

Condition Survey Report	Date: 17/11/2023	Client Name: Mr and Mrs Hawthorn	Address: 20 Murrayfield Avenue Edinburgh EH12 6AX

Specification:	Mould detail: Lambs tongue	Glazing notes: Proposed: 14mm (4/6/4) slim lite IGUs
Category C Listed		Timber: Redwood

Overview:
At the front, the client requests the installation of slim lite double glazing by replacing the front top sashes and returning these to the original astragal pattern, while also refurbishing the bottom sashes and installing slim lite IGUs.

The rear windows will be refurbished with slim lite IGUs, retaining the original astragal patterns.

The front windows have been replaced in the past at which point the original top sash astragal pattern has been lost in preference for a 1/1 format. The rear windows may be original, based on their poorer condition, but have seen significant repair work including sanding/ filling and overpainting which has resulted in a loss of detail. There is evidence of heavy condensation and water permeation due to blistered paint and cracking. One window has been painted shut and is without rope, weights and ironmongery, this will be returned to a fully functioning sash and case window.

The top floor single window has at some stage been changed from sash and case and is in very poor condition both internally and externally. The client plans to return this to the original 6/2 style sash and case (as per comment from HES in application 22/03015/LBC).

Elevation	Floor	No.	Room
Front	2nd	1	Bed1

Current format

- 1/1 hinged opening

Proposed format

- 6/2 original style sash and case

Assessment

- Non original window
- Compromised putty and paint coatings to the exterior, leading to moisture ingress and permeation of the timbers
- Heavy condensation damage to the internal timber frame
- Timber batons attached to exterior of lower window to reduce draught
- Parts of fascia board in poor condition



Elevation	Floor	No.	Room
Front	2nd	2	Bed2

Current format

- 1/1 sash and case

Proposed format

- 4/1 sash and case

Assessment

- Non original sashes
- Evidence of some water ingress/ damage in blistered paint
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Previous repair work visible under paintwork
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber

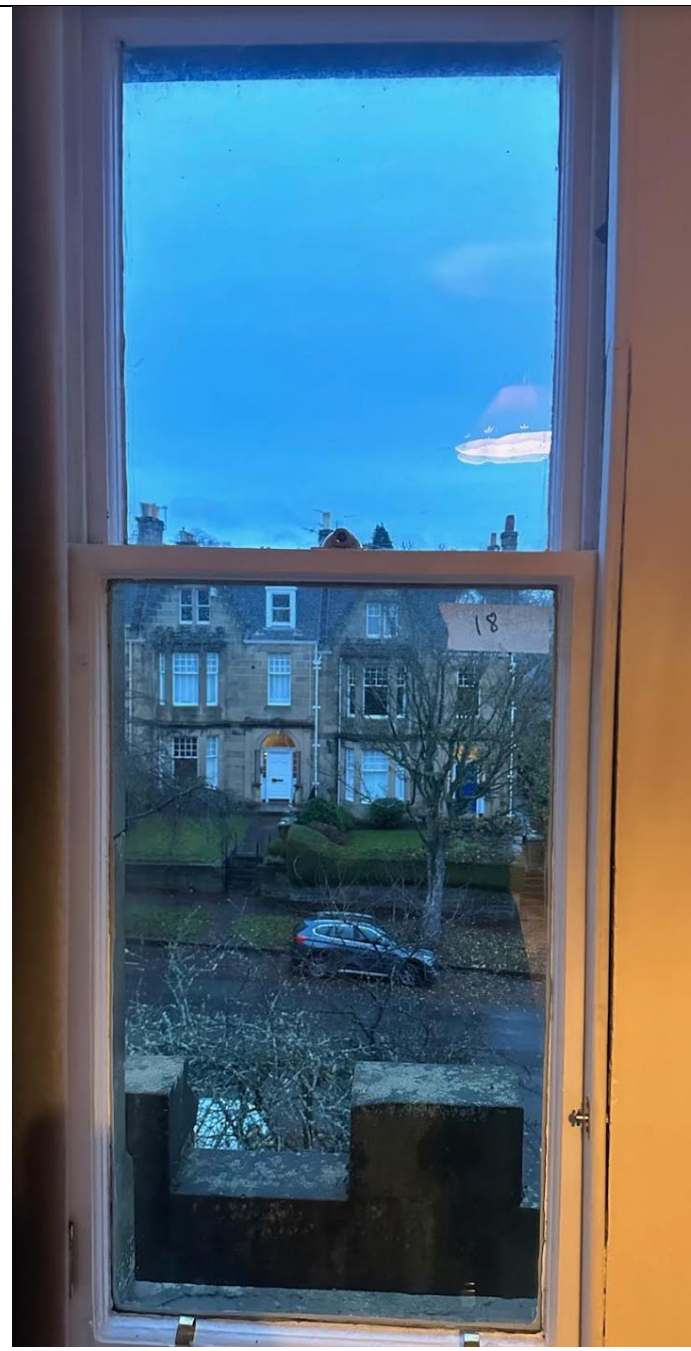


Elevation	Floor	No.	Room
Front	2nd	3	Bed2

Current format
1/1 sash and case

Proposed format
4/1 sash and case

- Assessment**
- Non original sashes
 - Evidence of some water ingress/ damage in blistered paint
 - Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
 - Previous repair work visible under paintwork
 - Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber



Elevation	Floor	No.	Room
Front	1st	4	Study

Current format

- 1/1 sash and case

Proposed format

- 12/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Paint has been heavily overlapped onto glass panes, trapping moisture
- Previous repair work visible under paintwork



Elevation	Floor	No.	Room
Front	1st	5	Drw rm

Current format

- 1/1 sash and case

Proposed format

- 6/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Non-original sill blocks within casement. Sill not correctly fitted
- Previous repair work visible under paintwork
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Significant damage to mastic. Likely water ingress to cases.



Elevation	Floor	No.	Room
Front	1st	6	Drw rm

Current format

- 1/1 sash and case

Proposed format

- 12/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Non-original sill blocks within casement. Sill not correctly fitted
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Significant damage to mastic. Likely water ingress to cases



Elevation	Floor	No.	Room
Front	1st	7	Drw rm

Current format

- 1/1 sash and case

Proposed format

- 6/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Non-original sill blocks within casement. Sill not correctly fitted
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Significant damage to mastic. Likely water ingress to cases
- Evidence of water ingress on top sash



Elevation	Floor	No.	Room
Front	Grnd	8	Liv rm

Current format

- 1/1 sash and case

Proposed format

- 6/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Loss of moulding detail due to repair work/ sanding/ overfilling



Elevation	Floor	No.	Room
Front	1st	9	Drw rm

Current format

- 1/1 sash and case

Proposed format

- 12/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Loss of moulding detail due to repair work/ sanding/ overfilling
- Rope has frayed and snapped



Elevation	Floor	No.	Room
Front	Grnd	10	Liv rm

Current format

- 1/1 sash and case

Proposed format

- 6/1 sash and case

Assessment

- Non-original top sash and lower also looks newer. Likely fitted during previous renovation
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber
- Loss of moulding detail due to repair work/ sanding/ overfilling
- Damage to counter check and lower sash not closing completely indicates expansion likely due to water permeation



Elevation	Floor	No.	Room
Rear	2nd	11	Bed3

Current format

- 2/2 sash and case

Proposed format

- 2/2 sash and case

Assessment

- Loss of original moulding detail due to over-sanding/filling and previous repairs
- Previous repair work visible under paintwork
- Heavy condensation damage to the internal horizontal rails and astragals
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers.
- Overlapping paint gives impression of wider and uneven astragals



Elevation	Floor	No.	Room
Rear	2nd	12	w/c

Current format

- 2/2 sash and case

Proposed format

- 2/2 sash and case

Assessment

- Loss of original moulding detail due to over-sanding/filling and previous repairs
- Previous repair work visible under paintwork
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers.
- Overlapping paint gives impression of wider and uneven astragals



Elevation	Floor	No.	Room
Rear	2nd	13	Bed4

Current format

- 2/2 sash and case

Proposed format

- 2/2 sash and case

Assessment

- Previous repair work visible under paintwork
- Condensation damage to the internal horizontal rails and astragals
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Overlapping paint gives impression of wider and uneven astragals



Elevation	Floor	No.	Room
Rear	1st	14	Bed5

Current format

- 4/4 sash and case

Proposed format

- 4/4 sash and case

Assessment

- Previous repair work visible under paintwork
- Loss of moulding detail due to repair work/ sanding/ overfilling
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Overlapping paint gives impression of wider and uneven astragals



Elevation	Floor	No.	Room
Rear	1st	15	Kitch

Current format

- 2/2 sash and case

Proposed format

- 2/2 sash and case

Assessment

- Original function lost – painted shut, no weight or rope
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers
- Loss of moulding detail due to repair work/ sanding/ overfilling
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content



Elevation	Floor	No.	Room
Rear	1st	16	Kitch

Current format

- 4/4 sash and case

Proposed format

- 4/4 sash and case

Assessment

- Bottom sash moulding is not original and different to the top sash
- Previous repair work visible under paintwork
- Condensation damage to the internal horizontal rails and astragals
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the astragal timbers
- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Incorrectly fixed locking mechanism has ripped out of the sash causing damage
- Non-original sill blocks within casement. Sill not correctly fitted



Elevation	Floor	No.	Room
Rear	1st	17	Bed6

Current format

- 4/4 sash and case

Proposed format

- 4/4 sash and case

Assessment

- Cracking of paint along the lower rails corner joinery indicative of swelling/contraction of the timbers due to increased moisture content
- Paint has been heavily overlapped onto glass panes, trapping moisture towards the timber

