



Edinburgh Sash and Case
www.edinburghsashandcase.co.uk

**LBC
Survey**

DATE:
12/03/20
24

Client Name: Edward Holt
Surveyed by: Nicholas Kimbell

Address:
33 Upper Gray Street,
Edinburgh, EH9 1SN

Specification:	Mould detail: Ogee	Glazing Notes: Currently 4mm glass, proposed 14mm IGU (4mm low E glass/6mm warm edge spacer bar/4mm float glass)	
		Timber: Redwood	Horn Detail: N/A
		Astragals: 21mm	Rods and beads: Standard half round profile on baton rods and parting beads.

Overview

Grade B Listed Property

Client requests the installation of double glazing by replacement of existing sashes with new custom fitted with 14mm IGU's. All historic detail to be matched like-for-like. The original existing cases are to be retained and refurbished in situ.

W1 – Lounge Right

Currently 6 over 6 style

2090h x 1065w

Proposed

Replacement 6 over 6 style sashes with 14mm
IGU's

- Cracking along glue lines of mortise and tenon joinery indicative of excessive movement
- Cill completely rotten
- External paint and putty has been breached
- Condensation damage to horizontal rails
- Window heavily overpainted

Proposed:

Replacement of existing 6/6 style sashes on a like-for-like basis with new custom fitted 14mm IGU's.

Existing casement to be retained and refurbished.



W2 – Lounge Middle

Currently 6 over 6 style

2090h x 1070w

Proposed

Replacement 6 over 6 style sashes with 14mm
IGU's

- Cracking along glue lines of mortise and tenon joinery indicative of excessive movement
- Cill completely rotten
- External paint and putty has been breached
- Condensation damage to horizontal rails
- Window heavily overpainted

Proposed:

Replacement of existing 6/6 style sashes on a like-for-like basis with new custom fitted 14mm IGU's.

Existing casement to be retained and refurbished.



W3 – Lounge Left

Currently 6 over 6 style

2090h x 1070w

Proposed

**Replacement 6 over 6 style sashes with 14mm
IGU's**

- Cracking along glue lines of mortise and tenon joinery indicative of excessive movement
- Cill completely rotten
- External paint and putty has been breached
- Condensation damage to horizontal rails
- Window heavily overpainted

Proposed:

Replacement of existing 6/6 style sashes on a like-for-like basis with new custom fitted 14mm IGU's.

Existing casement to be retained and refurbished.



W4 – Ground Floor Right

Currently 6 over 6 style

2090h x 11065w

Proposed

**Replacement 6 over 6 style sashes with 14mm
IGU's**

- Cracking along glue lines of mortise and tenon joinery indicative of excessive movement
- External paint and putty has been breached
- Slight rot in astragal
- Window heavily overpainted

Proposed:

Replacement of existing 6/6 style sashes on a like-for-like basis with new custom fitted 14mm IGU's.

Existing casement to be retained and refurbished.



W5 – Ground Floor Left

Currently 6 over 6 style

2090h x 1065w

Proposed

Replacement 6 over 6 style sashes with 14mm
IGU's

- Cracking along glue lines of mortise and tenon joinery indicative of excessive movement
- External paint and putty has been breached
- Window heavily overpainted

Proposed:

Replacement of existing 6/6 style sashes on a like-for-like basis with new custom fitted 14mm IGU's.

Existing casement to be retained and refurbished.

