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Sash Window Condition & Heritage Report

Client:

Kirstie Baxter

Address:

112 Barlow Moor Road, Manchester M20 2PN

Application Purpose:

Focusing on 2 existing sash windows on the first floor front elevation of the property. Our client intends to replace the existing sashes with new double-glazed heritage sashes installing them into the existing frames. All new sashes will replicate the existing glazing bar configurations with emphasis on slim section sizes and glazing making sure to complement the property's and surrounding area's heritage. (see proposed design specifications)

Existing window condition report:

We believe the existing sashes to be non original, evident from the inconsistent interior profiles, glazing bar thicknesses, rail sizes and horns. The glass is non-original, non-crown glass serving little heritage purpose, the majority of the panes are heavily scratched, poorly glazed and poorly decorated resulting in uneven sight-lines and glazing bars appearing wider than they actually are.

We believe the top sash of window 1 is a modern replacement due to the use of an ovolo interior profile, all other original sashes in the property are consistent with a lambs tongue profile, not only is the moulding incorrect, the glazing bars are approximately 5mm wider than those on the bottom sash.

The bottom sash of window 2 is certainly a modern replacement, the section sizes are completely incorrect - glazing bars are 30mm wide with an ovolo profile, the profile has been routed post assembly compared to the correct method of moulding prior (this is evident from the rounded corners where the glazing bars meet), the sash has been manufactured with horns - no other sash in the property or neighbouring has horns, the depth of the sash is completely incorrect resulting in the manufacturer/installer rebating the exterior face of the sash to ensure it fits in the original frame.

Both windows require replacement of rotten timber - Window 1 top sash requires a replacement midrail, the bottom a replacement bottom rail. Window 2 top sash also requires a replacement midrail. This has been determined from our nondestructive site survey but we believe the sashes would also require stile and a small number of glazing bar replacements. By repairing the sashes

we would be replacing at least 50% of the original timber with a very high chance of glass breakages that would then require replacing. At a considerable cost to our client we would be repairing non-original sashes that serve no heritage purpose.

The existing windows are severely thermal in-efficient and noise reduction performance is incredibly poor, considering the location of the property an alternative to the current single glazing should strongly be considered.

Specification of proposed new sashes: Timber to be used will be hardwood Sapele which is extremely durable and sturdy with a life expectancy far more than the softwood used in the current joinery.

Glazing specification will consist of a 4mm Pilkington Optifloat Clear / 4mm Argon Filled Cavity / 4mm Pilkington K Glass S Clear. Configuration will be identical to that of the original windows and in keeping with the aesthetic/heritage of the area. The sashes will be glazed using an interior, traditional glazing bar system in order to ensure a 24mm thin glazing bar without compromising on IGU quality, IGU life expectancy or sash strength. (see proposed design specification)

All joinery will be manufactured traditionally with wedged mortice and tenon joints and the correct interior Lambs Tongue profile scribed onto the styles and transoms. All sections of the new sashes will be manufactured to the correct slim proportions. (see proposed design specification)

The existing frames and weight boxes will be retained. We will remove any inadequate repairs and replace them with hardwood timbers machined to match the existing sections and moulding. All rotten timber is removed and hardwood timber is machined to match the original specification and spliced in, secured with polyurethane glue, repairs are then detailed and painted, leaving a window frame that appears completely original.

Notes: The U Value of the existing 3mm float glass is approx. 5.8 W/m²K whereas the proposed glazing system we will be installing has a U Value of approx. 1.9 W/m²K, making the new joinery roughly 3x more thermally efficient as the existing. With the volume of glass we would be replacing this would achieve a considerable energy saving in line with the national effort to save energy. The new glass will be toughened where necessary due to the safety risk caused by falling from height and falling shards of glass as well as following building regulations 6262.

Summary: After our thorough survey that is to determine which service is favourable (restoration or replacement) we deem the existing sashes to be inadequate to restore due to several factors mentioned above, the main factors being the uneconomical replacement of more than 50% of existing timber/glass in order to prolong the life of non-original windows that have no historic significance and hence no justification to be retained where more efficient, historically accurate replacements are viable.

Please find attached our specification for the proposed sashes.

If you have any queries regarding this report, please do not hesitate to contact our office.

Signed:

Kieran Fyfe

