From: Roger Dixon
Sent: 21 January 2021 11:29
To: 'Sarah Bergstrom'
Subject: RE: Sash Windows Quotation

Hi Sarah,

Here are my drawings….and here is my explanation for the need to replace rather than repair the sashes:

Re Flat 8, 100 Bath Rd rear elevation:

Dear Sarah,

On inspecting the 3 windows as requested, I agree that the windows are unsafe and require urgent attention. The temporary measure your chap employed of siliconing around the loose glass will work temporarily however.

The boxes in both living room windows are original and worth preserving where possible. This would require a new traditional, flush, hardwood cill and a spliced lower box assembly (for which we propose using Accoya). The top sashes in these windows (the ones with the failed mid-rails and slipping glass) are also original (Georgian 6-pane sashes). The top rails are the only parts of these without significant rot. They are therefore way beyond repair.

The bottom sashes in the living room windows are late 20th century, softwood replacements with non-matching profiles. They are also badly rotted in 3 of their 4 rails.

The bedroom window is a complete replacement (probably a similar time as the replacement btm sashes in the living room). The upper box is in good condition but the sashes, the cill and the lower linings of the box are badly rotted.

It is therefore my recommendation that we proceed according to the attached quotation. i.e we replace all 6 sashes with single-glazed Accoya replicas to match the original Caledonian profile +/- 1mm in every detail; We re-build the boxes as described above and fit our draught-proofing system too.

We will require written permission from Conservation in order to proceed.

Kind regards

Roger

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