



The Huntly Arms Hotel
Charlestown Road
Aboyne

Windows Survey and Condition Report
27/10/2023 (revised 23/01/24)

THE BUILDING

The Huntly Arms Hotel is a hotel with associated public bar and attached retail units located at the junction of Charlestown Road and Station Brae and lies just off the main Ballater Road in Aboyne.

DESCRIPTION

The building is 'C' listed and was first built in 1432 and extended several times from the late 1940's to the early 1970's. It is a substantial, predominately granite building with rendered / roughcasted buildings to the rear, with a mixture of traditional slated roofs and felt flat roofs. It also has a mixture of original and non-original white painted single glazed timber sash and case windows along with a selection of white painted single glazed timber casement windows, white painted steel windows and white pvc windows on the rear bedroom block. It is assumed that most of the current single glazed sash and case windows are existing at time of build and are in excess of 100 years old. This assessment was conducted on a dry day with overcast cloud. The windows style to the front and side elevations of the building are typically of 2-part sash and case with bottom slide opener, generally with a 50/50 split although some are 60/40. The rear block is white pvc windows and the rear elevations of the main building are a range of timber and white steel casement windows.

WINDOWS CONDITION

Timber windows are entirely reliant on the external decoration and unless they are redecorated at 6-10 yearly intervals, dependent on exposure conditions, it is inevitable that the paint system will fail and wet rot will become established, initially in the windows cills and other horizontal surfaces and eventually in other areas. It is not clear when these windows were last redecorated externally and there comes a point where repairs are no longer practical or sometimes cost effective. Timber decay is generally evident in the areas of the lower frames and cills, with some of the timbers being exceptionally soft under the paint finishes with bubbling evident in a lot of the windows, which is a clear indication of rot and is evident from the photographs below.

TIMBER DECAY

All windows have some degree of timber decay in the sills, pulley soles and outside facings. The mid rails and bottom rails of the majority of the sashes are also heavily decayed, with several open tenon joints leading in moisture. Equally, the interior of all windows has been badly affected by condensation. Some of the windows to front of the property are in good condition however do not run smoothly and are rarely draughty and allow noise ingress from the street.

OPERATION

The majority of the windows are non-operational, due to a number of reasons:
Most of the sashes are sealed shut through over-painting.
Sashes have missing or have broken spiral spring balances.
Swelling of the timber due to water ingress makes them unable to slide freely, if at all.

GLAZING

The majority of the glazing beads are rotten, and the putty sealant has perished resulting in them both coming away from the glass, thus allowing moisture to get in behind. All the windows are single glazed units and suffer badly from internal condensation. Some of the windows have had permanent ventilators installed in the bottom sash in an attempt to improve this, but they have not worked, and the units are unsightly.

IRONMONGERY

The majority of the sash catches are broken or missing parts. The sash lifts are missing or have been pulled out of the bottom rail due to the timber being so soft / decayed. All window furniture will require to be replaced.

JUSTIFICATION

Around 50% of the existing sash and case windows in these buildings are beyond repair with most of them having both decayed sashes, boxes, and cills, damaged or broken window panes and loose / perished putty to the beadings and astragals. Of these windows, most of the sashes are sealed shut and the operation of the windows is extremely poor, with each sash of the windows not sliding up and down and are fixed in place. This is mainly due to overpainting, but there is also a lot of condensation damage internally due to poor ventilation due to the sashes being single glazed units. This has contributed in many cases to swelling of the timber and tenon joints letting in moisture and making the windows exceedingly difficult to operate. A lot of these joints have separated over time, and the majority are now not square and have had some cosmetic repairs done with these joints having been filled, in most cases more than once, and then overpainted to cover up. The remaining sash and case windows in the building, although they could conceivably be repaired, but only if they were to remain as single glazed units within the existing sashes. As new double-glazed units require to be fitted for thermal efficiency and building control reasons which require deeper sashes. It is not physically possible to replace these in the current window boxes, due to the existing frame limitations, box dimensions and the increased lead weight sizes required to operate the heavier double-glazed sashes, so replacement of the entire window is the only option.

~~The justification for replacing the windows is that the clients are totally refurbishing the hotel and are fully committed to its rejuvenation, whilst respecting its listed building status. This includes replacing every window in the hotel that is visible from all front and side elevations with new white painted timber sash and case windows. These would replicate the existing windows as closely as possible in terms of fenestration, colour, operation, and detailing, but will be fitted with slimline double-glazed units. The intention is to keep the existing white pvc windows to the rear bedroom block as they appear in an acceptable condition, but these may be replaced either with new pvc or white painted timber casement, if on further inspection, if it is found to be beneficial.~~

There will be significant thermal benefits to the property with the proposed window upgrades and the aesthetics of the building will be greatly improved, enhancing the area.

CONCLUSION & RECOMMENDATIONS

In my professional opinion, the majority of the current 100-year-old windows sash and case windows are beyond economical repair with excessive rot already evident both inside and outside, and the windows are unable to function and open. Therefore, the replacement of the single glazed sashes with new slim lined double-glazed sashes is recommended. It is not physically possible to replace these in the current boxes due to the existing frame limitations, box dimensions and the increased lead weight sizes required to operate the heavier double-glazed sashes. The replacement windows would have increased thermal benefits and reduced heat loss in the building whilst also reducing the current internal condensation issues and enhance the external appearance of the Hotel.

The option of secondary glazing has also been investigated and this again would incur further costs on top of the repair, but due to the various internal finishes, this has also been ruled out as an option and it also does not solve the issue of condensation. Over time this would have further impact to the timber windows, creating the potential of further rot.

Therefore, replacement is the recommended option. The existing windows will be carefully removed, and all the existing interior finishes protected and retained where possible, with any damage to the interior finishes of the property being repaired. The quality of the replacement windows is critical, therefore the design and profile will match the existing in terms of fenestration, bottom rail, midrail and stiles, to pay respect to the character of the Grade C listed building. As there is a mixture of profiles on the building, all new windows will be manufactured with a Georgian profile. This will ensure that the visual appearance of the property will be enhanced and in keeping with the locality. The new sashes will be manufactured in a traditional manner with tenon joints, astragals with individual panes and with a putty finish to the exterior. They will have slim-line double glazing with a make-up of either 4/6/4 or 4/8/4 sealed units. The new sash boxes will be sized to suit the increased lead weights required. A full draught proofing system will be fitted to all the windows to ensure smooth operation and to eliminate draughts, sash rattling, noise, and dirt ingress.

The current U-value of these windows is estimated to be in the region of 4.9 to 5.9 W/m²K, contributing to elevated levels of heat loss and thermal bridging. The new replacement windows would have a maximum U value of 1.2 W/m²K.

Replacement of these windows would have a great environmental impact, reducing the buildings carbon footprint significantly. As noted, these new windows will be in the region of 1.2 W/m²K thermal performance, which would be over four times more thermally efficient than the existing. This would also improve thermal bridging, condensation levels and draughts.

A selection of photographs from various windows in the project confirms these findings :



Photo 1 :Example of overpainting to window including astragals and putty sealant



Photo 2 : Example of heavily decayed timber non-sash & case window with security bars



Photo 3 : Example of heavily decayed window frame / cill typical of various windows



Photo 4 : Example of single glazed steel window to rear of the building.



Photo 5 : Example of heavily decayed bottom rail and cill to timber sash and case window to side of building.



Photo 6 : Example of unfinished and insecure timber sash and case window to rear of building.



Photo 7 : Example of heavily decayed bottom rail and cill to timber sash and case window to front of building.



Photo 8 : Example of perished putty sealant with flaking paint and broken ironmongery to timber sash and case window to front of building.



Photo 9 : Example of damaged window bottom sash and decayed bottom rail and cill to timber sash and case window to front of building.



Photo 10 : Example of damaged window bottom sash and decayed bottom rail and cill to timber sash and case window to front of building.



Photo 11 : Example of perished putty sealant and broken window bottom and cill to timber sash and case window to front of building.



Photo 12 : Example of heavily decayed timber sash and case dormer window to front of building.



Photo 13 : Example of perished putty sealant with flaking paint and broken ironmongery to timber sash and case window to side of building.



Photo 14 : Example of perished window sash with flaking paint and ironmongery and non-original permanent ventilator that has been fitted to timber sash and case windows to front of the building in attempt to prevent condensation.



Photo 15 :Example of perished window sash with flaking paint and broken sash cord to timber sash and case window to front of the building.



Photo 16 : Example of perished window sash with flaking paint and ironmongery and non-original permanent ventilator that has been fitted to timber sash and case windows to front of the building in attempt to prevent condensation.



Photo 17 : Example of heavily decayed timber sash and case windows to front of the building damaged by water ingress.



Photo 18 : Example of overpainting to window including astragals and putty sealant to timber sash and case window to side of building.



Photo 19 : Example of rotten rear dormer windows over kitchen area to rear of building.



Photo 20 : Example of rotten timber window to rear bedrooms at rear of building.



Photo 21 : Photograph of internal rear elevation over courtyard showing the array of window designs and all in extremely poor condition. A mixture of white timber sash and case, white timber casement and white pvc.



Photo 22 : Photograph of internal rear elevation over courtyard showing the array of window designs and all in extremely poor condition. A mixture of white timber sash and case, white timber casement and white pvc.



Photo 23 : Photograph of the original Donal Dinnie stained glass window in the existing resident's bar which is currently boarded up externally for protection. It is to be retained in its current position with any recommended refurbishment being carried out as part of works.



Photo 24 : Photograph of an original sash and case window which has had the glazing replaced with double glazed units and is rotten and heavily overpainted.



Photo 25 : Example of heavily overpainted window to side of building.



Photo 26 : Example of heavily overpainted window to front of building.



Photo 27 : Example of heavily overpainted window to front of building.



Photo 28 : Example of heavily decayed cill and paint bubbling and flaking along with overpainting and failed putty sealant to window on front of building.



Photo 29 : Example of overpainted window with flaking paint and non-original permanent ventilator that has been fitted in attempt to prevent condensation at front of building.



Photo 30 : Example of perished window sash with flaking paint and damaged ironmongery to window on front of the building.



Photo 31 : Photograph of internal rear elevation of rear bedroom block to internal service area showing the array of window designs. A mixture of white timber sash and case, white timber casement, white steel casement and white pvc.

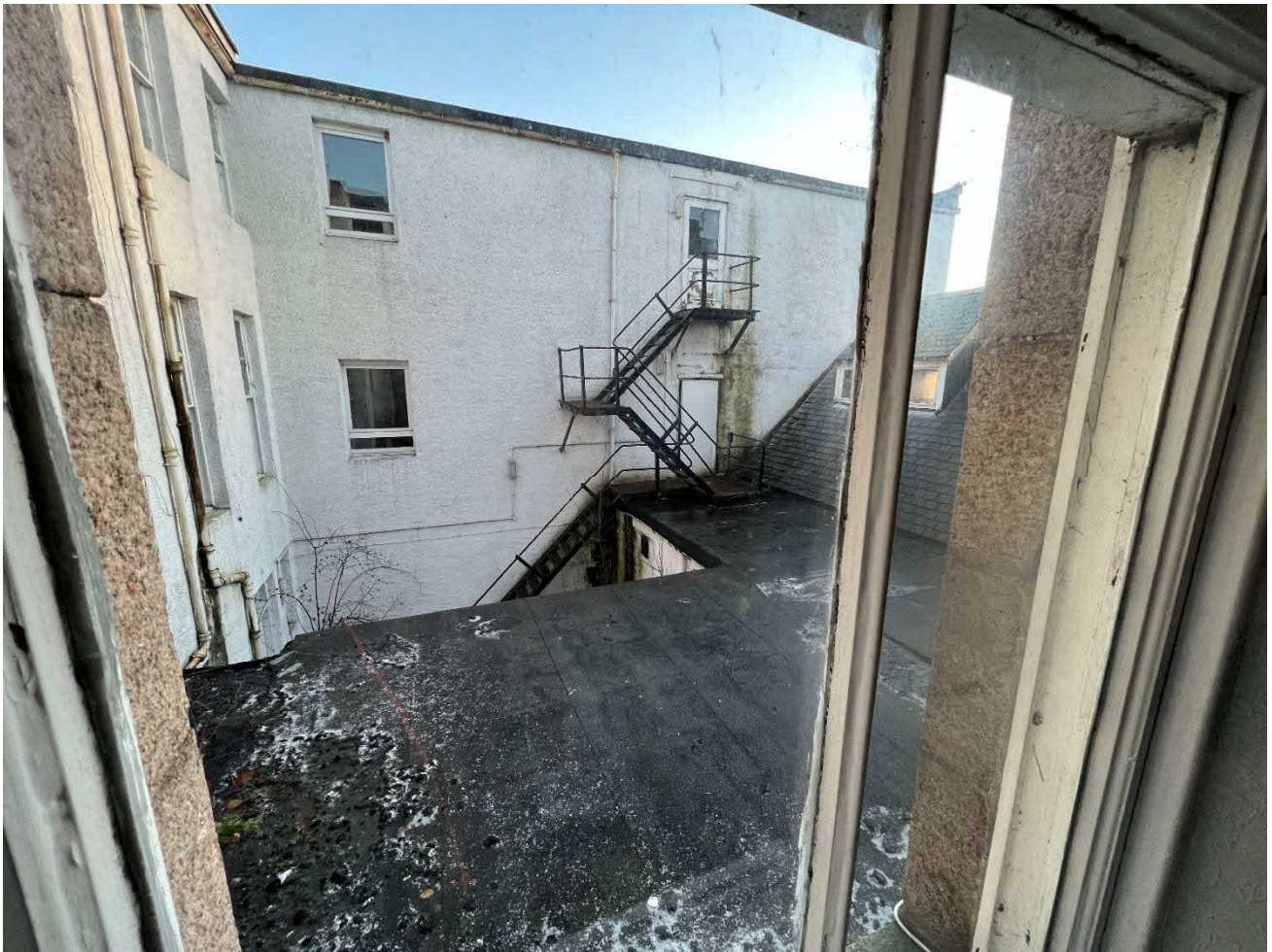


Photo 32 : Photograph of internal courtyard elevation of rear bedroom block showing the existing white pvc windows that are to be either retained or replaced.

WINDOW PHOTOGRAPH REFERENCES



EXISTING WEST ELEVATION TO CAR PARK & CHARLESTOWN ROAD. 1:100.



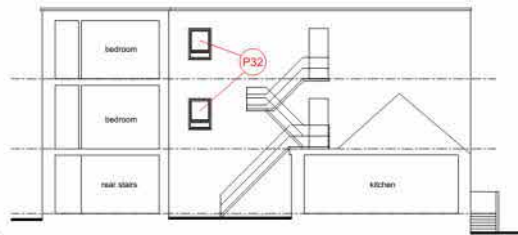
EXISTING NORTH ELEVATION TO CAR PARK & STATION BRAE. 1:100.



EXISTING REAR ELEVATION TO INNER SERVICE AREA. 1:100.



EXISTING SOUTH ELEVATION TO MICHAEL FAIR COURT. 1:100.



EXISTING INTERNAL WEST ELEVATION TO REAR BLOCK. 1:100.



EXISTING INTERNAL EAST ELEVATION TO FRONT HOTEL BLOCK. 1:100.



EXISTING INTERNAL SOUTH ELEVATION TO REAR RETAIL UNITS. 1:100.

Survey date : 27/10/23 Surveyor : Mr Steven Reid (director)



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