

Kingston Manor

Photographic Schedule of Condition & Statement

September 2020



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Kingston Manor

1.0 Summary & Statement

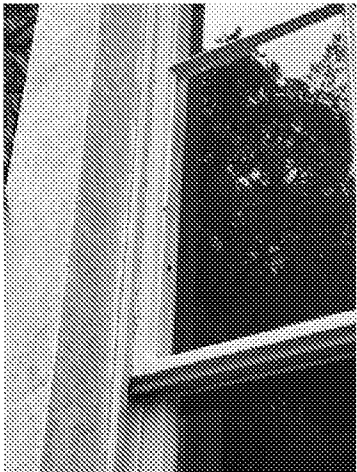
The existing windows are unoriginal modern single glazed hardwood units, we believe that these were installed in the 1990's as a like for like replacement. The existing windows were refurbished in 2011, with the following works; rot cut out, filled and repainted, re-puttied, and this refurbishment process repeated in 2018, they have now reached the end of their serviceable life, currently allowing water ingress and significant condensate which is detrimental to the property, despite the owner removing this daily.

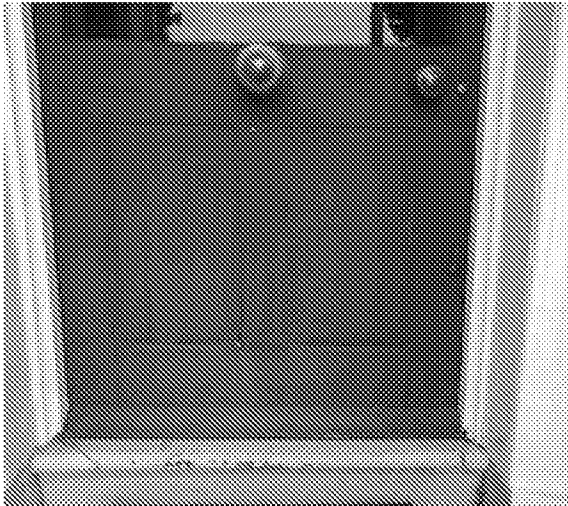
We propose to benefit the property with an argon filled double-glazed, triple painted replacement in Accoya engineered timber; with rails, mullions, and transoms to mimic existing. The below photographic schedule details a broad cross section of windows and doors throughout the property to indicate the general state of repair throughout. To be read in conjunction with KM Floor Plans attached. I can confirm that no historically significant glazing is to be replaced.

The proposed units are detailed in section 3, the manufacturer and fitter are experienced in working with listed buildings, with an extensive track record in doing so.

2.0 Condition Schedule of Existing Units

Ground Floor

	WG1 Cracked and chipped paint, general cracking and weathering noted across the external face. Lifting of paint due to internal rot and frame holding moisture.
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	WG2 Lifting of paint most probably due to water ingress leading to internal rot and capillary action leading to the frame holding moisture.
	D1 Evidence of general rot degradation, and weathering throughout.
	WG3 Lifting of paint most probably due to water ingress leading to internal rot and capillary action leading to the frame holding moisture.



WG4

General window rot, degradation.



WG5

Paint cracking.



WG9

Cracked and chipped paint, general cracking and weathering noted across the external face. Lifting of paint due to internal rot and frame holding moisture. Failed putty.

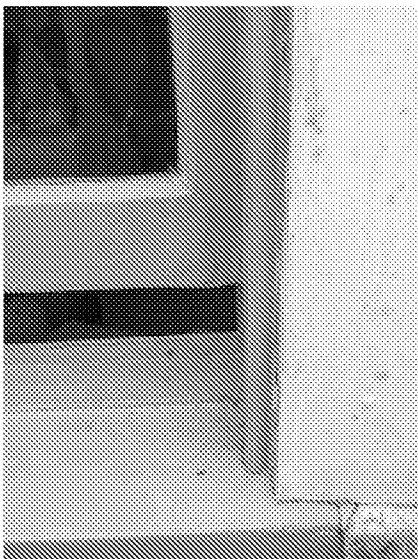
	D2 Meeting rail degradation and rot present, noted in several of the sash window rails. Failed putty.
	D2 Rot to door frame and weather bar.

First Floor

	WF1 Paint flaking and rot on the internal frame due to penetrating damp, external rot present also.
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	WF2 Internal paint flaking due to frame holding moisture, failed putty, rot present also.
	WF3 Internal paint flaking due to rot.

Second Floor

	WS1 Lifting of paint most probably due to water ingress failed putty, leading to internal rot and capillary action leading to the frame holding moisture.
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WS2

Lifting of paint most probably due to water ingress leading to internal rot and capillary action leading to the frame holding moisture. Failed putty.

3.0 Proposed Units

The proposed units to mimic existing and manufactured as follows:

- Engineered hardwood frame and sash in Accoya.
- Sliding sash windows pre-hung on brass pulleys and lead weights and include brass fitch fasteners, sash pulls and sash restrictors.
- Casement windows hung on brass butts with espagnolet locking and brass stays and fasteners.
- Front door hung on brass butts with brass night latch, and mortice sash lock, all other doors fitted with espagnolet locking and brass handles. D1 & D3 to have door sprayed a different colour outside to inside and frame along with WD1 and WD2, which will be a different colour both sides. All other frames to be the same colour inside and outside.
- All frames to be glazed with 4-6-4 soft coat, argon filled units with inter bars and engineered timber (Accoya) glazing bars inside and outside. WD1 & WD2 6.4mm laminated glass.
- Glazing bars currently are 18mm and the replacements will be 16mm with the same profile. Proposed detail below:

