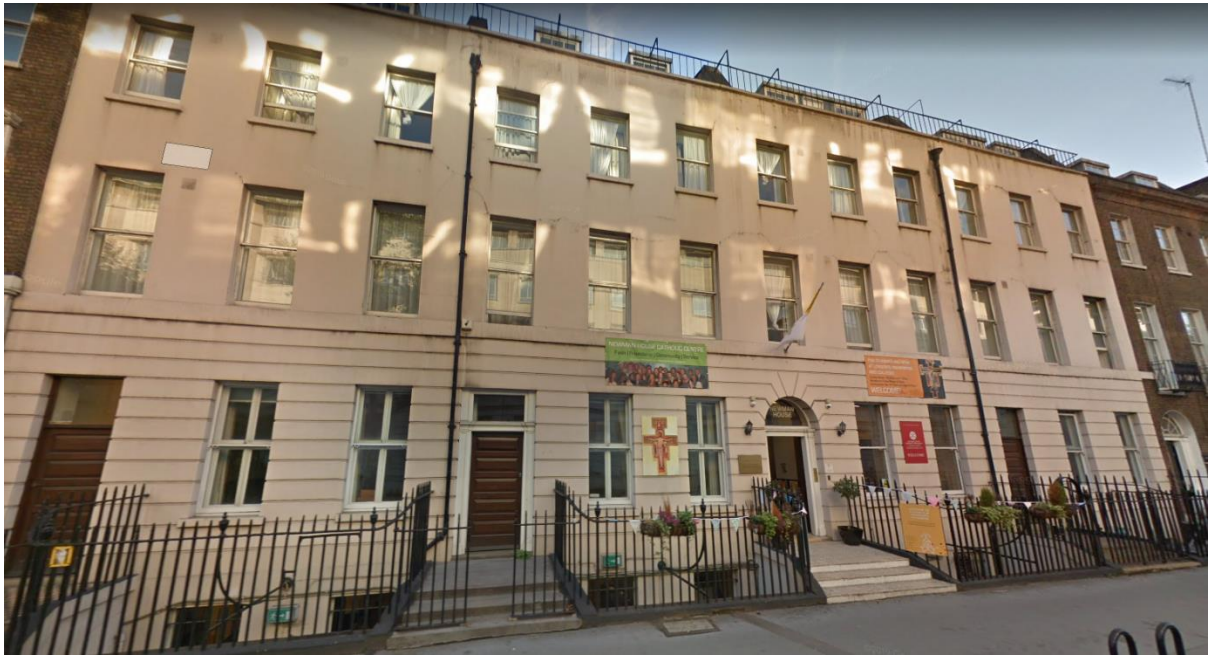




CATHOLIC CHAPLAINCY
for London's Universities

Window Condition Survey



Newman House, 111 Gower Street, London, WC1E 6AR



Diocese of Westminster

PROPERTY SERVICES DEPARTMENT

Newman House Window Condition Survey

Sheet Number NH/01: - Rooms 106 and 108 – First Floor 111 Gower Street

This 6 panel softwood painted single glazed casement window serves First Floor student bedrooms 106 and 108.



Window Condition:

- Frames and Opening casement leafs are twisted and the windows do not close properly.
- The Moisture content of the wood in the frames and cill range from 25% to 32%.
- The hinges supporting the casement leafs are rusty, unstable and fixed into decayed timber frames.

Historical importance:

The style of this window is different to the Sash Window at ground level immediately below it but both openings are of similar proportions and construction with stone cill and shallow brick arched head.



The oversized mullion to the right hand side of the open casement leafs in the photo, is in line with the position of the dividing partition between two rooms and would suggest these windows were manufactured and installed when the internal space was divided into two rooms and probably when the buildings were developed into a hotel circa 1932.

In our opinion like for like replacement in this instance would not unduly cause harm or significantly impede the historical importance of the building.

Recommendation:

The woodwork is in an advanced state of decay necessitating replacement to maintain safety and security of the complete window.

There is a risk of casement leafs falling out and injuring persons below in the courtyard or risk of injuring a person as they open the window if new leafs are fitted into existing decayed timber frames.

Newman House Window Condition Survey

Sheet Number NH/02: - Room 109 – First Floor 109 Gower Street

This 8 panel softwood painted single glazed casement window serves First Floor student bedroom 109



Window Condition:

- Frames and Opening casement leafs are twisted and the windows do not close properly.
- The Moisture content of the wood in the frames and cill range from 25% to 32%.
- The hinges supporting the casement leafs are rusty, unstable and fixed into decayed timber frames.

Historical importance:

The style of this window is different to the Sash Windows to the ground floor windows but the openings are of similar proportions and construction with stone cill and shallow brick arched head.

The oversized mullion on this window is in the centre of the opening differing also to the casement windows to the First floor elevations to 107 and 111 Gower Street.

In our opinion like for like replacement in this instance would not unduly cause harm or significantly impede the historical importance of the building.



Recommendation:

The woodwork is in an advanced state of decay necessitating replacement to maintain safety and security of the complete window.

There is a risk of casement leafs falling out and injuring persons below in the courtyard or risk of injuring a person as they open the window if new leafs are fitted into existing decayed timber frames.

Newman House Window Condition Survey

Sheet Number NH/03: - Room 206 -208 – Second Floor 111 Gower Street

This 6 panel softwood painted single glazed casement window serves Second Floor student bedrooms 206 and 208.



Window Condition:

- Frames and Opening casement leafs are twisted and the windows do not close properly.
- The Moisture content of the wood in the frames and cill range from 25% to 32%.
- The hinges supporting the casement leafs are rusty, unstable and fixed into decayed timber frames.



Historical importance:

The oversized mullion to the right hand side of the open casement leafs in the photo, is in line with the position of the dividing partition between two rooms and would suggest these windows were manufactured and installed when the internal space was divided into two rooms and probably when the buildings were developed into a hotel circa 1932.

The oversized mullion on this window also differs to the other casement windows to the second floor elevations. In our opinion like for like replacement in this instance would not unduly cause harm or significantly impede the historical importance of the building.



Recommendation:

The woodwork is in an advanced state of decay necessitating replacement to maintain safety and security of the complete window.

There is a risk of casement leafs falling out and injuring persons below in the courtyard or risk of injuring a person as they open the window if new leafs are fitted into existing decayed timber frames

Newman House Window Condition Survey

Sheet Number NH/04: - Room 212 -214 – Second Floor 109 Gower Street

This 8 panel softwood painted single glazed casement window serves Second Floor student bedrooms 212 and 218



Window Condition:

- Frames and Opening casement leafs are twisted and the windows do not close properly.
- The Moisture content of the wood in the frames and cill range from 25% to 32%.
- The casement leafs are unstable and temporarily fixed together using L brackets.
- These windows are in a dangerous condition.



Historical importance:

The oversized mullion in the photo is in line with the position of the dividing partition between two rooms and would suggest these windows were manufactured and installed when the internal space was divided into two rooms and probably when the buildings were developed into a hotel circa 1932.

The oversized mullion on this window also differs to the other casement windows to the second floor elevations.

In our opinion like for like replacement in this instance would not unduly cause harm or significantly impede the historical importance of the building.

Recommendation:

The woodwork is in an advanced state of decay necessitating replacement to maintain safety and security of the complete window.

There is a risk of casement leafs falling out and injuring persons below in the courtyard or risk of injuring a person as they open the window if new leafs are fitted into existing decayed timber frames

Newman House Window Condition Survey

Sheet Number NH/05: - Room 217 -219 – Second Floor 107 Gower Street

This 8 panel softwood painted single glazed casement window serves Second Floor student bedrooms 217 and 218



Window Condition:

- Frames and Opening casement leafs are twisted and the windows do not close properly.
- The Moisture content of the wood in the frames and cill range from 25% to 32%.
- The hinges supporting the casement leafs are rusty, unstable and fixed into decayed timber frames.



Historical importance:

The oversized mullion in the photo is in line with the position of the dividing partition between two rooms and would suggest these windows were manufactured and installed when the internal space was divided into two rooms and probably when the buildings were developed into a hotel circa 1932.

The oversized mullion on this window also differs to the other casement windows to the second floor elevations.

In our opinion like for like replacement in this instance would not unduly cause harm or significantly impede the historical importance of the building.

Recommendation:

The woodwork is in an advanced state of decay necessitating replacement to maintain safety and security of the complete window.

There is a risk of casement leafs falling out and injuring persons below in the courtyard or risk of injuring a person as they open the window if new leafs are fitted into existing decayed timber frames.

Newman House Window Condition Survey

Sash Window Repairs

The Sash Windows to the rear of the buildings that make up 107 113 Gower Street are in a varying state of disrepair and require repair work as described on the window schedule issued as part of the Listed Building Consent application and supplemented with photos and general description of repair shown below.



Window Condition:

- The Sash Windows have varying degrees of decay to the cills, sashes and frames.
- Some sliding sashes are seized or broken and need replacing on several windows.
- Pull cords and sash cords need replacing on several windows.

Historical importance:

The sash window frames form part of the original building and will be retained.

Recommendation:

The woodwork is in an advanced state of decay in parts and require repairs and splicing in of new timber grafts to the various components of the sash windows:

- Splicing in of new sections of cills.
- Splicing in new sections of sash runners.
- Replacement of sliding sashes where required all other components of the original window will be retained.

