

2nd Floor, 9 Turnberry Rd, GLASGOW, G11 5AG



We propose replacing the existing sash and case windows 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 to the front elevation of the property.

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 showing signs of deterioration and rotting throughout. Putty and mastic to the exterior is failing and the seals to the glass are coming away.
- 4) Windows are known to not all be original as there is no original glass throughout the property and sharp moldings on various sections of woodwork showing that the windows are not historically relevant.



Rotting sill and casement woodwork



Broken and failing mastic is allowing water to get behind the stonework and into the casement woodwork



The first photo shows where the bottom rail has previously been replaced due to issues with rotting.
The second photo shows a bare sill which is beginning to rot



Rotting casement woodwork



Broken exterior putty is allowing water to enter the woodwork



Failing top sash tenon joints



Rotting sill, baton rod and casement woodwork



The first photo shows the sill is rotten. The second photo shows gaping behind the parting bead which will allow water to enter. It also shows that the window has previously been refurbished as a brush pile has been added to the parting bead. When the windows are replaced, the draught proofing seals will be routed into the sashes so that the windows will keep their traditional look.



Rotting sill, casement and parting bead woodwork



The midrail woodwork is broken and deteriorating in areas. The client has also added a seal to the mid rail as a temporary measure to stop wind and water entering the property.