Derwen Joinery Window Assessment Report

1) Introduction

1.1) Property Details

Property address: 67 Acton Gate
Application reference: To be confirmed
Inspection date: 14/07/26
Prepared by: Mr. Phil Roberts
Derwen Job Ref: 26352

1.2) Purpose of Report

This report assesses the significance and condition of the windows at the property and supports proposed repair or replacement works. It considers the windows' architectural and historic interest, their contribution to the building and surrounding conservation area, and whether the proposed intervention follows a repair-first, minimum-intervention approach.

1.3) Assessment Methodology and Limitations

The inspection comprised a visual, non-intrusive assessment of each window from accessible external positions. The schedule records the window type, materials, glazing, operation, visible defects and recommended intervention. Concealed components were not opened, and no destructive testing was undertaken. Recommendations should be confirmed by a suitably experienced joiner or conservationist following close-access inspection.

2) Window Condition Assessment

2.1) Summary of Findings

The majority of windows remain superficially serviceable in the immediate short term; however, detailed inspection confirms that they exhibit progressive deterioration and evidence of historic remedial works that are no longer performing adequately. The main issues observed across the existing windows are:

- Structural failure of rails, stiles, mullions and cills, with considerable areas of decay and compromised integrity.
- Majority of opening sashes fixed shut due to significant paint build-up or dimensional movement, preventing or limiting safe and proper operation.
- Risk of sash dropping where opening mechanisms are worn, misaligned/weakened and joint failure, presenting a safety concern.
- Absence of draught seals resulting in uncontrolled air leakage and reduced thermal performance/comfort.
- Poor security due to inadequate locking mechanisms and weakened timber components.
- Thermal inefficiency associated with single glazing, failed putty, and air infiltration.
- Non-original windows of poor construction quality, detracting from the architectural coherence of the property and offering limited heritage value.

Collectively, these issues indicate that the existing windows are approaching the end of their functional life. The extent of deterioration, combined with the structural and operational failures identified, significantly limits the viability of repair as a long-term solution.

2.2) Window-by-window schedule

W1 – Ground Floor Front		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint. No draught seal. Excessive heat loss and poor U-Value. Poor security Some rot/deterioration to bottom rail and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sashes with satin brass Hardwick Lyndon handle.
W2 Bay – Ground Floor Front		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint. No draught seal. Excessive heat loss and poor U-Value. Poor security. Considerable rot/deterioration to bottom rail, mullions and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 3 @ opening sash with satin brass Hardwick Lyndon handle.

W3 – Ground Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sash fixed shut due to paint. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom of stiles.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.
W4 – Ground Floor		Condition: Single glazing (non-tough) – ok, fair aging, privacy glass varies pane to pane. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom of stiles and jambs.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon Privacy DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.

W5 – Ground Floor		Condition: Not thought to be original. Single glazing (non-tough) – ok, fair aging, privacy glass varies pane to pane. Glazing – Putty pointed – excess paint line. Ok condition. Proportionally inaccurate. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some deterioration to cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.
W6 – Ground Floor		Condition: Should be privacy glass Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint and misalignment No draught seal. Excessive heat loss and poor U-Value. Poor security. Considerable rot/deterioration to bottom of jambs.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon Privacy DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.

W7 – Ground Floor		Condition: Should be privacy glass Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint and misalignment No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom jamb	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon Privacy DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.
W8 – Ground Floor		Condition: Not thought to be original. Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – Flaking paint. Poor condition. Opening sashes open with force No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon Privacy DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.

W9 – Ground Floor		Condition: Not thought to be original. Poor construction and poor remedial works. Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – Flaking paint. Poor condition. No draught seal. Excessive heat loss and poor U-Value. Poor security. Opening sashes open with force Considerable rot/deterioration to corner post, bottom rails, stiles, mullionsand cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 4 @ opening sashes with satin brass Hardwick Lyndon handle.
W10 – Ground Floor		Condition: Not thought to be original. Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – Flaking paint. Poor condition. Proportionally inaccurate. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to jambs and rails.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sashes with satin brass Hardwick Lyndon handle.

W11 Bay – Ground Floor		Condition: Not thought to be original. Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – poor quality. Proportionally inaccurate. No draught seal. Excessive heat loss and poor U-Value. Poor security. Major rot/deterioration to bottom rail, stiles, mullions and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 4 @ opening sashes with satin brass Hardwick Lyndon handle.
W12 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line, some flaking. Poor condition. Opening sashes can open with force but risk of dropping. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail, mullion and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sash with satin brass Hardwick Lyndon handle.

W13 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Some flaking. Ok condition. 1 @ Opening sashes ok. Remaining fixed shut due to paint or open with force and risk of dropping No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail, mullion and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sash with satin brass Hardwick Lyndon handle.
W14 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – Ok condition Opening sash ok. Raw timber exposed. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some deterioration to bottom rail and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 1 @ opening sash with satin brass Hardwick Lyndon handle.

W15 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes fixed shut due to paint. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sash with satin brass Hardwick Lyndon handle.
W16 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Some flaking. Ok condition. 1 @ Opening sash ok. Remaining fixed shut due to paint or open with force and risk of dropping No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail, mullion and cill.	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sash with satin brass Hardwick Lyndon handle.

W17 – First Floor		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening sashes ok with care. Risk of dropping. No draught seal. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail and mullion	Proposal: New Accoya flush casement window. Lignum style with 24mm Argon DGU and a plant on glazing bar. Ovolo moulding to the frame and sash. 2 @ opening sash with satin brass Hardwick Lyndon handle.

3) Heritage Impact Assessment

The proposed works have been developed to preserve and enhance the architectural character of 67 Acton Gate while addressing the significant deterioration, functional issues and long-term sustainability concerns identified during the inspection. The existing windows, some of which are not original, show widespread defects including decay to rails, stiles, mullions and cills, failed or deteriorating putty, paint build-up restricting operation, poor security, and substantial thermal inefficiency. These issues are evidenced in the accompanying photographs and detailed in the window-by-window schedule.

A repair-first approach has been considered. However, in our opinion, the extent of deterioration, the structural failure of key components, and the poor construction of several non-original windows mean that repair would not provide a viable or proportionate long-term solution. Repair would require extensive replacement of individual elements, together with major decoration works, resulting in a fragmented approach that would not reliably preserve the integrity, performance or appearance of the windows.

The proposed replacement windows follow a conservation-led approach. Each window will be manufactured in Accoya timber using traditional methods, with Lignum-style flush casement profiles and ovolo mouldings to replicate the existing aesthetic. The use of 24mm argon-filled double-glazed units with plant-on glazing bars will retain the appearance of traditional putty-pointed glazing while improving thermal performance. 10.15mm vacuum glass could also be considered to further improve U-values, although client cost considerations have deterred this option to date. The external Teknos white finish will match the existing colour, maintaining visual continuity across the building.

Overall, the proposals preserve the visual character of the property and its contribution to the conservation area, while improving safety, security, thermal performance and long-term durability. The works represent a proportionate intervention that responds to the condition of the existing windows while supporting the continued use and sustainability of the building.

4) Conclusion

The assessment demonstrates that the existing windows are in poor condition, with widespread decay, failed historic repairs, restricted operation, poor security and significant heat loss. Several windows are also non-original and of inadequate construction, further reducing their heritage value.

Replacement is therefore considered the most appropriate and proportionate intervention. The proposed Accoya flush casement windows will provide a faithful like-for-like appearance using traditional joinery methods, while significantly improving thermal efficiency, security and long-term durability. Their design, detailing and finish will preserve the architectural character of the property and enhance its contribution to the conservation area. A sample is available upon request and can be brought to site for comparison inspection.

For these reasons, the proposed works are considered to preserve and enhance the special character of the property and surrounding area and are fully aligned with conservation principles.