

**REF CONDITION REPORT ON EXISTING WINDOW AND DOORS AT DEAN COTTAGE DIPPENHALL STREET CRONDALL FARNHAM SURREY GU10 5NY**

Following the survey at the above property it became apparent that the windows were in a poor state of repair and poor fitting causing draughts.

PLEASE REFER TO THE HERITAGE STAMENT GUIDANCE NOTES AS PRODUCED BY BOSENCE ASSOCIATES LTD

**BATHROOM DORMER:**

Has been replaced at some point with a stock size modern joinery frame and packed out to suit the opening. This is highlighted by the timber cheek boards outside running down past the cill. The bottom of the window opener and frame are showing signs of rot and opener is poor fit.



**KITCHEN (REAR):**

Existing window is a timber sub-frame with an aluminium insert. This is not the original window but a replacement fitted during re-modelling works. The window, while in a reasonable state of repair appears to be out of place against the other windows.



**KITCHEN (SIDE):**

Window but is showing a large amount of rot, The bottom of the L/H opener looks like it has been heavily repaired in the past.



**FRONT BEDROOM DORMER:**

Showing considerable amounts of rot causing the joints on the opener to open up. The lower central single glazed window is cracked.



**SMALL GROUND FLOOR BATHROOM WINDOW :**

Showing signs of rot between the bottom of the frame and the stone cill. The joints on the opener are starting to come apart, and the opener is a poor fit in the frame with large gaps at the top causing draughts.



### REAR GROUND FLOOR FRENCH DOORS:

The front of the cill has completely rotted away and there is rot in the bottom of the frame. The L/H door has large gaps and the frame is badly out of level. This is causing draughts and a door that is difficult to lock.





**REAR GROUND FLOOR SINGLE DOOR:**

Rot in the bottom of the frame and cill.





**CONCLUSION:**

The windows and doors are of different styles and materials, so have been fitted over different periods over the years. The different designs look out of place with the character of the property and the extent of the rot and wear in the frames.