signs of mould on wall around the window frame
External	-Narrow fixed vertical window reminiscent of Gothic Lancelot window with square top-most likely a Victorian re-interpretation -Angled recess into plaster moulding painted white - Presence of grotesque carvings, also painted white add traditional Gothic ornamentation	-Paintwork cracking around on timber frame -Paintwork chipped exposing timber -Signs of rotting in timber -Weathering on North-East facing moulding around window



NE Interior



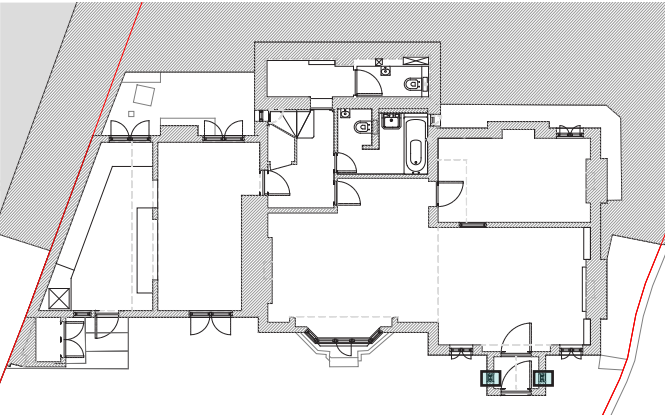
NE Exterior



SW Interior



SW Exterior



Location Plan



South West window: Chips and cracks in paintwork, signs of rotting in wood frame below paint



North East Window: Signs of weathering on decorative moulding around window



South West Window: Black mould around interior decorative moulding



North East Window: dirt, insects and cobwebs on sill, manufacturer sticker on glass

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Vertical shutters recessed into decorative timber casing below -One operable casement window	Window is in average condition with one of the casement units sealed shut, modern security additions. There are signs of paint cracking on joins and corners. Lady birds and other small insects present. Glass is in good condition.
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white	Frame is in relatively good condition but significant splits and woodwork rot in the cill. Gaps around operable casement evidences the poor air tightness of the window. Damage to cill caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

Internal moulding in good condition

The glass panes are a combination of original and new glass

Modern security addition fixed to the casement units

Handle missing on single operable casement

Vertical slider operable. 20cm discrepancy between bottom of timber shutter casing and floor level



Interior

Paintwork flaking and cracking on joins and corners

Casement unit not operable -sealed shut

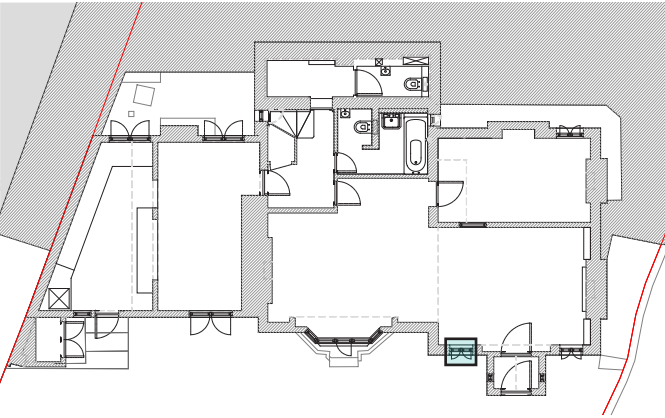
Metal hinges painted over but rust coming through

Poor air-tightness

Significant cracking and potentially timber decay in corner of cill -



Exterior



Location Plan



Vertical shutters operable with visible rope pulley system



Signs of insects, weathering to paintwork



Splits in paintwork and rusting present on white painted hinges



Significant splits and cracking of paintwork, woodwork rotting, white painted hinges rusting

Element	Description	Condition
Internal	-Canted bay window with triple casement central bay, timber interior frame -Folding timber window shutters either side of set into wall with recess. -Modern locking system added to historical (no longer operable) lock	Bay window is generally in poor condition with evidence of timber decay on the frames, glazing bar and cill. There are cracks visible in the corner of 2 panes and holes visible between frame and glazing. Modern additions such as protective film placed over single glazing panels and fitted locks. Mullions and transoms not level and shutters are operable but not level.
External	-Canted bay window with triple casement central bay. Timber frames painted white	Frame, structural posts and cill need immediate attention. Damage from subsidence evident. The base of the structural posts are rotting and collapsing from the pressure of the bay windows sinking. Damage to cill caused by incorrect paint and water causing the paint to crack/burst exposing the timber.



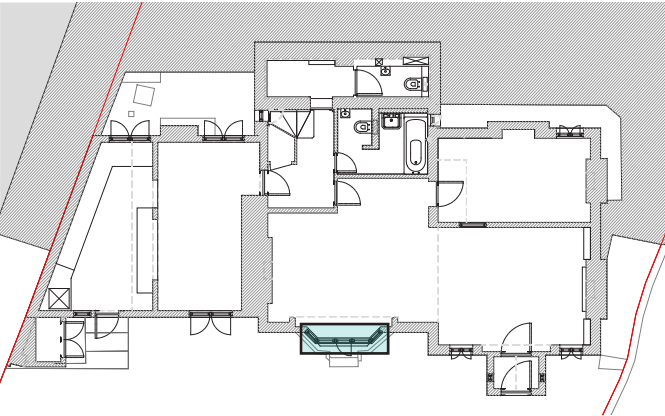
Casement not fully closable



Window sill finished below floor level



Interior



Location Plan



Cracks and splits in paintwork on external frames, rust on hinges



Damage to post and cill



Poor external condition



Exterior

Element	Description	Condition
Internal	-Timber-framed, double-casement window with 12-pane configuration per casement. -One casement is operable	The style and frame moulding profile indicates that the timber frame window is a replacement of an original crittal window. Glass is new. The window is in generally good condition.
External	-External timber-frame, double-sash window -White painted plaster moulding with decorative panelling below sill	The external condition is average with quite extensive peeling paint and possible timber decay on the cill and some on the frame. Damage to cill caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

Nail/screw mark holes

Non-original glass

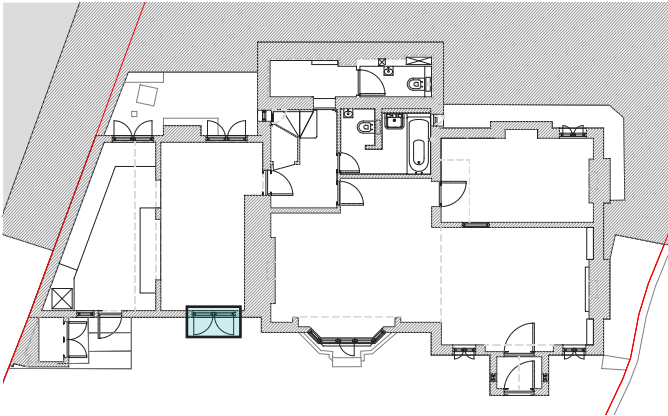
in good condition, however in this instance good condition combined with the fact that this is not a period timber profile, indicates that this window has been replaced recently -likely at the point that original crittal windows were replaced with timber



Interior



Exterior



Location Plan



Evidence of insects on woodwork

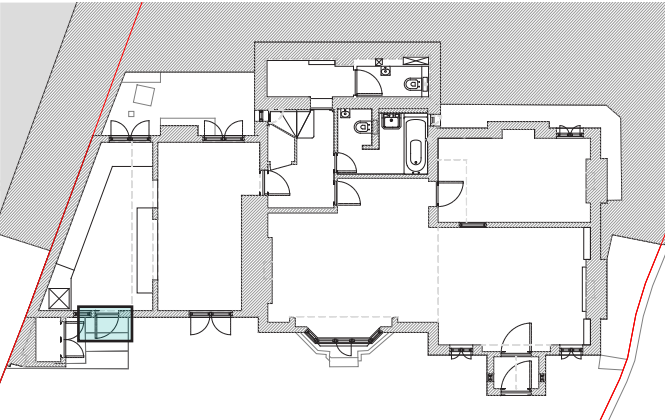
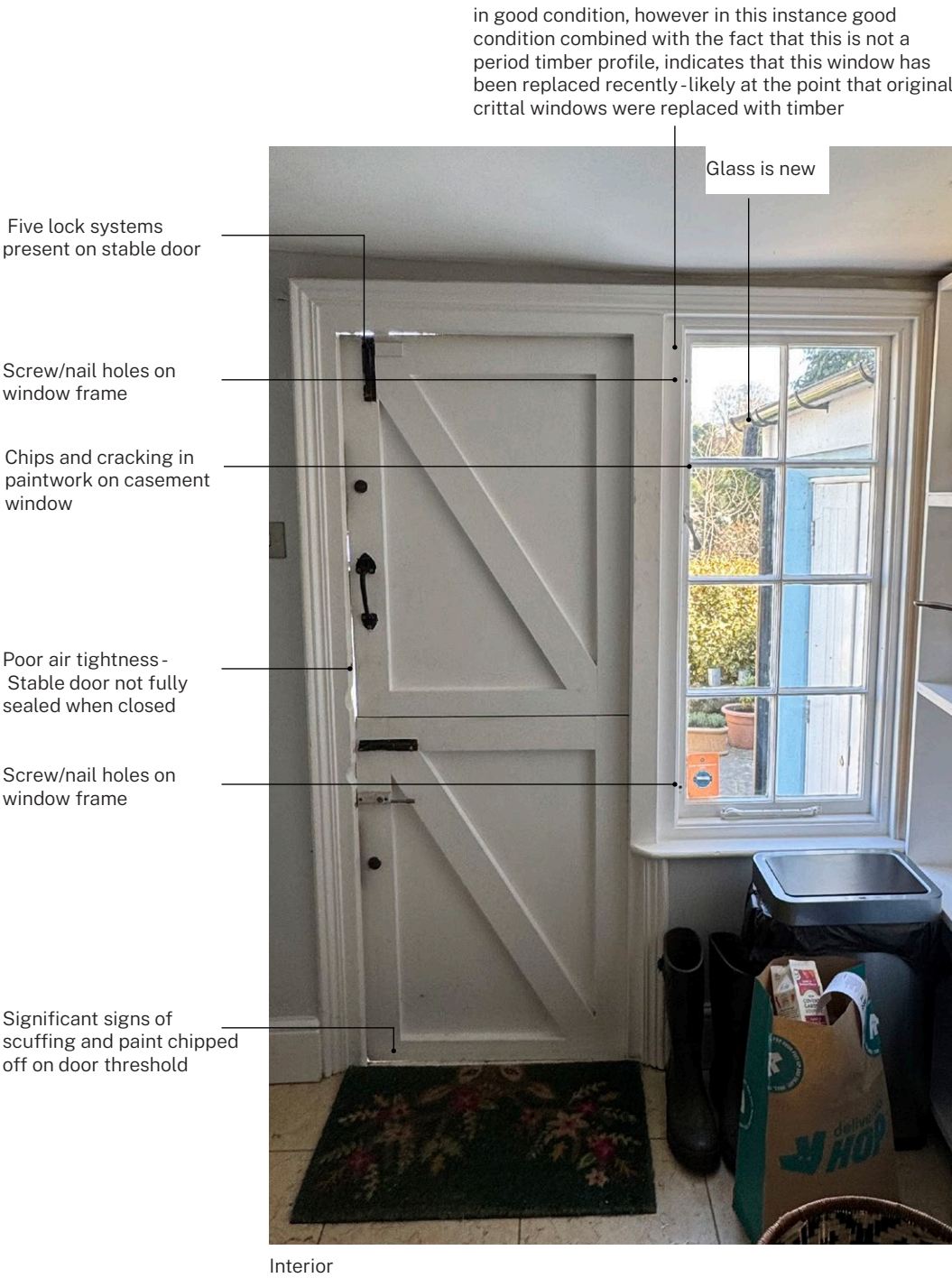


Chips and cracking in paintwork leaving exposed timber on bottom sill



Signs of rotting on bottom rail

Element	Description	Condition
Internal	-Cottage style entrance featuring stable door painted white with a horizontal split. An operable casement window with 8 panes sits alongside stable door	The stable door and threshold is in average condition with signs on rotting on the threshold and frame. The door is not fully sealed when closed contributing to drafts in the kitchen. The style and frame moulding profile indicates that the timber frame window is a replacement of an original crittal window. Glass is new. The timber frame and cill are in poor condition.
External	-Cottage style entrance featuring stable door painted white with an operable casement window with 8 panes sits alongside stable door -Three steps to patio level	There are significant chips and cracking in the woodwork around casement window and stable door leaving exposed timber. As well as signs of weathering.



Location Plan



Chips in paintwork and screw/nail holes present on the frame



Cracks and chips in paintwork around frame and sill. Modern hinge on higher portion of stable door

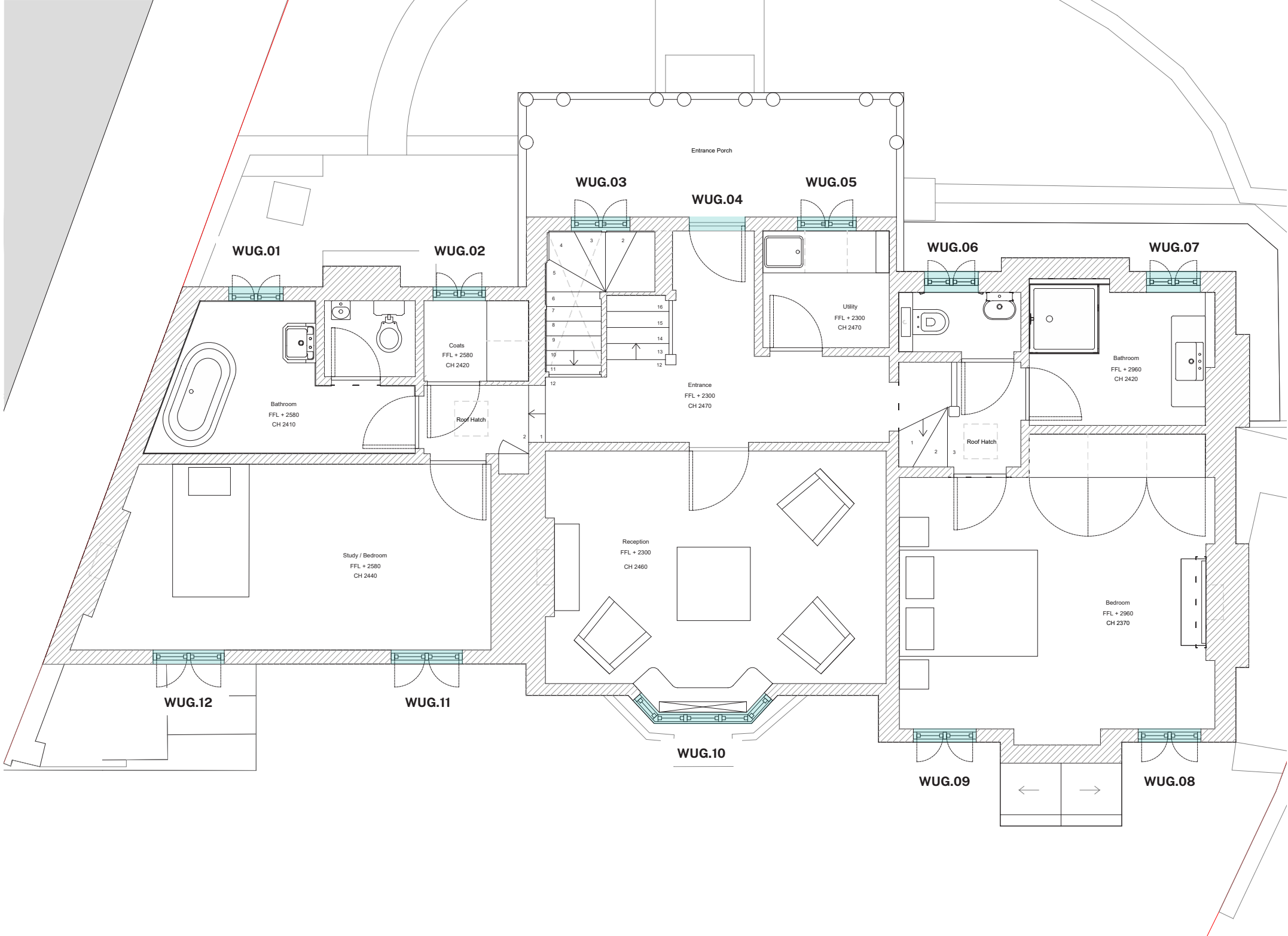


Rusting latch no longer usable alongside cracking and rotting of timber above sill



Significant scuff marks, chips and cracking to threshold timber on door

5.15 Upper Ground Floor Window Plan Key



Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -One operable casement window -Textured glass panels for privacy	Window and frame are in good condition. Original glass has been replaced with obscured glass with a locking system
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white -External latches fixed to bottom rail of sill	There are minor signs of weathering but frames and cill are in generally good condition.

Screw marks visible in frame and previous fixing for blind present

Non-original obscured glass

Some cracking in paintwork but overall good condition

Locking system



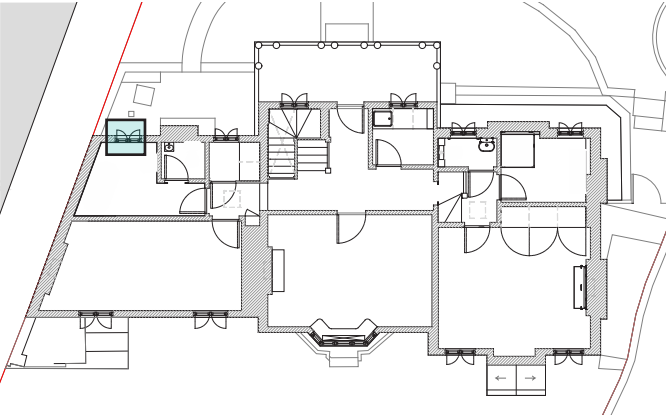
Interior

Some wear and splitting in paintwork around frames, particularly around corners and joins

Build up of dirt on decorative plaster moulding



Exterior



Location Plan



Previous blind fixing



Latch fixings operable with external latches



External latch and build up of dirt on decorative plaster mouldings, signs of paintwork cracking



Signs of cobwebs, splitting and cracking of paintwork around frame

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -Textured glass panels for privacy	Window is in average -good condition. The original glass has been replaced with obscured glass. The casement is operable but does not stay fully closed.
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white -External latches fixed to bottom rail of sill	There are some signs of cracking and splitting in paintwork but overall frame and cill are in good condition.

Early signs of mould on frames

Non-original obscured glass

Screw/nail marks in frame

Operable but window does not stay fully closed

Cracks and chips in paintwork, particularly around handles

Handle broken on left casement



Interior

Early signs of cracking and splitting in paintwork

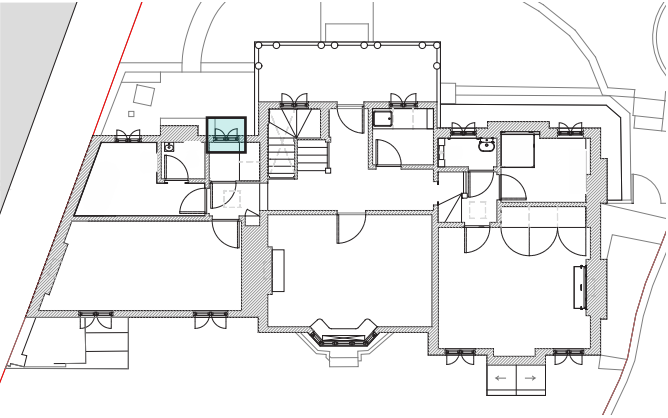
Operable but window does not stay fully closed

Signs of rusting on white painted hinges

Build up of dirt on decorative plaster moulding



Exterior



Location Plan



Missing handle to left casement, chips in paintwork



Screw/nail marks to left of glass pane, early signs of black mould along frame



Signs of cracking and dirt build up on plaster moulding around frames



Dirt build up and weathering on decorative moulding below sill, rusting present on hinges and latches

Element	Description	Condition
Internal	-Timber casement window with 4-pane configuration -One lower casements operable, two higher casements fixed	Window is generally good condition. The glass panes are a combination of original and new glass.
External	-External timber frame casement window with 4-pane configuration -Decorative white painted moulding below sill	Window is generally good condition.

Previous fixings from blind left behind

Window doesn't fully close/seal

The glass panes are a combination of original and new glass

Wood rotting/worn around the lever

Stair overlaps and cuts directly into the bottom sill and frame



Interior

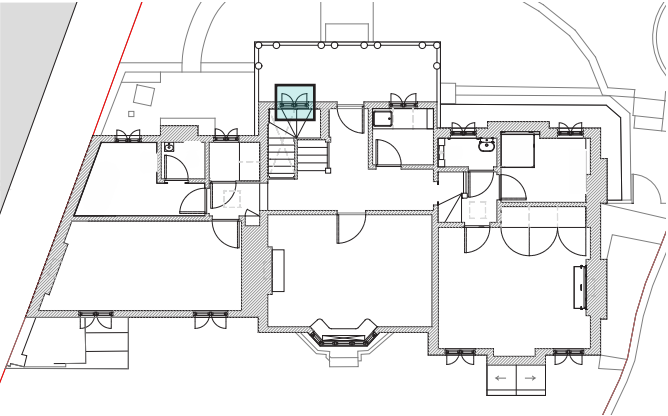
Window doesn't fully close/seal

Hinges on right side casement painted over and window sealed, historically both casement windows were likely operable

Overall good condition frame and cill



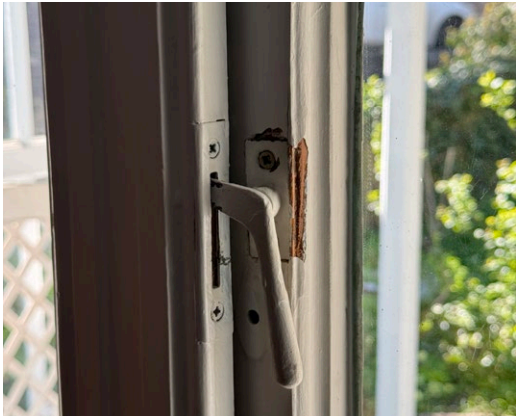
Exterior



Location Plan



Stair overlaps and cuts into sill and frame



Window not fully sealed when closed, signs of rotting around handle and chips in paintwork



Previous blind or security fixings left in frame



Hinges on previously operable casement painted over and sealed

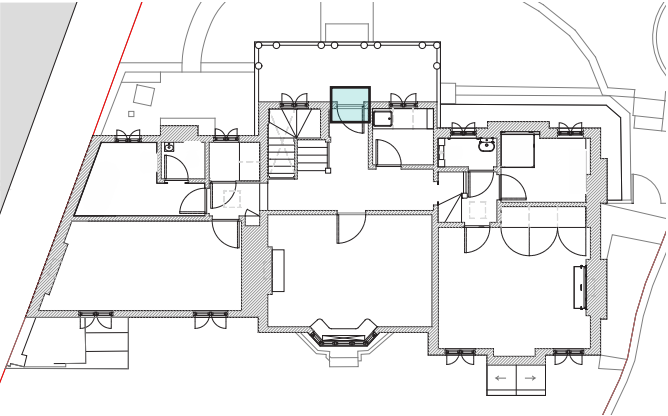
Element	Description	Condition
Internal	-Entrance door is a traditional panelled timber door painted white. -It features two rectangular larger panels above and three smaller panels below the letter slot.	-Not sealed openings to exterior despite large plastic seal along bottom rail of door -Dive different locking systems present on door -Cracks in paint -Scuffs along bottom rail
External	-Entrance door is a traditional panelled timber door painted white. -White painted detailing around the frame	-Signs of weathering on top portion of door -Cracks in paintwork



Interior



Exterior



Location Plan



Lock system



Scuff along bottom rail

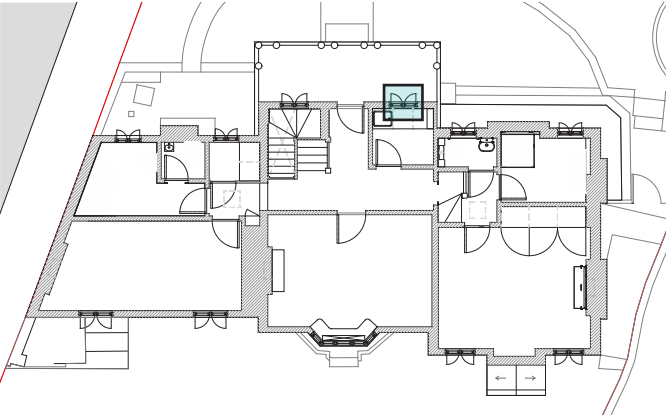


Visible gaps between door and frame



Security systems in place

Element	Description	Condition
Internal	-Timber casement window with 4-pane configuration -One lower casements operable, other three casements fixed	Window is generally in good condition. The glass panes are a combination of original and new glass.
External	-External timber frame casement window with 4-pane configuration -Decorative white painted moulding below sill	Window is generally in good condition.



Location Plan



Previous blind fixings left in frame



Hand and latch not fully sealing window casement



Not fully sealed when closed



Hinges painted over to seal window casement

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -Roller blind attached to top rail of frame	-Screw marks/holes left in frame -Early signs of timber rotting in bottom rail of sills -Window not fully sealed when closed
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white -External latch fixed to bottom rail of sill	Some signs of weathering but

Later addition fixed to the frame -roller blind

The glass panes are a combination of original and new glass

Window not fully sealed when closed

Some early signs of rotting on bottom rails

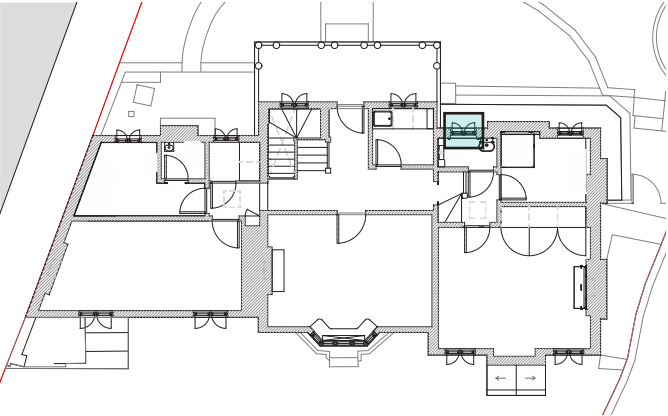
Screw marks/holes left in frame



Interior



Exterior



Location Plan



Screw holes/marks left by previous security or blind system



Screw holes/marks left by previous security or blind system, some splits in paintwork



Screw holes/marks left by previous security or blind system, some splits in paintwork



Early signs of rotting and splitting directly around glass pane

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -Textured privacy glass panes	Window frame and mouldings are in generally good condition and operable. The original glass has been replaced with obscured glass.
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white	Minimal weathering visible on exterior with some signs of cracks and splits in paintwork.

Screw marks/holes left in frame

Non-original glass.
Later replacement with obscured glass

Both panels operable but rotting in and around handle fixing

Early signs of black mould on bottom rails

Window stay not present, windows cannot be fixed open in fixed location



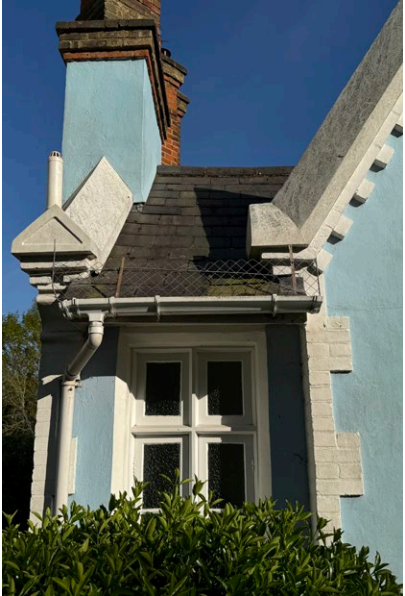
Interior

Some signs of cracks and splits in paintwork, general condition is good

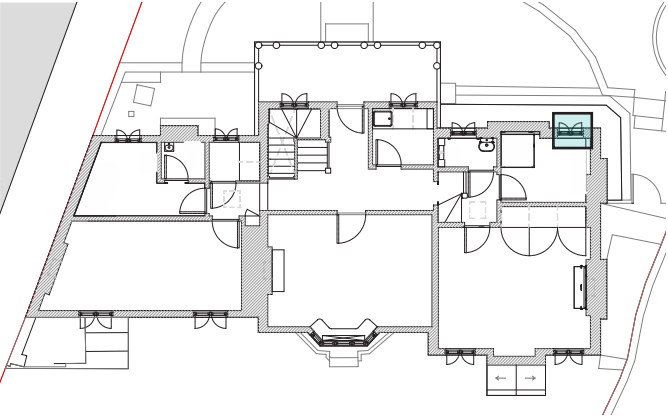


Exterior

Minimal weathering and dirt build up on white moulding below sill bottom rail



Screw marks/holes left in frame



Location Plan



Screw marks/holes in frame and outer moulding



Missing window stay - window unable to be opened in fixed location



Window unable to be opened in fixed location



Screw marks/holes in frame

Element	Description	Condition
Internal	-Timber casement window with 2-pane configuration -Velcro stickers stuck to inner-side of frame	The casements are operable but it is clear that window is not fully closable contributing towards drafts in the bedroom.
External	-White painted decorative plaster moulding with recess holding timber casement window with 2-pane configuration	Some signs of cracking and weathering on plaster mouldings around frame and rusting on white painted hinges but otherwise frame is in average condition. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

Previous blind fixings left in frame

Chipped paintwork in frame

Both panes likely original glass

Lady birds present on timber

Poor air tightness: Casements are operable but do not seal - fairly significant gaps to exterior. Large brush seal placed around frame to reduce draft

Mould in corners of glazing on bottom rail

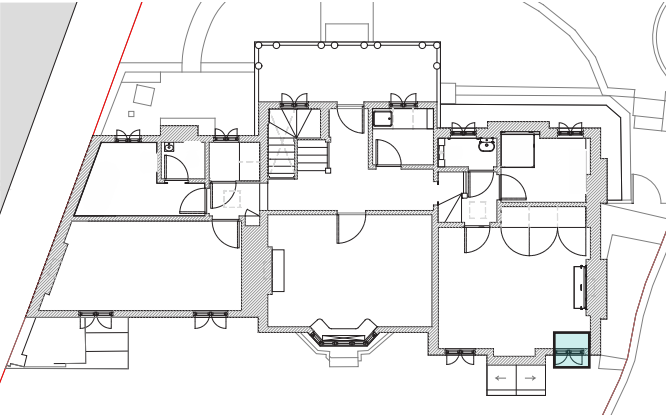
Previous blind fixings left in frame



Interior



Exterior



Location Plan



Chipped paintwork in frame, window not fully sealed when closed



Splitting and chips in wood/paint work

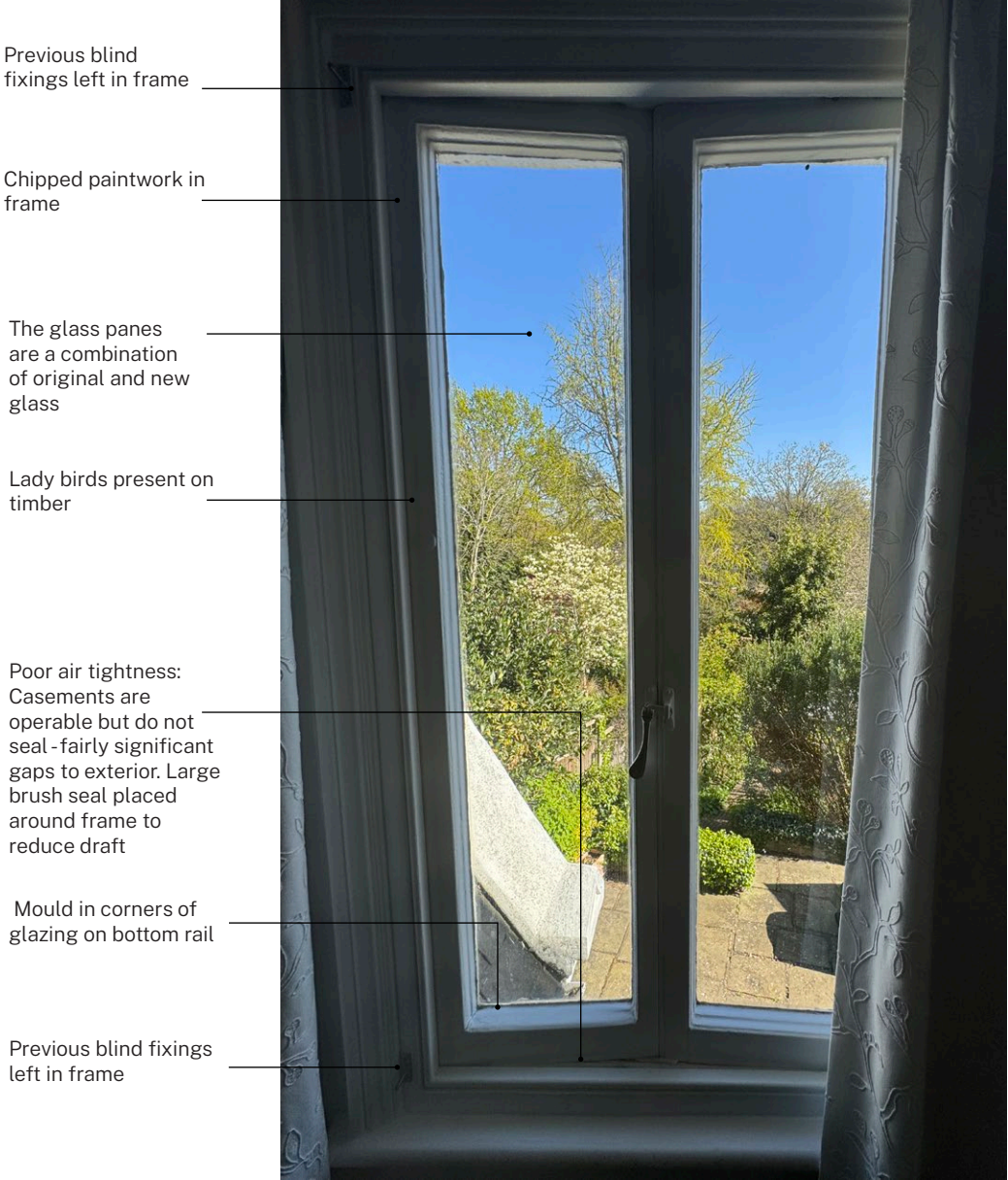


Early signs of black mould in corner of bottom rails, Velcro stickers placed in corners of frame



Poor airtightness-clear that window is not fully closable

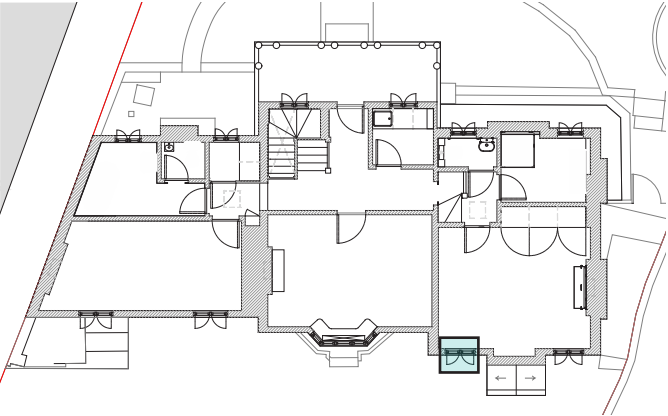
Element	Description	Condition
Internal	-Timber casement window with 2-pane configuration	The casements are operable but it is clear that window is not fully closable contributing towards drafts in the bedroom. There is no evidence of imperfections of bubbles indicating that the glass is not original.
External	-White painted decorative plaster moulding with recess holding timber casement window with 2-pane configuration	Some signs of cracking and weathering on plaster mouldings around frame and particularly along the cills. It is clear from the exterior that the window is not fully closable. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.



Interior



Exterior



Location Plan



Significant gaps to exterior. Large brush seal placed around frame to reduce draft



Significant gaps to exterior. Large brush seal placed around frame to reduce draft



Splits and cracks in woodwork -condition of external sill is visible



Presence of ladybirds

Element	Description	Condition
Internal	-Canted bay window with triple casement central bay, timber interior frame -Modern fitted window seat -Previous and unused curtain track attached above bay	The two casements are operable and frame in relatively good condition however with additions/alterations visible such as blind fixings, replacement glazing and glazing bars. Transom on RHS is slanted due to subsidence. Evidence of replacement. The glass panes are a combination of original and new glass
External	-Canted bay window with triple casement central bay. Timber frames painted white	There is evidence of cracking in the timber frames and external cill. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

Blind fixings screwed to the frame

The glass panes are a combination of original and new glass

Glazing bar has a larger profile than others - evidence that it has been replaced with the glass

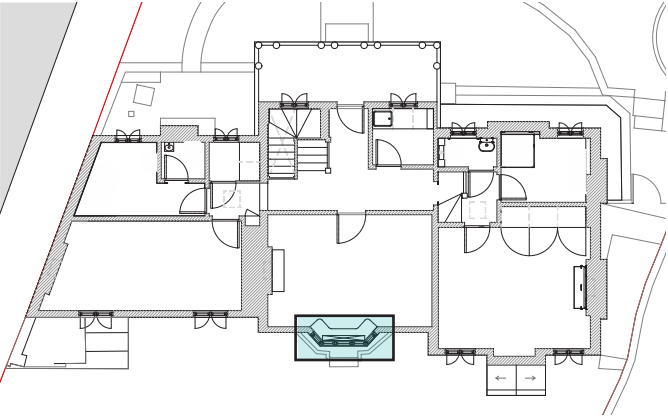
Evidence of cracking and rotting in timber frame and paintwork



Interior



Evidence casement has been replaced - reshaped to accomodate skewed frame



Location Plan



Previous blind fixings left in frame



Evidence of cracking and rotting in timber frames



Previous blind fixings left in frame and evidence of cracking and rotting in timber frames



Previous blind fixings left in frame and previous curtain railed present



Exterior

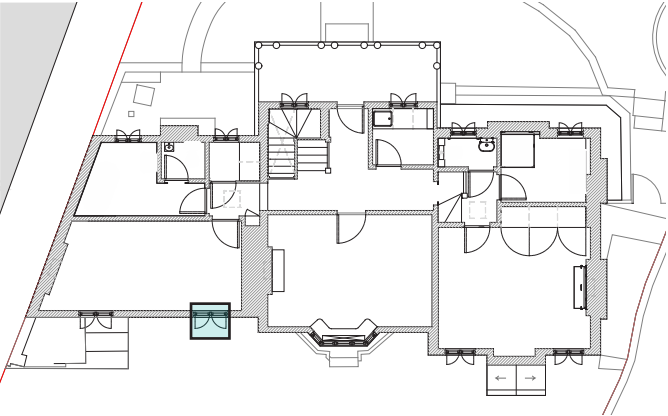
Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -Velcro stickers attached to frame for blackout blinds	Generally good condition but some early signs of timber rotting in bottom rail of sills Visible modern additions with previous blind fixings left in frame
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white	Some evidence of paintwork splitting and cracking - redecoration needed. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.



Interior



Exterior



Location Plan



Previous blind fixings left in frame



Window handle



Paintwork in good condition



Cill in poor condition

Element	Description	Condition
Internal	-Timber casement window with 6-pane configuration -Two lower casements operable, two higher casements fixed -Velcro stickers attached to frame for blackout blinds	Generally in good condition with some screw marks left and scuff marks on paintwork. Evident that glass has been replaced.
External	-Timber casement window with 6-pane configuration -Casement window frames painted white -Angled recess into masonry wall painted white	Cill in poor condition and needs replacement

Previous screw marks/holes left in frame

The glass panes are a combination of original and new glass

Transom not level due to subsidence

Some scuffs on paintwork but generally in good condition

Early signs of timber rotting in bottom rail of cills

Previous screw marks/holes left in frame



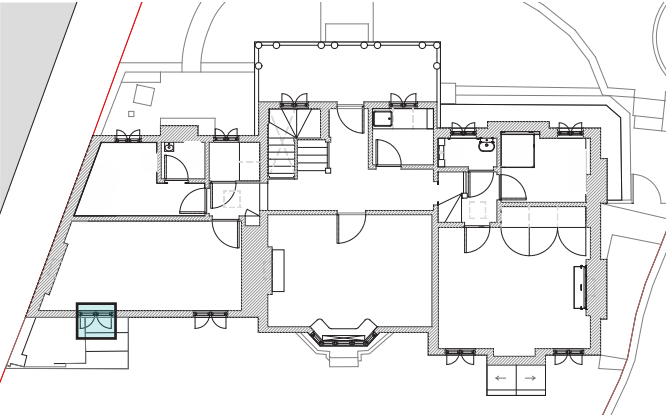
Interior

Signs of splitting and cracking

Cill in poor condition



Exterior



Location Plan



Velcro stickers for black-out blinds



Evidence casement has been replaced to fit within skewed transom

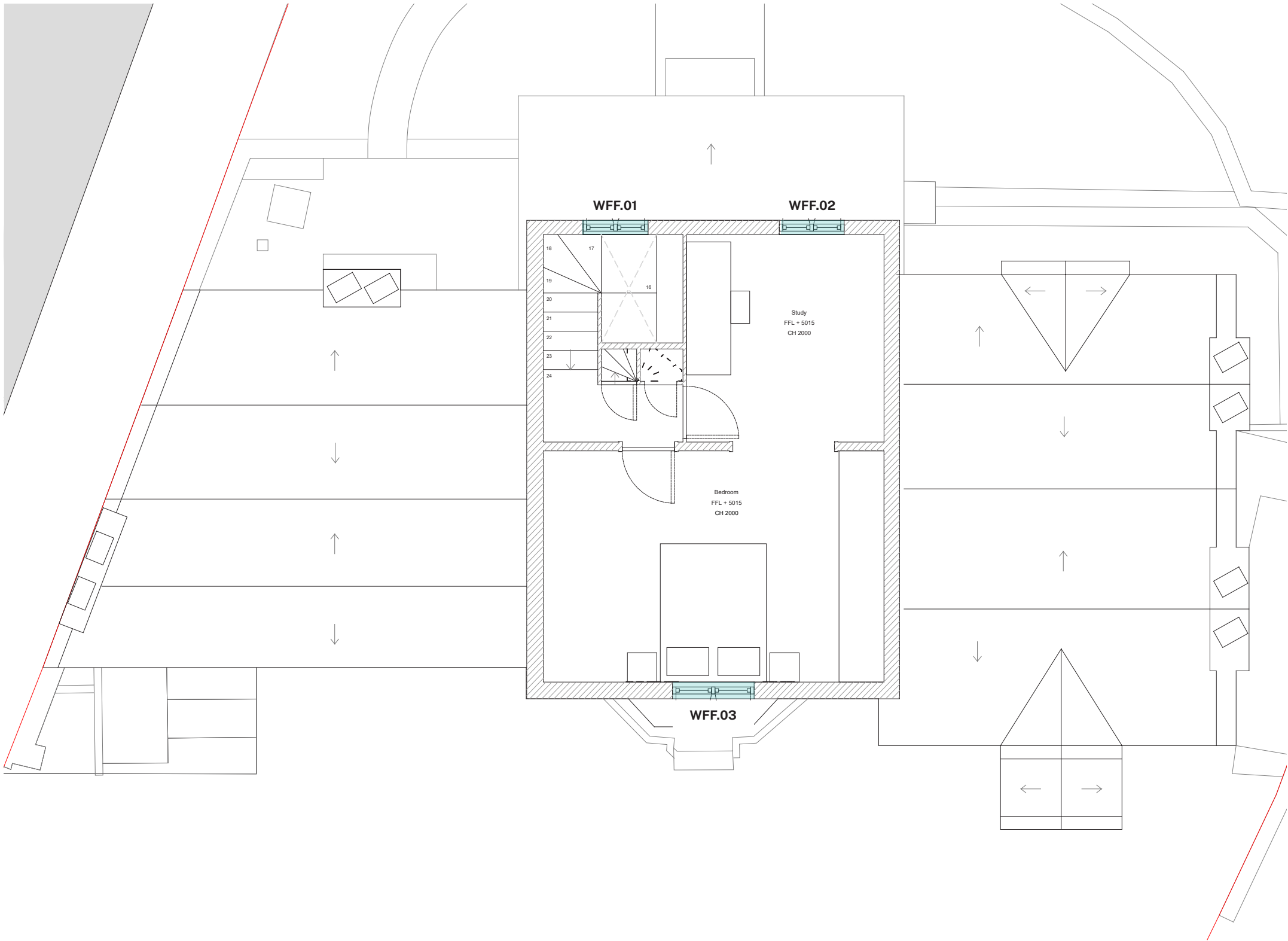


Not level transom



Paint flaking from frame and screw marks/holes present in frame

5.28 First Floor Window Plan Key



Element	Description	Condition
Internal	-Timber casement window with 4-pane configuration -All casements are fixed and not operable	Window in good condition with some previous screw marks visible.
External	-External timber frame casement window with 4-pane configuration -Decorative white painted moulding below sill	External condition shows splits and cracks in moulding and on frame. Otherwise frame is in generally good condition.

Previous screw marks/
holes left in frame

Frame and moulding,
paintwork generally in
good condition

The glass panes are a
combination of original
and new glass



Interior

Signs of splits and
cracks in paintwork on
frame

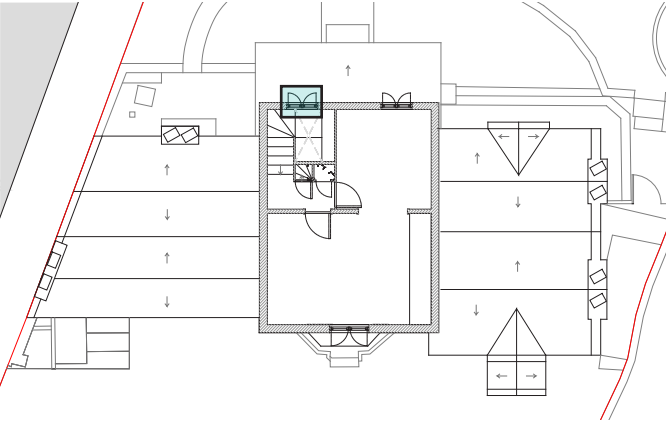
Previous external
latches removed with
fixing painted over

Previous hinges (for
operable windows)
painted over and
sealed

Splits and cracks in
decorative moulding



Exterior



Location Plan



Screw marks/holes in frame



Screw marks/holes in frame



Splits in paintwork, painted over hinges and
previous external latch fixings painted over



Splits and cracks in decorative moulding

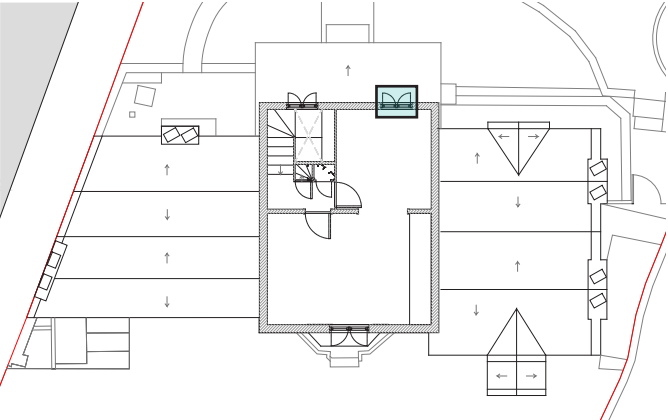
Element	Description	Condition
Internal	-Timber casement window with 4-pane configuration -Lower two casements are operable with higher two are fixed	Generally good condition but some issues with not closing properly and later addition screw marks left in the frame.
External	-External timber frame casement window with 4-pane configuration -Decorative white painted moulding below sill -External latch fixings fixed to sill	Exterior shows signs of weathering and cracks in paintwork.



Interior



Exterior



Location Plan



Previous fixings from blinds evident



Handle loose



Window stay too large for casement size



Window stay too large for casement size and poorly painted

Element	Description	Condition
Internal	-Crittal double casement window with 12-pane configuration per casement -Both panels are operable	Window is in very poor condition with significant rotting on the frame, particularly around lock/handle. The timber and paint are flake off when opening window.
External	-External crittal, double-casement window	Rusting of frame and glazing bars evident from exterior. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

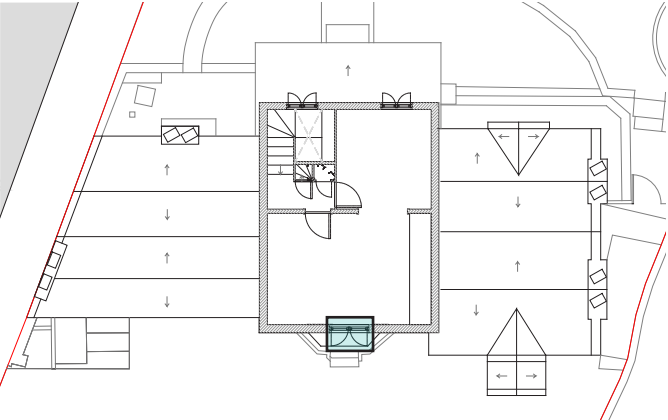
- Evidence of ladybirds around frame
- Non-original glass. No evidence of imperfections or bubbles
- Significant/advanced rotting around lock/handle
- Signs of rotting on timber outer frame
- Holes in window stays painted over therefore not operable. Casements cannot be fixed open
- Build up of black mould on bottom rail of sills



Interior



Exterior



Location Plan



Advanced stages of rotting around lock/handle



Casement not fully sealed when closed



Advanced rotting and signs of black mould on rails



Holes in window stays painted over therefore not fully operable.

Element	Description	Condition
Internal	-Steel framed single casement window with 12-pane configuration per casement -Both panels are operable	In very poor condition
External	-External steel-frame, single-casement window	Overall poor condition. Cill in poor condition caused by incorrect paint and water causing the paint to crack/burst exposing the timber.

- Non-original glass. No evidence of imperfections or bubbles
- Significant rotting and rusting of steel frame
- Significant/advanced rotting around lock/handle & Ironmongery severely weathered
- Window casement screwed shut - not
- Hole in glass pane
- Signs of rotting on timber outer frame
- Significant cracking, build up of dirt along bottom rail of frame
Build up of black mould on bottom rail of cills

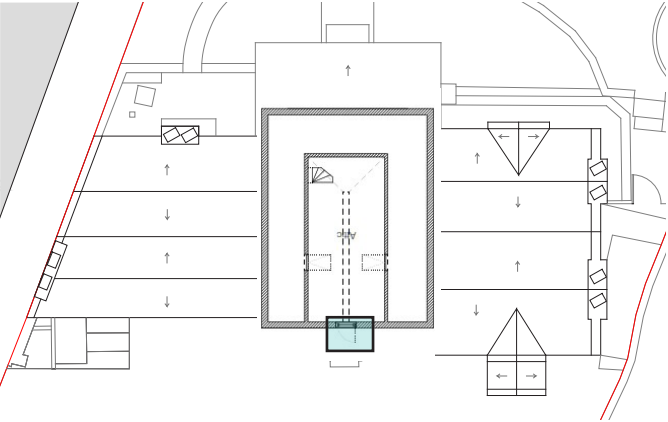


Interior



Exterior

Exterior frame in poor condition with signs of weathering, rusting, paintwork cracking and splitting



Location Plan



Build up of dirt, black mould and rusting, evidence of ladybirds and fixing screwed shut



Broken window pane with hole to exterior



Signs of dirt, rotting and rusting of steel elements



General poor condition around frame, flaking can be seen on exterior sill

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