

## 2/1 9 Princes Terrace, Glasgow G12 9JP



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 the lower properties 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. Putty to the exterior is failing and the seals are coming away from the glass internally.
- 4) Windows are known to not be historically relevant as there are sharp moldings throughout and the horn does not match the windows to the lower properties.



The first photo shows a broken rope and pulley wheel. The second photo shows a “dead horn”, this shows that the window is not original as the horn does not match the windows on the lower floors of the building. There are also sharp moldings to the windows which show they are not original windows.



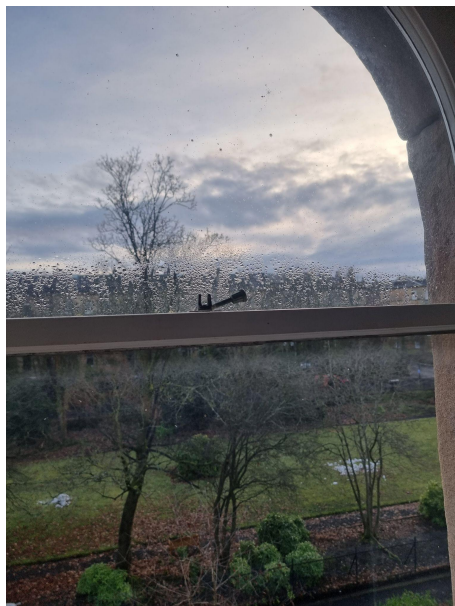
Further photos of the dead horns to windows on the front elevation, along with sharp moldings to the sashes internally.



Seals are coming away from the glass internally due to water collecting on the bottom rail of the sash and wood rot becoming present. The second photo show a rotting sill.



Further photos of rotting rills and the second photo shows the mastic is no longer flush against the casement which is allowing water to enter the woodwork. The windows have been replaced with softer pine therefore the woodwork has deteriorated quickly.



Internally condensation is present throughout the windows in the property showing poor insulation and the water is causing damage to the woodwork.



The above photos show molding and rotting woodwork to the bottom rails.



The above photos shows poor repairs to one of the sills on the rear elevation which has been carried out due to rotting and bare woodwork beneath.



Rotting midrail woodwork.



These photos shows the large case present around the arched windows. The windows are no longer flush with the stonework and all of the mastic has come away which is allowing water to enter the casement and property.



Large gaps around the windows which are allowing water to enter the casement and property.



Bare and rotting woodwork internally and externally to the bottom rail where seals and putty have failed.



Bare and rotting woodwork internally and externally to the bottom rail where seals and putty have failed.



The above photo shows rotting woodwork to the casement and internal pulley pockets.