THE ELMS, FITZROY PARK, HIGHGATE, LONDON, N.6.

A SUPPLEMENTARY REPORT ON THE SCOPE TO RECOVER AND REINSTATE DISPLACED WINDOW-JOINERY TO BE READ IN CONJUNCTION WITH THE REPORT OF AUGUST, 2013, PROVIDING ASSESSMENTS OF THE POTENTIAL EFFECTS OF THE WORKS DESCRIBED IN THE ENFORCEMENT NOTICE PROPOSED FOR RETENTION AND THE POTENTIAL EFFECTS OF THE FURTHER PROPOSED WORKS ON THE PARTICULAR ARCHITECTURAL AND HISTORIC INTEREST AND SIGNIFICANCE OF THE PROPERTY, SUBMITTED IN SUPPORT OF APPLICATIONS FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION

FEBRUARY, 2014

PAUL VELLUET – CONSERVATION, DEVELOPMENT AND PLANNING

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THE ELMS, FITZROY PARK, HIGHGATE, LONDON, N.6.

A SUPPLEMENTARY REPORT ON THE SCOPE TO RECOVER AND REINSTATE DISPLACED WINDOW-JOINERY TO BE READ IN CONJUNCTION WITH THE REPORT OF AUGUST, 2013, PROVIDING ASSESSMENTS OF THE POTENTIAL EFFECTS OF THE WORKS DESCRIBED IN THE ENFORCEMENT NOTICE PROPOSED FOR RETENTION AND THE POTENTIAL EFFECTS OF THE FURTHER PROPOSED WORKS ON THE PARTICULAR ARCHITECTURAL AND HISTORIC INTEREST AND SIGNIFICANCE OF THE PROPERTY, SUBMITTED IN SUPPORT OF APPLICATIONS FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION

FEBRUARY, 2014

1. INTRODUCTION

1.1 This supplementary report has been prepared by Paul Velluet to address the extent to which surviving items of displaced window-joinery should be repaired, reassembled and reinstalled – the displaced frames into the existing structural window-openings or the displaced sashes into the existing frames or the displaced sashes into the displaced frames - and is to be read in conjunction with Paul Velluet's report of August, 2013, which provided assessments of the potential effects of the alleged unauthorised works identified in the Council's enforcement notice now proposed for retention and the potential effects of the further works now proposed on the particular architectural and historic interest and significance of the property, submitted in support of applications for Listed Building Consent and Planning Permission.

1.2 The earlier report of August, 2013, referred to the window-joinery in paragraphs 4.13, 4.14 and 4.15:

'Item 8 of the Schedule – The removal of the existing, original and non-original window-joinery and door-joinery was justified by the substantially decayed condition of the timber as explained in the architects' design and access statement and in the report prepared by Luard Conservation Ltd. Its replacement with new joinery closely matching the detailed design and profiles of existing work is in accordance with Condition 4 of the Listed Building Consent of the 28th. January, 2003. No mention is made in this condition to the finish of new joinery or to the use of either hardwood or softwood; indeed, it is likely

that the cills of any surviving original windows and possibly other parts of the windows and the cills of any surviving original door-joinery were made in hardwood rather than softwood. The use of hardwood for the cills of any new window and door-joinery reflects long-established and sound practice in the interests of durability. Whilst it is probable that in the early-to-mid-19th century any original softwood joinery would have been painted, Catherine Hassall's paint analysis report confirms that the major part of the window and door joinery was painted in dark colours, rather than white, for the greater part of its life; and indeed, parts of that joinery were grained to simulate hardwood. Such an approach would be entirely consistent with taste and practice at that time. On this basis, the use of hardwood is wholly unobjectionable in the context of the renewal of the window and door-joinery of a grade II listed property of this age and character. Such works have had no adverse effect on the particular special architectural and historic interest of the property, nor harmed its particular significance.

Importantly, the existing window-joinery comprised sections to varying profiles; the glazing-bars, for instance, varying between 16mm. and 22.5mm. in width and around 45mm. in depth. The glazing bars in the new window-joinery are generally 20mm. in depth and 43mm. in depth. The particular profiles of the joinery sections are substantially consistent with traditional 19th century practice, and viewed from both inside and outside present an entirely satisfactory appearance consistent with the particular character of the property, preserving its particular interest and sustaining its particular significance.

Importantly, too, as noted above, Catherine Hassall's paint-analysis of the existing window-joinery has demonstrated that much of the original or early joinery was painted in dark colours for the greater part of its life, and in some cases grained to simulate hardwood. On this basis, as noted above, the use of hardwood is wholly unobjectionable in the context of the renewal of the window and door-joinery of a grade II listed property of this age and character and has had no adverse effect on the particular special architectural and historic interest of the property, nor harmed its particular significance'.

1.3 This report draws upon the same documentation as cited in the earlier report, but also, and importantly, draws upon a further and recent report prepared by Luard Conservation Ltd – *Report on the condition of the windows and external elements of the window frames at present stored in various rooms in the building, both in the basement and the ground floor* and on a series of related diagrams prepared by Luard Conservation Ltd – both of which are submitted in parallel with this report and other documentation in support of the applications for Listed Building Consent and Planning Permission.

1.4 Like the earlier report, this report has been prepared with full regard to the policies and guidance contained in paragraphs 128, 129, 130, 131, 132 and 137 of *the National Planning Policy Framework*, published in March, 2012; in paragraphs 53 to 79, 142 to 153, 158 to 168, and 178 to 192 of the joint advice of the Department of Communities and Local Government, the Department of Culture, Media and Sport and English Heritage published in *PPS 5 Planning for the Historic Environment: Historic environment planning practice guide*, published in March, 2010; in Policy 7.8 of the Mayor of London's *London Plan, Special development strategy for Greater London* of July, 2011; in paragraphs 53 to 79, 142 to 153, 158 to 168, and 178 to 192 of the joint advice of the Department of Communities and Local Government, the Department of Culture, Media and Sport and English Heritage published in *PPS 5 Planning for the Historic Environment: Historic environment planning practice guide*, published in March, 2010; Policy CS 14 on 'Promoting high quality places and conserving our heritage' and Policies DP 24 and 25 on 'Securing high quality design' and 'Conserving Camden's heritage' in the *Camden Local Development Framework – Camden Core Strategy* and *Camden Development Strategies* of November, 2010; and the management strategy contained in Camden Council's *Highgate Conservation Area Appraisal and Management Strategy* of October, 2007.

1.5 In addition and importantly, this report has been prepared with full regard to the technical advice contained in the relevant published guidance of English Heritage contained in:

BRERETON, Christopher, *The repair of Historic Buildings: Advice on principles and methods*, 2nd edition, English Heritage, 1995;

English Heritage Practical Conservation, Conservation basics, Ashgate Publishing, March, 2013 – In particular pp. 263 to 300 on 'Managing maintenance and repair- treatment and repair';

English Heritage Practical Conservation, Glass and glazing, Ashgate Publishing, March, 2012 – In relation to the repair of surviving glass of particular architectural or historic interest, in particular pp. 195 to 274 on 'Treatment and repair';

English Heritage Practical Conservation, Timber, Ashgate Publishing, March, 2012 – In relation to the repair of surviving carpentry and joinery of particular architectural or historic interest and significance, including floorboards, ironmongery and the upgrading of fire resistance, in particular pp. 281 to 440 on 'Repair and treatment';

Georgian joinery, 1660-1840: The history, design, and conservation of interior woodwork in Georgian houses, English Heritage, December, 1993;

Timber sash windows, English Heritage, February, 1997;

Draughtproofing and secondary glazing, English Heritage, June, 1994;

Door and window furniture, English Heritage, February, 1997;

The use of intumescent products in historic buildings: An English Heritage guidance note, English Heritage, May, 1997; and

Energy Efficiency and Historic Buildings: Application of Part L of the Building regulations to historic and traditionally constructed buildings, English Heritage, March, 2011'.

1.6 In addition to reaching judgements about the extent to which the surviving elements of displaced window-joinery should be repaired, reassembled and reinstalled – the displaced frames into the existing structural window-openings or the displaced sashes into the existing frames or the displaced sashes into the displaced frames - based on Luard Conservation Ltd's expert assessment of the extent to which the individual components of each window-frame and sash survive, and if they do survive, the extent to which they can be reasonably repaired and reassembled in the light of decay or other loss of integrity, the report addresses, where appropriate, the particular architectural and historic value of the surviving elements of window-joinery and the extent to which they contribute to the particular special architectural and historic interest and significance of the property as a designated heritage asset.

1.7 To facilitate a clear and full understanding of the position, the schedule set out in Section 2 is arranged elevation by elevation (north, east, south and west), and window by window, and adopts the numbering for each window used in the architects' plans 492/105, 107 and 109, to which reference is also made in the report by Luard Conservation Ltd.. The unscaled diagrams of each surviving 'set' of joinery elements and the detailed report on the condition of the joinery elements prepared by Luard Conservation Ltd, on which the judgements are made are submitted as separate documents. The recommendations set out in the schedule are entirely subject to the various qualifications stated in Luard Conservation Ltd's diagrams and report.

2. THE EXTENT TO WHICH THE SURVIVING ELEMENTS OF DISPLACED WINDOW-JOINERY CAN BE REPAIRED, REASSEMBLED AND REINSTALLED

NORTH ELEVATION

Window EW/F.11: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Window IW/G.4: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Window IW/G.5: Insufficient displaced elements of the frames survive to justify reassembling and reinstalling the frames. Recommend the retention of the existing frames in situ, the setting aside of the existing casements and the repair of the three, surviving displaced casements and their reinstallation in place of the existing casements.

INNER EAST ELEVATION:

Dormer window: Recommend the removal of the existing sash window and its replacement with a traditionally detailed casement window as shown the submitted drawings.

Window serving main staircase: Insufficient of the frame survives in reusable condition to justify the repair, reassembling and reinstallation of the frame. Surviving displaced modern, poorly detailed sashes of no architectural or historic interest and do not contribute to the special interest or significance of the property. Recommend the retention of the existing window-joinery in situ.

OUTER EAST ELEVATION:

Window EW/F.22: No displaced elements of the frame, nor the upper and lower sashes of the side-lights, survive. Recommend the setting aside and repair of the surviving displaced upper and lower sashes of the centre-light for re-use as a resource for the repair of joinery elsewhere in the property and the retention of the existing window-joinery in situ.

Window EW/F.23: No displaced elements of the frame survive. Recommend the retention of the existing frame in situ. Recommend the setting aside and repair of the surviving sashes and their re-use as a resource for the repair of joinery elsewhere in the property.

Window EW/F.24: Wholly new window. Recommend its retention in situ.

Window EW/F.25: Wholly new window. Recommend its retention in situ.

Window EW/F.26: Wholly new window. Recommend its retention in situ.

Window EW/G.26: Displaced elements of the frame survive and are in repairable condition except for one box-mullion together with five of the six sashes. Recommend the setting aside of the existing frame and sashes, and the repair, reassembly and reinstallation of the displaced frame, adding a new box-mullion in place of the missing element and repair of the five, surviving sashes, adding one, new, upper sash for the side-light in place of the missing sash. All new work to match surviving work.

Window EW/F.26: Wholly new window. Recommend its retention.

Window EW/G.27: Displaced frame survives. Recommend the repair of the surviving frame and its use as a resource for the repair of joinery elsewhere in the property.
Displaced sashes missing. Recommend the retention of the existing window-joinery in situ.

Window EW/G.28: Wholly new window. Recommend its retention in situ.

Window EW/G.29: Wholly new window. Recommend its retention in situ.

Window EW/G.30: Wholly new window. Recommend its retention in situ.

Window EW/B.1: Wholly new window. Recommend its retention in situ.

Window EW/B.2: Wholly new window. Recommend its retention in situ.

Window EW/B.3: Wholly new window. Recommend its retention in situ.

Window EW/B.4: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

SOUTH ELEVATION

Window EW/F.17: Former, modern, poorly detailed casement-window of no architectural or historic interest and did not contribute to the special interest or

significance of the property – no window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Window EW/F.18: Surviving displaced modern, poorly detailed sashes of no architectural or historic interest and do not contribute to the special interest or significance of the property. Insufficient of the frame survives to justify reassembling and reinstalling the frame. Recommend the retention of the existing window-joinery in situ.

Window EW/F.19: Former, modern, galvanised-steel casement-window of no architectural or historic interest and did not contribute to the special interest or significance of the property – window does not survive. Recommend the retention of the existing window-joinery in situ.

Window EW/F.20: Former, modern, galvanised-steel casement-window of no architectural or historic interest and did not contribute to the special interest or significance of the property – window does not survive. Recommend the retention of the existing window-joinery in situ.

Window EW/F.21: No displaced window-joinery survives. Recommend the retention of the existing window-joinery.

Window EW/G.20: No displaced elements of the frame survive except the cill. The surviving cill and the sashes are beyond reasonable repair. Recommend the retention of the existing window-joinery and the reinstatement of the missing awning-box to appropriate traditional detail.

Window EW/G.21: Displaced window-joinery survives. Recommend the repair and reinstallation of the frame and the six sashes, replacing the existing window joinery, and reinstating the awning-box, which is beyond reasonable repair, to appropriate traditional detail.

Window EW/G.22: Former, modern, poorly detailed casement-window of no architectural or historic interest – window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Windows EW/G.23, 24 and 25: Insufficient displaced elements of the frames survive and in repairable condition to justify the repair and reinstallation of the frame. Upper sash of one side-light and lower of another side-light missing together with upper sash of centre-light. Lower light of one side-light and lower sash of centre-light survive but are beyond reasonable repair; upper sash of one side-light and lower sash of the other side-light survive in repairable condition. Recommend the setting aside and repair of the repairable sashes

from the side-lights for potential re-use as a resource for the repair of joinery elsewhere in the property and the retention of the existing window-joinery in situ.

Window EW/B.5: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Window EW/B.6: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

Window EW/B.7: No displaced window-joinery survives. Recommend the retention of the existing window-joinery in situ.

WEST ELEVATION

Dormer window: Recommend the removal of the existing sash window and its replacement with a traditionally detailed casement window as shown in the submitted drawings.

Window EW/F.12: Insufficient displaced elements of the frame survive and in repairable condition to justify their reassembly and reinstallation. Recommend the retention of the existing frame in situ and the exploration of the potential for adapting and repairing the two, surviving sashes and/or the existing frame, to accommodate the sashes; replacing the existing sashes, and the reinstatement of the missing awning-box to appropriate traditional detail.

Window EW/F.13: No displaced elements of the frame survive. Recommend the retention of the existing frame in situ and the exploration of the potential for adapting and repairing the two, surviving sashes and/or the existing frame, to accommodate the sashes; replacing the existing sashes, and the reinstatement of the awning-box to appropriate traditional detail.

Window EW/F.14: Insufficient displaced elements of the frame survive and in repairable condition to justify their reassembly and reinstallation. Recommend the retention of the existing frame in situ and the exploration of the potential for adapting and repairing the two, surviving sashes and/or the existing frame, to accommodate the sashes; replacing the existing sashes, and the repair of the awning-box.

Window EW/F.15: Insufficient displaced elements of the frame survive and in repairable condition to justify their reassembly and reinstallation. Recommend the retention of the existing frame in situ and the exploration of the potential

for adapting and repairing the two, surviving sashes and/or the existing frame, to accommodate the sashes; replacing the existing sashes, and the repair of the awning-box.

Window EW/F.16: Insufficient displaced elements of the frame survive and in repairable condition to justify their reassembly and reinstallation. Recommend the retention of the existing frame in situ. The upper sash of one side-light is missing and another side-light has been extensively and adversely altered to create a casement and a fixed light. The lower sash of one sidelight and the upper and lower sashes of the centre-light survive in repairable condition. Recommend the retention of the existing frame in situ and the exploration of the potential for adapting and repairing the upper and lower sashes of the centre-light and the lower sash of one side-light, and the re-making of the upper sash of one side-light and the upper and lower sashes of the other side-light, and/or the existing frame, to accommodate the sashes; replacing the existing sashes of one side-light, and the repair of the awning-box.

Window EW/G.16: No displaced elements of the frame survive. Recommend the retention of the existing frame in situ. The surviving lower sash requires complete replacement. Recommend the setting aside and repair of the surviving upper sash and its re-use as a resource for the repair of joinery elsewhere in the property.

Window EW/G.17: No elements of the former French window survive. Recommend the retention of the existing window-joinery in situ.

Window EW/G.18: No elements of the displaced window-joinery survive. Recommend the retention of the existing window-joinery in situ.

Window EW/G.19: No elements of the frame survive. Recommend the retention of the existing frame in situ. Four of the six displaced sashes missing. Recommend the setting aside and repair of the two, surviving, upper sashes of the side-lights and their re-use as a resource for the repair of joinery elsewhere in the property, and the reinstatement of the awning-box and frame to match surviving work which is beyond repair.

NOTE RELATING TO ALL DISPLACED WINDOW-JOINERY TO BE RE-USED

Further to repair, displaced window joinery to be re-used shall be prepared and re-painted and grained to match existing hardwood joinery.

3. CONCLUSION

3.1 The recommendations included in the schedule above will provide for a solution which will contribute together with other works included under the current applications for Planning Permission and Listed Building Consent to the preservation of the particular special architectural and historic interest of the property as a grade II listed building and its setting and will contribute to sustaining its significance as a designated heritage asset. However, it must be stressed that a similar outcome would be assured if all the existing window-joinery were to retained in situ. Either approach, if approved by the Council, would contribute to expediting the bringing back of the property into appropriate residential use and its removal from English Heritage's *Register of Heritage at Risk*.

Paul Velluet **12th February, 2014.**

LUARD CONSERVATION Ltd.

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The Elms, Fitzroy Park, Highgate, London

Report on the condition of the windows and external elements of the window frames at present stored in various rooms in the building, both in the basement and on the ground floor.

The purpose of this report is to assess the surviving joinery elements of the windows and exterior woodwork for their suitability for re-installation in the building. It has been prepared in support of the application for planning permission and listed building consent made by the Owner

Contents

The scope of the works

1. To sort through the individual elements and to collect all identifiable elements of each window in one place.
2. To arrange the individual elements in such a way so as to ascertain what survives of each window; and to ascertain, if possible, which elements are missing.
3. To identify the condition of each surviving element of each window. The classifications used will be a) refurbish, b) replace, c) missing.
4. To produce measured drawings of each window and associated exterior woodwork. The drawings to show the dimensions of the individual elements, missing sections, sections requiring replacement, cross sections of relevant details, and any other relevant details and comments. Photographs will be used were relevant and when this is a more accurate way of showing detail.
5. To suggest where the windows are capable of being refurbished.

Documents and sources referred to.

1. 365 – THE ELMS (LBC 2011) *f* - a collections of photographs supplied by Alan Power Architects.
2. 365 – O'Shea Window Photos. Photographs taken by the first (?) builders on site[1].
3. Assessment of Timber. David Luard, Luard Conservation Limited, 2011.
4. Joinery Catalogue, Luard Conservation Limited, 2011.
5. Alan Power Architects drawing 492-Master_First Floor C-v2014
6. Alan Power Architects drawing 492-107B-Ground Floor Plan

This report does not include the internal timber elements of the windows such as shutters, shutter boxes, reveals, soffits, dado paneling and architraves that are entirely on the inside of the building. These elements are dealt with elsewhere by others and have been specifically excluded from this report.

1. Introduction

1.1. This report describes the condition of the joinery elements that were removed during the restoration of the property and notes where joinery no longer exists. It also includes my advice on whether the joinery is capable of being refurbished and gives details for reference when sourcing replacements. It should be read in conjunction with the 'Supplementary Report' of Paul Velluet which recommends which elements of the joinery should be re-instated

1.2. The timber elements that are the subject of this report form part of the timberwork removed from their original position in the building at some point after August 2004[2].

[1] These are interesting as they show the windows from the inside after the plaster had been removed from the walls. It is apparent that some of the window openings had been altered prior to the installation of the windows with which we deal. The bricks used do not appear to be of any great age.
[2] Date taken from 'O'Shea window photographs' when the windows were still in situ.

1.3. Since the catalogue of the elements was compiled in 2011 the timber had been moved to different storage as building works progressed on the new build extension. The chosen storage was in the basement of the earlier building, with larger elements stored in the western room on the ground floor and those elements suffering biological attack being stored under triple cover on the western terrace.

1.4. During the gathering together of the wooden elements for this investigation, various bundles of additional woodwork were discovered. While most of these contained only late Victorian or Edwardian moulded battens from the walls there were also some sections of external woodwork, largely restricted to sections of external architrave from the south or west walls.

1.5. Referring back to the scope of the works item five can be dealt with quickly. The windows are all of slightly different dimensions so the only position they can realistically be returned to is their original position; where it can be ascertained. It may be possible that some elements of windows identified as requiring complete replacement can be incorporated in other windows. This increases the possibility of windows being made up of entirely original material. However while some windows appear to be of the same dimensions it is unlikely that they will be an exact fit and some alteration to the transplanted elements may be necessary.

1.6. Some windows have been replaced over the years and are not always of the same overall dimensions or of the same fine detail. In some cases this refers to the windows of a section of the house and in others it refers to individual windows. From a close inspection of the pre-removal photographs, and taking the architectural design of the building into consideration, it is likely that where windows are directly above other windows both such windows will be of the same horizontal dimensions; and where windows are on the same floor as other windows and on the same elevation of the building, or in the same room, that they will be of the same vertical dimensions. While this last does not include where an elevation is 'stepped'[3] it does appear to be relevant to any included bays.

1.7. When taking the condition of the woodwork into consideration I have made little reference to the likely condition of the woodwork immediately prior to its removal from the building, and have not made comments in relation to this for any individual element unless there is detailed evidence in the form of photographs. My reason for not doing this is twofold, firstly I did not see the woodwork prior to its removal and so have no direct knowledge or experience of its condition, and secondly the photographs of the exterior of the house are mainly overall views and of a resolution too low[4] to enable enlargement while retaining any detail; there are a few exceptions to the last and these are referred to when relevant.

1.8. It is obvious from inspecting the windows that there are groups of windows of different ages and design. In some cases such groupings can be identified as originating from specific parts of the building and it is known that some parts of the building are older than others, and some parts of the building are likely to have been finished before Basevi's death. While indicative of age the position of these

[3] The south entrance area.

[4] If higher resolution photographs exist it would be useful to have copies of them, especially when work commences on the restoration of the windows.

groupings in relation to the originality of the brick structure of the house do not give any certainty of the woodwork being of the same age as the associated brickwork. It is entirely likely that individual elements may have been altered or changed over the years and this is borne out by the fact that some openings have obviously been altered[5]. At present I am under the impression that the rooms on the western side of the building (Room Nos. RG.10, RG.11, RG.12, RG.13)[6] are generally thought to have a higher chance of being part of Basevi's original design, to that end any detailing in these rooms should be awarded a higher level of note than that found elsewhere, especially if it transpires that the detailing in these rooms is of a distinctly higher level. While the rest of the building may have been erected shortly after the western section Basevi died in October 1845 and it is likely that the eastern section of the building was completed after his death. It is reasonable to account for any lowering of the level of detailing in these potentially later rooms by the reason that Basevi would not be living in the house and therefore less expense was deemed necessary by the following occupant.

2. Condition of the woodwork prior to removal

2.1. While I have said that it is difficult for me to comment on the condition of individual material prior to removal I can comment in general terms.

2.2. I would suggest that it is unreasonable to expect that it will be possible to return the windows to a state that they were in before they were taken out. Time has passed and while there are ideal methods of removal and storage these were not put in place and this should be accepted. At the time of their removal the condition of some elements of the windows was such that, given the correct paper trail at the time, permission would have been granted for their removal for replacement or restoration. Photographs of some of the windows taken in December 2001[7] clearly show extensive rot in the sills and external architraves of window EW/G.16 (window 13) that is replicated in other windows not photographed in such detail at the time. In addition to this there is widespread evidence of deterioration and breakdown of the painted surface of the timber elements and lack of maintenance of the entire building in general. It is therefore not unreasonable to assume further rot and general degradation not immediately visible in the photographs.

2.3. The inappropriate use of 'waterproof' paint on the outside of the building, and its apparent complete lack of maintenance, would have further trapped moisture in the walls of the building encouraging decay of the timber. The south east corner of the house seems to have suffered particularly badly in this respect, the sill plate in the flying bay had rotted (365-15.12.2001.35) and vegetation can be seen to be growing out of the sill of EW/G.25 (window 19). The internal woodwork of window 19 shows the most extensive degradation due to moisture ingress of all the windows.

2.4. Most of the joints in the windows have opened to some extent and glue in these joints as generally failed due to high moisture levels and age. The joints are usually

[5] This is evidenced by changes in the brickwork around the openings in some of the O'Shea internal photographs.
[6] Alan Power Architects, drawing No. 492/107, Rev B.
[7] Alan Power photo - 365-MAIN HOUSE 15-12-2001 Copy *f.*

'wedged through tenons', not the best joints for the lower sashes as any water trapped between the bottom rail and sill will be absorbed by the stiles and vertical glazing bars when the paint fails.

2.5. Failure to maintain the windows has resulted in many of the bottom rails of the large upper sashes (which are of very small thickness) deflecting downwards in the middle, this has further opened the joints of the rails and glazing bars and in conjunction with the weight of the glass has resulted additional movement of the window elements. It is likely that all refurbished sections will have to be completely dismantled as part of the restoration process.

2.6. While not ideal the storage conditions over the years since removal have provided a reasonable dry environment with no direct moisture contact such as rain. These conditions have halted the progress of fungal attack by removing the environmental conditions required for such an attack. The fungal infection is still present, but dormant, and will not become active unless the humidity, temperature, and moisture content significantly rise in the future. Any re-installed woodwork showing evidence of fungal attack should be isolated from adjacent infected brickwork or stone by some form of impervious layer. It is likely that the fungal attack transferred from the walls to the timber and will still be present in the walls.

2.7. Decisions as to the suitability for re-use of some elements will have to be taken on a piece by piece basis once the repair process has started. The removal of the remaining paint will make some of these decisions more obvious.

3. Identification

3.1. The windows have been identified by a variety of organisations over the years and invariably they have all used different numbering systems, myself included. While I have looked at all the individual elements the more recently discovered pieces have not been added to the Luard Conservation joinery catalogue drawn up in 2011, and some of the earlier systems are not complete. As a result of this the windows and their elements invariably own more than one identification number. In addition to the identification numbers allocated to the windows and their elements the photographs have individual identification codes. Where possible and reasonable I have included as many of these identification codes as I can, however I have only included the photographic codes when I am referring to specific photographs as I have assumed that all parties hold copies of the photographic files.

3.2. The numbering system and the order that the windows are dealt with below is primarily taken from drawings supplied by Alan Power Architects and identification numbers written on the windows in felt tip pen, some of these numbers are visible in the photographs in the file "365 – O'Shea Window Photos". Other identification numbers from the same sequence are visible on the timber elements themselves. This numbering system is not visible on all the windows and I have had to work out the numbering system used by forming a logical progression around the building to incorporate the numbering where it exists. As a result of this there may be errors in this numbering system. If additional documentary material is produced that shows a

different allocation of window numbers these will be included as an appendix at a later date.

4. THE WINDOWS

EW/F.11 (O'Shea Window 1)
365 – O'Shea Window Photos/MVC-021S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.11
Alan Power photo - 365-15.12.01.28 (upper window).

This window forms part of a group of five almost identical windows on the north and west elevation of the building. With minor differences the panes are all the same size.

There are no surviving elements of this window. Dimensions of any replacement could be taken from windows EW/F.12, EW/F.13, EW/F.14, and EW/F.15. As this window is on the north elevation of the building there is no sun shade, or associated architraves.

EW/F.12 (O'Shea Window 2)
365 – O'Shea Window Photos/MVC-019S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.12
Alan Power photo - 365-15.12.01.22

This window is situated on the northern aspect of the bay on the west elevation of the building.

The two sashes survive from this window as well as the left vertical architrave. The sash windows can be refurbished but the architrave element is in bad condition and would need to be replaced to match the original detailing. Any replacement elements could be copied from windows EW/F.13, EW/F.14, and EW/F.15.

EW/F.13 (O'Shea Window 3)
Window 365 – O'Shea Window Photos/MVC-018S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.13
Alan Power photo - 365-15.12.01.23 (west aspect of bay).

This window is situated on the west aspect of the bay on the west elevation of the building. The only elements that survive are the two sash windows, which are both in need of refurbishment. Any replacement elements could be copied from windows EW/F.12, EW/F.14, and EW/F.15.

'W3' is written in felt tip on one of the panes.

EW/F.14 (O'Shea Window 4)
Window 365 – O'Shea Window Photos/MVC-017S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.14
Alan Power photo - 365-15.12.01.17 (southern aspect of bay).

This window is situated on the southern aspect of the bay on the west elevation of the building. The surviving elements include the two sash windows, the sunshade and the two vertical architraves associated with the sunshade. The two vertical architrave sections are in bad condition and would need to be replaced to match the original, the remaining surviving elements could be refurbished. Any replacement elements could be copied from windows EW/F.12, EW/F.13, and EW/F.15.

EW/F.15 (O'Shea Window 5)
Window 365 – O'Shea Window Photos/MVC-016S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.15
Alan power photo - 365-15.12.01.17 (right hand window).

The surviving elements of this window include the two sash windows, the left hand vertical architrave, the sunshade and horizontal architrave section. All surviving elements could be refurbished except the left hand vertical architrave which would need to be replaced due to poor condition.

Any replacement elements could be copied from windows EW/F.12, EW/F.13, and EW/F.14.

EW/F.16 (O'Shea Window 6)
Window 365 – O'Shea Window Photos/MVC-014S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.16
Alan Power photo - 365-15.12.01.16

This window is the first of the triple sash windows that we deal with. Historic alterations to this window probably date to the post WWII conversion of the house into multiple occupancy. An internal glazed partition was inserted against the northern mullion. The northern narrow sash windows were replaced with a casement window of three panes, with plain square sectioned detailing, in place of the three original lower panes; the upper pane being fixed in place.

The surviving elements include the two large sash windows, the lower southern sash window, the sunshade, and the inner detailing of the right hand architrave. Seven dentils are missing from the sunshade.

The sash windows of the original installation could be refurbished. The post WWII casement window should be discarded and that and the missing narrow sashes could be replaced with narrow sash windows to match the original with dimensions taken from elsewhere. The pane heights should be taken from the surviving large sashes and the width from the surviving narrow sash window. Timber dimensions can be copied from the surviving narrow sash.

The architrave detailing could be copied from those surviving from windows EW/F.12, EW/F.1, EW/F.14, and EW/F.15. The inner architrave detailing should be ascertained from careful study of the pre-removal photographs to include those of the window directly beneath (window EW/G.19) and similar surviving elements of window EW/G.19. The proportions and construction of the mullions can be worked out from study of other windows[8].

EW/F.17 (O'Shea Window 7)

[8] See window 20.

Window 365 – O'Shea Window Photos/MVC-013S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.17
Alan Power photo - 365-15.12.01.7 (upper left window).

This window is situated on the west corner of the south elevation of the building. This window was an historic replacement probably dating from the post WWII conversion. The window was a double, four pane casement. The entire window is missing.

EW/F.18 (O'Shea Window 8)
Window 365 – O'Shea Window Photos/MVC-011S
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.18
Alan power photo - 365-15.12.01.7 (upper right window).

This window is largely complete, the missing elements include the external mullion cover fillets (that make up the external staff beads), the sash boxes and the sill. However this window appears to be a mid/late 20th century replacement. There is no external detailing, no sunshade, and no architraves. There is little paint on the timber and less degradation than would be expected if this woodwork has any age.

The bottom rails of both lower narrow sashes would require replacement along with the lower section of the adjacent stiles. The general shape of the missing elements can be copied from other windows although the dimensions may have to differ.

EW/F.23 (O'Shea Window 9?)
The identification of this window is by logical interpretation of the numbering system.
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.23
Window 365 – O'Shea Window Photos/MVC-005S
Alan Power photo - 365-18-10.2004.17
Alan Power photo - 365-15.12.01.31 (upper left window)

All that remains of this window is the two sashes, both in need of refurbishment. From "365-15.12.01.31" (upper left window) it is possible that this window had an external timber architrave but it is difficult to tell, it may have been stucco.

EW/F.22 (O'Shea Window 10)
Window 365 – O'Shea Window Photos/MVC-003S-1
Alan Power Architects drawing 492-Master_First Floor C-v2014 window EW/F.22
Alan Power photo - 365-15.12.01.32

This window is situated on the first floor on the bay at the south end of the east elevation. The two large central sashes are all that remain. The details for replacement, if required, can be taken from other similar windows though it should be noted that in "365-15.12.01.32" the external mullion cover fillets appear to be flat and plain, so may have been replacements.

EW/G.21 (O'Shea Window 11)
Window 365 – O'Shea Window Photos/MVC-002S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.21
Alan power photo - 365-15.12.01.8

This window is situated to the west of the south entrance.

Largely complete the entire window is capable of refurbishment, other than the sill, which is extensively rotten and should be replaced. I am slightly suspicious about this window, it being the only one of this design to have large sashes of four panes each, all the others have six panes. In addition the primer layer on the sunshade is light blue instead of the usual pink. The dentils on the sunshade are not cut through as on all the other shades but only 'implied' by grooves on the external face. This window may have been replaced in the 19th century.

EW/G.20 (O'Shea Window 12)
Window 365 – O'Shea Window Photos/MVC-033S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.20
Alan power Photo - 365-15.12.01.12

Situated at the west end of the south elevation of the building the only remaining elements of this window are the two sashes and the sill. From inspection of "Window 365 – O'Shea Window Photos/MVC-033S" it is possible to see that this window was in very bad condition prior to removal. The upper sash had already collapsed. On the external face the east and upper architraves were missing in December 2001 when "365-15.12.01.12" was taken.

No elements of this window can be refurbished.

Glazing bars the same as windows EW/G.19, 18, 16, and Library.

EW/G.19 (O'Shea Window 13)
Window 365 – O'Shea Window Photos/MVC-032S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.19
Alan power photo - 365-15.12.01.13, 14, 15

The two northern and upper southern narrow sashes are all that remain of this window, with the external detailing of the sunshade and architraves. Extensive refurbishment of the sunshades sections will be required with replacement of the missing feet of the architraves. From the photographs "365-15.12.01.13, 14, 15" it is possible to see that the window sill was extensively rotten before removal, and the sash joints had begun to open.

The missing sections could, if necessary, be copied from similar windows with especial attention being paid to the detailing.

Glazing bars the same as windows EW/G.20, 18 and Library

EW/G.18 (O'Shea Window 14)
Window 365 – O'Shea Window Photos/MVC-030S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.18
Alan Power photo - 365-15.12.01.13

This window is missing in its entirety. Any missing sections could be replaced and matched to surviving sections of window EW/G.16, which is itself incomplete. These windows should have been in relatively good condition being protected by the veranda roof.

EW.G.16 (O'Shea Window 15)
Window 365 – O'Shea Window Photos/MVC-028S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.16
Alan Power photo - 365-15.12.01.23 (beneath left hand section of veranda).

Only the two sashes remain of this window, the bottom rail of the lower sash has had a section removed from the middle and the whole has collapsed and would require replacement. The upper sash could be refurbished.

Glazing bar the same as windows EW/G.20 and 19.

Window 16
Unidentified

EW/G.23, 24, 25 (O'Shea Window 17, 18, 19)
Window 365 – O'Shea Window Photos/MVC-006S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.23/24/25
Alan Power photo - 365-15.12.01.1

Situated at the east end of the south elevation these windows are topped by a flat roofed bay. Of all the windows in the house they have suffered the most from rot and moisture ingress. I find it odd that so much has survived given the state of the render visible in "365-15.12.01.1". I consider that only the upper sash in window EW/G.23 and the lower sash in window EW/G.25 can be refurbished.

EW/G.26 (O'Shea Window 20)
Window 365 – O'Shea Window Photos/MVC-007S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.26
Alan Power photo - 365-15.12.01.33
365-EH photos of original building 001

This window has survived almost entirely, both frame and sashes, one mullion and the upper right narrow sash missing. As can be seen in the EH photo this window was enclosed by a partition for some time and still retains what may be a graining layer on the internal face, though this may transpire to be a mottled brown layer. Obvious loss of putty can be seen along the bottom edge of the windows in "365-15.12.01.33", and some of the joints have opened but this window can be refurbished to provide a good end result.

Arched Window
Window 365 – O'Shea Window Photos/MVC-023S
365-EH photos of original building 007

Largely complete but some significant rot. With replacement and refurbishment it may be possible for this window to be re-installed. However the arch of the frame has not been constrained since it was removed so it might have begun to spread. In addition the arch is made of sections of timber laminated and glued with animal glue, some of these joints have failed and to have a reasonable chance of providing a stable frame it will be necessary to dismantle the arch and re-assemble it. The lower sections of both sash boxes have suffered from wet rot, these sections, and any other affected timber will need to be cut back and new wood spliced in to match the original.

It may transpire once work has begun that more sections of this window are unusable.

This window has the same shaped glazing bars as those found on one of the sashes in the series EW/F.12-15 which I consider to be a replacement. I would suggest that this implies that this window is also a replacement of the same date as the above mentioned sash.

IW/G.5 (Library Window)
Window 365 – O'Shea Window Photos/MVC-025S
Alan Power Architects drawing 492-107B-Ground Floor Plan window IW/G.5
Alan Power photo - 365-15.12.01.28 (lower window)

Prior to this window being removed a partial attempt had been made to strip the paint (see above mentioned photograph 365-15.12.01.28)

The library window takes the form of three separate curved frames set in a curved lintel, and a two part sill. Each frame is separated by a triangular shaped stile/mullion with an additional stile at each end of the whole. The central frame is a door, one of the two surviving stiles bears the hinge rebates for the door. The upper pane of each side section takes the form of a ferrous window and is hinged at the top.

Both sections of the sill exist, as do all three of the glazed sections and two of the stiles/mullions.

These windows are generally in good condition. There is a reasonable amount of damage to the glazing bars but nothing that cannot be repaired. The glazing bars are of exquisite cross section, which is repeated on windows EW/G.20, EW/G.19 and EW/G.16 in the long west room in the Basevi part of the house. The damage to the glazing bars seems to be the result of the paint stripping. The oak sills show some evidence of degradation and could be replaced. The surviving mullions are in good condition though most of the tenons are broken.

EW/G.22
Window 365 – O'Shea Window Photos/MVC-004S
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.22
Alan Power photo - 365-15.12.01.5

This window is situated to the east of the south entrance. The window is complete and is a modern 20th century replacement with no architectural importance or benefit to the external appearance of the building.

I would suggest that this window be replaced with one more in keeping with the house.

EW/G.27
Alan Power Architects drawing 492-107B-Ground Floor Plan window EW/G.27
Alan Power photo - 365-15.12.01.31 (lower left window)
Alan Power photo - 365-18-10-2004.16

I have identified this window by a process of elimination and the shape of the painted arch on the exterior of the frame. All that remains is the frame including the sash boxes and the

weights. While this frame is original to the building and could be re-installed with little work there is otherwise little to recommend it over that presently in its place.

EW/F.21 (O'Shea room R1 17)
Room R1 17 is in the south east corner of the building, this window is that in the south elevation of the room.
Window 365 – O'Shea Window Photos/MVC-002S-1
Alan Power Architects drawing 492-Master_First Floor C-v2014
Alan power photo - 365-15.12.01.1 (upper window) and 36-15.12.01.45
365-EH photos of original building 002 (right hand window partially showing).

This window is entirely missing.

Note cement mortar and render, and alteration to brickwork surrounding this window in "Window 365 – O'Shea Window Photos/MVC-002S-1", and "Alan power photo - 365-15.12.01.45". To my mind this implies that the window was a replacement.

Other windows
There are three casement windows that originated in the dormers on the roof. These are of low quality and in bad condition and should not be reintegrated in the building. There is a vertical four light metal casement window (bent) that I could not identify, it should be discarded.

Windows EW/F.11, 12, 13, 14 and 15
These windows appear to be made up of sashes of the same size and shape but sashes only exist for four of these windows. Due to the lack of other woodwork from 'Window 1' I took the decision that this window was completely missing and I have therefore allocated the extant sashes to EW/F.12, 13, 14 and 15. This window would have been the same shape and size as the others in the series, an internal view can be seen in 365-OShea Window Photos ãÆ/MVC-021S. This window is on the north elevation of the building and therefore did not require a sun shade. The panes of these windows are all of the same dimension, however there are three types of glazing bars. From inspecting the glazing bars it is obvious that the largest and more elegant group make up the oldest sashes.

Glazing bars
So far I have identified at least five different profiles for glazing bars. I would expect to find different profiles on the ground and first floors; the more detailed being on the ground floor. The most detailed and intricate profiles are to be found on the Library windows and the same profiles are also to be found on the surviving sashes of windows EW/G.16, 19 and 20. This means that the western section of the ground floor, potentially the oldest part of the house and that built during Basevi's life, contained the most elaborate glazing bar profiles.

The arched window has a very simple flat topped triangular glazing bar which is reproduced on 0574 (a replacement sash from the series of five mentioned above).

Four sashes from the east side of first floor have a less complicated but similar profile to those in the Library.

All the other glazing bars are of similar type with some slight variations, being of a quadrant moulding on either side of a raised rectangular central ridge, similar to that on the new windows. The more elegant being those where the quadrant is stretched by an additional half of its width.

Conclusions

It should be reiterated that the full condition of the windows and their frames will not become apparent until the paint is removed and they are at least partially dismantled. Rot migrates up the grain of the timber and it will cross into transverse elements so it will be important to ascertain the internal condition of joints before making decisions as to suitability for reinstatement and the exact extent of a replacement repair.

Some of the windows are re-usable on a conservation basis but it should be remembered that we are dealing with a functional building and not a museum so there will be some windows that should not be re-integrated even if they can be 'conserved', as it will not be possible to restore them to a satisfactory state. There is the possibility that the joints will open up with time and the whole process will have to be entered into again at a later date. Spliced or half lap joints are rarely a satisfactory long term answer for windows, especially those made of softwood.

We are dealing with the present situation and have to accept that the past removal and storage of this timber has not been carried out to ideal standards. A reasonable and well thought out approach will have to be implemented with regard to any decisions made in relation to the reinstallation of any of these windows.

David Luard
Luard Conservation Limited
13/02/2014

Appendix A

Photographs

Fig. 1 Library glazing bars

Arched Window

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced due to

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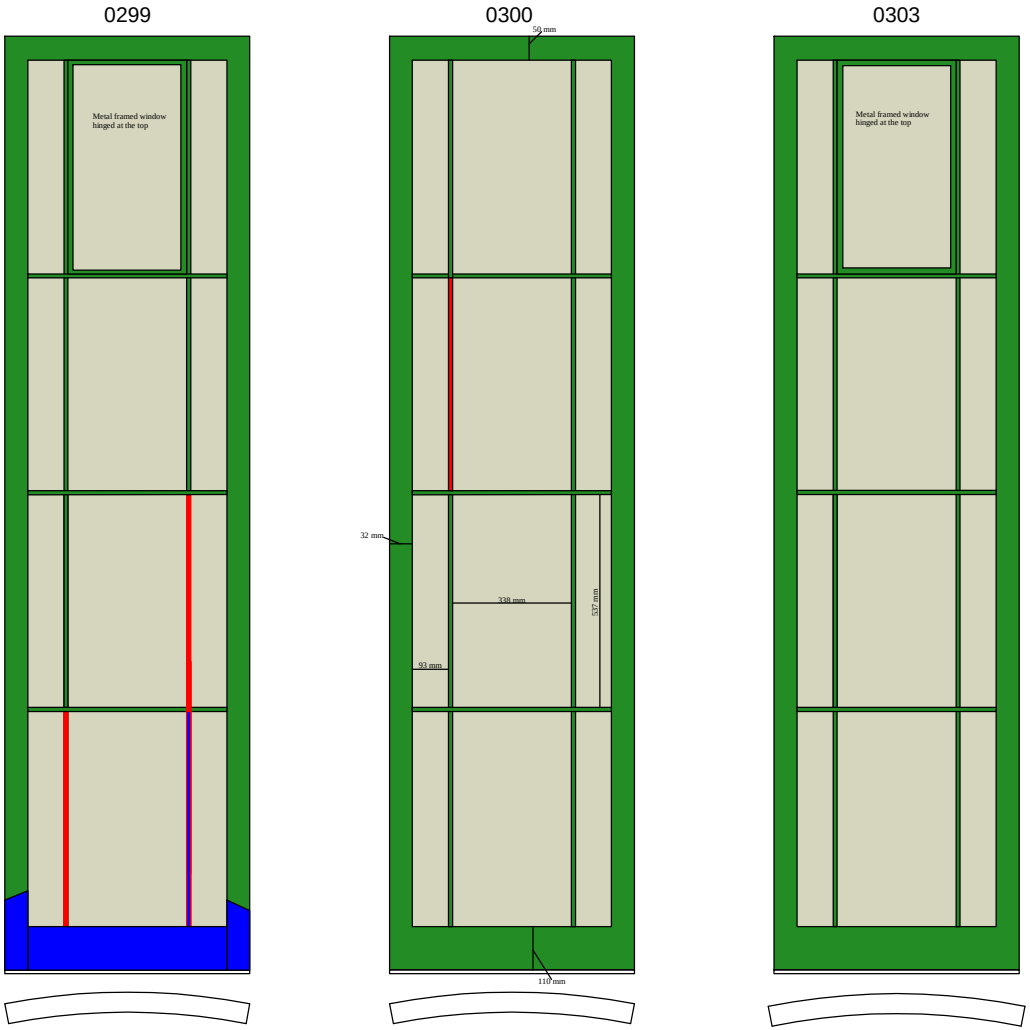
Hall Stairs

NOT TO SCALE

IW/G.5 - Library

These doors have the most exquisite glazing mouldings. They appear to match those on windows EW/G.18, 16, and 19. Interesting that all these are in the same area of the orginal house. An attempt has been made to strip these glazed doors resulting in damage to the glazing bars, many of which will require repair or replacement



0300 is a door. Also extant are two of the mullions, one from an outside edge and the other from the hinge side of 0300.

The sill is in two parts and both are extant though would require some work to make them servicable.

Many of the glazing bars are damaged and will need replacing

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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IW/G.5 Library Doors

NOT TO SCALE

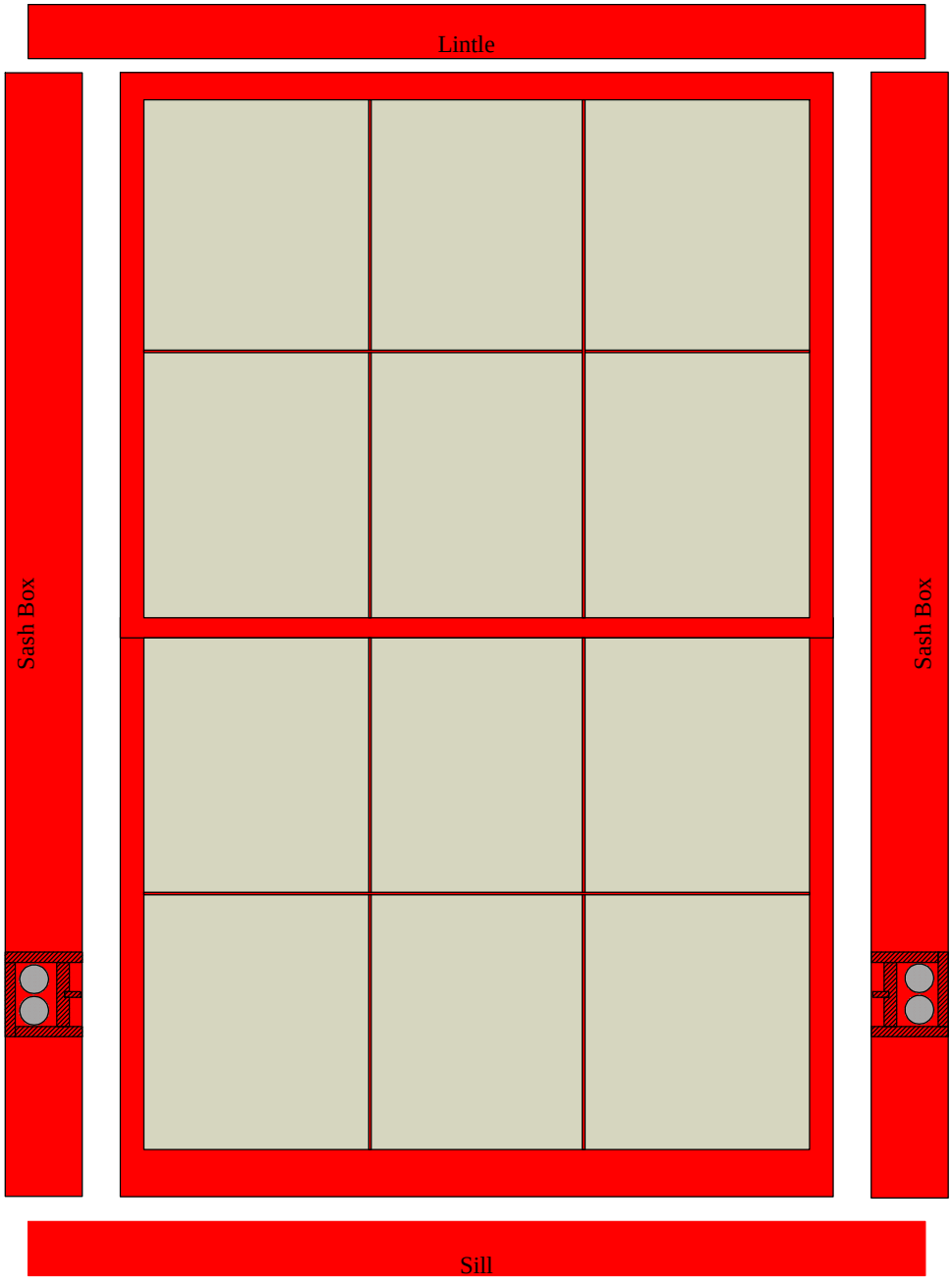
Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

This window is one of five of identical dimensions.
As this window is on the north elevation of the building it has no sunshade.

EW/F.11 (O'Shea Window 1)



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NOT TO SCALE

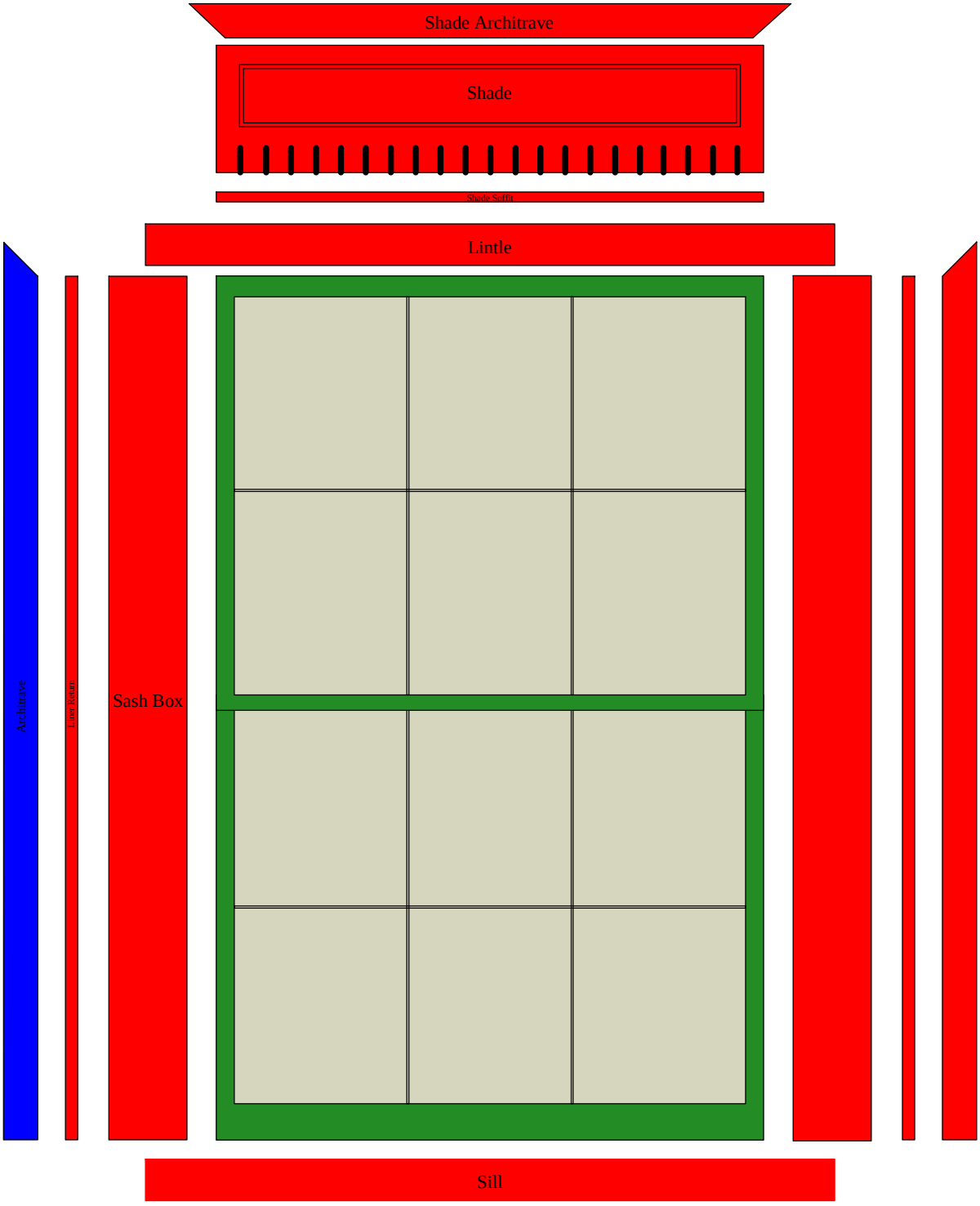
Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

Windows 2, 3, 4, and 5 are all of very similar dimensions, 8 sashes exist with only two identified to a specific window. The top sashes are 1090, 1092, 1088 and 1094 mm wide and 885 mm high. The lower sashes are 1095, 1092, 1090, and 1095 wide and 915 high. Five of the sashes have the same glazing bar profile, the remaining three sashes all have different glazing bar profiles; one of which matches that of the arched window. The variation in profile is indicative of variation in age of the sashes.

EW/F.12 (O'Shea Window 2)



It is likely that many of the joints will have to be replaced during the restoration process

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NOT TO SCALE

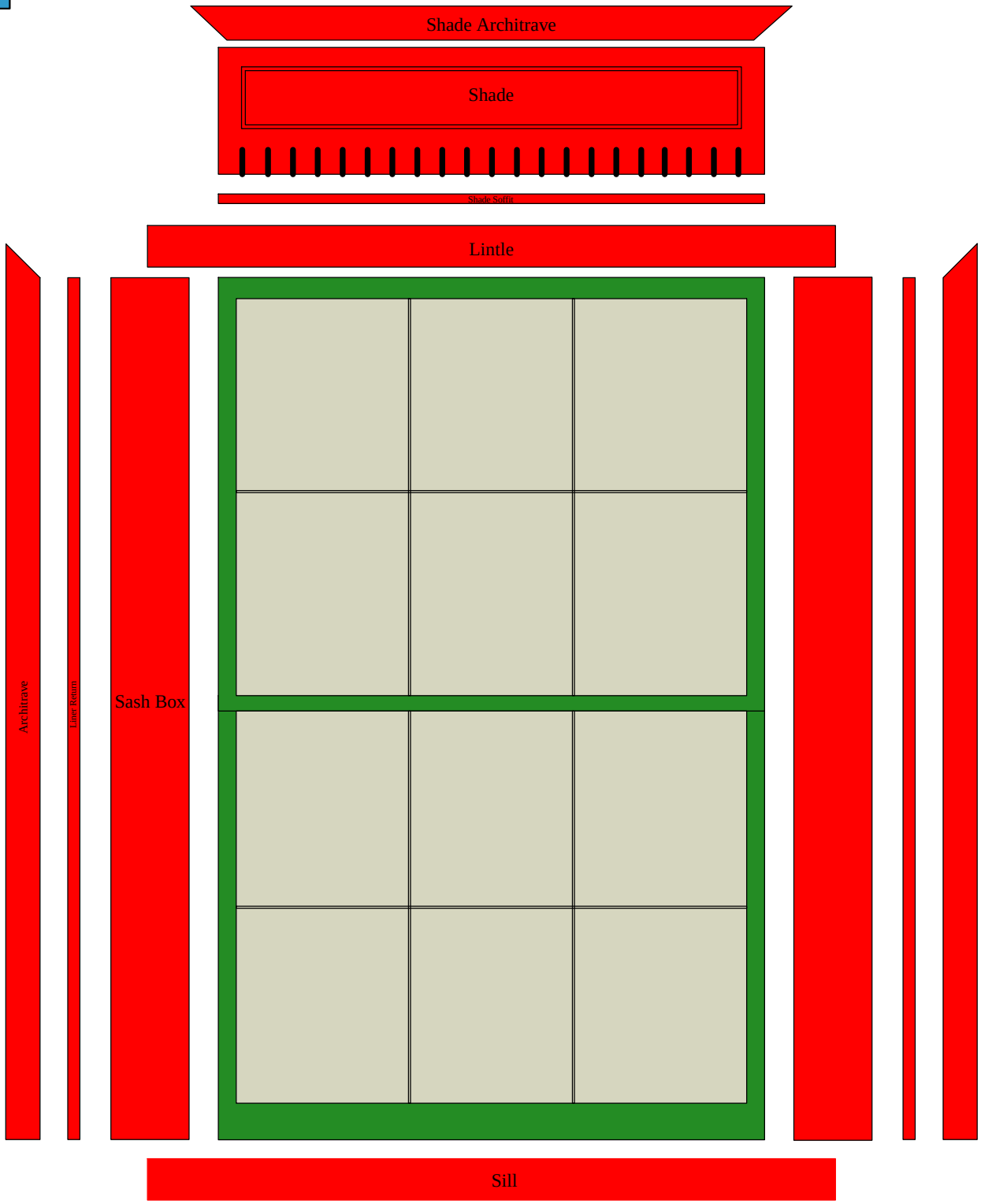
See notes on Window 2

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

EW/F.13 (O'Shea Window 3)



It is likely that many of the joints will have to be replaced during the restoration process

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NOT TO SCALE

See notes on Window 2

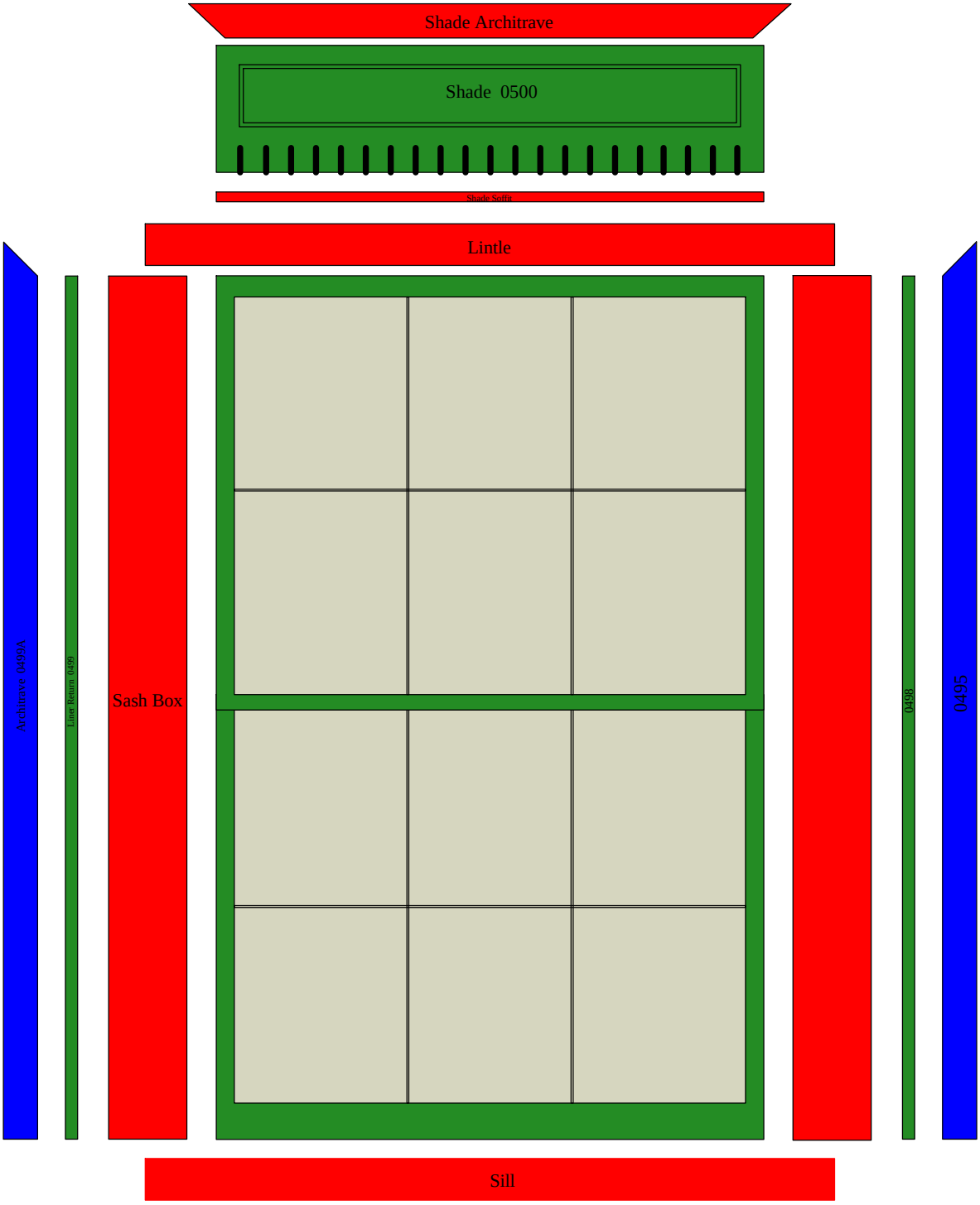
It is likely that many of the joints will have to be replaced during the restoration process

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

EW/F.14 (O'Shea Window 4)



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EW/F.14

Not to scale

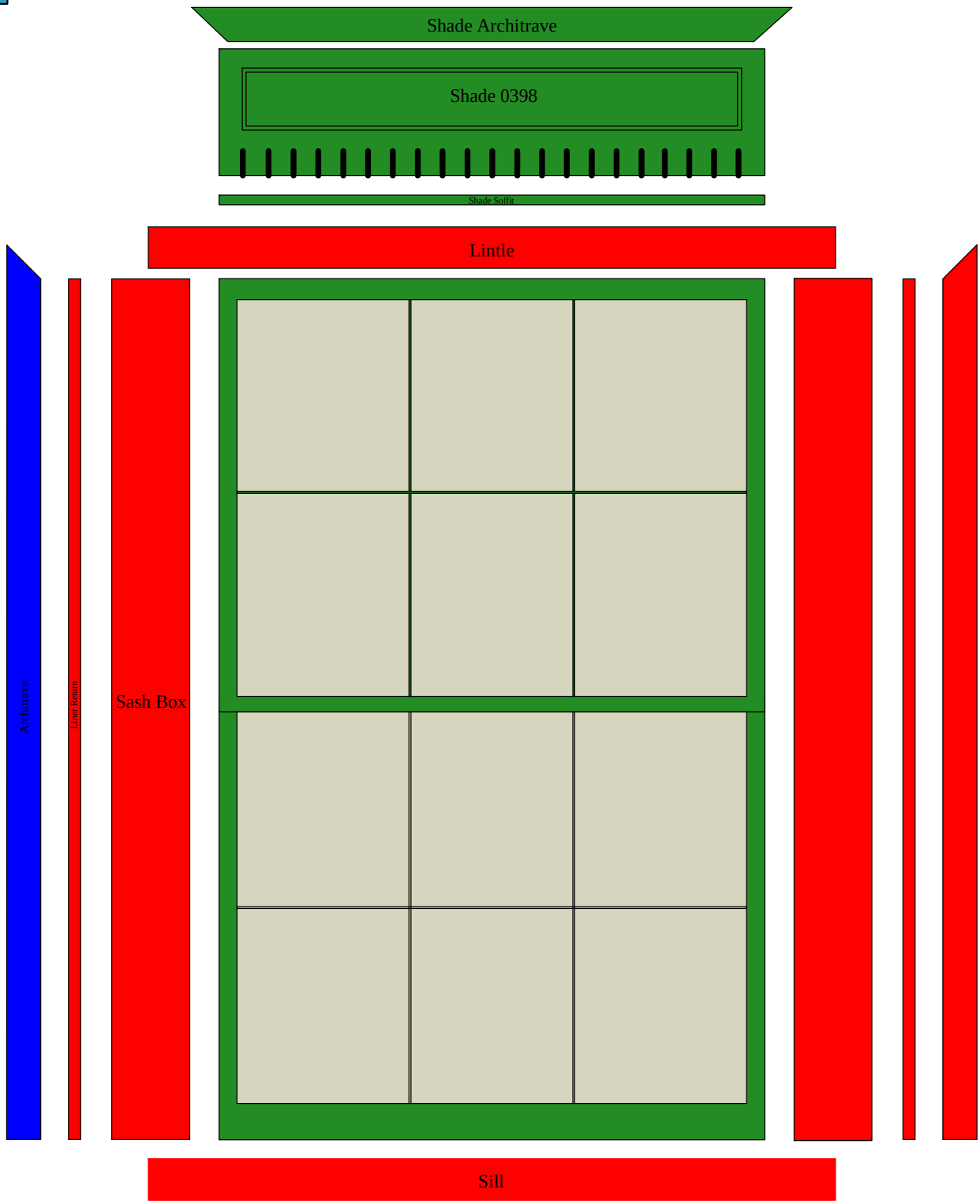
See notes on Window 2

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

EW/F.15 (O'Shea Window 5)



It is likely that many of the joints will have to be replaced during the restoration process

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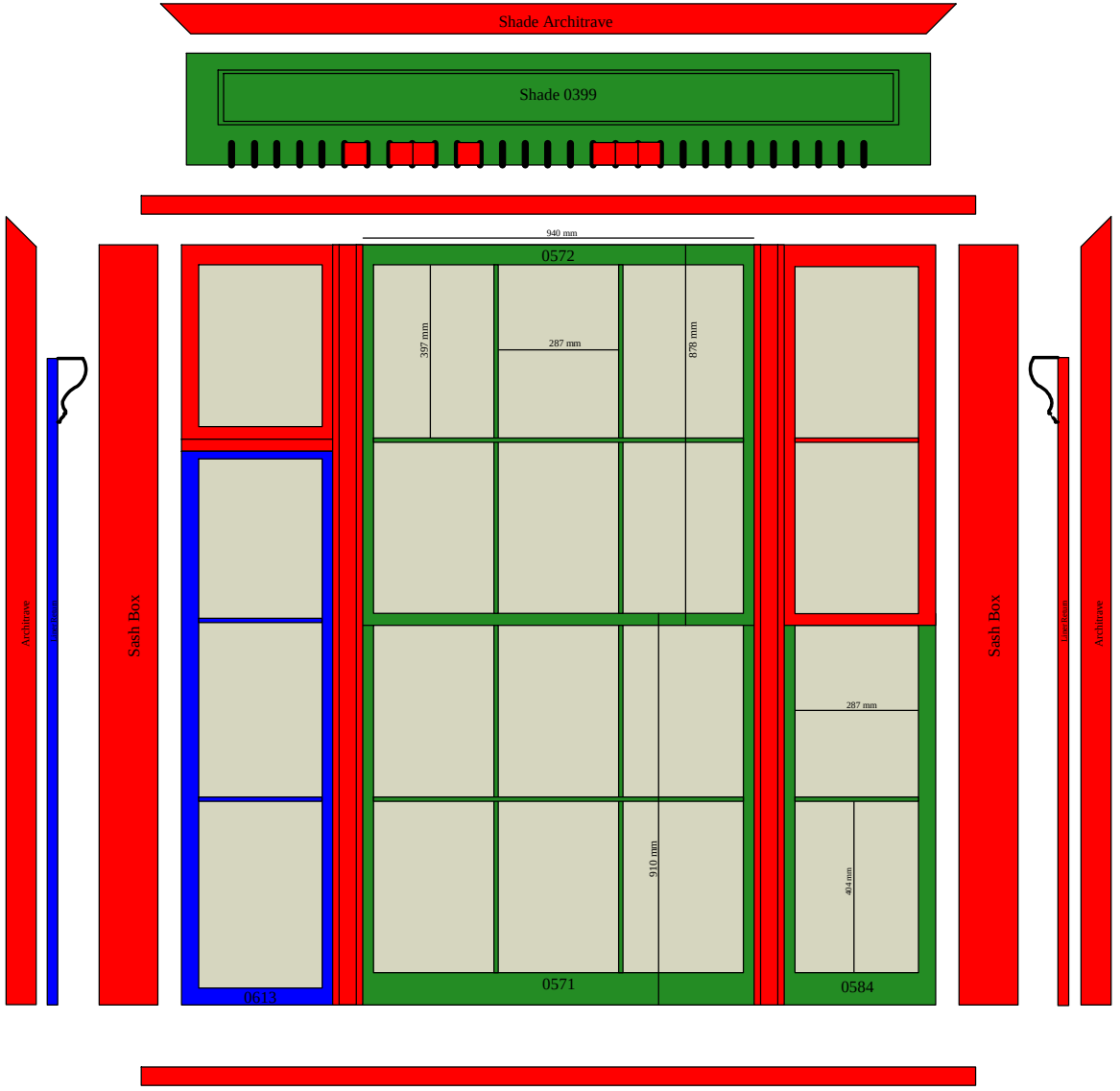
NOT TO SCALE

EW/F.16 (O'Shea Window 6)

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced



The uppercentral sash 878 mm high
Lower central sash 910 mm high

It is likely that many of the joints will have to be replaced during the restoration process

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NOT TO SCALE

Missing timber

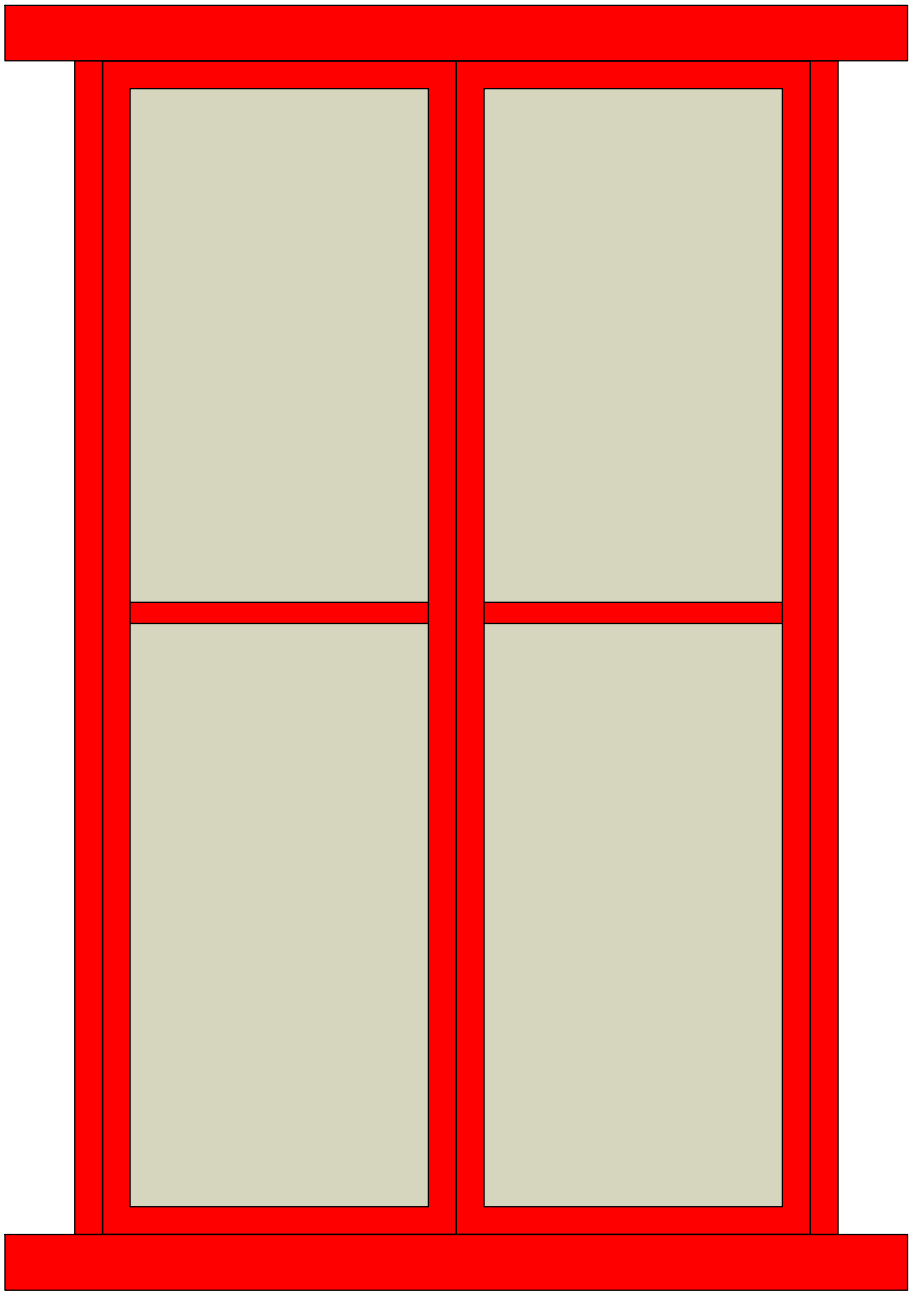
Existing timber requiring refurbishment

Timber recommended to be replaced

This window was on the first floor at the west end of the south wall, it was a 20th century replacement completely out of keeping with the house, a modern casement window.

When scaling this window should be the same height as windows 1, 2, 3, 4, 5, 6, and 8, and the same width as window 12 directly beneath.

EW/F.17 (O'Shea Window 7)



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EW/F.17

NOT TO SCALE

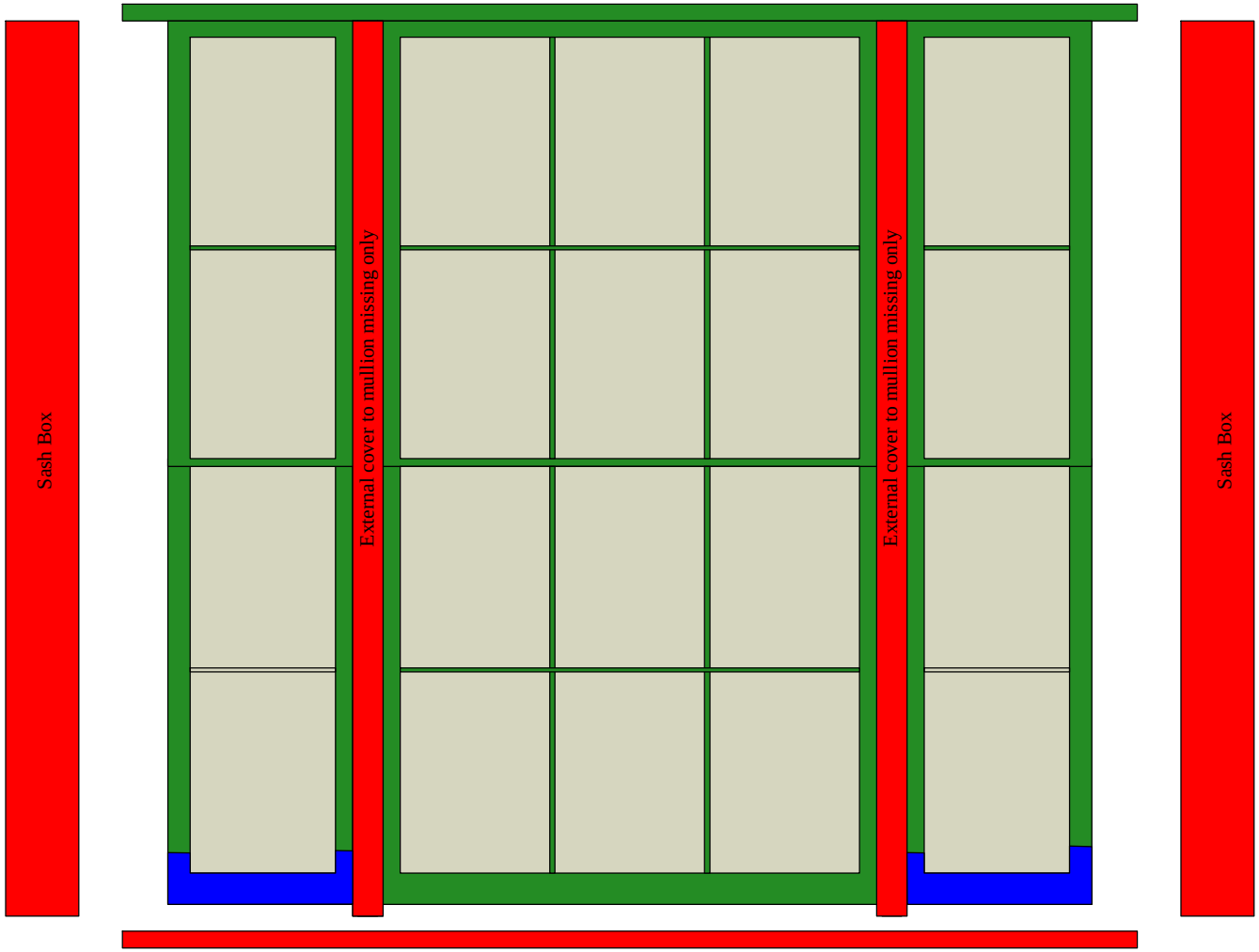
Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced c

This window appears to be a replacement, the paint layers are thinner than elswhere and the timber is in better condition for no reason. There is no sunshade.

EW/F.18 (O'Shea Window 8)



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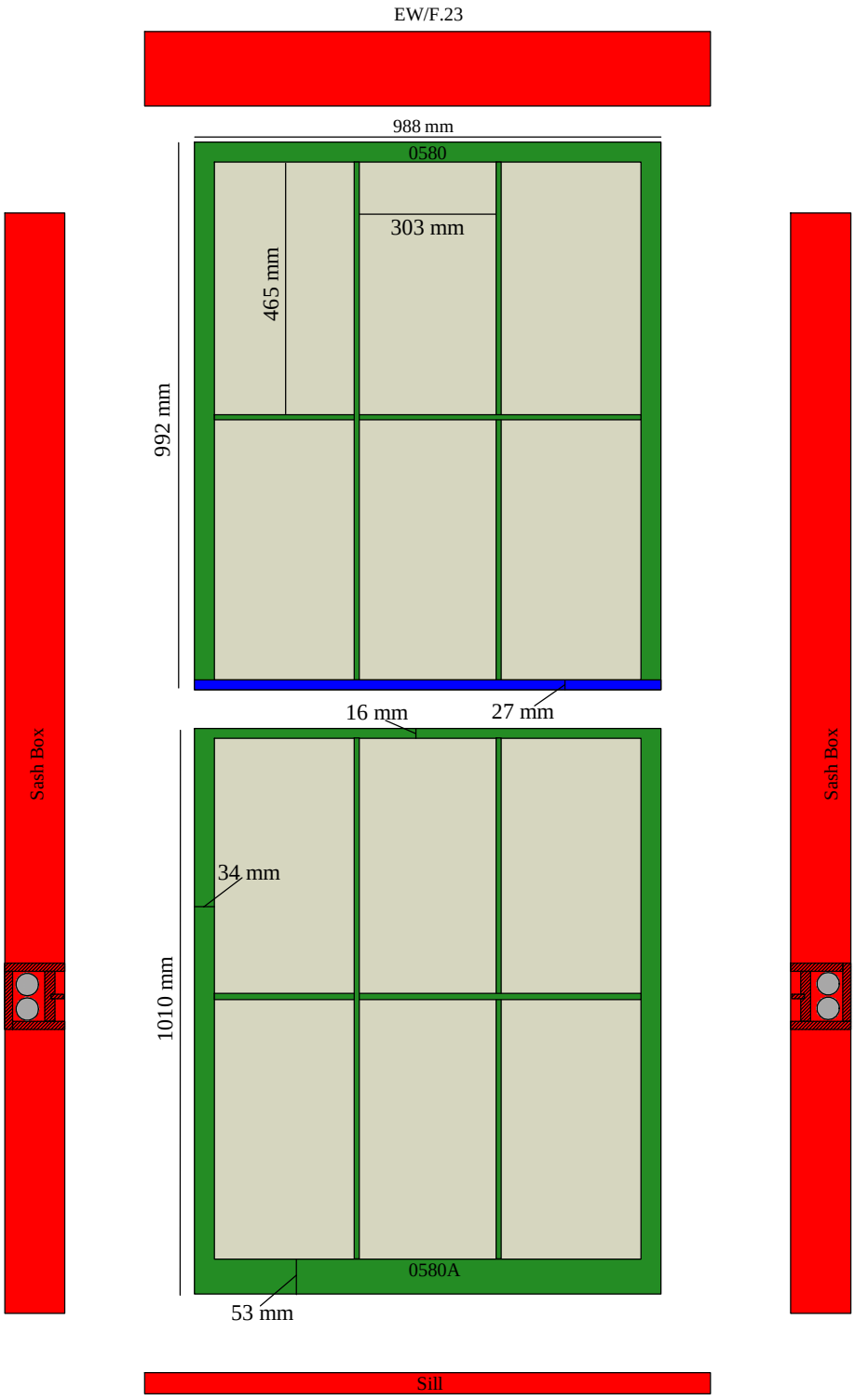

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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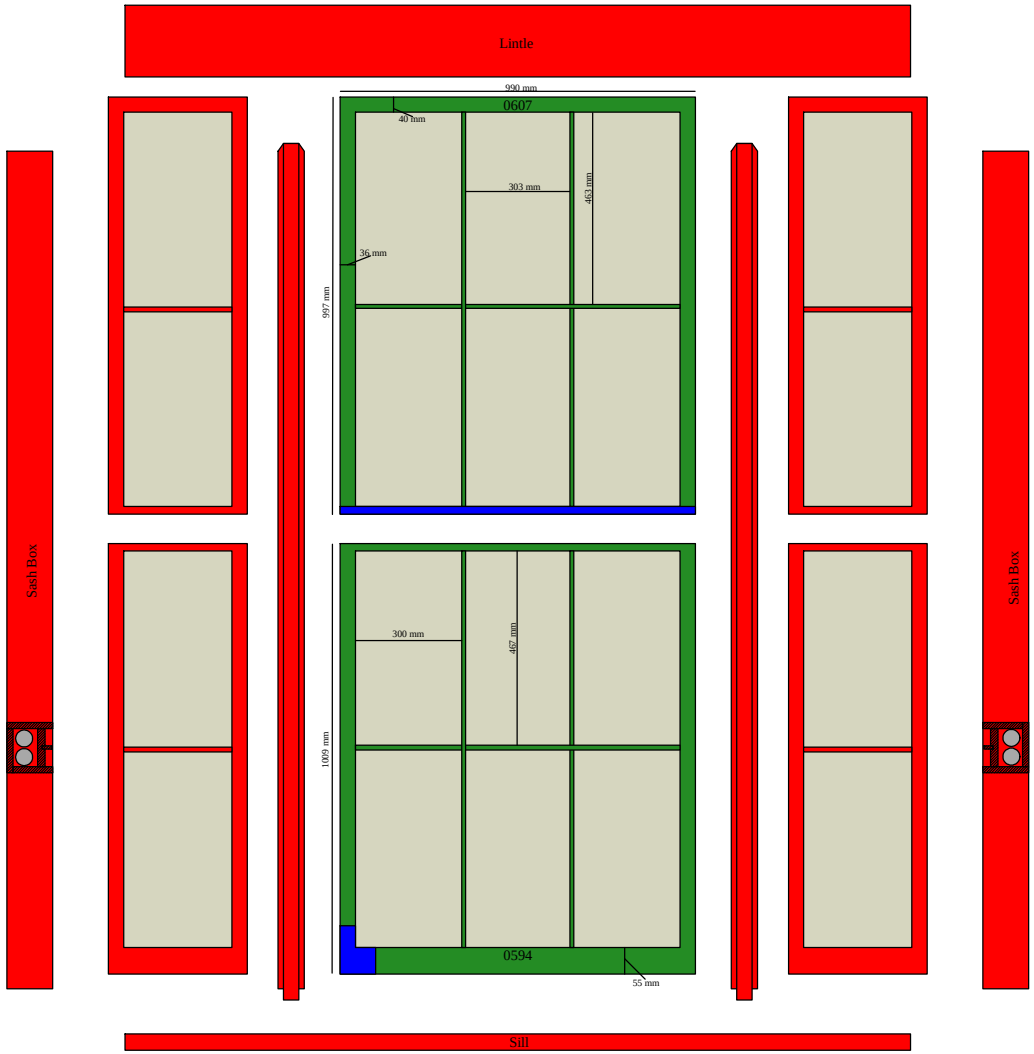
EW/F.22 (O'Shea Window 10)



Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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NOT TO SCALE

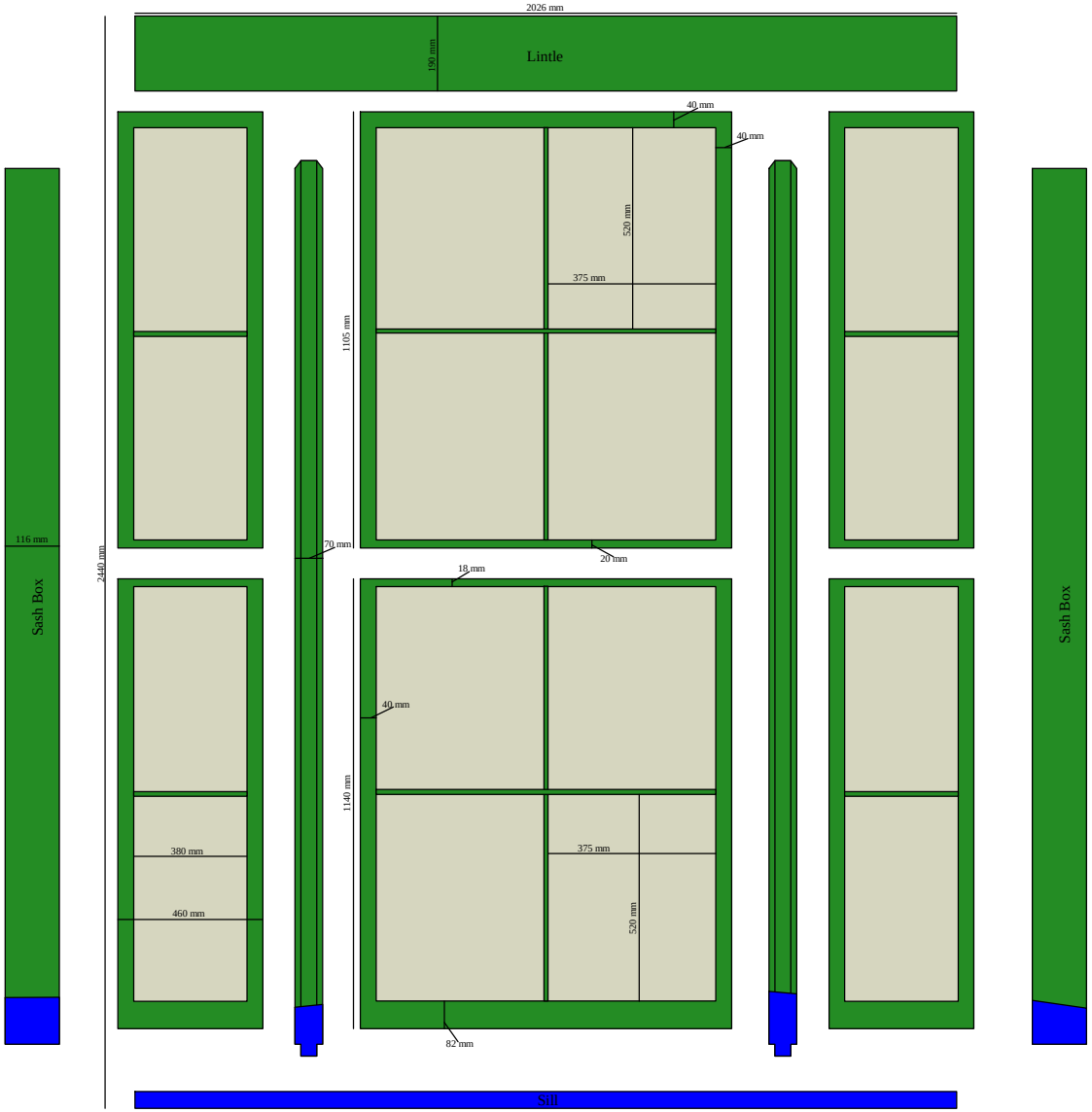
Missing timber

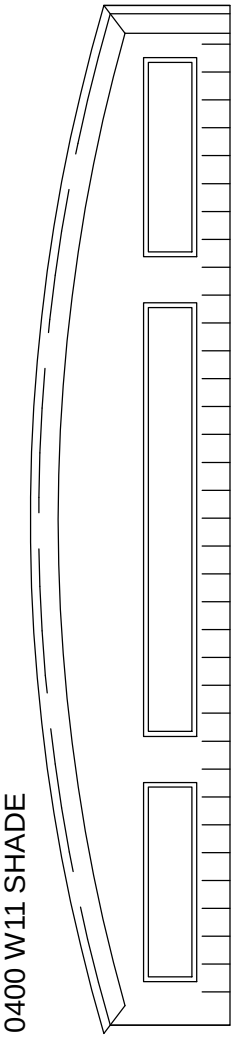
Existing timber requiring refurbishment

Timber recommended to be replaced

The shade to EW/G.21 exists but is in bad condition and will require substantial repair and replacement.

EW/G.21 (O'Shea Window 11)





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The Elms, Fitzroy Park

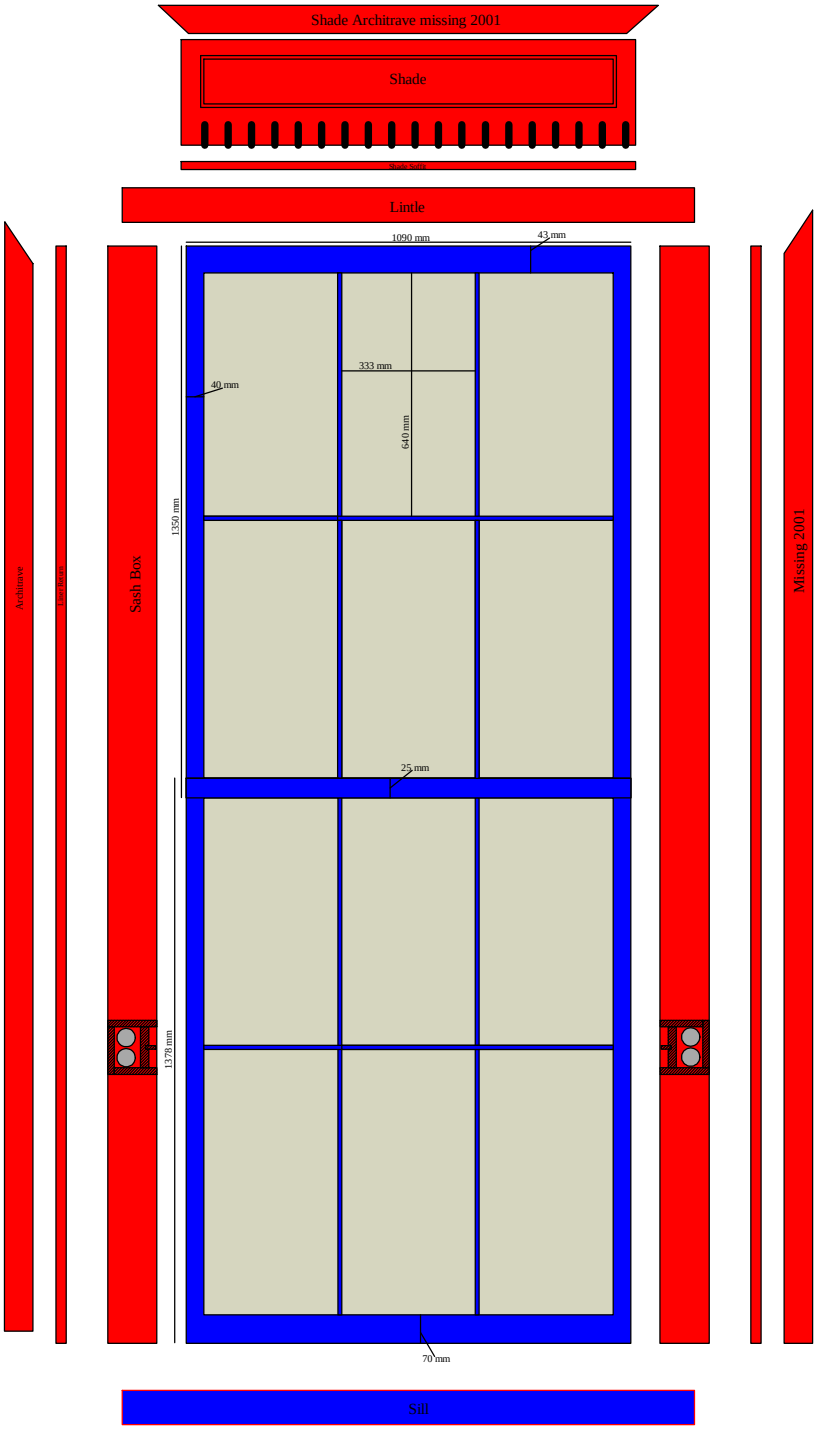
NOT TO SCALE

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

EW/G.20 (O'Shea Window 12)



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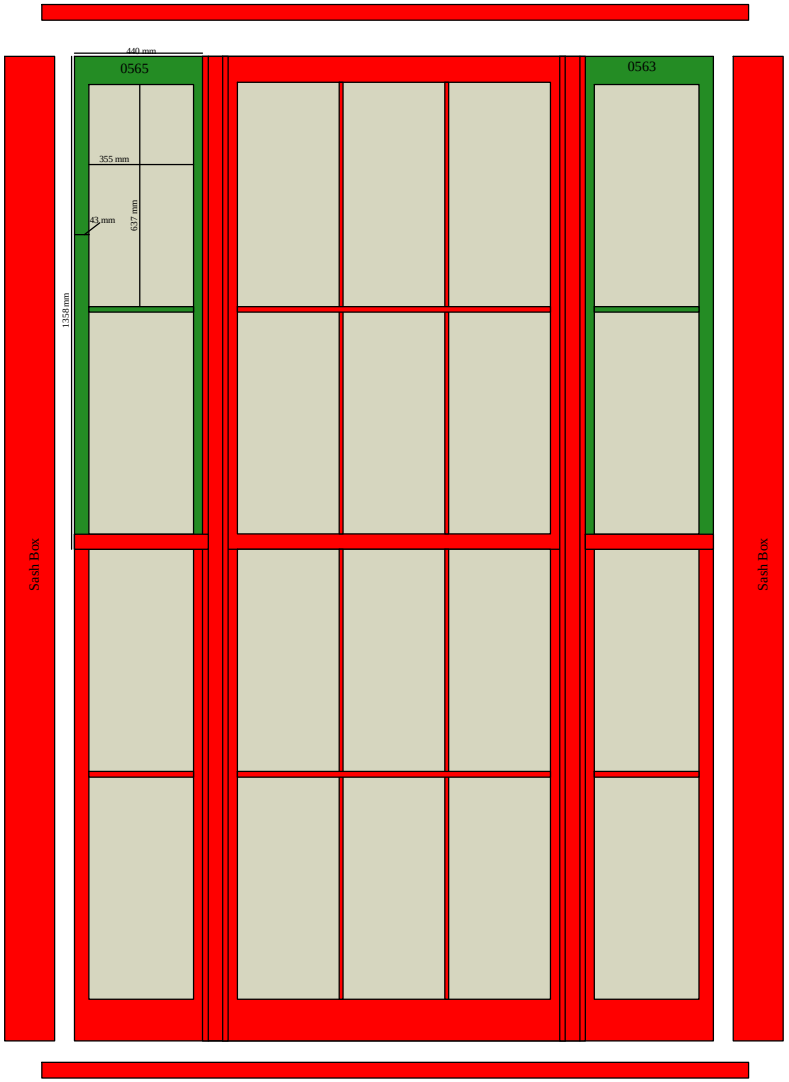
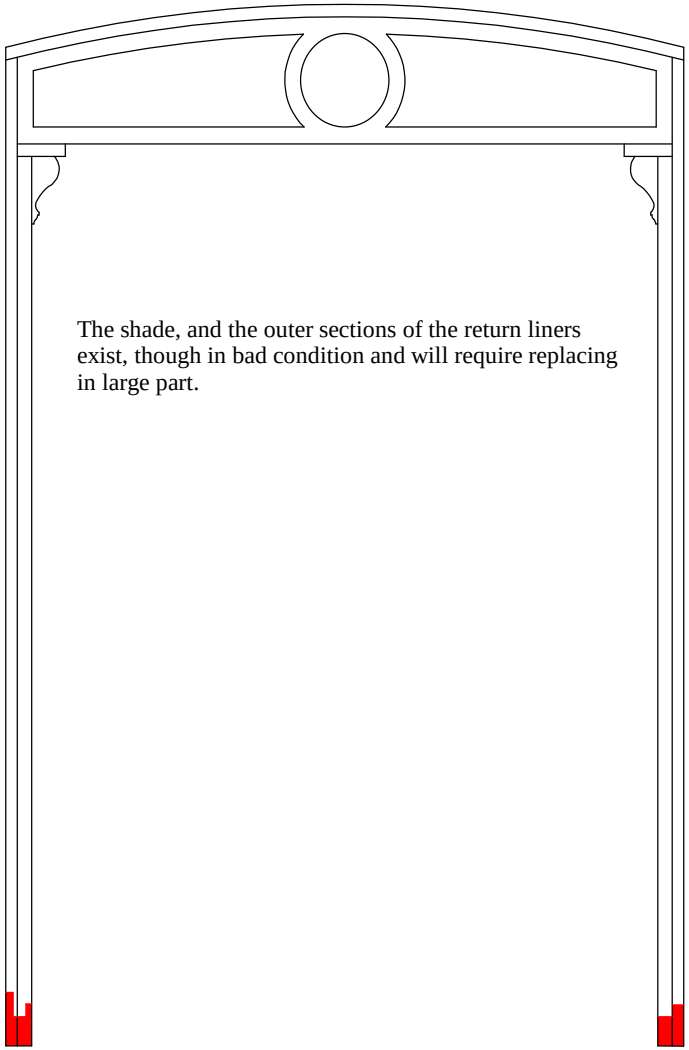
EW/G.19 (O'Shea Window 13)





The shade, and the outer sections of the return liners exist, though in bad condition and will require replacing in large part.

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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EW/G.19

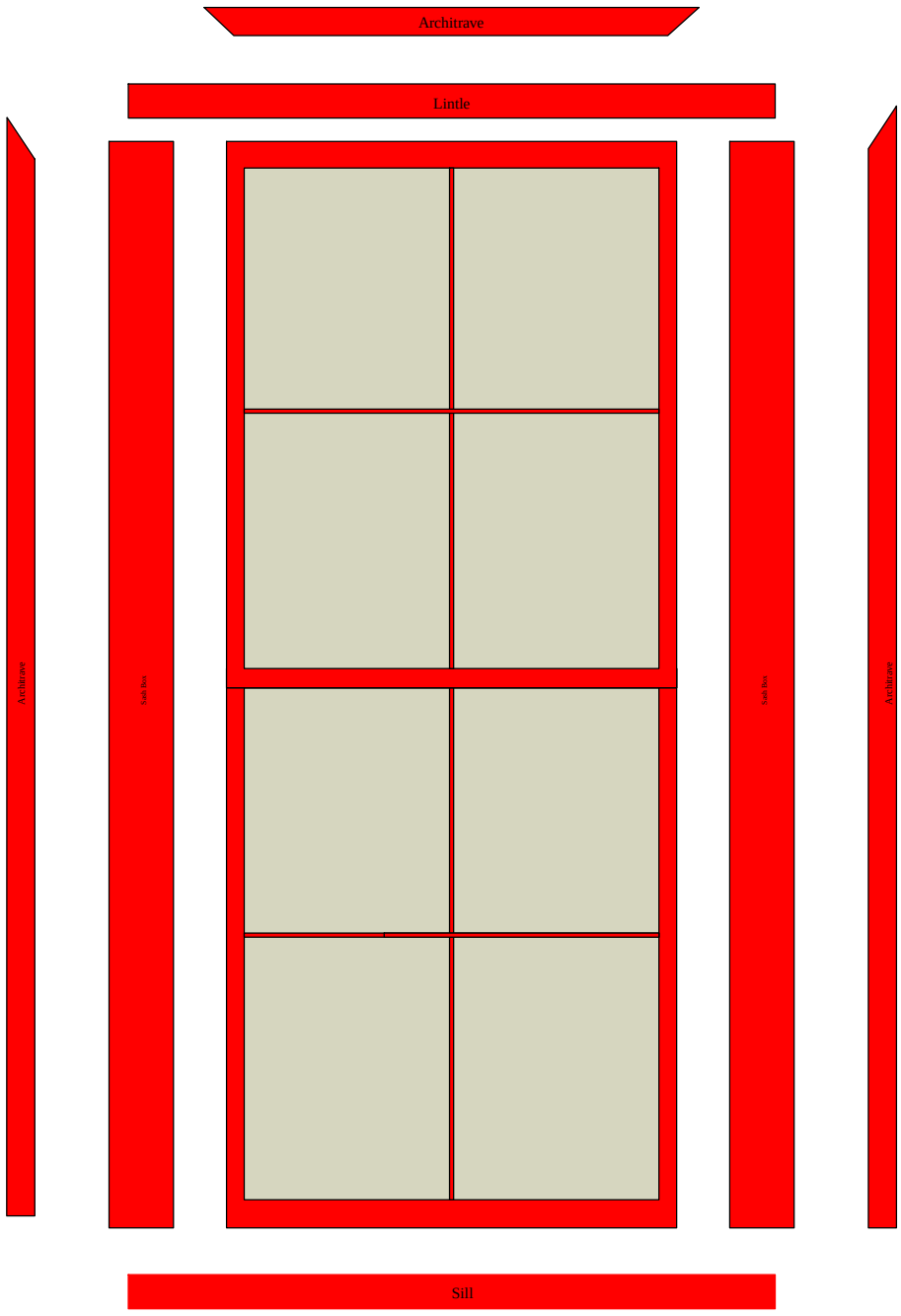
NOT TO SCALE

Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

EW/G.18 (O'Shea Window 14)



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EW/G.18

NOT TO SCALE

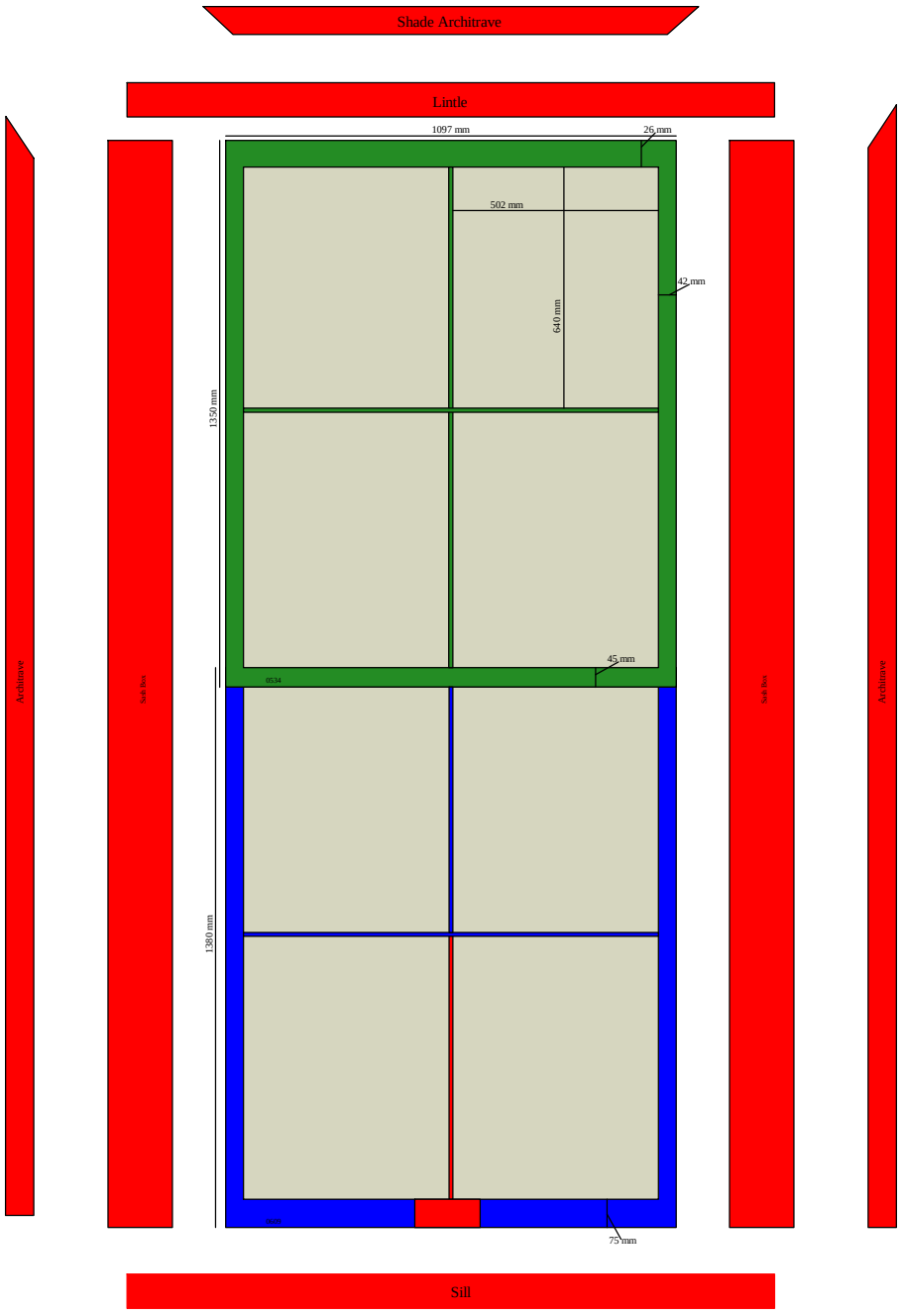
Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

Glazing bars are the same profile as the Library doors.

EW/G.16 (O'Shea Window 15)



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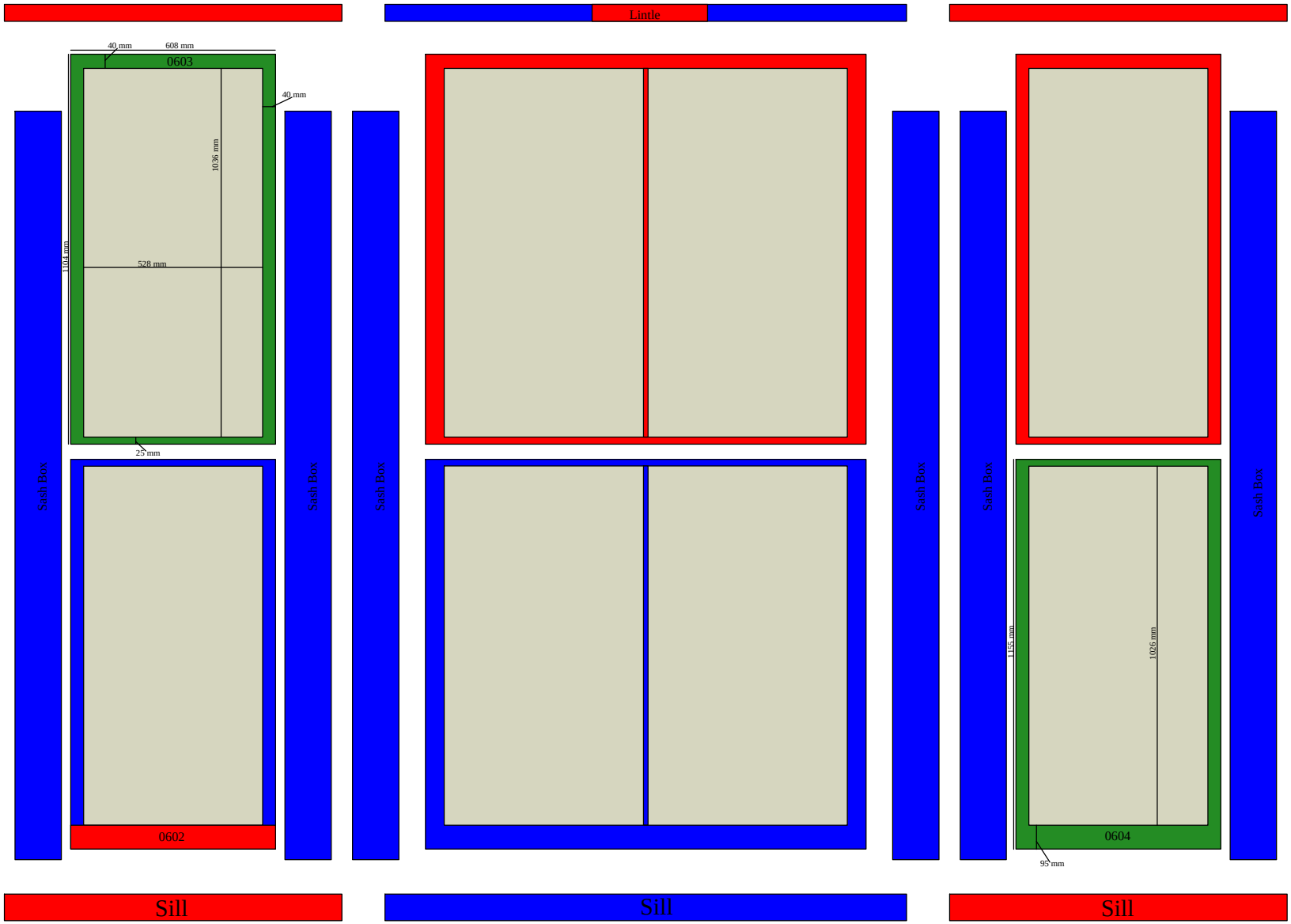
EW/G.16

NOT TO SCALE

EW/G.23 (O'Shea Window 17)

EW/G 24 (O'Shea Window 18)

EW/G.25 (O'Shea Window 19)



Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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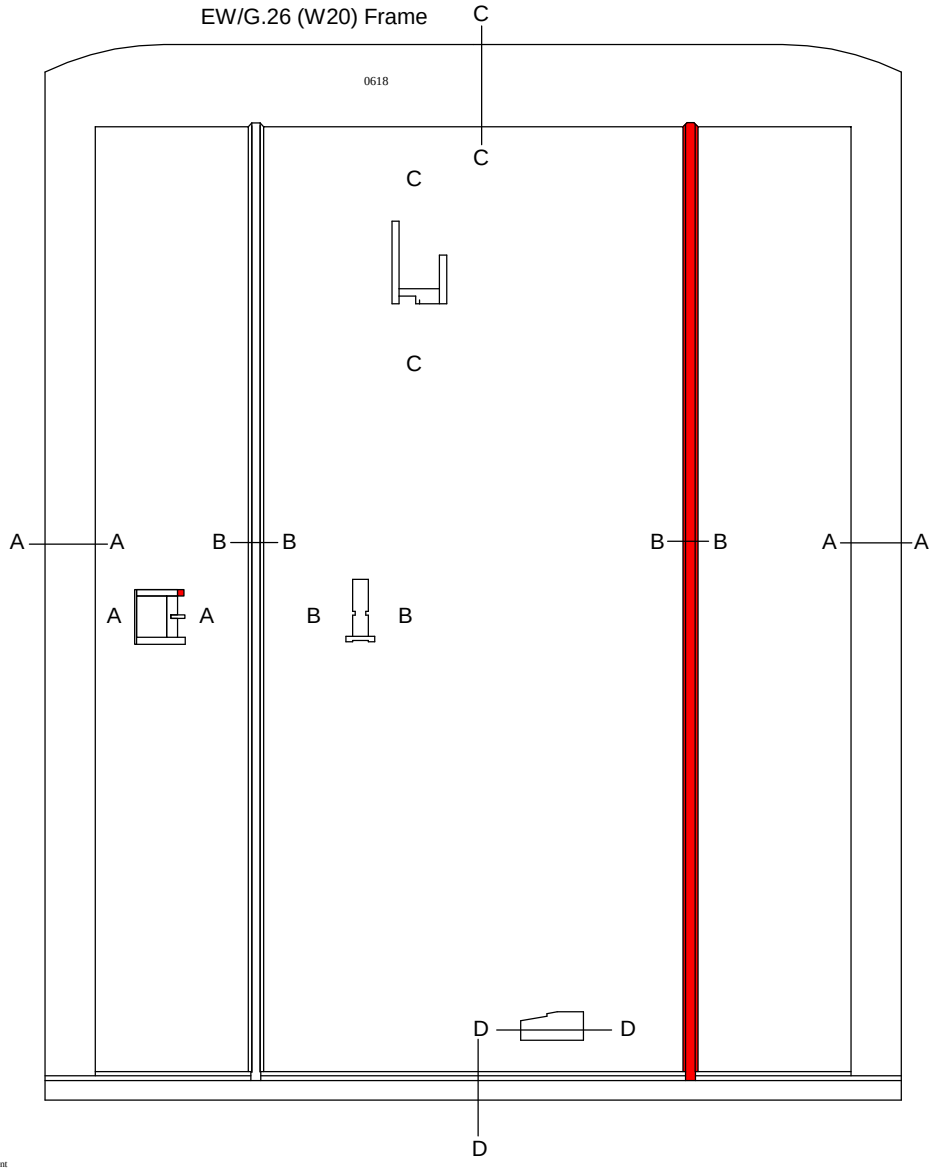
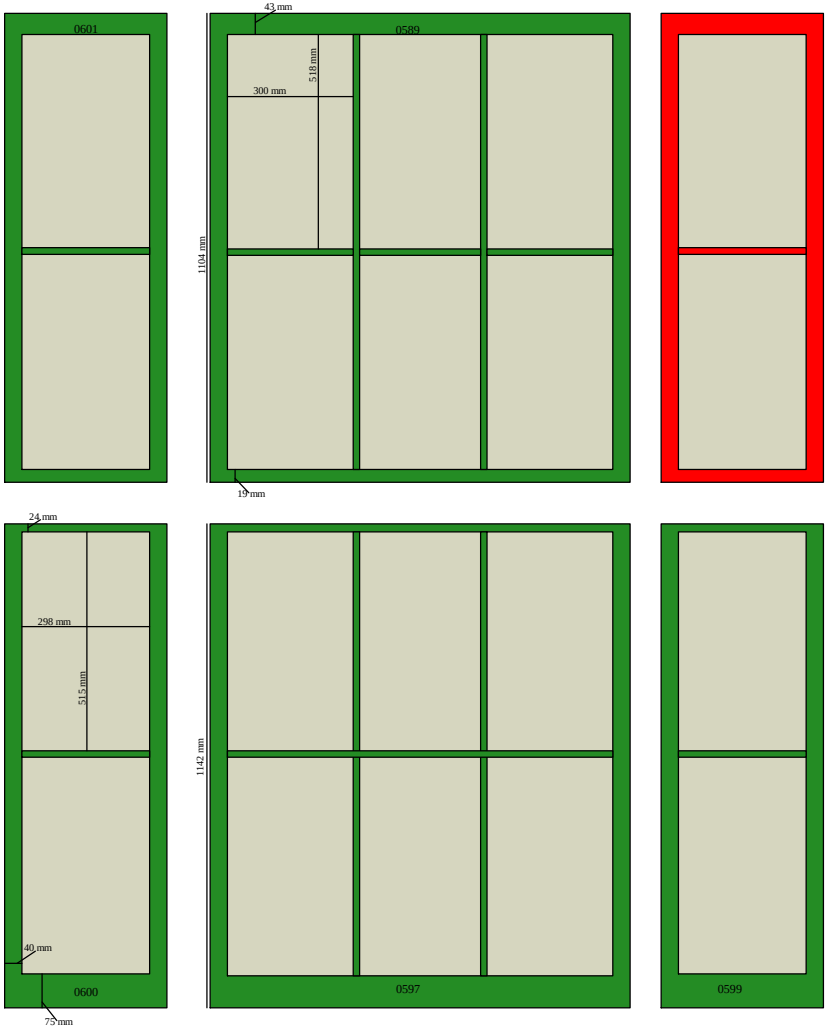
EW/G23, EW/G24, EW/G25

NOT TO SCALE

EW/G.26 (W20) Frame



EW/G.26 (O'Shea Window 20)



Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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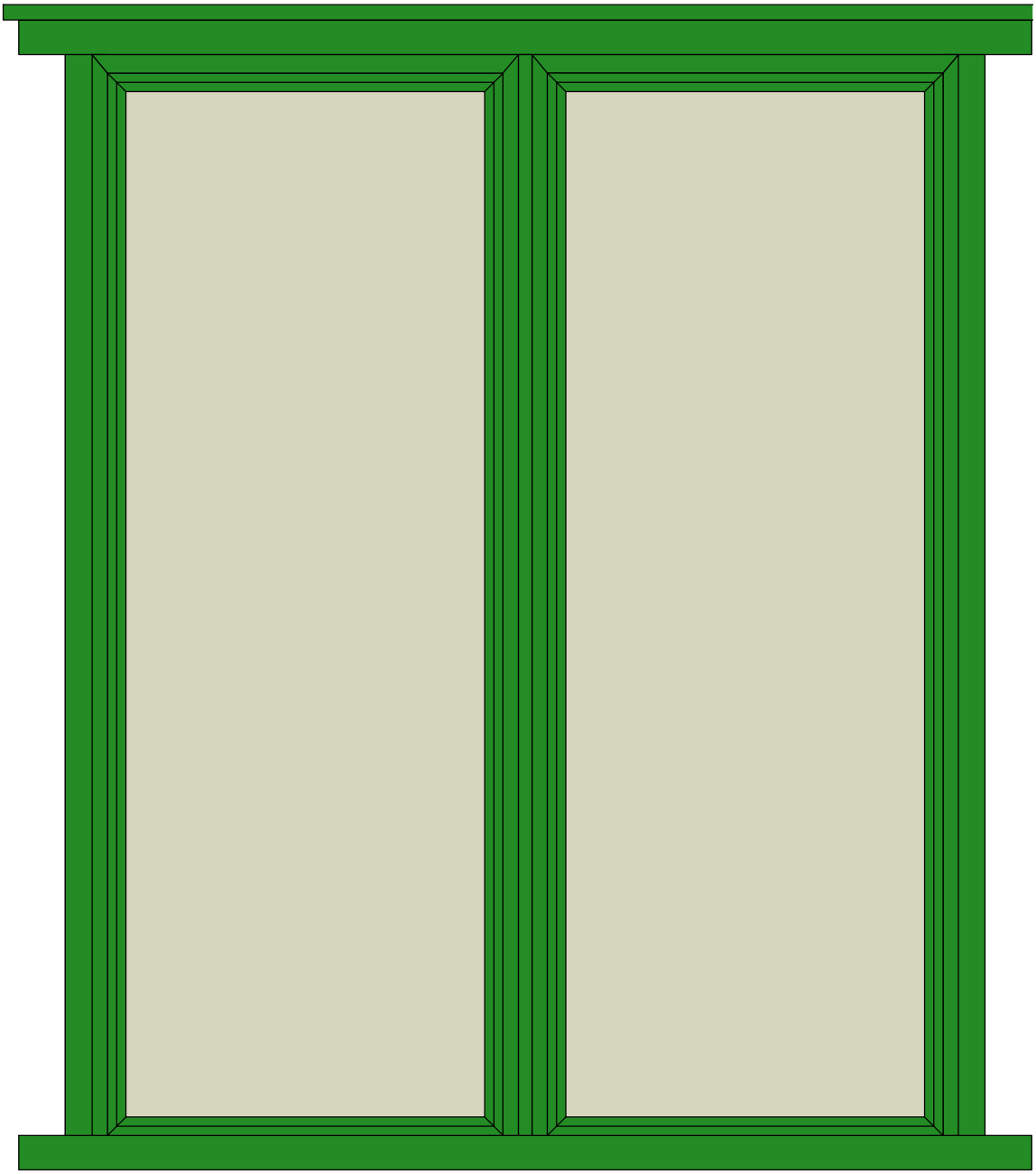
EW/G.26

NOT TO SCALE

EW/G.22



Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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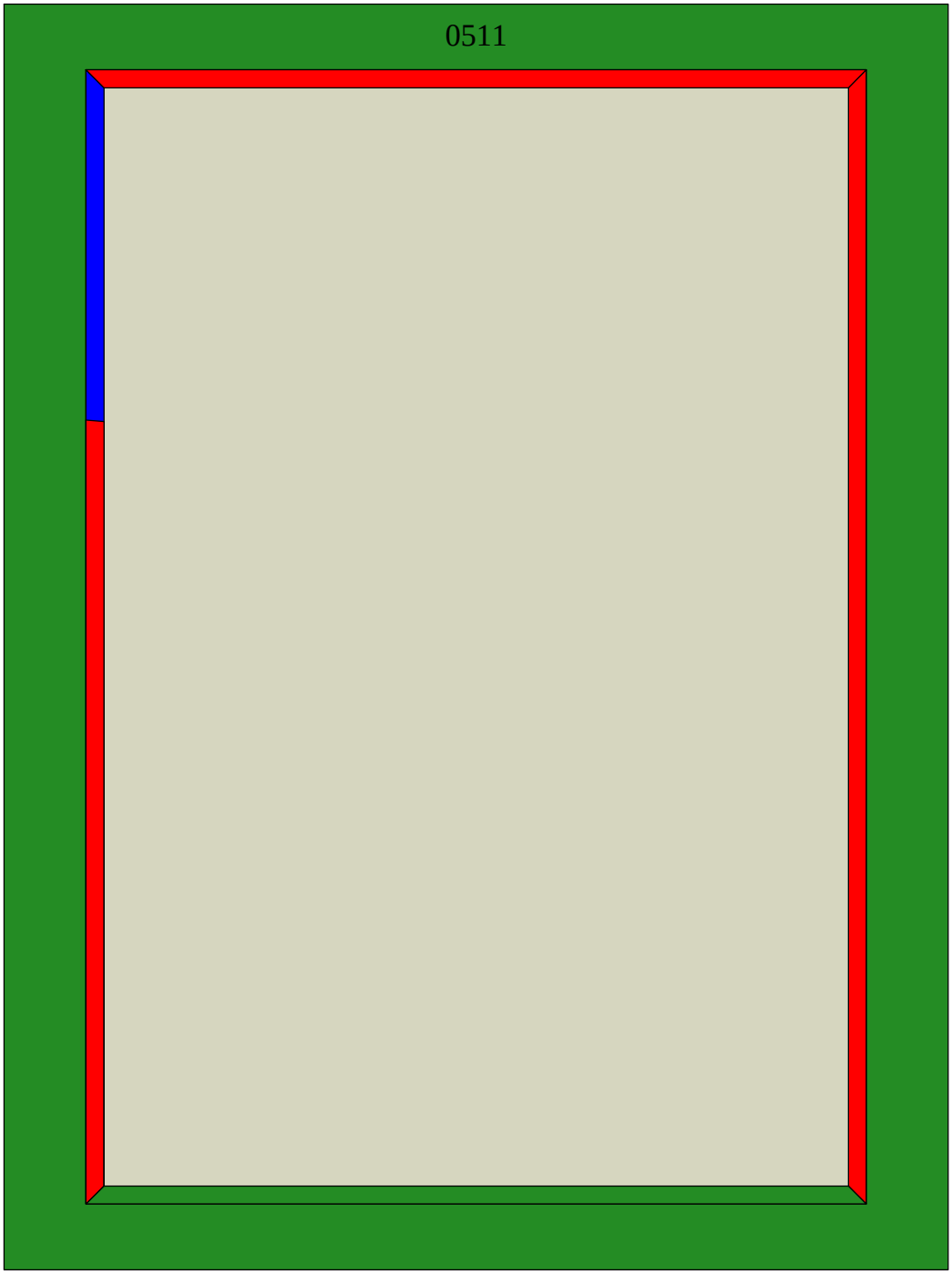
EW/G.22

NOT TO SCALE

Unidentified, thought to be to the north of window 20 - EW/G.27



Missing timber

Existing timber requiring refurbishment

Timber recommended to be replaced

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Unidentified - EW/G.27?

NOT TO SCALE