

CLIENT STATEMENT

We moved into our new home in December 2020 having lived in Bridge of Allan for 15 years.

The previous owners of 14 Chalton Road carried out a number of improvements to the building (plumbing, wiring, layout and décor) but it was clear from the outset that the original windows were in a poor state of repair and would soon require improvement in appearance, as well as in terms of performance.

Having now lived here for 3 years, the windows are a serious priority. The house is very difficult both to heat and to maintain its heat, as the single pane glazing conducts out the warmth in every room. Most panes are rotted in more than one capacity and many also have draughts, with gaps between sashes and aged, rigid brushes. There feels to be a significant colder micro-climate by the windows throughout the house, and to sit near them is not comfortable for 6 months of the year.

We have wooden shutters in some rooms, and heavy thermal curtains in all rooms but to little effect. Due to the fine single panes, the windows stream with condensation and must be 'hoovered' daily to avoid the rooms feeling damp and to avoid further damage to the already decaying timbers. The roof is already insulated.

My elderly parents are now reluctant to visit between October and May as the house- the guest bedroom in particular, on the North aspect- is unpleasantly cold. My son's bedroom is also on the North side and even with the heating on full blast, it has little effect.

On the subject of heating, since moving here in 2020, our gas bills have gone up astronomically. My gas bills for January and February 2023 were £893 and £727.21 respectively, compared to £249 and £294 for Jan and Feb 2022. My November 2023 bill for gas alone is £490. There are 3 of us living here, all out for most of the day and gas is only used for heating and hot water- we are not excessive users.

From an environmental point of view, it feels wrong to be burning vast amounts of fossil fuel, sending fumes into the atmosphere, and to still feel interminably cold. Much better to use less, waste less, spend less and feel the benefit.

We wish to instal 3 double-glazed Velux windows in the attic to replace the Victorian roof lights. Many houses on Chalton Road and in the immediate vicinity have already made this change.

We would like to instal timber sash and case double-glazed windows on the South and North aspects of the house. Again, a number of neighbouring properties already appear to have upgraded with similar windows. The windows will all be of identical proportions to our current windows but as well as the better thermal performance, the windows will hugely improve the appearance of the property as they will be new and uniform. The windows we currently have, let down the overall appearance of the property. They will be painted off-white.

Photographs of poor state of existing windows and issue with damp and mould growth due to condensation .



condensation



Decay at catches – a security risk



External rotten cills

Example of Proposed New Sash and Case Windows supplied by TJ Ross Joinery.



External view



Internal view