



Condition Report – Lower Farm

Window Reference & Description	External Image
<p>W.01</p> <p><u>Existing</u></p> <p>Triple light Timber casement</p> <p><u>Proposed</u></p> <p>Steel Casement w/ 12mm double glazed unit</p> <p>Opening Window Sightline – 45mm</p> <p>Fixed Sightline – 32mm</p> <p>The timber windows have not been treated over a significant period of time allowing water to get into the framework and making it soft in places, so starting the wood to rot.</p>	
<p>W.07</p> <p><u>Existing</u></p> <p>Double light Timber Casement</p> <p><u>Proposed</u></p> <p>Steel Casement w/ 12mm double glazed unit</p> <p>Opening Sightline – 45mm</p> <p>Timber casement manufactured to fit into stone openings. Windows are not original to the property and no historic glass is present. Timber casement is starting to rot in the lower areas and is also swelling on the openers.</p>	

W.02

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

The timber windows have not been treated in a long time, so water has got into the frame which has made areas soft, this has caused long term damage.



W.03

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

The dormer timber windows have gone soft at the cills and the bottom of the openers which has started them to rot as they have not been treated sufficiently over a period.



W04

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

The dormer timber windows have gone soft at the cills and the bottom of the openers which has started them to rot as they have not been treated sufficiently over a period. The opener was very difficult to open and close as swelling of the timber.



W05

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Timber casements with a leaded design which is not in keeping, they are very difficult to open and close due to moisture swelling of the frames, this has caused lasting damage.



W06

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Timber casements with a leaded design which is not in keeping, they are very difficult to open and close due to moisture swelling of the frames, this has caused lasting damage.



W08

Existing

Single light timber casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Timber window in need of treating as signs of moisture in the frame, which may bring long term issues with in the frame causing it to not operate as it should.



W09

Existing

Triple light Timber casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Fixed Sightline – 32mm

The timber windows have not been treated over a significant period of time allowing water to get into the framework and making it soft in places, this causing long lasting damage.



W10

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Timber window has gone soft in places at the bottom of the outer frame due to lack of treatment of the wood, this has caused long term damage.



W11

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Fixed Sightline – 32mm

Timber window has signs of water ingress at the cills causing swelling to the frame, this needed to be treated at an early stage to stop this happening.



W12

Existing

Triple light Timber casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Fixed Sightline – 32mm

Timber window has gone soft in places at the bottom of the outer frame due to lack of treatment of the wood, this has caused long term damage. The opener has difficult to open/close as lost shape.



W13

Existing

Triple light Timber casement

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Fixed sightline – 32mm

Timber window shows signs off water ingress on the cills due to lack of treatment of the wood. The opening window was also swollen and very difficult to shut once opened.



W14

Existing

Single light timber casement.

Proposed

Steel Casement w/ 12mm double glazed unit

Opening Sightline – 45mm

Non original timber casement which has been added to the property at a later date. No rotting apparent but window is not original to property, no historical glass is present within the window.



W15

Existing

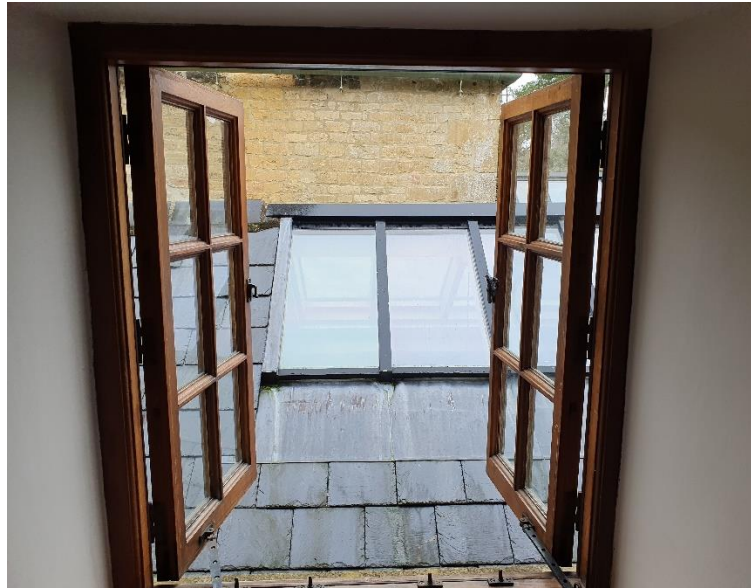
Double light timber Casement

Proposed

Steel Casement w/ 12mm double
glazed unit

Opening Sightline – 45mm

Non original timber casement
which has been added to the
property later. Rotting apparent at
the cills and also swelling is
affecting the function, no historical
glass is present within the window.



W17

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double
glazed unit

Opening Sightline – 45mm

The dormer timber windows have gone soft at the cills and the bottom of the openers which has started them to rot as they have not been treated sufficiently over a period, which has led to irreversible damage.



W18

Existing

Double light Timber Casement

Proposed

Steel Casement w/ 12mm double
glazed unit

Opening Sightline – 45mm

The dormer timber windows have gone soft at the cills and the bottom of the openers which has started them to rot as they have not been treated sufficiently over a period, which has led to irreversible damage.



