



THE COCK TAVERN, 23 PHOENIX ROAD, LONDON,  
NW1 1HB

WINDOW CONDITION SURVEY REV A

AUGUST 2016

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Cock Tavern Phoenix Road

## INTRODUCTION

This Window Condition Survey was prepared by Mark Fairhurst Ltd on behalf of Flamestrike Ltd for the refurbishment, conversion and extension of the existing three storey public house to create new public house facilities at ground and basement and five new residential apartments at first, second and third floor.





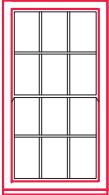
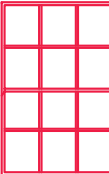
The Cock Tavern is a Grade II listed building situated beside a block of council flats forming part of the Ossulston Estate built in 1929-30. The site is located North East of Euston railway station toward St. Pancras Station. The building forms part of a 1930's LCC social housing development fronting Phoenix Road. The building and Walker House were Grade II group listed in 1996 along with Chamberlin House opposite and Levita House Ossulston Street.

This report details the current condition of the windows on its street facing elevations and those to the rear of the property.



## 1.0 SOUTH WEST ELEVATION

The South West Elevation features 6 no. of sash windows on the first floor and 6 no. sash windows on the second floor. These mainly original windows, facing Charlton Street, serve bedroom spaces and a function space on the first floor. All 12 windows are in a poor state of repair. A detailed description of their condition follows.

-  Broken window pane.
-  Window catch missing or broken.
-  Bottom rail to sash rotten
-  Bite missing from mullion.
-  External box sash and cill rotten, runner broken (represented in red).
-  Existing sash windows beyond repair (represented in red).

1.1 SOUTH WEST ELEVATION  
SECTION 'A'



W1 01  
Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. External box severely damaged beyond repair. Glazed window light broken.



W1 02  
Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. Bottom rail to top sash rotten. External box severely damaged beyond repair. Glazed window light broken.



W1 03  
Rotten cill, beyond repair. Bottom rail to top sash rotten. Damaged runners and window lock. External sash handles need re-fitting. External box severely damaged beyond repair.



W1 04  
Rotten cill, beyond repair. Damaged runners. Bottom rail to bottom sash rotten. Rope for pulley damaged and window requires re-weighting (see fig. 1). External sash handles need re-fitting. External box severely damaged beyond repair.

1.1 SOUTH WEST ELEVATION  
SECTION 'A'



fig. 1 - Rope for window's counter weight system torn.



W1 05

Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. Bottom rail to top sash rotten. External box severely damaged beyond repair.



W1 06

Rotten cill and box (see fig 2), beyond repair. Bottom rail to bottom sash rotten. Damaged runners. External sash handles need re-fitting. External box severely damaged beyond repair. Glazed window light broken.



fig. 2 - Rotten box, runner and cill which are beyond repair

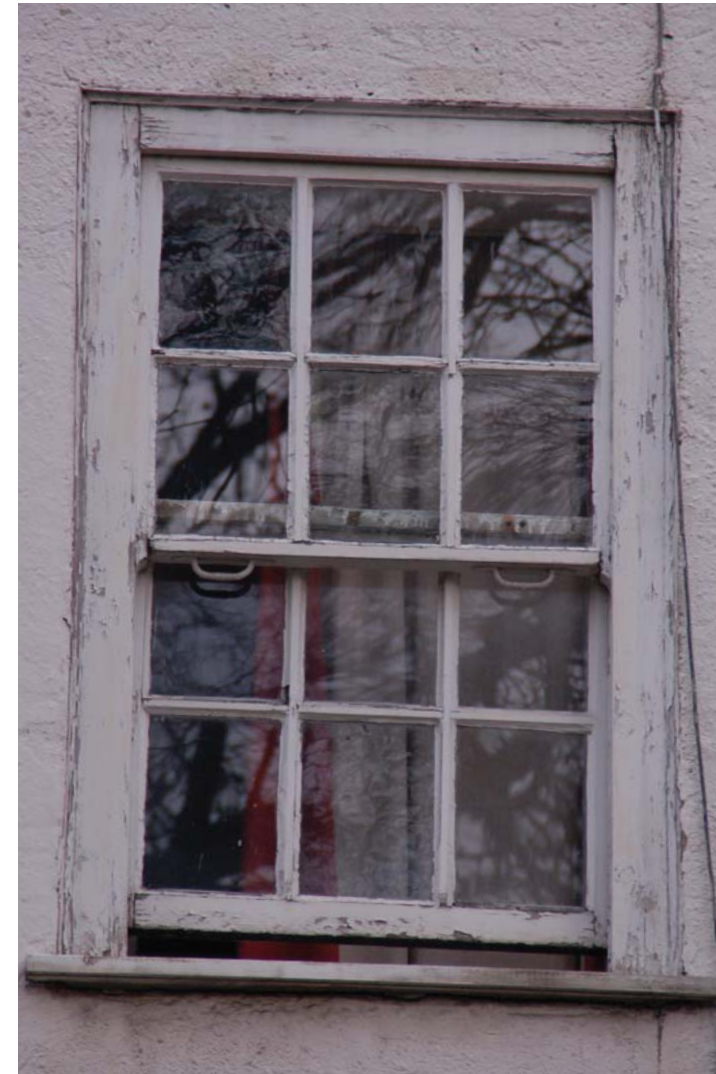
1.2 SOUTH WEST ELEVATION  
SECTION 'B'



W2 01  
Rotten cill, beyond repair. Damaged runners and window lock, replacements required. Bottom rail to bottom sash rotten. External sash handles need re-fitting. External box severely damaged beyond repair.



W2 02  
Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. External box severely damaged beyond repair.



W2 03  
Rotten cill, beyond repair. Damaged runners. External sash handles need re-fitting. External box severely damaged beyond repair.



W2 04  
Rotten cill, beyond repair. Damaged runners and window lock. External box severely damaged beyond repair.

1.2 SOUTH WEST ELEVATION  
SECTION 'B'



W2 05

Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. Bite to centre mullion on upper sash. Bottom rail to bottom sash rotten. External box severely damaged beyond repair.



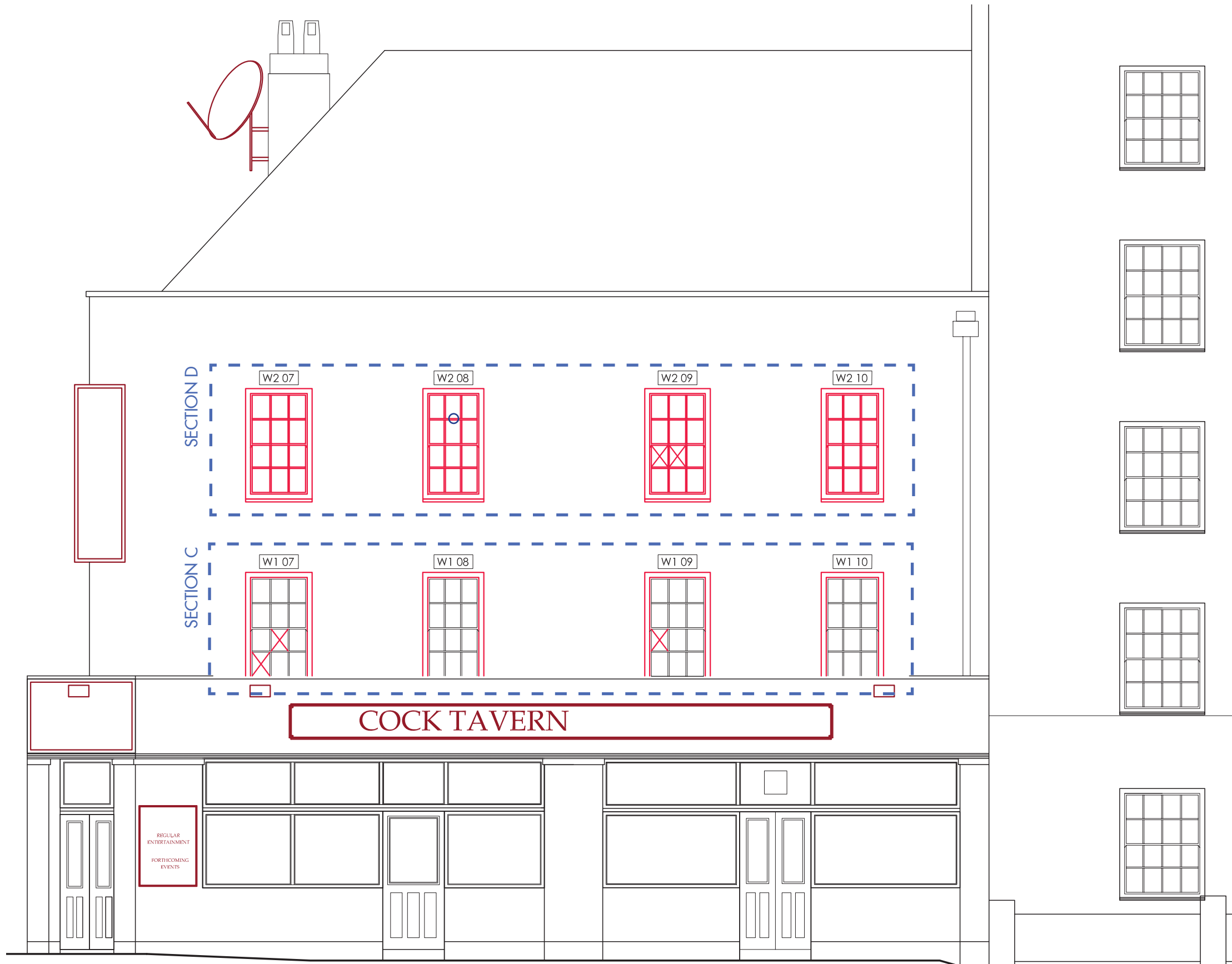
W2 06

Rotten cill and box, beyond repair. Damaged runners and window lock. Shattered glass pane on upper sash. External box severely damaged beyond repair. Both sash windows have thinner mullions and do not match with other windows suggesting they are not original.







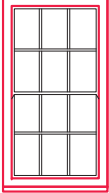
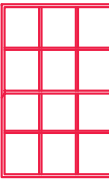
fig. 3 - Shattered glass panel. Damaged frame, coming away from brickwork.





## 2.0 SOUTH EAST ELEVATION

The South West Elevation features a total of 4 no. sash windows at the first floor level and 4 no. sash windows at the second floor level. These mainly original windows, facing Phoenix Road, serve bedroom spaces and a function space on the first floor. All 8 windows are in a poor state of repair. A description of their condition follows.

-  Broken window pane.
-  Window catch missing or broken.
-  Bottom rail to sash rotten
-  Bite missing from mullion.
-  External box sash and cill rotten, runner broken (represented in red).
-  Existing sash windows beyond repair (represented in red).

2.1 SOUTH EAST ELEVATION  
SECTION 'C'



W1 07

Rotten cill beyond repair. Damaged runners. Mismatching tinted glass panels on lower sash. External sash handles need re-fitting. External box severely damaged beyond repair.



fig. 4 - Mismatching glass panels.



W1 08

Rotten cill, beyond repair. Damaged runners. External sash handles need re-fitting. External box severely damaged beyond repair.

2.1 SOUTH EAST ELEVATION  
SECTION 'C'



W1 09

Rotten cill, beyond repair. Damaged runners. Rope for pulley damaged and window requires re-weighting. External sash handles need re-fitting. External box severely damaged beyond repair.



W1 10

Rotten cill, beyond repair. Damaged runners and window lock not original. Rope for pulley damaged and window requires re-weighting (see fig. 5). External sash handles need fitting. External box severely damaged beyond repair.



fig. 5 - Broken counter-weight rope.

2.2 SOUTH EAST ELEVATION  
SECTION 'D'



W2 07

Rotten cill, beyond repair. Bottom rail to bottom sash rotten. Damaged runners and window lock. External sash handles need re-fitting. External box severely damaged beyond repair. Upper sash window has thinner mullions and does not match with other windows suggesting it is not original.



W2 08

Rotten cill, beyond repair. Damaged runners and window lock. Remedial repair to glazed lights has caused damage to sash windows and glazing. Broken mullions to upper sash window. Bite missing to central mullion to upper sash window. External sash handles need re-fitting. External box severely damaged beyond repair.



fig. 6 - Sash window interior condition. Damaged glass panels held in frame by old putty.

2.2 SOUTH EAST ELEVATION  
SECTION 'D'



W2 09

Rotten cill, beyond repair. Damaged runners. Shattered glass panel on lower sash (see fig 7). External sash handles need re-fitting. Paint flaking and in poor condition. External box severely damaged beyond repair.

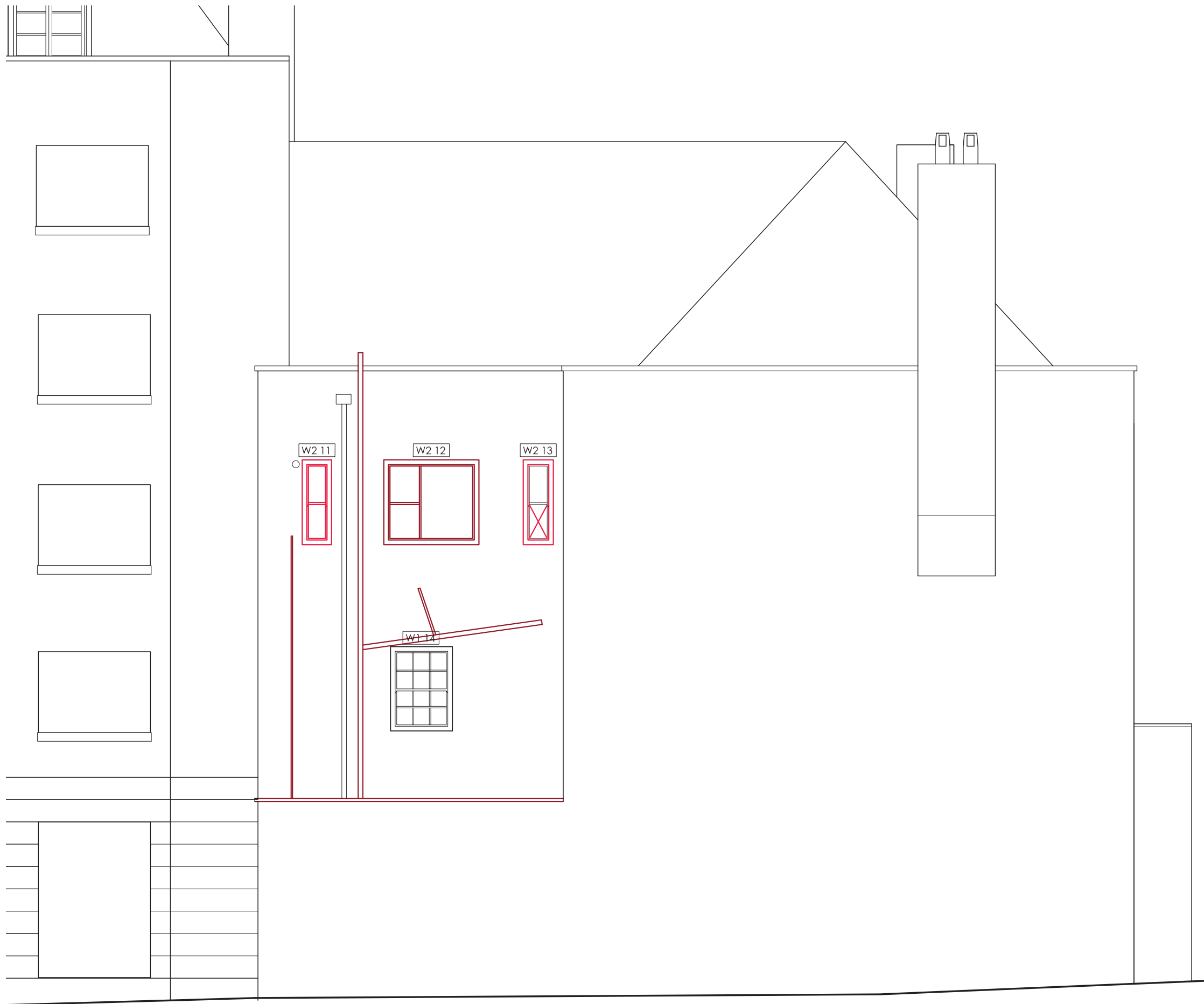


fig. 7 - Broken glass panel on lower sash.







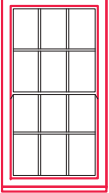

W2 10

Rotten cill, beyond repair. Damaged runners and window lock, replacements required. Damaged glass panels. Rotten top and bottom rails to top sash and bottom rail to bottom sash. External sash handles need re-fitting. External box severely damaged beyond repair.



### 3.0 NORTH WEST ELEVATION

The South West Elevation features a total of 1 no. sash window at first floor level, with 2 no. sash windows and 1 no. casement window at second floor level. The window on the first floor is to be retained between the new extension and interior of the existing building. The non-original casement window on the second floor (in red) is to be demolished and replaced with a new sash window. The two remaining sash windows are in a poor state of repair.

-  Broken window pane.
-  Window catch missing or broken.
-  Bottom rail to sash rotten
-  Bite missing from mullion.
-  External box sash and cill rotten, runner broken (represented in red).
-  Existing sash windows beyond repair (represented in red).

### 3.0 NORTH WEST ELEVATION



W1 14

Rotten cill, beyond repair. Damaged runners and window lock. External sash handles need re-fitting. External box severely damaged beyond repair.



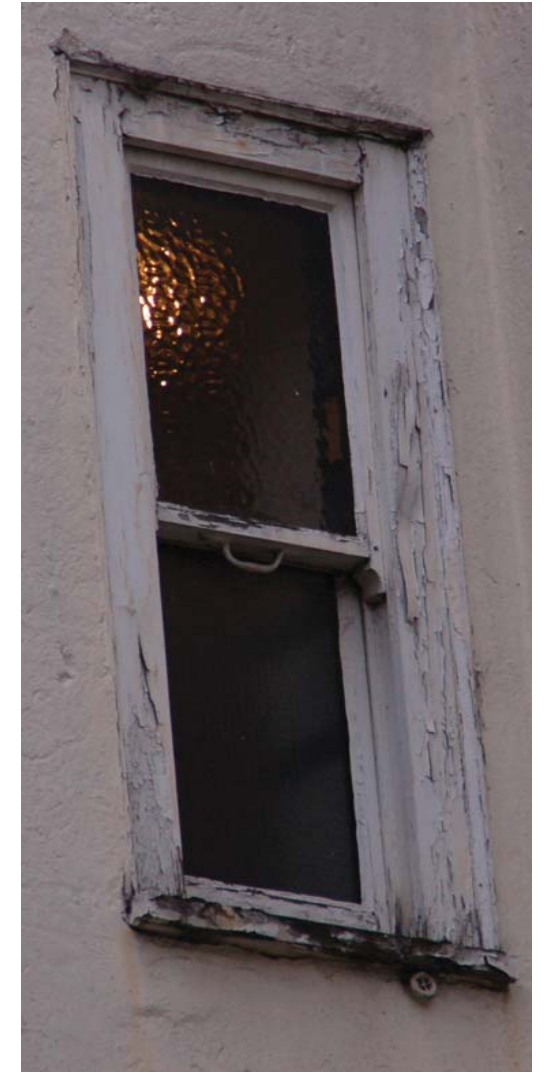
W2 11

Rotten cill and frame, beyond repair. Damaged runners. Old, damaged putty holding glass panels in place. Top rail to top sash rotten, bottom rail to bottom sash rotten. External box severely damaged beyond repair.



W2 12

Non-original casement window to be demolished and replaced by new sash window. Broken and missing glass panel and rotten sill and frame. To be replaced with new sash window, with timber to match thickness and sightlines, keeping the external building fabric the same.







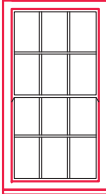
W2 13

Rotten cill and frame, beyond repair. Damaged runners and window lock. Old, damaged putty holding glass panels in place. Non-original Georgian wired glass to lower sash window. External box severely damaged beyond repair.



#### 4.0 NORTH EAST ELEVATION

The South West Elevation features a total of 5 no. sash windows at first floor level and 3 no. sash windows at second floor level. All 5 windows at first floor level are to be demolished (in red) to make way for a new rear extension. The remaining 3 sash windows at second floor level are in a poor state of repair.

-  Broken window pane.
-  Window catch missing or broken.
-  Bottom rail to sash rotten
-  Bite missing from mullion.
-  External box sash and cill rotten, runner broken (represented in red).



## 4.0 NORTH EAST ELEVATION



W2 14

Rotten cill, beyond repair. Damaged runners. Old, damaged putty holding glass panels in place. Non-original obscured glazing to lower sash windows. External box severely damaged beyond repair.



W2 15

Rotten cill, beyond repair. Damaged runners. Old, damaged putty holding glass panels in place. External box severely damaged beyond repair.



W2 16

Rotten cill and box, beyond repair. Damaged runners and window lock. Old, damaged putty holding glass panels in place. External box severely damaged beyond repair.



## 5.0 CONCLUSION

The survey demonstrates the existing condition of the sash and casement windows to the upper floors are in a very poor state of repair and would require a significant amount of work to salvage. All windows have rotten cills and the condition of the exposed external boxes have deteriorated preventing viable long term repair. The majority of windows have broken pulleys, ropes and catches. A number of sash rails are rotten and glazed lights broken.

It is proposed to salvage the original sash windows and make repairs to match the original profiles. Broken glazed lights will be replaced with single glazed panels to match existing. Seven of the existing windows have sash windows that are either beyond repair or contain non-original sashes. It is proposed to replace these windows with single glazed sash windows to match the original profiles. The original sash mullions will be stripped back to their wood finish repair to restore the original profiles and painted. Existing handles and window catches will be salvaged and cleaned back to the brass finish and installed to the retained window sashes. It is proposed to fit new draft proofing strips to the window sash frames.

To ensure the original appearance of the windows is maintained it is proposed to replace the existing box frames with new painted timber and external cills with new hardwood painted timber.