

**Flat 2, 28 Glasgow Street, Glasgow G12 8JR**



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.

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) Both windows have deteriorated significantly and are allowing wind and water to enter the property, we therefore propose to replace this windows with a hardwood timber sash and case window, including double glazing to futureproof the windows and property for years to come.



The bathroom window (Ref: B on the elevation drawings) is unopenable. There are large gaps around the window and rotting timber to the mid and bottom rails. The glass has also previously been replaced with perspex slatted glass.



Casement woodwork is rotting externally and mastic has come away from the window which is allowing wind and water to enter.



The internal sill to the arched window is rotting due to water ingress. The second photo shows the water damaged and rotting bottom rail. There is also a large seal which has been put in place temporarily to stop the wind and water entering.



The first photo shows the seals to the glass are coming away and failing. The second photo again shows the large seal which has been installed as a temporary fix. It also shows that the window is becoming unattached at the joints.



The wood to the bottom rail has now split due to the water damaged and rotting woodwork.



The seals to the internal of the window have failed which is allowing wind and water to enter. It is also allowing the build up of mold which is detrimental to the window woodwork.



The external mastic is failing and coming away from the window which is allowing the water to enter the casement.



The astragal to the window is badly weathered and damaged. The second photos shows that the joint are currently being held together with brackets as the existing screws are unable to keep it securely together.



The bottom rail is severely water damaged and rotting externally and the mastic is broken in areas.