

File ref.	Window ref.	Notes on historic fabric	Notes on sash box condition	Recommendation
00	WB1	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Interior covered so not inspected fully. Exterior appears in reasonable condition, except sill which is in poor condition.	Replace window box to improve visual quality.
00	WB2	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Interior covered so not inspected fully. Exterior appears in reasonable condition, except sill which is in poor condition.	Replace window box to improve visual quality.
00	WB3	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Interior and exterior in reasonable condition, but evidence of significant water ingress and rot to ceiling/floor structure directly above the window.	Replace window box to improve visual quality.
00	WB4	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Interior and exterior fabric in reasonable condition.	Replace window box to improve visual quality.
01	WG1	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Substantial rot evident to whole sill. Later repairs evident to external sill. Substantial rot evident to external lower part of sash box. Later splice repairs evident to internal lower part of sash box on either side. External fabric generally in worse condition than internal fabric.	Replace window box to improve visual quality and condition.
01	WG2	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Substantial rot evident to whole sill. Later repairs evident to external sill. Substantial rot evident to external lower part of sash box. Later splice repairs evident to internal lower part of sash box on either side. External fabric generally in worse condition than internal fabric.	Replace window box to improve visual quality and condition.
01	WG3	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	General rot evident to whole sill. Splice repair made to left hand side of external sill. Significant water ingress from window has caused substantial damage to floor structure below. Further water ingress from above has caused substantial damage to sash box head and ceiling/floor structure above.	Replace window box to improve visual quality and condition.
01	WG4	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Substantial rot evident to whole sill. Later repairs evident to external sill. Moderate rot evident to external lower part of sash box. Some rot evident to internal lower part of sash box. Small areas of rot otherwise evident to sash box interior and exterior.	Replace window box to improve visual quality and condition.
01				

02	WF1	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Later splice repairs evident to internal lower part of sash box on either side.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to midpoint of lower sash pane
02	WF2	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Later repairs evident to external sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Later splice repairs evident to internal lower part of sash box on either side.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to midpoint of lower sash pane
02	WF3	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Later repairs evident to external sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Later splice repairs evident to internal lower part of sash box on either side.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to midpoint of lower sash pane
02	WF4	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	<p>Substantial rot evident to whole sill.</p> <p>Later splice repairs made to both sides of external sill.</p> <p>Significant water ingress from window has caused substantial damage to floor structure below.</p> <p>Further water ingress from above has caused substantial damage to ceiling/floor structure above.</p>	<p>Replace window box to improve visual quality and condition.</p>
02	WF5	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	<p>Substantial rot evident to whole sill.</p> <p>Later repairs evident to external sill.</p> <p>Later splice repairs made to both sides of external sill.</p> <p>Some rot evident to external lower part of sash box.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Replace window box to improve visual quality and condition.</p>
02				

03	WS1	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Later splice repairs evident to internal lower part of sash box on left hand side.</p> <p>Rot evident to internal lower part of sash box on right hand side.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p> <p>Significant water ingress from window and from window above has caused substantial damage to floor structure below.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to midpoint of lower sash pane
03	WS2	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p> <p>Significant water ingress from window and from window above has caused substantial damage to floor structure below.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to top of lower sash
03	WS3	Original window box and sill.	<p>Substantial rot evident to whole sill.</p> <p>Substantial rot evident to external lower part of sash box.</p> <p>Rot evident to internal lower part of sash box on both sides.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal.</p> <p>Current areas identified for replacement are:</p> <ul style="list-style-type: none"> * Sill * Internal fabric to top of lower sash * External fabric to top of lower sash
03	WS4	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	<p>Rot evident to whole sill.</p> <p>Later splice repair made to right hand side of external sash box.</p> <p>Later splice repairs made to both sides of internal sash box.</p> <p>Some rot evident to external lower part of sash box.</p> <p>Small areas of rot otherwise evident to sash box interior and exterior.</p> <p>External fabric generally in worse condition than internal fabric.</p>	<p>Replace window box to improve visual quality and condition.</p>
03				

03	W55	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Not possible to open window so sash box not fully inspected. Some rot evident to underside of sill. Some rot evident to external lower part of sash box. Later splice repair made to left hand side of internal sash box. Otherwise internal and external fabric appears in reasonable condition.	Replace window box to improve visual quality and condition.
03	WT1	Original window box and sill.	Substantial rot evident to whole sill. Later repairs evident to external sill. Substantial rot evident to external lower part of sash box. Later failed splice repair evident to external lower part of sash box on left hand side. Rot evident to internal lower parts of sash box on both sides. Later failed splice repair evident to internal lower part of sash box on left hand side. Small areas of rot otherwise evident to sash box interior and exterior. External fabric generally in worse condition than internal fabric.	Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal. Current areas identified for replacement are: * Sill * Internal fabric to top of lower sash * External fabric to top of lower sash
04	WT2	Original window box and sill.	Top window sash in poor repair, so not possible to open window to inspect sill and sash box fully. Some rot evident to whole sill. Some rot evident to external lower part of sash box. Later splice repairs evident to external lower part of sash box on both sides. Small areas of rot otherwise evident to sash box interior and exterior. External fabric generally in worse condition than internal fabric.	Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal. Current areas identified for replacement are: * Sill * Internal fabric to midpoint of lower sash pane * External fabric to midpoint of lower sash pane
04	WT3	Original window box and sill.	Substantial rot evident to whole sill. Later repairs evident to external sill. Substantial rot evident to external lower part of sash box. Substantial rot evident to internal lower parts of sash box on both sides. Small areas of rot otherwise evident to sash box interior and exterior. External fabric generally in worse condition than internal fabric.	Seek further specialist window repair advice. Likely to be possible to make repairs to window frames, rather than requiring wholesale removal. Current areas identified for replacement are: * Sill * Internal fabric to top of lower sash * External fabric to top of lower sash
04	WT4	Replaced window box and sill. Poor quality construction to fit segmental headed window opening.	Some rot evident to across sill, particularly at either end. Substantial rot evident to external lower part of sash box. Small areas of rot otherwise evident to sash box interior and exterior. External fabric generally in worse condition than internal fabric.	Replace window box to improve visual quality and condition.
04				

04	WTS	<p>Replaced window box and sill. Poor quality construction to fit segmental headed window opening.</p>	<p>Window does not open, so not possible to inspect sill and sash box fully. Rot evident to either end of sill. Rot evident to external lower part of sash box. Small areas of rot otherwise evident to sash box exterior. External fabric in worse condition than internal fabric, which is reasonably sound.</p>	<p>Replace window box to improve visual quality and condition.</p>
05	W Stairs	<p>Replaced window box and sill - lighter new wood evidently laid alongside slivers of darker, aged timber.</p>	<p>Substantial rot evident to whole sill. Substantial rot evident to external lower part of sash box. Later splice repair evident to left hand side of external sash box. External fabric peeling away from internal fabric to lower right hand side of sash box. Rot evident to internal lower part of sash box on both sides. Small areas of rot otherwise evident to sash box interior and exterior. External fabric generally in worse condition than internal fabric.</p>	<p>Replace window box to improve visual quality and condition.</p>