

**Flat 1/2 47 Keir Street, Glasgow G41 2LA**



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.
- 4) Mastic externally is either no longer there or failing.
- 5) Sections of woodwork appear to have been replaced previously, therefore the windows are no longer historically relevant.
- 6) Some of the tenon joints are being held together with brackets as the windows are no longer structurally sound.



Internal woodwork is deteriorating and soft to touch. The second photo is of the tenon joint which is splitting.



Failing tenon joint.



Splitting tenon joint.



Rotting astragals



Photo shows the seals to the glass have failed which is allowing water to enter the woodwork and making the windows not efficient. The photo also shows the rotting sill externally.



Rotting mid-rail.



Seals and putty are failing to the windows.



Rotting casement and external putty



Failing external putty and deteriorated seals



Rotten sill



Rotten sill and failing tenon joint.



Rotting casement woodwork and midrail



Deteriorated woodwork to the bottom rail.