

Est. 1983
WOOD  **HEAD**
JOINERY

4 Woodward Road, Key House -UNIT 3, Howden Ind Estate, Tiverton EX16 5GZ

Tel: 01884 242476

www.woodnhead.co.uk

info@woodnhead.co.uk

Mr & Mrs R Hill
Westaway House
Way Village
Morchard Bishop

21 September 2022

Dear Mr & Mrs Hill

Please find my report for the front face elevation of your existing windows following my site visit of 13 September 2022.

Windows WG1 - WG2 – WG3 from SAB Architects drawing.

Advised by the owners not to try to open any windows as they will drop out or not be able to close again.

All 3 of the windows are on the ground floor and are in a beyond reasonable and financial state of repair. The opening casements will no longer open due to the timber being so badly decayed and would simply drop out of the window frame as the hinges are also rusted away. The glass is also falling from the frames and is currently held in with silicone to prevent the glass from dropping out. There has been attempts of repair to the cills of the frame, but now has tin/zink nailed and stuck across the bottoms the full width to block up the decayed timber as it is unpaintable. (nothing left in parts) It is of our opinion that new windows to be made & fitted and to meet the same design style and with perhaps the exception of making WF5 a triple opening (not 4 as present) a this would then meet conditions to allow for fire access if needed.

WF5 First floor over lean too roof. Currently 3 fixed casements & 1 opening casement. This window again is in poor state of repair & the one opening casement is very narrow in width and would not be wide enough to exit through in the case of a fire. It is of our opinion that a new triple casement window me made, of which either a flying mullion could be incorporated or 2 of the casements half rebated at the opening edges to allow 2 casements to open and meet with conditions for easy access if ever needed. This would also be visually in-keeping with any new windows on the rest of the front elevation.

WF1 – WF2 – WF3 – WF4

The remaining 4 first floor windows are again in various stages of deterioration and beyond reasonable repair. It would be of our opinion again, to make and fit new windows but to have either a flying mullion or half rebate the casements together at the meeting styles, which would then give the full width of the window to be used as a means of fire exit if ever required.

If all the windows were to be replaced with this type of style, it would then make the whole front of the property looking the same and uniform.

Kind Regards