



NORTH LONDON
BOX SASH

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Client: **Maria Gallo**, Date: **18/06/26**, Project Address: **Flat 4, 116 Crouch Hill, N8 9DY**

Window Assessment @ Flat 4, 116 Crouch Hill, N8 9DY

Dear Maria,

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 14 or 20mm glazing units & matching sash horns / 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