



DAVIDKELLY
PARTNERSHIP
CHARTERED ENGINEERS

**Windows Restoration Works at Ormonde College,
Ormonde Road, Kilkenny for Kilkenny and Carlow Education and
Training Board**

**WINDOW CONDITION SURVEY AND SCHEDULE OF
WORKS**

August 2024

Job No. 23085



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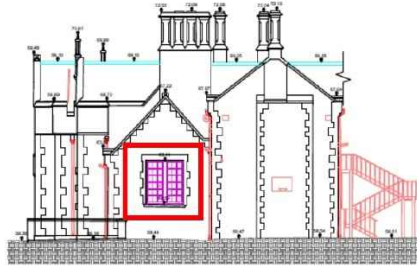
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Building Front

Window Reference:

G01 (1no window)

Window Location: Gable end to step in front section of building.**Opening dimensions:**

W 2300mm x H 2500mm
(All dimensions to be checked on site).

Type: Double 9 over 9 timber-framed, single-glazed, vertical sliding sashes, painted white, extract fan in one top corner pane.

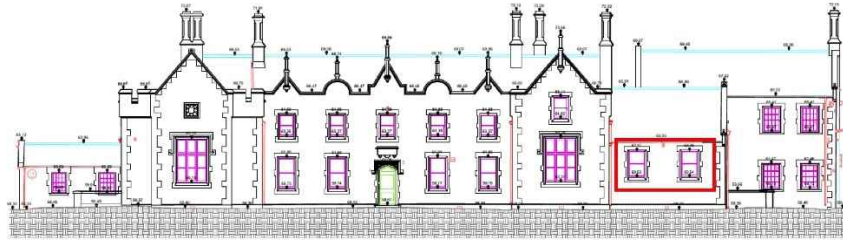
Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; decay in frame and sash at cill; gaps around frame.

Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.



Window Reference:

G02 and G03 (2no windows)

Window Location: Front of building.**Opening dimensions:**

W 1300mm x H 1800mm
(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed, vertical sliding sashes, painted white.

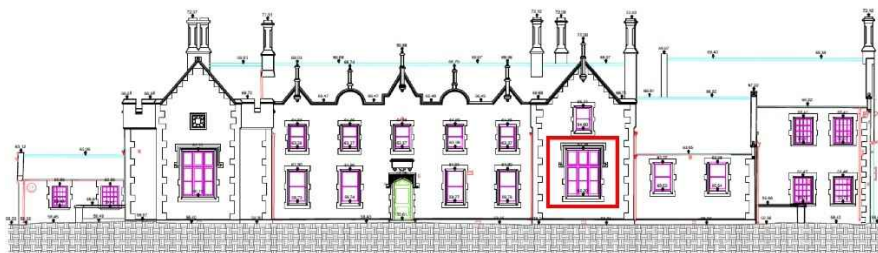
Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; previously repaired with decay in frame and sash at cill; lime mortar pointing around frames poor.

Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate with new lime mortar seal to gap around window frame.



Window Reference:

G04 (1no window)

Window Location: Front of building.**Opening dimensions:**

W 2200mm x H 3000mm
(All dimensions to be checked on site).

Type: Tripartite, 3 over 6, timber-framed, single-glazed, top hung top centre sash, side hung lower side sashes, others fixed, painted white.

Condition: Wind-blown water ingress causing damage to interior; glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; decay in frame and sash at cill; corrosion of hinges to opening sashes; large gaps around frame.

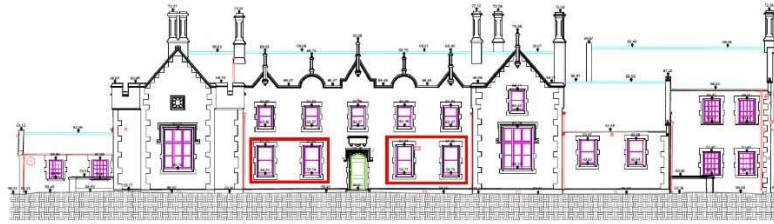
Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new seals; replace corroding hinges; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

Window G04



Window Reference:

G05, G06, G07 and G08 (4no windows)

Window Location: Front of building.**Opening dimensions:**

W 1300mm x H 2150mm
(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is cracked and missing in areas; paint to frame and sashes is flaking/missing in areas; significant decay in some frames and sashes at cill; ironmongery poor in some areas.

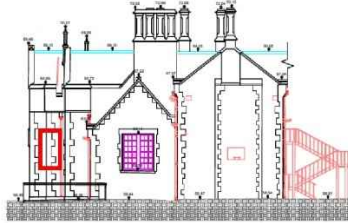
Recommendations: Replace decayed sections of timber cill and frame; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; reinstate with new lime mortar seal to gap around window frame.

Note: Electrical cables penetrate corner of window frame.



Window Reference:

G09 (1no window)

Window Location: Side of outshot extension to front of building.**Opening dimensions:**

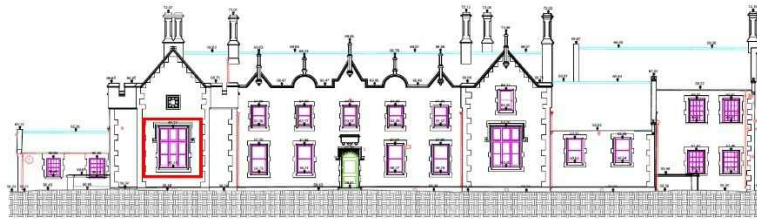
W 600mm x H 1850mm

(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed, vertical sliding sashes, painted white.**Condition:** Glazing putty is reasonably good; paint to frame and sashes also good; no obvious decay to frame and sashes; ironmongery good.**Recommendations:** Re-use existing glazing and re-putty all glazing; clean and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where necessary; reinstate new lime mortar seal to gap around window frame.

Window Reference:

G10 (1no window)

Window Location: Front of building.**Opening dimensions:**

W 2150mm x H 3050mm

(All dimensions to be checked on site).

Type: Tripartite, 3 over 6, timber-framed, single-glazed, top hung top centre sash, side hung lower side sashes, others fixed, painted white.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; slight decay in frame at cill; corrosion of hinges to opening sashes; large gaps around frame.

Recommendations: Repair or replace decayed sections of timber frame, as necessary; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new seals; replace corroding hinges; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

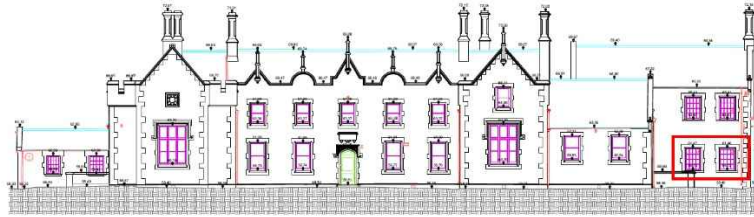
Note: Electrical cables penetrate corner of window frame.

Window G10



Window Reference:

G46 and G47 (2no windows)

Window Location: Front of building.**Opening dimensions:**

W 1200mm x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white, extract fan in top corner pane.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing; decay in frame and sash at cill; corrosion of nails to frame cover slips (G47), gaps around frame.

Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

Window G46



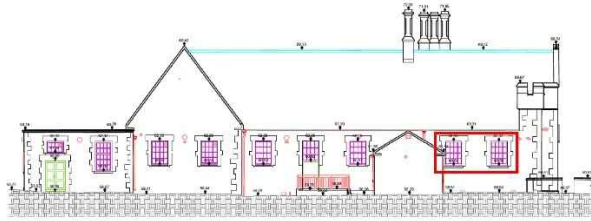
Window G47



South Side Elevation

Window Reference:

G11 and G12 (2no windows)

Window Location: Southern Side of building.**Opening dimensions:**

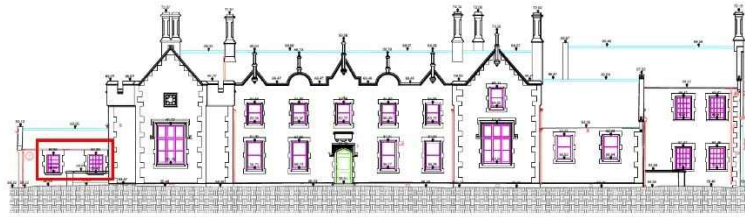
W 1250mm x H 1850mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.**Condition:** Glazing putty is cracked and missing in areas; paint to frame and sashes is flaking/missing; decay in frame and sash at cill; corrosion of nails to frame cover slips, lime mortar seal around frame cracked.**Recommendations:** Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

Window Reference:

G13 and G14 (2no windows)

Window Location: Single storey extension to southern Side of building.**Opening dimensions:**

W 1060mm x H 1400mm
(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white with security bars internally.

Condition: Glazing putty is cracked and missing in areas; paint to frame and sashes is flaking/missing; decay in frame and sash at cill; mid-rail detaching from frame; lime mortar seal around frame cracked.

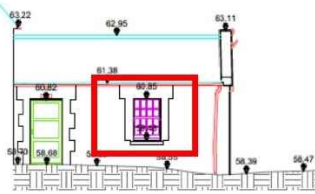
Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

Note: Electrical cable penetrates corner of G14 window frame.



Window Reference:

G15 (1no window)

Window Location: Single storey extension to southern Side of building.**Opening dimensions:**

W 950mm x H 1450mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white with obscure glazing to end and some stick-on laminate.

Condition: Glazing putty is cracked and missing in areas; one damaged glass pane; paint to frame and sashes is flaking/missing; decay in frame and sash at cill; mid-rail detaching from frame; lime mortar seal around frame cracked.

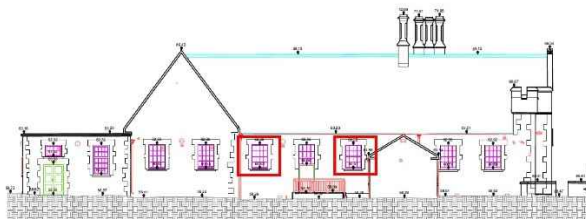
Recommendations: Replace decayed sections of timber cill and bottom rail; re-use existing glazing and re-putty all glazing; replace cracked glass pane; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.

Note: Electrical cables penetrate the two top corners of the window frame.



Window Reference:

G16 and G18 (2no windows)

Window Location: Southern Side of building.**Opening dimensions:**

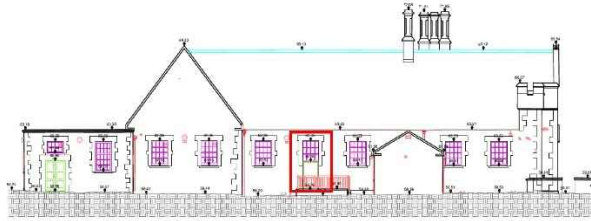
W 1250mm x H 1850mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-frame, single-glazed, vertical sliding sashes, painted white.**Condition:** Glazing putty is cracked and missing in areas; cracked glass pane to G16; paint to frame and sashes is flaking/missing; decay in frame at cill (G16).**Recommendations:** Replace decayed sections of timber cill; replace cracked glass pane and re-using existing glazing, re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frame.**Note:** Electrical cable penetrates corner of G16 window frame.

Window Reference:

G17 (1no window over door)

Window Location: Southern Side of building.**Opening dimensions:**

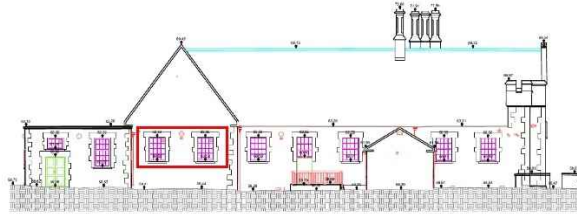
W 1250mm x H 1500mm

(All dimensions to be checked on site).

Type: 12 pane, single-glazed, timber-frame, fixed pane over-door window, painted white.**Condition:** Relatively modern replacement of original window fitting when converted to door opening; poorly constructed; large gaps where lime mortar seal between window/door frame and wall is missing.**Recommendations:** Replace window with new 12 pane, timber-framed, fixed pane over-door window (possibly retaining frame); re-using existing glazing with new putty; painted with primer, undercoat and white finish coats, internally and externally; reinstated with lime mortar seal to gap around window and door frames.

Window Reference:

G19 and G20 (2no windows)

Window Location: Southern Side of building.**Opening dimensions:**

W 1250mm x H 1850mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-frame, single-glazed, vertical sliding sashes, painted white, extract fan in top corner pane.

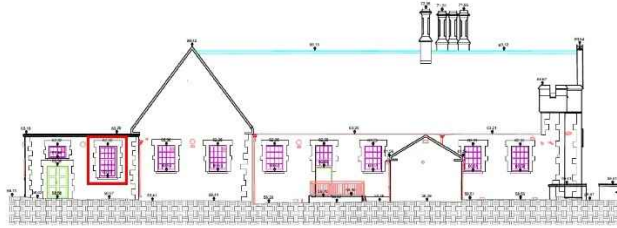
Condition: Glazing putty is cracked and missing in areas; cracked glass panes to both windows (3no total); paint to frame and sashes is flaking/missing; decay in frames at cill; lime mortar seal around frames cracked with large sections missing entirely.

Recommendations: Replace decayed sections of timber frame at cill; replace cracked glass panes and re-using existing glazing, re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate lime mortar seal to gap around window frames.



Window Reference:

G21 (1no window)

Window Location: Southern Side of building.**Opening dimensions:**

W 1250mm x H 2250mm

(All dimensions to be checked on site).

Type: 8 over 12 timber-frame, single-glazed, fixed pane window, painted white, extract fan in top corner pane.

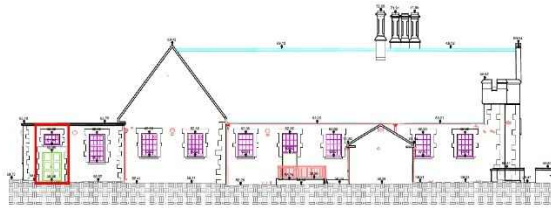
Condition: Relatively modern replacement/reconfiguration of original window fitting, possibly with some original sashes; poorly constructed; in very poor condition with decay in frame and sash at cill level; glazing putty is cracked; paint to frame and sashes is flaking/missing; lime mortar seal around frame poor.

Recommendations: Replace window with new timber frame window to match original windows elsewhere in the building, retaining existing sashes, sash frames repaired as necessary, with new ironmongery, weights and chords; re-using existing glazing with new putty; painted with primer, undercoat and white finish coats, internally and externally; reinstated with lime mortar seal to gap around window frame.



Window Reference:

G22 (1no window)

Window Location: Single storey extension to southern Side of building.**Opening dimensions:**

W 1250mm x H 900mm

(All dimensions to be checked on site).

Type: 8 pane timber-framed, single-glazed, fixed sash, over exit door, painted white, extract fan in top corner pane.

Condition: Glazing putty is cracked and missing in areas; paint to frame and sashes is flaking/missing; significant decay in frame at cill.

Recommendations: Replace decayed sections of timber frame; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint, internally and externally; maintain and clean all ironmongery; reinstate lime mortar seal to gap around window frame.

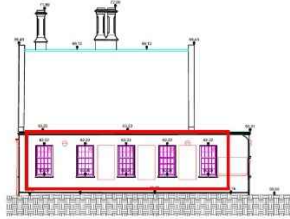
Note: Pipe/duct penetration through bottom rail of window frame.



Rear of Building

Window Reference:

G23, G24, G25, G26 and G27 (5no window)

Window Location: Rear of building.**Opening dimensions:**

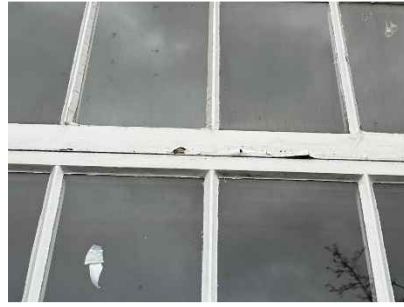
W 1250mm x H 2250mm
(All dimensions to be checked on site).

Type: 8 over 12 timber-frame, single-glazed, fixed pane windows, painted white, extract fan in top corner pane.

Condition: Relatively modern replacement/reconfiguration of original window fittings, possibly with some original sashes; poorly constructed; in very poor condition with decay in frame and sash at cill level and bottom rail of top sash; glazing putty is cracked; cracked glass panes to some windows (3no total); paint to frame and sashes is flaking/missing; lime mortar seal around frame poor.

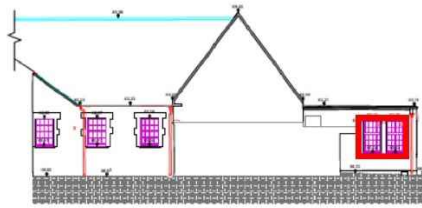
Recommendations: Replace window with new timber frame window to match original windows elsewhere in the building, retaining existing sashes sash, frames repaired as necessary, with new ironmongery, weights and chords; re-using existing glazing with new putty; painted with primer, undercoat and white finish coats, internally and externally; reinstated with lime mortar seal to gap around window frame.





Window Reference:

G28 and G29 (2no windows)

Window Location: Rear of building to side of outshot extension.**Opening dimensions:**

W 1250mm x H 2250mm

(All dimensions to be checked on site).

Type: 8 over 12 timber-frame, single-glazed, fixed pane window, painted white, extract fan in top corner pane.

Condition: Relatively modern replacement/reconfiguration of original window fitting, possibly with some original sashes; poorly constructed; in very poor condition with decay in frame and sash at cill level; glazing putty is cracked; some cracked glazing panes; paint to frame and sashes is flaking/missing; lime mortar seal around frame poor.

Recommendations: Replace window with new timber frame window to match original windows elsewhere in the building, retaining existing sashes, sash frames repaired as necessary, with new ironmongery, weights and chords; re-using existing glazing with new putty; painted with primer, undercoat and white finish coats, internally and externally; reinstated with lime mortar seal to gap around window frame.

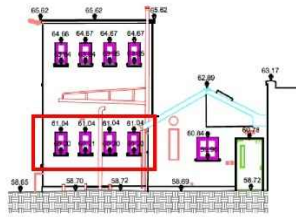




Window Reference:

G30, G31, G32 and G33 (4no windows)

Window Location: Rear of building.



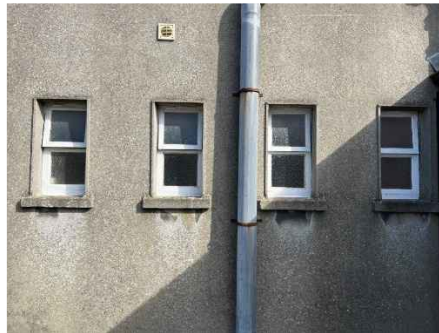
Opening dimensions:

W 450mm x H 850mm
(All dimensions to be checked
on site).

Type: 1 over 1 timber-framed, single-glazed (obscure glazing), top hung top opening sashes, painted white.

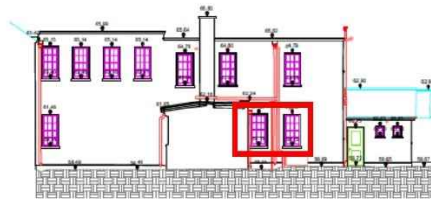
Condition: Relatively good condition with no obvious decay to frames; recent replacement of glazing with some poor putty placement; one cracked glazing pane; hinges stiff; paint to frame and sashes is flaking/missing in areas.

Recommendations: Replace cracked glazing pane with matching glass; otherwise re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.



Window Reference:

G34 and G35 (2no windows)

Window Location: Rear of building.**Opening dimensions:**

W 900mm x H 1750mm

(All dimensions to be checked on site).

Type: 6 over 6 timber-frame, single-glazed, vertical sliding sashes, painted white.

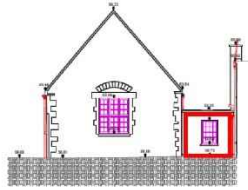
Condition: Relatively good condition with no obvious decay to frames; some cracking of putty; paint to frame and sashes in good condition.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.



Window Reference:

G36 (1no window)

Window Location: Rear of building.**Opening dimensions:**

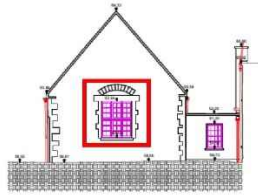
W 1200 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.**Condition:** Glazing putty is cracked in areas; paint to frame and sashes is flaking/missing; minor decay to frame and cover timbers to frame sides; small hole at top of frame from former service penetration.**Recommendations:** Repair decayed sections of timber frame and cover strips; seal hole in frame; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.

Window Reference:

G37 (1no window)

Window Location: Rear of building.**Opening dimensions:**

W 2150mm x H 2600mm
(All dimensions to be checked on site).

Type: Tripartite, 6 over 6, timber-framed, single-glazed, fixed pane, painted white.

Condition: Water ingress through window causing damage to interior finishes; significant decay to frame and sashes at cill level and mid-rail; some cracked glazing panes (2no); glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; large gaps around frame.

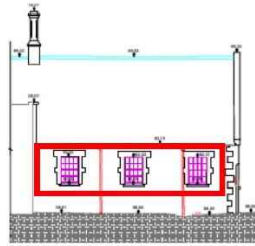
Recommendations: Carry out extensive repairs to frame and sashes replacing decayed sections of timber cill and bottom rails; replace cracked glazing panes with similar, elsewhere, re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new seals; maintain and clean all ironmongery; reinstate lime mortar seal to gap around window frame.





Window Reference:

G38, G39 and G40 (3no windows)

Window Location: Rear of building.**Opening dimensions:**

W 1250 x H 1850mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is poor in areas of previous repairs with cracking to older putty; some cracked glass panes in all windows; paint to frame and sashes is flaking/missing; some decay to frame and bottom rail at cill level; small hole at base of one window frame from former service penetration; large gaps around frames.

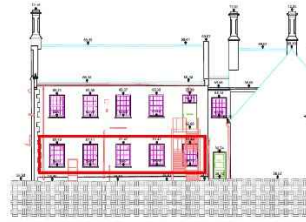
Recommendations: Repair decayed sections of timber frame and sash rails; seal hole in frame; replace 4no broken glass panes and elsewhere re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery; reinstate lime mortar seal to gap around window frame.





Window Reference:

G41, G42, G43, G44 and G45 (5no windows)

Window Location: Rear of building.**Opening dimensions:**

W 1200 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white, extract fan in top corner pane, extract fan in top corner pane.

Condition: Glazing putty is poor in areas of previous repairs with cracking to older putty with sections missing; paint to frame and sashes is flaking/missing; some minor decay to frame and bottom rail at cill level.

Recommendations: Repair decayed sections of timber frame and sash rails where necessary; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.



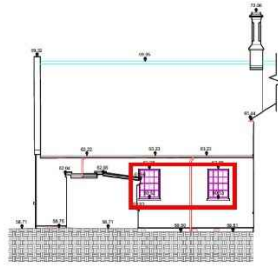




Internal Courtyard Spaces

Window Reference:

G48 and G49 (2no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

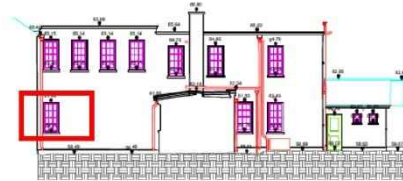
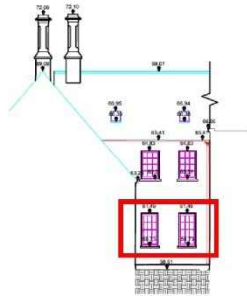
W 1250 x H 1850mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.**Condition:** Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level (leaking rainwater gutter over window G49 causing significant wetting of window frame).**Recommendations:** Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.**Note:** Rainwater gutter over window G49 to be repaired.

Window Reference:

G50, G51 and G52 (3no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

W 950 x H 1750mm
(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

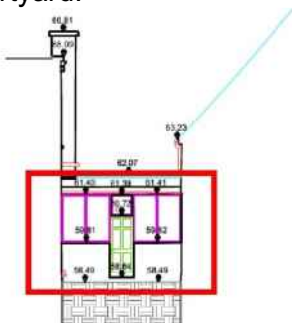
Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.





Window Reference:

G53 (2no windows and door with boarded up fanlight over)

Window Location: Internal Courtyard.**Opening dimensions:**

W 1600 x H 1600mm each double window (All dimensions to be checked on site).

Type: Double pane either side of door with boarded up fanlight over, timber-framed, single-glazed, fixed pane, painted white.

Condition: Generally in very poor condition; significant decay of timber frame; glazing putty is cracking in areas; paint is poor with peeling/cracking in areas (leaking rainwater gutter over window causing significant wetting of window frame).

Recommendations: Repair decayed sections of timber frame; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame, internally and externally.

Note: Rainwater gutter over window to be repaired.



Window Reference:

G54 (1no window)

Window Location: Internal Courtyard.**Opening dimensions:**

W 1280 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

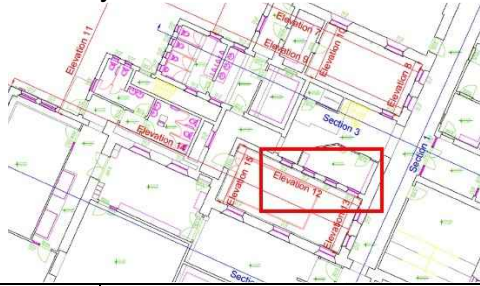
Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.



Window Reference:

G55, G56, G57 and G58 (4no windows)

Window Location: Internal Courtyard.



Opening dimensions:

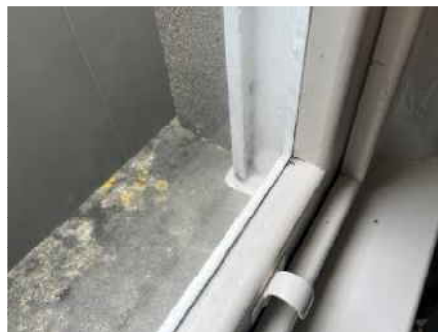
W 950 x H 1750mm
(All dimensions to be checked
on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at sill level.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.

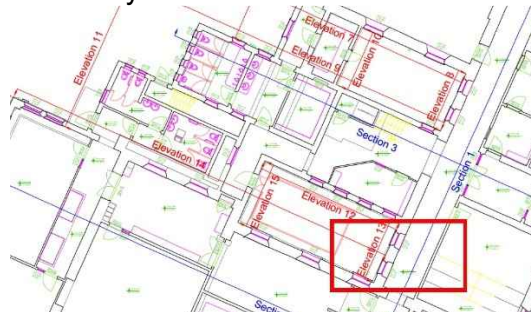






Window Reference:

G59 and G60 (2no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

W 950 x H 1750mm
(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.





Window Reference:

G61, G62 and G63 (3no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

W 1280 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.





Window Reference:

G64 and G65 (2no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

W 1280 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; some opening of frame joints, glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

Recommendations: Repair timber frame joints where loose, re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.



Window Reference:

G66 and G67 (2no windows)

Window Location: Internal Courtyard.**Opening dimensions:**

W 950 x H 1750mm

(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, obscure glazing, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.

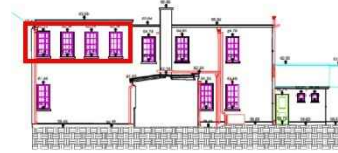
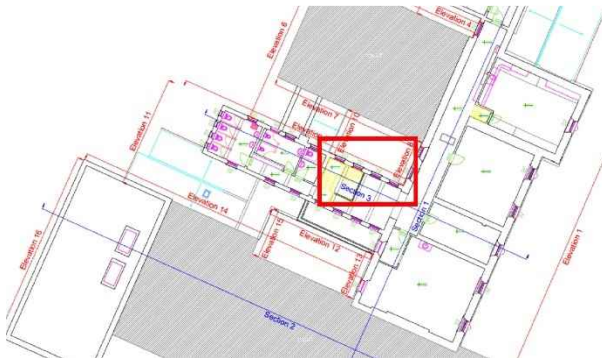




First Floor

Window Reference:

F01, F02, F03 and F04 (4no windows)

Window Location: First Floor.**Opening dimensions:**

W 960 x H 1750mm
(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; no obvious decay to frame and bottom rail at cill level.

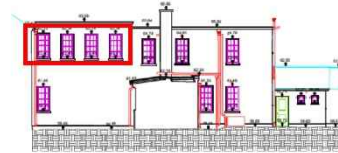
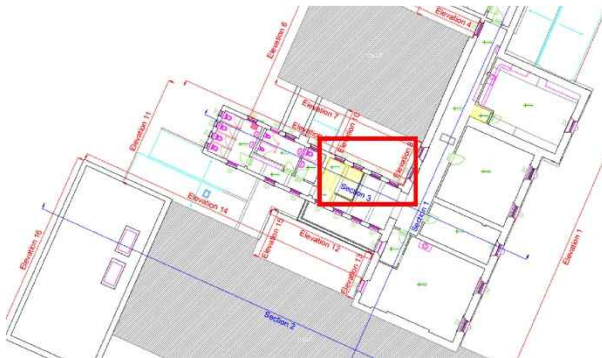
Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.





Window Reference:

F05, F06 and F08 (3no windows – no window F07)

Window Location: First Floor.**Opening dimensions:**

W 960 x H 1750mm
(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, obscure glazing, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good, some deterioration; no obvious decay to frame and bottom rail at cill level, one cracked pane of glass.

Recommendations: Replace cracked glass pane with matching obscure glass pane, and elsewhere, re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.

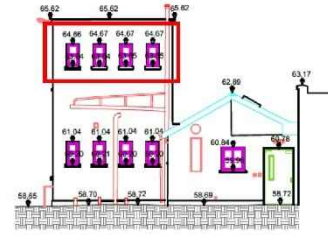
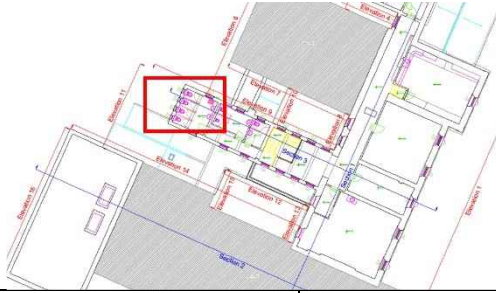






Window Reference:

F09, F10, F11 and F12 (4no windows)

Window Location: First Floor.**Opening dimensions:**

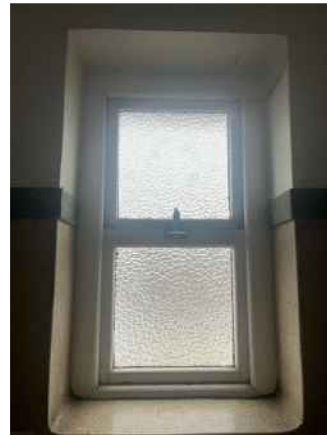
W 500mm x H 850mm

(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed (obscure glazing), top hung top opening sashes, painted white.

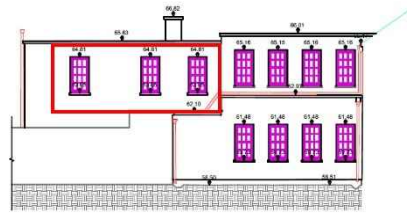
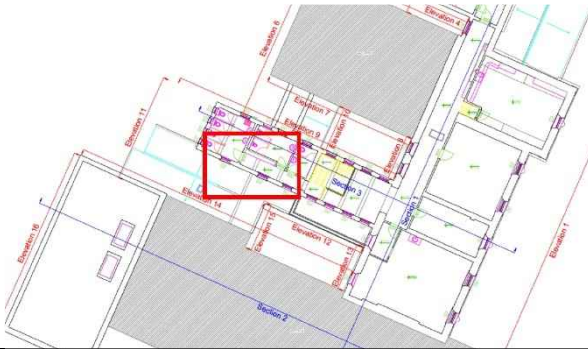
Condition: Relatively good condition with no obvious decay to frames; one replacement glass pane different pattern; hinges stiff; paint to frame and sashes is in reasonable condition.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-draught-proof with new draught seals; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.



Window Reference:

F13, F14 and F15 (3no windows)

Window Location: First Floor.**Opening dimensions:**

W 960 x H 1750mm

(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, obscure glazing, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good, some deterioration; no obvious decay to frame and bottom rail at cill level.

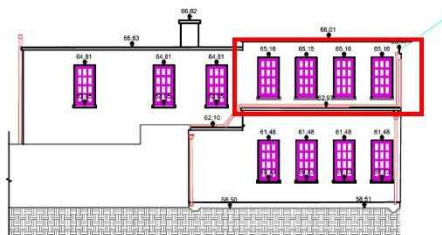
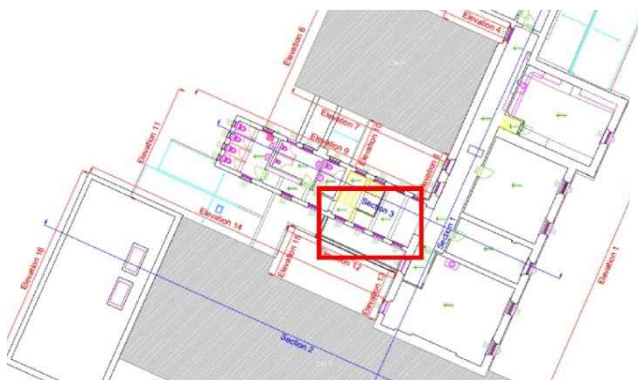
Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.





Window Reference:

F16, F17, F18 and F19 (4no windows)

Window Location: First Floor.**Opening dimensions:**

W 960 x H 1750mm

(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is good; some minor decay to frames at cill level to some windows.

Recommendations: Repair timber frames where decayed; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged; retain windows in-situ.

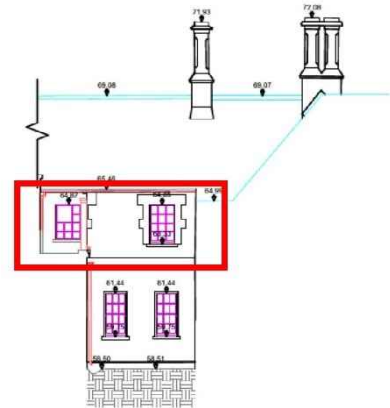
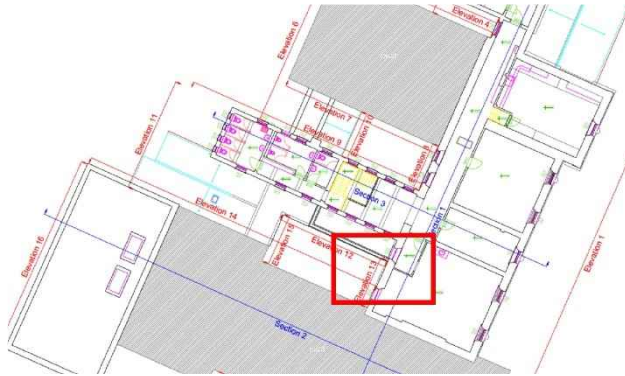






Window Reference:

F20 and F21 (2no windows)

Window Location: First Floor.**Opening dimensions:**

W 1050 x H 1500mm
(All dimensions to be checked on site).

Type: 6 over 6 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracking in areas; paint is flaking and missing in areas; some minor deterioration to frames at cill level to some windows; top sash of F20 altered previously by removing glazing bars to combine four panes into one single larger pane.

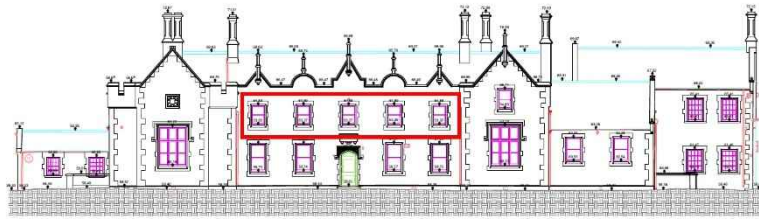
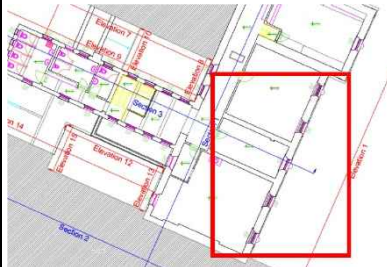
Recommendations: Repair timber frames where decayed; repair altered top sash to window F20 to reinstate original 6no panes; re-use existing glazing with new as required and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery and replace where damaged.





Window Reference:

F22, F23, F24, F25 and F26 (5no windows)

Window Location: First Floor - Front of building.**Opening dimensions:**

W 1000mm x H 1500mm
(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; significant deterioration of frame with decay in frame and bottom sash rail at cill; lime mortar pointing around frames poor; one cracked glass pane.

Recommendations: Replace decayed sections of timber cill and bottom rail; replace cracked glass pane to one window and elsewhere, re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate with new lime mortar seal to gap around window frame.





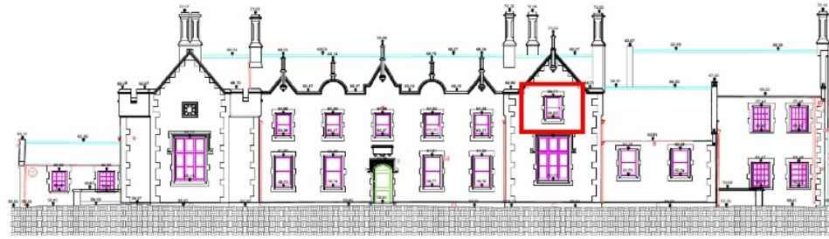






Window Reference:

F22, F23, F24, F25 and F26 (5no windows)

Window Location: First Floor - Front of building.**Opening dimensions:**

W 1100mm x H 1500mm

(All dimensions to be checked on site).

Type: 1 over 1 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing in areas; significant deterioration of frame with decay in frame and bottom sash rail at cill; lime mortar pointing around frames poor; one cracked glass pane.

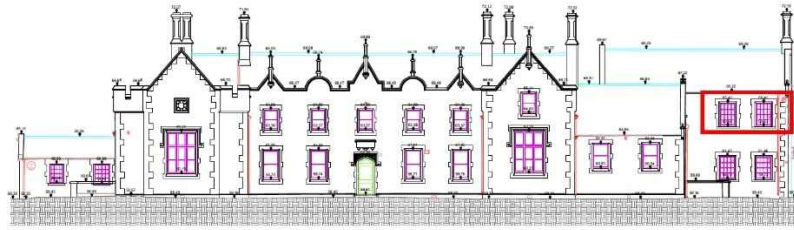
Recommendations: Replace decayed sections of timber cill and bottom rail; replace cracked glass pane to one window and elsewhere, re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery, reinstate with new lime mortar seal to gap around window frame.





Window Reference:

F28 and F29 (2no windows)

Window Location: First Floor.**Opening dimensions:**

W 1280 x H 1750mm

(All dimensions to be checked on site).

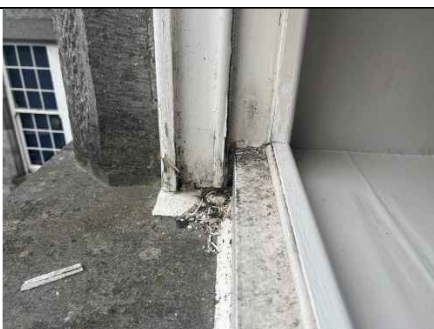
Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing; some slight deterioration of frame and sash at cill; previous repairs in poor condition.

Recommendations: Repair decayed sections of timber frames; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.

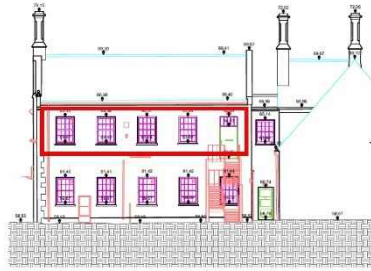






Window Reference:

F30, F31, F32 and F33 (4no windows)

Window Location: First Floor.**Opening dimensions:**

W 1280 x H 1750mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Glazing putty is cracked; paint to frame and sashes is flaking/missing; some slight deterioration of frame and sash at cill; dividing bead detaching on some frames; deterioration of draught proofing strips.

Recommendations: Repair decayed sections of timber frames; re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.



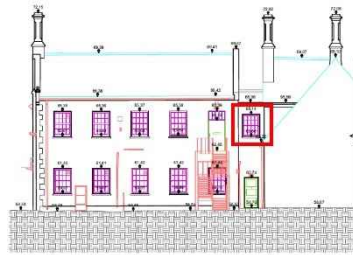






Window Reference:

F34 (1no window)

Window Location: First Floor.**Opening dimensions:**

W 1050 x H 1550mm

(All dimensions to be checked on site).

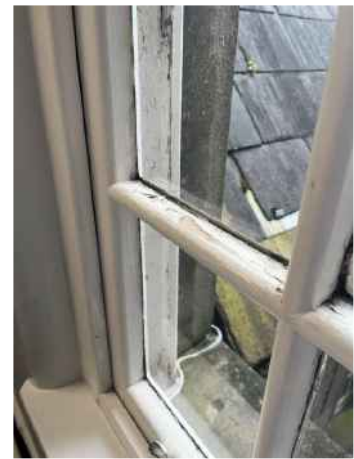
Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracked; paint to frame and sashes is flaking/missing.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.

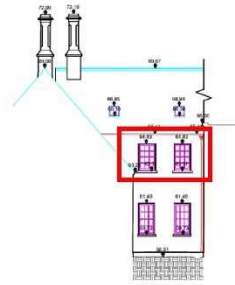
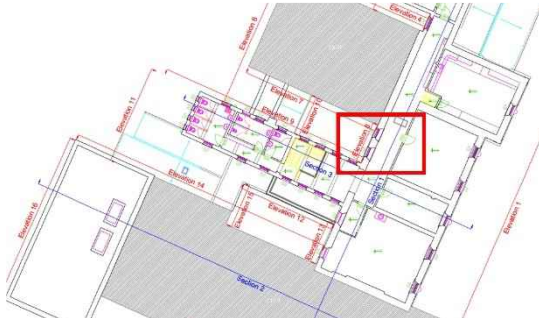
Note: Electrical cable penetrating through top corner of window frame.





Window Reference:

F35 and F36 (2no windows)

Window Location: First Floor.**Opening dimensions:**

W 1050 x H 1550mm

(All dimensions to be checked on site).

Type: 8 over 8 timber-framed, single-glazed, vertical sliding sashes, painted white.

Condition: Generally in good condition; glazing putty is cracked; paint to frame and sashes is flaking/missing.

Recommendations: Re-use existing glazing and re-putty all glazing; strip, prime, undercoat and repaint frame and sashes, internally and externally; re-seal and draught-proof with new draught seals; adjust sash cords & weights and replace where necessary; maintain and clean all ironmongery.





