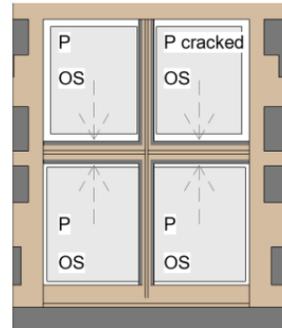


Photo



Numbers

W-01



EW-01

Type / Glass

Timber sash Window, fitted behind stone mullions; internal timber shutters and box frames

Modern float glass, single glazed

LM Conservation recommend repairing the original sashes, therefore 4mm original glass width must be maintained

Action

Refurbish, new seals, repair sashes, cords, weights etc; Replace float 4mm glass with 4mm Histoglass Mono RT+ Handrawn.

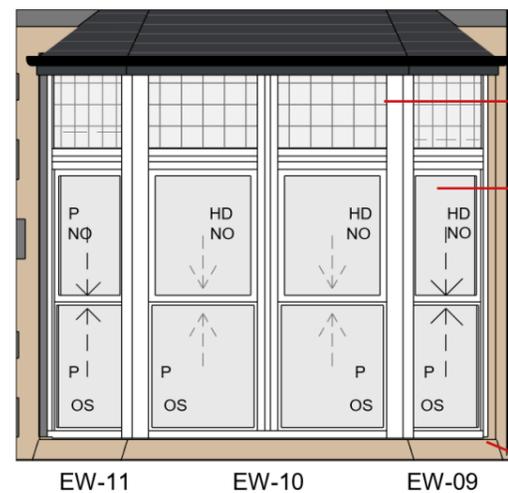
Rationale

Original sashes to be retained and refurbished, frame section too thin to replace with slimline double glazing, so improve appearance of window by introducing 4mm hand drawn glass in same rebates with improved thermal performance



W-09,10,11

Fixed leaded lights in timber frame



EW-11

EW-10

EW-09

Timber Sash Window, with high level fixed leaded lights, Timber box frame inside and out, bad rot in cill and previous poor scarf repairs

Fixed leaded lights, mainly float glass

Upper timber sash windows, recent sashes, condition moderate. Some hand drawn glass as shown

Lower timber sash window, original sash in very poor condition- many repairs, rot in cill and frames; float glass

Refurbish leaded lights, provide fixed SL internal secondary glazing in reduced timber beads (reuse if possible)

Replicate recent sashes to match original design, new staff and part beads, repair sash action, cords, weights etc; Replace 4mm glass with 10mm Histoglass Thin HD10 Hand drawn glass

Replicate original sash, new seals, repair sash action, cords, weights etc; Replace float glass with Histoglass Thin HD10 Hand drawn frames, toughened at lowest level

Repair lower end of frames and new cills

LM Conservation recommend replacing all sashes so all windows match, this will enable 10mm SL double glazing to be accommodated

Key: -
P = Recent 4mm plate/ float glass
OS = Original timber sash
HD = Hand drawn historic glass
NO = Non original (2000's) timber sash

The mix of old and new sashes as current is inconsistent, lower sash and 4mm glass is inadequate from H&S viewpoint. The 'aesthetic appearance' would be negatively impacted by the mix and match single and double glazing approach. This is because the new sashes would need to be slightly thicker to accommodate the double glazed units and remain proportionate. Also the sight-lines on double glazing would be noticeably deeper than single glazed units, resulting in the internal detail being different between sashes. Therefore, while in theory this can be done, in practice it will look jarring. Putting the same double glazing with external heritage glass will improve longevity of windows, aesthetic appearance external, safety from falling against lower glass and improved thermal comfort.



Note any Handdrawn original glass to be carefully saved for re-use on other projects

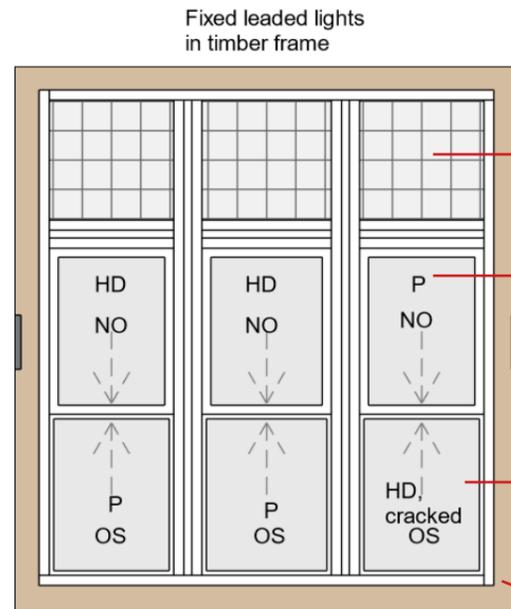
348 St Andrews	Window Design Narrative	08/03/24
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Photo Numbers Type / Glass Action Rationale



LM Conservation recommend replacing all sashes so all windows match, this will enable 10mm SL double glazing to be accommodated

W-12



Fixed leaded lights in timber frame

Timber Sash Window, with high level fixed leaded lights, Timber box frame inside and out, timber shutters internally

Refurbish shutters

Fixed leaded lights, mainly float glass

Refurbish leaded lights, provide fixed SL internal secondary glazing in reduced beads (reuse if possible)

Upper timber sash windows, recent sashes, condition moderate. Some hand drawn glass as shown

Replicate recent sashes to original design, new staff and part beads, repair sash action, cords, weights etc; Replace 4mm glass with 10mm Histoglass Thin HD10 Hand drawn glass HD10 Hand drawn frames

Lower timber sash window, original frames in poor condition - many repairs, rot in cill and frames; float glass

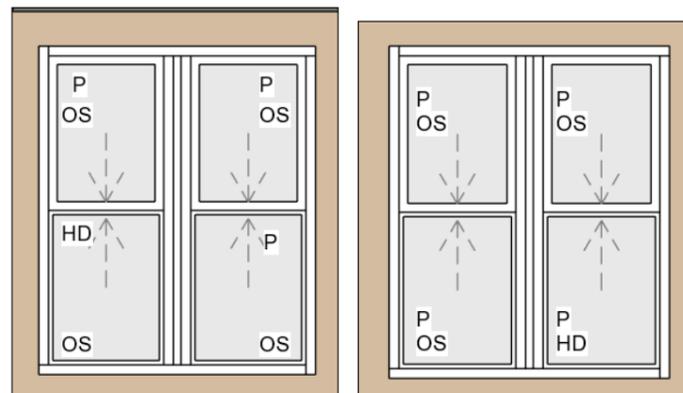
Replicate original sash, new seals, repair sash action, cords, weights etc; Replace float glass with Histoglass Thin HD10 Hand drawn frames, toughened at lowest level

Repair lower end of frames and new cills

The mix of old and new sashes as current is inconsistent, lower sash and 4mm glass is inadequate from H&S viewpoint. The 'aesthetic appearance' would be negatively impacted by the mix and match single and double glazing approach. This is because the new sashes would need to be slightly thicker to accommodate the double glazed units and remain proportionate. Also the sight-lines on double glazing would be noticeably deeper than single glazed units, resulting in the internal detail being different between sashes. Therefore, while in theory this can be done, in practice it will look jarring. Putting the same double glazing with external heritage glass will improve longevity of windows, aesthetic appearance external, safety from falling against lower glass and improved thermal comfort.



W-23 & W-25



Timber sash Window, timber box frames box frames
Original sashes
Mainly float glass, single glazed - 1 pane in Hand drawn glass

Refurbish, new seals, repair sash action, cords, weights etc; Replace float glass with 4mm Histoglass Mono RT+ Handrawn

Original sashes to be conserved, sash frame section too thin to replace with slimline double glazing, so improve appearance of window externally by introducing 4mm hand drawn glass in same rebates to improve thermal performance



EW-23
Existing - Original sashes OS
1 pane hand drawn (HD)

EW-25
Existing - original sashes OS
1 pane is hand drawn (HD)

LM Conservation recommend repairing the original sashes, therefore 4mm original glass width must be maintained