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## **STATEMENT OF PROPOSED REPAIR AND REPLACEMENT OF EXISTING WINDOWS.**

**CLIENT:**

**DATE: 26/03/24**

Steven Duncan,  
27/3 South Oswald Road,  
Edinburgh,  
EH9 2HH.

### **PROPOSED WORK:**

**1. Double glazed upgrades into existing case 16mm (4mm glass/ 8mm spacer bar/ 4mm glass)**  
heritage double glazed unit with argon filled gas.

Manufacture and install new sashes in sustainable redwood to match originals. Solid timber sections. High-performance double-glazed units with argon filled gas, low E heritage glass, warm edged spacer bar and a putty finish externally. Astragal windows are manufactured using a 'through astragal' technique with individual double-glazed panes. Complete restoration of existing case and repair or replace any rotting or damaged timber. Install upgraded ironmongery in a polished brass or polished chrome finish. Install draught proofing. (Toughened glass to windows below 800mm from ground).

### **2. Window Painting.**

Sand and prepare all surfaces. Apply first coat of preservative base primer.

Apply two coats of primer.

Caulk all seams. Apply first coat of undercoat.

Finely sand surfaces between coats.

Apply a final coat to all surfaces.

The painting quotation covers any colours provided they are matched with Johnstone's paints.

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## **DETAILED SCHEDULE OF WORKS:**

### **1. Double Glazed Upgrade into existing case.**

Protect carpets with roll and stroll throughout house.

Dust sheet room. Remove existing baton rods and parting beads.

Remove existing top and bottom sashes. Remove pockets and weights from case.

Remove all paintwork from case. Assess for rotting or damaged timber and replace if necessary. Solid timber sections. Replace sill if necessary.

Sand and fill case to a smooth finish. Rake out existing pointing and install new seal around case externally.

Install new bead of external sand mastic around entire case.

Install heavy duty pulley wheels. Re-rope case using heavy duty sash cord.

Weigh new manufactured sashes and add weight as required.

Install new manufactured top and bottom sash. Install new upgraded ironmongery as per specification.

Remove and dispose of all rubbish.

Supply and fit easy clean simplex system (fire escape) to all windows above ground floor.

High-performance double-glazed units with argon filled gas, low E heritage glass, warm edged spacer bar and a putty finish externally. Astragal windows are manufactured using a 'through astragal' technique with individual double-glazed panes.

(Toughened glass to windows below 800mm from ground).

Draught Proofing Installation: Install manufactured parting beads and baton rods with hidden brush strip to match originals. Router a groove into mid-rail of bottom sash and install brush strip. Install specially run moulding with brush strip on sill.

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## **2. Window painting.**

Sand and prepare all surfaces. Apply first coat of preservative base primer.

Apply two coats of primer.

Caulk all seams. Apply first coat of undercoat.

Finely sand surfaces between coats.

Apply a final coat to all surfaces.

Painting works are dependent on weather conditions and as such may not be finished externally immediately after installation of your windows.

The painting quotation covers any colours provided they are matched with Johnstone's paints.

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### **PROPOSED WORK TO EACH WINDOW:**

#### **Window 1. Dining room Left. Side Elevation. First floor.**

Complete restoration of existing case. Repair or replace any rotting or damaged timber. Manufacture new 1 over 1 style sashes as per existing design. Particular focus on retaining original window mould, dimension of astragal and all other relevant sizes. Install draught proofing. Install new upgraded ironmongery in a finish of polished brass or polished chrome. Window re-fitted to operate correctly and efficiently.

1 x 1/1 Style double glazed upgrade.

1 x Window painting.

#### **Window 2. Dining room Right. Side Elevation. First floor.**

Complete restoration of existing case. Repair or replace any rotting or damaged timber. Manufacture new 1 over 1 style sashes as per existing design. Particular focus on retaining original window mould, dimension of astragal and all other relevant sizes. Install draught proofing. Install new upgraded ironmongery in a finish of polished brass or polished chrome. Window re-fitted to operate correctly and efficiently.

1 x 1/1 Style double glazed upgrade.

1 x Window painting.

#### **Window 3. Kitchen. Side Elevation. First floor.**

Complete restoration of existing case. Repair or replace any rotting or damaged timber. Manufacture new 2 over 2 style sashes as per existing design. Particular focus on retaining original window mould, dimension of astragal and all other relevant sizes. Install draught proofing. Install new upgraded ironmongery in a finish of polished brass or polished chrome. Window re-fitted to operate correctly and efficiently.

1 x 2/2 Style double glazed upgrade.

1 x Window painting.

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**Window 4. Bathroom. Side Elevation. First floor.**

Complete restoration of existing case. Repair or replace any rotting or damaged timber. Manufacture new 2 over 2 style sashes as per existing design. Particular focus on retaining original window mould, dimension of astragal and all other relevant sizes. Install draught proofing. Install new upgraded ironmongery in a finish of polished brass or polished chrome. Window re-fitted to operate correctly and efficiently.

1 x 2/2 Style double glazed upgrade.

1 x Window painting.

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## **CONSIDERATIONS TAKEN INTO ACCOUNT IN RELATION TO PROPOSED WORKS.**

A full condition report was carried out by Hermitage Windows Ltd of **27/3 South Oswald Road, Edinburgh, EH9 2HH** on **26/03/24**.

Current condition of each window are as follows:

All existing windows are in extremely poor condition. See photographic evidence. Hermitage Windows Ltd propose to manufacture like-for-like timber sash and case windows throughout the property, retaining the original 6/6 style design throughout the property and preserving all historic window moulds, dimensions and features.

Regard for energy conservation in addressing climate change and reducing heating costs as all elements of external building fabric are of low energy efficiency.

Hermitage Windows have assessed the condition of the existing sashes to be beyond repair and require immediate replacement to prevent further damage to existing cases and internal fabric of the building. Existing timbers are found to be extremely soft and rotten.

Reference to Historic Environment Scotland “Managing Change in Historic Environment: Windows”  
Page 4. Paragraph 7:

“Where a window is of limited interest or beyond repair, it’s replacement should be permitted if they can closely match the original window design, detail and materials.”

Hermitage Windows Ltd have carried out restorations, replacement and repairs on many sash and case windows throughout Edinburgh and the surrounding areas.

Buildings of historical interest that Hermitage Windows Ltd have carried out repairs on:

Birkhill House, Earlston – East Lothian

Whittinghame House – East Lothian

Stenton House – Stenton – East Lothian

Sir Walter Scott’s Former Residence, 39 North Castle Street – Edinburgh

The Royal Burgess Golfing Society - Edinburgh

Caldzield House, Dumfries – Dumfries and Galloway (Curved glass – double glazed upgrades)

Knockbrex Castle, Kirkcudbright – Dumfries and Galloway

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**CONDITION REPORT OF EXISTING WINDOWS – PHOTOGRAPHIC EVIDENCE.**



**Photograph 1: Showing Front Elevation of 27/3 South Oswald Road, Edinburgh, EH9 2HH.**

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**Photograph 2: Showing Rear Elevation of 27/3 South Oswald Road, Edinburgh, EH9 2HH.**

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**Photograph 3: Showing internal view of Window 1 and 2.**

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**Photograph 4: Showing Window 1 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 5: Showing Window 1 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 6: Showing Window 1 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 7: Showing Window 1 with evidence of soft and rotten bottom rail timbers. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 8: Showing Window 2 with evidence of soft and rotten bottom rail timbers. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 9: Showing Window 2 with evidence of soft and rotten bottom rail timbers. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 10: Showing Window 2 with evidence of soft and rotten bottom rail timbers. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 11: Showing Window 2 with evidence of a rotten midrail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 12: Showing Window 2 with evidence of a rotten midrail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 13: Showing internal view of Window 3.**

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**Photograph 14: Showing Window 3 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 15: Showing Window 3 with evidence of a rotten bottom rail and astragal section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 16: Showing Window 3 with evidence of a rotten bottom rail section. Due to water ingress the mortice and tenon joint has become rotten and requires a replacement sash.**

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**Photograph 17: Showing Window 3 with evidence of a rotten midrail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 18: Showing Window 3 with evidence of a rotten midrail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 19: Showing internal view of Window 4.**

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**Photograph 20: Showing Window 4 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 21: Showing Window 4 with evidence of a rotten bottom rail section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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**Photograph 22: Showing Window 4 with evidence of a rotten midrail and astragal section. Due to water ingress this section has become beyond repair and requires a replacement sash.**

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