

Assembly Rooms Barton upon Humber
Condition Report on external joinery windows (excepting ground floor front).

9am 7th January 2023

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Undertaken with access by cherry picker 9am 7/01/23, weather rainy and cold.

Objective to identify works required to bring the windows up to a good standard of repair, as close to 'spec' as practicable.

First floor Georgian windows on Queen Street, numbered left to right 1 – 5 as seen from across the street. The high street being on the left.

These frames are correctly installed behind the brick face work meaning that they are removed inwardly into the hall.

Window 1

Sashes:

There is a broken pane in the top sash.

Meeting rails, styles and glazing bars are defective, both sashes should be removed and replicated as they are uneconomic to repair.

This frame is boarded internally so the sashes will have to be removed outwardly, this will require the removal of at least one outer lining and parting beads. Neither are in good condition, there is a historic repair on the right so both linings should be replaced and the cill which is also defective.

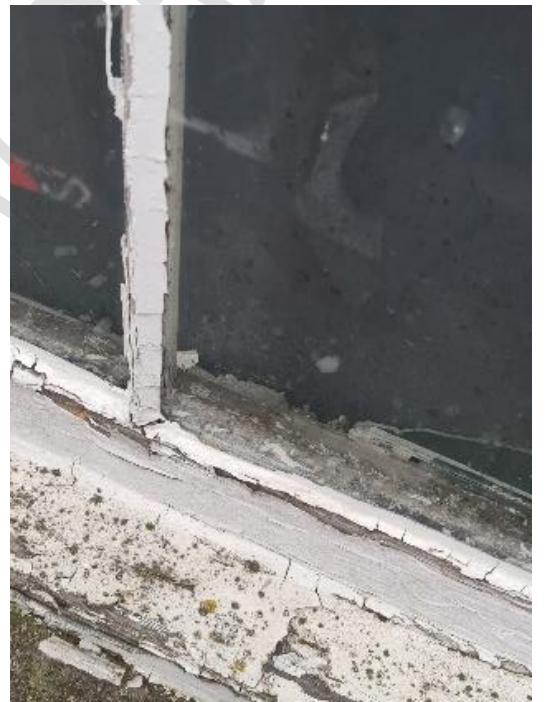
With the sashes removed repairs can be undertaken to the pulley linings, cill and any further repairs that present themselves.

This window is enclosed to the inside by being boarded over and bisected by the bar shutter; There is no ventilation or maintenance access to the frame. It would be sensible therefore to fit removable ventilated panels around the bar shutter to allow access and ventilation to the frame.

Both sashes should be removed and replicated as they are uneconomic to repair.

Subject to further assessment when access allows upon removals.





Window 2

Sashes:

Meeting rails, styles and glazing bars are defective, there is a historic repair to the bottom rail. Both sashes should be removed and replicated as they are uneconomic to repair.

Frame:

The Cill, Pulley lining left hand and Outer linings are defective. The frame requires removal and a new replacement Cill and linings fitted and re-installed.

Subject to further assessment when access allows upon removal.





CONFIDENTIAL

Window 3

Sashes:

Meeting rails, styles and glazing bars are defective, both sashes should be removed and replicated as they are uneconomic to repair.

Frame:

The Cill and Pulley linings are defective. The frame requires removal and a new replacement Cill and linings fitted and re-installed.

Subject to further assessment when access allows upon removal.





CONFIDENTIAL DRAFT

Window 4

Sashes:

Meeting rails R/H, bottom rail, styles and glazing bars are defective, both sashes should be removed and replicated as they are uneconomic to repair.

There is a historic repair to the bottom rail.

Frame:

The Cill and Pulley linings and Parting bead are defective. Outer linings are defective, there is a historic repair to the R/H lining.

The frame requires removal and a new replacement Cill and linings fitted and re-installed.

Subject to further assessment when access allows upon removal.



Window 5

Sashes:

Styles and glazing bars are defective, all putty is loose but there is a lot of putty on the stone Cill from previous re-glazing and pointing failure. Meeting rails and bottom rail are defective.

Both sashes should be removed and replicated as they are uneconomic to repair.

Frame:

The Cill, Pulley linings and Outer linings are defective. The frame requires removal and a new replacement Cill and linings fitted and re-installed.

Subject to further assessment when access allows upon removal.







Ground Floor office windows

These windows are in a poor state will not hold paint and are unlikely to be cost effective to repair.



First Floor rear windows

First Floor ladies toilets, observed from ground level

The cills are evidently defective and it is probable that the jambs are too. This is visible in three of the four frames.

These frames are unlikely to be economic to repair, and should be replaced.



Rear of Hall Georgian windows observed from ground level (left to right)

Window 1

Sashes.

Glazing bars observed to be in poor condition, meeting rails and bottom rail appear poor.

Sashes should be removed, cleaned and assessed for repair or replication.

Frame.

On removal of sashes inspection of linings and cill to assess repair. This frame is fitted in the brick face work and so can be worked on without the need to remove it.

Subject to further assessment when access allows upon removal.



Window 2

Sashes.

Glazing bars observed to be in poor condition, meeting rails and bottom rail appear poor.

Sashes should be removed, cleaned and assessed for repair or replication.

Frame.

On removal of sashes inspection of linings and cill to assess repair. This frame is fitted in the brick face work and so can be worked on without the need to remove it. There is a historic repair to the right hand outer lining which appear in good condition.

Subject to further assessment when access allows upon removal.

First Floor Gents toilet windows

These three frames are in good condition. They look like a propriety frame and other than possibly glazing beads on closer investigation do not require any further work.



Ground Floor Committee room toilet windows.

(Left to right)

Window 1

Bottom light is broken. Frame and sash are defective and uneconomic to repair. This frame should be replaced.

Window 2

This frame has historic repairs to both jambs, it is in poor condition and uneconomic to further repair. This frame should be replaced.

Window 3

As this frame is sheltered from the elements by the fire escape it is in serviceable condition and will paint.



Ground Floor rear Georgian frames

(Left to right)

Window 1

Sashes.

The sashes appear to be in reasonable serviceable condition.

Frame.

A historic repair to the outer linings (L/H) is defective as well as the cill. The repair does not respect the beaded lining.

These frames are on the outside brick face and so can be repaired in situ. The outer lining should be replaced in one piece rather than patched which leaves a vulnerable join. The pulley lining can be replaced up to the pocket, if necessary. A new cill nosing at least is required.



Window 2

Sashes.

The bottom sash rail appears to have been filled and should be investigated further and replaced if necessary.

Frame.

The frame appears to be in serviceable condition.

Where not otherwise stated repair components to box sash windows should be in their entirety rather than patching in. Linings for example should be replaced rather than repaired. If this is not practical then repairs should be done in such a way that joints are cloaked by the joinery to protect them from the elements. Cill nosings tucked under sash bottom rails, for example.



Roof

We took the opportunity to have a look at the roof and box gutter on Queen Street.

The alloy box gutter has been lined with green mineral felt at some point, presumably to prevent water egress, the felt has though come away from the gutter at the outer edge thus allowing water into the gutter raising the possibility that water is leaching into the brickwork.

Note also the condition of the copings, particularly on the high street facing gable.

