



Planning Application Grade II Listed Building



Existing Windows & Condition Report

20th May 2019



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London
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10th January 2018

Dear Sir / Madam,

Sash Windows: Planning Application - 16 New End Square

Existing Windows & Condition Report

Please see details of the current windows

Kind regards,

Simon Pavey
The London Sash Window Company

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1. General Overview

Our client wishes to replace several windows at his home. The property has a combination of sash and casement windows. The windows are a variety of ages and types.

Aluminium Windows

- Several windows have been previously replaced with aluminium casement windows which are in-keeping with the rest of the property.

Poor Quality Wooden Windows

- Several sash windows are not thought to be original and are suffering from age causing excessive repair and decoration.

The client would like to replace the current aluminium and casement windows and install windows that are more in keeping with the property.

It is proposed to install new windows made from timber, single glazed and putty finished which would be more in keeping.

2. Application Form

Submitted through planning portal

3. Current Windows – Front Elevation



Current Windows – Side (Ground Floor & 1st Floor Bathroom)



Current Windows – Rear (Ground Floor & 1st Floor Bathroom)



Current Windows – Rear (Ground Floor & 1st Floor Bathroom)



Current Windows - Condition Report

Front Elevation

W2.01	Master Bedroom
Window Type	Venetian Sash Window
Timber -	Softwood The timber is of poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler a number of times.
Glass -	4mm Clear Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.
Paint -	White Gloss Paint Good condition – recently painted
Liners / Architrave	Internal liner and architrave Good condition (to be retained)
Ironmongery	Brass fastener and sash lifts Broken Fastener and sash lifts
Design	Venetian window Correct design
Issues:	Unsightly plastic air-vent



Front Elevation

W1.01 Guest Bedroom
Window Type 8 panes over 8 panes Sash Window

Timber - Softwood
The timber is of poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler a number of times.

Glass - 4mm Clear
Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.

Paint - White Gloss Paint
Good condition – recently painted

Liners / Architrave Internal liner and architrave
Good condition (to be retained)

Ironmongery Brass fastener and sash lifts
Useable and signs of age

Design Correct design

Additional Unsightly plastic air-vent



Front Elevation

WG.01	Sitting Room
Window Type	8 panes over 8 panes Sash Window
Timber -	Softwood The timber is of poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler a number of times.
Glass -	4mm Clear Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.
Paint -	White Gloss Paint Good condition – recently painted
Liners / Architrave	Internal liner and architrave Good condition (to be retained)
Ironmongery	Brass fastener and sash lifts Useable and signs of age
Design	Venetian window Correct design
Additional	Unsightly plastic air-vent

MISSING PICTURE

Front Elevation

WB.01 Kitchen
Window Type 8 panes over 8 panes Sash Window

Timber - Softwood
The timber is of poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler a number of times.

Glass - 4mm Clear
Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.

Paint - White Gloss Paint
Good condition – recently painted

Liners / Architrave Internal liner and architrave
Good condition (to be retained)

Ironmongery Brass fastener and sash lifts
Useable and signs of age

Design Venetian window
Correct design

Additional: Unsightly plastic air-vent



Rear Elevation

W2.02 Master Bedroom Bathroom (Ensuite)
Window Type Casement

- Timber - Softwood
The timber is of very poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler a number of times. Rot is evident in a number of places
- Glass - 4mm Clear
Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.
- Paint - White Gloss Paint
Good condition – recently painted
- Liners / Architrave Internal liner and architrave
Good condition (to be retained)
- Ironmongery Brass Casement Furniture
Useable and signs of age
- Design Casement Windows
The casement windows looks to be a later alteration from a sash window and does not match the rest of the sash windows in the house and the neighbours window.
- Additional Proposed to change to a sash window a



WG.03	Rear Bathroom
Window Type	6 over 6 panes Sash Window
Timber -	Softwood The timber is of poor condition. The windows have been renovated and rotten areas filled with an inadequate decorators' filler several times.
Glass -	4mm Clear Poor condition scratched in numerous places. The glass does not show any signs of being either crown glass or historic rolled plate glass.
Paint -	White Gloss Paint Good condition – recently painted
Liners / Architrave	Internal liner and architrave Good condition (to be retained)
Ironmongery	Brass fastener and sash lifts Useable and signs of age
Design	Venetian window Correct design
Additional	Unsightly plastic air-vent



Rear Elevation

WG.02 Shower Room
Window Type Aluminium Casement Windows

Material - Aluminium
New fitted in good conditon
Glass - Double Glazed
Paint - White powder coated
Liners / Architrave No present – Tiled internal wall
Ironmongery White
Design Casement Window is the wrong window type, wrong design and the wrong material for the property.

Additional



Side Elevation

WG.02 Shower Room
Window Type Aluminium Casement Windows

Material - Aluminium
New fitted in good conditon
Glass - Double Glazed
Paint - White powder coated
Liners / Architrave No present – Tiled internal wall
Ironmongery White
Design The windows type is correct but the glazing bars are wrong and the material used is wrong.
Additional



W1.03	Bathroom
Window Type	Aluminium Casement Windows
Material -	Aluminium
Glass -	New fitted in good conditon
Paint -	Double Glazed
Liners / Architrave	White powder coated
Ironmongery	No present – Tiled internal wall
Design	White
Additional	The windows type is correct but the glazing bars are wrong and the material used is wrong.

