

Old Joiners Shop, Skirling Retrofit and Extension

for

Mr T Hotham

WINDOWS ASSESSMENT

17 April 2024



White Hill Design Studio LLP
Annan Water
Moffat
DG10 9LS

01683 221 898

info@whitehilldesignstudio.com

www.whitehilldesignstudio.com

White Hill Design Studio LLP is a Limited Liability Partnership, registered in Scotland with number S0300531 & having its registered office at Meikleholmside Cottage, Annan Water, Moffat, DG10 9LS.

WINDOWS ASSESSMENT

• Old Joiners Shop, Skirling Retrofit and Extension

Project:	Retrofit & Extension to Old Joiners Shop, Skirling
Applicant:	Mr T Hotham Old Joiners Shop Skirling ML12 6HD
Architect:	White Hill Design Studio LLP Annan Water Moffat DG10 9LS
Date:	17 April 2024
Revision	

1.0 Project Proposal

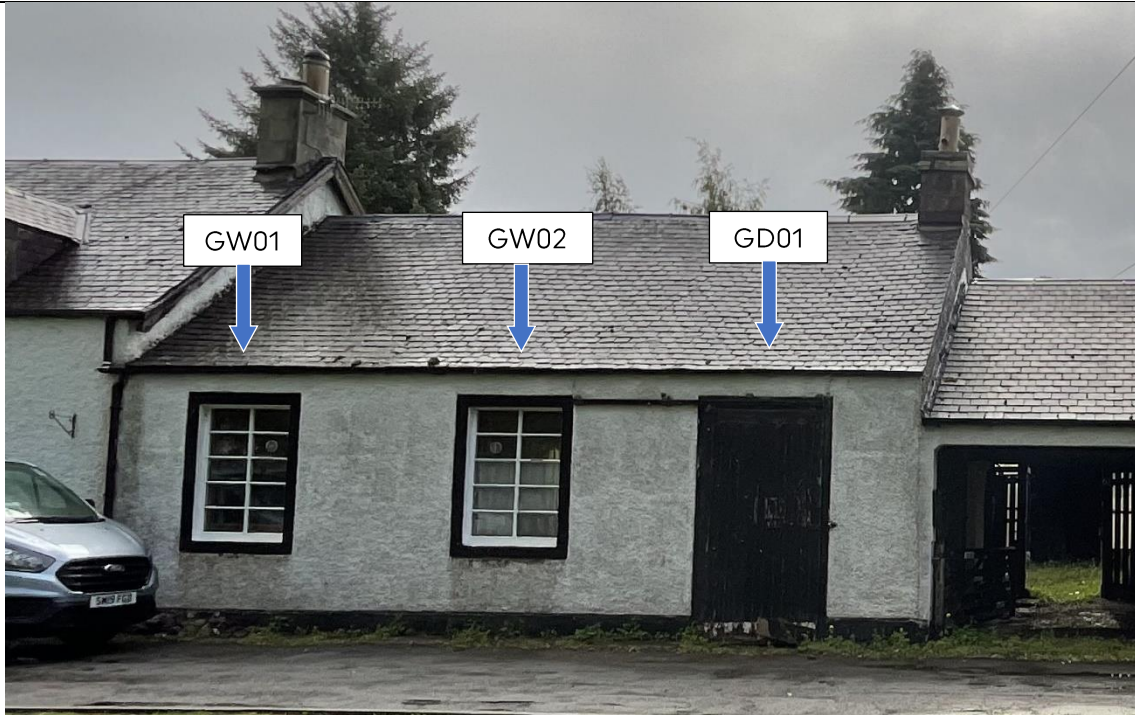
This proposal is for the retrofit and extension of the existing house.

2.0 Existing windows

- The existing building is a single storey with low attic storey traditional terraced building facing onto Skirling Green.
- The only remaining original windows building are in the Skirling Green frontage of the property. These windows are single glazed, fixed light 10-pane windows
- The Condition Survey findings are set out below
- The existing windows are not suitable for refurbishment for retention, and they are not capable of being altered to provide opening sashes.
- All other openings in the property have non-original windows which are in very poor condition

WINDOWS ASSESSMENT

• Old Joiners Shop, Skirling Retrofit and Extension



Elevation to Skirling Green



External view of GW01



External view of GW02

WINDOWS ASSESSMENT

• Old Joiners Shop, Skirling Retrofit and Extension



Internal view of GW01
(note: inner window is a reclaimed window installed backwards)



Internal view of GW02
(note: inner window is a reclaimed window installed backwards)



Rear elevation to garden

WINDOWS ASSESSMENT

• Old Joiners Shop, Skirling Retrofit and Extension



Rear windows internal view



Side door below carport

WINDOWS ASSESSMENT

• Old Joiners Shop, Skirling Retrofit and Extension

3.0 Condition Survey

- There are only 2 traditional windows in the property, GW01 & GW02. All other windows are modern replacements which are not being retained

Reference no	Location	Type	Condition joinery	Condition decoration	Condition fittings, etc	Secondary glazing	Glass historic
GW01	Main room	Single glazed, fixed window, 10 panes	4 Poor Some rotten timbers, putty failing	5 Poor	None	Yes, but reclaimed windows installed back to front	Yes, but some damaged panes and window vents cut into each window
GW02							

Overall condition:

- The windows are in poor condition, in addition, they are not suitable for retention in the proposed retrofit as they are fixed windows and could not be adapted to provide suitable windows for a dwelling

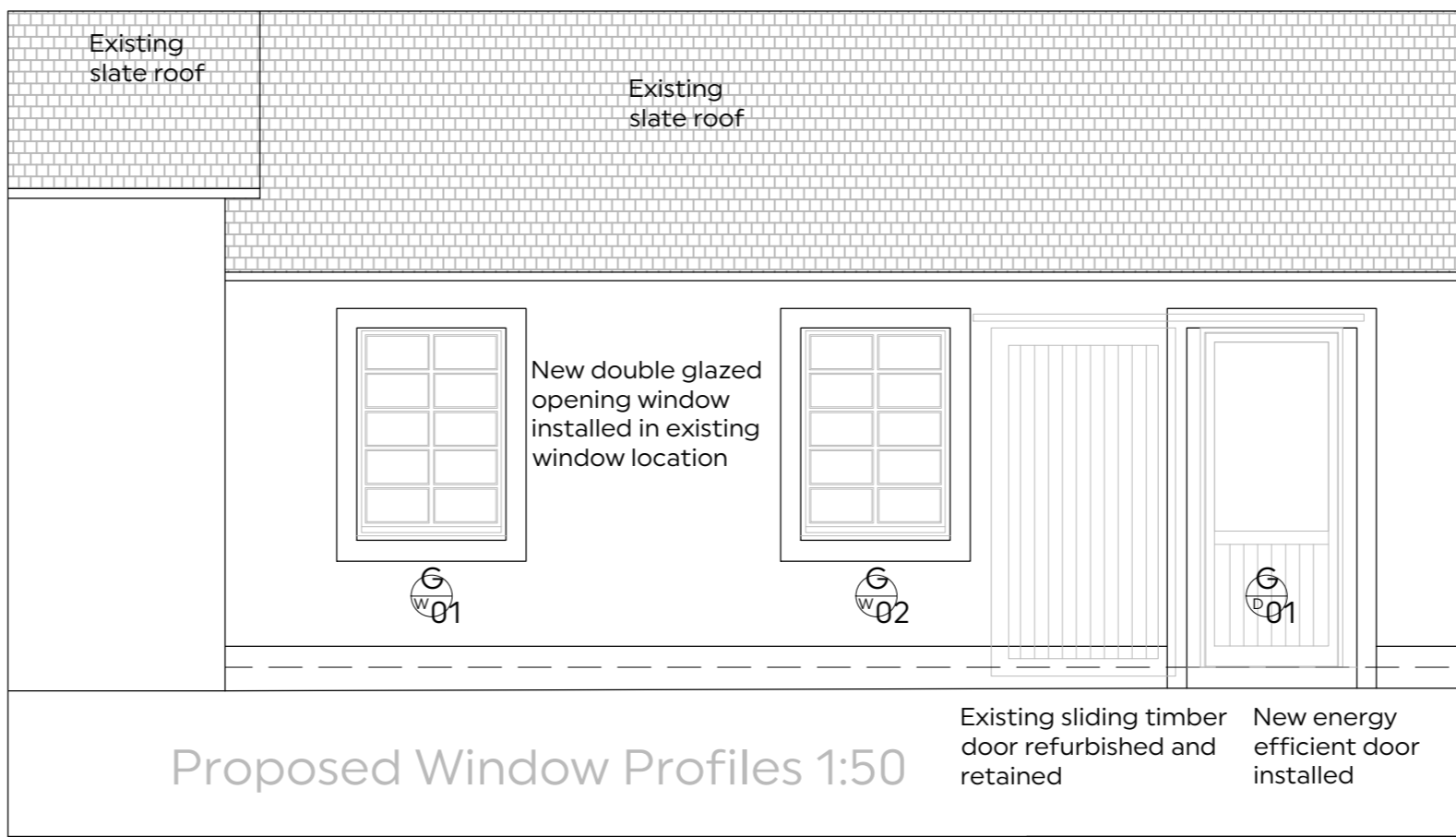
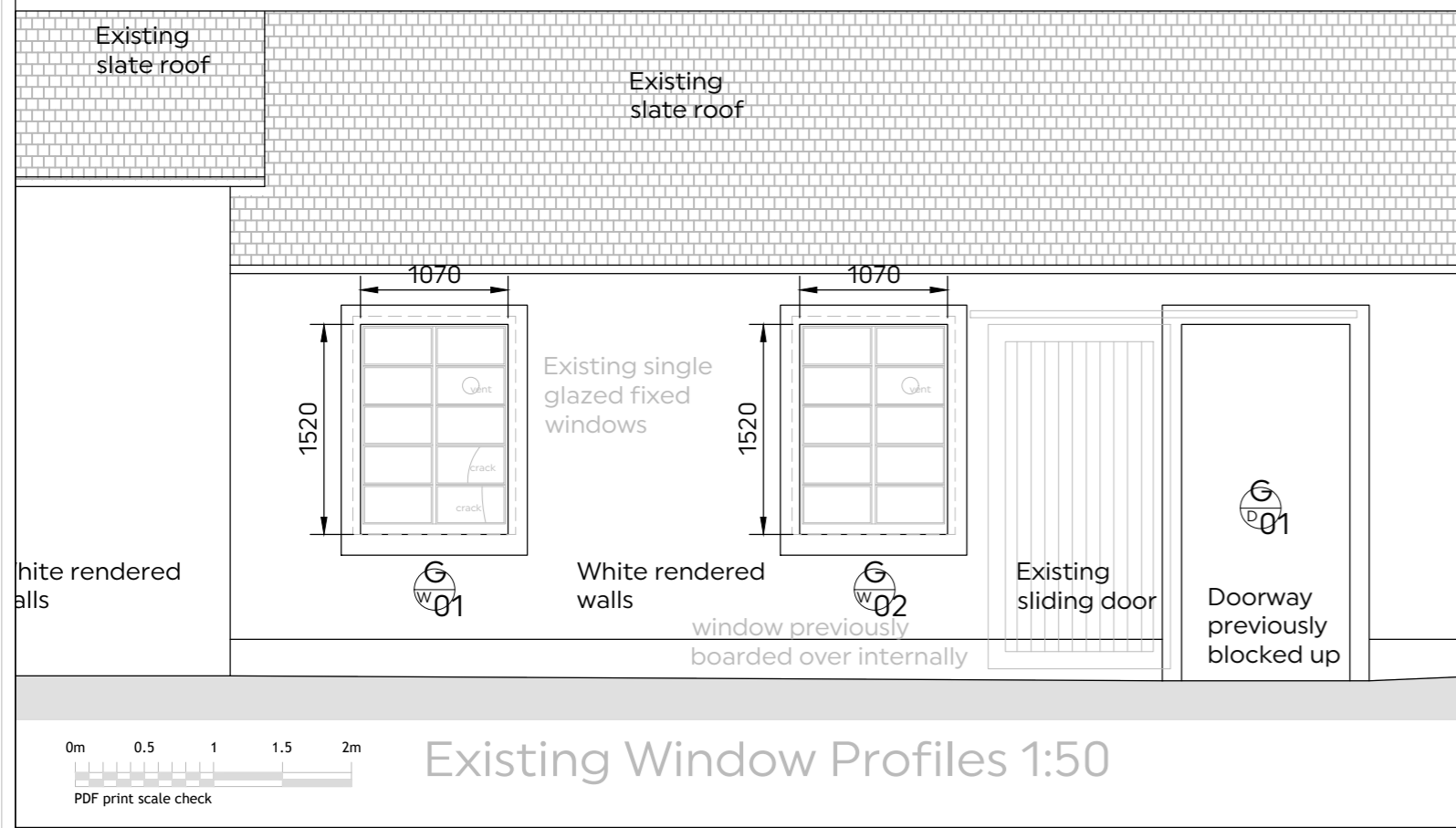
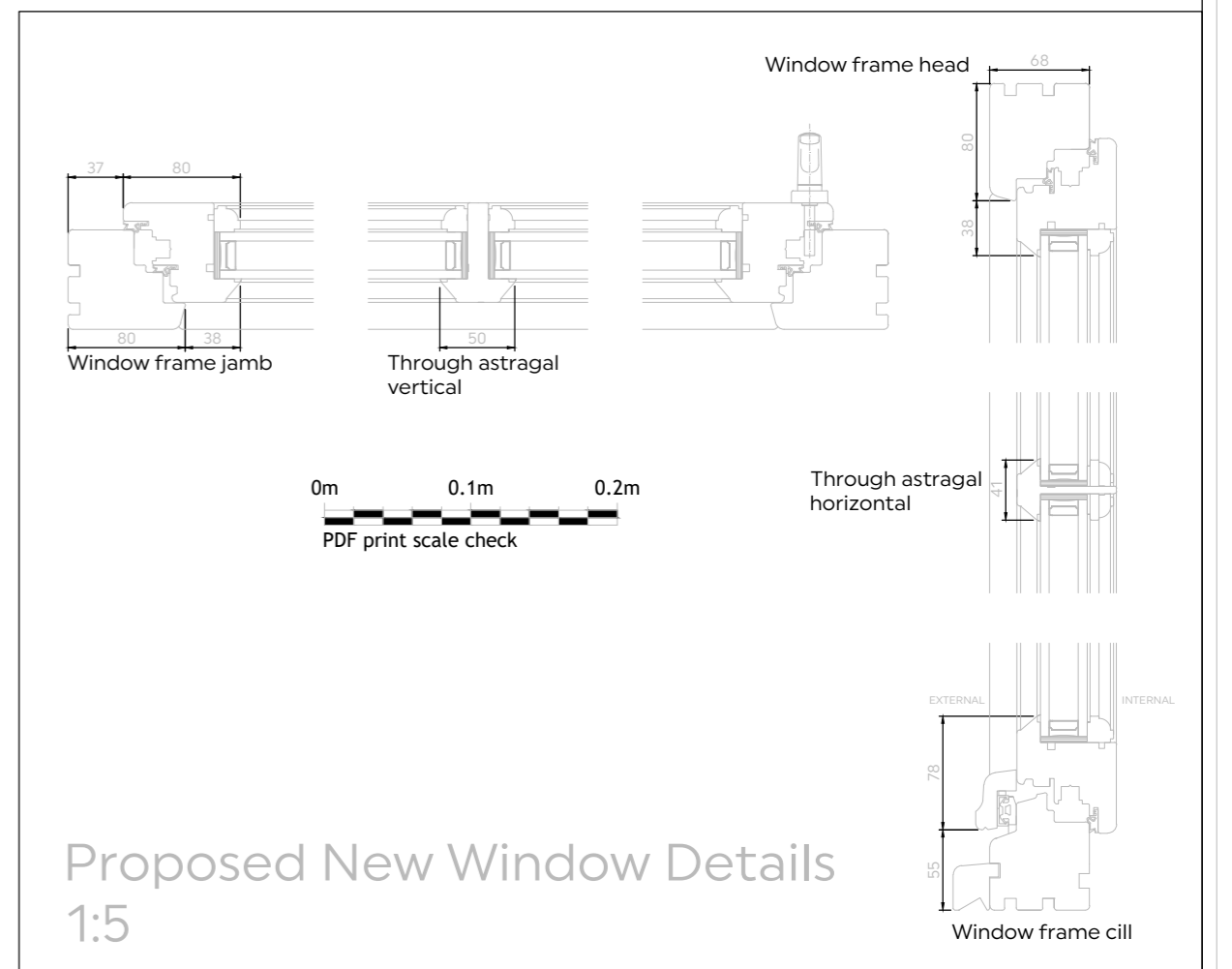
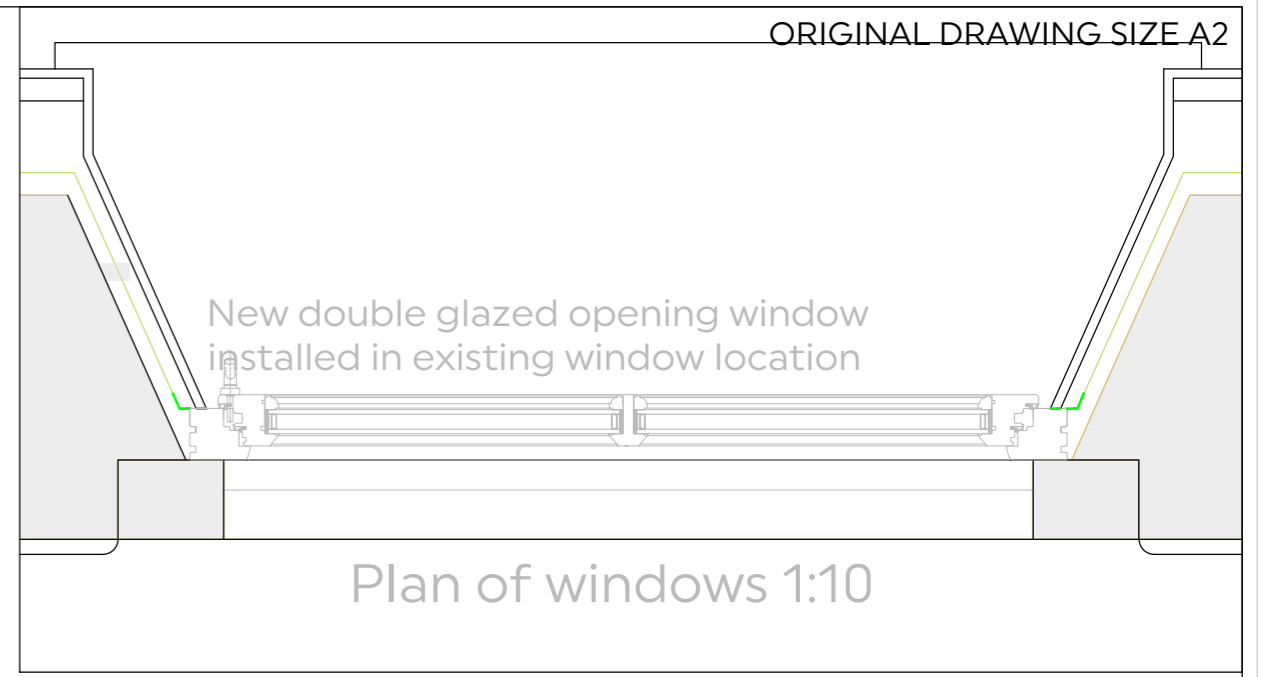
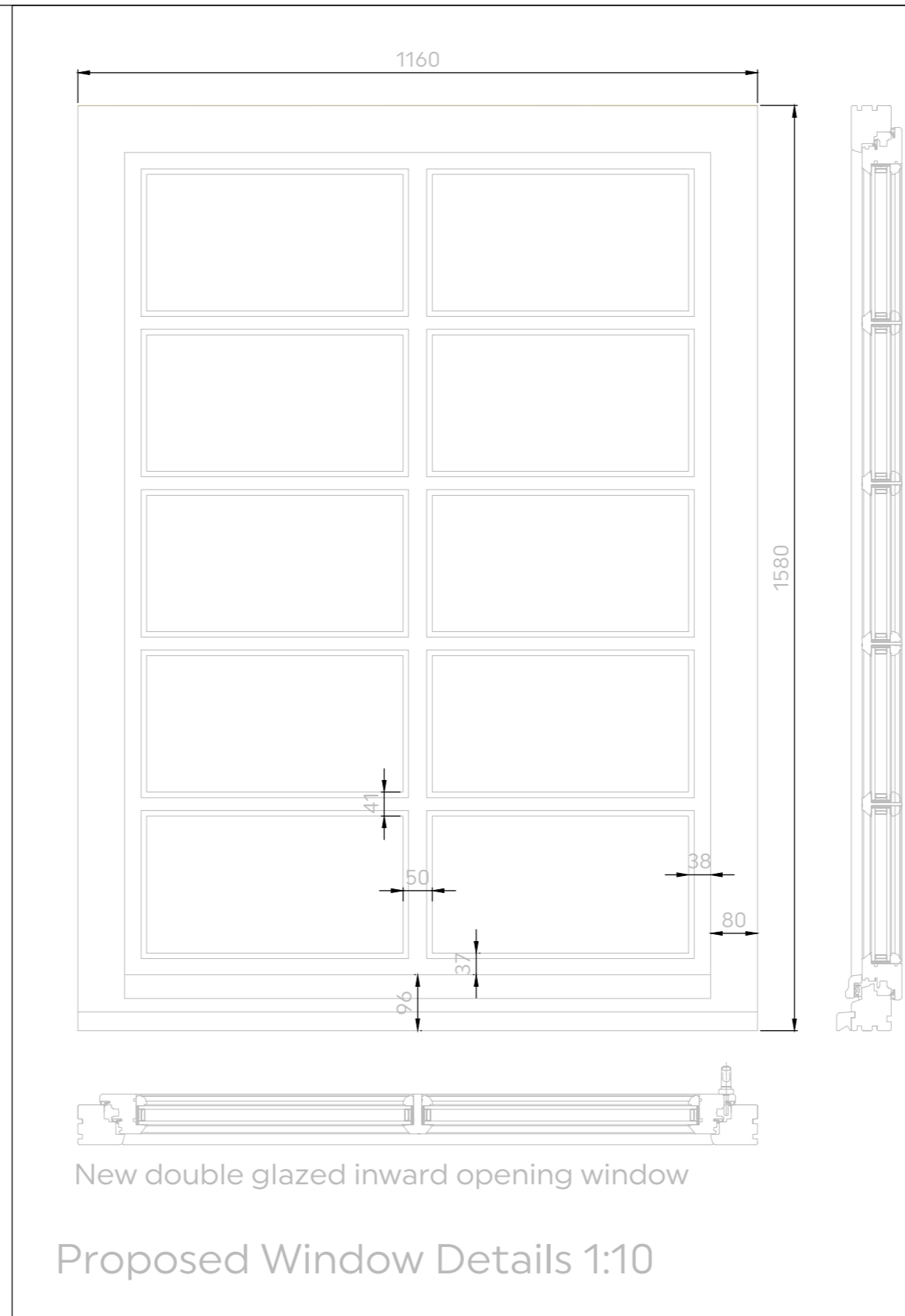
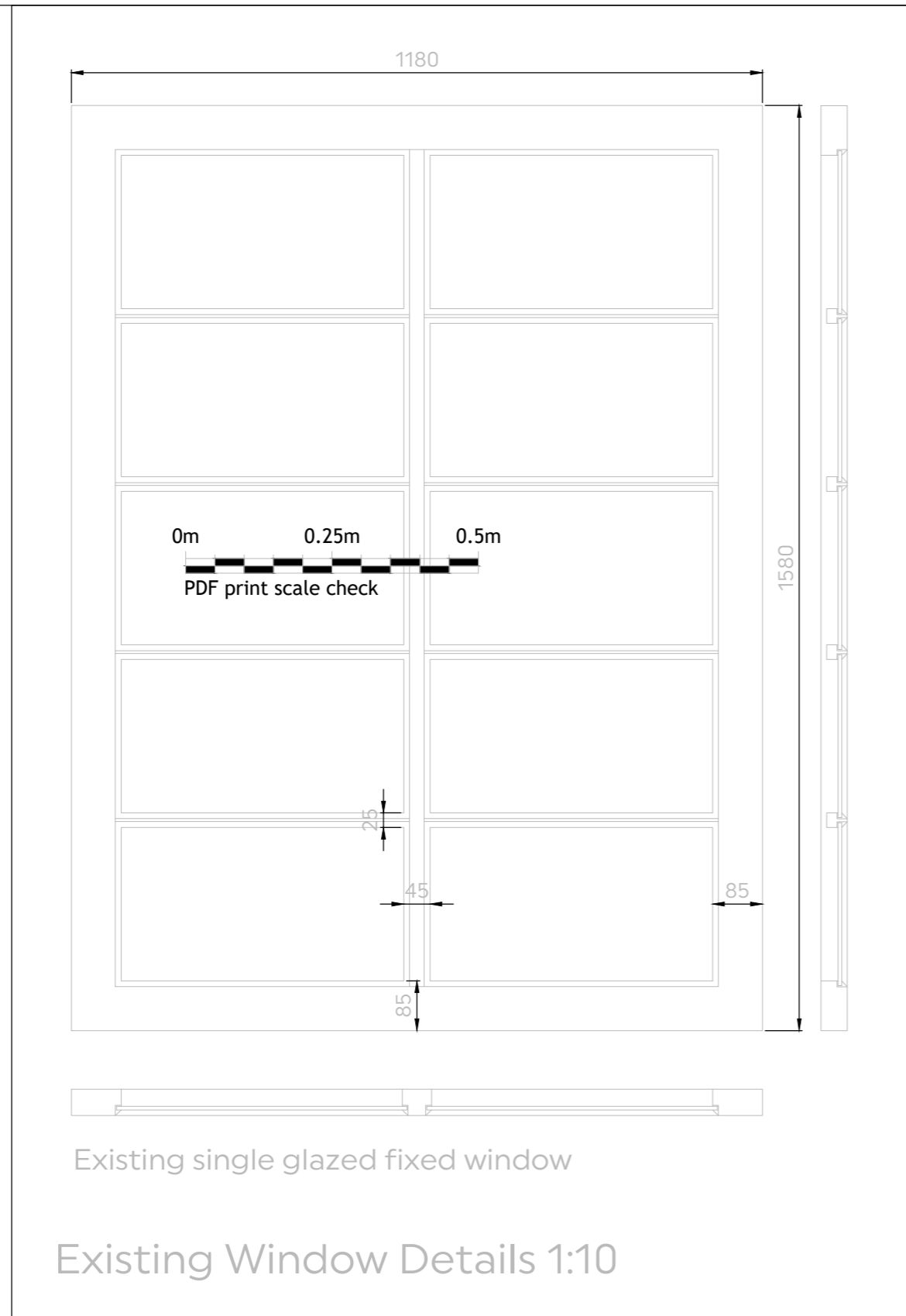
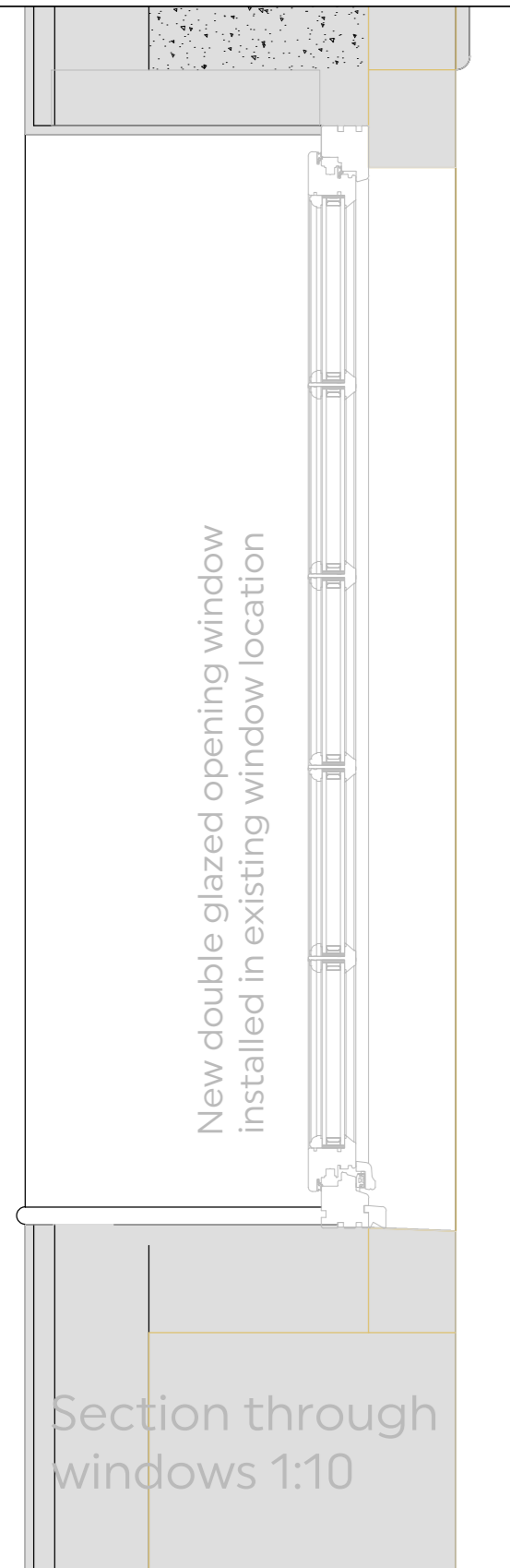
4.0 Proposed windows

GW01 & GW01

- The proposal is to remove the existing windows from GW01 & GW01 and will either be protected and safely stored within the building or incorporated complete and intact into the interior design to ensure the windows remain with the property
- The replacement windows for GW01 & GW02 will be inward opening sashes painted white with 10 pane subdivision with through astragal/glazing bars

Other windows and doors

- All other openings will have new timber windows and doors as shown on drawing 907-A(05)001 – Proposed Elevations



REVISION A: Updated windows - 17 Apr.'24

PURPOSE OF ISSUE
LISTED BUILDING CONSENT & PLANNING APPROVAL

CLIENT
Mr T Hotham

PROJECT
Old Joiners Shop, Skirling Retrofit & Extension

DRAWING TITLE
Existing & Proposed Windows Skirling Green Frontage

PROJECT NUMBER 907-A	SCALE (@ A2) as shown
DRAWING NUMBER 907-A(31)001 A	
DRAWN BY djm	DATE Apr.'24
CHECKED BY	

© White Hill Design Studio LLP
This information is confidential to the Client and their professional advisers and under no circumstances may it be passed on or reproduced in whole or in part, nor may it be relied upon by third parties for any use whatsoever. White Hill Design Studio LLP shall have no liability for any use by the Client of the information for any other purpose than that for which it was prepared or provided by White Hill Design Studio LLP

Notes:
Always print drawings in colour
Do not scale from drawing. All dimensions are approximate and will vary on site.
This drawing is solely for the purpose shown on the PURPOSE OF ISSUE note. Additional information will be required for construction purposes. No liability will be accepted for any omission from this drawing should the drawing be used for construction purposes. When issued for construction, this will be shown as the PURPOSE OF ISSUE.

Existing sliding timber door refurbished and retained
New energy efficient door installed

White Hill Design Studio LLP
Annan Water, Moffat
DG10 9LS
T: 01683 221 898
info@whitehilldesignstudio.com
www.whitehilldesignstudio.com