

D22089 Window Condition report School House Ninebanks, Hexham NE47 8DB
4 no Dormer Window Frames to the first floor of Front and Rear Elevations



Front Elevation 2 no Dormer Windows



Rear Elevation 2 no Dormer Windows



Missing bottom rail of top sash caused by water ingress and wet rot due to poor maintenance and repairs.



Decayed outer cheek and external sill



Failed tenon joints to the lower sections of side returns due to water ingress



Outer cheek, sill and bottom rail of sash showing decay. Failed tenon joints on bottom sash. Lower section of outer cheek missing.



Missing putty on glazing bars has caused water ingress and further damage to glazing bars. Sill has failed due to lack of paint.



Decay at base of Corner supporting post



Mould to internal walls as a result of water penetration through cracked / broken glass



Mould to internal walls as a result of water penetration through corner post / frame junction with roof

Conclusions	Considering the condition of the frames and extent of decay in the sashes, box frames, fixed frames and posts, the amount of original material lost including glass replaced with modern float glass, and the amount of filler used in poor quality historical repairs carried out resulting in further decay, it is considered that the frames have reached the end of their useful life and the most appropriate solution is to replace the frames and supporting structural posts, replicating existing configuration and mouldings etc where possible.
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