

FILE NUMBER
PROJECT NAME
FILE DESCRIPTION

J1273-BA-A-SH_0001-P02
CASTLE STREET ALMSHOUSES
WEST WING - WINDOW SCHEDULE

Key

Doors Included in Schedule

Items are collectively part of a projecting bay window

Issue Date	Revision	Description
13/07/2022	P01	For Information
21/10/2022	P02	For Application

All existing opening sizes to be confirmed further to site survey

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS					NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGu = Slim Double Glazing	OVERHAUL WINDOW	CILL Repair Work Category	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS		
GROUND																										
West Wing																										
WG01	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	x	x	0	EX	EX	x	EX	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Replace Glazing as specified. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG02	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C4	C2	✓	✓	C3	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly painted over issues. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG03	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C4	C2	✓	✓	C3	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly painted over issues. Top sash is screwed to bottom sash externally in lower RH corner. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG04	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C2	C2	✓	✓	C1	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly new cill badly inserted at some stage. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG05	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	N/A	✓	C1	C1	N/A		N/A		N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition - some resin repairs required to head of frame.	
DG06	West	Ground	Front	T	Double Door	As Existing	Repair, Draughtproof, Repaint & Overhaul	N/A					✓	C1	C1	N/A		N/A		N/A					Yellow Painted Door with large black painted gothic hinges (purely ornamental). Minor repairs required to base of both door leafs.	
WG07	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	x	✓	C1	C1	N/A		N/A		N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
WG08	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C2	✓	✓	C3	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly a new cill inserted in the past. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG09	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C1	C2	✓	✓	C3	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly a new cill inserted in the past. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG10	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C2	✓	✓	C1	C1	4	✓	✓	x	✓	✓	Cill/Sash Box Joint Appears to have opened up. Possibly a new cill inserted in the past. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG11	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C1	C1	✓	✓	x	x	0	EX	EX	x	EX	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Replace Glazing as specified. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG12	West	Ground	Front	T	Double Sash	As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window		Clear		sDGu	New Sash Window			New Sashes			✓	✓	x	✓	✓	✓	✓	Sash windows appear historically replaced with replicas of reasonably high quality. Windows covered in black mould internally.

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS					NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGu = Slim Double Glazing	OVERHAUL WINDOW	CILL	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS		
WG13	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Sash frames and cill appear historically replaced with replicas of reasonably high quality. Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Poor Quality Secopndary Claziung Fitted - Remove and Dispose of off site.	
WG14	West	Ground	Front	T		As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Poor Quality Secopndary Glaziung Fitted - Remove and Dispose of off site.	
WG15	West	Ground	Front	T		As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Poor Quality Secopndary Glaziung Fitted - Remove and Dispose of off site.	
WG16	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	N/A	✓	C1	C1	N/A	N/A			N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
DG17	West	Ground	Front	T	Double Door	As Existing	Repair, Draughtproof, Repaint & Overhaul	N/A					✓	C1	C1	N/A	N/A			N/A					Yellow Painted Door with large black painted gothic hinges (purely ornamental). Minor repairs required to base of both door leafs.	
WG18	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	×	✓	C1	C1	N/A	N/A			N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
WG19	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Replicate profiles exactly as existing	
WG20	West	Ground	Front	T		As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Replicate profiles exactly as existing	
WG21	West	Ground	Front	T		As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Replicate profiles exactly as existing	
WG22	West	Ground	Front	T	Double Sash	As Existing	Replace with new sash windows to match existing with slim double glazing	New Sash Window			Clear	sDGu	New Sash Window				New Sashes			✓	✓	×	✓	✓	Windows covered in black mould internally. Rot at joints of lower sash and at joint between cill and sash frame. Poor Secopndary Glaziung Fitted - Remove and Dispose of off site.	
WG23	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C2	✓	✓	C1	C1	8	✓	✓	×	✓	✓	Possible rot at the parting bead / sash box junction. The paint is cracked and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG24	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	×	✓	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG25	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	×	✓	✓	Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG26	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	×	✓	✓	Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG27	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	N/A	✓	C1	C1	N/A	N/A			N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
DG28	West	Ground	Front	T	Double Door	As Existing	Repair, Draughtproof, Repaint & Overhaul	N/A					✓	C1	C1	N/A	N/A			N/A					Yellow Painted Door with large black painted gothic hinges (purely ornamental). Minor repairs required to base of both door leafs.	
WG29	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	×	✓	C1	C1	N/A	N/A			N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
WG30	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	×	✓	✓	Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG31	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C1	C1	✓	✓	×	×	0	EX	EX	×	EX	✓	Sash frames and cill appear historically replaced with replicas of reasonably high quality. Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.

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WG32	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	*	✓	✓	Generally in good condition and only minor repairs required to tighten joints. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG33	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	4	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Putty has cracked paint and is missing in places. Chunk of timber missing from upper sash. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open
WG34	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	8	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Putty has cracked paint and is missing in places. . Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG35	West	Ground	Front	T	Bay Window (3 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C2	C1	4	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG36	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C2	C1	4	✓	✓	*	✓	✓	Sash frames and cill appear historically replaced with replicas of reasonably high quality. Cill/Sash Box Joint Appears to have opened up. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG37	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C2	C1	4	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG38	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	N/A	✓	C1	C1	N/A		N/A		N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
DG39	West	Ground	Front	T	Double Door	As Existing	Repair, Draughtproof, Repaint & Overhaul	N/A					✓	C1	C1	N/A		N/A		N/A					Yellow Painted Door with large black painted gothic hinges (purely ornamental). Minor repairs required to base of both door leafs.	
WG39	West	Ground	Front	T	Fixed	As Existing	Repair & Repaint	1	1	0	Clear	*	✓	C1	C1	N/A		N/A		N/A					Early English Gothic Style. Fixed Window to Gas Meter / Storage Room. Reasonably good condition.	
WG40	West	Ground	Front	T	Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	8	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Putty has cracked paint and is missing in places. . Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG41	West	Ground	Front	T	Part Bay Window (2 Sashes)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C2	C1	4	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG42	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C2	C1	4	✓	✓	*	✓	✓	Cill/Sash Box Joint Appears to have opened up. Most putty has cracked paint and is missing in places. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.
WG43	West	Ground	Front	T	Double Sash	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	*	*	*	✓	*	*	0	EX	EX	*	EX	✓	Sash windows appear historically replaced with replicas of reasonably high quality. Cill/Sash Box Joint Appears to have opened up. Putty has cracked paint and is missing in places. . Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored
WG44	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements			New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
DG45	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements			New Casements			New Multipoint Lock & Keys					Existing doors are of very thin material, are single glazed and generally of little architectural merit.		
WG46	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements			New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
DG47	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements			New Casements			New Multipoint Lock & Keys					Existing doors are of very thin material, are single glazed and generally of little architectural merit.		

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WG48	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG49	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG50	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG51	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG52							See WF52 - Window Is Not At Ground Level																				
DG53	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Existing doors are of very thin material, are single glazed and generally of little architectural merit.			
WG54	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
DG55	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Existing doors are of very thin material, are single glazed and generally of little architectural merit.			
WG56	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG57	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
DG58	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed door. .			
WG59	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG60							See WF60 - Window Is Not At Ground Level																				
DG61	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Existing doors are of very thin material, are single glazed and generally of little architectural merit.			
WG62	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			
WG63	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements				DGU	New Casements					New Casements			New Multipoint Lock & Keys			Replaces a modern (c2000) double glazed casement with inelegant proportions.			

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS						NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGU = Slim Double Glazing	OVERHAUL WINDOW	CILL Repair Work Category	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS			
WG64	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed casement with inelegant proportions.	
WG65	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed casement with inelegant proportions.	
DG66	West	Ground	Rear	T	Single Door	As Existing	New Door With Double Glazing To Upper Half	New Door				DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed door. .	
WG67	West	Ground	Rear	T	Triple Casement	As Existing	New Casement Window	New Casements				DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed casement with inelegant proportions.	
WG68	West	Ground	South	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed casement with inelegant proportions.	
WG69	West	Ground	South	T	Single Casement	As Existing	New Casement Window	New Casements				DGU	New Casements				New Casements			New Multipoint Lock & Keys						Replaces a modern (c2000) double glazed casement with inelegant proportions.	
FIRST																											
WF001	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C2	C2	4	✓	✓	✓	✓	✓	Some sash frames and cills appear historically replaced with replicas of reasonably high quality. Older Sashes in reasonably poor condition. Cill/Sash Box Joint Appears to have opened up. Cill inserted. Paint Cracking throughout. Inappropriate putty used. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF002	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C2	C1	4	✓	✓	×	✓	✓	Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.	
WF003	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C1	C1	✓	✓	C3	C2	4	✓	✓	×	✓	✓	Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.	
WF004	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C2	✓	✓	C2	C1	4	✓	✓	×	✓	✓	Spring Sashes Not Working- Restore Weight and Pulley System. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open.	
WF005	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1*2	0/0*2	1/1*2	Clear	eSG	✓	C2	C1	✓	✓	C2	C2	4	✓	✓	✓	✓	✓	Older Sashes in reasonably poor condition. Cill/Sash Box Joint Appears to have opened up. Cill inserted. Paint Cracking throughout. Inappropriate putty used. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF006	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C1	✓	✓	C1	C1	4	✓	✓	✓	✓	✓	Fixed Shut. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF007	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C1	C1	✓	✓	C3	C2	4	✓	✓	✓	✓	✓	Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF008	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C1	C2	✓	✓	C2	C1	4	✓	✓	✓	✓	✓	Spring Sashes Not Working- Restore Weight and Pulley System. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF009	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	4	✓	✓	✓	✓	✓	Some sash frames appear historically replaced with replicas of reasonably high quality. Cill/Sash Box Joint Appears to have opened up. Paint Cracking throughout. Joint to stone cill missing mortar. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS					NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGu = Slim Double Glazing	OVERHAUL WINDOW	CILL Repair Work Category	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS		
WF010	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout.Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF011	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF012	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF013	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF014	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1*2	0/0*2	1/1*2	Clear	eSG	✓	C2	C1	✓	✓	C2	C2	4	✓	✓	✓	✓	Older Sashes in reasonably poor condition. Cill/Sash Box Joint Appears to have opened up. Cill inserted. Paint Cracking throughout. Inappropriate putty used. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF015	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Painted Shut, Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF016	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF017	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF018	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	4	✓	✓	✓	✓	Poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF019	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	Poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF020	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C2	C1	✓	✓	C2	C1	4	✓	✓	✓	✓	Painted Shut, Reasonable condition. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF021	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C2	C1	✓	✓	×	×	0	EX	EX	EX	EX	Sash frames appear historically replaced with replicas of reasonably high quality. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF022	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C2	C1	✓	✓	C2	C1	4	✓	✓	✓	✓	Painted Shut, Reasonable condition. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF023	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1*2	0/0*2	1/1*2	Clear	eSG	✓	C2	C1	✓	✓	C2	C1	2	✓	✓	✓	✓	Older Sashes in reasonably good condition. Cill/Sash Box Joint Appears to have opened up. Cill inserted. Paint Cracking throughout. Inappropriate putty used. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS					NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGU = Slim Double Glazing	OVERHAUL WINDOW	CILL Repair Work Category	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS		
WF024	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	✓	Painted Shut, Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF025	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF026	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C2	4	✓	✓	✓	✓	✓	Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF027	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C2	C1	✓	✓	C1	C1	4	✓	✓	✓	✓	✓	Poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF028	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	✓	LHS sash frames appear historically replaced with replicas of reasonably high quality. Older sashes in poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF029	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C2	C1	✓	✓	×	×	0	EX	EX	EX	EX	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Painted Shut, Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF030	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	4	✓	✓	✓	✓	✓	Poor condition, joints opening throughout. Chunk of timber missing from top sash. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF031	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	4	✓	✓	✓	✓	✓	Spring sash mechanism installed to historic sashes. Not functioning. Remove and restore full pulley & counterweight system. Repairs to frames may be required. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF032	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	✓	LHS Sash frames appear historically replaced with replicas of reasonably high quality. Older sashes in poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF033	West	Ground	Front	T	Bay Window (3 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	4	✓	✓	✓	✓	✓	Spring sash mechanism installed to historic sashes. Not functioning. Remove and restore full pulley & counterweight system. Repairs to frames may be required. Poor condition, joints opening throughout. Rot at cill and at sash box junction. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF034	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2	0/0	2/2	Clear	eSG	✓	C2	C1	✓	✓	×	×	0	EX	EX	EX	EX	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.
WF035	West	Ground	Front	T		As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	1/1	0/0	1/1	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	4	✓	✓	✓	✓	✓	Spring sash mechanism installed to historic sashes. Not functioning. Remove and restore full pulley & counterweight system. Repairs to frames may be required. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS						NOTES
Window No.	Wing	Floor	Elevation	Frame Material T=Timber S=Steel	Type	Opening Dimension WxH	Summary of Proposed Works	Existing Glazing Subdivision Top/Bottom	Retained Glass Panes	New Glass Panes	Glass	Glass Type eSG = Low E Single Glazing sDGu = Slim Double Glazing	OVERHAUL WINDOW	CILL Repair Work Category	SASH BOX / FRAME Repair Work Category	STAFF & PARTING BEADS Replace With New With MASONRY JUNCTION Replace All With New	LOWER SASH Repair Work Category	UPPER SASH Repair Work Category	Tenon Joint Repairs to Sash Frames	NEW SASH FASTENER (EX = Reuse Existing)	SASH LIFTS (EX = Reuse Existing)	SASH WINDOW LIMITERS (EX = Reuse Existing)	SASH PULLEY (EX = Reuse Existing)	REPLACE SASH CORDS			
WF036	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	✓	Older sashes in poor condition, joints opening throughout. Joint at cill and at sash box junction opening up. Paint Cracking throughout. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF037	West	Ground	Front	T	Double Sash (2 Linked Sash Windows)	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	x	x	0	EX	EX	EX	EX	✓	Sash frames appear historically replaced with replicas of reasonably high quality. Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF038							Doesn't Exist																				
WF039	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF039	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF041	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF042	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF043	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF044	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF052	West	Ground	Rear	T	Sash Window	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	✓	Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF053	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF054	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF055	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF056	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF057	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF058	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF059	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF060	West	Ground	Rear	T	Sash Window	As Existing	Repair, Reglaze, Draughtproof, Repaint & Overhaul Mechanisms	2/2*2	0/0*2	2/2*2	Clear	eSG	✓	C3	C2	✓	✓	C3	C3	8	✓	✓	✓	✓	✓	Overhaul as per J1273-BA-DR-A-4001. Re-balance and re-hang sashes. Ensure operation is fully restored to require minimal force to open. Limit Opening to 150mm.	
WF061	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF061a	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF062	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF063	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Textured	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF064	West	Ground	Rear	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		
WF065	West	Ground	Rear	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU	New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.		

GENERAL INFORMATION							PROPOSAL	GLAZING					SASH / WINDOW FRAME					SASHES			FITTINGS					NOTES
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WF066	West	Ground	Rear	T	Triple Casement	As Existing	New Casement Window	New Casements			Clear	DGU		New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.
WF067	West	Ground	South	T	Double Casement	As Existing	New Casement Window	New Casements			Clear	DGU		New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.
WF068	West	Ground	South	T	Single Casement	As Existing	New Casement Window	New Casements			Clear	DGU		New Casements				New Casements			New Multipoint Lock & Keys					Replaces a modern (c2000) double glazed casement with inelegant proportions.