

2/1 2 Great Western Terrace Glasgow G12 0UP



We propose replacing the existing sash and case window with newly manufactured hardwood 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 have previously been refurbished and secondary glazing installed, although this is causing issues maintaining the windows and therefore deterioration is proceeding again.
- 4) The two fixed panes on the roof level are currently causing issues by leaking into a neighbouring building/property and therefore need to be removed and replaced.
- 5) Some of the windows have been replaced in recent years with soft pine wood windows and no original glass present, therefore the windows are not original and therefore not historically relevant.



Internal bare wood of the previously replaced window is soft pine wood and is already showing signs of deterioration.



Rotting sills



Casement and external woodwork of bottom sash has bubbling and peeling paint to the woodwork which is allowing water to penetrate the soft pine woodwork and escalating the deterioration. Woodwork is damp and showing signs of rot underneath.



Rotting pulley stile and internal woodwork.



Older style horn details which are deteriorating and rotting.



Modern horn details and internal molds showing that the windows have been replaced.



Rotting parting beads and baton rods



Broken putty and rotting woodwork to new windows.



Deteriorating and rotting woodwork to external casement.



Deteriorating and rotting woodwork to external casement.



Deteriorating tenon joints.



Rotting sill



The above fixed panes are currently causing issues and leaking into the neighbouring building/property. Access is only available from the neighbouring buildings roof space.

We propose to remove the windows and replace them with hardwood timber fixed sash windows, introducing the double glazing. Any further issues will need to be investigated when the windows are removed.