

**0/1 73 West Princes Street, Glasgow, G4 9BY**



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 preserve the established style.

Reasons for replacement are:

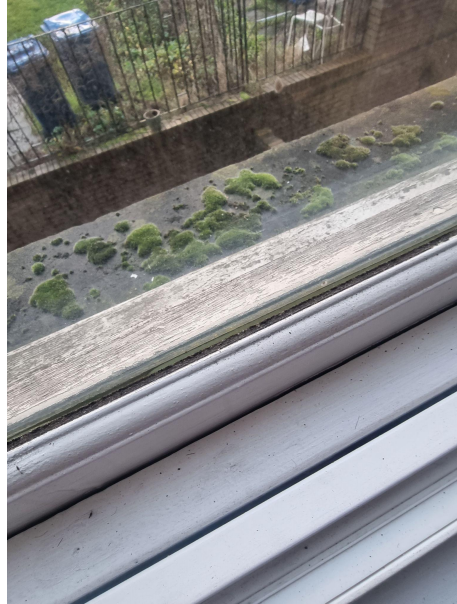
- 1) As per the aims of the Scottish government and Glasgow City Council, the property would greatly benefit from having double glazing and draught proofing installed to increase the energy efficiency of the property.
- 2) The character of the area remains the same as the windows are manufactured like for like.
- 3) Windows are known to not be original due to the sharp moldings and detailing to the horn and baton rod on the windows and therefore the windows are not historically relevant.



Seals have been installed to the windows around the parting bead and on top of the bottom rail. This has been done due to wind and water entering the property. Usually this would be checked into the bottom rail and the seal would be added to the sash rather than the parting bead on the casement which shows these were added as a temporary fix due to the issues. The cut out section on the outside baton rod is also something only seen on modern windows to allow the water to not be trapped on the sill and trickle out, this is not something that is seen on original windows.



Seals around the glass have come away, allowing wind to enter the property. The glass is not original and the curved bevel on the moldings around the windows show that they are not original and therefore not historically relevant.



The seals around the glass internally and externally have deteriorated and therefore the glass is no longer sitting properly within the sash. This is allowing wind to channel through the windows.



The sills to all windows are water damaged and starting to show signs of rot. The mastic has also come away from the windows which is allowing water to enter the casement.



Additional plates have been added to the casement to reduce draughts. The second photo shows the sharp moldings to the windows and the seals that have deteriorated internally.



The molding on the horn shows that these windows are not original. This is known as the curvature on top groove nearest the glass is a follow-on of the bevel of the sash. This is something that is only seen on modern windows.



Trickle vents are not seen on modern windows. This has been checked out at manufacturing and is not something that has been retro-fitted.