

Flat 28, 22 Woodlands Terrace, Glasgow G3 6DF



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 on the building to reinstate 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) The windows are known to not be original and therefore are not historically relevant. This is shown by the internal dowel holes in the window and there is no historical glass.
- 4) The windows are deteriorating and allowing wind and water to enter the property.



Baton rods are severely damaged and screwed into the wall rather than a casement.



The first photo shows large sections of the bottom rail woodwork are missing and rot is showing in the joints. The second photos shows where the new owner has installed wool around the gaps to stop the wind and water ingress and deteriorated seals around the glass.



Failing seals around the glass and woodwork at the joints appears to be splitting and rotting under the paintwork.



Rotting parting beads, sills and casement woodwork.



Rotting and water damaged bottom rail.



Rotting and failing tenon joint.



Putty has been placed around the glass to seal the window and stop drafts coming through. The glass to this window has previously been changed to a perspex pane.



Rotting showing at joints. Putty repairs have been carried out to reduce drafts and screw dowels are present at the joints showing windows are not originals.