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Application - Heritage Report

Client:

Natalie Duff-Tytler

Address:

19 Church Hill, Belbroughton, Worcestershire DY9 0DT

Property:

This property is Grade 2 listed, Georgian house built circa 1780, located opposite the Parish church.

Application Purpose:

Focusing on 8 existing sash windows on the front (South) elevation of the property, 2 UPVC sash windows on the East elevation and 4 UPVC casement windows on the North elevation. Our client intends to replace the existing 8 sashes with new heritage double-glazed sashes, installing them into the existing frames. Our client also intends to replace the East elevation UPVC sashes with heritage double glazed sashes and sash box, matching the specification of those at the front of the property, UPVC casements are intended to be replaced with heritage timber casement windows. All new windows will replicate the existing designs with emphasis on slim section sizes and glazing making sure to complement the property's and surrounding area's heritage. (see proposed design specifications)

Existing window condition report:

All of the glass is non-original, non-crown glass serving little heritage purpose. We believe the sashes are not original and have been replaced, hence the non-crown glass.

Several windows in the property have been poorly repaired offering little strength and durability, replacement of these repairs would see the removal of over 50% of the existing timber in order to produce a high quality, durable window. Several more windows are in need of repair with bottom rails, side styles and tenon joints becoming rotten and loose, in order to repair these sashes to a satisfactory standard in which we could offer a guarantee of their lifespan, we would be replacing over 50% of the timber in these sashes.

The general manufacture quality of the windows is poor with joints and dowels becoming loose. Glass has been poorly replaced increasing the inconsistencies of the glazing bars when viewed from the exterior as well as putty being visible when viewed from the interior. The sashes have been manufactured from poor quality timber, resulting in splitting around ironmongery. Mid-rails

do not align resulting in severe draught and poor aesthetic, top mid-rails possess a drip groove, bottom mid-rails have been moulded on the top face: all of which could only be the result of an inexperienced joiner carrying out their manufacture who lacks the proper knowledge of sash windows. The paint finish is visibly poor and shows major signs of deterioration, showcasing the neglect and poor maintenance the windows have received.

We consider that due to the severely low thermal efficiency, low noise reduction performance, short lifespan and non-original features the existing windows have no strong justification to be retained.

Windows of the North and East elevation are manufactured from UPVC so obviously hold no historic significance as well as taking away from the rich history of the property, these windows have no justification to be retained.

Specification of proposed new sashes: Timber to be used will be either hardwood Sapele or Accoya. Both of which are extremely durable and sturdy with a life expectancy far more than the softwood used in the current joinery. Accoya comes with a formal 50-year guarantee.

Glazing specification will consist of a 4mm Pilkington Optifloat Clear / 6mm Argon Filled Cavity / 4mm Pilkington K Glass S Clear. Configuration will be identical to that of the original windows and in keeping with the aesthetic/heritage of the area. (see proposed design specification)

All joinery will be manufactured traditionally with wedged mortice and tenon joints and the correct interior Lambs Tongue moulding scribed onto the styles and transoms. All sections of the new sashes will be manufactured to the correct slim proportions. (see proposed design specification)

The existing frames and weight boxes will be retained. We will remove any inadequate repairs and replace them with hardwood timbers machined to match the existing sections and moulding. All rotten timber is removed and hardwood timber is machined to match the original specification and spliced in, secured with polyurethane glue, repairs are then detailed and painted, leaving a window frame that appears completely original.

Notes: The U Value of the existing 3mm/4mm float glass is approx. 5.8 W/m²K whereas the proposed glazing system we will be installing has a U Value of approx. 2 W/m²K, making the new joinery roughly 3x more thermally efficient as the existing. With the volume of glass we would be replacing this would achieve a considerable energy saving in line with the national effort to save energy. The new glass will be toughened where necessary due to the safety risk caused by falling from height and falling shards of glass as well as following building regulations 6262.

Summary: After our thorough survey that is to determine which service is favourable (restoration or replacement) we deem the existing sashes to be inadequate to restore due to several factors mentioned above, the main factor being the incorrect sash sizes would lead to an ineffective draught excluder installation as well as the repairing inadequate sash repairs would almost equate to manufacturing a complete new sash.

Please find attached our specification for the proposed sashes.

If you have any queries regarding this report, please do not hesitate to contact our office.

Signed:

Kieran Fyfe

