

ESTABLISHED 1846

# TAVENER

BUILDING JOINERY DECORATING MAINTENANCE

## **3 Elm Row, London NW3: - Window Survey 7<sup>th</sup> May 2020, Rev: C**

### **Introduction**

We were asked to review the condition of the existing windows sashes, window frames and window cills as it was felt that many of these have deteriorated to such an extent that significant repairs / replacement may be required.

A close visual inspection was carried out to each window opening from the inside and where access permitted safe assessment externally. Sashes were operated and condition of timber probed where believed to be rotten.

This revealed the vast majority of the window frames and sashes are in a poor condition and most prominently those to the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Floors.

We include our comments and recommended works to each window below within our report. This recommends replacement of the sashes and parting beads on these floors along with splicing in new sections of pulley stiles, outside linings and inside linings, where significant decay has been noted. Where significant decay has been noted, the rotten timber will be cut out to beyond the last sign of decay and to sound timber. New timber pieces, formed to match the existing sizes and profiles, will be spliced into position as required and to achieve an invisible repair once the windows are repainted.

The existing windows sashes and frames are constructed in Pine Softwood and we propose to use a Pine (Acoya) softwood in these repair and replacement works. We suspect the cills are a red Hardwood and again any repair works required to these will be carried out in a matching timber species.

Please see the attached drawings for the frame sections for further information.

The existing window sash glass appears to be standard 4mm plate glass which the client is keen will be re-used within the new sashes, wherever possible. This may be achievable in some circumstances, but it would be prudent to assume some breakages will occur during these works. Where breakages do occur new glass to match the existing as best possible will be used.

Where it is necessary to replace the existing pine staff or parting bead, we would replace with new pine beads to match the existing size and profiles, but with an integral draught excluder and in accordance with Historic England Energy Efficiency and Historic Building guidance notes on Draught-proofing windows and doors.

As the window cills are particularly low in this property and the family have young children, they would like the top sashes to be installed with Acorn restrictors to restrict the opening of the bottom sashes to help prevent falls.

## Exterior photos



## Third floor

### 3F-W1 – seating area – approx. 1900 x 1100mm

Box frame & sashes in a poor state with pulley stiles, outside lining & cill ends decaying. Was unable to see further along cill due to lead covering. Bottom sash bottom rail & stiles starting decay. Top sash meeting rail & bar decaying & separating due to tenon rotting.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, strip back lead from cill & repair as necessary.

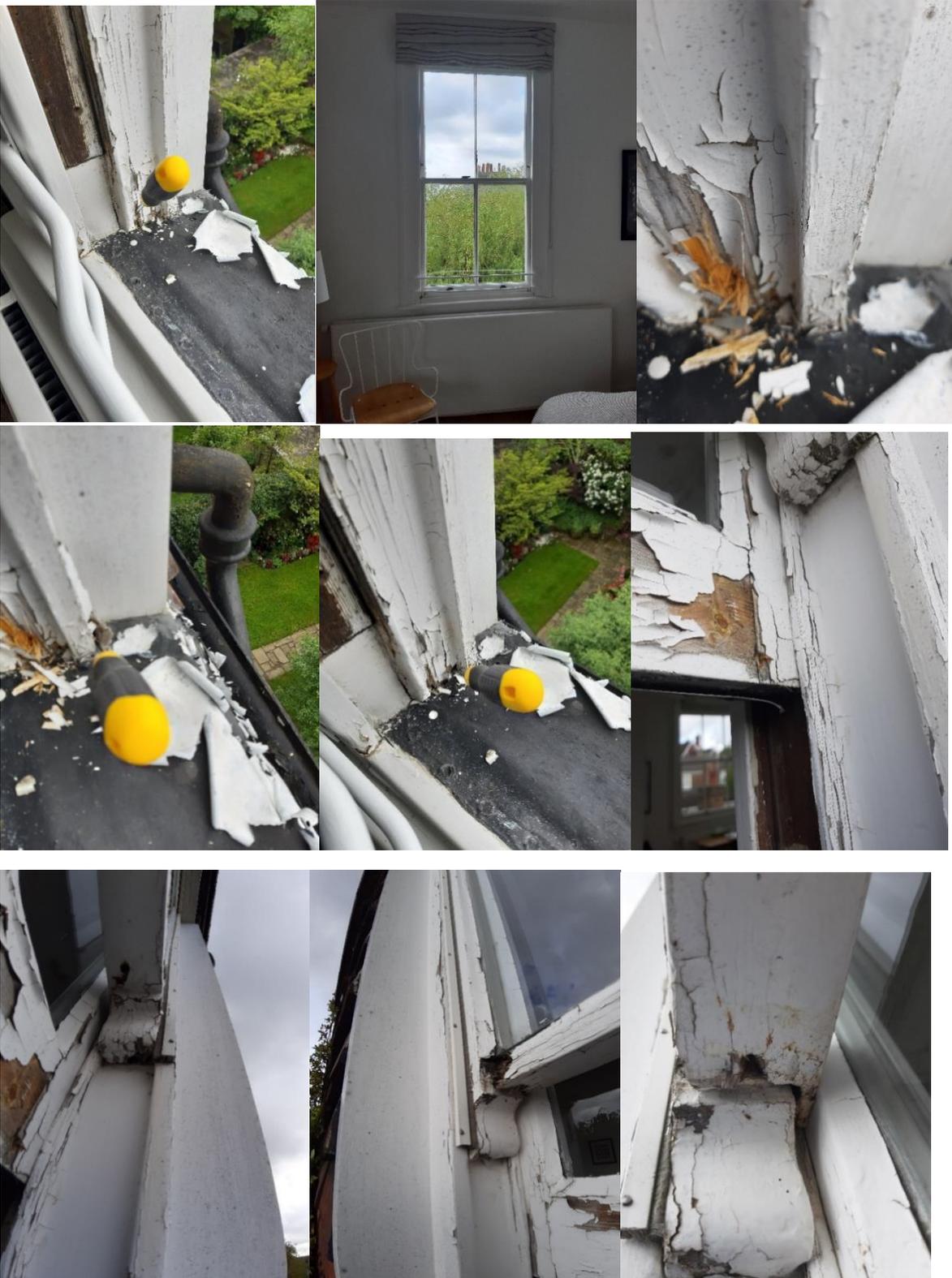


### 3F-W2 – Bed area – approx. 1900 x 1100mm

Box frame pulley stiles, outside lining & cill as TFW1. Bottom sash bottom rail & stiles showing signs of decay.

Top sash meeting rail & stile decayed to the point that the rail is loose. This sash is dangerous & should not be opened as glass is mainly supported by the putty above.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, strip back lead from cill & repair as necessary.



**3F-W3 – Bathroom – approx. 1900 x 1000mm**

Box frame cill decaying due to water ingress behind stone cill as this is not on top of stone cill (poor detail).

Pulley stiles decayed at bottom, bottom sash stile base showing early decay, top sash not accessible due to being painted shut.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, repair cill as necessary.



### **3F-W4 – Kitchenette – approx. 500 x 650mm**

Frame & pivoting casement condition all good.

No action required.

### **3F-W5 – Dining / seating – approx. 1900 x 2100mm**

Cill ends, pulley stiles & outside linings showing decay, large gaps along cill. Bottom sash bottom rail & stile decaying & part missing. Top sash has one cracked pane. Signs of water ingress on inside wall from outside due to poor cill condition.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.



**2F-W1 – Childs bedroom – approx. 1900 x 1100mm – arched head.**

R/H side of cill & pulley stile showing decay. L/H outside lining decayed above previously spliced repair. Top sash meeting rail & stile decay. Meeting rails do not meet. Head & outside head lining decay.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

**2F-W2 – Childs bedroom – approx. 1900 x 1100mm - arched head.**

Cill, pulley stile & l/h outside lining have decay. Top sash meeting rail has repair brackets with decay under. Meeting rails do not meet. Head & outside head lining have decay.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

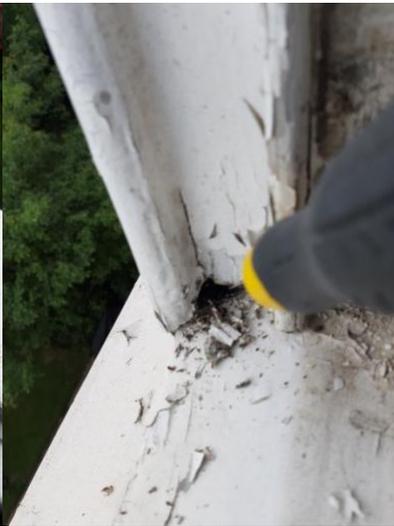




**2F-W3 – landing – 1900 x 1100mm – arched head.**

Decay at cill ends & pulley stiles. Top sash meeting rail & stile decayed, horn missing, rail dropped in centre, vertical bar loose. Top sash a hazard. Bottom sash bottom rail decay at bar & stile junction.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.





### **2F-W4 – Guest bedroom – 1900 x 1100mm – arched lining**

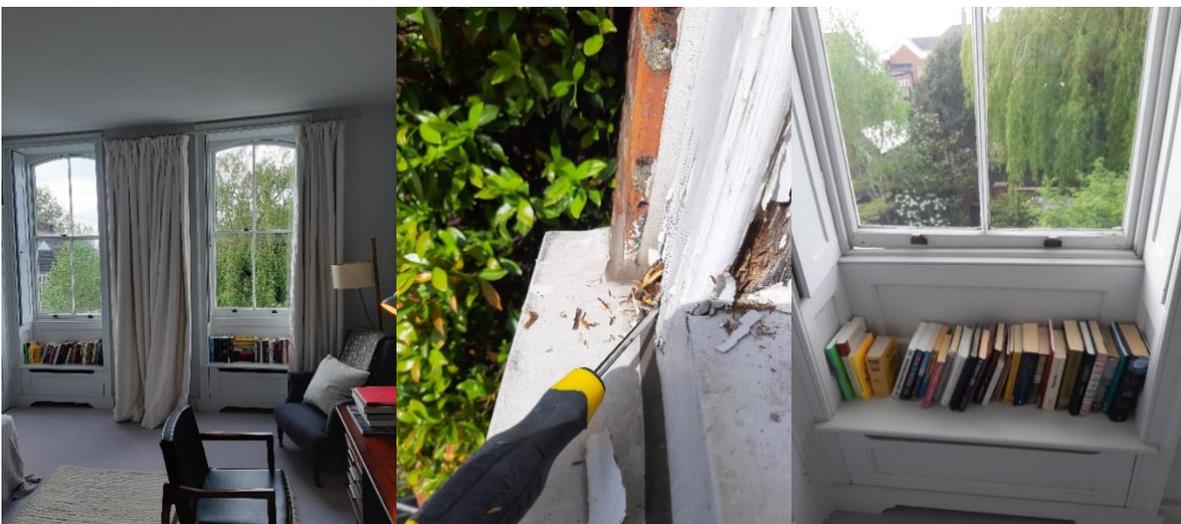
Pulley stiles & cill decay, outside lining decay above previous splice repair on both sides. Bottom sash bottom rail has decay at stiles and vertical bar, very poor fit at top and bottom due to previous subsidence, can see through to the outside, top sash meeting rail showing some decay behind previously installed repair brackets. Meeting rails do not meet.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

### **2F-W5 – Guest bedroom – 1900 x 1100mm – arched lining**

Pulley stiles & cill decay, outside lining decay above previous splice repair. Bottom sash bottom rail has decay at stiles and vertical bar, very poor fit at top and bottom, due to previous subsidence, can see through to the outside, top sash meeting rail showing some decay behind previously installed repair brackets. Meeting rails do not meet.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.







Meeting rails





### **2F-W6 – Bathroom – approx. 1300 x 900mm**

Top sash only operable, bottom sash painted shut. No access to outside due to bars therefore minimal view available to assess condition. Looks as if there is some decay at cill and pulley stiles, will need access to confirm.

Further access required to be able to confirm works required.

### **2F-W7 – Above stairs – size similar to bathroom.**

No access due to location. Visually looks ok from inside. Access required to confirm.



## Mezzanine bedroom 1 & 2 – approx. 1350 x 1050mm

Early decay to cill, pulley stile & outside lining.

Recommendation: - Carry out minor repairs.



## 1F-W1 – study / dressing room - approx 2000 x 1100 – arched head.

Left hand cill, pulley stile & outside lining decay.

Bottom sash bottom rail decayed, needs replacing.

Top sash meeting rail decaying.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

## 1F-W2 – study / dressing room approx 2000 x 1100 – arched head.

Bottom sash bottom rail decayed, needs replacing.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.





### **1F-W3 – landing – approx. 2000 x 1100mm – arched head.**

Bottom sash bottom rail decaying needs replacing. Meeting rails do not meet.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.



### **1F-W4 – Master bedroom – approx. 2000 x 1100mm – arched head.**

Decay to cill & pulley stile on left hand side. Decay to bottom sash bottom rail & stiles – replace. Decay to top sash meeting rail & vertical bar behind repair bracket.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

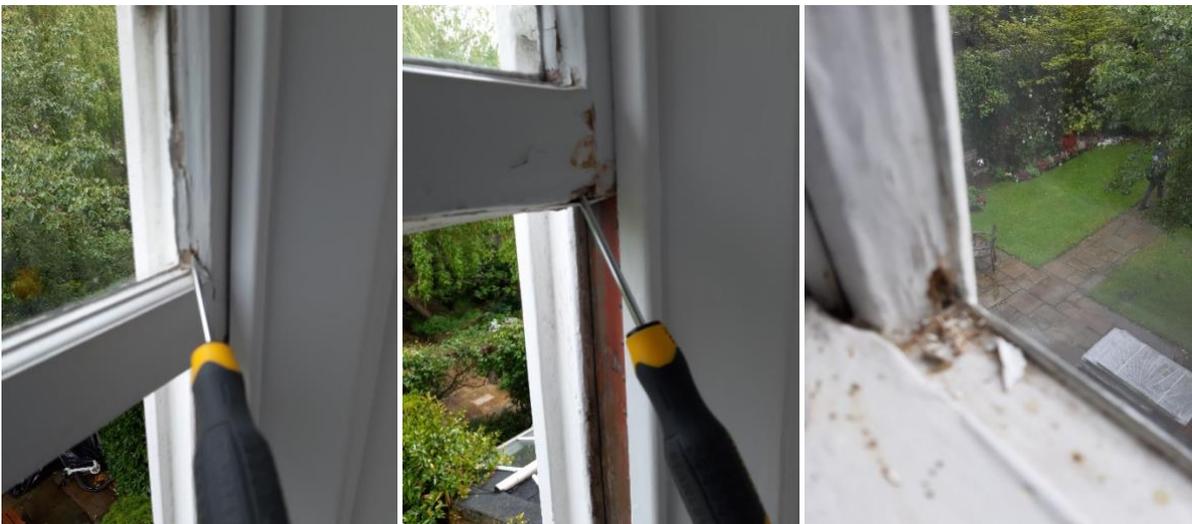
### **1F-W5 – Master bedroom – approx. 2000 x 1100mm – arched head lining.**

Decay to cill & pulley stile on left hand side. Decay to bottom sash bottom rail – replace. Signs of decay to top sash meeting rail.

Recommendation: - Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.



1F-W5 -



### **1F-W6 & 7 – Master bathroom – approx. 1350 x 1050mm**

Early signs of decay on FF6 behind staff bead, otherwise ok.

Recommendation: - Carry out minor repair.

### **GF – 1F landing W.C**

Condition ok. No action required.

### **GF-W1 – Dining room – approx. 1800 x 1100mm**

Some decay to bottom sash bottom rail. 1No pane of glass cracked.

Recommendation: - Repair rail as necessary & replace broken glass.

### **GF-W2 – Dining room – approx. 1800 x 1100mm.**

Sashes need re weighting.

Recommendation: -Re-weight sashes.



### **GF-W3 – Sitting room – approx. 1800 x 1100mm.**

Decay to cill behind parting bead. Decay to bottom sash bottom rail.

Recommendation: - Repair cill & rail as necessary.

### **GF-W4 – Sitting room – approx. 1800 x 1100mm.**

Slight decay, but condition ok.

Recommendation: -Minor repair and decoration.



### **GF-W5 – Utility room – approx. 1050 x 1000mm.**

Condition ok. No action necessary.

### **GF-W6 – W.C – approx. 1050 x 800mm.**

Condition ok. No action necessary.

### **LGF windows 1, 2, 3 & 4**

Condition ok. No action necessary.