

SCHEDULE OF WINDOW CONDITION

This schedule of condition is to be read in conjunction with the project drawings A1424-02 and 03 locating each window type, and drawing ref: A1424-04 to 12 and photographs attached.

All photographs were an accurate record of the condition of each window on the 23.09.2019.

3 Main types of window exist within the frontage and courtyard elevations of this property with additional variances in each type. In the last decade all windows to the rear of the properties (only) have been replaced with double glazed timber windows.

Leaded glazing windows –

These are generally the older windows of the property and may be original to the build of the property in the mid 1800's. Various English Gothic Tre-foil tracery head details are set directly within the stone surrounds. All glazed infills are Nom. 1.5mm single pane diamond leaded lights. It is thought that originally these glazed details were evident throughout the whole property. Ref: 'The Gamlyn Almshouses, Spalding'. "Aspects of Spalding – People and Places" Norman Leveritt & Michael J.Elsden Limited First Edition (1989) – Pages 52 and 53.

Painted Cast Iron Windows -

These windows are found installed to the Ground and First Floor frontage facing the grass central square area.

These windows provide the main daylight / ventilation provision to the occupants of the building. From the summation of the image referenced above it is suggested that the original leaded lights were replaced in these locations with Painted cast iron windows. We have not found any evidence to suggest when this may have occurred.

The painted cast iron windows are externally glazed with nom 1.5mm to 2mm glass in rectangular panes set in with painted putty. The opening casement, fixed casement and frames are set within the stone with gothic arched heads and intersecting tracery glazing beads collective to the gothic arch head of the window units.

The windows have received various in-situ maintenance / repainting treatments and overpainting onto the glass panes are noted throughout.

These window openings have also received an interior secondary glazing installation to improve protection against cold draughts (air leakage) and achieve slight thermal improvement.

Single Glazed Steel Windows –

Four Steel frame windows on the property have been installed.

Two small windows with a small fixed lower pane and upper top hung manual opening casement have been installed within the masonry on the North facing elevation of Unit 13 (First Floor).

Two horizontal centre pivot steel casement windows with mechanical winding are installed within the side openings of the stone bay of Unit 9 (First Floor).

The steel frame windows are a recent installation in the last 20/30 years with painted timber panel infill to the stone Trefoil details above the rectangular casement.

We suggest that these were a direct replacement for failed Leaded glazing windows in this location.

1.1 Window Condition.



Window Ref: GFW01

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows no sign of being openable as paint covering seal unbroken. Areas of window indicate window rust grinning through as can be seen. The recent redecoration within the last 3 years indicate substantially set in rust to the window sections. Bottom right hand pane of fixed sash broken and has plywood insert as a temporary repair. Stone generally OK with advice on repairs to be sought from a specialist stone mason.





Window Ref: FFW01

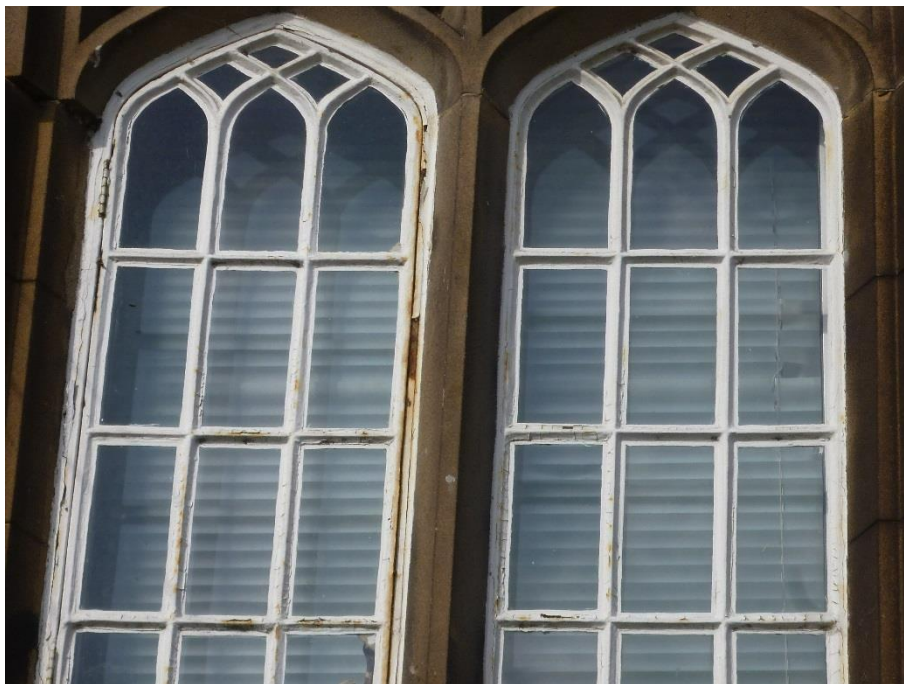
(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as paint covering does not seal edges of casement.



Areas of window indicate heavier rust grinning through as can be seen. The recent redecoration within the last 3 years indicate substantially set in rust to the window sections.

Stone Mullion damaged / split at cill seating on RH side.



Historic stone misalignment of head stooling to jamb stone sections. (Allowance to be made for window proposal works).



Window Ref: GFW02

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing.
One left hand mid-side window pane replaced since decoration on LH casement.
One window pane broken (fourth pane) up on right side of opening casement.
RH casement in good condition.



Opening casement shows no sign of being openable as paint covering seal split but unbroken.





Ref: FFW02

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as paint covering does not seal edges of casement.



Paint broken off / in places and heavy rust evident to frame. Frame bedding seal broken at mid base length of frame.



Central 2nd window pane up replaced since decoration.



Paint broken off / in places and heavy rust evident to frame and opening casement.



Window Ref: GFW03

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as paint covering does not seal edges of casement.

Paint broken off / in places and rust grinning through paint in places.



Stone cracked / split towards top of RH jamb section. Possibly due to ferrous fixings of window frame.

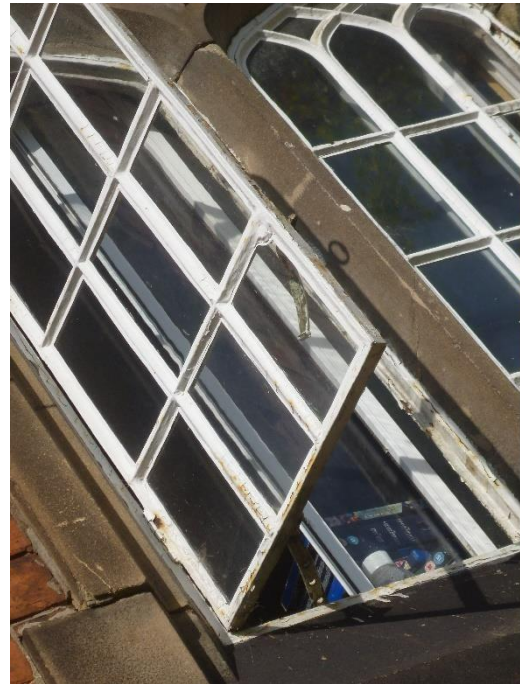


Proposed Window Refurbishment / Replacement at The Square, Spalding – Schedule of Windows Condition

Ref: FFW03

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement is openable as indicated in image.





Window Ref: GFW04

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing.
Opening casement shows signs of being openable as paint covering does not seal edges of casement.
Centre bottom pane of LH opening casement smashed.
Central stone mullion seating on stone cill which shows signs of heavy weathering.

Stone cill mullion seating heavily weathered and locally breaking up.



Third pane up on LH side of RH Fixed window recently replaced since recent redecoration.



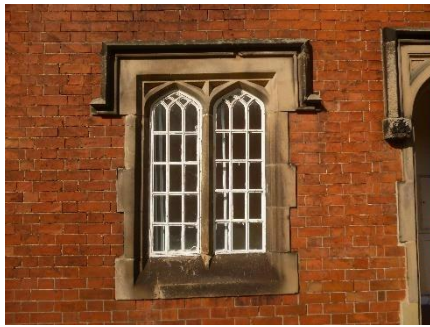


Ref: FFW04
(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as window casement is already partially open as images.

Small damaged piece of stone locally to top LH stone head ribbon detail.





Window Ref: GFW05

(Type Ai):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of not being operable as paint covering still seals edges of casement.

Stone mullion seating of stone cill is heavily weathered and crumbling away. Crack through stone cill section beneath opening casement.

Crack through stone head section above opening casement from pinnacle of gothic arch.

Large piece of stone damage to stone ribbon head detail above RH fixed casement.



Window stay with scroll detail visible behind opening casement.



Ref: FFW05

(Type B)



Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as paint covering broken and edges of casement heavily corroding.





Window Ref: GFW06

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as casement is partially open.

Bottom right hand pane of opening casement cracked. Sections of putty glass bedding has detached, paint de-bonded and cast iron window and frame exposed.

Corroding window frame edges.



Debonding putty, cracked glazing and corroding frame.



Debonding putty, cracked glazing and corroding frame.





Ref: FFW06

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting to edges of casement is less evident.



Window Ref: GFW07

(Type A):



Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of not being openable as paint covering still seals edges of casement.

Stone mullion base and partial seating of stone cill is heavily weathered and crumbling away. Split section of stone mullion on opening casement side of mullion bearing.

Small area of stone weathering to top central section of head ribbon detail. Paint is very glazed / cracked and peeling in most locations.



Paint coating failing and corrosion coming through.

Mullion seating and base of mullion weathering and split.



Ref: FFW07

(Type B)



Cast iron window set in stone. LH opening casement and RH fixed glazing.
Opening casement shows signs of being openable as overpainting to edges of casement is less evident.
Top RH shaped glass pane damaged to RH fixed casement.



Window Ref: GFW08

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing.
Opening casement shows signs of not being openable as overpainting to edges of casement is more evident.
Paint is very glazed / cracked and peeling in most locations.



Missing sections of glazing putty and paint coating failing.

Window stay no longer fitted. Has been removed.





(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of not being openable as paint covering still seals edges of casement.



Stone split and local weathering damage to LH jamb of opening casement and LH side of stone mullion seating.



Window Ref: GFW09

(Type F):

Leaded light glass window set directly in stone with Trefoil head detail and 2 pane segments set within stone head detail.
Stone slender edges of Trefoil detail are heavily weathering and delicate.
Glazing around the stone detail is damaged and cracking. Possible due to the weathering expansion / contraction of the stone detail surround.
Lower leaded square casement, side hung glazing casement appears to be a recent replacement.



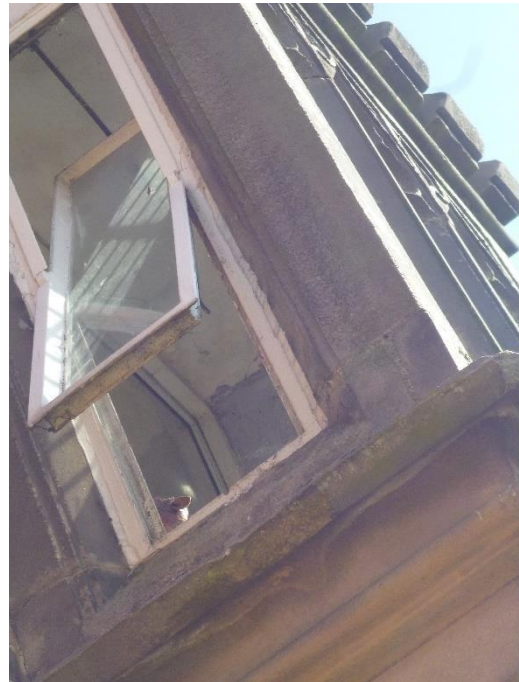
Ref: FFW09

(Type K)

Steel horizontal pivot rectangular opening casement installed within side of stone projecting bay. Painted timber inserts at infill to Trefoil detail at head of casement. Window generally in good order and appears operable. Decoration appears intact and satisfactory.



Window mechanical gear opening evident at window head.

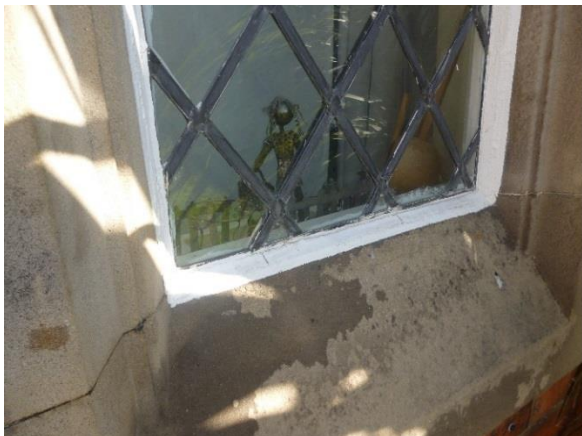
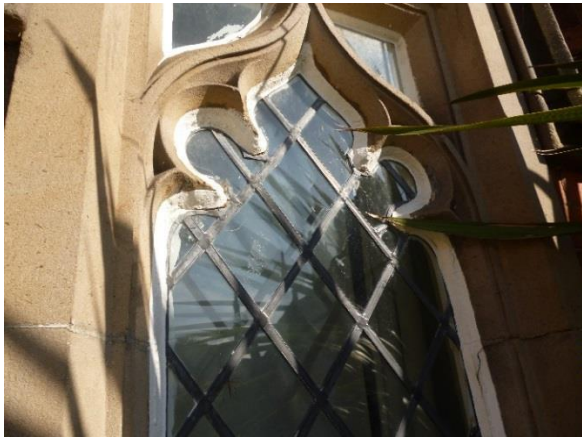




Window Ref: GFW10

(Type Fi):

Leaded light glass window set directly in stone with Trefoil head detail and 2 pane segments set within stone head detail.
Stone slender edges of Trefoil detail are heavily weathering and delicate.
Glazing in good condition and stone surround details appear to have had recent repair work.



Ref: FFW10

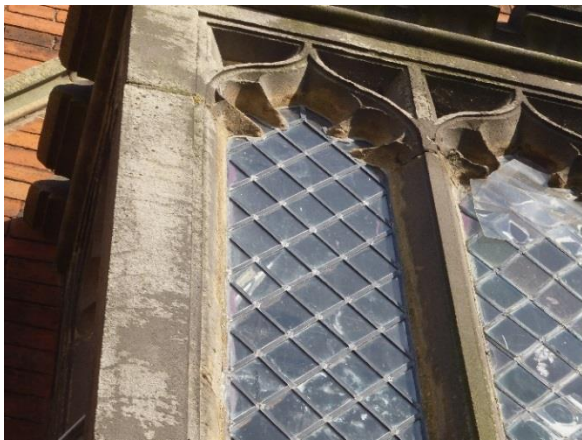
(Type G)



3 Nr. Leaded light glass windows set directly in stone with Trefoil head detail and 2 pane segments set within stone head detail.

Stone slender edges of Trefoil detail are heavily weathering and delicate in each. Left to right, the first panel (LH) appears in reasonable condition. The second panel (central) of glazing around the stone detail is damaged and cracking. A temporary repair is evident with some silicone bonded plastic over the outer face to seal the glazing.

The third panel (RH) is heavily bowing due to thermal expansion and will require some remedial works / resetting.

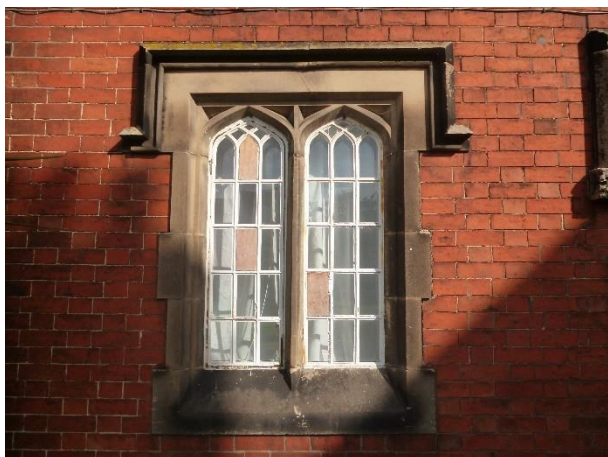


Weathering damage and stone crack to bottom left of Panel 1.



Window Ref: GFW11

(Type A):



Cast iron window set in stone. LH opening casement and RH fixed glazing.
Opening casement shows signs of being openable as overpainting to edges of casement is less evident and corrosion appearing to full perimeter.
Heavy corrosion evident to bottom left corner of opening casement.
Paint is very glazed / cracked and peeling in most locations.

1 Nr. Glass pane temporarily repaired with plywood insert to fixed sash.

2 Nr. Glass panes temporarily repaired with plywood inserts to opening casement.



Heavy corrosion evident at lower left pane.



Weathering damage to Mullion and mullion seating.



Ref: FFW11

Reference Project: A1424
Tender issue 02.10.19

(Type K)

Steel horizontal pivot rectangular opening casement installed within side of stone projecting bay. Painted timber inserts at infill to Trefoil detail at head of casement. Window generally in good order and appears operable. Decoration appears intact and satisfactory.

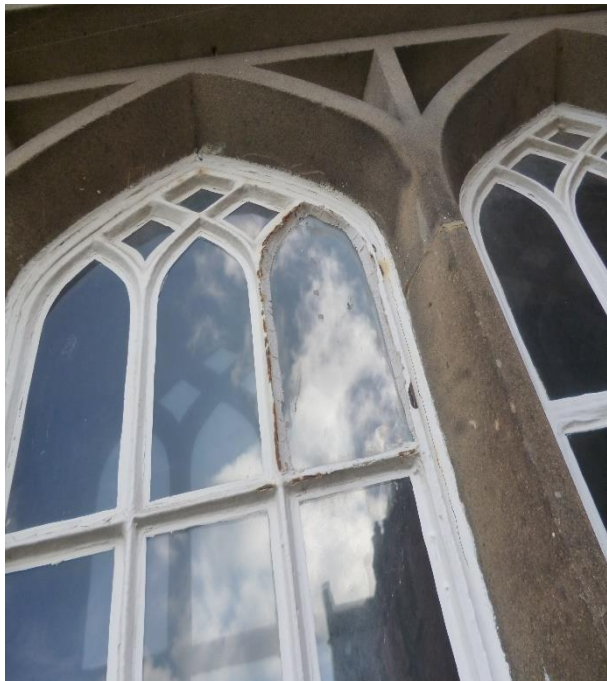




Window Ref: GFW12

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing.
Opening casement shows signs of not being openable as paint covering still seals edges of casement.
Perimeter of top right hand glazing pane in casement showing signs of corrosion breaking through the failing paint covering.



Central pane of casement broken.



Ref: FFW12

(Type B)



Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement partly ajar.

Perimeter of fixed casement and opening casement showing signs of corrosion breaking through the failing paint covering.



Weathering damage to bottom RH of Mullion and mullion seating stool of cill section.



Window Ref: GFW13

(Type A):



Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear. Perimeter of fixed casement and opening casement showing signs of corrosion breaking through the failing paint covering.

Small section of damage to upper section of stone mullion.





Ref: FFW13
(Type Bi)

This is a Type B variant window with a rectangular opening casement. Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident. Perimeter of fixed casement and opening casement showing signs of corrosion breaking through the failing paint covering.

LH Opening casement head variant of Type B.



RH Fixed casement head.





Window Ref: GFW14

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear. Perimeter of fixed casement and opening casement showing signs of corrosion breaking through the failing paint covering.

Opening casement stay has an un original



Lower side casement pig tail window catch.





Ref: FFW14

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering. Stone mullion base and partial seating of stone cill is heavily weathered and crumbling away. Split section of stone mullion on opening casement side of mullion bearing.





Window Ref: GFW15

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering. Top central arch top pane within opening casement broken with 2" hole evident. Previous repair evident to Stone mullion base and seating of stone cill. Stone crack from peak of RH gothic arch through stone head.

Broken window pane to opening casement



Pig tail casement stay.



Ref: FFW15
(Type D)



A small steel casement window consisting of a small fixed lower pane and upper top hung manual opening casement. Recent redecoration evident and coatings appear well adhered.



Window Ref: GFW16

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering. Sections of glazing putty have detached and fallen out. Previous repair evident to Stone mullion base and seating of stone cill. Large plywood covering pattress applied to opening casement covering 9 panes of glass.



Ref: FFW16
(Type D)



A small steel casement window consisting of a small fixed lower pane and upper top hung manual opening casement. Recent redecoration evident and coatings appear well adhered.

Window Ref: GFW17

(Type A):



Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of not being operable as it appears very overpainted. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering. A number of sections of glazing putty have detached and fallen out. Previous repair evident to Stone mullion base and seating of stone cill. Large plywood covering pattress applied to opening casement concealing nine panes of glass.





Ref: FFW17

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident and casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering. Top LH pane of glass within the opening casement is smashed. Re-pointing re to stone mullion and mullion seating.





Window Ref: GFW18

(Type A):

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident, casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing heavy signs of corrosion breaking through the failing paint covering. Top LH pane of glass within the opening casement is smashed. Re-pointing re to stone mullion and mullion seating.





Ref: FFW18

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident, casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing slight signs of corrosion breaking through the failing paint covering.





Window Ref: GFW19 and FFW22

(Type C and Type E):

GFW19 - 4 Nr. Fixed Leaded light glass windows set directly in stone with arch head detail.

Stone mullions seating and cill profile seating showing signs of a recent repair.

Left to right, the first panel (LH) appears in reasonable condition. The second panel (central LH) has received recent repair and seems in reasonable condition.

The third panel (central RH) seems in reasonable condition,

The final fourth panel (RH) contains an inwards opening bottom hinged small opening casement (Approx 1/3 window height)

FFW22 - 4 Nr. Fixed Leaded light glass windows set directly in stone with Tre-foil head detail.

Stone slender edges of Trefoil detail are weathering and delicate in each.

Left to right, the first panel (LH) appears in reasonable condition. The second panel (central LH)

seems in reasonable condition. The third panel (central RH) seems in reasonable condition,

The final fourth panel (RH) contains an inwards opening bottom hinged small opening casement (Approx 1/4 window height)



Bottom hung inward opening metal casement.

Stone Damage At corners of bay base.



Reference Project: A1424
Tender issue 02.10.19

Ref: FFW19

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident, casement edge clear and casement partly open as image. Perimeter of fixed casement and opening casement showing minimal signs of corrosion breaking through the failing paint covering.



Window Ref: GFW20 and FFW23

(Type C and Type E):



GFW20 - 4 Nr. Fixed Leaded light glass windows set directly in stone with arch head detail.

Stone mullions seating and cill profile seating showing signs of a requiring repair. LH cill section cracked and Requires repair. Abutment stone frame section damaged at top left section of GFW20.

Left to right, the first panel (LH) appears in reasonable condition. The second panel (central LH) has received recent repair and seems in reasonable condition.

The third panel (central RH) seems in reasonable condition,

The final fourth panel (RH) seems in reasonable condition,

FFW23 - 4 Nr. Fixed Leaded light glass windows set directly in stone with Tre-foil head detail.

Stone slender edges of Trefoil detail are weathering and delicate in each.

Left to right, the first panel (LH) appears in reasonable condition. The second panel (central LH) seems in reasonable condition. The third panel (central RH) seems in reasonable condition

The final fourth panel (RH) seems in reasonable condition.



Ref: FFW20

(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident, casement edge clear with heavy corrosion on the bottom edge and casement partly open as image.

Perimeter of fixed casement and opening casement showing heavy signs of corrosion breaking through the failing paint covering. Head of stone mullion section requires repointing and dressing.





Ref: FFW21
(Type B)

Cast iron window set in stone. LH opening casement and RH fixed glazing. Opening casement shows signs of being openable as overpainting seems to be less evident, casement edge clear with heavy corrosion on the bottom edge and casement partly open as image. Perimeter of fixed casement and opening casement showing heavy signs of corrosion breaking through the failing paint covering.



Ref: Cast Iron Window Ironmongery (Stays and Catches)

Iron stay with scroll detail



Iron Monkey tail window stay catch.



Iron thumb & pivot window stay catch.

