

# MADDISON JAMES

A S S O C I A T E S L I M I T E D

**R22032/RJM**

## **WINDOW REPORT**

**PREPARED IN RELATION TO:**

**FORMER HARBOUR OFFICES,  
WEST PIER, SCARBOROUGH**



**JULY 2023**

Window reference as shown on drawing R22032-102.

### Definitions

1. Sound – Denotes almost perfect condition having regard to all circumstances of age, locality and use.
2. Good – Indicates that, although suffering from blemishes and faults attributable to wear and tear, the item is of reasonable standard and there are no major defects and that the particular item does not require attention unless it is specifically stated otherwise.
3. Fair – Of a lesser standard that might reasonably be expected, having regard to the age and location of the property, its users and the type of tenants likely to occupy it, although not seriously defective, the item requires attention to bring it to a reasonable standard.
4. Poor – Have low standard, having regard even to the age and location of the property.
5. Generally – This term is used in areas where the condition is slightly below those outlined above, but not to the extent of dropping to the next category.

### Condition Generally

The windows to the front (south) elevation and upper part of the west elevation are formed with lead came glazing set into the stone reveals. Metal casements are provided to a number of openings which are openable.

The lead came glazing is in fair condition. The lead has deteriorated at the junction with a number of the stone reveals where the stone has eroded. Some of the sections of lead came glazing have slumped slightly but this is minor.

The metal casements are beginning to deteriorate with minor corrosion but are generally in a serviceable condition. Some of the casements are stiff to operate.

The remaining windows are timber casement, the majority incorporating timber glazing bars. Glazing is modern plain plate glass.

The timber windows are in fair/poor condition with decay developing in the frame, casement and cill timbers. Decorations throughout are poor.

The metal casement and lead came glazed windows are capable of repair and form an intrinsic part of the character of Building 1. The window fabric should therefore be retained and restored using materials that match the original fabric. The single panes are part of this character and should be retained. The installation of secondary glazing will impact on the building's character and could lead to condensation developing to other areas of the internal fabric.

The timber windows are in a poorer condition but on the whole can be repaired and brought back into a serviceable condition by cutting out the rot affected sections of timber and piecing in new to match. The glazing is modern single pane plate glass and can be replaced with a "Slimlite" style double glazed pane.

The condition of the windows is summarised in the table below.

Window 006 – 010 cannot be surveyed as they are concealed behind timber hoarding.

<b>Window Number</b>	<b>Description</b>	<b>Condition</b>
<b>Ground Floor</b>		
<b>001</b>	Timber casement with plain glazing.	Poor condition with wet rot to base of the frame and casement timbers.
<b>002</b>	Timber casement with plain glazing.	Fair condition. Decorations are poor.
<b>003</b>	Opening blocked.	
<b>004</b>	Timber top hung casements to top openings. Lower openings blocked up.	Fair condition. Decorations are poor.
<b>005</b>	Timber top hung casements to top openings. Lower openings blocked up.	Fair condition. Decorations are poor.
<b>006</b>	Not surveyed.	
<b>007</b>	Not surveyed.	
<b>008</b>	Not surveyed.	
<b>009</b>	Not surveyed.	
<b>010</b>	Not surveyed.	
<b>011</b>	Timber casement with plain glazing and timber glazing bars. Timber vent slats to upper openings.	Poor condition. Rot to cill and base of lower casements.
<b>012</b>	Timber casement with plain glazing and timber glazing bars. Timber vent slats to upper openings.	Poor condition. Rot to cill and base of frame and casements.
<b>013</b>	Timber casement with plain glazing and timber glazing bars. Timber vent slats to upper openings.	Poor condition. Rot to cill and base of frame and casements.
<b>014</b>	Timber casement with plain glazing and timber glazing bars. Timber vent slats to upper openings.	Fair condition. Minor rot developing to the base of casements.

<b>015</b>	Timber top hung casements with plain glazing. Lower section infilled in brick. Right side casement fixed with fan installed.	Fair condition. Ironmongery is corroded. Decorations are poor.
<b>016</b>	Timber vent slats to upper section, lower section infilled in brick.	Fair condition. Decorations poor.
<b>017</b>	Timber top hung casements with plain glazing. Lower section infilled in brick.	Fair condition. Minor rot to base of casements. Ironmongery is corroded. Decorations are poor.
<b>018</b>	Timber casement with plain glazing and timber glazing bars.	Fair condition. Decorations are poor.
<b>019</b>	Timber casement with plain glazing and timber glazing bars.	Fair condition. Decorations are poor.
<b>020</b>	Timber casement with plain glazing and timber glazing bars.	Fair condition. Decorations are poor.
<b>021</b>	Timber casement with plain glazing.	Fair condition. Decorations are poor.
<b>022</b>	Timber casement with plain glazing.	Fair condition. Decorations are poor.
<b>023</b>	Timber casement with plain glazing.	Fair condition. Rot to base of casement and cill. Decorations are poor.

<b>Window Number</b>	<b>Description</b>	<b>Condition</b>
<b>First Floor</b>		
<b>101</b>	Metal casement with fixed lead came glazing to left side opening.	Fair condition. Slight slump to lead came glazing. Casement stiff to operate. Decorations are poor.
<b>102</b>	Metal casement to centre opening, lead came glazing to either side.	Fair condition. Metal casement stiff to operate. Decorations poor. 1 No. broken pane and 1 No. pane missing.
<b>103</b>	Lead came glazing fixed within reveals. No casement.	Fair condition.
<b>104</b>	Metal casement to centre opening and fixed lead came glazing to either side.	Lead came glazing in fair condition. Metal casement corroded and in poor condition. Decorations are poor.
<b>105</b>	Lead came glazing fixed within reveals. No casement.	Fair condition. Slight slump to lead came glazing.
<b>106</b>	Lead came glazing fixed to reveals.	Poor condition. The lead came is missing at the junction with the top reveal.
<b>107</b>	Lead came glazing fixed to reveals.	Fair condition.
<b>108</b>	Lead came glazing fixed to reveals.	Fair condition. 2 No. broken panes.
<b>109</b>	Lead came glazing fixed to reveals.	Fair condition.
<b>110</b>	Lead came glazing fixed to reveals.	Fair condition. Lead came displaced to junction with reveal.
<b>111</b>	Timber casement with plain glazing.	Poor condition. Wet rot noted to all timbers. Decorations are poor.
<b>112</b>	Timber casement with timber glazing bars and plain glazing.	Poor condition with wet rot to timber cill. Decorations are poor.
<b>113</b>	Timber casement with timber glazing bars and plain glazing.	Fair condition. Decorations are poor.
<b>114</b>	Timber casement with timber glazing bars and plain glazing.	Fair condition. Decorations are poor.

<b>115</b>	Timber casement with timber glazing bars and plain glazing. Base of frame and cill boarded over.	Fair condition. Decorations are poor.
<b>116</b>	Timber casement with timber glazing bars and plain glazing.	Poor condition with wet rot to timber cill. Decorations are poor.
<b>117</b>	Timber casement with timber glazing bars and plain glazing.	Poor condition with wet rot to timber cill. Decorations are poor.
<b>118</b>	Timber casement with timber glazing bars and plain glazing.	Fair condition. Decorations are poor.
<b>119</b>	Timber casement with timber glazing bars and plain glazing.	Fair condition. Decorations are poor.
<b>120</b>	Timber casement with timber glazing bars and plain glazing.	Poor condition with wet rot to timber base of casements and cill. Decorations are poor.
<b>121</b>	Lead came glazing fixed to reveals.	Fair condition.
<b>122</b>	Lead came glazing fixed to reveals. Metal casements to upper opening.	Fair condition. Minor corrosion to metal casements.
<b>123</b>	Lead came glazing fixed to reveals.	Fair condition.