

House No. 1										
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work	In-depth Review and Specialist Notes
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New		
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing	The works suggested by the Conservation Consultant have been reviewed for each window, with the following notes being a robust assessment of each following a thorough inspection. My professional opinion is unbiased and the findings seek the best results for each property from an historic, visual and residential living perspective. In this respect, it is noted that the Conservation Consultant's initial review suggested that 64 windows would need replacement due to being constructed of modern fabric, beyond repair, or poorly made and having unbalanced sashes. This equates to over 50% before the detailed assessment was started. The following represents a more intrusive investigation of each window.
EW01	10/10 BS Shutters	T	Y	H	M	M	Modern sashes Windows painted up. Shutters work, lock in place.	R - with new sashes?	Strip down and make work. Replace cords. Ensure shutters are free and work.	The original frame would need at least 60% splice repairs once stripped back and dismantled, as the frame is extensively affected by soft wet rot and will disintegrate upon paint removal. Given the uncertainty and prevalence of wet rot, a full replacement frame is proposed in addition to the required replacement sashes.
EW02	10/01 BS lower sash replaced Shutters	T	Y	H	H	H top M Lower	Frames painted up. the lower opening light has a single glazed glass altered from the 10/10 above. Lock in place	R	Strip down and make work. replace single glazed light with a 10 pane light to match the upper light, Replace cords. Ensure shutters are free and work.	The initial assessment suggested that the frame would need considerable splice repairs once stripped. However, upon close inspection, the frame is buckled on the vertical left side, meaning that the replacement sashes required will not work. A full replacement is proposed, retaining the existing shutters.
EW03	10/10 BS No shutters	T	N	H	H	H	Top fixed bottom opens. No shutters	R	Strip down and make work. Provide new cords. Lock in place	The sill is rotten beyond repair, and the boxing to left hand side is rotten and twisted. There are integrity issues with the sash and its frame, and a full replacement is proposed to enable use and ensure longevity.
EW04	10/10 BS No shutters	T	N	H	H	H	Fully painted up. 1 stop broken. Box frame base rotting. Poor glazing bar to top light Lock in place	R	Strip down and make work. Replace cracked glass in conservation glass. Replace base of window using a new oak base/sill. Inspect and repair glazing bar	This window has significant rot through out the external frame and internal boxing, which is transferring to the sashes affecting the glazing bars. As appears to be dry rot and the integrity of the unit is failing, a full replacement is required.
EW05	8/8 BS No shutters	M	N	M	M	M	In fair condition but modern.	N		Replace modern unit with more sympathetic and in-keeping sash unit.
EW06	8/8 BS No shutters	M	N	M	M	M	As for EW 5	N	As for EW 5	Replace modern unit with more sympathetic and in-keeping sash unit.
EW07	2/2 BS No shutters	M	N	M	M	M	The top light is stuck. Minor work needed to the base of the sill. Lock in place.	N		Replace modern unit with more sympathetic and in-keeping sash unit.
EW08	2/2 BS No shutters	M	N	M	M	M	As for EW 5. No cords 1 pane cracked	N		Replace modern unit with more sympathetic and in-keeping sash unit.
EW09	1/1 CW No shutters	M		M	M	M	Very poor quality	N		Replace modern unit with more sympathetic and in-keeping sash unit.
EW10	2/2 BSNo shutters	M		M	M	M	Poor quality	N		Replace modern unit with more sympathetic and in-keeping sash unit.

House 2									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	10/10 BSShutters	T	Y	H	H	H	Painted up. Lock in situ.	R	Strip down and make frames work. make shutters open properly. Provide new cords
EW02	10/10 BSShutters	T	Y	H	H	H	As for EW01	R	As for EW 01

Upon inspection the frame of the window is again held together by the painted structure. We have done test strips to find that the boxing and sill are rotten to a point where spliced repairs would leave very little of the historic fabric. A full replacement is proposed, seeking to use existing shutters.
As above. Full replacement proposed.

EW03	I0/I0 BSNo shutters	T	N	H	H	H	As for EW01	R	As for EW 01
EW04	I0/I0 BSNo shutters	T	N	H	H	H	The top sash meeting rail looks slightly rotten.	R	Repair rail. Strip down and make work. Provide new cords. Repair top light meeting rail.
EW05	6/6 BS Nailed up and boarded over Shutters	T	Y	H	H	H	Shutters provided but left half missing. Strip down and repair. Replace missing half of the shutter	R	Replace missing shutter board. Make shutters work. Repair frames. Provide new cords
EW06	CW No shutters	T	N	M	M	M	Very Poor	N	Replace.
EW07	2/2 BS	T	N	M	M	M	Gen ok, Ease and Adjust	N	
EW08	CW	T	N	M	M	M	Poor modern frame	N	Replace.
EW09	2/2 BS	T	N	M	M	M	Ease and adjust	N	
House No. 3									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	2/2 BS Shutters	T	Y	H	H	H	shutters are painted up. Frames are painted up.	R	Strip down shutters and make work. Strip down windows and make work.
EW02	2/2 BS Shutters	T	Y	H	H	H	Base of box sash rotten. 1 x pane broken. Shutters painted up.	R	Replace broken glass. Repair base of box sash in oak to sill. Strip down windows and make work. Provide new cords. Strip down shutters and make work.
EW03	2/2 BS No shutters	T	N	H	H	H	No shutters. Strip down and make windows work. Provide new cords.	R	Strip down windows and make work. Provide new cords
EW04	2/2 BS	T	N	M	M	M	A modern replacement window. No shutters.	N	
EW05	Cellar window						No access for inspection	N	
EW06	2/2 BS	T	N		M	M	Top light fixed.	N	
House No. 3									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
EW07	6/6 BS	T	N	M	M	M	Top light fixed.	N	
EW08	CW	T	N		M	M	Poor Condition	N	
EW09	6/6 BS	T	N	M	M	M	fair condition	N	
House No. 4									

As above. Full replacement proposed.
The top rail indeed is rotten as is the sill at the bottom. This is a possible repair depending on the condition following the full strip.
The Sash is twisted again in the boxing, and therefore needs to be removed in order to allow further inspection to be carried out. Boxing externally is rotten creating structural issues. Potential repair, though issues identified from a structural integrity and security stand point.
Re
NA
N/A
N/A
Multiple coats of paint have hidden a multitude of issues with regard to the timber condition upon closer inspection. This window will need to be heavily spliced to bring back to a functional state, removing much of its original fabric. A full replacement would be preferable from a structural integrity and longevity perspective.
This window has significant rot through out the external frame and internal boxing, and is transferring to the glazing bars (which are losing structural integrity., leading to longevity, functionality and security issues). A full replacement is proposed.
The original frame will need 60% splice repairs once stripped back and dismantled, the frame is of soft wet rot consistency and upon paint removal will disintegrate. A full replacement is necessary.
Replace modern unit with more sympathetic and in-keeping sash unit.
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	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	8/8 BS Shutters	T	Y	H	H	H	Painted up. Shutters are provided.	R	Strip down and make work. Record. Make shutters work.
EW02	8/8 BS Shutters	T	Y	H	H	H	Minor rot to base of box sash. Shutters are provided.	R	Strip window down and make work. Repair minor rot to the base of the window frame. Make sure the shutters work properly.
EW03	8/8 BS No shutters	T	N	H	H	H	Window does not open properly. Has a lock.	R	Strip down and make work. Re-cord.
EW04	8/8 BS No shutters	T	N	M	M	M	Windows stuck and need to be made to work.	N	
EW05	Not seen	T					Damp conditions here	N	A standard window could be agreed for the basement areas
EW06	8/8 Modern BS	T	N	M	M	M	Modern BS frame Has a lock In fair condition	N	
EW07	8/8 BS	T	N	M	M	M	Modern Condition fair	N	
EW08	8/8 BS	T		M	M	M	A modern BS frame.	N	As for EW07
EW09	CW	T		M	M	M	A modern frame.	N	Poor condition
House No. 4									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
EW10	8/8 BS	T		M	M	M	A modern BS frame.	N	As for EW07
House No. 5									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	2/2 BS Shutters	T	Y	H	H	H	The window has shutters. shutters are poorly repaired. The windows do not open easily. The window has a new lock.	R	Fix outer leaves of shutters with matching timbers. Strip down and make windows work. Minor repair at base of box frame. Provide new cords.

The frame will need considerable splice repairs once stripped, the frame upon inspection is of a buckled nature on the vertical left side, New bottom sash with not operate due to this. New window needed
The original frame will need 60% splice repairs once stripped back and dismantled, the frame is of soft wet rot consistency and upon paint removal with disintegrate.
This window has significant rot through out the external frame and internal boxing, the glazing bars are not of enough significant strength from a security point of view. I am in the opinion of rot being dry rot and transferring to the sashes.
Replace modern unit with more sympathetic and in-keeping sash unit.
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Replace modern unit with more sympathetic and in-keeping sash unit.
This window has significant rot through out the external frame and internal boxing, and is transferring into the sashes. The glazing bars do not of enough strength from a structural integrity and security perspective. The whole window needs to be replaced with a directly comparable unit.

EW02	2/2 BS Shutters	T	Y	H	H	H	As for EW01	R	As for EW01
EW03	2/2 BS No shutters	T	N	H	H	H	No shutters. WIndows do not open easily. Lock broken.	R	Strip down and make the window work. Replace cords.
EW04	2/2 BS No shutters	T	N	H	H	H	No shutters. Windows do not open easily. Lock provided	R	Strip down and make the window work. Replace cords.
EW05	Not seen	T					In a very damp environment	N	Provide an agreed basement window
EW06	Not seen	T					In a very damp environment	N	As for EW05
EW07	8/8 BS Shutters	T	Y	H	H	H	Shutters provided. One stuck. Extra leaf not correct on both. Windows do not open properly. Lock provided.	R	Strip down and make windows work. Provide new cords. Provide matching shutter boards to outer ends.
House No. 5									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
EW08	8/8 BS Shutters	T	Y	H	H	H	2 x glass panes broken. windows don't open properly. Rot to base and sides of box frame. Lock provided	R	Replace outer leafs on shutter boards to match original. Strip down windows and make work. Provide new cords. Replace rotten timber to sill/sides of outer frame.
EW09	6/6 BS No shutters	T	N	M	M	M	Modern BS frame. Condition fair	N	
EW10	CW No shutters	T	N	M	M	M	Poor	N	
EW11	8/8 BS No shutters	T	H	?	M	M	Poorly repaired and in poor condition	N	
House No. 6									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H =	modern H =	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cards provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double
EW01	1/1 BS Shutters	T	Y	H	H but altered	M	Probably an altered window where glazing bars have been removed for a single plate glass sheet to each window light. Shutters both painted up. Window full of mould.	R - with new sashes	Strip down and make shutters work. Both sliding sash windows could be changed for new frames say 2/2 Make shutters work
EW02	1/1 BS No shutters	T	N	H	H but altered	M	No shutters. Bottom rail of top light poor.	R - with new sashes	Replace with 2/2 BS lights
EW03	1/1 BS No shutters	T	N	H	H but altered	M	No shutters.	R - with new sashes	Replace with 2/2 BS lights
EW04	Not seen.	T						N	
EW05	2/2 BS Shutters	T	Y	H	M	M	Shutters should be stripped down and made to work. Rot to base of BS frame The opening lights are modern. Bottom rail of	R - with new sashes	Repair frame and shutters. Provide 2no. New sashes
EW06	2/2 BS	T	N	M	M	M	Frame rotten and poor lights	N	Replace

The original frame will need 60% splice repairs once stripped back and dismantled, the frame is of soft wet rot consistency and upon paint removal with disintegrate. A full replacement is required.
The frame will need considerable splice repairs once stripped, the frame upon inspection is buckled on the vertical left side. A new bottom sash with not operate due to this, meaning that a whole new window is required.
The window verticals of the boxes are twisted clockwise from the bottom and substantially warped hindering the movement of the sash. New boxes as well as sashes required.
N/A
N/A
The frame will need considerable splice repairs once stripped, the frame upon inspection is of a buckled nature on the vertical left side. New bottom sash would not operate due to this, meaning that a new window is required.
Upon inspection the window would require over 75% splice and sash repair. I do not believe that the remaining historic element would warrant the repairs. A full replacement is proposed.
Replace modern unit with more sympathetic and in-keeping sash unit.
Replace modern unit with more sympathetic and in-keeping sash unit.
Replace modern unit with more sympathetic and in-keeping sash unit.
The mould in question is dry rot and has spread through out the window. A full replacement is needed.
This window has significant rot through out the external frame and internal boxing, which is now extending into the sashes. The glazing bars do not have structural integrity, further affecting the window and reducing its longevity and impacting upon use and security. A full replacement is proposed.
Window is of a reasonable condition, however the full strip and rebalance what would be required. Given the significant number of windows being replaced, and the issues identified about their integrity, a full replacement is suggested here.
N/A
The strip and splice repairs would amount to about 80% of the frame and sash. Due to the impact upon historic and structural integrity, a full replacement is suggested.
Replace modern unit with more sympathetic and in-keeping sash unit.

EW07	CW	T			M	M	Poor	N	Replace
EW08	8/8 BS No shutters	T	N	H	H	M	Glazing altered now.	R	Strip down and make work.
House No. 6									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H =	modern H =	M= modern H = historic		R= repair N = New	
EW09	Modern PVC window	Pvc	N	M	M	M		N	Replace
House No. 7									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double
EW01	I/I BS No shutters but soffit and spandrel panel boards remain	T	Part	H	H but altered	M	No shutters now. Frames altered to single glazing.	R - with new sashes	Replace window lights now to 2/2
EW02	I/I BS No shutters	T	N	H	H but altered	M	No shutters now. Secondary glazed Frames altered to single glazing poor	R - with new sashes	Replace windows now to 2/2.
EW03	As for 01 No shutters	T	N	H	H but altered	M	Lock provided. Secondary glazing poor No shutters	R - with new sashes	Replace windows now to 2/2.
EW04	Not seen				H		Poor damp environment	N	Provide an agreed basement window
EW05	I/I BS No shutters but soffit and spandrel panel boards	T	Part	H	H but altered	M	shutter boxes still in situ but no shutters Secondary glazing poor Sill of BS frame rotten	R - with new sashes	Strip down and make work. Repair external sill
EW06	CW	T			M	M	Poor quality modern window	N	To be replaced when opening is enlarged
EW07	CW	T			M	M	poor quality modern window	N	Replace with a door. Provide a new window where D03 is presently
EW08	I/I BS	T			H but altered	M	Poor condition	N	Replace.
EW09	CW				M	M		N	Replace.
House No. 7									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
EW10	CW				M	M	poor quality frame	N	Replace.
House No.8									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	modern H =	M= modern H = historic		R= repair N = New	

Replace modern unit with more sympathetic and in-keeping sash unit.
This window has significant rot through out the external frame and internal boxing, with dry rot transferring into the sashes. The glazing bars are ageing and have poor structural integrity, indicating that a full replacement is required.
Replace modern unit with more sympathetic and in-keeping sash unit.
The top rail indeed is rotten as is the sill at the bottom. This is a possible repair depending on the condition after full strip
The top rail indeed is rotten as is there sill at the bottom. This is a possible repair depending on the condition after full strip
The strip and splice repairs would amount to possibly 80% of the frame and sash. A full replacement is proposed.
N/A
The strip and splice repairs would amount to possibly 80% of the frame and sash. A full replacement is proposed.
N/A
N/A
N/A
N/A
N/A

References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	8/8 BS Shutters	T	Y	M	M	M	The opening lights and external cill looks fairly modern. The shutters (historic) are painted up.	N - retain shutters	
EW02	8/8 BS No shutters	T	N	M	M	M	Make windows work. A modern replacement	N	
EW03	8/8 BS	T	N	M	M	M	Modern replacement Make window work ?	N	
EW04	Not seen							N	Provide an agreed basement light
EW05	8/8 BS Shutters	T	Y	H	H	H	Make window work Make shutters work boarded up	R	Ease and adjust and make window work New cords make shutters work
EW06	CW Modern				M	M	Modern replacement		Opening to be blocked up
EW07	8/8 BS No shutters	T	N	H	H	H	Ease and adjust and make work	R	An older window Strip down and make work.
EW08	CW Modern	T			M	M	Very modern	N	Poor
EW09	8/8 BS No shutters	T	N	M	M	M	Modern replacement window	N	
EW10	8/8 BS No shutters	T	N	M	M	M	a modern replacement window	N	set in the bathroom
House No.8									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
EW11	1/1 CW	T	N	M	M	M	Window painted shut	N	
House No. 9									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	8/8 BS Shutters	T	Y	H	H	H	Shutters painted up. windows don't open at top Lock in place	R	Free shutters Strip down frames and make work.
EW02	8/8 BS No shutters	T	N	H	H	H	1 x broken pane of glass	R	Free windows. Ease and adjust and make work Provide new cords
EW03	8/8 BS No shutters	T	N	M	H top M lower	H M	Top light stuck.	N	

N/A
N/A
N/A
N/A
The window verticals of the boxes are twisted clockwise from the bottom and substantially warped hindering the movement of the sash. New boxes as well as sashes are required.
The strip and splice repairs would amount to about 80% of the frame and sash. A full replacement is proposed.
N/A
N/A
N/A
N/A
Not only does the window sill need major repair, but, upon inspection, the twist in the frame is substantial and needs replacing.
The original frame will require 60% splice repairs once stripped back and dismantled. The frame is of soft wet rot consistency and upon paint removal will disintegrate. A full replacement is therefore proposed.
N/A

EW04	Not seen	T					In a damp location	N	Provide an agreed basement window
EW05	8/8 BS Shutters	T	Y	H	H	H	shutters painted up. strip down make frames open. Provide new cords	R	Repair and make shutters and frames work. Old lock
EW06	Not seen but a modern casement							N	
EW07	8/8 BS No shutters	T	N	H	H	H	an original window with lock but no shutters	R	Could be stripped down with new cords
EW08	uPVC				M	M	Modern frame	N	
EW09	8/8 BS No shutters	T	N	H	H	H	An old window with lock. Unable to open sash	R	Strip down and make work. New cords
EW10	8/8 BS	T	N	H	H	M	As for EW09	R	Strip down and make work. New cords
House No. 9									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	modern H = historic	modern H =	M= modern H = historic		R= repair N = New	
EW11	CW	T	N	M		M	Overpainted and poor condition	N	
House No. 10									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether existing glazing is to be replaced with slimline double glazing
EW01	8/8 BS Shutters	T	Y	H	H	H	Make shutters work. Strip down and make windows work. Provide new cords	R	This window can be repaired
EW02	8/8 BS No shutters	T	N	H	H	H	Outer sill of box frame rotten. Unable to open sashes	R	strip window down and make work New cords
EW03	8/8 BS No shutters	T	N	H	H	H	Unable to open sashes	R	Strip down and make work. New cords
EW04	Not seen						A damp location	N	
EW05	Not seen						A damp location	N	
EW06	8/8 BS Shutters Fully boarded over externally	T			H	M	strip and make shutters and frames work. Replace cords Lock provided	R	could be made to work. External view prevented by overboarding.
EW07	8/8 BS No shutters	T	N	H	H	M	A older window but with modern obscured glass. Strip down and make work. external sill decayed.	R	Repair and replace glazing. Needs a new external sill. ventilator needs to be removed
EW08 EW 8A	uPVC uPVC							N	
House No. 10									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	

N/A
The frame will need considerable splice repairs once stripped. Upon inspection this frame was also buckled on the vertical left side. As a new bottom sash would not operate due to this a new window is required.
N/A
Upon inspection the window would require over 75% splice and sash repair. The limited amount of historic fabric that would remain suggests that a full like for like replacement would be more appropriate, as well as having structural benefits.
N/A
The frame will need considerable splice repairs once stripped. This frame is also buckled on the vertical left side, meaning that a new bottom sash would not operate. A new window is required.
The frame will need considerable splice repairs once stripped. The frame, upon inspection, is of a buckled nature on side. A new bottom sash would not operate, meaning that a new window is needed.
N/A
Further inspection needed
Boxes are rotten through, window repair would be so extensive as to represent replacement.
Further inspection needed due to many coats of paint. However, the sash rails and holders appear to be rotten. If this is the case, then new boxings and frame proposed.
N/A
N/A
Window needs further inspection upon stripping to be able to provide a more detailed evaluation.
The sill has significant dry rot, which has spread to the base of the boxes. Repairs would be heavily spliced repairs leaving little historic fabric. An appropriate replacement is proposed.
N/A

EW09	8/8 BS No shutters	T		H	H top M bottom	H top M bottom	A part new and part original BS window in original BS frame Unable to open sashes	R	Strip down and make work with new cords.
EW10	1/1 BS window (differs from location shown on MAC drawings)	T		H	H	M	Unable to open sashes	N	Is the proposal to infill this opening?
EW11	8/8 BS No Shutters on side elevation not damaged	T		M	M	M	Unable to open sashes	N	
House No.11									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
References based on MAC Architects, as existing drawings	Generally: Where we have noted that the sashes are historic, based purely on a visual inspection and on stylistic grounds. In these instances, we have also assumed that the box frames are historic. There is a wide variation in the pattern of the sashes which suggests a pattern of alteration over the decades. Therefore the reference to 'historic' does not mean that they are the original windows but that they appear to be in excess of 80 years old.						Close inspection of the windows was not possible in many areas, and only a limited number of sashes were able to be opened.		Generally, where windows are noted to be repaired, it is assumed that the sashes will be removed and eased. New cords provided, pulleys eased along with rebalancing as necessary. All windows to be draught stripped. When paint is stripped, and closer inspection possible, minor joinery repairs will be required. Redecorate on completion. Extent of work to windows will be dependant on whether the existing glazing is to be replaced with slimline double
EW01	6/6 BS Shutters	T	Y	H	H	H	Unable to open sashes	R	Strip down shutters and windows and refurb. With new cords
EW02	6/6 BS Shutters	T	Y	H	H	H	Unable to open sashes. Shutters work Lock provided	R	Strip down frames and make work. New cords
EW03	6/6 BS Shutters	T	Y	H	H	H	As for EW02 No lock	R	Strip down frames and make work. New cords. Repair sill
EW04	6/6 BS Shutters	T	Y	H	H	H	Rot at the base of the BS frame. Make shutters work No lock	R	strip windows down and make work. New cords
EW05	6/6 BS Shutters	T	H	H	H	H	Minor repairs to the base of the BS frame. Shutters stuck.	R	Strip window and shutters down and make work. New cords.
EW07	8/8 BS Basement No shutters	T	N	H	H	H	Unable to open sashes. Very damp conditions	N	
EW08front	As for EW07 Basement	T	N	H	H	H	Unable to open sashes. Very damp conditions	N	
EW 08 rear	2/2 BS Basement	T	N	H	M	M	Unable to open sashes. Very damp conditions	N	
EW09	2/2 BS Basement	T	N	H	M	M	Unable to open sashes. Very damp conditions	N	
House No.11									
Existing window ref	Type	Material	Shutters	Frame	Sashes	Glass	Condition	Proposal	Proposed repair work
	BS=Vertical sliding sash CW=casement	T= timber P=uPVC	Y = Yes N= No	M= modern H = historic	M= modern H = historic	M= modern H = historic		R= repair N = New	
EW10	6/6 BS Shutters	T	Y	M	M	M	1 x pane broken Unable to open sashes	N	Strip down and make windows and shutters work properly. Cords required
EW11	6/6 BS No shutters	T	N	H	H M	H top M Bottom	base of BS frame soft	R	Strip down and make work
EW 14	6/6 BS No shutters	T	N	H	H M	top H Bottom M	1 x pane of glass broken. BS Frame rotten at sill. Extensive decay in window	N	
EW 15	1/1 BS	T	N	H	H	H	Bottom sash decayed. In accessible Has a lock	N	
EW 16	CW	T			M	M	Poor window	N	
EW 17	No frame presently - opening infilled							N	
EW 18	6/6 BS Shutters	T	Y	H	H	H	Unable to open sashes	R	Strip down frames and shutters and make work. New cords. Minor external carpentry repair

With the part modern replacement section, and the state of the remainder (requiring very significant repairs), a full replacement window is proposed.
N/A
N/A
The sash window finish has allowed moisture into the frame and boxing runners. This is the cause of the swelling preventing the sashes from opening. New frame required.
The sash window finish has allowed moisture into the frame and boxing runners. This is the cause of the swelling preventing the sashes from opening. New frame required.
The sash window finish has allowed moisture into the frame and boxing runners. This is the cause of the swelling preventing the sashes from opening. New frame required.
The original frame will need 60% splice repairs once stripped back and dismantled. However, the frame has a soft wet rot consistency and upon paint removal will disintegrate. An appropriate replacement is proposed.
Upon inspection the window would require over 75% splice and sash repair. I do not believe that the remaining historic element would warrant the repairs, I suggest a replacement.
N/A
N/A
N/A
N/A
N/A
The softness is moisture held in by the painted coat. The wet rot is significant and will need major splice repairs. Due to the scale of works and structural integrity issues, a new window is proposed.
N/A
N/A
N/A
Window needs further inspection upon stripping to be able to provide a more detailed evaluation.

EW 19	6/6 BS Shutters	T	Y	H	H	H	AS for EW 18. Outer BS sill soft. Has lock	R	Strip down frames and shutters and make work. New cords. Minor external carpentry repair
EW 20	6/6 BS shutters	T	Y	H	H	H	AS for EW 18 Has lock	R	Strip down frames and shutters and make work. New cords. Minor external carpentry repair
EW 21	6/6 BS Shutters	T	Y	H	H	H	AS for EW 18 No lock	R	Strip down frames and shutters and make work. New cords. Minor external carpentry repair

The initial conservation review identified that over 50% of the windows had to be replaced, suggesting works for the remainder (acknowledging that significant / major repairs would be required in most instances). A more detailed review of each window was then undertaken, as set out above. This has identified significant issues in nearly all instances, with most windows requiring works that would remove in excess of 50% of the historic fabric (not necessarily original). Indeed, many units suggested for repair are failing, with many of the suggested works not being achievable or advisable (for functional as well as practical reasons due to the scale of fabric being replaced, in many cases in excess of 70+%). Given the conditions that the windows need to function within, a comprehensive approach is proposed that will ensure structural integrity along with their functionality going forwards. There are also significant dividends with respect to energy consumption, security, as well as from a health and safety perspective. The buildings would also benefit visually with the windows replaced being to the same high standard across the frontage. It is, therefore, strongly recommended that conservation sash windows be installed for these reasons.

Upon inspection the window would require over 50% splice and sash repair. I do not believe that the remaining historic element would warrant the repairs, and a replacement is proposed.
This window has significant rot through out the external frame and internal boxing, and is transferring to the sashes. The glazing bars are not of enough significant strength from a structural integrity and security perspective. Replacement is advised.
The top rail indeed is rotten as is the sill at the bottom. This is a possible repair depending on the condition after full strip.