

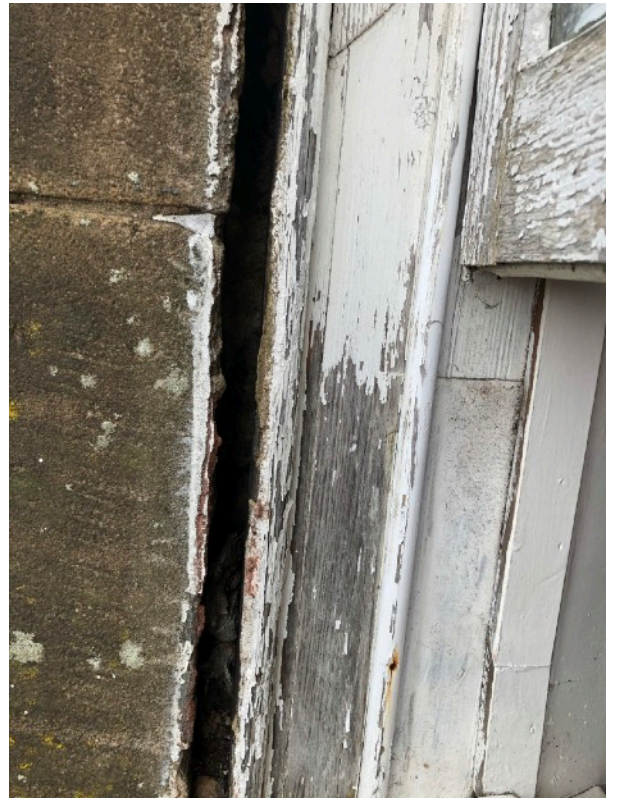
Flat 2/1 18 Hyndland Road, Glasgow, G12 9UP - condition report



Most of the windows in this building are in need of repair or replacement but this application is only for our client at the named property. There must have been an attempt that I estimate in the 1970s to replace some of sashes, so some windows have either a non original top or bottom sash, but poor choice of timbers and lack of maintenance has meant they have not lasted long, One of the replacement sashes also has missed the astragal so this will need to be reincorporated into the design of the newly manufactured ones we are proposing along with retaining the design of the original horns which can be seen still in one of the windows on the property Our clients property is at the rear of the building and is exposed to the elements so there is not great heat retention in the winter



Mastic breaking away, exposed and rotted timbers



Mastic completely gone here so water has just been left to get in behind the case



Mastic broken away



Mastic breaking away



Mid rail rotted



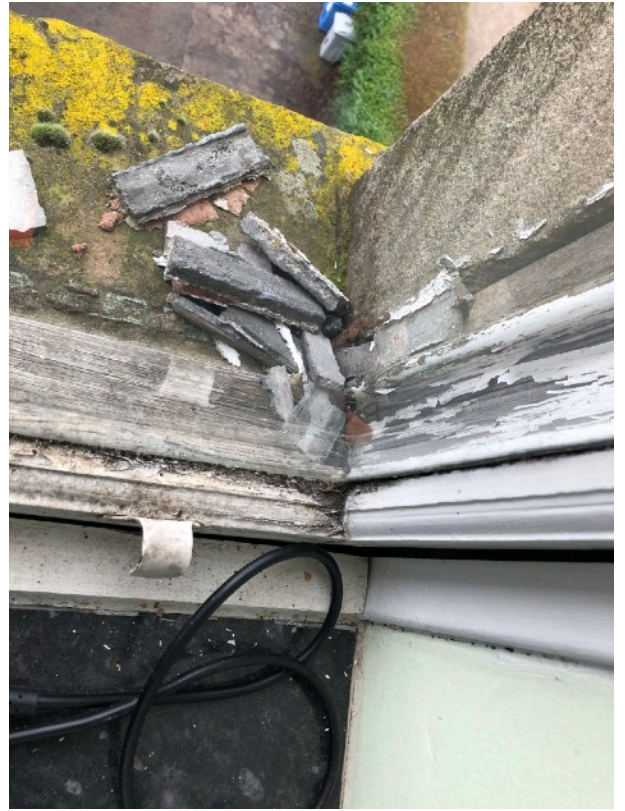
Cill and case breaking and rotting



Mid rail rotting and upper style



Mould, broken mastic and worn exposed timbers



Rotted bottom rail and cill with mastic broken away



The top sash has been replaced years ago as indicated by the curved horn which is not original, the replacements were not fitted well and leave draughts



This is a replacement bottom sash but it has not been fitted well, there is also broken stonework that needs repaired



Top sash is original but needs replaced
bottom sash is not original but is poorly
made and needs replaced



Rotted mid rail



Timbers around windows are rotting



Broken stonework



This is the original horn style to the building which we will take a template of and use in manufacturing new windows to retain the original design



This is the replacements possibly from 1970s that are poorly done and need to be replaced



The joint in the newer windows are breaking apart also.