



RE: Former Cowbridge Police Station – External Joinery, Conditions Report 15.1.2024

Good Morning Paul,

Further to our site meetings, I have now conducted a full and thorough survey of the windows and external doors at the above site.

Front Elevation, WG1 – Timber Box Sash.

Perished external cill. Various types of obscure glass in bottom sash. Window is below 800mm, which is below the permitted level, and will require toughened glass. Top sash has clear glass with no evidence of antique glass present. Beaded externally. Sashes are fixed shut or cords have snapped. Full overhaul required*.

WG2 – Timber Box Sash

Antique glass, high level window, face puttied externally. Box frame and sashes showing signs of deterioration. Full overhaul required*.

WG3,4 & 5 - Crittal

Various obscure glass in bottom panes, with bottom section below 800mm. Some antique glass. Face puttied, which has perished. Broken panes to be replaced Full overhaul required*.

W6 – Timber Box Sash

Antique glass, high level window. Face puttied externally. Structural open split in radius head internally, will need further investigation. Full overhaul required*.

W7 – uPVC

Recommend to replace in its entirety and to match W1 Box Sash

Side Elevation, Car Park Side , W8 Crittal Casement

Recommend to replace in its entirety, to timber flush casement or box sash, with an option to use 12mm Slim heritage double glazed units, if permitted.

Rear Elevation, W9- Crittal Casement

Recommend to replace in its entirety, to timber flush casement or box sash, with an option to use 12mm Slim heritage double glazed units, if permitted.

W10 & 11 – uPVC Casement

Recommend to replace in their entirety, to timber flush casement or box sash, with an option to use 12mm slim heritage double glazed units, if permitted.



W12- Timber Box Sash

Clear glass, no antique glass present. Box frame and sashes showing evidence of wet rot and will need to be replaced in its entirety. Option for Slim heritage double glazed units.

W13, 14 & 15 Crittal Direct Glazed 'Cell' Windows

Metal glazing bars have been cut out and perforated vents added. W13 has been fully covered with a metal mesh. Recommendation would be to remove existing windows and replace with timber direct glazed windows to match existing style. Option for Slim heritage double glazed units.

Side Elevation, Driveway Side, W16 & 17- Crittal Casement

Obscure glass in bottom sections, with some antique glass. Rusting and ceased opening centre sashes. Putty to be replaced. Poor condition and will require complete overhaul*, or replace both with timber box sash.

Front Elevation, WF1, 2, 3 & 4 – Timber Box Sash

Some antique glass. Windows below 800mm and will require toughened glass in bottom sashes. Complete overhaul required*, including replacing sash chains and pulleys.

Side Elevation, Car Park Side, WF5 & 6 – Timber Box Sash

No antique glass present. Face puttied, which will require re-glazing, and a complete overhaul*, or an option to replace sashes to match existing, using 12mm Slim heritage double glazed units.

Rear Elevation, WF7 & 8 – uPVC Casement

Recommend to replace in their entirety, to timber flush casement or box sash, with an option to use Slim 12mm heritage double glazed units.

WF9 & 10 – Crittal Casement

Recommend to replace in their entirety, with timber flush casement or box sash, with an option to use Slim heritage double glazed units.

WF11 & 12 - Timber Box Sash

Poor condition, Box Sash frames and sashes show evidence of wet rot and will need to be replaced

Side Elevation, Drive Side, W13 – uPVC Casement

Recommendation would be to replace in its entirety, to timber flush casement or box sash, with an option to use Slim 12mm heritage double glazed units.

Front Elevation, Main Entrance Doors & Frames – Timber

Frames show evidence of previous repairs, including scarfed pieces to bottoms of jambs. Radius heads have become detached from transoms, suggesting tenons have snapped or rotted. Doors have dropped, again, suggesting mortice and tenon joints have failed. Further investigation is needed.

Where windows are to remain, a Full Overhaul*, will include replacing all ironmongery, including cords and pulleys, replacing internal staff beads and central parting beads, and add weather and draught seals where possible.

All external puttied panes will need raking out and fresh linseed oil putty applied. Where there are broken panes or antique glass is missing, we can replace with Crown Antique Glass, or German Antique glass if required.

Replacement windows can be supplied factory finished, with our 4-coat Omnia Paint System, or primed for decoration by others on site.

If Heritage Double Glazed Units are permitted, these will need to be factory glazed and come with a 5-year warranty. If we need to achieve a specific u-value, argon, krypton or xenon gas filled units can be used, depending on the u value required.

If you require samples of timber or glass or any ironmongery brochures, please let me know,

Regards,

Alun Williams