

Survey Report: Window Condition – 1, The Grove, Manchester, M20 2RG

Client: Mr & Mrs Hilton

Property Address: 1, The Grove, Manchester, M20 2RG

Date: 14th February 2025

1. Introduction

Following a technical survey of the existing windows at the front of the property, this report outlines their condition and provides detailed recommendations for replacement. The assessment focuses on six window openings, referenced in the accompanying identification document.

2. Condition Assessment

Front First Floor Windows (WF1, WF2, WF3, WF4)

Design & Features:

- French casement design with out-of-symmetry openings.
- Peg and stay hardware with simple latch catch.
- Internally fitted with window boards, reveal linings, and architrave.

Condition Issues:

- Frame sections are warped due to moisture ingress and ineffective sealing, resulting in misalignment to the extent that daylight is visible through gaps. Breaking out of mortice joints noted.
- Single-glazed units with no adequate thermal insulation.
- Decay observed in bottom rails due to water ingress, with no suitable seals or rebates for water drainage.
- Multiple repair attempts have resulted in inconsistent restoration efforts.
- Bottom cill decay present, with the use of filler; the cill frame section is incorrectly angled, causing water to pool between the cill and sash sections.

- Putty lines are deteriorated, with various attempts at filling.
- Condensation on the inner face of glass has led to internal decay of glass rebates, particularly the central bar.
- No suitable closure mechanism exists to achieve a sufficiently tight seal.

Renovation Viability: Restoring these windows to a functional and long-lasting state would not be practical. Due to the extensive warping and degradation, realigning the frame and sash would require complete dismantling and reconstruction, with significant timber replacement.

Recommendation:

- Replacement with visually identical windows that maintain the existing aesthetic while integrating modern performance enhancements.
- New units to feature correct opening configurations, heritage-style hardware, and a fully through-bar central horizontal glazing bar.
- Concealed seal system to improve airtightness while maintaining traditional appearance.
- Installation of heritage double-glazed units (4/8/4 configuration) with concealed upstands, ensuring compliance with conservation principles.
- Window linings and architraves to be carefully removed and refitted where possible; where not possible, new elements will be pattern-matched and fully finished to match the original detailing.

Ground Floor Windows (WG1 & WG2)

Design & Features:

- Central vertical sliding sash unit with direct-glazed side units, dividing the window into three sections.

Condition Issues:

- Significant alterations and poor-quality repairs have been carried out, particularly to the side units, where the original sash supports have been removed.
- Side units now consist of rough-sawn flat timber, with incorrect sightlines that detract from the property's historical character.

- Warping of the sash unit has resulted in operational difficulties, impeding ventilation.
- Long-standing decay issues and inappropriate modifications have compromised both function and aesthetic integrity.

Recommendation:

- Manufacture of a bespoke replacement window set that preserves the original external appearance while restoring full functionality and visual coherence with the property's character.
- Inclusion of a true through-bar central horizontal glazing bar to maintain period authenticity.
- Installation of heritage double-glazed units (4/8/4 configuration) to improve thermal performance without compromising traditional aesthetics.

3. Conclusion:

The existing windows exhibit extensive deterioration, rendering repair efforts impractical for achieving longevity and functional improvement. The proposed replacements will:

- Retain the heritage aesthetic while incorporating concealed modern enhancements.
- Improve thermal efficiency and weather resistance.
- Address structural weaknesses and ensure compliance with conservation and building regulations.
- Maintain the historical character of the property while significantly upgrading performance and durability.

It is recommended that the proposed replacements be approved by the relevant authorities as a sensitive yet necessary intervention to preserve the property's integrity.

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