

LEYDEN HOUSE
THAMES BANK
MORTLAKE
LONDON SW14 7QR

PROPOSED REPLACEMENT LOFT WINDOWS

REPORT ON EXISTING WINDOWS

1.0 JOINERY

The window joinery was clearly built by a joiner who was unfamiliar with window details. The attached photos show the following defects on a typical window:



External bead: This detail is completely untypical of 18thC houses and it has clearly failed as a detail. The glass should be puttied in place.



Constructional Detail: Many of the windows have been incorrectly built where the stiles stop on the bottom and top rails rather than running through to the bottom and top. Some windows have been constructed without the centre mullion shown on the above photo.



Inaccurate Construction: This photo shows the huge gap at meeting stiles. This gap is so excessive that it cannot be caused by the shrinkage of timber.
Note absence of centre mullion on above photo.

2.0 IRONMONGERY

All of the window ironmongery clearly dates from the latter part of the 20thC as it is lacquered brass whereas earlier brass would have been unlacquered brass for weekly polishing by staff. The earlier windows, which these replaced, would have had ironwork fittings on the top floor.



Casement Stays: These fittings are not historic and this type of sliding stay is still widely available.



Case ment Fastener: Again this is a modern lacquered brass fitting most likely dating from 1983 when the previous owner moved in to the house. These monkey tail fittings are still widely available.



Case ment Hinges: These fittings are also brass (tarnished) whilst historic ones would have been iron. They are also fitted using modern cross headed screws rather than straight slotted screws - another modern indicator.

SCHEDULE OF PHOTOGRAPHS OF EXISTING WINDOWS – INTERNAL VIEW



SW.01



SW.02



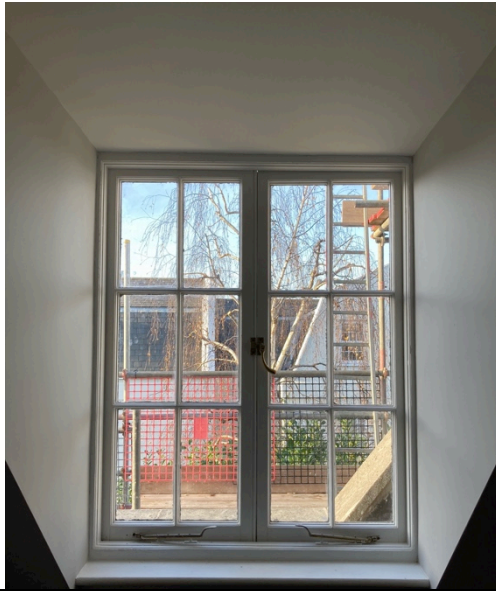
SW.03



SW.04



SW.05



SW.07



SW.08



SW.09



SW.10



SW.11



SW.12