

# Hutton + Rostron Environmental Investigations Limited

## Grandpont House, Oxford: Window and door unit investigation

Site note 5 for December 2023-January 2024, job no. 160-42

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## **1 INTRODUCTION**

### **1.1 AUTHORITY AND REFERENCES**

Hutton + Rostron Environmental Investigations Limited carried out site visits to Grandpont House, Abingdon Road, Oxford during December 2023-January 2024 in accordance with instructions from Xavier Bosch by email on 15 January 2023. Drawings provided by Studio Stassano were used for the identification of structures. For the purpose of orientation in this report, the building was taken as facing west onto Abingdon Road

### **1.2 AIM**

The aim of this survey was to investigate window units for construction, condition and requirement for refurbishment. Recommendations are provided for remedial works as part of the proposed refurbishment scheme

### **1.3 LIMITATIONS**

This survey was confined to the accessible structures. Concealed timbers and cavities in relation to window units have not been investigated. The condition of concealed materials may be deduced from the general condition and moisture content of the adjacent structure. Only demolition or exposure work can enable the condition of timber to be determined with certainty, and this destroys what it is intended to preserve. Specialist investigative techniques are therefore employed as aids to the surveyor. No such technique can be 100 per cent reliable, but their use allows deductions to be made about the most probable condition of materials at the time of examination. Structures were not examined in detail except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect or in the event that such part of the property is not free from defect it will not contaminate and/or affect any other part of the property. Any design work carried out in conjunction with this report has taken account of available pre-construction or construction phase information to assist in the management of health and safety risks. The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015. No formal investigation of moisture distribution was made

## **2 STAFF ON SITE AND CONTACTS**

### **2.1 H+R STAFF ON SITE**

Tim Jordan

### **2.2 PERSONNEL CONTACTED**

Mr Xavier Bosch  
House residents

### 3 OBSERVATIONS AND RECOMMENDATIONS

#### 3.1 EXECUTIVE SUMMARY

Window and door joinery was a mixture of types and ages; there was notable survival of historic joinery in some but not all areas. The predominant type was softwood sliding sash windows with single glazing. These were typically subject to partial decay and defects in their operation which further degraded their thermal performance

*As detailed within attachments, extensive works will be needed to overhaul historically valuable windows and to replace those which are in very poor condition and/or holding limited historic value. In addition to this, the Architect may consider what strategy is to be pursued in terms of potential thermal upgrades (secondary glazing, shutters, heavy curtains, replacement glazing, draught stripping are all options to consider). H+R can provide further advice, if instructed*

#### **4 H+R WORK ON SITE**

- 4.1** H+R inspected specified parts of the building fabric using all available access and exposure
- 4.2** H+R deployed visual, tactile and specialist equipment techniques to interrogate the fabric

#### **5 PROPOSED ACTION BY H+R**

- 5.1** H+R will advise on repair and conservation, so as to minimise the risk of decay after refurbishment if instructed
- 5.2** H+R will advise on remedial detailing, so as to minimise the risk of damp and decay problems after refurbishment if instructed
- 5.3** H+R will advise on conservation of original fabric with regard to damp, decay and salt damage, as necessary and if instructed
- 5.4** H+R will review proposed remedial details as these become available if instructed
- 5.5** H+R will return to site to inspect sample remedial details if instructed
- 5.6** H+R will liaise with conservation and historic building authorities, if instructed, so as to ensure the cost-effective conservation of original fabric


#### **6 INFORMATION REQUIRED BY H+R**

- 6.1** H+R require up-to-date copies of project programmes, as these become available
- 6.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 6.3** H+R require copies of proposed remedial details for comment as these become available
- 6.4** H+R should be informed as a matter of urgency if further significant water penetration occurs onto site; so that advice can be given on cost-effective remedial measures, to minimise the risk of cost or programme overruns and so as to minimise the risk of damp or decay problems during the latent defect period

#### **7 ADMINISTRATION REQUIREMENTS**

- 7.1** H+R require formal instructions for further investigations and consultancy on this project
- 7.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes


# Attachment A

<b>Reference</b>	H+R window 1	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but fairly easy to repair)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1200mm	
<b>Operation</b>	Replace faulty hinge mechanisms for 2 no. casements	



**Grandpont House**


Schedule of doors and windows at main house and stables  
November 2023-January 2024  
Not to scale

<b>Reference</b>	H+R window 2	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but remains serviceable)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1200mm	



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<b>Reference</b>	H+R window 3	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but fairly easy to repair)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1200mm	
<b>Operation</b>	Lubricate or replace stiff handles/locking mechanisms for 2 no. casements	



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<b>Reference</b>	H+R window 4	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but fairly easy to repair)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1700mm	
<b>Operation</b>	Lubricate or replace stiff handles/locking mechanisms for 2 no. casements	



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<b>Reference</b>	H+R window 5	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but remains serviceable)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1200mm	



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<b>Reference</b>	H+R window 6	
<b>Location</b>	Stables North side	
<b>Type</b>	uPVC modern window unit	
<b>Strategy</b>	Justifiable for replacement due to lack of historic value (but remains serviceable)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 1700mm	



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<b>Reference</b>	H+R door 7	
<b>Location</b>	Stables South side	
<b>Type</b>	Carriage house doors, pair of leaves	
<b>Strategy</b>	Doors appeared to be of historic value but require dismantlement and complete overhaul due to history of deterioration and failure of repairs	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each door leaf 2800 X 1400mm	
<b>Decoration</b>	Paintwork largely intact but cracked/breached at joints; allow to prepare and redecorate throughout	
<b>Timber decay</b>	History of repair to lower third of almost all boards due to decay (which has recurred); to be re-done  Bottom rails for both doors both decayed; to be replaced  East (rhs) frame decayed; to be replaced  Retrospective boards have been fixed to the internal face (west top rail, east bottom rail); to be removed and defective elements of the original door fabric replaced as needed	
<b>Operation</b>	Iron L strap hinges appear to have sagged over time. The doors no longer close tightly as the meeting stiles overlap at the head. Retrofit bracing to each door (internally) has not arrested sag; doors to be totally dismantled and joints re-set to square (workbench task, not in-situ)	




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Schedule of doors and windows at main house and stables

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<b>Reference</b>	H+R door 8	
<b>Location</b>	Stables South side	
<b>Type</b>	Carriage house doors, pair of leaves	
<b>Strategy</b>	Doors appeared to be of historic value but require dismantlement and complete overhaul due to history of deterioration and failure of repairs	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each door leaf 2800 X 1400mm	
<b>Decoration</b>	Paintwork largely intact but cracked/breached at joints; allow to prepare and redecorate throughout	
<b>Timber decay</b>	History of repair to lower third of almost all boards due to decay (which has recurred); to be re-done  Bottom rails for both doors both decayed and crudely patched; to be replaced  Additional cost allowances may be needed due to access restriction during survey (stored materials inside)	
<b>Operation</b>	Iron L strap hinges appear to have sagged over time. The doors no longer close tightly as the meeting stiles overlap at the head. Retrofit bracing to each door (internally) has not arrested sag; doors to be totally dismantled and joints re-set to square (workbench task, not in-situ)	



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Schedule of doors and windows at main house and stables


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<b>Reference</b>	H+R window 9	
<b>Location</b>	Stables South side	
<b>Type</b>	Softwood sliding sash	
<b>Strategy</b>	Suspected to be of early C20th origin, not especially good construction or condition (potentially justified to replace)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1500 x 1100mm	
<b>Decoration</b>	Paintwork largely intact (paint has exacerbated decay, disguised decay and seized operation); allow to prep and redecorate (if window is to be retained)	
<b>Timber decay</b>	Lefthand side pulley lining and adjacent beading partially decayed (painted over); replace these elements (if window is to be retained)	
<b>Operation</b>	Meeting rail faster remains  Both sashes painted shut; ease operation (if window is to be retained)	




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<b>Reference</b>	H+R door 10	
<b>Location</b>	Stables South side	
<b>Type</b>	Modern timber door with obscured glazing, suspected hardwood construction set within slightly older timber frame	
<b>Strategy</b>	Suspected to be of early C20th origin, not especially good construction or condition (potentially justified to replace)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 2800 x 1100mm	
<b>Decoration</b>	Paintwork largely intact; allow to prep and redecorate (if door is to be retained)	
<b>Timber decay</b>	Underside of sill partially decayed; to be replaced (if door is to be retained)	
<b>Operation</b>	Furniture remains functional	



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<b>Reference</b>	H+R window 11	
<b>Location</b>	Stables South side	
<b>Type</b>	Softwood sliding sash	
<b>Strategy</b>	Suspected to be of early C20th origin, not especially good construction or condition (potentially justified to replace)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1500 x 1100mm	
<b>Decoration</b>	Paintwork largely intact (paint has exacerbated decay, disguised decay and seized operation); allow to prep and redecorate (if window is to be retained)	
<b>Timber decay</b>	Lefthand side pulley lining and outer lining partially decayed (painted over); replace these elements (if window is to be retained)	
<b>Operation</b>	Meeting rail faster remains  Both sashes painted shut; ease operation (if window is to be retained)	



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<b>Reference</b>	H+R door 12	
<b>Location</b>	Stables South side	
<b>Type</b>	Modern timber door with obscured glazing, suspected hardwood construction set within slightly older timber frame	
<b>Strategy</b>	Suspected to be of early C20th origin, not especially good construction or condition (potentially justified to replace)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 2200 x 900mm	
<b>Decoration</b>	Paintwork largely intact; allow to prep and redecorate (if door is to be retained)	
<b>Timber decay</b>	Replacement weatherboard suspected to disguise decay in bottom rail; element to be reviewed and potentially replaced (if door is to be retained)  Decay in threshold may be disguised by modern access ramp addition; element to be reviewed and potentially replaced (if door is to be retained)	
<b>Operation</b>	Furniture remains functional	




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Not to scale

<b>Reference</b>	H+R window 13	
<b>Location</b>	Stables South side	
<b>Type</b>	Softwood frame, obscured glass, top hung casement	
<b>Strategy</b>	Apparently only 30-40yrs old, not especially good construction or condition (potentially justified to replace)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 800mm	
<b>Decoration</b>	Paintwork largely intact (paint has exacerbated decay, disguised decay and seized operation); allow to prep and redecorate (if window is to be retained)	
<b>Timber decay</b>	Weathering fillet lost from lower edge of casement; element to be replaced (if window is to be retained)	
<b>Operation</b>	Unknown if lower part of window is a sized side-hung casement; provisionally allow to ease operation	



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<b>Reference</b>	H+R door 14	
<b>Location</b>	Stables South side	
<b>Type</b>	Modern timber door with obscured glazing, ledged and braced door clad in boarding	
<b>Strategy</b>	Suspected to be of late C20th origin, not especially good construction or condition (potentially justified to replace or infill aperture if doorway no longer needed)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 2200 x 900mm	
<b>Decoration</b>	Paintwork largely intact; allow to prep and redecorate (if door is to be retained)	
<b>Timber decay</b>	The base of the door and frame were partially decayed, especially the weatherboard, threshold and frame feet; elements to be reviewed and potentially replaced (if door is to be retained)	
<b>Operation</b>	Door has been disused for many years (fitted shelves obstruction internally); operation to be reinstated (if door is to be retained)	




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<b>Reference</b>	H+R window 15	
<b>Location</b>	Main House Second floor East side	
<b>Type</b>	3no. sash window units making-up canted bay	
<b>Strategy</b>	Window holds historic value but is in very poor condition; this could justify total re- placement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each window unit measured 1500 x 1000mm. Overall sash thickness 40mm. Glazing bar profile a slender lambs tongue type design 15mm thick. The glazing bar depth internal was 25mm. The thickness of the glazing and glazing rebate was therefore encompassed within a 15mm zone	
<b>Decoration</b>	Poor state of paintwork and putty  (window replacement recommended)	
<b>Timber decay</b>	The surrounding structure of the bay window (timber frame) has dropped towards the outer edge, as exhibited by the uneven gap at the top of the lefthand window (distortion by at least 20mm); Structural Engineer to comment in terms of whether aperture distortion can be corrected or not  External lead flashings at the sill were heavily corroded and underlying timber sill projection has been lost  Spandrel panel and architrave beneath the window internally appeared to have been lost or crudely replaced in the past; to be restored (only if desirable)  (window replacement recommended)	
<b>Operation</b>	The righthand fastener was missing. The centre and lefthand fastener differed in design and were now difficult, if not impossible, to operate due to distortion or lack of fully closing sashes  Only 2 out of the 6 sashes were operable. The other sashes are assumed to have been seized by painting shut  (window replacement recommended)	



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<b>Reference</b>	H+R window 16	
<b>Location</b>	Main House Second floor East side	
<b>Type</b>	3no. sash window units within single aperture (flanking sashes not designed to operate). Modern detailing such as brush strips	
<b>Strategy</b>	Recently replaced, therefore no historic value and potentially justified for replacement if there is a desire to upgrade performance (but currently remains serviceable)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1500 x 2000mm  The replacement sashes were of a matching overall thickness to the original windows 15 and 17 nearby, although the glazing bar profile was a slightly different design	
<b>Decoration</b>	Fairly recent paintwork remained in reasonable condition; prep and redecorate (if window is to be retained)	
<b>Timber decay</b>	There were no signs of decay, although water staining suggested driving rain penetration at the lower corners of the posts between sections of the window; external weathering checks and making good required (if window is to be retained)	
<b>Operation</b>	Good operation  No fasteners provided; provide meeting rail fastener (if window is to be retained)  Brush strips only provided at beads, not meeting rail; Architect to provide glazing and brush strip upgrading design (if desired)	




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Schedule of doors and windows at main house and stables

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<b>Reference</b>	H+R window 17	
<b>Location</b>	Main House Second floor East side	
<b>Type</b>	3no. sash window units making-up canted bay	
<b>Strategy</b>	Window holds historic value but is in very poor condition; this could justify total re- placement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each window unit measured 1500 x 1000mm. Overall sash thickness 40mm. Glazing bar profile a slender lambs tongue type design 15mm thick. The glazing bar depth internal was 25mm. The thickness of the glazing and glazing rebate was therefore encompassed within a 15mm zone	
<b>Decoration</b>	Poor state of paintwork and putty  (window replacement recommended)	
<b>Timber decay</b>	The surrounding structure of the bay window (timber frame) has dropped towards the outer edge, as exhibited by the uneven gap at the top of the lefthand window (distortion by at least 40mm); Structural Engineer to comment in terms of whether aperture distortion can be corrected or not  South window top sash: meeting rail decayed at all joists (glazing bars and stiles)  South window bottom sash: decay at lower lhs corner (crude metal bracket added)  North window top sash: heavily decayed meeting rail  Centre window: decayed pulley lining feet (2no.)  External sill partially decayed  (window replacement recommended)	
<b>Operation</b>	All furniture damaged/missing  Only 2 out of the 6 sashes were operable. The other sashes are assumed to have been seized by painting shut  (window replacement recommended)	




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Not to scale

<b>Reference</b>	H+R window 18	
<b>Location</b>	Main House Second floor West side	
<b>Type</b>	Modern frame and casement installed within recent decade. This appeared to be a mismatching design vaguely imitating a 3 over 6 sliding sash but utilising a top hung casement detail). Original detail can be seen at window 19	
<b>Strategy</b>	No historic or material value, poor condition; replacement justified	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1200 x 1000mm	
<b>Decoration</b>	Poor  (window replacement recommended)	
<b>Timber decay</b>	The lower righthand corner of the casement heavily decayed  (window replacement recommended)	
<b>Operation</b>	Casement could not be fully closed. It was stuck in the ajar position and a plastic draught strip has fallen out at this location  (window replacement recommended)	




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<b>Reference</b>	H+R window 19	
<b>Location</b>	Main House Second floor West side	
<b>Type</b>	Softwood sliding sash, single glazing	
<b>Strategy</b>	Historic but not original (Edwardian?) and poor condition; potentially justifies replacement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1300 x 900mm  The glazing bar thickness in comparison to window 17 was slightly thicker (20mm) and was therefore suspected to be a non-original replacement	
<b>Decoration</b>	Poor  (window replacement recommended)	
<b>Timber decay</b>	Top sash meeting rail: heavily decayed with crude metal bracket repair  External timber sill and lower frame corners previously heavily decayed, crudely patched with a board fixed over within recent decades  (window replacement recommended)	
<b>Operation</b>	The bottom sash was difficult to operate due to a missing pulley at the lefthand side  (window replacement recommended)	




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<b>Reference</b>	H+R window 20	
<b>Location</b>	Main House Second floor West side	
<b>Type</b>	Softwood, single glazing. Imitation sash adapted as side-hung casement for roof access	
<b>Strategy</b>	Historic but not original (Edwardian?) and poor con- dition; potentially justifies replacement  Previously would have al- lowed fairly safe roof ac- cess when the west wing had an enclosed central valley  No longer deemed safe as a route to climb onto the upper roof! Especially not- ing that there is a way to safely climb into the en- closed central valley of the main roof via internal hatch- way)	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1300 x 900mm	
<b>Decoration</b>	Poor  (window replacement recommended)	
<b>Timber decay</b>	The external timber sill was decayed at least at the righthand corner  (window replacement recommended)	
<b>Operation</b>	The bottom casement has dropped over time and no longer fully shuts  The top sash has been painted shut (in a slightly ajar position)  (window replacement recommended)	




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<b>Reference</b>	H+R window 21	
<b>Location</b>	Main House First floor East side	
<b>Type</b>	Triple window forming cant- ed bay window	
<b>Strategy</b>	Historic value and limited extent of damage would potentially justify retention	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each unit measuring 2500 x 900mm  The sashes measured 35mm thick with a 28mm internal moulded glazing bar which very little depth for the single glazing and putty	
<b>Decoration</b>	The condition of external paintwork was poor which would allow water entrapment and the conditions for wet rot decay; prep and re-decorate	
<b>Timber decay</b>	Replace partially decayed external sill (north and centre)  Replace missing external sill (south)  The base of the frame posts showed a history of splice repair and filler repair; provisionally allow to inspect and re-do repairs if necessary	
<b>Operation</b>	All fasteners at the meeting rails were either damaged, missing or inoperable (evidence remains for historic fastener design at north window); all pulls, fasteners and pulleys to be replaced (replicate original fastener design)  5 out of 6 sashes painted-shut; ease operation	




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<b>Reference</b>	H+R window 22	
<b>Location</b>	Main House First floor East side	
<b>Type</b>	'Palladian' style sash window comprising 3no. Window units within a single aperture	
<b>Strategy</b>	Historic value and limited extent of damage would potentially justify retention	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 3100 x 2000mm	
<b>Decoration</b>	Dilapidated paint finishes had allowed moss growth which suggested timbers would be damp enough for decay; prep and re-dec	
<b>Timber decay</b>	Replace missing external sill  The base of the frame posts showed a history of splice repair and filler repair; provisionally allow to inspect and re-do repairs if necessary  The centre top sash showed some evidence of decayed/damaged glazing bars on the basis that daylight was visible around the perimeter of some panes; provisionally allow to de-glaze and replace glazing bars	
<b>Glazing</b>	1 no. cracked pane was noted at the upper north sash; replace damaged pane	
<b>Operation</b>	All 6no. sashes painted/fixed-shut; ease operation of main 2no. Sashes  Fastener at centre meeting rail non-operational (top sash painted-shut in ajar position); provisionally allow to renew all pulls, fasteners and pulleys	



### Grandpont House

Schedule of doors and windows at main house and stables


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<b>Reference</b>	H+R window 23	
<b>Location</b>	Main House First floor East side	
<b>Type</b>	Triple window forming cant- ed bay window	
<b>Strategy</b>	Historic value and limited extent of damage would potentially justify retention	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each unit measuring 2500 x 900mm  The sashes measured 35mm thick with a 28mm internal moulded glazing bar which very little depth for the single glazing and putty	
<b>Decoration</b>	The condition of external paintwork was poor which would allow water entrap- ment and the conditions for wet rot decay; prep and re-decorate	
<b>Timber decay</b>	Suspected partial decay in all external sills; provisionally allow to replace  The base of the frame posts showed a history of splice repair and filler repair which were suspected to suffer at least some latent decay; provisionally allow to inspect and re-do repairs if necessary	
<b>Glazing</b>	1 no. cracked pane identified in the bottom sash of the north window; replace broken pane	
<b>Operation</b>	All fasteners at the meeting rails were either damaged, missing or inoperable; all pulls, fasteners and pulleys to be replaced  5 out of 6 sashes painted-shut (in ajar position); ease operation  Evidence of lost 'meakins-system' operation for top sashes; Architect to consid- er reinstating this to all high-level sash windows	



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<b>Reference</b>	H+R window 24	
<b>Location</b>	Main House First floor West side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Appeared capable of retention	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 2500 x 1100mm	
<b>Decoration</b>	Reasonable; prep and re-decorate	
<b>Timber decay</b>	No decay identified (external access not available); make a provisional cost allowance for timber repair pending external inspection	
<b>Glazing</b>	1 no. cracked pane in the bottom sash; replace broken pane	
<b>Operation</b>	Both sashes appeared to have been painted shut for many years; ease operation  Fastener remains at meeting rail	



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<b>Reference</b>	H+R window 25	
<b>Location</b>	Main House First floor West side	
<b>Type</b>	Sliding sash window, modern replacement beads with brush-strips	
<b>Strategy</b>	Appeared capable of retention	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 2500 x 1100mm	
<b>Decoration</b>	Reasonable; prep and re-decorate	
<b>Timber decay</b>	There was evidence of repair/replacement to the outer linings, both of these had suffered recurrent wet rot decay at the feet of the frame; allow to splice repair	
<b>Operation</b>	Top sash painted shut; ease operation  Fastener remains at meeting rail	



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<b>Reference</b>	H+R window 26	
<b>Location</b>	West wing First floor South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1200 x 1100mm	
<b>Decoration</b>	Build-up of paint coats had hindered the operation; prep and re-dec	
<b>Timber decay</b>	There did not seem to be signs of decay in the frame	
<b>Operation</b>	The window aperture was clearly affected by distortion. The surrounding structure seemed to have dropped differentially towards the east side. The top and bottom sashes were both operable, although rather stiff and affected by the distortion of the aperture; easing operation required	



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<b>Reference</b>	H+R window 27	
<b>Location</b>	West wing First floor South side	
<b>Type</b>	Fairly modern (mid-20 <sup>th</sup> century) metal framed window, obscured glazing, brass handle	
<b>Strategy</b>	Mid C20th addition (new wall aperture created?)  Could be justified to remove, infill or replace	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 600 x 450mm	
<b>Decoration</b>	Good	
<b>Glazing</b>	Minor crack in upper corner of pane	
<b>Operation</b>	Good	



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<b>Reference</b>	H+R window 28	
<b>Location</b>	West wing First floor South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1200 x 1100mm	
<b>Decoration</b>	Moderate to poor; prep and re-dec	
<b>Glazing</b>	The glazing has been rather crudely repaired in the bottom sash with a large build-up of putty and with window pane setts into the glazing bar to a variable depth; crude glazing to be replaced  1 no. cracked pane in the bottom sash; to be replaced	
<b>Operation</b>	The window aperture was clearly affected by distortion (sag at soffit). Both sashes were operable, although the top sash tended to drop open and the bottom sash was very stiff. There was a very large amount of play in the top sash as it seemed to be able to drop open diagonally. Cam fasteners were anachronistic  Easing operation required  New pulls, fasteners and pulleys recommended	




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<b>Reference</b>	H+R window 29	
<b>Location</b>	West wing First floor South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1200 x 1100mm  Sash thickness was approximately 35mm	
<b>Decoration</b>	Moderate to poor; prep and re-dec	
<b>Timber decay</b>	History of decay in the lower corner of the frame and sill (disguised by filler and paint); provisionally allow for further filler repair if found necessary	
<b>Operation</b>	Top sash has been painted shut; ease operation  Historic fastener remained operable	



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<b>Reference</b>	H+R window 30	
<b>Location</b>	West wing First floor West side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1200 x 1100mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	Bottom sash decayed at lower corners (metal bracket repair); provisionally allow to strengthen this repair as part of reinstating operation	
<b>Operation</b>	Top sash operable but unbalanced; adjust pulley weights  Bottom sash fixed shut (recently?); ease operation  Broken fastener; replace	



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<b>Reference</b>	H+R window 31	
<b>Location</b>	West wing First floor North side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1200 x 1100mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Glazing</b>	There was 1 no. broken pane within the bottom sash; replace	
<b>Operation</b>	Fastener remained intact and serviceable  Top sash operable but unbalanced; adjust pulley weights  Bottom sash operable but tended to jar due to excessive play; ease operation	
<b>Structure</b>	The external brick arch lintel has sagged above this window frame; Structural Engineer may call for this window unit to be removed in order to strengthen lintel above	




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<b>Reference</b>	H+R window 32	
<b>Location</b>	West wing First floor North side	
<b>Type</b>	Oval shaped oculus window	
<b>Strategy</b>	Some historic value and capable of retention if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	~600mm high	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	There was evidence of previous filler repairs to broken/decayed/split sections of the glazing bar in the lower parts of the centre pane and bottom pane although these seemed intact	
<b>Operation</b>	Seemed to be a fixed frame design, although these are sometimes found to be centre pivot tilted on other similar buildings; reinstatement of operation can be considered (if desired)	



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<b>Reference</b>	H+R window 33	
<b>Location</b>	West wing Mezzanine above ground flr South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Seemingly a later generation of joinery (plain horns at the sash corner joints) . Horns on the bottom sash for example are fairly non-traditional and visually jarring. Non-original security bars had been fitted across the inside of the window  Could justify replacement if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1600 x 1000mm. Sashes measured 35mm thick	
<b>Decoration</b>	Good  Remove security bars if desired	
<b>Timber decay</b>	No visible decay	
<b>Operation</b>	The meeting rail fastener was broken; replace  The top sash is painted shut; ease operation	



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<b>Reference</b>	H+R window 34	
<b>Location</b>	West wing Mezzanine above ground flr South side	
<b>Type</b>	Sliding sash	
<b>Strategy</b>	Apparently a historic window (modern security bars); feasible to retain	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1600 x 1000mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	There was evidence of previous decay and patch repairs to the lower corners of the frame. This has been largely covered by a lead flashing and multiple coats of paint. It was notable that many of the external window sills had been covered in lead flashings which may disguise various defects and decay  Provisionally allow for repair	
<b>Operation</b>	The window seems to have seized in the ajar position with a permanent air flow through the top of the top sash (uncomfortable for occupants during the winter months)  The bottom sash has been sealed shut or seized  The meeting rail fastener was intact	



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<b>Reference</b>	H+R window 35	
<b>Location</b>	West wing Mezzanine above ground flr South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Apparently a historic window; feasible to retain	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1600 x 1000mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	The sill of the window seems to have been decayed/entirely lost (resulting in the bottom sash dropping lower than intended to the point that the meeting rails barely met); sill to be replaced	
<b>Operation</b>	The top sash was painted shut; ease operation  The bottom sash was operable but subject to significant play; ease operation	



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<b>Reference</b>	H+R window 36	
<b>Location</b>	West wing Mezzanine above ground flr North side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Apparently a historic window (modern security bars); feasible to retain	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1600 x 1000mm Sashes 35mm thick	
<b>Decoration</b>	Moderate condition; prep and re-dec Remove security bars if desired	
<b>Glazing</b>	The top sash showed 1 no. cracked pane; replacement	
<b>Damage</b>	The meeting rail fastener was operable Top sash has been painted shut; ease operation The bottom sash appeared to have been useable recently but was currently seized. The east pulley cord for the bottom sash has snapped; ease operation	



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<b>Reference</b>	H+R window 37	
<b>Location</b>	West wing Mezzanine above ground flr North side	
<b>Type</b>	Oval shaped oculus window	
<b>Strategy</b>	Some historic value and capable of retention if desired  Security bars also historic	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	~600mm high	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	There was evidence of previous filler repairs to broken/decayed/split sections of the glazing bar in the lower parts of the centre pane and bottom pane although these seemed intact	
<b>Operation</b>	Seemed to be a fixed frame design, although these are sometimes found to be centre pivot tilted on other similar buildings; reinstatement of operation can be considered (if desired and only if security bars were to be removed)	



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Schedule of doors and windows at main house and stables

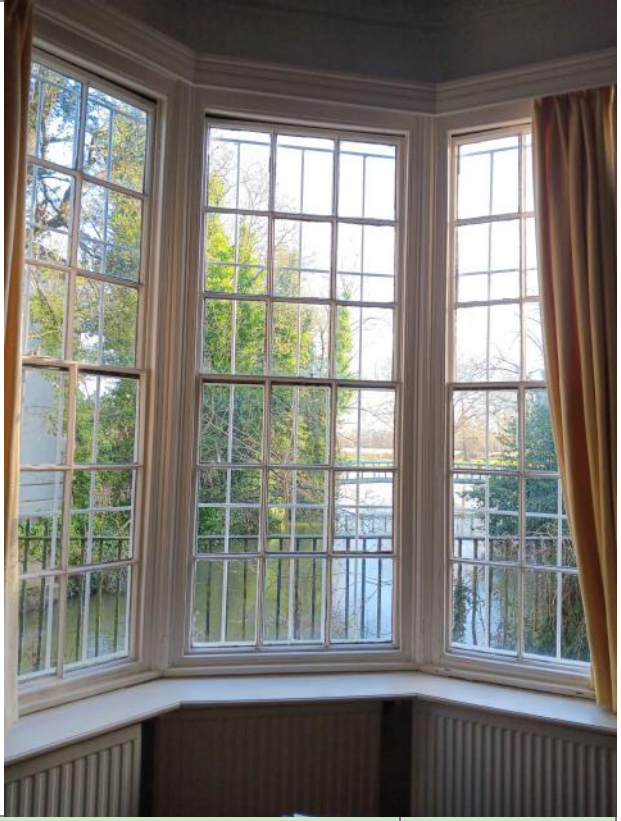
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<b>Reference</b>	H+R window 38	
<b>Location</b>	Main House Ground floor East side	
<b>Type</b>	Triple sash window in cant- ed bay format	
<b>Strategy</b>	Historic window joinery, rel- atively recent metal security bars fitted externally; feasi- ble to refurbish	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Each window measured 2300 x 1000mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	The overall aperture of the window has distorted historically, consistent with the outermost edge of the bay dropping. This had created unequal gaps at the top of the top sashes; Structural Engineer to comment in terms of whether aperture distortion can be corrected or not  As view externally, the sill has been replaced in a very crude combination of softwood packing elements (disguised by the lead flashing); to be replaced	
<b>Glazing</b>	There was 1 no. cracked pane in the top sash of the north window and 1 no. cracked or heavily scratched pane in the top sash of the centre window; allow to replace these	
<b>Operation</b>	Of the 6 no. sashes, only the bottom sash in the centre window was operable; operation to be eased  All 3 no. fasteners at the meeting rails were present, although they were in poor condition; all pulls, fasteners and pulleys to be replaced	



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<b>Reference</b>	H+R Door 39	
<b>Location</b>	Main House Ground floor East side	
<b>Type</b>	Panelled door, fanlight above, flanking windows and spandrel panels	
<b>Strategy</b>	High historic value (although door leaf itself may not be original), priority to refurbish	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 3000 x 2000mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	<p>Fanlight remained in fairly good condition but has possibly lost an external cornice/hood feature which ran across the top of the door; Architect to reinstate according to historically appropriate design</p> <p>The aperture seems to have been affected by structural movement in the vicinity (north edge of aperture has dropped relative to the south); Structural Engineer to comment in terms of whether aperture distortion can be corrected or not</p> <p>The lower part of the south spandrel panel was decayed by wet rot. This seems to have been a recurrent issue across the base of the frame and paneling generally, although patch repairs had been conducted over time; provisionally allow for further piece-in/filler repairs</p>	
<b>Operation</b>	<p>The door has been sealed shut/disused for many years; ease operation</p> <p>All furniture was missing from the exterior and the internal door lockbox was in a fairly poor state; historically appropriate furniture specified by the Architect to be reinstated</p> <p>The base of the door also had been fitted with a section of trim moulding which may disguise decay or an open gap allowing a draught; if the door is to be reinstated for use, draught stripping can be added</p>	




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<b>Reference</b>	H+R window 40	
<b>Location</b>	Main House Ground floor East side	
<b>Type</b>	Triple sash window in cant- ed bay format	
<b>Strategy</b>	Historic window joinery, rel- atively recent metal security bars fitted externally; feasi- ble to refurbish	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 3000 x 2000mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	Replace all external sills (3no.) due to crude modern works and partial decay  The overall aperture of the window has distorted historically, consistent with the outermost edge of the bay dropping. This had created unequal gaps at the top of the top sashes; Structural Engineer to comment in terms of whether aperture distortion can be corrected or not	
<b>Operation</b>	Of the 6 no. sashes, only the bottom sash in the centre window was operable; ease operation  The meeting rail fasteners were either missing or damaged; all pulls, fasteners and pulleys to be replaced	

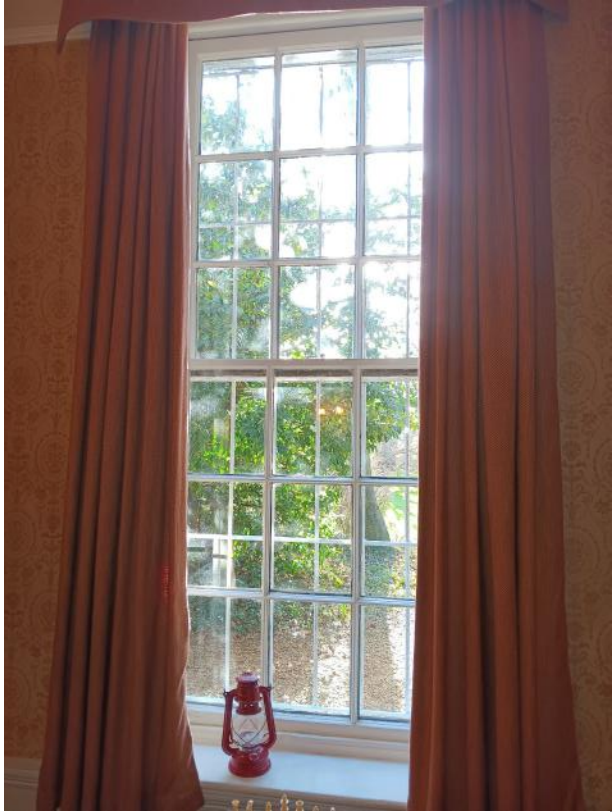


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<b>Reference</b>	H+R window 41	
<b>Location</b>	Main House Ground floor South side	
<b>Type</b>	Sliding sash window	
<b>Strategy</b>	Historic window joinery, relatively recent metal security bars fitted externally; feasible to refurbish	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 2200 x 1100mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	Heavily decayed sill externally; to be replaced	
<b>Operation</b>	The meeting rail fasteners no longer met correctly at the centre due to decay of sill; see rectification above  The fastener at the meeting rail remained in-situ  The top sash was painted shut and the bottom sash was seized; ease operation	



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<b>Reference</b>	H+R door 42	
<b>Location</b>	Main House Ground floor West side	
<b>Type</b>	The door was a historic Georgian detail in a 6 panel format with a panelled surround and lead flashed canopy	
<b>Strategy</b>	High historic value, priority to refurbish	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	The overall aperture size was 2000 x 1200mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Timber decay</b>	<p>The base of the frame was decayed up to the height of approximately 100mm at both sides; splice repair required</p> <p>Decay in the base of the frame also reflected the architraves both internally and externally and the adjoining skirting boards; splice repair required</p> <p>The original weatherboard from the bottom of the door has been lost and replaced in a plain square board (it may have originally been moulded); reinstate historically appropriate weatherboard if desired</p> <p>Brass furniture was present in the form of a letterbox, knocker and doorknob; the other more modern elements of furniture could be removed/replaced if desired</p>	
<b>Operation</b>	The door was very stiff to close due to suspected distortion in the surrounding wall frame structure; ease operation	




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<b>Reference</b>	H+R window 43	
<b>Location</b>	West wing Ground floor South side	
<b>Type</b>	Timber frame window with bottom hung casement  Modern security bars	
<b>Strategy</b>	The window seems to have been much altered on what may have been a sash orig- inally; potentially justified to replace	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 750mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	Internal window board (modern) has been heavily decayed by fungus; replace with DPM laid at underside  The base of the frame was partially decayed at least at the east side (to rectify this may make it more appropriate to replace the entire window unit)	
<b>Damage</b>	The casement was seized; ease operation	



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<b>Reference</b>	H+R window 44	
<b>Location</b>	West wing Ground floor South side	
<b>Type</b>	Timber frame window with bottom hung casement  Modern security bars	
<b>Strategy</b>	The window seems to have been much altered on what may have been a sash orig- inally; potentially justified to replace  Fibre-cement panels may contain asbestos!	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1400 x 750mm	
<b>Decoration</b>	Poor  (window replacement recommended)	
<b>Timber decay</b>	As viewed externally, the base of the frame and sill were decayed across their surfaces  (window replacement recommended)	



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<b>Reference</b>	H+R window 45	
<b>Location</b>	West wing Ground floor South side	
<b>Type</b>	Sliding sash window  Internal security bars had been fitted later  The top sash closing was obscured	
<b>Strategy</b>	The sashes were a later generation of joinery with very thick glazing bars and horned features at the corner joints similar to those seen in the floor above at window 33; potentially justified to replace if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall dimensions 1400 x 1100mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Structure</b>	There may have been some distortion in the surrounding wall on the basis of unequal joints around the window	
<b>Operation</b>	There seemed to be an issue with the closure of one or both sashes which did not allow the meeting rails to close fully, such that the fastener could not be operated; to be rectified by easing operation  The top sash has been fixed shut by wooden blocks in the lining; allow to ease operation and possibly re-balance/replace pulley cords  The bottom sash was operable, although it seems that the joint with the glazing bar has been broken when this was used to pull the window open; joint repair/strengthening required	




**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024

Not to scale

<b>Reference</b>	H+R window 46	
<b>Location</b>	West wing Ground floor West side	
<b>Type</b>	Pair of sliding sash windows  Horns were present at the corners of sashes and obscured glazing was used throughout  Modern internal security bars	
<b>Strategy</b>	This window was of a later generation of joinery similar to that seen in the adjoining window 45; potentially justified to replace if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall combined aperture size 1500 x 1700mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>		
<b>Operation</b>	Bottom sashes had been fully fixed shut by screwing blocks into the linings; reinstate operation  Top sashes had dropped-open historically which no longer allowed the meeting rails to close properly (filler has been installed in the gaps along the top of the top sash); reinstate operation and alignment	




**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024

Not to scale

<b>Reference</b>	H+R window 47	
<b>Location</b>	West wing Ground floor West side	
<b>Type</b>	Modern sliding sash with horns at corners and obscured glazing  Internal security bar fitted	
<b>Strategy</b>	Feasible to retain if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 800 x 600mm	
<b>Decoration</b>	Good	
<b>Timber decay</b>	No apparent decay seen at this stage	
<b>Operation</b>	Both sashes had been painted shut, the meeting rail fastener was broken and both pulley cords were missing; ease operation (including opening the linings to attach new pulley cords)	



**Grandpont House**

Schedule of doors and windows at main house and stables


November 2023-January 2024

Not to scale

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<b>Reference</b>	H+R window 48	
<b>Location</b>	West wing Ground floor West side	
<b>Type</b>	Modern sliding sash with horns at corners and obscured glazing  Internal security bar fitted	
<b>Strategy</b>		
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1000 x 650mm	
<b>Decoration</b>	Good	
<b>Glazing</b>	Pane in bottom sash has cracked; replace if desired	
<b>Operation</b>	Meeting rails no longer meet due to sashes no fully closing. Top sash painted shut, bottom sash stiff but operable; ease operation  Meeting rail fastener remains	



**Grandpont House**

Schedule of doors and windows at main house and stables

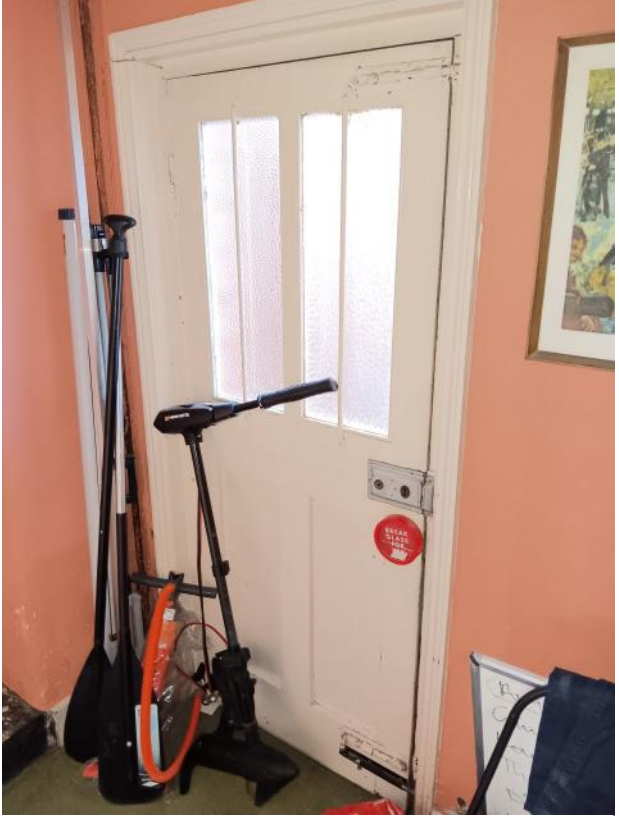
November 2023-January 2024

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<b>Reference</b>	H+R door 49	
<b>Location</b>	West wing Ground floor North side	
<b>Type</b>	4 panel door  The upper panels were glazed in two types of obscured glass and had internal security bars fitted	
<b>Strategy</b>	Limited age and distortion may justify replacement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 2100 x 1000mm	
<b>Decoration</b>	Moderate; prep and re-dec (if door is to be retained)	
<b>Timber decay</b>	Splice repair decay at base of door frame (east side)	
<b>Operation</b>	The bottom of the door appeared to have warped and no longer fully closed; alter frame and furniture to suit profile of warped door (if door is to be retained)  Missing doorknob and poor deadbolts (possible danger to fire strategy if door cannot be easily opened!); furniture to be replaced (if door is to be retained)	



**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024

Not to scale

<b>Reference</b>	H+R window 50	
<b>Location</b>	West wing Ground floor North side	
<b>Type</b>	Pair of side hung casements with obscured glazing and monkey tail catches  Internal security bars	
<b>Strategy</b>	Refurbish if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 500 x 1200mm	
<b>Decoration</b>	Moderate; prep and re-dec	
<b>Operation</b>	There were originally monkey tail stays on each window but one of these was missing and the other was slightly broken; stays to be replaced if desired  Both casements were seized shut; ease operation	



### Grandpont House

Schedule of doors and windows at main house and stables


November 2023-January 2024

Not to scale

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<b>Reference</b>	H+R window 51	
<b>Location</b>	West wing Ground floor North side	
<b>Type</b>	Pair of sliding sash windows  Security bars had been fitted internally	
<b>Strategy</b>	The generation of window joinery appeared fairly modern noted by the horns at the corner joints of the sashes; potentially justified to replace if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1500 x 1700mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	There were no signs of decay at this stage	
<b>Damage</b>	The west window sashes were both seized shut; ease operation  The east window top sash was seized shut but the bottom sash was operable. However, the meeting rails did not close correctly which did not allow their fastener to engage; ease operation and correct alignment	



**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024


Not to scale

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<b>Reference</b>	H+R window 52	
<b>Location</b>	West wing Ground floor North side	
<b>Type</b>	Pair of sash windows  Security bars had been fitted internally	
<b>Strategy</b>	The generation of window joinery appeared fairly modern noted by the horns at the corner joints of the sashes; potentially justified to replace if desired	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 1500 x 1700mm	
<b>Decoration</b>	Moderate condition; prep and re-dec  Remove security bars if desired	
<b>Timber decay</b>	There were no signs of decay at this stage	
<b>Operation</b>	Both top sashes were painted shut; ease operation  Both bottom sashes were stiff but operable; ease operation  The fasteners at the meeting rails were of two different types suggesting previous repairs, they were both functional; replace furniture if desired	



### Grandpont House

Schedule of doors and windows at main house and stables


November 2023-January 2024

Not to scale

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<b>Reference</b>	H+R window 53	
<b>Location</b>	Main House Ground floor North side	
<b>Type</b>	This was a modern early c20th wing of the building. The steel frame and single glazed windows were original to this period. All glazing was provided with security bars at the inner face	
<b>Strategy</b>	Poor thermal performance and limited historic value may justify replacement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 900 x 600mm	
<b>Decoration</b>	Moderate condition; prep and re-dec	
<b>Operation</b>	The upper pane was top hung casement which was operable	



**Grandpont House**

Schedule of doors and windows at main house and stables  
November 2023-January 2024  
Not to scale

<b>Reference</b>	H+R window 54	
<b>Location</b>	Main House Ground floor North side	
<b>Type</b>	This was a modern early c20th wing of the building. The steel frame and single glazed windows were original to this period. All glazing was provided with security bars at the inner face  The east and west parts of the window were side hung casements with catches and stays	
<b>Strategy</b>	Poor thermal performance and limited historic value may justify replacement	
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall aperture size 900 x 1500mm	
<b>Decoration</b>	The condition of the paintwork was fairly poor but the original galvanised coating to the steel frame seemed to be largely effective (main issue being the bond between paint and zinc coating)	
<b>Corrosion</b>	The west casement in particular seems to have developed some kind of damage or corrosion, meaning that it could not close properly	
<b>Operation</b>	Correcting the corrosion issue mentioned above may be more difficult and costly than total replacement of the window unit  (price for window replacement, tbc)	




**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024

Not to scale

<b>Reference</b>	H+R door 55	
<b>Location</b>	Main House Ground floor North side	
<b>Type</b>	The door features 6 panes of glass over the lock rail and timber panels below  The door, along with the extension section of the building as accessed, was not expected to be historic. It may date from the early to mid-c20th  Security bars were mounted internally	
<b>Strategy</b>		
<b>Item</b>	<b>Works/Observations</b>	<b>Tender</b>
<b>Dimensions</b>	Overall apertures size 2000 x 800mm	
<b>Decoration</b>	Moderate; prep and re-dec (if door is to be retained)	
<b>Timber decay</b>	The base of the frame was decayed at both sides and both stiles of the door were decayed at low level. This also appeared to be allowing rodent access into the room  This may justify total replacement of the door and frame	
<b>Operation</b>	The face mounted lock was broken and missing its handle; replace (if door is to be retained)	



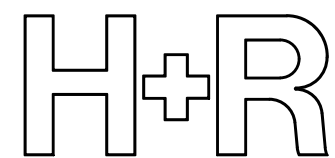
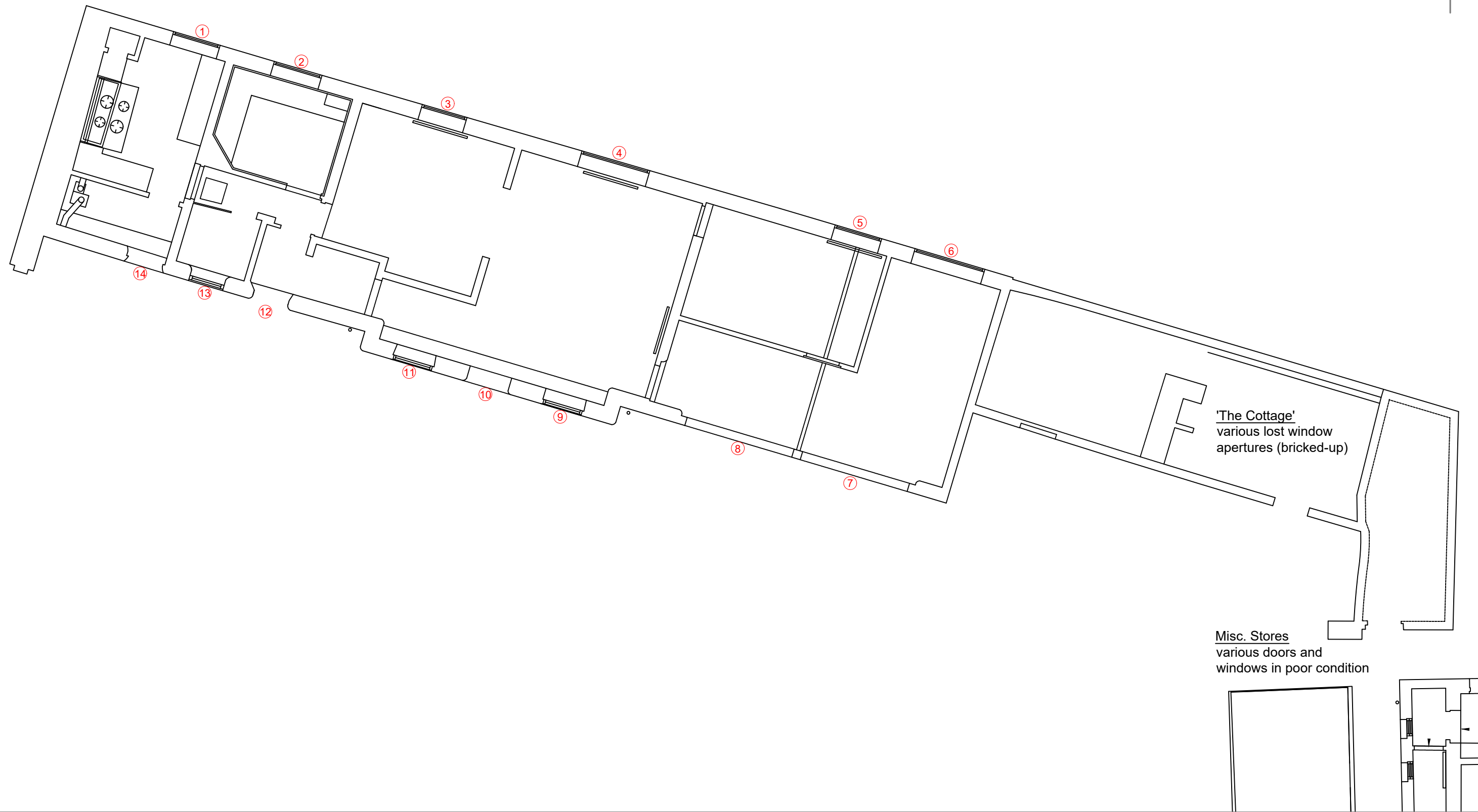
**Grandpont House**

Schedule of doors and windows at main house and stables

November 2023-January 2024

Not to scale

# Attachment B

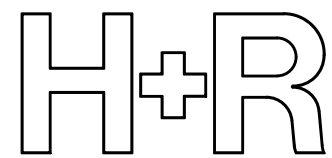
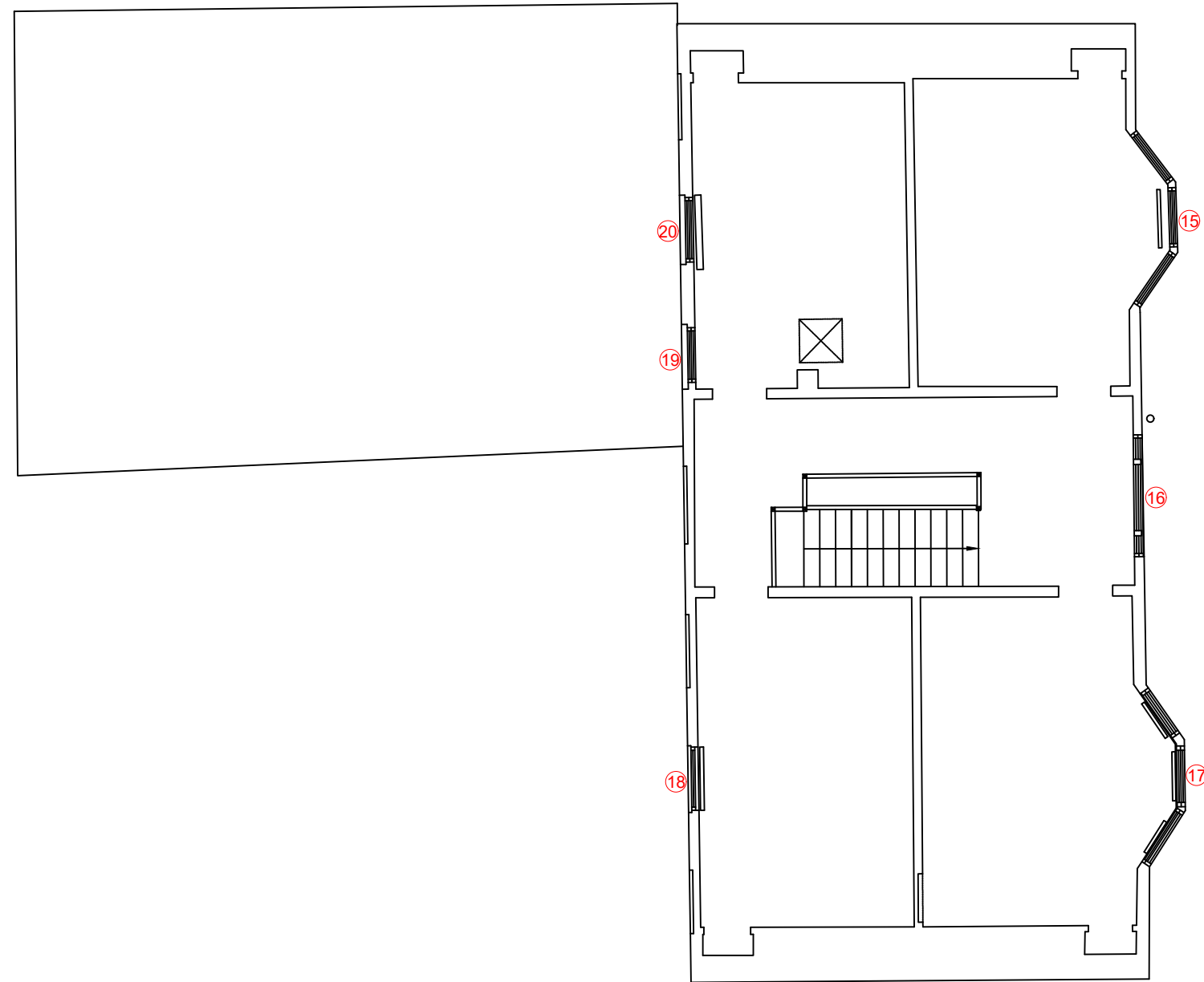


**Grandpont House, Stables - Ground**  
Window and door unit investigation  
December 2023 - January 2024

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**Key:**

- ① H+R window/door unit reference (refers to Attachment A schedule)

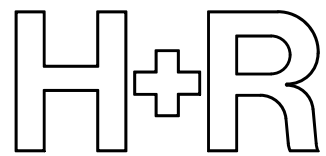
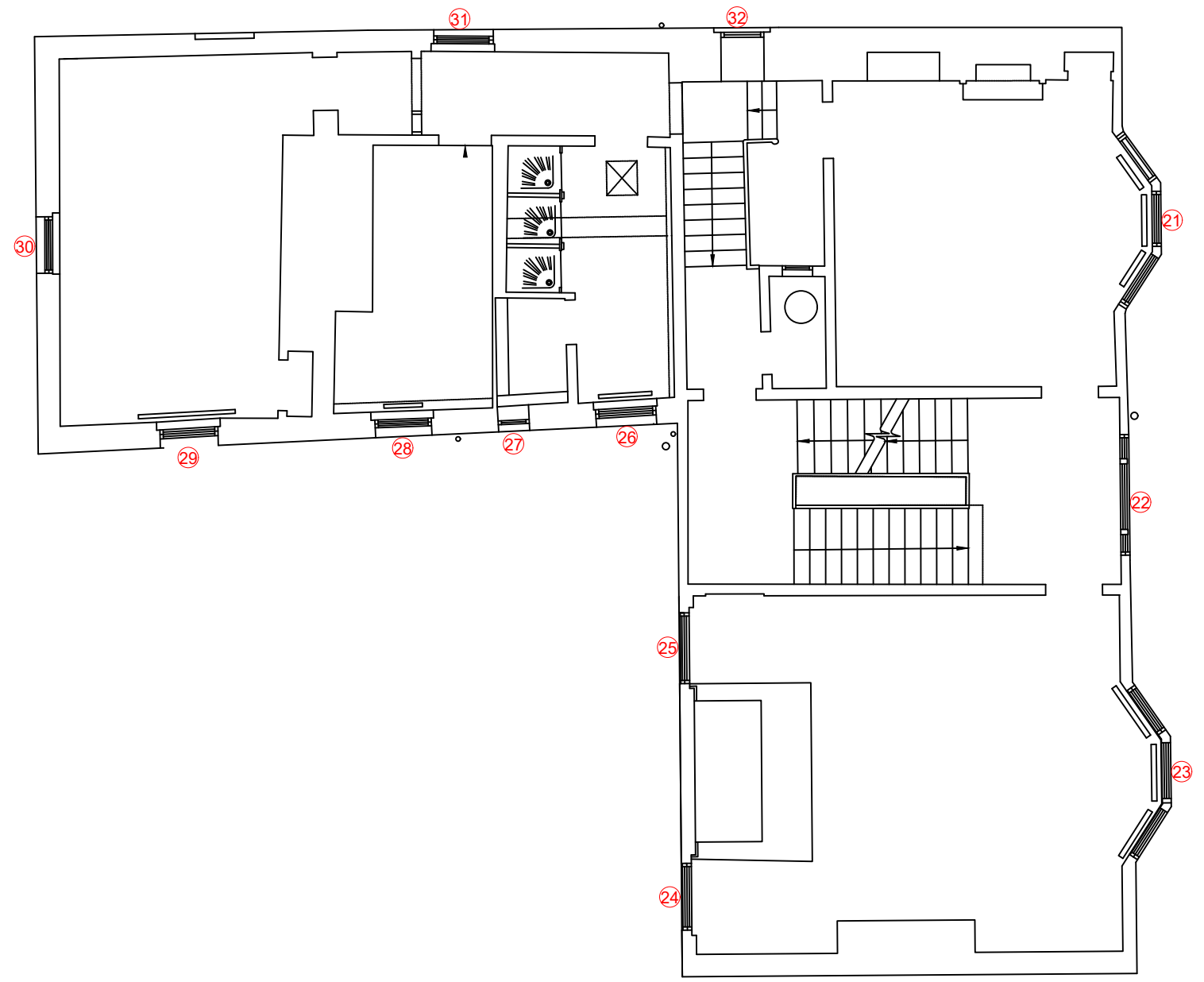


**Grandpont House, Main House - Second floor**  
Window and door unit investigation  
December 2023 - January 2024

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**Key:**

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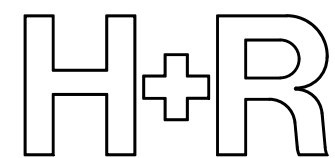
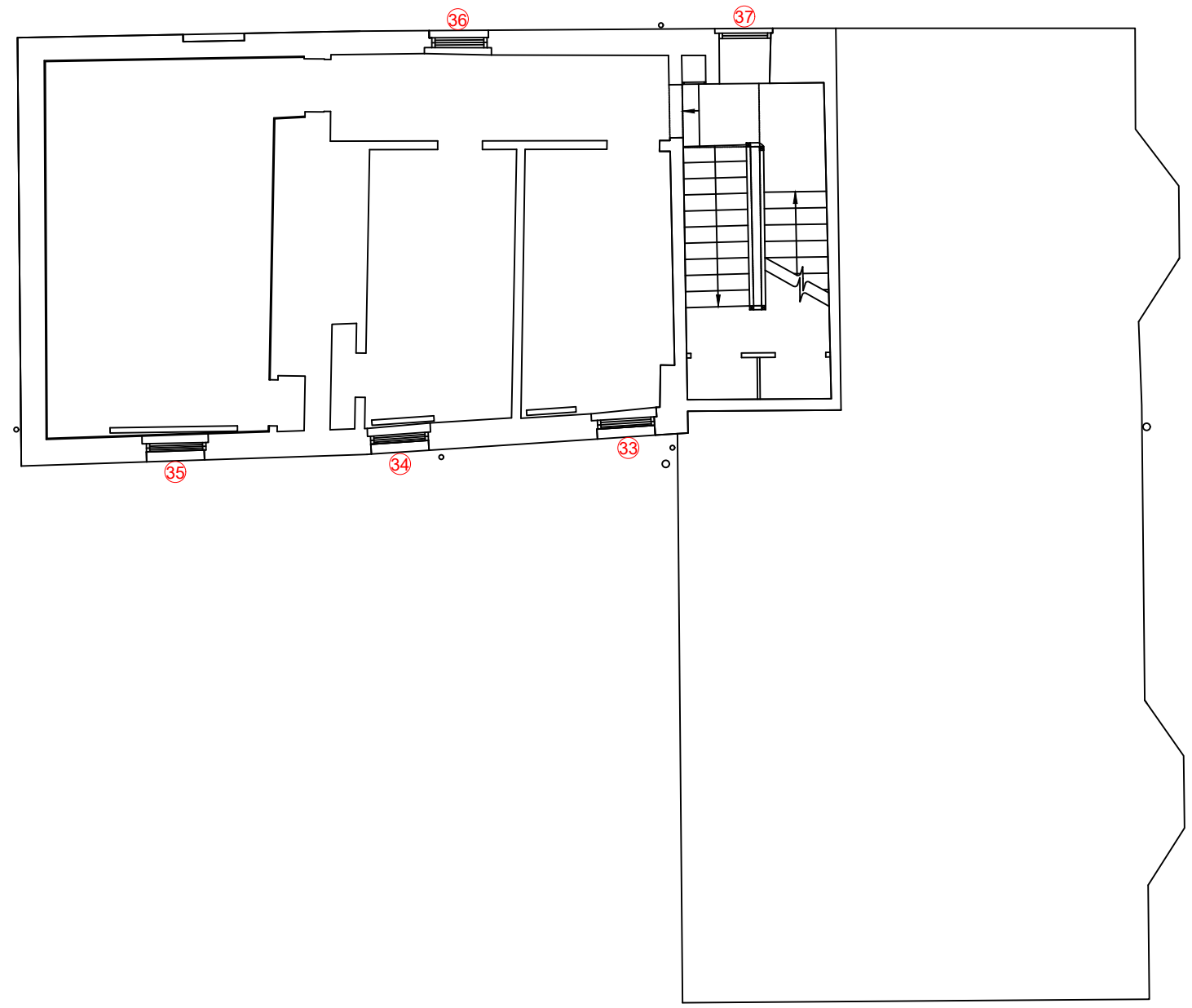
**Grandpont House, Main House - First floor**  
Window and door unit investigation  
December 2023 - January 2024

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**Grandpont House, Main House - Mezzanine above ground**  
Window and door unit investigation  
December 2023 - January 2024

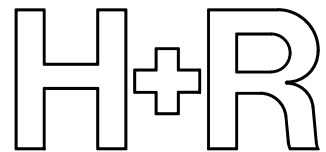
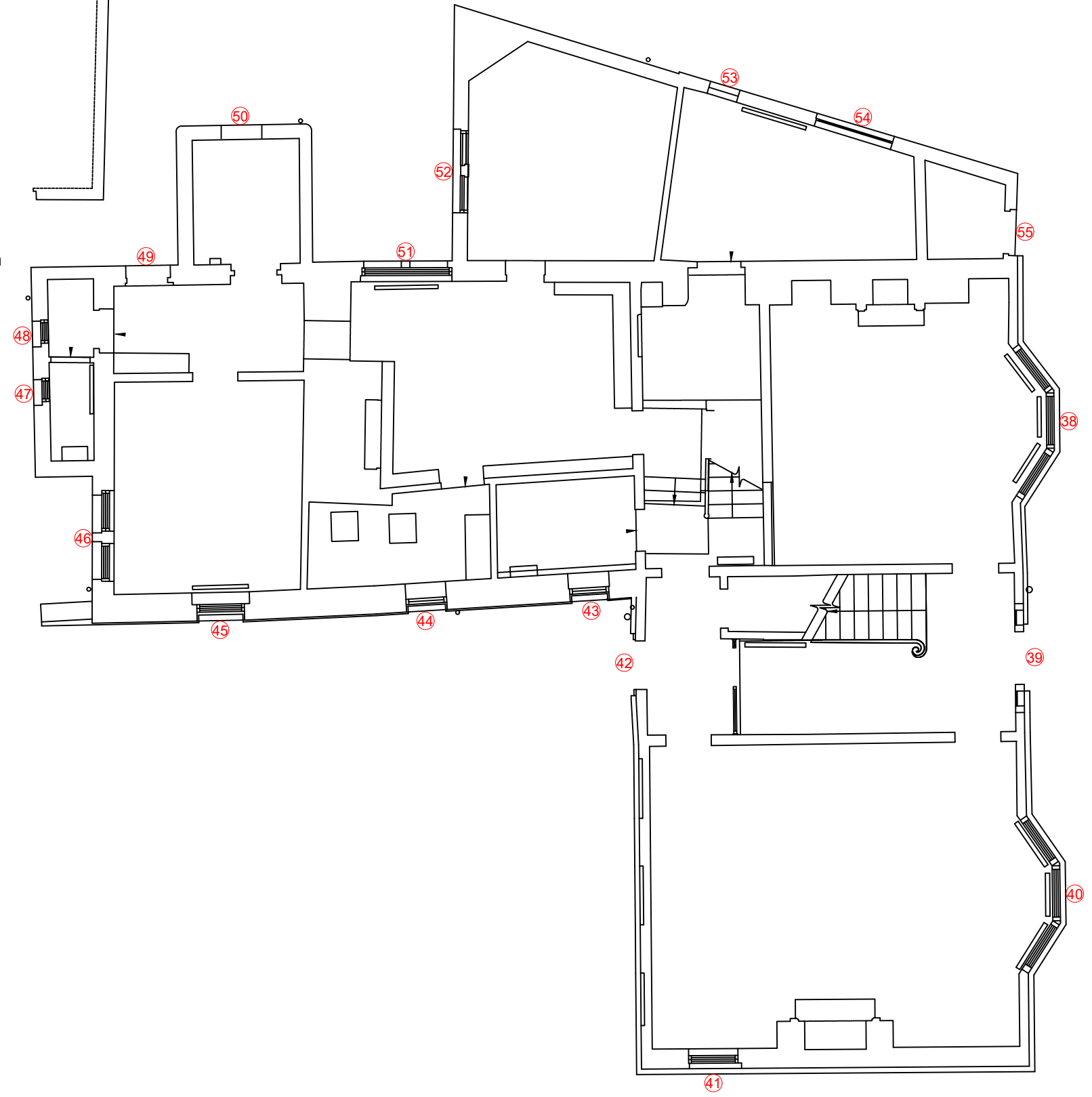
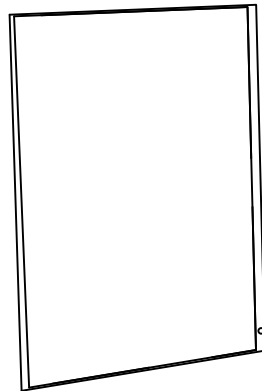
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**Key:**

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Misc. Stores  
various doors and  
windows in poor condition



**Grandpont House, Main House - Ground floor**  
Window and door unit investigation  
December 2023 - January 2024

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