

APPENDICES

ADDITIONAL SITE PHOTOS - CURRENT CONDITION

Photos taken on 12/05/2026



PHOTO 01

Photo 01 & 02

Photo 01 is taken on a spring morning, shows condensation forming on the glass because the large temperature difference between inside and outside has caused the internal surface to drop below the dew point.

In the winter months, when heating is in use, the level of condensation increases significantly, leading to mould growth, as visible in photos 01 and 03, despite the occupants' best efforts to manage moisture through using a dehumidifier and regularly removing condensation.

Note, this issue does not occur on other windows which are double glazed in the same house.



PHOTO 02



**NORTH LONDON
BOX SASH**

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Southgate
N14 6HR

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mark@northlondonboxsash.com

Client: **Regina Kertapati**

Date: **11/05/26**

Project Address: **122 Hewitt Avenue, N22 6QE**

Window Assessment @ 122 Hewitt Avenue:

Dear Regina,

Following my survey to the property above, my assessment notes are as follows:

The overall condition of the windows and are very poor, in need of repair or replacement. The sashes to the box sash windows are over painted, and mostly not operational.

Some of the external cheeks and sills to the frames have deteriorated beyond repair, my recommendation is to not repair these as repairs here are likely to cause issues in the future. Two of the sills are also distorted and unlevel due to the movement of the property.

The pulley wheels are failing mostly due to over use and excessive painting.

The main concern for the clients is the energy efficiency of the existing windows and doors since these are losing around 3.5x more heat than if they were double glazed with argon filled units.

The existing glass to the box sash windows is 3mm in thickness, this is extremely poor in retaining the heat of the property. Adding to this are the draughts that are constantly filtering in.

Our recommendation is to replace the windows with conservation compliant timber joinery, 145mm sash boxes, slimline 20mm glazing units & identical glazing bar design - which replicate the existing period features whilst being double glazed and draught free.

We are able to replicate all windows to match the existing on a 'like for like' basis, without disturbing the characteristics and periodic features of the property.

Mark Bye
Company Director



EXISTING FRONT ELEVATION

122 Hewitt Avenue, London N22 6QE

Existing Front Elevation

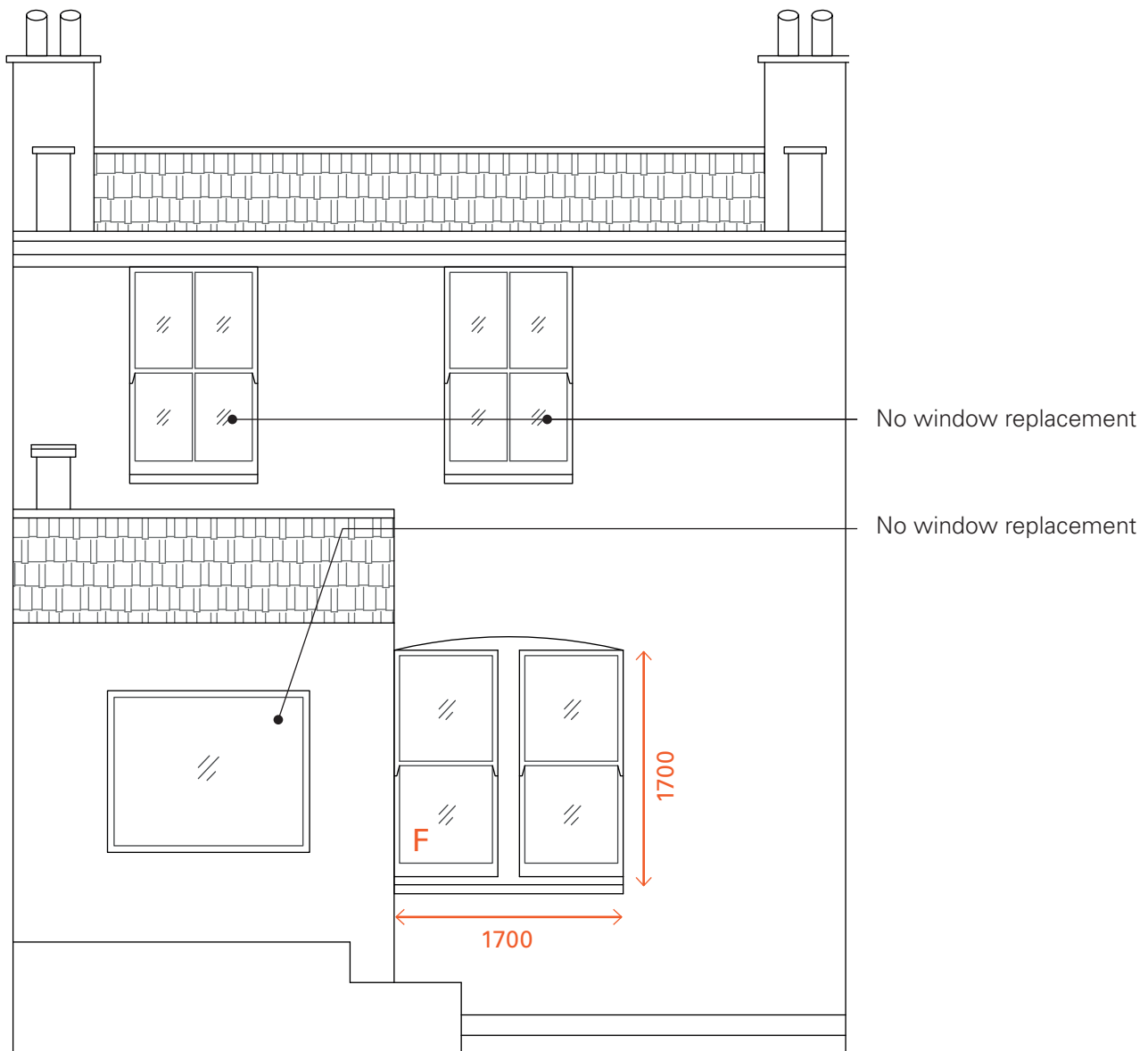
Drawing no.HEW-PL-ELEV-001

RK. REV PL01. 17/05/2026

SCALE: 1:50@A4



NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.



EXISTING REAR ELEVATION

122 Hewitt Avenue, London N22 6QE

Existing Rear Elevation

Drawing no.HEW-PL-ELEV-002

RK. REV PL01. 17/05/2026

SCALE: 1:50@A4



NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.



PROPOSED FRONT ELEVATION

The six windows to be replaced are:

- A. Front of house, upper floor, main bedroom
- B. Front of house, upper floor, main bedroom
- C. Front of house, upper floor, main bedroom
- D. Front of house, ground floor, living room
- E. Front of house, ground floor, living room
- F. Rear of house, ground floor, dining area

122 Hewitt Avenue, London N22 6QE

Proposed Front Elevation

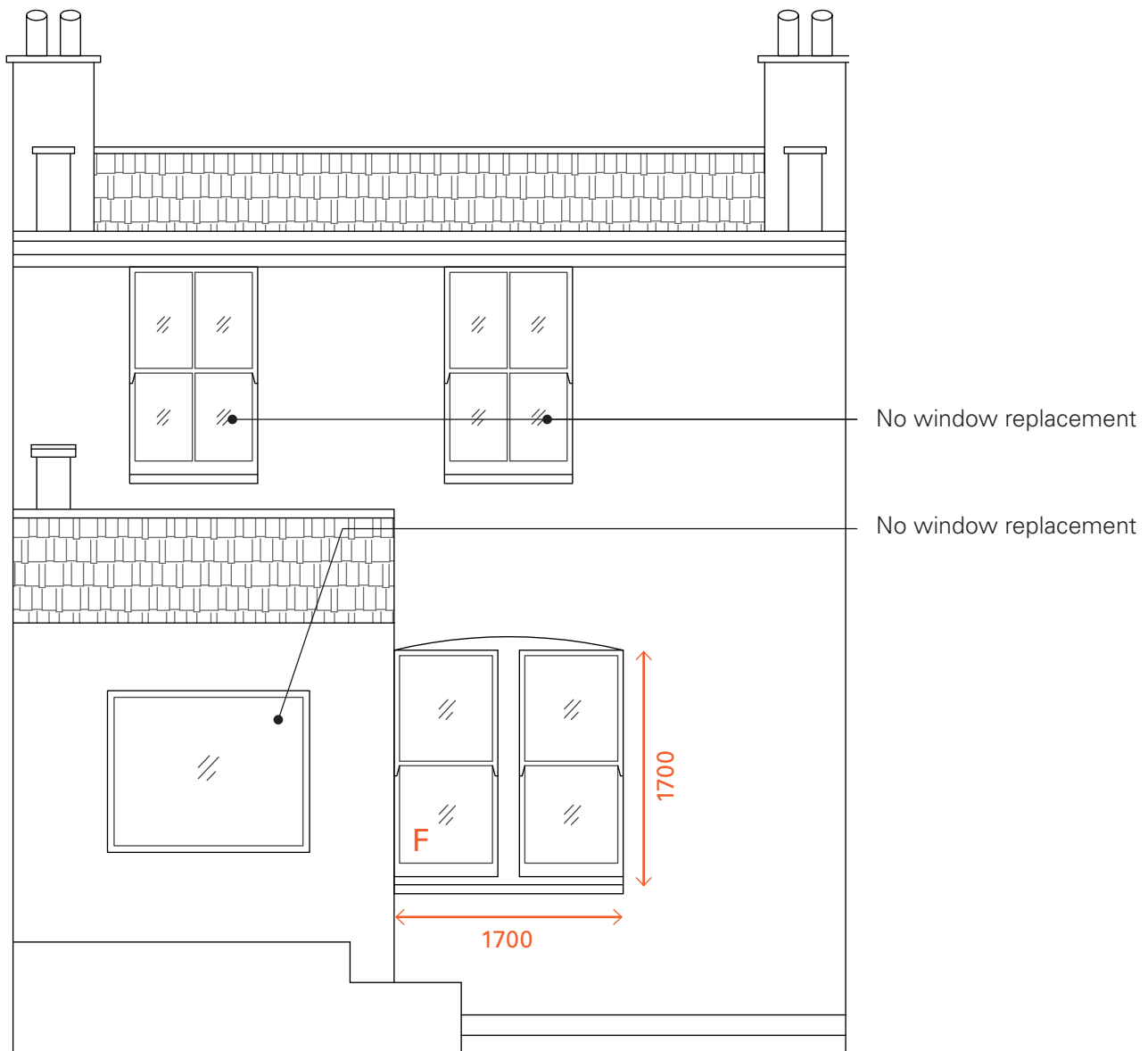
Drawing no. HEW-PL-ELEV-003

RK. Rev PL01. 17/05/2026

SCALE: 1:50@A4



NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.



PROPOSED REAR ELEVATION

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122 Hewitt Avenue, London N22 6QE

Proposed Rear Elevation

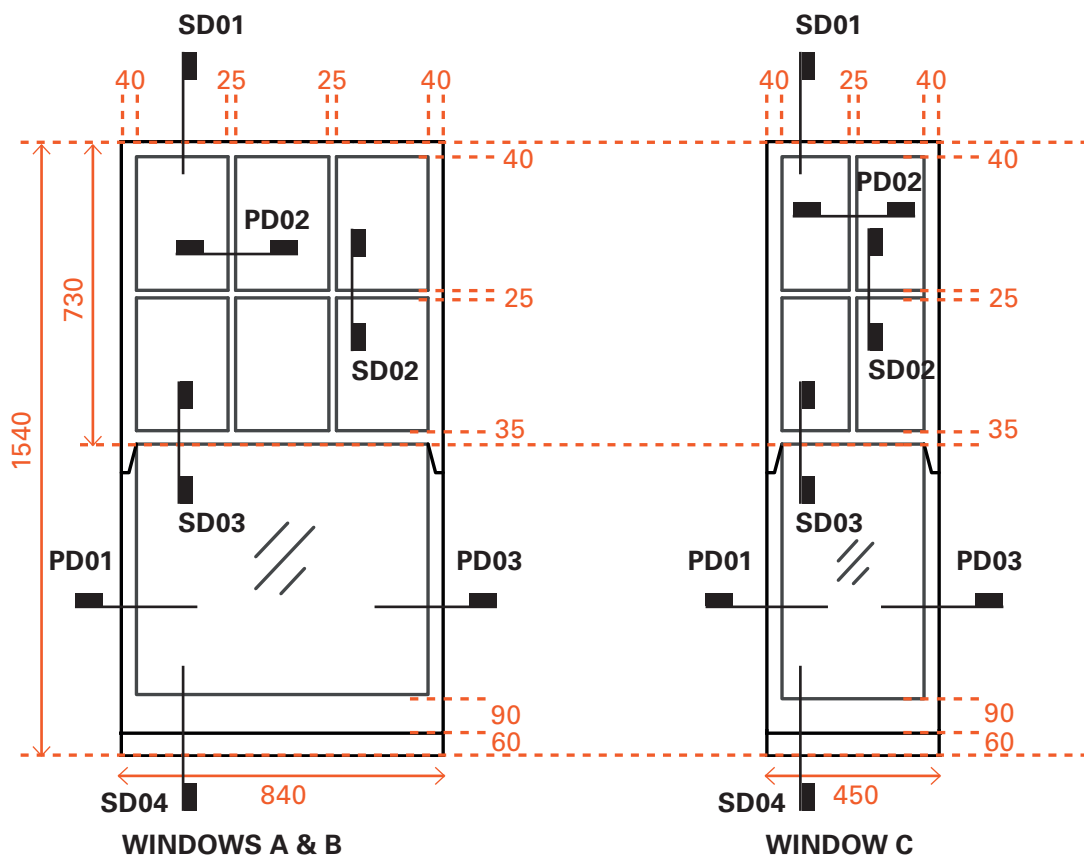
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RK. Rev PL01. 17/05/2026

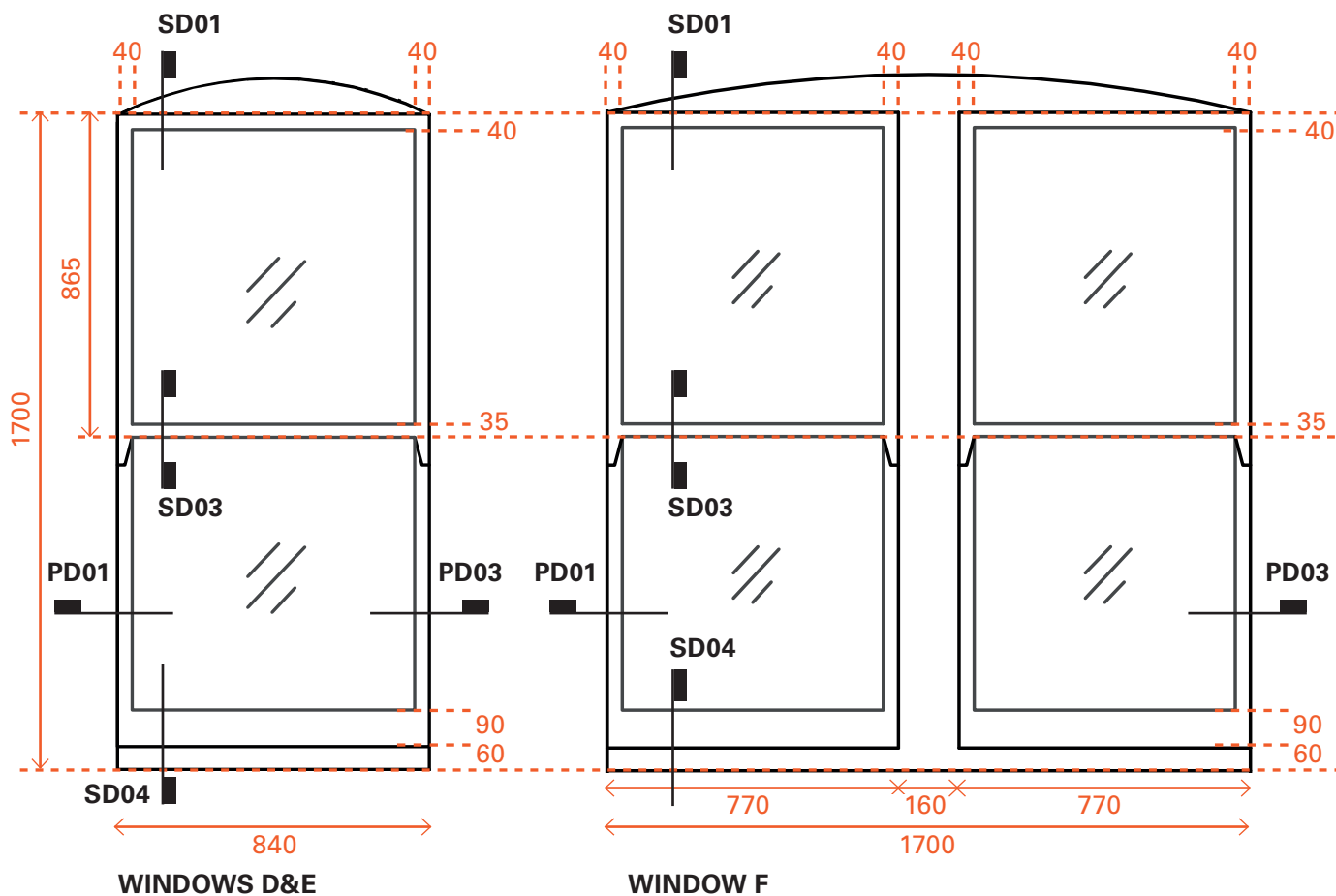
SCALE: 1:50@A4



NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.



All dimensions stated for the proposed windows are based on site recorded measurements of the existing windows



122 Hewitt Avenue, London N22 6QE

Window Schedule (Proposed)

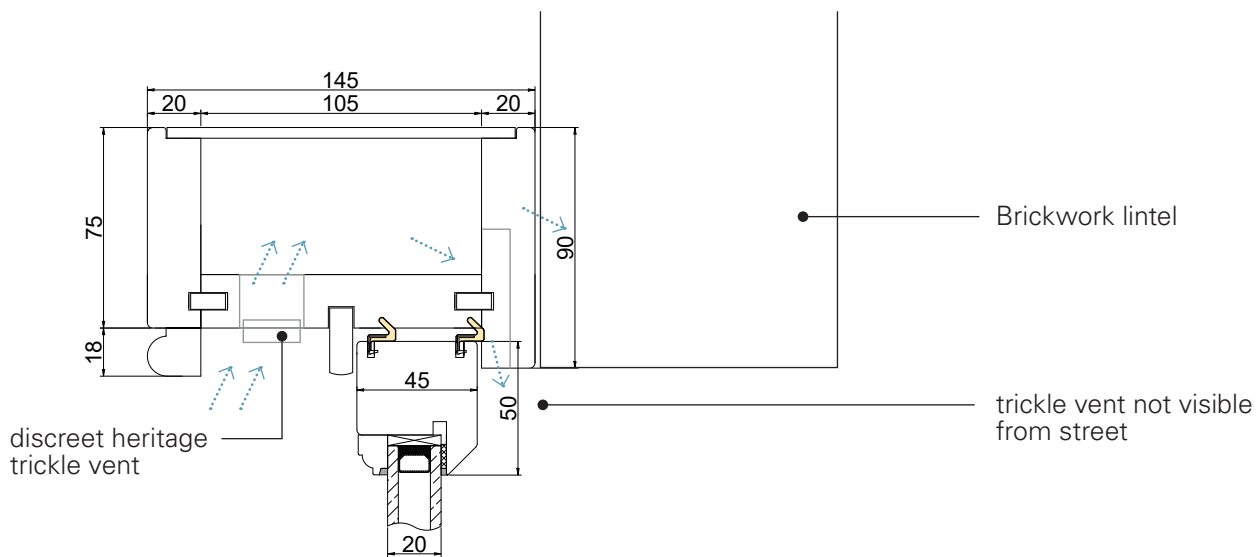
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RK. Rev PL01. 17/05/2026

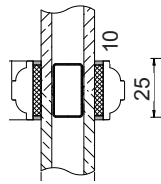
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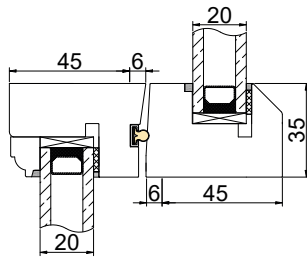
NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.



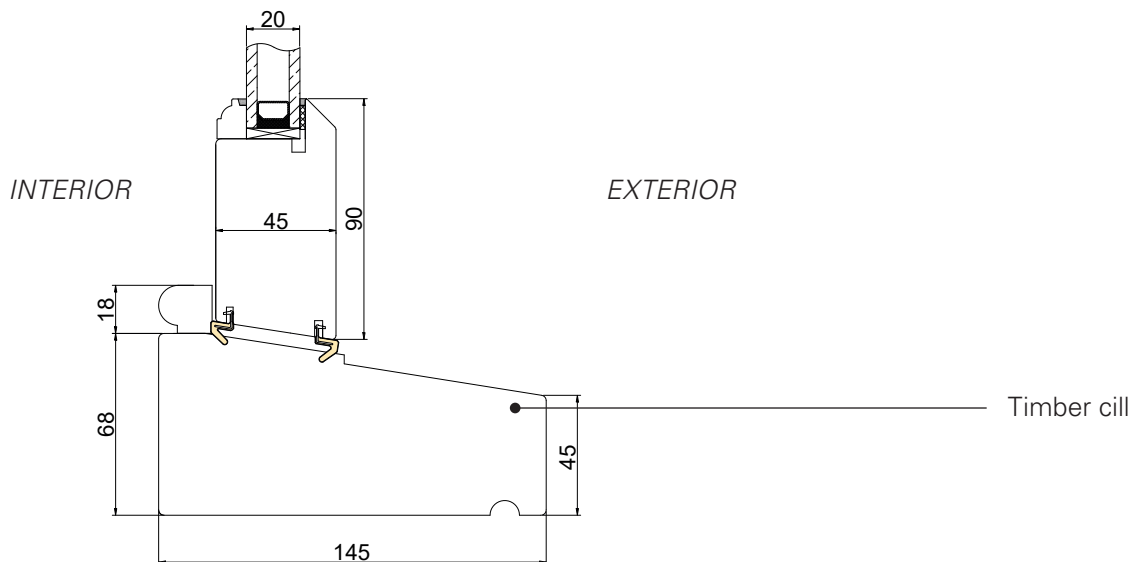
SECTION DETAIL 01 (SD01)



SECTION DETAIL 02 (SD02)



SECTION DETAIL 03 (SD03)



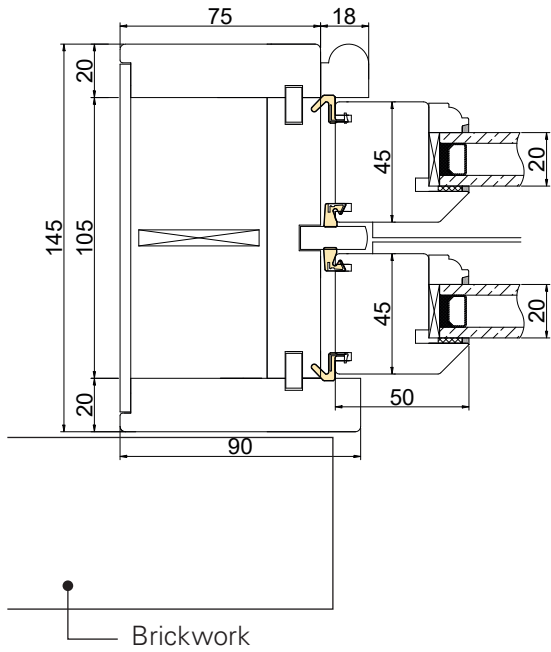
SECTION DETAIL 04 (SD04)

SCALE: *Not drawn to scale*

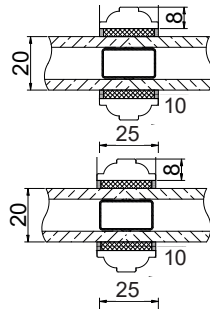
NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

122 Hewitt Avenue, London N22 6QE
 Typical Window Section Details (Proposed)
 Drawing no. HEW-PL-DET-001
 RK. Rev PL01. 17/05/2026

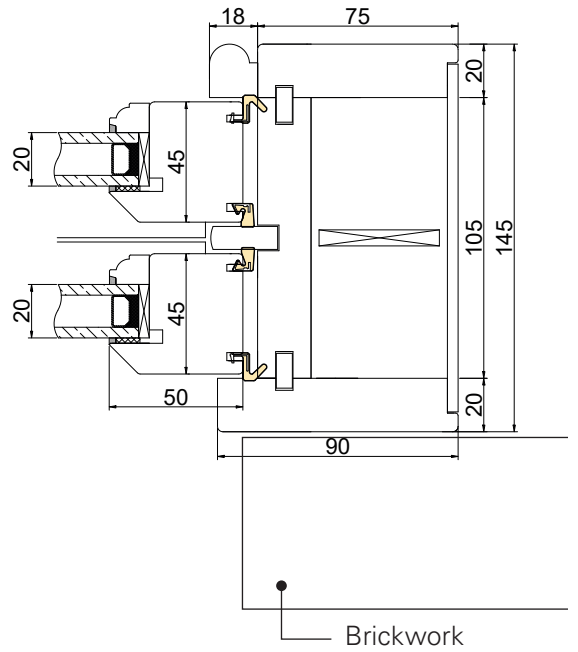
INTERIOR



PLAN DETAIL 01 (PD01)



PLAN DETAIL 02 (PD02)



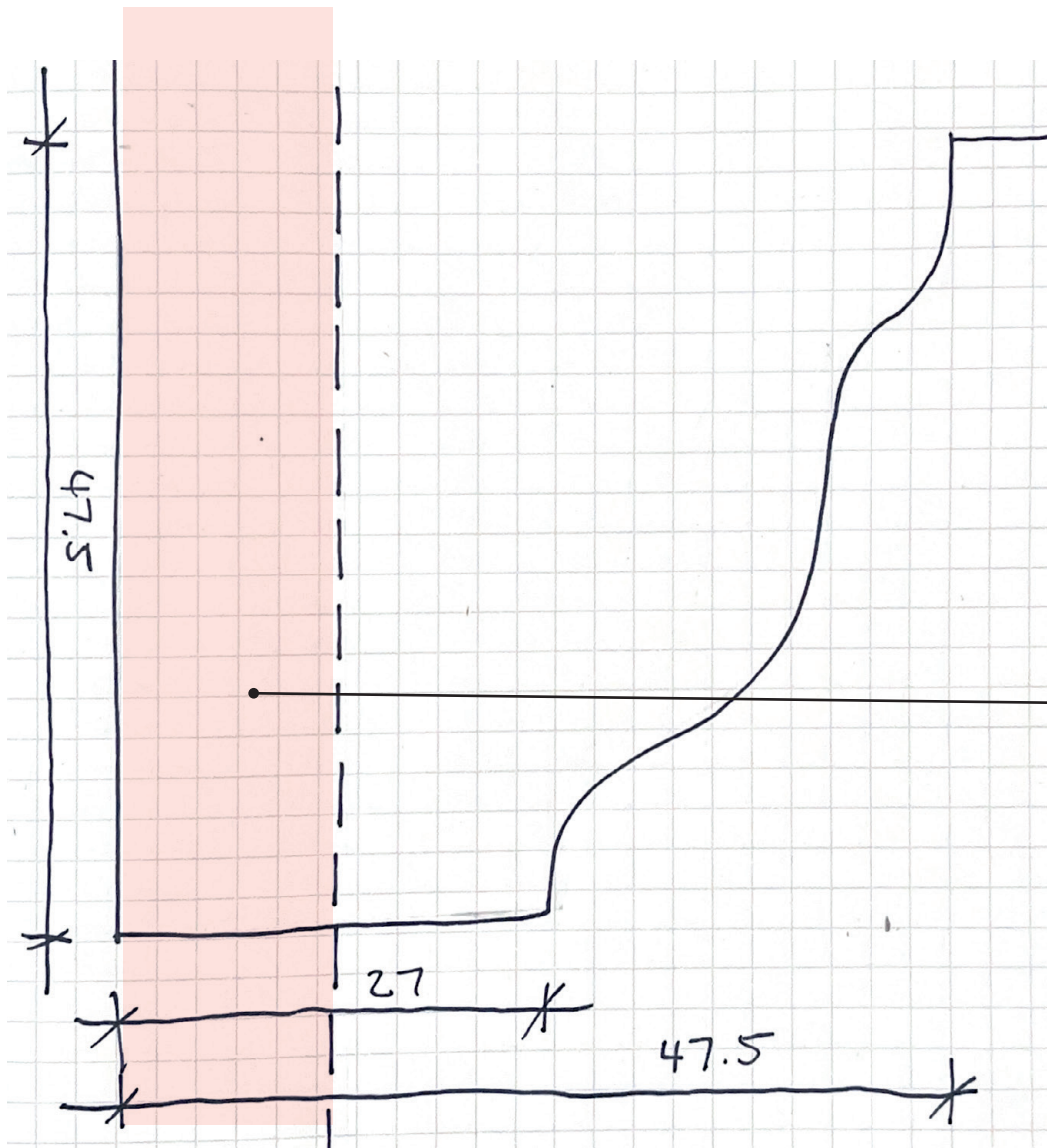
PLAN DETAIL 03 (PD03)

EXTERIOR

SCALE: *Not drawn to scale*

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

122 Hewitt Avenue, London N22 6QE
Typical Window Plan Details (Proposed)
Drawing no. HEW-PL-DET-002
RK. Rev PL01. 17/05/2026



The dimensions of the proposed sash horn match those measured on site

Area shaded is the part of the sash horn concealed behind a timber trim from view

PROPOSED SASH HORN



Photos of the existing sash horns to the front facade windows

SCALE: *Not drawn to scale*

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122 Hewitt Avenue, London N22 6QE
 Typical Window Plan Details (Proposed)
 Drawing no. HEW-PL-DET-003
 RK. Rev PL01. 17/05/2026