



Window Survey Report

26a Rosslyn Hill, London, NW3 1PD

On behalf of Ridge & Partners LLP

Stride Treglown job no.	152565
Prepared by	Stephen James
Checked by	Chris Kemp
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Revision	A

Revisions

Revision	Description
A	Findings from second inspection

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1. Introduction

- 1.1.1 Property: 26a Rosslyn Hill, London, NW3 1PD
- 1.1.2 Dates of Survey: 14th November 2018 and 8th & 9th April 2019.
- 1.1.3 Weather Conditions: Mostly dry with periods of intermittent light rain
- 1.1.4 Client: Ridge & Partners LLP, Eden Office Park, 65 Marae Road, Ham Green, Bristol, BS20 0DD
- 1.1.5 Brief / Purpose of Survey: To determine the condition of the windows, as per the fee proposals dated 5th October 2018, 11th March 2019 and Stride Treglown's standard terms and conditions.
- The survey is to include both internal and external areas of the former Police Station, Courthouse and Annex building.
- 1.1.6 General Property Description: A Grade II Listed four storey building built circa 1912. The building was formerly a police station and a courthouse, and a detached two storey annex is present to the rear. The site is located at the intersection of Rosslyn Hill and Downshire Hill.
- 1.1.7 Orientation The principle elevation of the police station faces due South-West fronting onto Rosslyn Hill. The annex building faces due North-West.
- 1.1.8 Basis of Survey: The survey was carried out on a purely visual basis. We are therefore unable to report on the condition:
- of items that are covered or unexposed, including internal sash mechanisms.
- of items that are inaccessible
- of moving items that are fastened shut and cannot be safely opened.
- or confirm that such areas are free from defect.
- 1.1.9 Photographs: The photographs in the photographic schedule were taken during the survey and are enclosed at the rear of this report in Appendix A.

Further photographs were taken at the time of the inspection and are retained in Stride Treglown's offices for future reference if required.

2. Executive Summary

- 2.1.1 26a Rosslyn Hill is a Grade II Listed property comprising a former police station, courthouse and a detached annex to the rear. The property dates back to c.1912.
- 2.1.2 The accommodation within the police station and courthouse is arranged over four storeys, and the accommodation inside the annex is divided over two floors.
- 2.1.3 Windows are primarily sliding sash with timber frames and a small number of metal framed windows are present in the Rosslyn Hill elevation at Lower Ground Floor Level and in the Downshire Hill elevation above the arched entrance door which are lead lined. Several window panes are cracked and require replacements.
- 2.1.4 With the exception of glass blocks in one prison cell window, the remaining windows contain single glazing taking the form of clear glass, textured glass, Georgian wire glass and chicken wire glass. Window film has been applied to numerous glazing panes around the property.
- 2.1.5 Glazing appears to be float glass and British Standard markings are missing from the window film. It is unlikely to be of safety standard and we recommend that the window film is replaced in vulnerable areas and areas where the internal window boards is less than 800mm from internal floor level, to achieve compliance with current Building Regulations. Safety film should also be fitted to Georgian Wire Glazing.
- 2.1.6 The timber joinery is generally sound, notwithstanding isolated areas of decay to a small number of external staff beads which need replacing and holes in joinery which are capable of being filled. We do not anticipate full replacement of timber framed windows as a result of their condition.
- 2.1.7 Multiple sliding sash windows are jammed shut, particularly the upper sliding sash windows. Moreover, we identified snapped sash cords, fraying cords and windows with missing cords, in addition to window sashes that fall from their indented position. In these situations, the window sash should be temporarily removed and the timber pulley linings also removed in order to inspect and overhaul the mechanism within the box frame. Anticipated remedial works include replacing the sash cords and counter-balancing the weights, before installing new pulley linings and reinstating the window.
- 2.1.8 The windows are not fitted with window restrictors. As a minimum we recommend installing window restrictors to the high level windows to prevent falls and all defective sash locks are replaced.
- 2.1.9 The metal frames of lower ground floor windows in the Rosslyn Hill elevation are warped and the putty has cracked. Consideration should be given to replacing these windows.
- 2.1.10 Cracked and peeling exterior decoration is prevalent along the window joinery in the rear elevation of the main building and window putty is loose and partially missing in areas. The windows in the roadside elevations are notably in a better condition. The defective putty should be replaced and all windows redecorated inside and out to improve their current weather protection.
- 2.1.11 Multiple windows around the site are boarded over and/or are screwed shut. We temporarily removed boards and unscrewed windows to undertake the inspection, with the exception of windows W94, W95 and W59 due to there being unsafe access. Our inspection was therefore limited in these areas and we cannot comment upon the condition of their exterior.
- 2.1.12 We also observed a small number of the windows with missing or snapped sash cords, sash leaves that do not hold their position and fall under their weight and cracked window panes – all as described in the following report.

3. Schedule of Condition

3.1. Former Police Station & Courthouse: SECOND FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W1	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.7m Approx. Sill height: 1.07m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • All sashes operate. • No window restrictors fitted. • Open joints and cracked paint finish along the internal stool and apron. • Mismatch of textured glazing. • 1no. cracked textured glass in LHS lower sash (seen internally). • 1no. sash cord fitted to each window only. • Extensive cracked paint finish externally along the meeting rail and glazing bars. • Perished external glazing putty in isolated areas. • Splintered pulley lining to the RHS. • Open joints either side of bottom rail. 	<ul style="list-style-type: none"> • Replace splintered pulley lining. • Rake out and renew external glazing putty. • Undertake wood filling and caulk repairs to open joints and screw holes. • Replace cracked pane. • Rub down and redecorate all joinery inside and out. 	W1(a) – W1(c)
W2	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion (obscured by an internal partition) and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • All sashes operate without difficulty. • No window restrictors fitted. • Open joints along the internal stool and apron. • Cracked paint finish along the apron and bottom rail internally. • 2no. cracked panes in the lower sash. 	<ul style="list-style-type: none"> • Rake out and renew external glazing putty. • Undertake wood filling and caulk repairs to open joints and screw holes. • Replace 2no. cracked panes. • Rub down and redecorate all joinery inside and out. 	W2(a) – W2(e)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.7m Approx. Sill height: 0.92m</p>	<ul style="list-style-type: none"> • Extensive cracked paint finish externally. • Widespread perished external glazing putty. • Perished external mortar pointing around window junction. 	<ul style="list-style-type: none"> • Rake out and renew mortar pointing around external perimeter. 	
W3	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.91m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • LHS bottom sash falls very slightly when opened (seen internally). • 2no. locking nuts are missing from the sash locks. • No window restrictors fitted. • 1no. sash cord is frayed to the RHS sliding sash (seen internally). The opposite cord is in a poor but better condition. • Mismatch of textured glazing. • Open joints along the internal stool. • Decayed parting bead located to the RHS (seen internally). • Cracked and peeling paint finish internally. • Cracked paint finish externally and bare wood visible. • Cracked and perished external glazing putty. 	<ul style="list-style-type: none"> • Replace sash cords, overhaul and counter-balance the weights. Install replacement pulley lining on completion. • Replace 2no. sash locks. • Undertake wood filling and caulk repairs to open joints and screw holes. • Replace the rotten parting bead and prime ready for full decoration. • Rub down and redecorate all joinery inside and out. • Rake out and renew external glazing putty. 	W3(a) – W3(c)
W4	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • Bottom sash of LHS window falls completely when opened. • Missing sash fasteners on both windows. • No window restrictors fitted. • Mismatch of textured glazing. • 1no. snapped sash cord in LHS window (seen internally). 	<ul style="list-style-type: none"> • Replace snapped sash cord, overhaul and counter-balance the weights. Install replacement pulley lining on completion. • Replace 2no. missing sash locks. • Remove sellotape and undertake wood filling and 	W4(a) – W4(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>lower sash and sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.91m</p>	<ul style="list-style-type: none"> Open joint and sellotape over an internal vertical bead. 2no. redundant fixing holes in aforementioned bead. Cracked external glazing putty to RHS window (seen internally). Extensive cracked paint finish - internal and external. 	<p>caulk repairs to holes and open joints.</p> <ul style="list-style-type: none"> Rake out and renew external glazing putty. Rub down and redecorate all joinery inside and out. 	
W5	South / Rosslyn Hill Elevation	Oculus window above W4 consisting of a painted timber frame and single glazing. No internal access at the time of the inspection.	<ul style="list-style-type: none"> Partially missing and perished external window putty to the lower half. Cracked paint finish to the lower half externally. Worn decoration internally but structurally sound. 	<ul style="list-style-type: none"> Rake out and renew external glazing putty. Rub down and redecorate all joinery inside and out. 	W5(a)
W6	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.91m</p>	<ul style="list-style-type: none"> Windows are temporarily screwed shut internally. All sashes operate without difficulty. 2no. locking nuts are missing from the sash locks. No window restrictors fitted. 2no. cracked glazing panes in the lower sash of RHS window (seen internally). Open joint between pulley lining and staff bead. A redundant cord appears externally above the RHS window. Cracked paint finish on internal mullion, beading and aprons. Worn and cracked paint finish externally. Cracked external glazing putty. 	<ul style="list-style-type: none"> Replace 2no. sash locks. Replace 2no. cracked panes. Undertake wood filling and caulk repairs to open joints and screw holes. Remove sash cord and allow for a replacement and re-balancing of weights. Rake out and renew external glazing putty. Rub down and redecorate all joinery inside and out. 	W6(a) - W6(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W7	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • LHS top sash is difficult to operate and needs easing (seen internally). • 2no. locking nuts are missing from the sash locks. • No window restrictors fitted. • 1no. cracked textured glass pane in lower LHS window (seen internally). Broken shard is somewhat loose. • Peeling paint along the internal window mullion. • Open joints in bottom rail at both ends of LHS window (Seen internally). • Extensive cracked paint finish externally. • Perished external window putty on RHS window (seen externally). 	<ul style="list-style-type: none"> • Undertake wood filling and caulk repairs to open joints and screw holes. • Remove pulley lining and inspect condition of sash cords and weight, allow to overhaul, counter-balance the weights and install new pulley box lining. • Rub down the window track with furniture wax. • Replace broken glass pane. • Undertake wood filling and caulk repairs to open joints and screw holes. • Rake out and renew external glazing putty. • Rub down and redecorate all joinery inside and out. 	W7(a) – W7(d)
W8	South / Rosslyn Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • All sashes operate without difficulty. • 1no. locking nut is missing from the LHS window (seen internally). • No window restrictors fitted. • Marker pen on internal paint decoration. • Duct tape applied around 1no. sash cord. • Minor cracking in internal paint finish at low level. • Cracked paint externally. • Cracked and perished external window putty on both windows. • Cracked external mortar pointing above the head of the LHS window (seen internally). 	<ul style="list-style-type: none"> • Replace 1no. sash lock. • Allow to replace 1no. sash cord. • Rub down and redecorate all joinery inside and out. • Rake out and renew external glazing putty. • Rake out and renew mortar pointing around external perimeter. • Undertake wood filling repairs to screw holes. 	W8(a) – W8 (c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W9	West / Downshire Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • All sashes operate without difficulty. • No window restrictors fitted. • Cracked external window putty. • Mismatch of textured glass. • 1no. cracked textured glazing in the lower sash of the LHS window (seen internally). • Tape applied to the internal top jamb of RHS window (seen internally). 	<ul style="list-style-type: none"> • Rake out and renew external glazing putty. • Replace cracked glass pane. • Remove all tape. • Undertake wood filling repairs to screw holes. • Rub down and redecorate all joinery inside and out. 	W9(a) – W9 (d)
W10	West / Downshire Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • LHS top sash falls by approximately 20mm (seen internally). • No window restrictors fitted. • Holes along bottom rail. • Mismatch of textured glazing. • Internally and externally the window is generally satisfactory albeit the glazing putty has started to fracture. 	<ul style="list-style-type: none"> • Remove pulley lining to inspect the condition of the cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. • Undertake wood filling repairs. • Rake out and renew external glazing putty. • Allow to rub down and redecorate all joinery inside and out 	W10(a) – W10(b)
W11	West / Downshire Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass used</p>	<ul style="list-style-type: none"> • Windows are temporarily screwed shut internally. • 1no. missing sash cord to RHS window (seen internally) and bottom sash falls when opened. • No window restrictors fitted. 	<ul style="list-style-type: none"> • Replace missing sash cord, overhaul and counter-balance the wrights. Install replacement pulley box lining on completion. 	W11(a) – W11(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>for the bottom course in one window only.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> Hairline cracked paint finish internally, at low level on the window mullion and along the window apron. Minor cracking to the external paint finish. 	<ul style="list-style-type: none"> Fill screw holes with wood filler. Rub down and redecorate all joinery inside and out. 	
W12	West / Downshire Hill Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.4m x 1.8m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> Windows are temporarily screwed shut internally. All sashes operate without difficulty. 1no. locking nut is missing from a sash lock. Duct tape applied to a sash cord serving LHS window (seen internally). Isolated areas of cracked external window putty in LHS window (seen internally). 1no. cracked window pane in lower sash of RHS window (seen internally). Minor hairline cracking in the internal paint finish at low level. Minor cracking to the external paint finish. 	<ul style="list-style-type: none"> Replace 1no sash lock. Allow to replace 1no. sash cord and counter-balance the weights. Install new pulley box lining on completion. Rake out and renew external glazing putty Replace 1no. cracked glass pane. Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out. 	W12(a) – W12(d)
W13	East Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to</p>	<ul style="list-style-type: none"> Windows are temporarily screwed shut internally. LHS top sash is jammed. No window restrictors fitted. Mismatch of textured glazing. 1no. cracked pane in the lower sash of the RHS window (seen internally). Cracked internal paint finish along the mullion and apron. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace 1no cracked glass pane. Rake out and renew external glazing putty 	W13(a) – W13(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.6m x 2.1m Approx. Sill height: 0.9m</p>	<ul style="list-style-type: none"> Perished external glazing putty. Poor external decoration – extensive peeling and cracked paint finish. Rough and uneven edge along the underside of a bottom rail. 	<ul style="list-style-type: none"> Sand down the underside of the bottom rail. Rub down and redecorate all joinery inside and out 	
W14	East Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Sill height: 0.9m</p>	<ul style="list-style-type: none"> Window is temporarily blocked internally by a corrugated steel sheet. Top sash is jammed shut. LHS bottom sash opens for up to 30mm in height. (seen internally) RHS bottom sash doesn't fully open (seen internally) No window restrictors fitted. There is a mismatch of textured glazing. Cracked internal decoration and multiple holes in the frame. The external decoration is poor – extensive worn and cracked decoration. The external glazing putty has profoundly perished. Detached sealant between timber sill and concrete sub-sill. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Remove pulley linings and inspect condition of sash cords and weight, allow to overhaul, counter-balance the weights and install new pulley lining. Allow to clean and wax the window track. Fill all holes with wood filler. Rake out and renew external glazing putty Renew the sealant between external window sills Rub down and redecorate all joinery inside and out. 	W14(a) – W14(b)
W15	North Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to</p>	<ul style="list-style-type: none"> RHS sash is temporarily screwed shut internally. LHS sash operates without issue (seen internally). RHS sash window is jammed No window restrictors fitted. Decay to RHS external parting bead. Hairline cracking on internal decoration along bottom rail of LHS sash. 	<ul style="list-style-type: none"> Overhaul jammed window, counter-balance the weights and leave fully operational. Install new pulley lining. Replace the decayed parting bead. Undertake wood filling and caulk repairs to open joints and screw holes. 	W15(a) – W15(e)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.6m x 2.1m Glass Panes: 249mm x 450mm Approx. Sill height: 0.9m</p>	<ul style="list-style-type: none"> Worn paint decoration along internal window stool. Minor peeling of paint in the external decoration and external glazing putty is perishing. 	<ul style="list-style-type: none"> Rake out and renew external glazing putty Rub down and redecorate all joinery inside and out. 	
W16	North Elevation	<p>Sliding sash window with a painted timber construction featuring obscure Georgian wire glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Upper sash is jammed. No window restrictors fitted. 1no. locking nut is missing from a sash lock. All glazing intact. Cracked internal paint decoration on the RHS and LHS window jambs at low level. Hairline horizontal crack in the window apron. Cracking in the external paint finish particularly on the lower RHS corner (seen externally). Putty generally satisfactory. Bottom sash opening is 64cmx 64cm. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace 1no. sash lock. Undertake wood filling and caulk repairs to open joints and screw holes. Rub down and redecorate all joinery inside and out. 	W16(a) – W16(b)
W17	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 12 over 12 arrangement.</p> <p>Internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Sill height: 1.37m (above stair pitch)</p>	<ul style="list-style-type: none"> The window is operational. No window restrictors fitted. 1no. cracked pane in the upper sash. Sash cords are partly painted over. Areas of worn decoration along window stool. Localised peeling of external paint finish. Perished glazing putty. 	<ul style="list-style-type: none"> Replace 1no. cracked glass pane. Allow to replace the sash cords. Rub down and redecorate all joinery inside and out. Rake out and renew external glazing putty 	W17(a) – W17(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W18	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 1.5m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. The window is operational. Missing Brighton sash lock lever. No window restrictors are fitted. Mismatch of pattern glazing. Redundant external conduit hanging down over window. Cracked external paint decoration and peeling paint. 	<ul style="list-style-type: none"> Replace 1no. sash lock. Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out. 	W18(a) – W18(b)
W19	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 1.5m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. The top sash is jammed shut. No window restrictors fitted. Perished mortar pointing around exterior window junction. Holes in the internal beading around the window frame. Open joint along the junction of the LHS vertical bead (seen internally). Peeling and worn paint decoration internally particularly along the apron. Cracked external paint decoration. Perished and partially missing external glazing putty on the upper sash. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational Rake out and renew the external mortar pointing around the window junction. Undertake wood filling and caulk repairs to open joints and screw holes. Allow for additional fixings through the beading. Rake out and renew external glazing putty Rub down and redecorate all joinery inside and out. 	W19(a) – W19(c)
W20	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. The top sash is jammed shut. Bottom sash requires some easing. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. 	W20(a) – W20(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 1.5m</p>	<ul style="list-style-type: none"> • Localised missing exterior mortar pointing around window unit. • No window restrictors fitted. • Worn paint finish along the internal apron. • 1no. missing sash cord. • 1no. cracked textured glass pane. • 1no. sticker advising "Top Sash Jammed". • Cracked external paint decoration particularly along the bottom rail, meeting rail and top rail. 	<ul style="list-style-type: none"> • Remove pulley lining and inspect condition of bottom sash cords and weights. Allow to overhaul, install sash cord, counter-balance the weights and install new pulley box lining. Clean and wax window track to completion. • Replace 1no. cracked glass pane. • Rake out and renew the external mortar pointing around the window junction. • Fill screw holes with wood filler. • Rub down and redecorate all joinery inside and out 	
W21	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing and opaque window film applied to all other panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.5m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Top and bottom sashes are jammed shut. • Missing locking nut on sash lock. • Peeling putty along the bottom rail of lower sash. • Mismatch of textured glass. • Worn internal paint decoration along apron. • Extensive peeling external paint decoration along bottom jamb, bottom rail and meeting rail. • Localised open joint between top jamb and external brick arch. 	<ul style="list-style-type: none"> • Overhaul jammed window, counter-balance the weights and leave fully operational. Install new pulley lining. • Replace 1no. sash lock. • Fill screw holes with a wood filler. • Rub down and redecorate all joinery inside and out • Rake out and renew the external mortar pointing around the window junction. 	W21(a) – W21(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W22	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing and opaque window film applied to all other panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.5m Approx. Sill height: 0.89m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Top sash operates but requires some easing. • Mismatch of textured glass. • Worn paint decoration along the internal apron. • Extensive peeling paint decoration along the external glazing bars. • Perished window putty. • Intermittent open joint between top jamb and external brick arch. • 2no. holes in window frame. 	<ul style="list-style-type: none"> • Clean window track and wax. • Fill all holes with a wood filler. • Rake out and renew external glazing putty • Rake out and renew the external mortar pointing below the brick arch. • Rub down and redecorate all joinery inside and out. 	W22(a) – W22(b)
W23	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>Glazing is a combination of textured glass and clear glass with opaque window film.</p>	<ul style="list-style-type: none"> • Window is blocked internally by a corrugated steel sheet. • Top sash is jammed. • No window restrictors fitted. • Worn paint decoration internally leaving timber exposed. • Intermittent open joints between internal beading and window frame. • Multiple holes in the internal frame. • Extensive cracked and peeling external paint decoration and perished glazing putty. • Isolated areas of missing external pointing around window frame. 	<ul style="list-style-type: none"> • Overhaul top sash if required, counter-balance the weights and leave fully operational. • Rub down, prime and redecorate all joinery inside and out. • Undertake wood filling and caulk repairs to open joints and screw holes. • Rake out and renew external glazing putty • Rake out and renew the external mortar pointing around the window junction. • Rub down and redecorate all joinery inside and out. 	W23(a) – W23(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W24	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing and opaque window film applied to all other panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.5m</p>	<ul style="list-style-type: none"> Trapped air behind window film on upper sash. The window operates without issue. Open vertical bead joint to LHS (seen internally). 1no. snapped sash cord to RHS (seen internally). Worn internal paint decoration along LHS timber lining, bottom rail and LHS stile (seen internally). Window is temporarily blocked externally by a corrugated steel sheet. 	<ul style="list-style-type: none"> Replace defective window film. Undertake wood filling and caulk repairs to open joints and screw holes. Allow for additional fixings through the beading. Replace snapped sash cord, overhaul, counter-balance the weights and install new pulley lining. Rub down and redecorate all joinery inside and out. 	W24(a) – W24(c)
W25	East Elevation	<p>Two sliding sash windows (separated internally by a partition wall) with a painted timber construction featuring textured single glazing in a 2 over 2 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.5m Approx. Sill height: 0.72m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Both top sashes are jammed shut (seen internally). One bottom sash needs easing to allow it to fully open. No window restrictors fitted. Holes along internal beading. Mismatch of textured glazing. Cracked and worn internal paint decoration generally, particularly along the internal apron. Open LHS bead joint (seen internally). External decoration is poor – extensive flaking paint. Perished sealant between timber window sill and concrete sub-sill. 	<ul style="list-style-type: none"> Overhaul upper sash windows, if required counter-balance the weights and leave fully operational. Install new pulley linings on completion. Remove pulley linings and inspect condition of bottom sash cords and weights, allow to overhaul, counter-balance the weights and install new pulley lining on completion. Allow to clean and wax the window track. Undertake wood filling and caulk repairs to open joints and screw holes. Allow for additional fixings through the beadings. 	W25(a) – W25(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> • Rub down and redecorate all joinery inside and out. • Renew sealant between the external sills. 	
W26	East Elevation	<p>Sliding sash window with a painted timber construction featuring textured single glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 0.8m x 1.5m Approx. Sill height: 0.92m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Locking nut missing from sash lock. • No window restrictors fitted. • Mismatch of textured glazing. • Excessive remedial putty around one glass pane. • Redundant fixing holes in vertical beading. • Open joints in vertical beading. • Cracked and worn internal paint decoration. • Peeling external paint decoration. • Cracked and isolated areas of missing pointing around the window, externally. • Shrunk sealant between the timber window sill and the concrete sub-sill. 	<ul style="list-style-type: none"> • Replace 1no. sash lock. • Remove excessive putty. • Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. • Rub down and redecorate all joinery inside and out. • Renew sealant between the external sills. 	W26(a) – W26(c)
W27	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rail.</p> <p>Approx. Sill height: 0.77m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Top sash needs easing and adjusting. • No window restrictors fitted. • Cracked and worn internal paint finish along internal bottom rail and apron. • All glazing intact. • Poor external decoration and bare timber is exposed. • Cracked and detached external glazing putty. • Slight movement to 1no. glass pane where putty has detached. • Holes in internal beading. • Cracked pointing the junction of the external brickwork and the window frame. 	<ul style="list-style-type: none"> • Remove pulley lining and inspect condition of upper sash cords and weights. Allow to overhaul, counter-balance the weights and install new pulley box lining. Clean and wax window track on completion. • Rub down, prime bare timber and redecorate all joinery inside and out • Rake out and renew external glazing putty • Carefully remove and refix loose glass pane. 	W27(a) – W27(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> • Fill holes with a wood filler. • Rake out and renew the external mortar pointing around the window junction. 	
W28	East Elevation	<p>Sliding sash window with a painted timber construction featuring textured single glazing in a 1 over 1 arrangement.</p> <p>External metal pull handle to upper sash, internal finger lift to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 0.6m x 1.3m Approx. Sill height: 1.20m</p>	<ul style="list-style-type: none"> • Top sash is jammed shut. • No window restrictors fitted. • Mismatch of textured glazing. • Extensive worn internal paint decoration. • Open joint along junction of internal vertical bead. • Detached external glazing putty and cracked paintwork. • Cracked Georgian wire glass in transom window above nearby fire exit door. 	<ul style="list-style-type: none"> • Overhaul top sash if required, counter-balance the weights and leave fully operational. • Rub down and redecorate all joinery inside and out. • Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. • Rake out and renew external glazing putty • Replace broken GWG above nearby doorway. 	W28(a) – W28(c)
W29	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handle to upper sash, internal finger lift to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.3m x 1.6m Approx. Sill height: 0.77m</p>	<ul style="list-style-type: none"> • The top sash is jammed shut. • No window restrictor fitted. • Poor internal decoration – bare wood is exposed. • Peeling external paint decoration and bare wood is exposed. • Open joint between external brickwork and window frame. 	<ul style="list-style-type: none"> • Overhaul top sash if required, counter-balance the weights and leave fully operational. • Rub down, prime bare timber and redecorate all joinery inside and out • Rake out and renew the external mortar pointing around the window junction. 	W29(a) – W29(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W30	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handle to upper sash, internal finger lift to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 0.9m x 2.1m Approx. Sill height: 0.88m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is difficult to lift and needs easing and adjusting. Worn decoration at low level. Peeling decoration along the external meeting rail. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Rub down and redecorate all joinery inside and out. Fill screw holes with wood filler. 	W30(a) – W30(b)
W31	West Courtyard Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement. Textured glass for the bottom course of glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.5m x 2.1m</p>	<ul style="list-style-type: none"> The RHS window (seen internally) is temporarily screwed shut. The LHS window (seen internally) operates without issue. Top sashes are jammed shut. Open joints along window apron and worn paint finish at the base of the mullion. Cracked external paint decoration on the box frame and peeling paint decoration along the meeting rail. Open joint between external frame and surrounding brickwork. Cracked external glazing putty on the LHS window (seen internally). 	<ul style="list-style-type: none"> Overhaul top sashes if required, counter-balance the weights and leave fully operational. Undertake wood filling and caulk repairs to open joints and holes. Rub down and redecorate all joinery inside and out. Rake out and renew the external mortar pointing around the window junction. Rake out and renew external glazing putty 	W31(a) – W31(d)

3.2. Former Police Station & Courthouse: FIRST FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W32	South / Rosslyn Hill Elevation	Sliding sash windows with a painted timber construction featuring single glazing in a 6 over 6 arrangement. External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails. Approx. Size: 1.3m x 2.1m Glass Panes: 300mm x 460mm Approx. Sill height: 0.97m	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed. Missing sash lock lever. No window restrictor fitted. Horizontal hairline crack in the internal apron. Cracked external paint finish particularly on meeting rail and bottom rail. Perished sealant between timber window sill and sub-sill. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace 1no. sash lock. Fill holes with wood filler. Rub down and redecorate all joinery inside and out. Renew sealant between the external sills. 	W32(a) – W32(c)
W33	South / Rosslyn Hill Elevation	Sliding sash windows with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing. External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails. Approx. Size: 1.3m x 2.1m Glass Panes: 300mm x 460mm	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Bottom sash only moves by 20mm and pushes upper sash in the process. No window restrictor fitted. Missing sash lock lever. The meeting rails are not aligned. 1no. cracked glazing pane in the centre of the lower sash. Horizontal hairline crack in the internal apron. Cracked external paint finish generally. No British Standard markings on window film. 	<ul style="list-style-type: none"> Remove window sashes and overhaul. Allow to replace sash cords and counter-balance the weights. Install new pulley lining on completion, clean and wax window track. Replace 1no. sash lock. Replace 1no. cracked pane. Rub down and redecorate all joinery inside and out. Fill screw holes with wood filler. 	W33(a) – W33(c)
W34	South / Rosslyn Hill Elevation	Sliding sash windows with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. The top sash requires easing and adjusting. No window restrictor fitted. Area of decay to the pulley lining. 	<ul style="list-style-type: none"> Remove pulley lining and inspect condition of upper sash cords and weights. Allow to overhaul, counter-balance the weights and 	W34(a) – W34(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.3m x 2.1m Glass Panes: 300mm x 460mm</p>	<ul style="list-style-type: none"> • Open joint between vertical bead and box frame. • Poor internal decoration and extensive cracking along internal apron and LHS stile (seen internally). • Extensive cracked external paint decoration and glazing putty has started to perish. • Exterior pointing around window junction is partially missing. • 1no. pane missing window film. • No British Standard markings on window film. 	<p>install new pulley box lining. Clean and wax window track.</p> <ul style="list-style-type: none"> • Rub down, prime bare timber and redecorate all joinery inside and out. • Rake out and renew external glazing putty • Rake out and renew the external mortar pointing around the window junction. 	
W35	South / Rosslyn Hill Elevation	<p>Oculus window with a painted timber construction featuring single glazing in a 3 over 3 arrangement, a window catch at high level and 2no. hinges at the half height.</p>	<ul style="list-style-type: none"> • The window is painted shut and not operational • Isolated open joints internally between sections of timber. • Isolated areas of cracked paint decoration internally. • Worn and cracked external paint decoration. • Open joint between external frame and the stone window surround at low level. 	<ul style="list-style-type: none"> • Ease the window of required. • Undertake caulk repairs to open joints and holes. • Rub down and redecorate all joinery inside and out. • Rake out and renew the external mortar pointing around the window junction. 	W35(a) – W35(c)
W36	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to window.</p> <p>External metal pull handles to upper sash and internal finger lifts to lower sash.</p>	<ul style="list-style-type: none"> • The window operates without issue. • Missing sash lock. • No window restrictor fitted. • 2no. cracked panes in the lower sash. • Peeling paint along the internal face of the bottom rail. • Cracked external paint decoration particularly along the bottom rail, meeting rail and glazing bars of the lower sash. • Decay to LHS pulley lining (seen internally). 	<ul style="list-style-type: none"> • Replace sash lock. • Replace 2no. cracked glass panes. • Rub down, prime and redecorate all joinery inside and out. • Replace timber pulley lining. • Replace 2no. window film. 	W36(a) – W36(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.2m x 2.1m Approx. Sill height: 0.98m	<ul style="list-style-type: none"> • 2no. panes without window film. • No British Standard markings on window film. 		
W37	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.</p> <p>External metal pull handles to upper sash and internal finger lifts to lower sash.</p> <p>Approx. Size: 1.2m x 2.1m</p>	<ul style="list-style-type: none"> • The window is temporarily crewed shut internally. • All sashes operate without difficulty. • Worn paint decoration along the internal apron. • Glazing intact. • 1no. lower sash pane without window film. • No British Standard markings on window film. • Missing sash lock. • No window restricted fitted. • Cracked external paint decoration particularly along the bottom rail, meeting rail and glazing bars of the lower sash. 	<ul style="list-style-type: none"> • Fill screw holes with a wood filler. • Replace 1no. window film. • Replace 1no sash lock. • Rub down, prime and redecorate all joinery inside and out. 	W37(a) – W37(c)
W38	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has been applied to the glass panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.2m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Bottom sash falls when opened. • 1no. snapped sash cord. • No window restrictor fitted. • Redundant holes in frame and beadings. • Open joints between beading and window frame. . • Areas of cracked external decoration. 	<ul style="list-style-type: none"> • Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. • Remove pulley lining to inspect the condition of the cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. • Install replacement sash cord. • Rub down and redecorate all joinery inside and out. 	W38(a) – W38(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W39	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has been applied to the glass panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.2m Approx. Sill height: 0.98m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. All sashes operate without issue. No window restrictor fitted. Isolated areas of cracked internal paint decoration. 2no. holes in a horizontal glazing bar in top sash. Cracked external paint decoration along glazing bars and meeting rails. 	<ul style="list-style-type: none"> Fill all holes with wood filler. Rub down and redecorate all joinery inside and out. 	W39(a) – 39(b)
W40	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has been applied to the glass panes and a high level fan is present through the glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.2m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally Top sash requires easing. The window film is beginning to detach. No window restrictor fitted. 1no. cracked pane in the centre of the lower sash. Peeling paint on glazing bars. Poor external decoration particularly along bottom rail and meeting rail. Cracked exterior glazing putty. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Clean and wax window track. Replace 1no. cracked glass pane. Rub down, prime and redecorate all joinery inside and out. Rake out and renew external glazing putty. Fill screw holes with a wood filler. 	W40(a) – W40(b)
W41	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash requires easing. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords. Overhaul and counter-balance the 	W41(a) – W41(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>been applied to the glass panes and a high level fan is present through the glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.1m Approx. Sill height: 0.99m</p>	<ul style="list-style-type: none"> • 2no. cracked panes in the centre of the lower sash. • No window restrictor fitted. • Window film is beginning to detach. • Extensive peeling paint finish internally. • Water damage above window. • Worn and cracked external decoration particularly along meeting rail and bottom rail. • Partially missing external glazing putty. Surrounding putty is perishing. • Internal cracked putty around bottom centre pane. 	<p>weights. Install replacement pulley box lining on completion. Clean and wax window track.</p> <ul style="list-style-type: none"> • Replace 2no. cracked panes. • Replace defective window film. • Rub down and redecorate all joinery inside and out. • Rake out and renew external glazing putty and defective internal putty. • Fill screw holes with a wood filler. 	
W42	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has been applied to the glass.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.1m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Bottom sash requires some easing. • The top leaf has dropped by approx. 50mm. • 1no. snapped sash cord. • No window restrictor fitted. • 1no. cracked pane in bottom sash. • Open joint along staff bead. • Areas of peeling paint internally at low level. • Cracked external paint decoration particularly along bottom rail. • Perished external glazing putty 	<ul style="list-style-type: none"> • Replace sash cords, overhaul and counter-balance the weights. Install replacement pulley lining on completion. Clean and wax window track. • Replace 1no. cracked pane. • Secure staff bead and apply mastic along joint. • Rub down, prime and redecorate all joinery inside and out. • Rake out and renew external glazing putty. • Fill screw holes with a wood filler. 	W42(a) – W42(c)
W43	West / Downshire	<p>Sliding sash window with a painted timber construction featuring</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. 	<ul style="list-style-type: none"> • Fill screw holes with a wood filler. 	W43(a) – W43(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
	Hill Elevation	<p>single glazing in a 4 over 4 arrangement. Window film has been applied to the glass panes.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1m x 2.1m Approx. Sill height: 0.99m</p>	<ul style="list-style-type: none"> • All sashes operate without difficulty. • No window restrictor fitted. • 1no. peeling window film. • 1no. cracked window pane. • Splintered pulley lining to RHS (seen internally). • Minor peeling of internal and external paint finish. • Externally the window is in a satisfactory condition. 	<ul style="list-style-type: none"> • Replace defective window film. • Replace 1no cracked pane. • Replace timber pulley lining. • Rub down and redecorate all joinery inside and out. 	
W44	West / Downshire Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 4 over 4 arrangement. Window film has been applied to the glass panes.</p> <p>External metal pull handles to upper sash and internal finger lifts to lower sash.</p> <p>Approx. Size: 1m x 2.1m</p>	<ul style="list-style-type: none"> • The window sashes are jammed shut. • Upper sash has dropped by 30mm. • Missing sash lock. • 1no. cracked pane in the upper sash. • Externally the window is in a satisfactory condition. 	<ul style="list-style-type: none"> • Remove pulley linings and inspect condition of sash cords and weights, allow for new sash cords, overhaul, counter-balance the weights. Install new pulley linings on completion and clean and wax the window track • Replace 1no cracked pane. 	W44(a) – W44(c)
W45	West / Downshire Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film has been applied to the glass panes. The window continues above ceiling height.</p> <p>External metal pull handles to upper sash and internal finger lifts to lower sash.</p>	<ul style="list-style-type: none"> • The bottom sash is jammed shut. • Missing sash lock. • No window restrictors fitted. • 2no. panes with peeling window film. • 1no. missing sash cord. • Externally the window is in a satisfactory condition. 	<ul style="list-style-type: none"> • Replace sash lock. • Replace defective window film. • Replace missing sash cord, overhaul bottom sash and counter-balance the weights. Install new pulley linings on completion and clean and wax the window track 	W45(a) – W45(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.2m x 2.m			
W46	South / Rosslyn Hill Elevation	Nine transom windows with metal frame construction featuring lead lined single glazing between stone mullions. 4no. fixed windows and 2no. opening casements. Textured glass used in lower courses of glazing.	<ul style="list-style-type: none"> Windows do not fully close and require adjustments. The windows have a satisfactory surface appearance albeit internal frame decoration is worn. 	<ul style="list-style-type: none"> Carefully ease and adjust the lead windows and leave free swinging. Decorate previously decorated joinery. 	W46(a) – W46(d)
W47	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.6.m Approx. Sill height: 0.92m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. No window restrictors fitted. Open vertical joint between RHS bead and box frame (seen internally). Open joints between external brickwork and window frame. Cracked internal paint finish along the internal apron. Peeling paint finish along the internal bottom rail. Cracked and peeling paint along external meeting rail. Perished glazing putty along bottom rail of top sash. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. Rake out and renew the external mortar pointing around the window junction. Rub down and redecorate all joinery inside and out. Rake out and renew external glazing putty. 	W47(a) – W47(d)
W48	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash and internal finger lifts</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. 1no. cracked textured glass pane. Missing sash lock. Peeling paint along the internal bottom rail. Extensive peeling of paint externally. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace 1no. cracked pane. Replace sash lock. Rub down and redecorate all joinery inside and out 	W48(a) – W48 (c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		to lower sash. Textured glass used in the lower sash. Approx. Size: 1.1m x 1.6.m Approx. Sill height: 0.96m	<ul style="list-style-type: none"> Perished external glazing putty along 1no. glazing bar. Perished and missing external pointing between brickwork and window frame. Perished sealant between timber window sill and concrete sub-sill. 	<ul style="list-style-type: none"> Rake out and renew external glazing putty. Rake out and renew the external mortar pointing around the window junction. Renew sealant between external sills. 	
W49	East Elevation	Sliding sash window with a painted timber construction featuring single Perspex panels in a 6 over 6 arrangement. Metal security bars fixed to the outside. External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails. Textured glass used in the lower sash. Approx. Size: 1.1m x 1.8.m Approx. Sill height: 0.99m	<ul style="list-style-type: none"> Top sash is jammed shut. Multiple holes in timber beading. No window restrictor fitted. Poor decoration and corrosion along window guard. Upper sash has dropped by 50mm. 1no. finger lift is missing. Generally peeling paint. Tape fixed over RHS internal beading. 	<ul style="list-style-type: none"> Overhaul top sash, allow for new sash cord, counter-balance the weights and leave fully operational. Rub down and redecorate all joinery inside and out Remove surface corrosion from window guard, rub down and redecorate. Replace finger lifts. Remove tape. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. 	W49(a) – W49(c)
W50	North Elevation	Fixed metal framed clerestory windows in the raised walkway featuring obscure Georgian wire glass.	<ul style="list-style-type: none"> Generally in satisfactory condition albeit dirty frames. 	<ul style="list-style-type: none"> Clean windows as part of routine maintenance. 	W50(a) – W50(b).
W51	East Elevation	Sliding sash window with a painted timber construction featuring obscure Georgian wire single glazing panes in a 6 over 6	<ul style="list-style-type: none"> Both sashes are jammed shut. 1no. fraying sash cord. No window restrictors fitted. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and replace 1no. cord. Overhaul and counter- 	W51(a) – W51(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>arrangement. A high level fan is present through the glazing.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.8.m Approx. Sill height: 1m</p>		<p>balance the weights. Install replacement pulley box lining on completion, clean and wax window track.</p>	
W52	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 2 over 2 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lift to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 0.6m x 1.5m Approx. Sill height: 1.21m</p>	<ul style="list-style-type: none"> • Top sash is jammed shut. • No window restrictor fitted. • Bottom sash falls when lifted. • RHS bead is loose and partly decayed (seen internally). • Hairline open joints in internal joinery. • Stained and flaking paint decoration to exterior. 	<ul style="list-style-type: none"> • Remove pulley lining to inspect the condition of the cords and weights and allow to replace sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion, clean and wax window track. • Replace 1no. decayed bead. • Rub down and redecorate all joinery inside and out 	W52(a) – W52(b)
W53	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 2 over 2 arrangement.</p> <p>External metal pull handles to upper sash, and internal finger lift to lower sash.</p> <p>Approx. Size: 0.6m x 1.5m</p>	<ul style="list-style-type: none"> • Both sashes are jammed shut. • Worn exterior paint decoration. • Broken window board. • Open joint between beading and RHS frame (seen internally). • 1no. patch infill denoting pre-existing fan through glazing. 	<ul style="list-style-type: none"> • Remove pulley lining to inspect the condition of the cords and weights and allow to replace sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion, clean and wax window track. 	W53(a)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> • Rub down, prime and redecorate all joinery inside and out • Caulk open joints and allow for additional fixings through the beadings 	
W54	North Elevation	<p>Sliding sash window with a painted timber construction featuring obscure Georgian wire single glazing in a 2 over 2 arrangement.</p> <p>Internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 0.6m x 1.5m Approx. Sill height: 0.95m</p>	<ul style="list-style-type: none"> • The window is jammed shut. • Sash cords are painted. • Flaking paint decoration and holes in beading. 	<ul style="list-style-type: none"> • Remove pulley lining to inspect the condition of the cords and weights and allow to replace sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion, clean and wax window track. • Rub down and redecorate all joinery inside and out • Fill holes with a wood filler. 	W54(a)
W55	North Elevation	<p>Sliding sash window with a painted timber construction featuring obscure Georgian wire single glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Window operates without issue. • No window restrictors fitted. • Indentations along the sash lining, vertical beading and internal apron. • 1no. missing finger lift. • Flaking external paint decoration. • Open joint between external brickwork and timber window frame. 	<ul style="list-style-type: none"> • Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. • Replace finger lifts. • Rub down and redecorate all joinery inside and out • Rake out and renew the external mortar pointing around the window junction. 	W55(a) – W55(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W56	North Elevation	<p>Sliding sash window with a painted timber construction featuring obscure Georgian wire single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 2.1m</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. Open joint between external brickwork and timber window frame. No window restrictor fitted. Worn internal paint finish. Glazing intact. Flaking exterior paint decoration. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Rake out and renew the external mortar pointing around the window junction. Rub down and redecorate all joinery inside and out. Fill screw holes with a wood filler. 	W56(a) – W56(b)
W57	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 3 over 3 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Glass Panes: 250mm x 520mm</p>	<ul style="list-style-type: none"> Top sash in jammed shut. Glazing intact. Cracking in external pointing between RHS jamb and brickwork (seen internally). Flaking external paint decoration. No window restrictor fitted. Sash lever missing from sash lock. Worn paint finish along the apron. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational Rake out and renew the cracked external mortar pointing. Replace sash lock, Rub down and redecorate all joinery inside and out. 	W57(a) – W57(b)
W58	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. Cracked internal paint finish along the bottom rail. Glazing intact. No window restrictor fitted. Cracked and peeling paint finish along the external meeting rail and the upper sash. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Rub down and redecorate all joinery inside and out. Rake out and renew the external mortar pointing 	W58(a) – W58(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
			<ul style="list-style-type: none"> External pointing between window and brickwork is partially missing. 	<ul style="list-style-type: none"> around the window junction. Fill screw holes with a wood filler. 	
W59	West Courtyard Elevation	Sliding sash window with a painted timber construction featuring 6no. Georgian wire glass in the upper sash.	<ul style="list-style-type: none"> The lower sash is boarded up internally as it is located under a flat roof. Upper sash glazing intact. The external face is blocked up with a corrugated steel sheet. No safe access to remove external corrugated sheet. 	<ul style="list-style-type: none"> Fill all screw holes with wood filler. Rub down and redecorate all joinery inside and out. 	W59(a) – W59(b)
W60	West Courtyard Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and Brighton sash locks fitted to meeting rails.</p> <p>Approx. Size: 1.9m x 2.0m Approx. Sill height: 0.95m</p>	<ul style="list-style-type: none"> Top sashes are jammed shut. Glazing intact. No window restrictor fitted. The external face is blocked up with a corrugated steel sheet. General wear to internal decoration. 	<ul style="list-style-type: none"> Overhaul top sashes if required, counter-balance the weights and leave fully operational. Rub down and redecorate all joinery inside and out. Fill all screw holes with wood filler. 	W60(a) – W60(b)
W61	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>Internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.2m.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. The window operates without difficulty. No window restrictor fitted. The window unit appears newer than others. Glazing intact. Minor flaking of paint finish. Open joint between external brickwork and timber frame. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. Rake out and renew the external mortar pointing around the window junction. Fill screw holes with a wood filler. 	W61(a) – W61(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Sill height: 0.92m			
W62	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>Internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.2m. Approx. Sill height: 0.92m</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • The window operates without difficulty. • No window restrictor fitted. • The window unit appears newer than others. • Glazing intact. • Open joint between external brickwork and timber frame. • Internal decoration is generally satisfactory. • Areas of worn decoration externally. 	<ul style="list-style-type: none"> • Rub down and redecorate all joinery including inside and out. • Rake out and renew the external mortar pointing around the window junction. • Fill screw holes with a wood filler. 	W62(a) – W62(c)
W63	East Elevation	<p>Sliding sash window with a painted timber construction featuring obscure single glazing in an 8 over 8 arrangement.</p> <p>Internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.3m x 1.2m.</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • The window operates without difficulty. • The window unit appears newer than other windows. • No window restrictor fitted. • Internal paint decoration is generally satisfactory. • External paint decoration is worn and generally peeling. 	<ul style="list-style-type: none"> • Rub down and redecorate all joinery including inside and out. • Fill screw holes with a wood filler. 	W63(a) – W63(c)
W64	East Elevation	<p>Sliding sash window with a painted timber construction featuring obscure single glazing in a 6 over 6 arrangement.</p> <p>Internal finger lifts to lower sash and sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.1m x 1.2m.</p>	<ul style="list-style-type: none"> • The window is temporarily screwed shut internally. • Areas of cracked paint decoration to internal glazing bars. • Worn and peeling external decoration. • The window operates without issue. • No window restrictors fitted. 	<ul style="list-style-type: none"> • Rub down and redecorate all joinery inside and out. • Fill screw holes with a wood filler. 	W64(a) – W64(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W65	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Sash chains are present instead of cords.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.0m.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. Glazing intact. No window restrictors fitted. Cracked and chipped internal paint decoration. Damage internal rail and bare timber exposed. External decoration is poor – profound peeling paint finish and the external glazing putty has perished. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Undertake wood filling to indentations and holes. Rub down, prime and redecorate all joinery inside and out. Rake out and renew external glazing putty. 	W65(a) - W65(c)
W66	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Sash chains are present instead of cords.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 2.0m. Glass Pane: 300mm x 460mm</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. 2no. cracked panes in the lower sash. No window restrictors fitted. New exterior glazing putty around 1no. pane. External decoration is poor – profound cracked and peeling paint finish, and cracked window putty. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Undertake wood filling to indentations and holes. Replace 2no. cracked panes. Rake out and renew external glazing putty. Fill holes with a wood filler Rub down, prime and redecorate all joinery inside and out. 	W66(a) – W66(c)
W67	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Bottom sash is difficult to operate and requires easing and adjusting. Loose and perished external window putty. Glazing intact. 	<ul style="list-style-type: none"> Remove pulley lining and inspect sash cords and weights. Overhaul, counter-balance the weights and leave fully operational. 	W67(a) – W67(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Approx. Size: 1m x 2.1m.</p>	<ul style="list-style-type: none"> Poor external decoration. Perished external mortar in the junction of the brickwork and LHS frame (seen internally). No window restrictors fitted. 	<p>Clean and wax window tracks.</p> <ul style="list-style-type: none"> Rake out and renew external glazing putty. Rub down, prime and redecorate all joinery inside and out. Rake out and renew the external mortar pointing around the window junction. Fill holes with a wood filler. 	
W68	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 2 over 2 arrangement and a timber mullion. A sash window which has been partially boarded up and an extractor fan inserted is present adjacent to the openable window.</p> <p>External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut internally. Top sash is jammed shut. Cracked and worn decoration along the internal meeting rail and the apron. Vertical crack in the junction of the internal LHS vertical bead. Stained internal window stool. Peeling sealant between window sill and sub-sill. Profound and extensive cracked and peeling paint finish externally. Cracked and partially missing window putty between window and external brick arch. No window restrictors fitted. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Rub down, prime and redecorate all joinery inside and out. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. Renew sealant between external sills. 	W68(a) – W68(d)
W147	East Elevation and West / Downshire	Metal framed roof light comprising 21 Georgian Wire Glass single glazing panes. The opening casements which are electrically	<ul style="list-style-type: none"> 1no. cracked pane above Downshire Hill elevation and a gasket is detached from the same frame. Staining around external joints but generally satisfactory. 	<ul style="list-style-type: none"> Replace 1no. cracked GWG pane. Replace loose gasket. 	

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
	Hill Elevation	operated are situated above the east elevation.	<ul style="list-style-type: none"> It was not possible to test the opening mechanism. 	<ul style="list-style-type: none"> Specialist to inspect and service opening window mechanism. 	

3.3. Former Police Station & Courthouse: GROUND FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W69	South / Rosslyn Hill Elevation	Fixed window with a painted iron frame and single glazing fitted behind. Window film applied to glazing and venetian blind fitted in the internal reveal. Approx. Size: 1.12m x 1.76m Approx. Sill height: 0.88m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Original glazing has been replaced. Rust staining to the exterior frame at low level. Glazing intact. No British Standard markings on the glazing. Open 2mm joint between board and sill. Bent blind frame with multiple redundant holes 	<ul style="list-style-type: none"> Rub down corroded areas, treat with rust inhibitor and redecorate. Consider replacing the frame of the venetian blinds. 	W69-71; W69(b)
W70	South / Rosslyn Hill Elevation	Fixed window with a painted iron frame and single glazing fitted behind. Window film applied to glazing and venetian blind fitted in the internal reveal. Approx. Size: 1.12m x 1.76m Approx. Sill height: 0.88m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Original glazing has been replaced. Rust staining to the exterior frame. Cracked exterior paint decoration at low level. Glazing intact. No British Standard markings on the glazing. Bent blind frame with multiple redundant holes 	<ul style="list-style-type: none"> Rub down corroded areas, treat with rust inhibitor and redecorate. Consider replacing the frame of the venetian blinds. 	W69-71; W70(b)
W71	South / Rosslyn Hill Elevation	Fixed window with a painted iron frame and single glazing fitted behind. Window film applied to glazing and venetian blind fitted in the internal reveal. Approx. Size: 1.12m x 1.76m Approx. Sill height: 0.88m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Original glazing has been replaced. Rust staining to the exterior frame. Cracked exterior paint decoration at low level. Glazing intact. No British Standard markings on the glazing. Bent blind frame with multiple redundant holes 	<ul style="list-style-type: none"> Rub down corroded areas, treat with rust inhibitor and redecorate. Consider replacing the frame of the venetian blinds. 	W69-71; W71(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W72	South / Rosslyn Hill Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Bottom sash falls if it isn't fully opened. Cracked external and internal paint decoration. Cracking in architrave joinery and fixing holes present. Mastic tape has been applied at high level. Indentation in exterior face of the top sash meeting rail. Missing sash lock. 1no. snapped sash cord. No window restrictors fitted. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and weights and allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Undertake wood filling and caulk repairs to open joints and holes. Remove mastic tape. Replace missing sash lock. Rub down and redecorate all joinery inside and out. 	W72(a) – W72(b)
W73	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.</p> <p>External metal pull handles to upper sash and Brighton Sash lock fitted.</p> <p>Approx. Size: 1.22m x 2.50m Approx. Sill height: 1.01m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally. All sashes operate without issue. Cracked external and internal paint decoration No window restrictors fitted. Fixing holes in internal frame. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. Fill holes with a wood filler. 	W73-75; W73(b)
W74	South / Rosslyn Hill Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.	<ul style="list-style-type: none"> The window is temporarily boarded over internally. All sashes operate without issue. Internal draught seals have been retrofitted around the internal face. The seals are partially detached. 	<ul style="list-style-type: none"> Replace draught seals. Clean window glazing. Fill holes with a wood filler. Rub down and redecorate all joinery inside and out. 	W73-75; W74(b) - W74(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.22m x 2.50m Approx. Sill height: 1.01m</p>	<ul style="list-style-type: none"> Staining along glazing. Fixing holes in internal frame. No window restrictors fitted. Cracked and worn external and internal paint decoration. 		
W75	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.22m x 2.50m Approx. Sill height: 1.01m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally. All sashes operate without issue. Internal draught seals have been retrofitted around the internal face. RHS draught seal is missing (seen internally). Cracked and worn external and internal paint decoration. 2no. cracked panes to the upper sash. Staining along glazing. Loose external staff bead to LHS (seen internally). Open joints around pulley lining. No window restrictors fitted. 	<ul style="list-style-type: none"> Replace missing draught seal. Rub down, prime and redecorate all joinery inside and out. Replace 2no. cracked windows. Clean glazing. Refix loose staff bead and apply mastic to open joint. Allow to replace the timber pulley lining. 	W73-75; W75(b)
W76	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. . Window film applied to glazing.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2.6m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Top sash is jammed shut and bottom falls if it isn't fully opened. 1no. cracked pane in lower sash. Peeling external decoration. Loose glazing putty on 1no.external glazing bar. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and weights and allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. 1no. cracked pane in lower sash. Rub down and redecorate all joinery inside and out. Rake out and renew defective window putty. 	W76(a) – W76(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W77	South / Rosslyn Hill Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film is applied to the glazing panes. External metal pull handles to upper sash. Approx. Size: 1.2m x 2.6m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. All sashes operate. 1no. cracked pane in bottom sash and 1no. cracked pane in top sash. Window film is beginning to detach. Worn and cracked external paint decoration particularly along the bottom rail and meeting rail. Isolated areas of perished glazing putty. Redundant holes in internal frame. No window restrictors fitted. 	<ul style="list-style-type: none"> Replace 2no. cracked panes. Replace window film. Rub down, prime and redecorate all joinery inside and out. Rake out and renew external glazing putty. Fill holes with a wood filler. 	W77(a) – W77(c)
W78	South / Rosslyn Hill Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. External metal pull handles to upper sash. Approx. Sill height: 0.99m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Splintered and damp pulley lining to RHS (seen internally). 1no. cracked pane in bottom sash. Worn and peeling paint decoration along the bottom rail externally. The upper sash has dropped by approximately 20mm. 2no. loose beadings (seen internally). No window restrictors fitted. 	<ul style="list-style-type: none"> Replace timber pulley lining on one side. Replace 1no. cracked pane. Rub down and redecorate all joinery inside and out. Remove pulley lining to inspect the condition of the cords and weights and allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings 	W78(a) – W78(b)
W79	West / Downshire	Fixed transom window with a painted timber construction featuring 6no. single glazing panes.	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Glazing intact. 	<ul style="list-style-type: none"> Fill screw holes with a wood filler. 	W79(a) – W79(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
	Hill Elevation		<ul style="list-style-type: none"> The window is in a satisfactory condition. 	<ul style="list-style-type: none"> Rub down and redecorate internal joinery. 	
W80	West / Downshire Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 1.9m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Cracked external glazing putty on the lower sash. Bottom sash falls when opened and top sash is jammed shut. 1no. cracked pane in bottom sash. Trapped air bubbles behind window film. No window restrictors fitted. 	<ul style="list-style-type: none"> Rake out and renew external glazing putty on lower sash. Remove pulley lining to inspect the condition of the cords and weights and allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Replace 1no. cracked pane. Allow to replace the window film. 	W80(a) – W80(c)
W81	West / Downshire Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m Approx. Sill height: 1.25m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Top sash is jammed shut. Tape over top jamb of window (seen internally). Adhesive present behind the upper sash window glazing. No window restrictors fitted. Peeling paint along the underside of the meeting rail externally. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Remove tape. Clean all glazing. Rub down and redecorate all joinery inside and out. 	W81(a) – W81(b)
W82	West / Downshire Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Window film applied to glazing.</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally Top sash jammed. Fixing holes in window frame (seen internally). No window restrictors fitted. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Fill screw holes with wood filler. 	W82(a) – W82(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		External metal pull handles to upper sash. Approx. Size: 1.2m x 2m	<ul style="list-style-type: none"> The exterior is generally in a satisfactory condition notwithstanding small peeling paint decoration along the underside of the meeting rail. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. 	
W83	West / Downshire Hill Elevation	<p>Three sliding sash windows with a painted timber construction featuring two mullions and single textured glazing in a 4 over 4 arrangement. Internally the windows are separated by internal partitions.</p> <p>External metal pull handles to upper sashes.</p> <p>Approx. Size: .0.76m x 1.90m Approx. sill height: 1.27m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally 2no. windows are jammed shut. The upper sashes have dropped by approximately 30-50mm. Fixing holes in window frame (seen internally). The exterior is in a satisfactory condition. Glazing intact. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and weights and allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion Fill screw holes with wood filler. Rub down and redecorate internal joinery. 	W83(a) – W83(d)
W84	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m. Approx. Sill height: 0.97m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally by a corrugated steel sheet. All sashes operate without issue. Gaps in mortar pointing between brickwork and external window frame. Perished sealant between window sill and sub-sill Glazing intact. Worn and peeling paint decoration along the external glazing bars, meeting rail and bottom rail. 	<ul style="list-style-type: none"> Rake out and renew the external mortar pointing around the window junction. Renew sealant between external sills. Rub down and redecorate all joinery inside and out. Fill screw holes with wood filler. 	W84-86; W84(b) – W84(d)
W85	East Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 4 over 4 arrangement.	<ul style="list-style-type: none"> The window is temporarily boarded over internally by a corrugated steel sheet. Top sash is jammed shut. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. 	W84-86; W85(b) – W85(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m.</p>	<ul style="list-style-type: none"> • Open joint between external brickwork and window frame to LHS (seen internally). • Peeling paint decoration externally. • No window restrictor fitted. • Loose external glazing putty on the upper sash. 	<ul style="list-style-type: none"> • Rake out and renew the external mortar pointing around the window junction. • Rub down and redecorate all joinery inside and out. • Rake out and renew external glazing putty on upper sash. • Fill holes with wood filler. 	
W86	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 4 over 4 arrangement.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m.</p>	<ul style="list-style-type: none"> • The window is temporarily boarded over internally by a corrugated steel sheet. • Missing locking nut on sash lock. • No window restrictor fitted. • Peeling paint decoration externally. • Glazing intact. 	<ul style="list-style-type: none"> • Replace sash lock. • Rub down and redecorate all joinery inside and out • Fill screw holes with wood filler. 	W84-86;
W87	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m.</p>	<ul style="list-style-type: none"> • The window is temporarily boarded over internally by a corrugated steel sheet. • Top sash is jammed shut. • No window restrictor fitted, • Minor hairline cracking to exterior paint decoration. 	<ul style="list-style-type: none"> • Overhaul top sash if required, counter-balance the weights and leave fully operational. • Rub down and redecorate all joinery inside and out • Fill screw holes with wood filler. 	W87-88; W87(b)
W88	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p>	<ul style="list-style-type: none"> • The window is temporarily boarded over internally by a corrugated steel sheet. • Top sash is jammed shut. • Sash lock is missing its lever. • Mortar pointing in junction with external brickwork is cracked. 	<ul style="list-style-type: none"> • Overhaul top sash if required, counter-balance the weights and leave fully operational. • Rub down and redecorate all joinery inside and out 	W87-88

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.2m x 2m.</p>	<ul style="list-style-type: none"> Perished sealant between window sill and sub-sill. Glazing intact. Minor hairline cracking to the exterior paint decoration along the glazing bars. No window restrictor fitted. 	<ul style="list-style-type: none"> Fill screw holes with wood filler. Rake out and renew the external mortar pointing around the window junction. Rub down and redecorate the external joinery. 	
W89	East Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash and finger lifts to lower sash.</p> <p>Approx. Size: 1.3m x 2.1m.</p>	<ul style="list-style-type: none"> Top sash is jammed shut. Missing sash lock. Glazing intact. Worn paint decoration along the internal apron. Loose external glazing putty above the bottom rail. Cracked external paint decoration. Open joint between window head and external brick arch. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace sash lock. Rub down and redecorate all joinery inside and out Rake out and renew the external mortar pointing above the window head. 	W89(a) – W89(d)
W90	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>External metal pull handles to upper sash.</p> <p>Approx. Size: 1.3m x 2.1m.</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally by a corrugated steel sheet Bottom sash doesn't fully open and top sash is jammed shut. Missing sash lock. Loose external staff bead to LHS (seen internally) Fixing holes in internal window frame. Cracked and peeling external paint decoration generally. No window restrictor fitted. Glazing intact. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion Replace sash lock. Refix staff bead and seal the joint. Fill holes with a wood filler. 	W90(a) – W90(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out 	
W91	East Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 2 over 2 arrangement.</p> <p>External metal pull handles to upper sash.</p>	<ul style="list-style-type: none"> The window is temporarily boarded over internally by a corrugated steel sheet. Top sash is open for 40mm. All sashes are jammed shut. Fixing holes along internal window frame. 1no. cracked glass pane in upper sash. Dirty glazing and excess paint on upper window pane. Peeling external paint decoration generally. No window restrictors fitted. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion Fill screw holes with a wood filler. Replace 1no. cracked pane. Clean all glazing. Rub down and redecorate all joinery inside and out 	W91(a) – W91(c)
W92	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 2 over 2 arrangement.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock to meeting rail.</p>	<ul style="list-style-type: none"> The window is boarded over externally by a corrugated steel sheet. The upper sash has dropped by approximately 70mm. The lower sash has been sealed shut. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out 	W92(a) – W92(b)
W93	North Elevation	Sliding sash window with a painted timber construction featuring	<ul style="list-style-type: none"> The window is temporarily boarded over externally by a corrugated steel sheet. Window is jammed shut. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but 	W93(a) – W93(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>single textured glazing in a 2 over 2 arrangement.</p> <p>Finger lifts to lower sash and sash lock to meeting rail.</p> <p>Approx. Size: 0.7m x 1.7m.</p>	<ul style="list-style-type: none"> Fixing holes along internal window frame. External water staining above window opening. Isolated area of worn internal paint decoration along the apron. The lower sash has been sealed shut Glazing intact. 	<ul style="list-style-type: none"> allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Investigate the status and source of the water damage. Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out 	
W94	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glazing used in the lower sash.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock to meeting rail.</p> <p>Approx. Size: 1m x 1.6m. Approx. Sill height: 0.96m</p>	<ul style="list-style-type: none"> The window is temporarily boarded over externally by a corrugated steel sheet. The window is jammed shut. Fixing holes along internal window frame. The upper sash has dropped by approximately 70mm. Brown tape applied to top RHS glass pane. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. Remove all tape. Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out. 	W94(a) – W94(b)
W95	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 3 over 3 arrangement.</p>	<ul style="list-style-type: none"> The window is temporarily screwed shut. Top sash is jammed shut. Isolated area of worn decoration on the internal apron. Glazing intact. Missing sash lock. 	<ul style="list-style-type: none"> Overhaul top sash if required, counter-balance the weights and leave fully operational. Fill screw holes with a wood filler. 	W95(a) – W95(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		External metal pull handles to upper sash and finger lifts to lower sash.	<ul style="list-style-type: none"> No window restrictor fitted. Intermittent open joint between the window frame and the external brick arch. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. Replace sash lock. Rake out and renew the external mortar pointing above the window head. 	
W96	North Elevation	<p>Sliding sash window with a painted timber construction featuring single Georgian wire glazing in a 6 over 6 arrangement.</p> <p>Finger lifts to lower sash and Brighton sash lock fitted to meeting rails.</p> <p>Similar window at lower ground level</p> <p>Approx. Size: 1.09m x 1.62m. Approx. Sill Height: 0.42m</p>	<ul style="list-style-type: none"> The windows are temporarily boarded over internally by a corrugated steel sheet. <p><u>Ground Floor level:</u></p> <ul style="list-style-type: none"> Top sash at ground floor level has dropped by approximately 8mm. Sash lock is loose. All sashes operate without issue. Perished pointing along junction with external brickwork. Fixing holes along internal window frame. Glazing intact. Peeling paint decoration along meeting rails. <p><u>Lower Ground Level</u></p> <ul style="list-style-type: none"> Top sash is jammed. Bottom sash is difficult to lift. Rubbish and debris behind window. Dirty glazing. Flaking external paint decoration. 	<ul style="list-style-type: none"> To both windows, remove pulley linings to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box linings on completion. Secure loose sash lock. Rake out and renew the external mortar pointing around the window junction. Fill holes with wood filler. Rub down and redecorate all joinery inside and out. Clean all glazing and remove all rubbish/debris. 	W96(a) – W96(b)
W97	West Courtyard Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Obscure Georgian wire glazing in the lower sash.</p> <p>Sash lock to meeting rail.</p>	<ul style="list-style-type: none"> No finger lifts but the lower sash operates without issue. Glazing intact. Joinery is generally satisfactory 	<ul style="list-style-type: none"> Install 2no. finger lifts. 	W97(a) – W97(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.4m x 2.2m.			
W98	West Courtyard Elevation	Sliding sash window with a painted timber construction featuring single obscure Georgian wire glazing in a 6 over 6 arrangement. Security bars fitted over the exterior. Sash lock to meeting rail. Approx. Size: 1.2m x 1.8m.	<ul style="list-style-type: none"> No finger lifts but the lower sash operates without issue. Glazing intact. Open joints in the internal joinery in the upper LHS corner of the box frame by the damp penetration. Peeling external paint decoration particularly along the top rail of the upper sash and the timber linings. Open vertical joint between the LHS external timber lining and the LHS stile of the upper sash. Surface corrosion along the security bars. 	<ul style="list-style-type: none"> Install 2no. finger lifts. Investigate the source and status of the damp penetration. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings to close external joints. Rub down and redecorate all joinery inside and out. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	W98(a) – W98(c)
W99	West Courtyard Elevation	Fixed clerestory window with a painted timber construction featuring 18no. single glazing panes.	<ul style="list-style-type: none"> Peeling paint decoration along the external decoration. Small area of peeling paint on an internal glazing bar. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. 	W99(a) – W99(b)
W100	North Elevation	Sliding sash window with a painted timber construction featuring single obscure Georgian wire glazing in a 9 over 9 arrangement. Security bars and mesh fitted over the exterior. External metal pull handles to upper sash and sash lock to meeting rail.	<ul style="list-style-type: none"> 1no. cracked glazing pane in the centre of the lower sash. 2no. missing finger lifts. The top sash has dropped by approximately 50mm. 	<ul style="list-style-type: none"> Replace cracked glass pane. Install finger lifts. Overhaul top sash if required, counter-balance the weights and leave fully operational. 	W100(a) – W100(b)
W101	West Courtyard Elevation	Sliding sash window with a painted timber construction featuring single obscure Georgian wire	<ul style="list-style-type: none"> Missing finger lifts. Open vertical joint between LHS window lining and LHS vertical bead (seen internally). 	<ul style="list-style-type: none"> Install finger lifts. Apply decorator's caulk to open joints. 	W100(B) ; W101(a)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		glazing in a 9 over 9 arrangement. Security bars and mesh fitted over the exterior. External metal pull handles to upper sash and sash lock to meeting rail.	<ul style="list-style-type: none"> 1no. missing sash cord. The lower sash falls when it is opened. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley box lining on completion. 	– W101(b)
W102	West Courtyard Elevation	Sliding sash window with a painted timber construction featuring single obscure Georgian wire glazing in a 9 over 9 arrangement. Security bars and mesh fitted over the exterior. External metal pull handles to upper sash, finger lifts to lower sash and sash lock to meeting rail.	<ul style="list-style-type: none"> The lower sash falls when it is opened. The top sash has dropped by approximately 250mm. Glazing intact. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion. 	W102(a) – W102(c)
W103	East Elevation	Fixed clerestory window with a painted timber construction featuring 24no. single glazing panes.	<ul style="list-style-type: none"> Peeling paint finish to external glazing bars. Glazing intact. 	<ul style="list-style-type: none"> Rub down and redecorate external frame. 	W103(a) – W103(c)
W104	East Elevation	Fixed clerestory window with an undecorated concrete frame and 24no. glazing blocks.	<ul style="list-style-type: none"> Generally in satisfactory condition. 		W104(a) – W104(b)
W105	East Elevation	Fixed clerestory window with a painted timber construction featuring 24no. single glazing panes.	<ul style="list-style-type: none"> Peeling paint finish to internal and external glazing bars. Replacement window putty noted around 1no. external glazing bar. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. Rake out and renew localised defective glazing putty. 	W105(a) – W105(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W106	East Elevation	Fixed window with a painted timber construction featuring 24no. single glazing panes.	<ul style="list-style-type: none"> Peeling paint finish to internal and external glazing bars. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. 	W106(a) – W106(b)
W107	East Elevation	<p>Fixed window with painted metal glazing bars to the inside and painted timber glazing bars to the outside.</p> <p>The window features 49no. single glazing panes comprising Georgian wire glass and chicken wire glass. Internally there is Perspex secondary glazing.</p> <p>Approx. Size: 1m x 1.5m.</p>	<ul style="list-style-type: none"> Worn paint finish to the internal glazing bars. Extensive peeling paint finish to the external glazing bars. 2no. cracked panes. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. Replace 2no. cracked window panes. 	W107(a) – W107(c)
W108	East Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>Sash lock fitted to the meeting rails.</p> <p>Approx. Size: 1.2m x 2.2m.</p>	<ul style="list-style-type: none"> No finger lifts. The window operates without issue. The external decoration on the window joinery and security bars is poor – profound peeling paint and bare timber. 	<ul style="list-style-type: none"> Install 2no. finger lifts. Rub down, prime and redecorate all joinery inside and out. Allow to rub down and redecorate the security bars. 	W108(a) – W108(b)
W109	North Elevation	<p>Two sliding sash windows with a painted timber construction featuring single glazing in a 4 over 4 arrangement. Mesh is fitted internally in front of the window.</p> <p>External metal pull handles to upper sash and finger lifts to lower sash.</p>	<ul style="list-style-type: none"> No finger lifts. Poor internal and external decoration - profound and extensive peeling of paint externally. The soffit lining above the RHS sash (seen externally) is broken behind the vertical ducting. A sapling is growing in this locality. 	<ul style="list-style-type: none"> Install 2no. finger lifts. Rub down, prime and redecorate all joinery inside and out. Remove sapling and allow to replace soffit lining to match existing. 	W109(a) – W109(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W143	North Elevation	Sliding sash window with glazing arranged in a 4 over 4 arrangement. Sash fastener and finger lifts fitted to bottom sash.	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Window is jammed shut. Fixing holes in internal window frame. Glazing intact. 	<ul style="list-style-type: none"> Remove pulley linings and inspect condition of bottom sash cords and weights, allow to overhaul, counter-balance the weights and install new pulley lining on completion. Allow to clean and wax the window track Fill fixing holes with wood filler. Rub down and redecorate the internal joinery. 	
W144	North Elevation	Sliding sash window with glazing arranged in a 6 over 6 arrangement. Sash fastener and finger lifts fitted to bottom sash. Approx. Sill height: 0.97m	<ul style="list-style-type: none"> The window is temporarily boarded over internally. Fixing holes along internal frame. Top sash is jammed shut. 2no. crack panes. Flaking paint along internal joinery. 	<ul style="list-style-type: none"> Fill fixing holes with wood filler. Overhaul top sash if required, counter-balance the weights and leave fully operational. Replace 2no. cracked panes. Rub down and redecorate all joinery inside and out. 	

3.4. Former Police Station & Courthouse: LOWER GROUND FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W110	South / Rosslyn Hill Elevation	<p>Fixed metal framed window comprising 12no. textured single glazing panes.</p> <p>Extract grill through the glazing at high level and security bars fitted over the exterior.</p> <p>Approx. Size: 1.1m x 1.7m.</p>	<ul style="list-style-type: none"> • Mismatch of textured glazing. • Corrosion to the security bars. • Corrosion along the bottom glazing bar externally. • 1no. Cracked pane at low level. • Worn internal paint decoration. • Spalled quarry tiles in window reveal. • Cracking in the internal window putty along sill. 	<ul style="list-style-type: none"> • To the security and window joinery, remove corrosion, treat with a rust inhibitor and redecorate inside and out. • Replace 1no. cracked pane. • Replace quarry tiles with a timber window board and decorate. • Renew defective window putty 	W110(a) – W110(b)
W111	South / Rosslyn Hill Elevation	<p>Fixed metal framed window comprising 12no. textured single glazing panes.</p> <p>Extract grill through the glazing at high level and security bars fitted over the exterior.</p> <p>Approx. Size: 1.1m x 1.7m.</p>	<ul style="list-style-type: none"> • Mismatch of textured glazing. • Corrosion and worn decoration to the security bars. • Corrosion along internal and external glazing bars – consider replacement. • Worn internal decoration. 	<ul style="list-style-type: none"> • To the security and window joinery, remove corrosion, treat with a rust inhibitor and redecorate inside and out. 	W111(a) – W111(c)
W112	South / Rosslyn Hill Elevation	<p>Fixed metal framed window comprising 12no. textured single glazing panes.</p> <p>Extract grill through the glazing at high level and security bars fitted over the exterior.</p> <p>Approx. Size: 1.1m x 1.7m. Size of glass panes: 0.34m x 0.40m Approx. Sill height: 0.92m</p>	<ul style="list-style-type: none"> • 5no. cracked glazing panes and one loose shard of glass. • Twisted bottom rail along window – consider complete replacement. • Worn internal and external paint decoration. • Corrosion to the security bars • Cracked internal window putty at high level. • Cracked and partially missing window putty at the junction of the internal window board and the window unit. 	<ul style="list-style-type: none"> • Consider replacing the window unit in full. 	W112(a) – W112(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W113	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>Two extract fans through the window at high level.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> • The bottom sash drops when lifted. • Cracking to exterior glazing putty. • Corrosion and worn paint decoration to the security bars. • Dirty and dated extractor fans. • Mismatch of textured glass. • Worn and cracked internal paint decoration along the window apron. • 1no. cracked glazing pane. • 1no. snapped sash cord. 	<ul style="list-style-type: none"> • Remove pulley lining to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion. • Rake out and renew the external glazing putty. • To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. • Replace 1no. cracked pane. • Allow to replace the extractor fan. • Rub down and redecorate all joinery inside and out. 	W113(a) – W113(d)
W114	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>One extract fan through the window at high level.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> • Cracking to exterior glazing putty and 1no. loose section adjacent to the extractor fan. • Corrosion and worn paint decoration to the security bars. • Mismatch of textured glass. • 2no. cracked glazing panes. • The window operates without issue. 	<ul style="list-style-type: none"> • Rake out and renew the external glazing putty. • To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. • Replace 2no. cracked panes. 	W114(a) – W114(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W115	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> The window operates without issue but top sash requires easing. The sash lock lever is missing. Mismatch of textured glass. Dirty internal joinery but generally without defect. Minor cracking to the exterior glazing putty along the meeting rail. Corrosion and worn paint decoration to the security bars. 	<ul style="list-style-type: none"> Overhaul the top sash, counter-balance the weights and leave fully operational. Clean and wax the window track on completion. Install a sash lock Rub down and redecorate all joinery inside and out. Hack off and renew defective exterior window putty. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	W115(a) – W115(b)
W116	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> The window is jammed shut. Top sash has dropped by approximately 40mm. 1no. missing sash cord. Mismatch of textured glass. 1no. cracked glazing pane. Corrosion and worn decoration to the security bars. Open joints along internal window beading. Cracked paint finish to external window lining. Isolated areas of worn internal decoration. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion. Replace 1no. cracked pane. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. 	W116(a) – W116(d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. 	
W117	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash, finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>Approx. Size: 1.3m x 1.6m. Approx. Sill height: 0.91m</p>	<ul style="list-style-type: none"> The window operates without issue. Mismatch of textured glass. Corrosion and worn decoration to the security bars. Worn decoration along 1no. external glazing bar. Cracked and partially missing glazing putty on the exterior of the lower sash. Open vertical joint between LHS beading and adjacent box frame (seen internally). Area of decay to the pulley lining. 	<ul style="list-style-type: none"> To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. Rub down and redecorate all joinery inside and out. Rake out and renew the external glazing putty on lower sash. Undertake wood filling and caulk repairs to open joints and rotten areas. Allow additional fixings to fix beading. 	W117(a) – W117(b)
W118	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>Finger lifts to lower sash and sash lock fitted to meeting rail.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> The window operates without issue. 1no. missing finger lift. Mismatch of textured glass. 1no. cracked glazing pane. Open vertical joints between 2no. beadings and the adjacent box frame (seen internally). Redundant fixing holes in the internal joinery. Peeling external paint decoration along the bottom rail. Cracked decoration along the external window putty. 	<ul style="list-style-type: none"> Replace finger lifts. Replace 1no. cracked pane. Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. Rake out and renew external glazing putty. Rub down and redecorate all joinery inside and out. 	W118(a) – W118(b)
W119	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>Finger lifts to lower sash and sash lock fitted to meeting rail.</p>	<ul style="list-style-type: none"> The window operates without issue. Mismatch of textured glass. Redundant fixing holes in the internal joinery. Open vertical joint between RHS window beading and adjacent box frame at low level for 250mm (seen internally). Peeling external paint decoration along the bottom rail. 	<ul style="list-style-type: none"> Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. Replace corroded fixings. Rub down and redecorate all joinery inside and out. 	W119(a) – W119 (d)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.3m x 1.6m. Approx. Sill height: 1m	<ul style="list-style-type: none"> Corrosion and worn decoration to the security bars. Corroded fixings. 	<ul style="list-style-type: none"> To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	
W120	South / Rosslyn Hill Elevation	<p>Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior.</p> <p>Finger lift to lower sash and sash lock fitted to meeting rail.</p> <p>Approx. Size: 1.3m x 1.6m.</p>	<ul style="list-style-type: none"> All sashes operate. Mismatch of textured glass. Glazing intact. Peeling decoration along the external glazing putty. Corrosion and worn decoration to the security bars. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	W120(a) – W120(b)
W121	East Elevation	<p>Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 2 over 2 arrangement. Security bars fitted over the exterior.</p> <p>External metal pull handles to upper sash and internal finger lifts to lower sash.</p>	<ul style="list-style-type: none"> The RHS sash (seen externally) has dropped by approximately 40mm and the LHS sash has dropped by approximately 90mm. The bottom RHS sash (seen internally) doesn't fully open. Corrosion along the security bars. Adhesive on glazing. 	<ul style="list-style-type: none"> Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. Clean the glazing. 	W121(a) – W121(d)
W122	East Elevation	Two sliding sash windows with a painted timber construction featuring a central mullion and single glazing in a 2 over 2 arrangement. Security bars fitted over the exterior.	<ul style="list-style-type: none"> Top sashes are jammed shut. All bottom sashes operate without issue. Fraying RHS sash cord (seen internally) Loose sash lock on RHS window (seen internally) Isolated areas of corrosion along the security bars. 	<ul style="list-style-type: none"> Overhaul top sashes if required, counter-balance the weights and leave fully operational. Replace 1no. sash cord and install replacement pulley lining on completion. 	W122(a) – W122(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		External metal pull handles to upper sash, internal finger lifts to lower sash and Brighton sash locks fitted to meeting rails. Approx. Sill height: 2.04m	<ul style="list-style-type: none"> All glazing intact. 	<ul style="list-style-type: none"> Secure loose fastener. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	
W123	South Courtyard Elevation	Sliding sash window with a painted timber construction featuring single textured glazing in a 6 over 6 arrangement. Security bars fitted over the exterior. External metal pull handles to upper sash Approx. Size: 1.30m x 2.60m Approx. Sill height: 0.88mm	<ul style="list-style-type: none"> The window is jammed shut. Mismatch of pattern glazing. Joinery is generally dirty. Open joints between internal beading and window frame. Peeling internal decoration. 	<ul style="list-style-type: none"> Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion. Allow for additional fixings through the beadings and seal open joints. Rub down and redecorate internal joinery. 	W123(a) – W123(c)
W124	West Courtyard Elevation	Hopper casement window with a painted timber construction featuring single obscure Georgian wire glazing comprising 10no glazing panes. Security bars fitted over the exterior.	<ul style="list-style-type: none"> Opening casement will not fully close – hinges have been painted over. Peeling paint decoration along the bottom of the security bars. Localised corrosion to the security bars. Glazing intact. Internal surface appearance is satisfactory. 	<ul style="list-style-type: none"> Ease the opening casement but consider long term replacement. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. Rub down and redecorate internal joinery. 	W124(a) – W124 (d)
W125	West Courtyard Elevation	Hopper casement window with a painted timber construction featuring single obscure Georgian wire glazing comprising 10no. glazing panes. Security bars fitted over the exterior.	<ul style="list-style-type: none"> Opening casement will not fully close – hinges have been painted over. Glazing intact. Localised areas of worn paint decoration internally at high level. External joinery is generally satisfactory. 	<ul style="list-style-type: none"> Ease the opening casement but consider long term replacement. Rub down and redecorate internal joinery. 	W125(a) – W125(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W126	West Courtyard Elevation	Hopper casement window with a painted timber construction featuring single obscure Georgian wire glazing comprising 10no. glazing panes. Security bars fitted over the exterior.	<ul style="list-style-type: none"> Opening casement will not fully close – hinges have been painted over. Glazing intact. Peeling paint finish along the bottom of the security bars. Isolated surface corrosion to the lower brackets supporting the security bars. Internal joinery is generally satisfactory. 	<ul style="list-style-type: none"> Ease the opening casement but consider long term replacement. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. Rub down and redecorate internal joinery. 	W126(a) – W126(c)
W127	West Courtyard Elevation	Hopper casement window with a painted timber construction featuring single obscure Georgian wire glazing comprising 10no. glazing panes. Security bars fitted over the exterior.	<ul style="list-style-type: none"> Opening casement will not fully close – hinges have been painted over. Glazing intact. Localised areas of worn paint decoration internally at high level. The external paint decoration is generally cracked and peeling. Corrosion to the brackets supporting the security bars. 	<ul style="list-style-type: none"> Ease the opening casement but consider long term replacement. Rub down and redecorate the external and internal joinery. To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	W127(a) – W127(d)
W128	West Courtyard Elevation	Casement transom window with a painted timber construction featuring 6no. glazing panes.	<ul style="list-style-type: none"> Window could not be tested at the time of the inspection. Glazing intact. Extensive cracked and peeling paint decoration externally. 	<ul style="list-style-type: none"> Rub down and redecorate the external and internal joinery. 	W128(a) – W128(d)
W129	East Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 9 over 9 arrangement. Security bars fitted over the exterior. Approx. Size: 1.26m x 2.50m Approx. Sill height: 1.09m	<ul style="list-style-type: none"> The window is jammed shut. Splintered pulley lining to LHS (seen internally). Open joints along beading junctions. Poor decoration. Extensive cracked paint decoration externally. Corrosion and worn decoration on the security bars. 	<ul style="list-style-type: none"> Remove pulley lining to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install a replacement pulley box lining on completion. 	W129(a) – W129(e)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> • Allow for additional fixings through the beadings and seal open joints. • Rub down and redecorate the external and internal joinery. • To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	
W130	East Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 9 over 9 arrangement. Security bars fitted over the exterior.	<ul style="list-style-type: none"> • The window operates without issue. • Worn paint decoration along the internal beading and the window apron. • Peeling paint decoration and corrosion along the security bars. • Open joints along the two internal vertical beadings. • Extensive and profound peeling paint decoration externally and internally. 	<ul style="list-style-type: none"> • Rub down and redecorate the external and internal joinery. • To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. • Allow for additional fixings through the beadings and seal open joints with decorators' caulk. 	W130(a) – W130(b)
W131	East Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Security bars fitted over the exterior. Finger lifts fitted to the lower sash. Approx. Sill height: 1.98m	<ul style="list-style-type: none"> • Glazing intact. • The upper sash is temporarily screwed shut. • Intermittent open joint between RHS window beading and box frame (seen internally). • Internal joinery is generally satisfactory. • Extensive and profound peeling paint decoration externally. • Worn paint decoration along the security bars. 	<ul style="list-style-type: none"> • Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. • Rub down and redecorate the external joinery. • Rub down and redecorate the security bars. 	W131(a) – W131(b)
W132	East Elevation	Two sliding sash windows with a painted timber construction featuring single glazing in a 4 over 4	<ul style="list-style-type: none"> • 1no. snapped sash cord to LHS window (seen internally). • 1no. cracked glass pane to RHS (seen internally). 	<ul style="list-style-type: none"> • Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash 	W132(a) – W132(f)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		<p>arrangement. Security bars fitted over the exterior.</p> <p>Window fastener fitted to the upper meeting rail.</p> <p>Approx. Sill height: 1.32m</p>	<ul style="list-style-type: none"> • The upper sash of the LHS window (seen internally) has dropped by approximately 100mm. • Lower sash of LHS window contains 3no. screws. • Dirty glazing. • Worn internal paint decoration along the window apron. • The lower sash of the RHS window (seen internally) has been replaced with mdf. • Corrosion and worn decoration along the security bars. 	<p>cords. Overhaul mechanism and counter-balance the weights. Install a replacement pulley box lining on completion</p> <ul style="list-style-type: none"> • Remove screws and fill holes with wood filler. • Clean glazing. • Replace mdf board with a glazed window. • Rub down and redecorate the external joinery. • To the security bars, remove corrosion, treat with a rust inhibitor and redecorate. 	

3.5. Annex: FIRST FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W133	West Elevation	<p>Sliding sash dormer window with a painted timber construction featuring single glazing in a 6 over 6 arrangement.</p> <p>Finger lifts to bottom rail and sash fastener fitted to meeting rails.</p> <p>Approx. Size: 1.04m x 1.66m Approx. Sill height: 1m</p>	<ul style="list-style-type: none"> • Minor flaking paint on the glazing bars of the upper sash window. • Bottom sash doesn't fully open. • RHS pulley is not operational. • Multiple holes in frame. • Top sash difficult to operate and requires easing and adjusting. 	<ul style="list-style-type: none"> • Rub down and redecorate the joinery inside and out. • Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley linings on completion. Clean window track and apply wax. • Fill holes with a wood filler. 	W133(a) – W133(b)
W134	West Elevation	<p>Two sliding sash dormer windows with a painted timber construction featuring a mullion and single glazing in a 4 over 4 arrangement.</p> <p>External pull handles to the upper sashes. Finger lifts to lower sash and fasteners fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 1.67m Approx. Sill height: 1m</p>	<ul style="list-style-type: none"> • Windows are jammed shut. • 3no. missing sash cords. • Flaking internal paint decoration. • 1no. cracked pane in upper sash RHS window (seen internally) • Decay to the dormer soffit. • Dirty internal joinery. • Peeling external paint decoration along timber components and the painted concrete sill. • Perished glazing putty on the lower sash of the LHS window (seen externally). 	<ul style="list-style-type: none"> • Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley linings on completion. • Rake out and renew glazing putty. • Rub down and redecorate the joinery inside and out and the painted concrete sill. • Replace 1no. cracked pane. 	W134(a) – W134(b)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
				<ul style="list-style-type: none"> Replace sections of timber soffit and prime ready for decoration. 	
W135	West Elevation	<p>Two sliding sash dormer windows with a painted timber construction featuring a mullion and single glazing in a 4 over 4 arrangement.</p> <p>External pull handles to the upper sashes. Finger lifts to lower sash and fasteners fitted to meeting rails.</p> <p>Approx. Size: 1.2m x 1.67m Approx. Sill height: 1m</p>	<ul style="list-style-type: none"> A total of 2no. missing sash cords. LHS bottom sash is difficult to lift (seen internally). Top sashes are jammed shut, Cracked internal paint decoration. Fasteners require easing. 1no. cracked pane. Small area of decay to the external face of the window mullion at high level. Cracked and worn paint decoration along the external timber joinery and concrete sill. Cracked and partially loose glazing putty on the LHS upper sash window (seen externally). 	<ul style="list-style-type: none"> Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley linings on completion. Ease sash fasteners. Rub down and redecorate the joinery inside and out and the concrete sill. Replace 1no. cracked pane. Cut out decay and undertake localised epoxy resin repairs. Rake out and renew external glazing putty. 	W135(a) – W135(c)
W141	East Elevation	<p>Sliding sash dormer window with a painted timber construction featuring single textured and clear glazing in a 6 over 6 arrangement.</p> <p>Finger lifts to lower sash and sash fastener fitted to meeting rails.</p> <p>Approx. Size: 1.04m x 1.66m Approx. Sill height: 0.97m</p>	<ul style="list-style-type: none"> Fastener will not operate, Dirty and minor mould growth along internal joinery. Cracked and peeling paint finish internally. 	<ul style="list-style-type: none"> Allow to replace fastener. Clean down joinery and redecorate all joinery inside and out. 	

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W142	North Elevation	<p>Sliding sash window with a painted timber construction featuring single glazing in a 2 over 2 arrangement.</p> <p>Finger lifts fitted to bottom rail and sash fastener fitted to meeting rails.</p> <p>Approx. Size: 1.10m x 1.25m Approx. Sill height: 1.35m</p>	<ul style="list-style-type: none"> • Top sash is jammed shut. • Sash fastener has an old appearance and requires replacing. • Vegetation growing through window which impedes the operational use. • 1no. cracked pane in bottom sash. • Worn paint decoration with areas of bare wood exposed. 	<ul style="list-style-type: none"> • Overhaul top sashes if required, counter-balance the weights and leave fully operational. • Replace the sash fastener. • Cut back all vegetation and clean and wax window track. • Rub down, prime and redecorate all joinery inside and out. 	

3.6. Annex: GROUND FLOOR

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
W136	West Elevation	Transom window with a painted timber construction featuring single Georgian wire glazing. Security bars fitted over the interior.	<ul style="list-style-type: none"> Glazing intact. Localised cracked paint decoration externally. 	<ul style="list-style-type: none"> Rub down and redecorate all joinery inside and out. 	W136(a)
W137	West Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. Textured glazing incorporated into the upper sash. External pull handles to the upper sash and finger lifts to the lower sash. Security bars fitted over the internal face.	<ul style="list-style-type: none"> The exterior is temporarily boarded over by a corrugated steel sheet. Fixing holes in exterior frame. Minor flaking paint externally. The upper sash falls when it is opened. Worn internal decoration along the LHS window beading. Glazing intact. Worn paint decoration along the window stool. 	<ul style="list-style-type: none"> Fill screw holes with a wood filler. Rub down and redecorate all joinery inside and out. Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley linings on completion. 	W137- W138; W137(b)
W138	West Elevation	Sliding sash window with a painted timber construction featuring single glazing in a 6 over 6 arrangement. External pull handles to the upper sash, finger lifts to the lower sash and window fastener fitted to meeting rail. Security bars fitted over the internal face.	<ul style="list-style-type: none"> The exterior is temporarily boarded over by a corrugated steel sheet. Fixing holes in external beading. The window is jammed shut. 1no. broken pane in the lower sash. Isolated areas of worn paint decoration. Open joints around beading. Sash fastener doesn't operate. 	<ul style="list-style-type: none"> Undertake wood filling and caulk repairs to open joints and holes. Allow for additional fixings through the beadings. Fill screw holes with a wood filler. Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the 	W137- W138; W138(b) – W138(c)

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.26m x 1.77m Approx. Sill height: 0.98m		weights. Install replacement pulley linings on completion. <ul style="list-style-type: none"> • Replace 1no. cracked pane. • Allow to replace sash fastener. 	
W139	Courtyard	Casement windows with a painted timber construction featuring single glazing.	<ul style="list-style-type: none"> • Worn paint decoration and bare timber along glazing bars and window frames. • External flaking paint decoration. 	<ul style="list-style-type: none"> • Rub down, prime and redecorate all joinery inside and out. 	W139(a) – W139(d)
W140	South Elevation	Two casement windows with a painted timber construction featuring single textured glazing. Brass window stays and casement hooks fitted to the interior.	<ul style="list-style-type: none"> • The exterior is temporarily boarded over by a corrugated steel sheet. • Cracked external sill and flaking paint decoration. • Fixing holes in frame. • Glazing intact. • Window furniture has a new appearance. 	<ul style="list-style-type: none"> • Fill screw holes with a wood filler. • Undertake epoxy repairs to the cracked concrete sill and redecorate. • Rub down and redecorate the external joinery. 	W140(a) – W140(b)
W145	West Elevation	Sliding sash window with a painted timber construction featuring single GWG in a 4 over 4 arrangement. Approx. Size: 0.90m x 1.45m Approx. Sill height: 1.27m	<ul style="list-style-type: none"> • The exterior is temporarily boarded over by a corrugated steel sheet. • Fixing holes in exterior frame. • All sashes are jammed shut. • Flaking internal paint decoration. • Fastener doesn't operate. 	<ul style="list-style-type: none"> • Fill screw holes with a wood filler. • Remove pulley linings to inspect the condition of the cords and the weights, but allow to replace the sash cords. Overhaul and counter-balance the weights. Install replacement pulley linings on completion. • Rub down and redecorate all joinery inside and out. • Allow to replace the sash fastener. 	
W146	West Elevation	Timber framed casement window with single glazing. No internal access.	<ul style="list-style-type: none"> • The exterior is temporarily boarded over by a corrugated steel sheet. • Fixing holes in exterior frame. 	<ul style="list-style-type: none"> • Fill screw holes with a wood filler. 	

Ref.	Location	Description	Condition	Recommended Remedial Works	Photo Ref.
		Approx. Size: 1.23m x 1.04m	<ul style="list-style-type: none"> Generally satisfactory. 	<ul style="list-style-type: none"> Rub down and redecorate the external joinery. 	

4. Appendix 1 – Floor Plans & Elevations

DOWNSHIRE HILL

ROSSLYN HILL

EXISTING SECOND FLOOR PLAN



- Second Floor height
FFL (80160mm)
- First Floor height 1
FFL (86500mm)
- First Floor height 2
FFL (84950mm)
- Ground Floor height 1
FFL (82620mm)
- Ground Floor height 2
FFL (81300mm)
- Lower Ground Floor height 1
FFL (79500mm)
- Annex First Floor height
FFL (78864mm)
- Lower Ground Floor height 2
FFL (78717mm)
- Lower Ground Floor height 3
FFL (78420mm)
- Lower Ground Floor height 4
FFL (77377mm)
- Lower Courtyard /
Annex Ground Floor
FFL (76570mm)

EXISTING

Date: / / Revision: / / Drawn by: / /

Type: **GENERAL ARRANGEMENT**

Dwg no: E-1732-103

Scale: 1:200 A1

Client: **BAFA**

Job No: **Alceus Baliza Primary School Site**

Drawing Title: **Existing Second Floor**

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 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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DOWNSHIRE HILL

ROSSLYN HILL

- Second Floor height
FFL (80160mm)
- First Floor height 1
FFL (86500mm)
- First Floor height 2
FFL (84960mm)
- Ground Floor height 1
FFL (82520mm)
- Ground Floor height 2
FFL (81300mm)
- Lower Ground Floor height 1
FFL (79500mm)
- Annex First Floor height
FFL (78864mm)
- Lower Ground Floor height 2
FFL (78717mm)
- Lower Ground Floor height 3
FFL (78420mm)
- Lower Ground Floor height 4
FFL (77377mm)
- Lower Courtyard /
Annex Ground Floor
FFL (78870mm)

EXISTING FIRST FLOOR



Date: Revision: DPC CH: Thomsen

GENERAL ARRANGEMENT

Drawn: Status:

E - 1732 - 102

1:1000 A1
Scale: 1:2000 A2

Client: ESEA

Design Title: Existing First Floor

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EXISTING

DOWNSHIRE HILL

ROSSLYN HILL

EXISTING GROUND FLOOR PLAN



- Second Floor height
FFL (90180mm)
- First Floor height 1
FFL (88500mm)
- First Floor height 2
FFL (84980mm)
- Ground Floor height 1
FFL (82520mm)
- Ground Floor height 2
FFL (81300mm)
- Lower Ground Floor height 1
FFL (78500mm)
- Annex First Floor height
FFL (78864mm)
- Lower Ground Floor height 2
FFL (78717mm)
- Lower Ground Floor height 3
FFL (78420mm)
- Lower Ground Floor height 4
FFL (77377mm)
- Lower Courtyard /
Annex Ground Floor
FFL (76670mm)

EXISTING

GENERAL ARRANGEMENT

Date: Revision: DR: C. H. Thurnhill

Type: **GENERAL ARRANGEMENT**

Design: Status:

E - 1732 - 101

1:1000 A1
Scale: 1:2000 A3

Job Title: **Abacus Balaia Primary School Site**

Client: **ESFA**

Drawing Title: **Existing Ground Floor**

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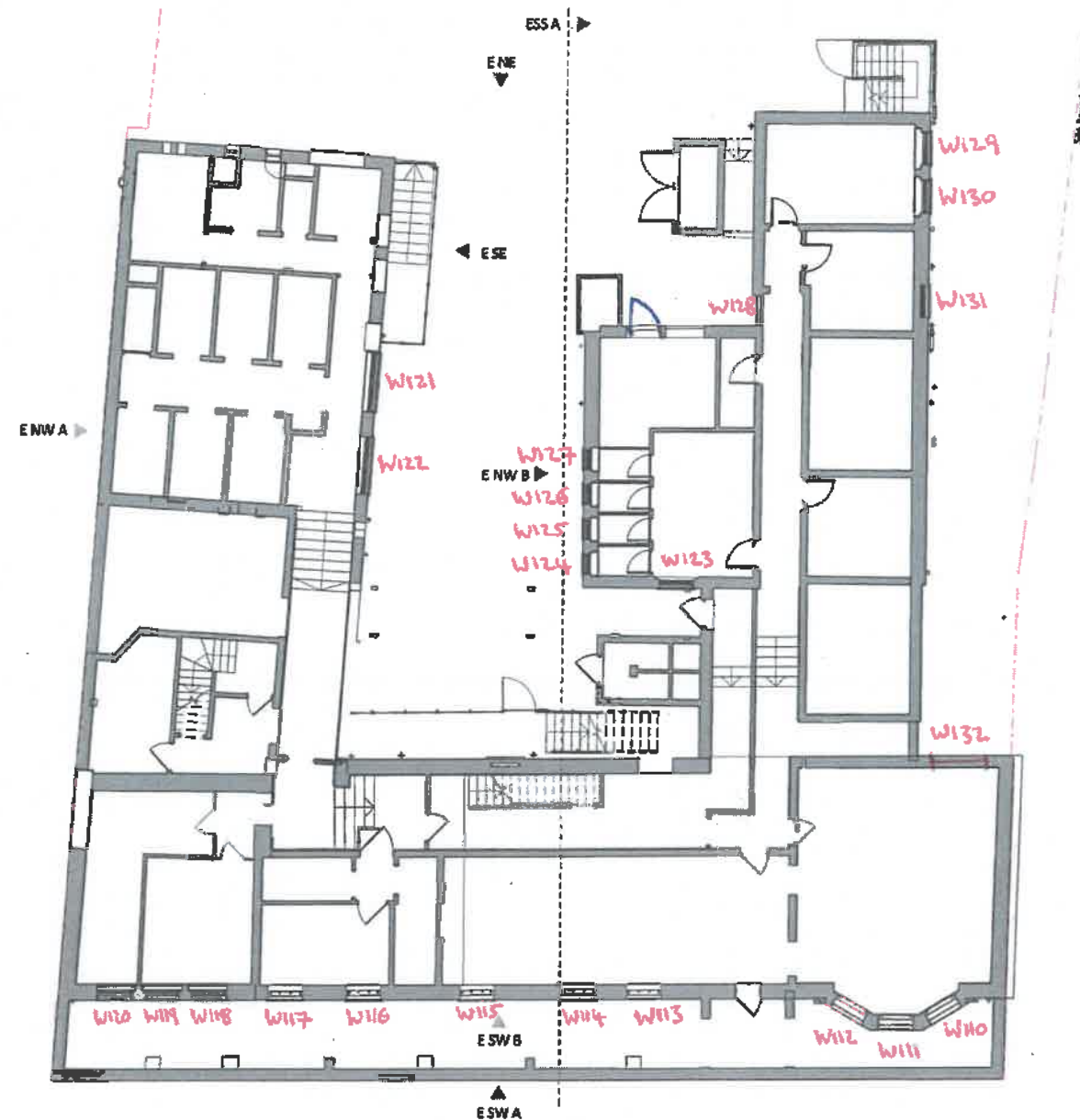
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Run Date	Run	Completed/Planning
14/03/2012	Pln	None
Planning		
PROJECT HEADLINE		
214051		
PROJECT		
Abacus Wealds Primary School		
266 Roehlyn Hill, London NW9		
DISPOSABLE VALUE		
Existing Lower Ground Floor Plan		
DISPOSABLE RESERVE		
114051 - P002		
DATE		
12.02.2016		
SCALE		
1:100		
DISPOSABLE SIZE		
A3		
DISPOSABLE BY		
AR		
CHECK		
RHM		
REVISION		
-		



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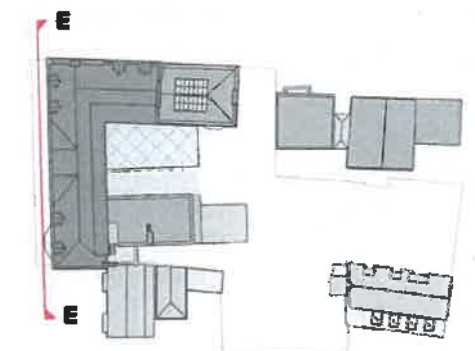


Existing Lower Ground Floor
1 : 100



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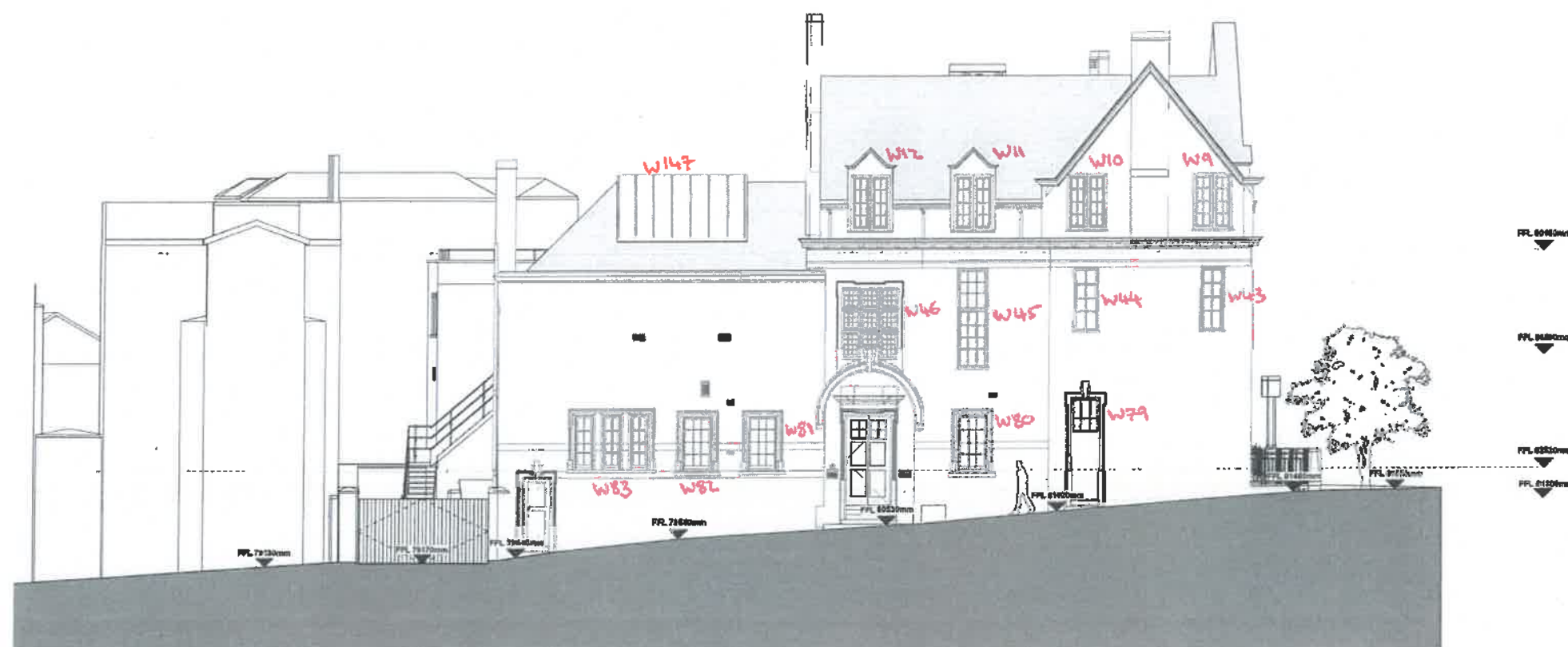
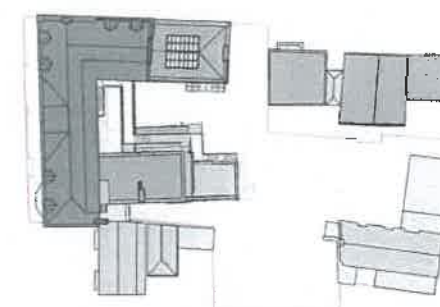


EXISTING SOUTH SECTION GG - LIGHTWELL

SCALE 1:100
0 5 10

PROPOSED

Date: 12/01/2019
Revision: 1
Client: ESHA
Job Title: Algonu Balaire Primary School Site
Drawing Title: Existing South Section GG
Scale: 1:100
E - 1732 - 234
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SCALE 1:100

1.000

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E - 1732 - 204

1.100 A1
Scale: 1.200 A3

Chart 12

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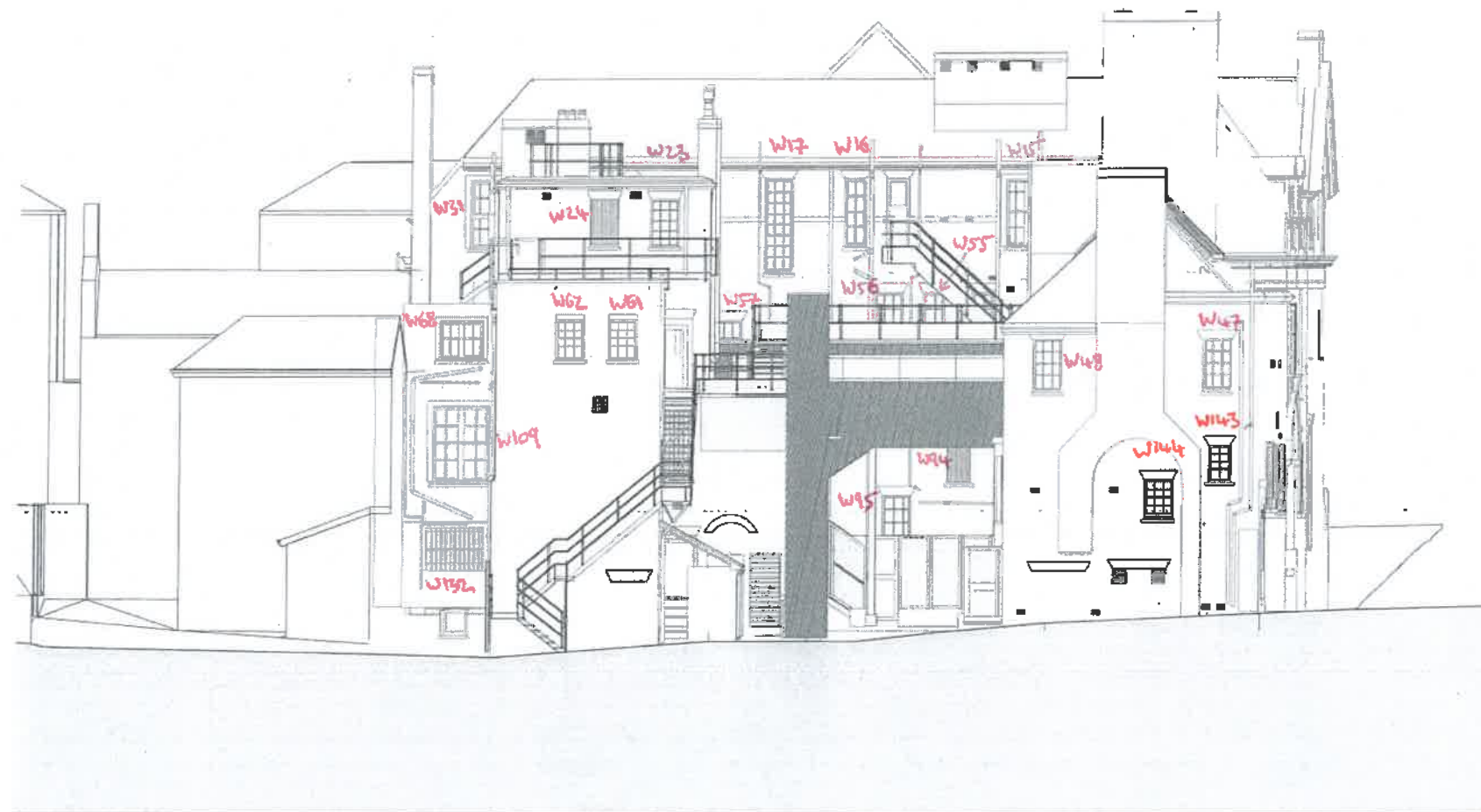
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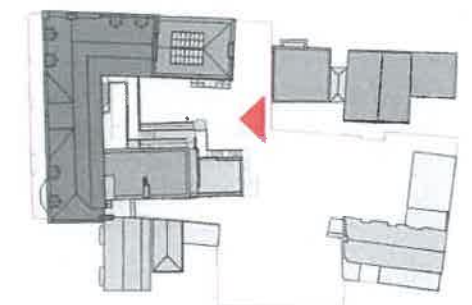
Statistik

Job Title: **Abacus Heights Primary School Site****Counting Time: Existing West Elevation**Unit 508, 437-143 Goswell Road, London EC7V 7ET
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F.F.L. 80.100m
F.F.L. 80.000m
F.F.L. 80.800m
F.F.L. 81.500m
F.F.L. 77.000m



EXISTING NORTH ELEVATION - COURTYARD

SCALE 1:100
0 5 10

PROPOSED

Cons: Revision
Type: **GENERAL ARRANGEMENT**
Design: Status:

E - 1732 - 202

1:1000 A1
Scale: 1:2000 A3

Job Title: Abacus Belite Primary School Site

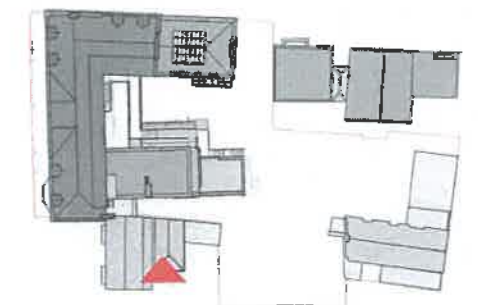
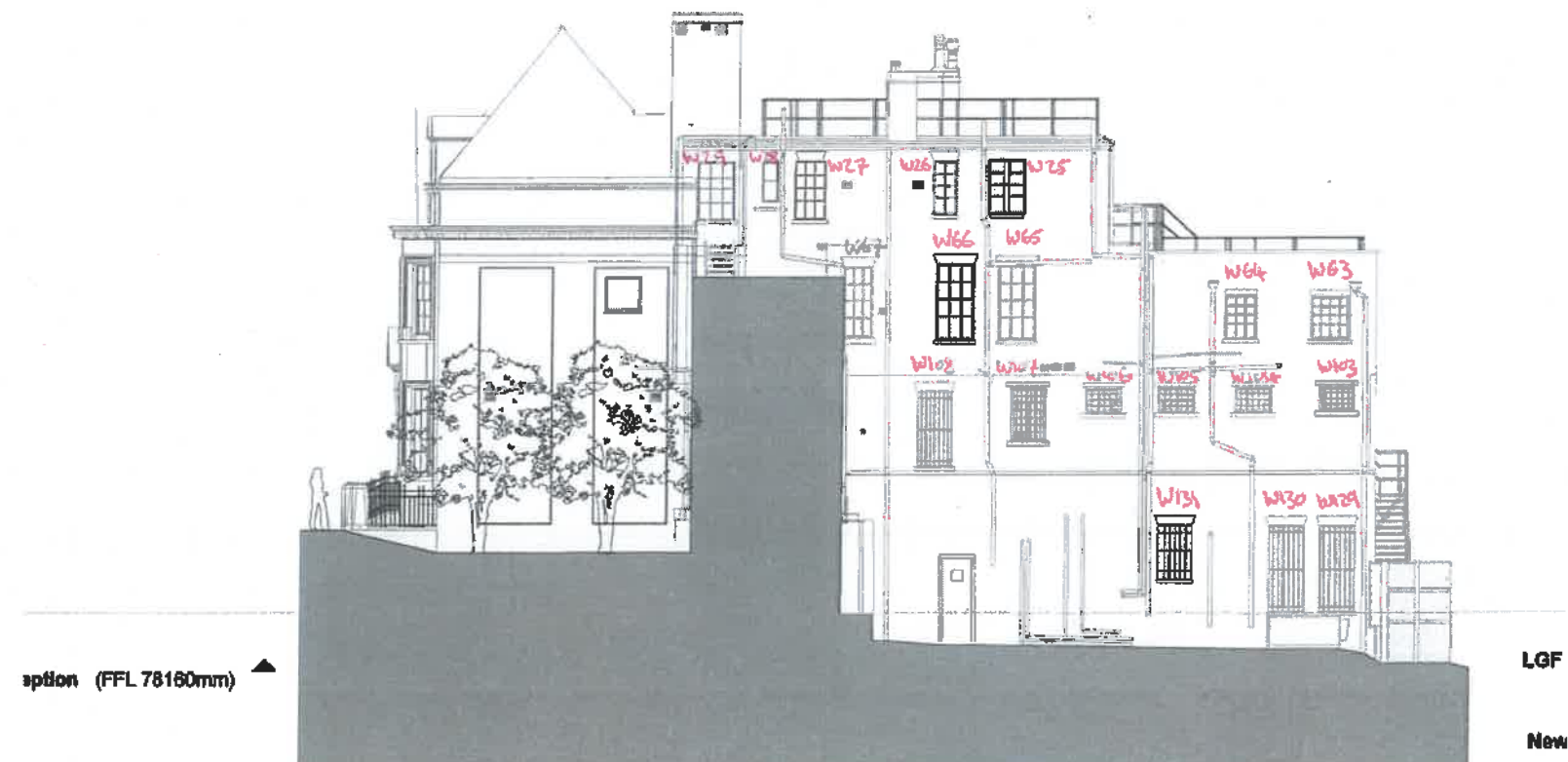
Client: ESFA

Drawing Title: Existing North Elevation

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EXISTING EAST ELEVATION

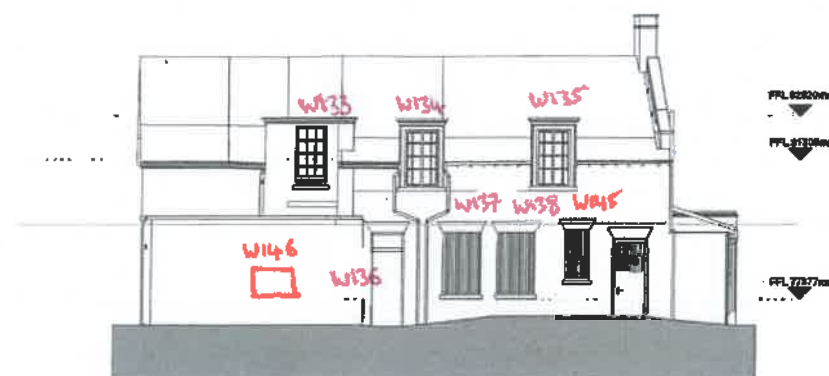


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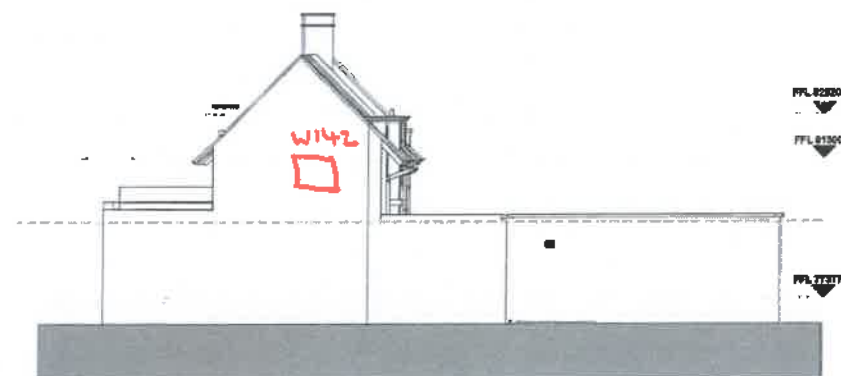
Date: 11/01/2018
 Type: **GENERAL ARRANGEMENT**
 Design: E-1732-203
 Scale: 1:200 A3
 Client: ESEA
 Location: Existing East Elevation
 Project: Alhambra Primary School Site
 Unit: 300, 137-140 Deanell Road, London E20 7ET
 L: 020 72600 888
 Copyright: Satellite Architects Limited
 Do not reproduce this drawing without written permission
 All dimensions to be checked on site
 www.satellitearchitects.com

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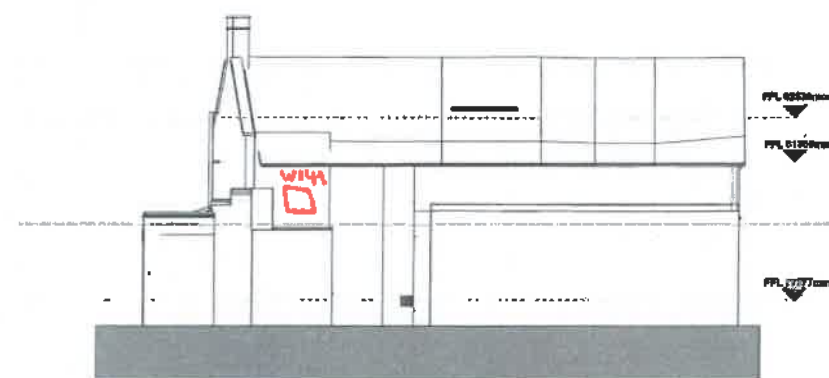
DRAFT
FOR DISCUSSION
PURPOSES ONLY



A EXISTING WEST ELEVATION



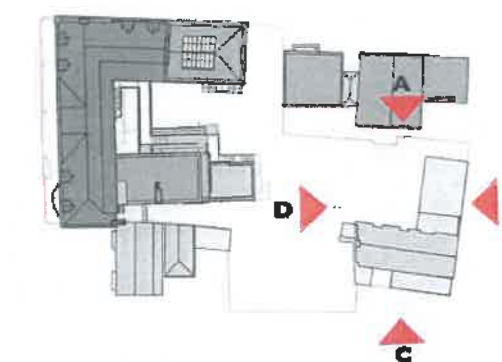
B EXISTING NORTH ELEVATION



C EXISTING EAST ELEVATION



D EXISTING SOUTH ELEVATION



EXISTING ANNEX ELEVATIONS



Date: Revision: Date: Thursday
Type: **GENERAL ARRANGEMENT**
Design: Status:
E - 1732 - 205
1:1000 A1
Scale: 1:1000 A1
Job Title: **Alham Baitas Primary School Site**
Client: **ESPA**
Drawing Title: **Existing Annex Elevations**
Copyright Satellite Architects Limited
Do not scale from this drawing. All construction information should be taken from project documents only.
All drawings to be checked on site.
satellitearchitects
Unit 208, 127-143 Cowell Road, London EC1V 9ET
T: 020 7260 0000

5. Appendix 2 - Photographic Schedule

STRIDE TREGLOWN BUILDING SURVEYING

Bristol

Promenade House
The Promenade
Clifton Down
Bristol BS8 3NE
T: +44 (0)117 974 3271

Bath

St George's Lodge
33 Oldfield Road
Bath, BA2 3NE
T: +44 (0)1225 466 173

Birmingham

350 Bournville Lane,
Bournville,
Birmingham B30 1QY
T: +44 (0)121 270 8910

Cardiff

Treglown Court,
Dowlais Road,
Cardiff CF24 5LQ
T: +44 (0)29 2043 5660

London

3 Cosser Street
London SE1 7BU
T: +44 (0)20 7401 0700

Manchester

Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T: +44 (0)161 832 9460

Plymouth

Norbury Court
The Millfields
Plymouth PL1 3LL
T: +44 (0)1752 202088

Solent

One Wessex Way,
Colden Common,
Winchester SO21 1WG
T: +44 (0)2380 671991

Truro

55 Lemon Street
Truro TR1 2PE
T: +44 (0)1872 241300

Noon Stride Abu Dhabi

Al Mariya Tower
(Hilal Bank Road)
Airport Road
PO Box 61274
Abu Dhabi UAE
T: 00 971 (0) 2 626 0426

stridetreglown.com

stridetreglown.com



W130(a)



W130(b)



W130(c)



W130(d)



W130(e)



W130(f)



W131(a)



W131(b)



W132(a)



W132(b)



W132(c)



W132(d)



W132(e)



W132(f)



W110(a)



W110(b)



W110(c)



W111(a)



W111(b)



W111(c)



W112(a)



W112(b)



W112(c)



W112(d)



W113(a)



W113(b)



W113(c)



W113(d)



W114(a)



W114(b)



W114(c)



W114(d)



W115(a)



W115(b)



W116(a)



W116(b)



W116(c)



W116(d)



W117(a)



W117(b)



W118(a)



W118(B)



W119(a)



W119(b)



W119(c)



W119(d)



W120(a)



W120(b)



W121(a)



W121(b)



W121(c)



W121(d)



W122(a)



W122(b)



W123(a)



W123(b)



W123(c)



W124(a)



W124(b)



W124(c)



W124(d)



W125(a)



W125(b)



W126(a)



W126(b)



W126(c)



W127(a)



W127(b)



W127(c)



W127(d)



W128(a)



W128(b)



W128(c)



W128(d)



W129(a)



W129(b)



W129(c)



W129(d)



W129(e)



W95(a)



W95(b)



W96(a)



W96(b)



W97(a)



W97(b)



W97(c)



W97(d)



W98(a)



W98(b)



W98(c)



W99(a)



W99(b)



W100(a)



W100(b)



W101(a)



W101(b)



W102(a)



W102(b)



W102(c)



W103(a)



W103(b)



W103(c)



W104(a)



W104(b)



W105(a)







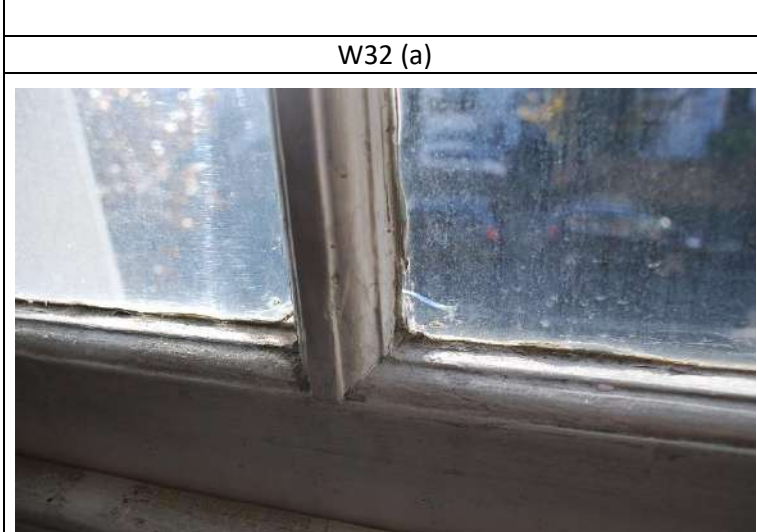
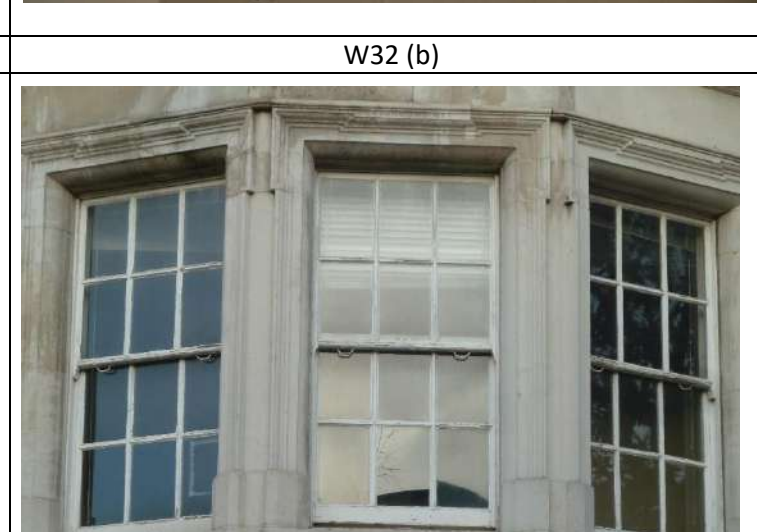


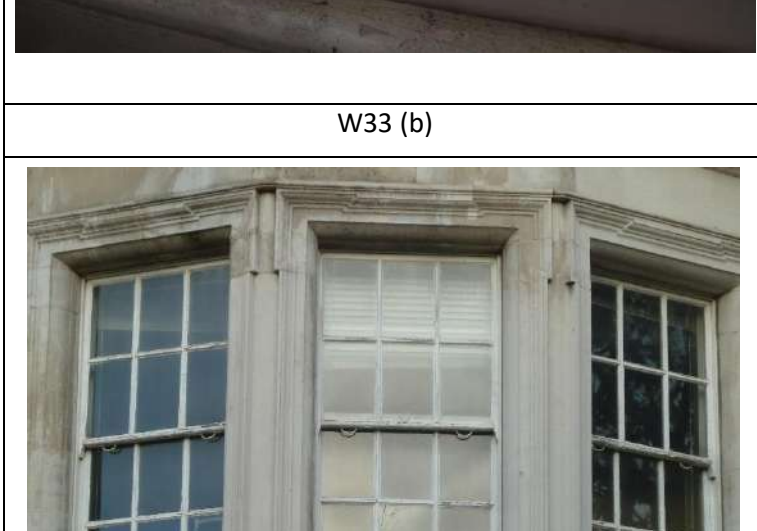
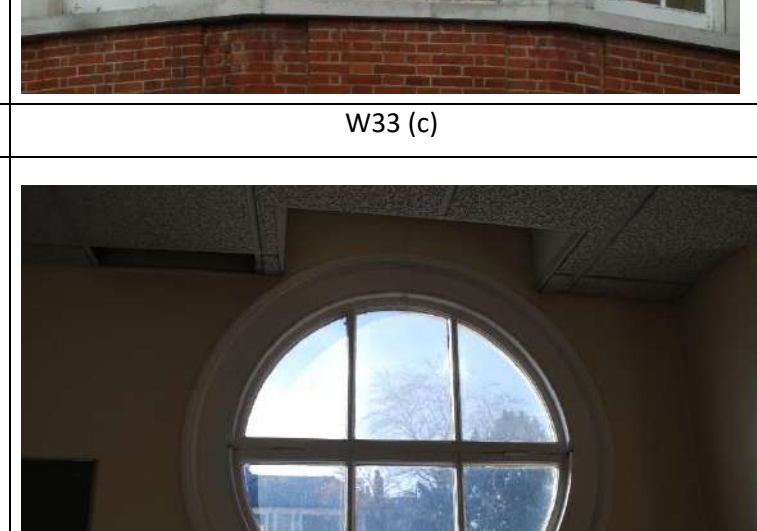


W105(b)



W106(a)



W106(b)

			
W32 (a)	W32 (b)	W32 (c)	W33 (a)
			
W33 (b)	W33 (c)	W34 (a)	W34 (b)
			
W34 (c)	W35 (a)	W35 (b)	W138 (c)



W36 (a)



W36 (b)



W36 (c)



W37 (a)



W37 (b)



W37 (c)



W38 (a)



W38 (b)



W38 (c)



W39 (a)



W39 (b)



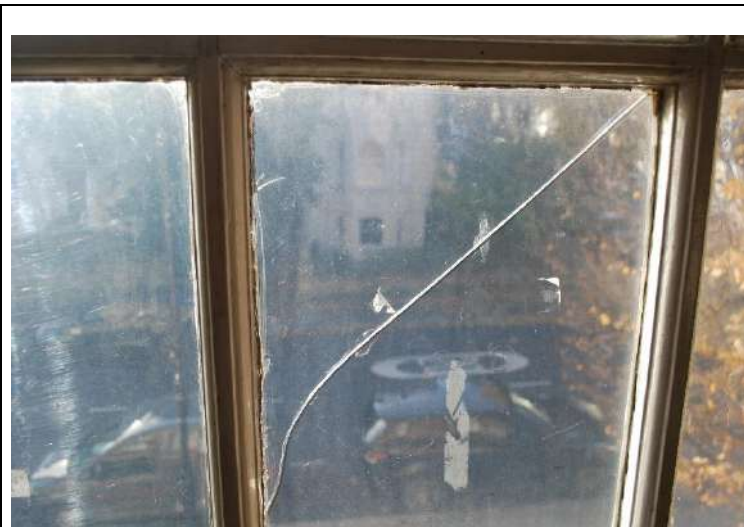
W40 (a)



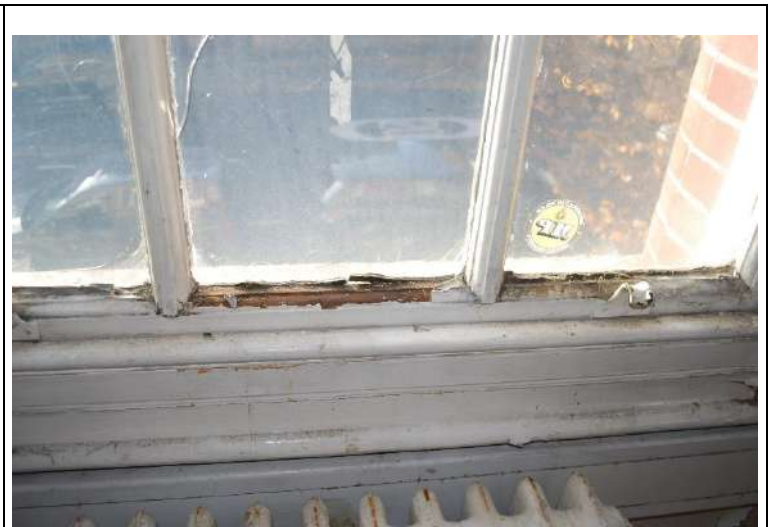
W40 (b)



W41 (a)



W41 (b)



W41 (c)



W41 (d)



W42 (a)



W42 (b)



W42 (c)



W43 (a)



W43 (b)



W43 (c)



W44 (a)

			
W44 (b)	W44 (c)	W45 (a)	W45 (b)
			
W45 (c)	W45 (d)	W46 (a)	W46 (b)
			
W46 (c)	W46 (d)	W47 (a)	W47 (b)



W47 (c)



W47 (d)



W48 (a)



W48 (b)



W48 (c)



W49 (a)



W49 (b)



W49 (c)



W50 (a)






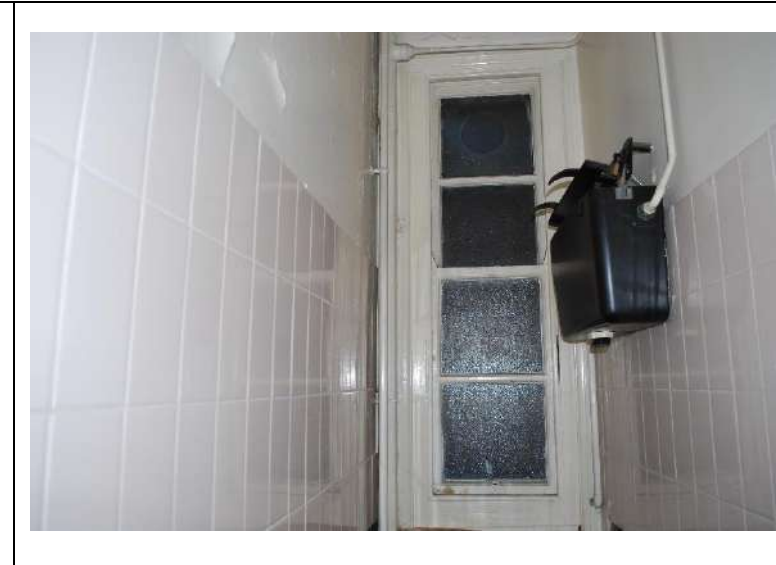







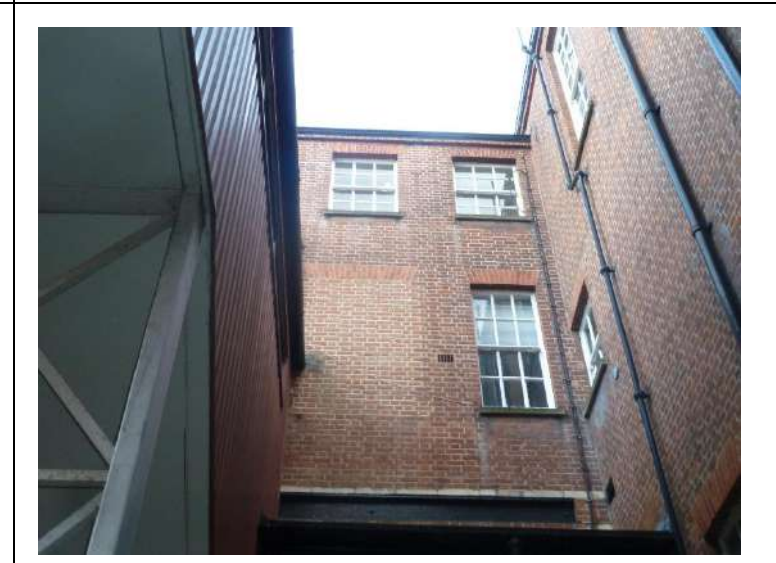
W50 (b)



W51 (a)



W51 (b)

			
W51 (c)	W52 (a)	W52 (b)	W53 (a)
			
W54 (a)	W55 (a)	W55 (b)	W55 (c)
			
W56 (a)	W56 (b)	W57 (a)	W57 (b)



W58 (a)



W58 (b)



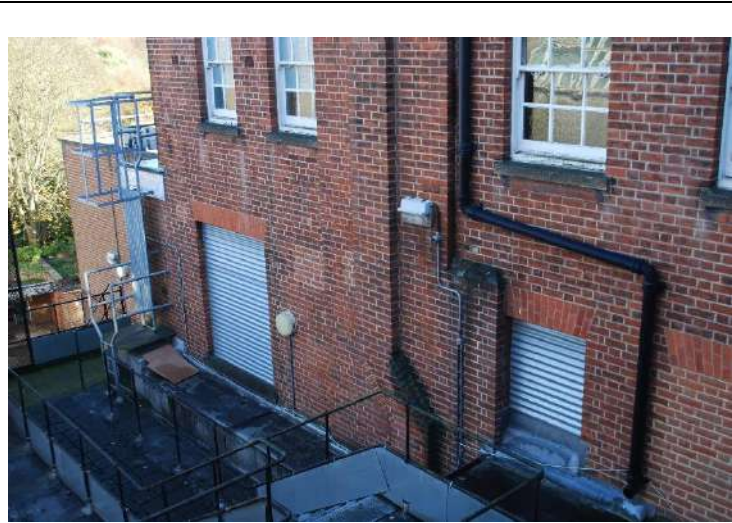
W59 (a)



W59 (b)



W60 (a)



W60 (b)



W61 (a)



W61 (b)



W61 (c)



W61 (d)



W62 (a)



W62 (b)



W62 (c)



W63 (a)



W63 (b)



W63 (c)



W64 (a)



W64 (b)



W65 (a)



W65 (b)



W65 (c)



W66 (a)



W66 (b)



W66 (c)



W67 (a)



W67 (b)



W68 (a)



W68 (b)



W68 (c)



W68 (d)





W29(b)



W29(c)



W30(a)



W30(b)



W31(a)



W31(b)



W31(c)



W31(d)



P1310399



W1(a)



W1(b)



W1(c)



W2(a)



W2(b)



W2(c)



W2(d)



W2(e)



W3(a)



W3(b)



W3(c)



W4(a)



W4(b)



W4(c)



W4(d)



W5(a)



W6(a)



W6(b)



W6(c)



W7(a)



W7(b)



W7(c)



W7(d)



W8(a)



W8(b)



W8(c)



W9(a)



W9(b)



W9(c)



W9(d)



W10(a)



W10(b)



W11(a)



W11(b)



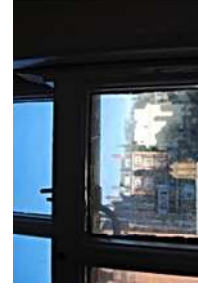
W11(c)



W12(a)



W12(b)



W12(c)



W12(d)



W13(a)



W13(b)



W14(a)



W14(b)



W15(a)



W15(b)



W15(c)



W15(d)



W15(e)



W16(a)



W16(b)



W17(a)



W17(b)



W17(c)



W18(a)



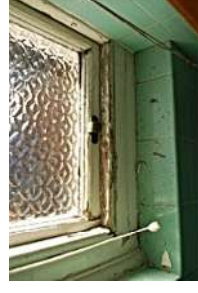
W18(b)









W19(a)



W19(b)



			
<p>W133 (a)</p>	<p>W133 (b)</p>	<p>W134 (a)</p>	<p>W134 (b)</p>
			
<p>W135 (a)</p>	<p>W135 (b)</p>	<p>W135 (c)</p>	<p>W136 (a)</p>
			
<p>W137 (b)</p>	<p>W137-W138</p>	<p>W138 (b)</p>	<p>W138 (c)</p>

			
W139 (a)	W139 (b)	W139 (c)	W139 (d)
			
W140 (a)	W140 (b)		