

**Condition Report and Plan for Windows at
8 Hall Court, Botley Road, Shedfield, Southampton SO32 2HL**

Overview

Following a review of all of the windows at the above property, the information below details the findings in terms of current style, orientation and condition of each window. It also details the plan for the work required to restore these windows to an excellent and fully working condition to protect the property whilst keeping to the historic nature and style of the property.

| Window/Position | Approx Size | Design | Current Condition | Plan for Restoration |
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| WC – South-east facing ground floor | H168cm x W69.5cm | Sash only - timber single glazed plain glass panels top and bottom | Top sash painted shut and lock not functional | <ul style="list-style-type: none"> - Free painted panel, repair lock and repaint - Add draft excluder brushes to inside of current frames |
| Living – South-east facing ground floor | H239cm x W111cm | Timber sash, single glazed plain glass panels top and bottom with small fixed, single glazed panel at the top of the sash unit | Top sash painted shut | <ul style="list-style-type: none"> - Free painted panel and repaint - Add draught excluder brushes to inside of current frames |
| Living – South-west facing (left window) ground floor | H239cm x W73cm | Timber sash, single glazed plain glass panels top and bottom with small fixed, single glazed panel at the top of the sash unit | <ul style="list-style-type: none"> - Top sash painted shut - Some repair work undertaken by previous owners but not sympathetically - Damage to wooden surround when lock has been pushed into it | <ul style="list-style-type: none"> - Free painted panel - Replace some beading around the windows where damaged due to lock or previous repairs. - Replace single glazing with 10-12mm double glazing within same frames - Add draught excluder brushes to inside of current frames - Replace weights to accommodate double glazed units |

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| Living – South-west facing (right window) ground floor | As per above (left window) | As per above (left window) | - As per above (left window) | - As per above (left window) |
| Living – South-west facing (middle window) ground floor | H239cm x W111cm | Timber sash, single glazed plain glass panels top and bottom with small fixed, single glazed panel at the top of the sash unit | <ul style="list-style-type: none"> - Top sash painted shut - Some repair work undertaken by previous owners but not sympathetically - Damage to wooden surround when lock has been pushed into it | To be replaced with door(s) to allow access to garden. Details under separate cover. |
| Bedroom 1 (left window) – South-west facing 1 st floor | H180 x W110cm | Sash only - timber single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash painted shut - Bottom of frame rotten/damaged - External window sill rotten/damaged - Some external frame rotten/damaged at base | <ul style="list-style-type: none"> - Free painted panel - Replace rotten/damaged wood only on frame - Replace rotten/damaged window sill - Replace rotten/damaged wood on frame - Replace single glazing with 10-12mm double glazing within same frames - Add draught excluders brushes to inside of current frames - Replace weights to accommodate double glazed units |
| Bedroom 1 (right) – South-west facing 1 st floor | H180cm x W73cm | Sash only - timber single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash painted shut - Bottom of frame rotten/damaged - External window sill rotten/damaged - Some external frame rotten/damaged at base | <ul style="list-style-type: none"> - Free painted panel - Replace rotten/damaged wood only on frame - Replace rotten/damaged window sill - Replace rotten/damaged wood on frame - Replace single glazing with 10-12mm double glazing within same frames - Add draught excluders brushes to inside of current frames - Replace weights to accommodate double glazed units |

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| En-Suite to Bedroom 1 - South-west facing 1 st floor | H180cm x W73cm | Sash only - timber, single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash painted shut - Extensive rot/damage around frame internally - External window sill rotten/damaged - Extensive rot/damage around frame externally | <p>Replace window entirely with the following:</p> <ul style="list-style-type: none"> - Same style as current and adjacent windows - 10-12mm double glazed window unit - Draught excluders brushes to inside of frames |
| Bedroom 2 (left) – South-east facing 1 st floor | H169cm x W75cm | Fixed window with obscured glass and small upper plain glass panel with outward opener | <ul style="list-style-type: none"> - Original sash has been removed some years ago - Signs of rot/damage to the external bottom timber but unable to inspect due to height and inability to open due to fixed nature | <p>Replace window entirely with the following:</p> <ul style="list-style-type: none"> - Sash to match style of adjacent window in this bedroom (below) and return to original feature - 10-12mm double glazed window unit - Draught excluders brushes to inside of frames |
| Bedroom 2 (right) – South-east facing 1 st floor | H169cm x W75cm | Sash only - timber, single glazed plain glass with 8 panels total; 4 panels at the top and 4 panels at the bottom | <ul style="list-style-type: none"> - Top sash painted shut - Some signs of rot/damage externally - 1 cracked window pane | <ul style="list-style-type: none"> - Free painted panel and repaint - Replace rotten/damaged wood only on frame - Add draught excluder brushes to inside of current frames |
| Bathroom – South-east facing 1 st floor | H180 x W110cm | Sash only - timber, single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash painted shut - Some signs of rot/damage externally | <ul style="list-style-type: none"> - Free painted panel - Replace rotten/damaged wood only on frame - Add draught excluder brushes to inside of current frames |
| Landing – North-east facing window 2 nd floor | H168cm x W168cm | 2 co-joined sashes only - timber, single glazed plain glass with 8 panels total on each; 4 panels at the top and 4 panels at the bottom | <ul style="list-style-type: none"> - All sash panels painted shut - All furniture has been removed so no locks, lifters, etc - Extensive rot/damage to external window sill - Some signs of rot/damage externally to frame | <ul style="list-style-type: none"> - Free painted panels - Replace rotten/damaged wood only on sill and frames - Add draught excluder brushes to inside of current frames - Replace window furniture in line with rest of windows in house |

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| Bedroom 3 – South-west facing 2 nd floor | H140cm x W93cm | Sash only - timber, single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash dropped with broken ropes - Extensive rot/damage to external window sill - Some signs of rot/damage externally to frame | <ul style="list-style-type: none"> - Replace rotten/damaged wood only on sill and frames - Replace single glazing with 10-12mm double glazing within same frames - Replace ropes and ensure adequate weights to accommodate double glazing - Add draught excluder brushes to inside of current frames |
| Bedroom 4 – South-east facing 2 nd floor | H140cm x W93cm | Sash only - timber, single glazed plain glass panels top and bottom | <ul style="list-style-type: none"> - Top sash dropped - Some signs of rot/damage externally | <ul style="list-style-type: none"> - Replace rotten/damaged wood only if required - Replace single glazing with 10-12mm double glazing within same frames - Check weights to ensure closing and to accommodate double glazing - Add draught excluder brushes to inside of current frames |

Summary

The majority of the above windows can be repaired and restored which allows minimal change and disruption to the building. Where possible, and with particular focus to those with mainly south facing aspects, it would be beneficial to add slimline double glazing to aid insulation and thermal efficiency to the property for the long-term well-being of its occupants. My clients also propose adding draught excluding brushes to all windows to also help with insulation. Only one window needs complete replacement due to the extensive damage already sustained. Ensuring each window is in good working order, my clients will ensure that all rooms can have the right balance of ventilation and protection from the elements to help the longer-term preservation of the building.