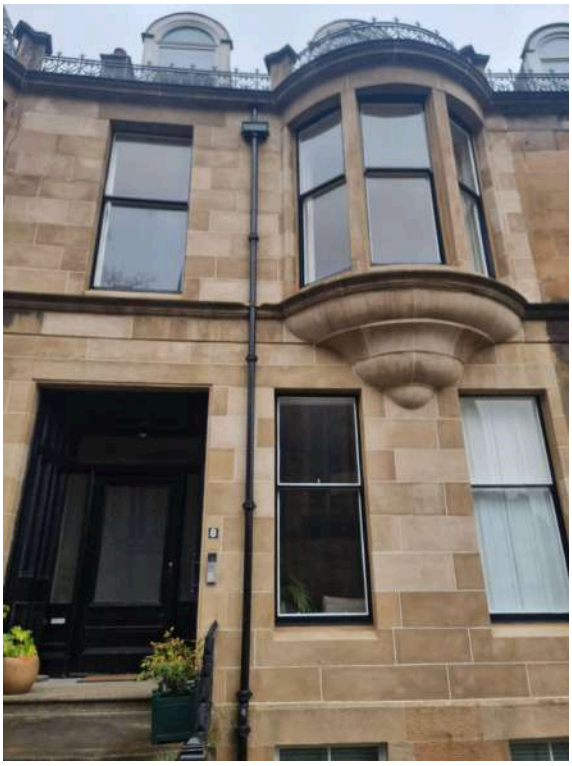
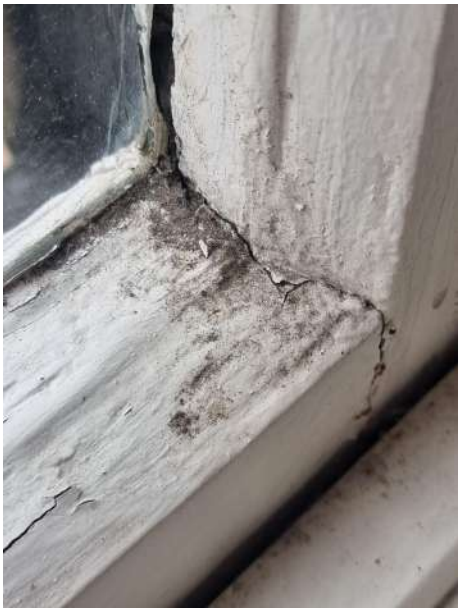
Flat 1, 8 Grosvenor Crescent, Glasgow, G12 9AE



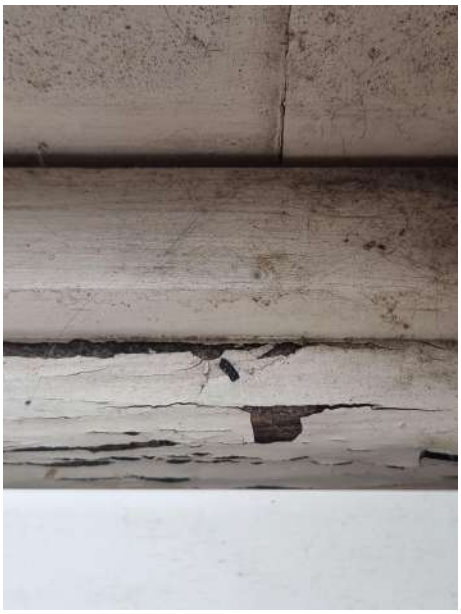
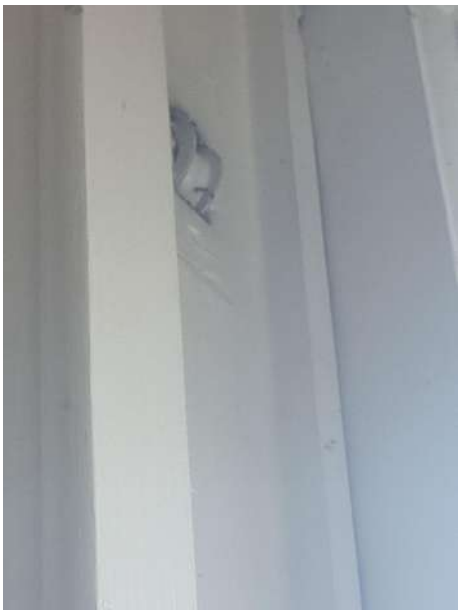
We propose replacing the existing sash and case windows with newly manufactured hardwood timber sash and case windows that will be manufactured in a like for like formation. Horn detail would be lifted from the existing windows to preserve the established style.

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 to the exterior is failing and the internal wood is soft to the touch.
4) Two of the bottom sashes appear to have been replaced in recent years and there are much sharper moldings present. There is also no historical glass found within the property. The windows are therefore not historically relevant.

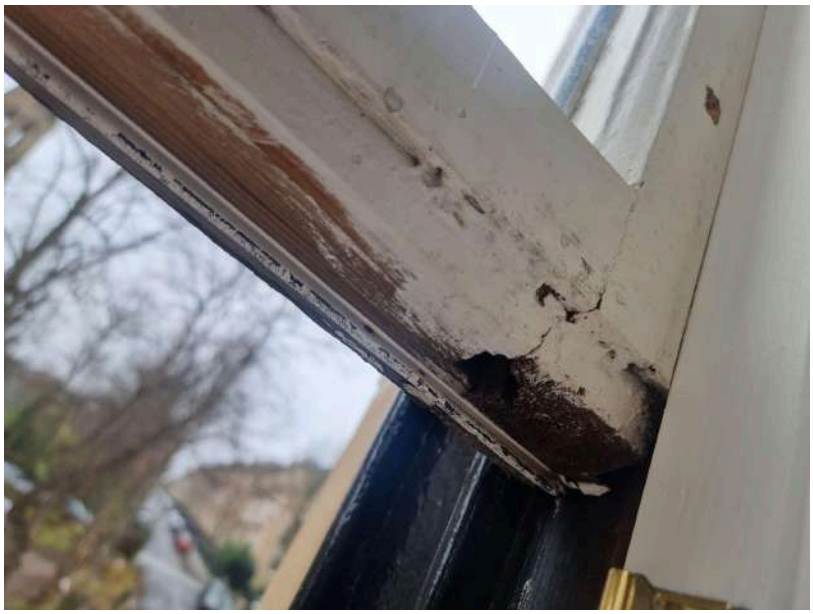



Tenon joints are splitting

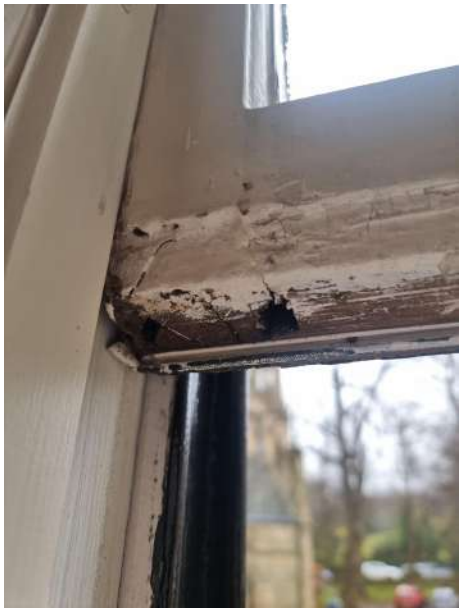
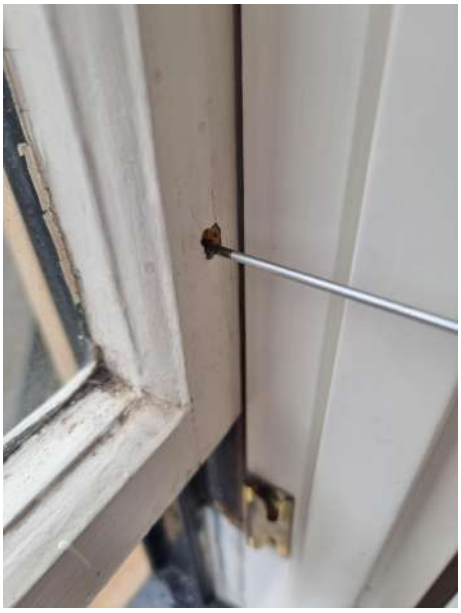



Internal wood is bare and showing signs of rotting. Rope is missing from a few windows and therefore they are non-operational.

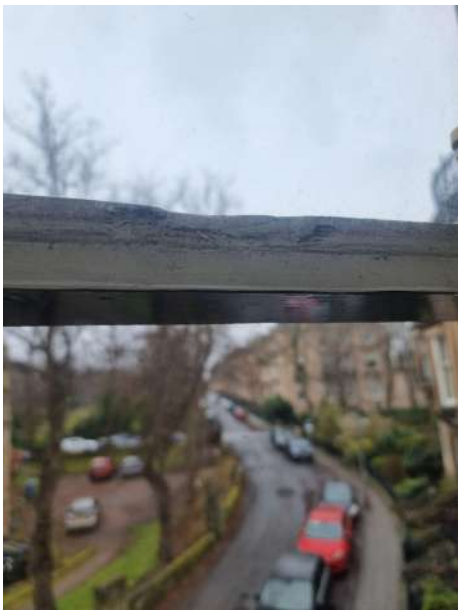
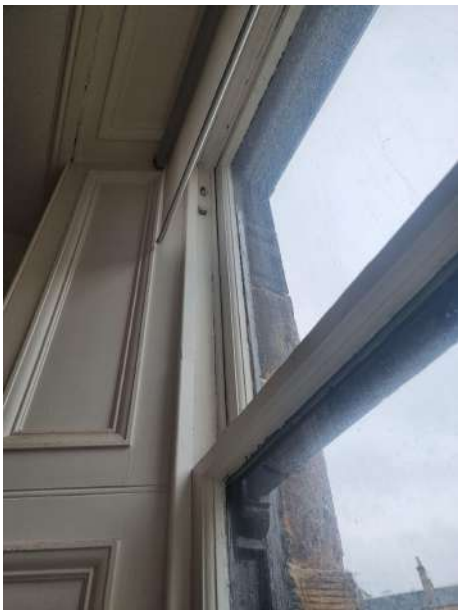
Rotting pulley pocket and casement woodwork.



Tenon joint is failing and rotting.

Rotting tenon joint and bottom sash.

Mid rail woodwork is deteriorating. The second photo shows rope missing from another window.

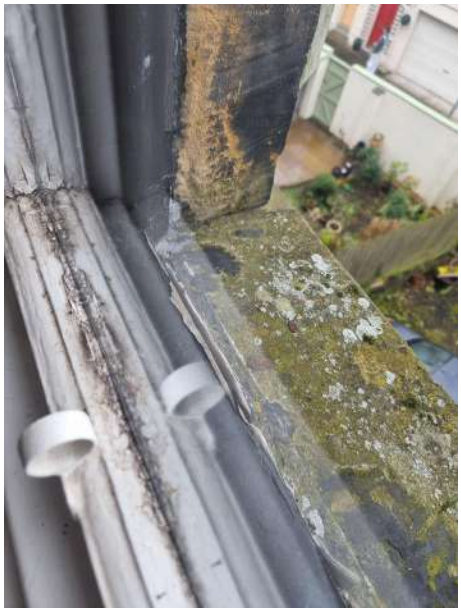
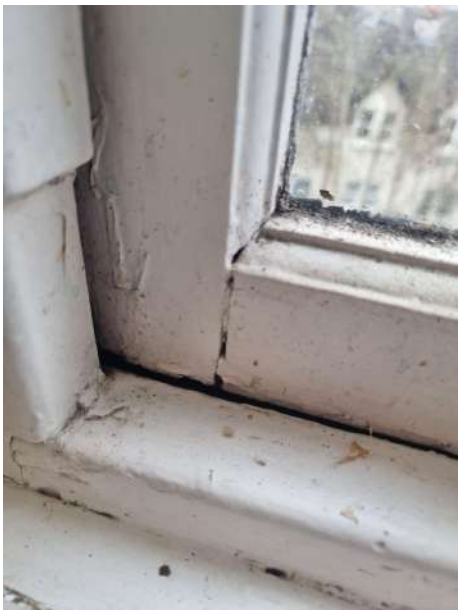
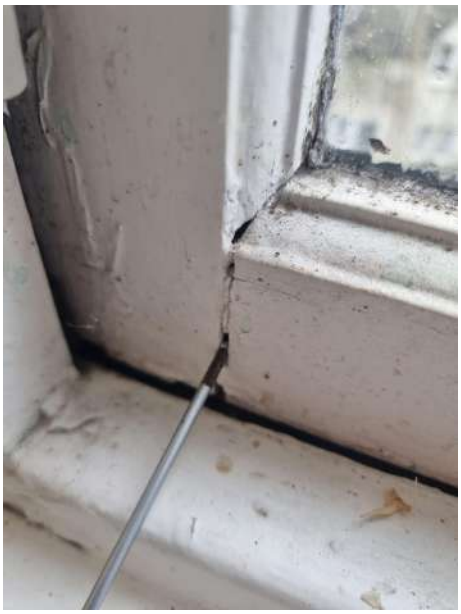
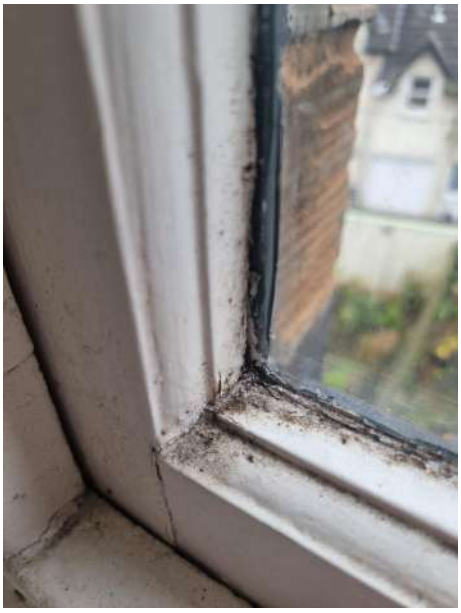
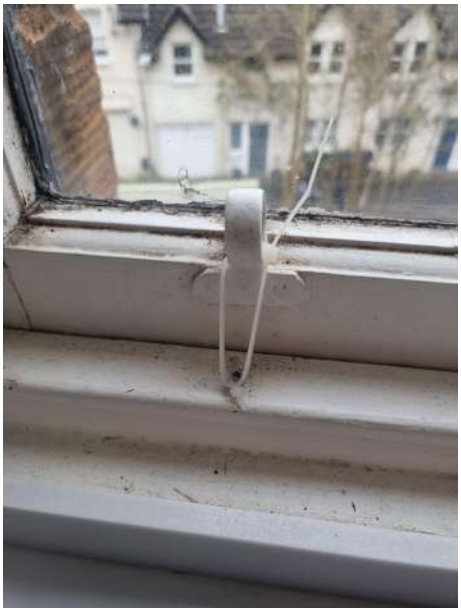


Photo shows deteriorating internal woodwork. The exterior sill is also bare and showing signs of rot. Mastic to the bottom of the casement is no longer present which is allowing water to penetrate the woodwork.

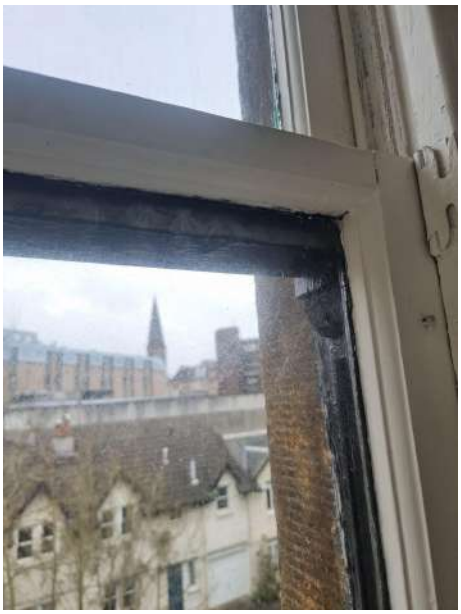
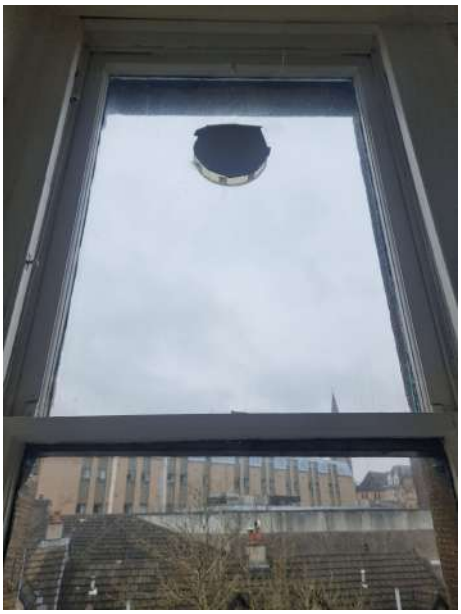




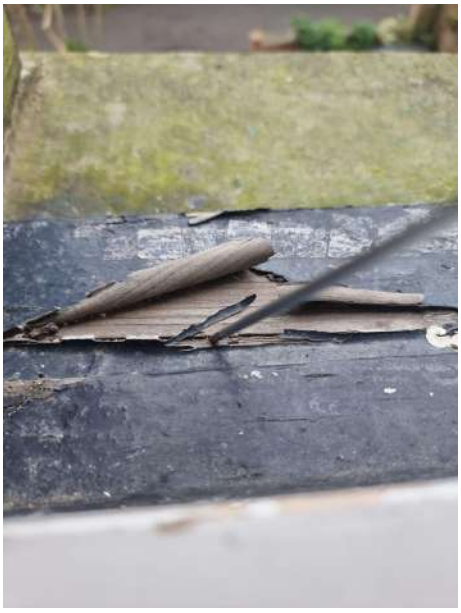
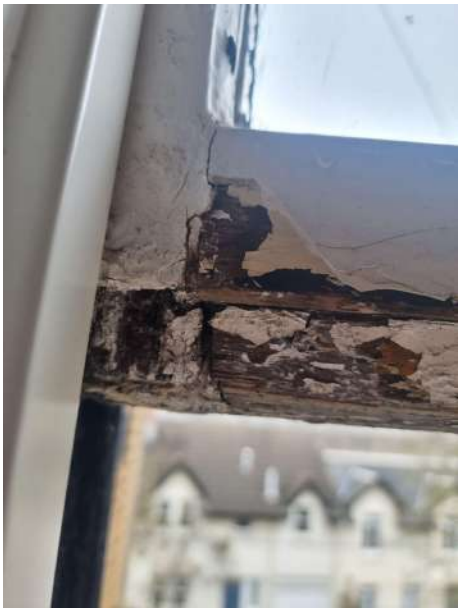
Splitting tenon joint with soft woodwork.

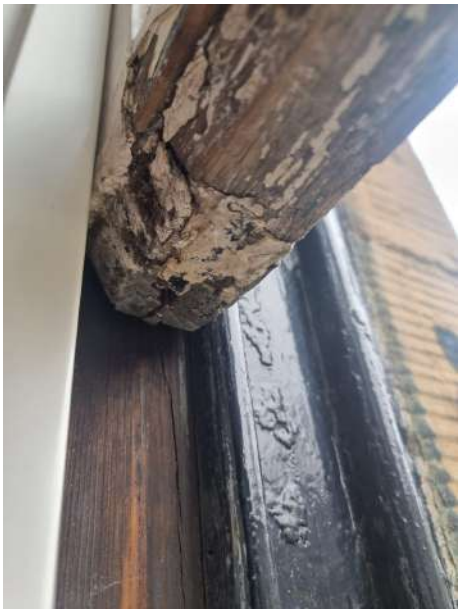
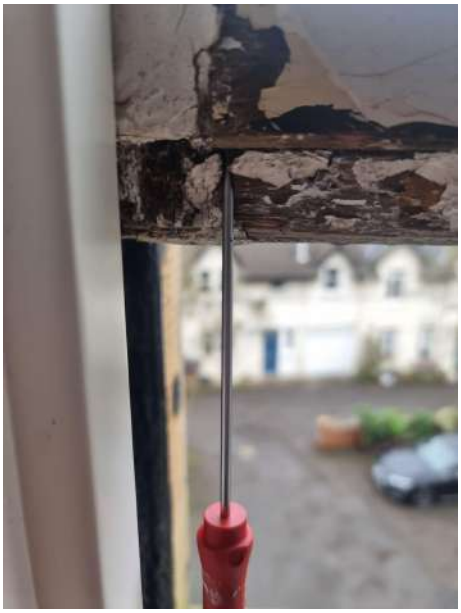
Seals are coming away from the glass which is allowing wind and water to enter the property. The second photo shows that the client is tying the bottom sash to the casement to stop the draught entering the property and the window rattling.

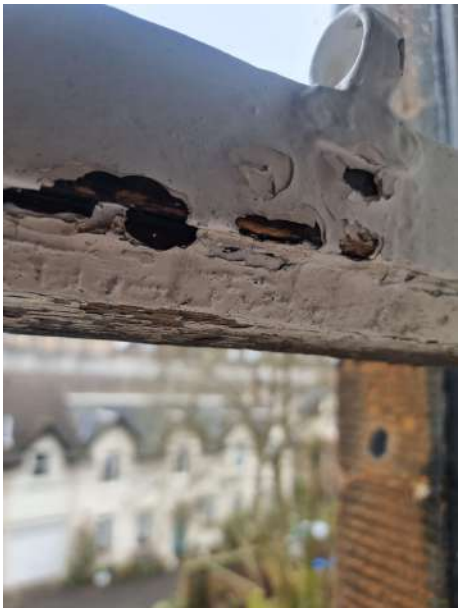
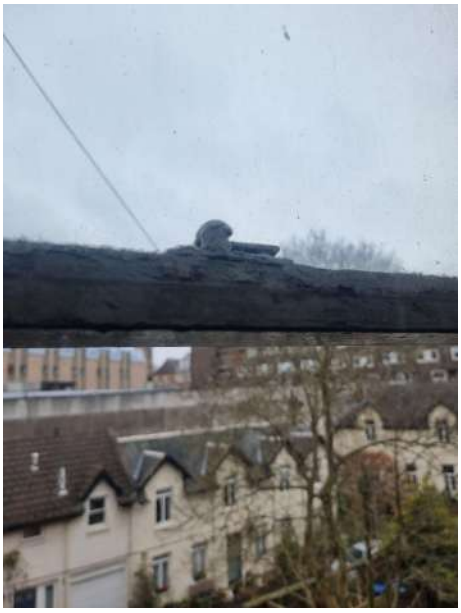
Window is badly out of alignment which is furthering the issue with wind and water entering the property. The second photo is of a fan in the window which would be removed when replacing the windows.

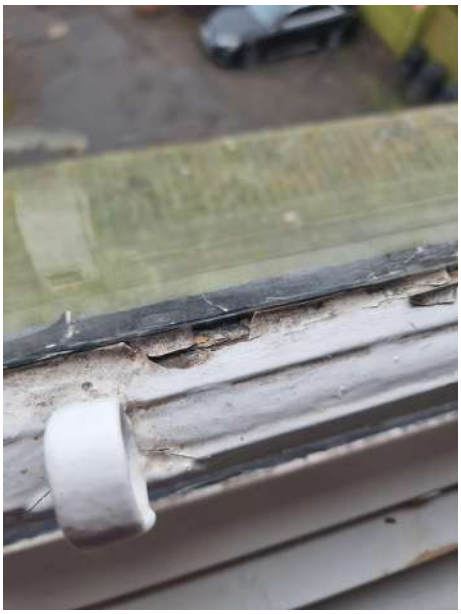
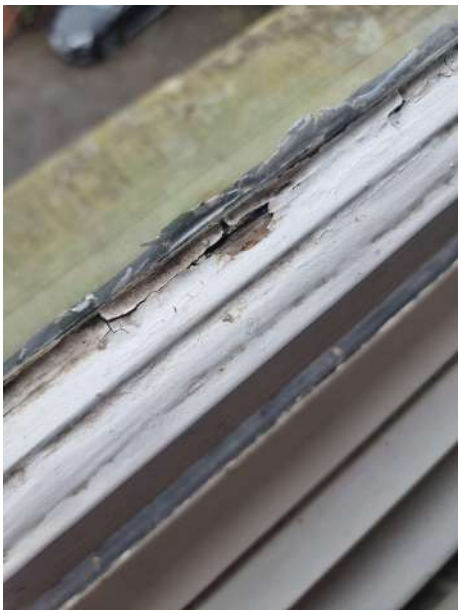
Rotting sill and tenon joint woodwork.

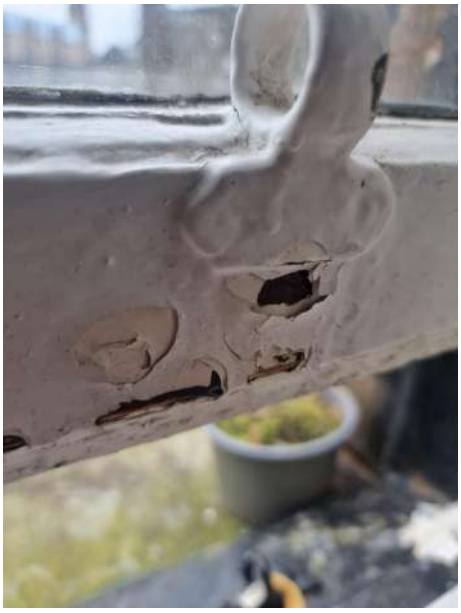
Rotting tenon joint and bottom rail.

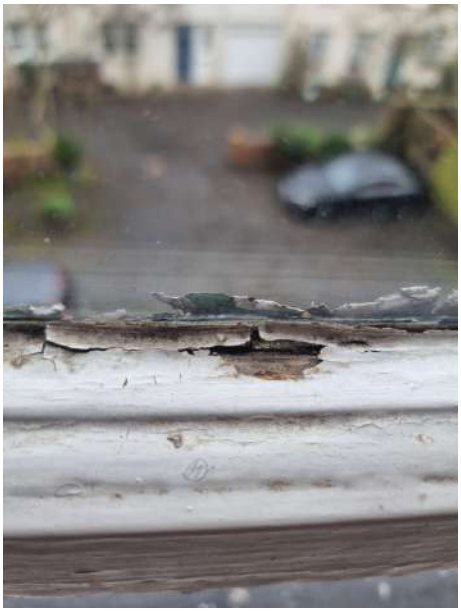



Rotting bottom rail and deteriorating mid-rail.

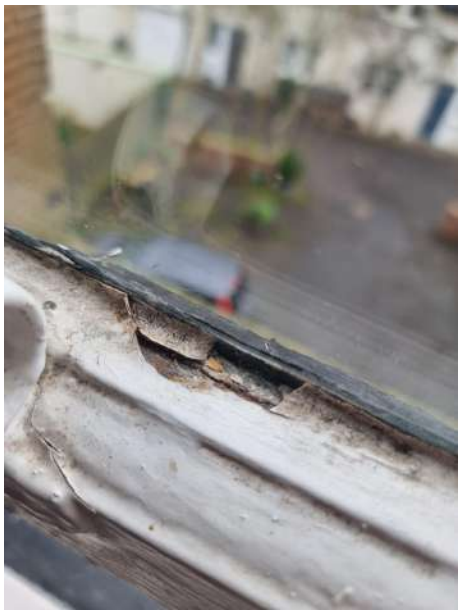



Seals and putty are coming away from the glass and deteriorating in areas. This is allowing water to penetrate the bare woodwork.

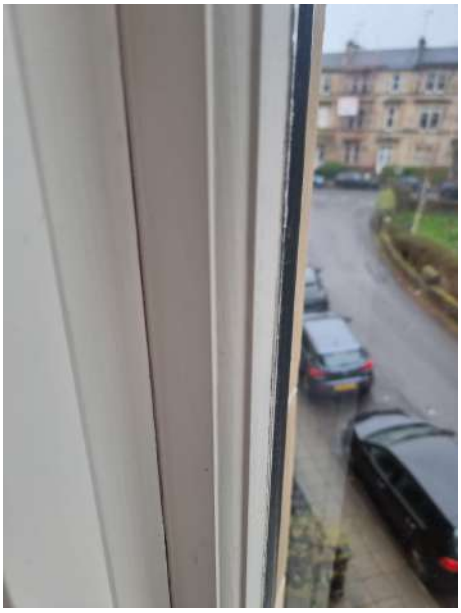


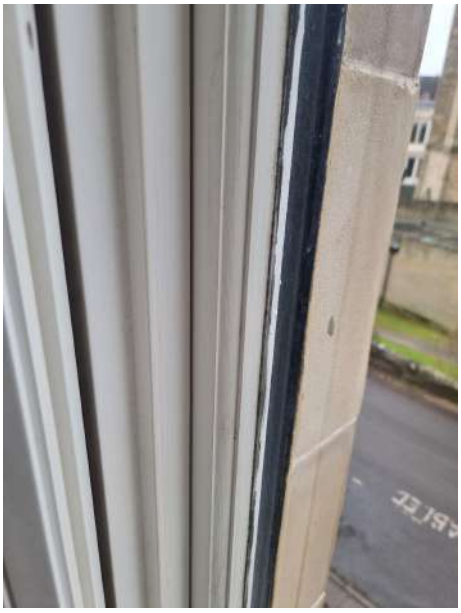


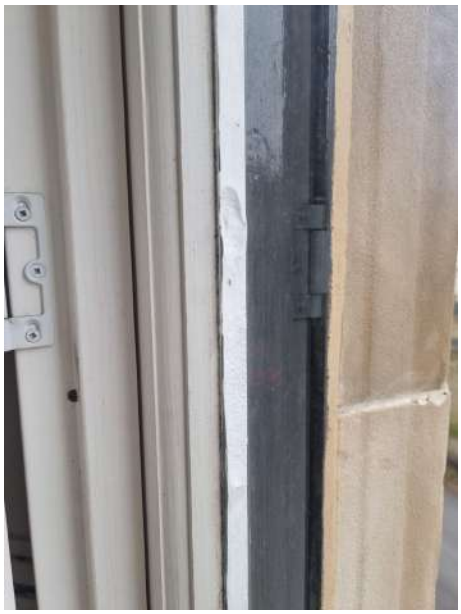
Rotting bottom rail woodwork.



Seals are coming away from the glass.







The bottom sashes appear to have already been replaced on two of the windows on the front elevation.