

82 Highburgh Road, Glasgow G12 9EN



We propose replacing the existing sash and case window with newly manufactured timber sash and case windows that will be manufactured in a like for like formation. Horn detail would be lifted from the existing windows to preserve the established style.

Reasons for replacement are:

- 1) As per the aims of the Scottish government and Glasgow City Council, the property would greatly benefit from having double glazing and draught proofing installed to increase the energy efficiency of the property.
- 2) The character of the area remains the same as the windows are manufactured like for like.
- 3) Windows are showing signs of deterioration and rotting throughout.
- 4) Putty to the exterior of the windows are failing.
- 5) Paint and seals to the windows have failed which is allowing further water damage to the windows.
- 6) All windows are painted shut and therefore not operable.



Paint has come away from the windows which is allowing water to enter the woodwork resulting in further rotting.



Photos show that the timber joints are failing and the sash woodwork is rotting.



Photos show rotting bottom rails and broken seals.



Photos show rotting bottom rail and sills to the windows.



Photos show that the sashes and seals around the panes have failed, allowing water to enter the woodwork and causing rot and decay.



First photo shows the outside of the bottom rail is rotting and the second photo shows that the seals at the midrail have deteriorated and are allowing water to enter the woodwork and causing further rot and decay.



Bottom rail is showing signs of water damage and rot.



First photo shows a large gap between the bottom rail of the window and the sill which is allowing wind and water to enter the property. Both photos also show that the sills are rotting and deteriorating in sections.



First photo shows missing sections of mastic and the casement bottom rail and sill are warped due to water damage. The second photo again shows broken mastic and signs of rotting within the casement.



Signs of damp and rotting behind the mastic under the window.