



Window Conditions Survey for the
Refurbishment & Extension of 47 Albert St, London, NW1 7LX

August 2016

Ref

Photographs

Description

Condition

Proposal

W-01



Non-original timber box sash with transom window and glazed rooflight above

Poor:

- Some rot to framing
- Flaking paint finish
- Overpainted

Remove and replace with wider timber casement window

W-02



Original timber box sash

Fair:

- Overpainted
- 1 no. cracked pane

Refurbish, add locks and remove internal shutter

Ref

Photographs

Description

Condition

Proposal

W-03



Original timber box sash

Poor:

- Some rot to framing
- Flaking paint finish
- Overpainted

Remove window and lower sill to form opening

W-04



Non original glass/timber door with transom window and fixed side panel with top hung section

Fair:

- Rotten sill
- Flaking paint finish

Remove as part of closet wing demolition

Ref

Photographs

Description

Condition

Proposal

W-05



Non-original timber sprung sash

Fair:
- Flaking paint finish
- Rotten sill

Remove as part of closet wing
demolition

W-06



Original timber box sash

Fair:
- Some overpainting

Refinish

Ref

Photographs

Description

Condition

Proposal

W-07



Non-original timber french doors with openable transom window

Fair:
- Rotten sill
- Flaking paint finish

Remove door leafs, transom window and bar. Retain and refurbish frame, internal shutters etc.

W-08



Non-original fixed panel with top hung section above

Fair:
- Cracked pane

Remove as part of closet wing demolition

W-09



Original timber box sash

Poor:

- Painted shut
- Overpainted
- Flaking paint finish
- Some rot to framing

Remove external bars and refurbish or replace like-for-like

W-10



Original timber box sash frame and top sash, non-original bottom sash and beading

Fair:

- Top sash fixed shut
- Some rot to framing
- Cracked pane
- Overpainted
- Rotten sill

Refurbish or replace like-for-like

Ref

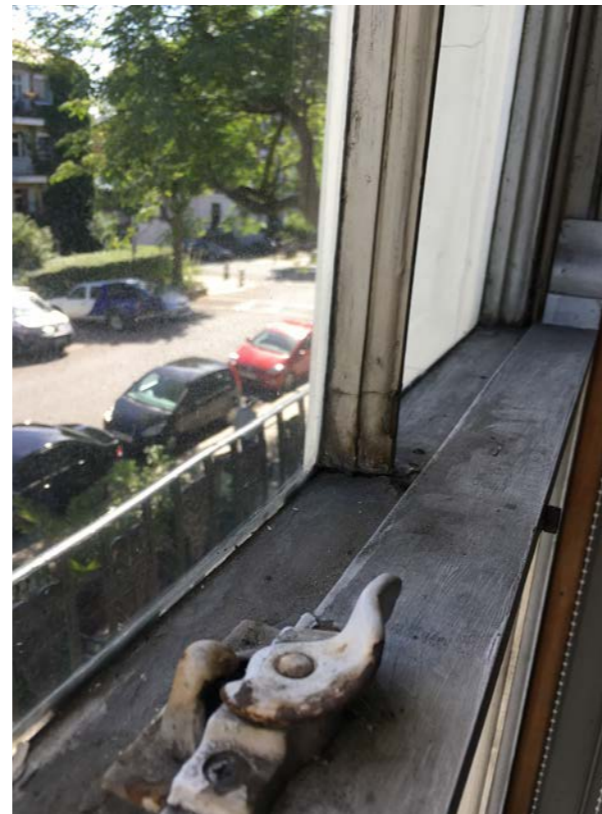
Photographs

Description

Condition

Proposal

W-11



Original timber box frame and top sash, non-original bottom sash and beading

Fair:

- Top sash fixed shut
- Some rot to framing
- Cracked pane
- Overpainted
- Rotten sill

Refurbish or replace like-for-like

W-12



Non-original timber box sash

Fair:

- Flaking paint finish
- Broken sill

Refinish, repair sill

Ref

Photographs

Description

Condition

Proposal

W-13



Original timber box sash

Poor:

Refurbish or replace like-for-like

- Flaking paint finish
- Top sash fixed shut
- Some rot to framing

W-14



Non-original timber box sash

Fair:

Refinish

- Flaking paint finish

Ref

Photographs

Description

Condition

Proposal

W-15



Non-original timber box sash

Fair:
- Flaking paint finish

Refurbish

W-16



Original timber box sash

Poor:
- Flaking paint finish
- Broken sash cord
- Some rot to framing
- Overpainted

Refurbish or replace like-for-like