

Condition Survey Photo Record Schedule of Repairs – Ruston & Ward Windows


Client Waterfall Planning Ltd
Project Hampton Water Works
Subject Ruston & Ward Condition Survey - Window Photo Record
Date 26.05.2023
Revision A
Job no. 1685
Reference 1685-A-P606 Ruston & Ward Window Photo Record




This document is a condition, photographic survey and intended to assist in identifying the condition of the item's windows & doors, categorising by red, amber, and green with required action to take. This document is to be read in conjunction with the drawing packages for completeness.


WINDOW & DOOR CONDITION LEGEND		
CODE REF.	CONDITION	REQUIRED ACTION
1	VERY GOOD	Minimal defects, preventative maintenance, little / no work required
2	GOOD	Minor deterioration, condition-based maintenance, and repair in-situ possible
3	FAIR	Fair deterioration, material function impaired, repair in-situ possible or offsite unit repairs
4	POOR	Critical deterioration over large portion of components, part replacement required
5	URGENT	Extreme failure has occurred throughout, replacement replicated to match
6	N/A	No restoration works required as new intervention proposed


WINDOW & DOOR CHRONOLOGY		
CODE REF.		CHRONOLOGY OF ELEMENTS
		Mid-Nineteenth Century (1853-55)
		Late-Nineteenth Century (1881-82)
		Early-Twentieth Century


Reference:	W-01 (TYPE-13)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-02 (TYPE-13)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	


Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-03 (TYPE-13)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-04 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2 / 6	
Damage:	Paint defects	
Proposal:	Replaced	
Comments:	Replaced by proposed new door. Type 21, D-50	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-05 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2	
Damage:	Paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-06 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	3 / 6	
Damage:	Timber, paint defects	
Proposal:	Replaced	


Comments:	Replaced by proposed new door. Type 21, D-51	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-07 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2	
Damage:	Paint defects	
Proposal:	Replaced	


Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-08 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2/ 6	
Damage:	Paint defects	
Proposal:	Replaced	


Comments:	Replaced by proposed new door. Type 21, D-52	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-09 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2	
Damage:	Paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-10 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2	
Damage:	Paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-11 (TYPE-14)	
Location:	ELEVATION 1	
Description:	Timber, inward + outward opening, single glazed	
Condition:	2	
Damage:	Paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-12 (TYPE-15)	
Location:	ELEVATION 2	
Description:	Timber, inward + outward opening, single glazed	
Condition:	3	
Damage:	Timber, paint defects	
Proposal:	Replaced	


Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

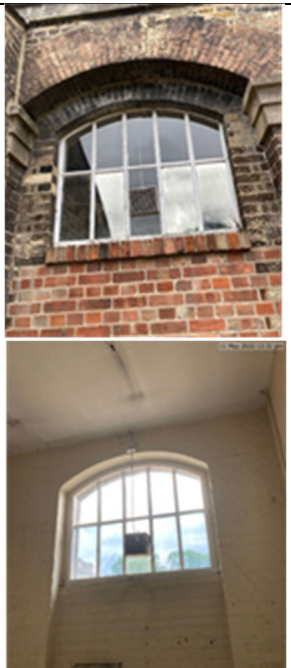
Reference:	W-13 (TYPE-15)	
Location:	ELEVATION 2	
Description:	Timber, inward + outward opening, single glazed	
Condition:	3	
Damage:	Timber, paint defects	
Proposal:	Replaced	

Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

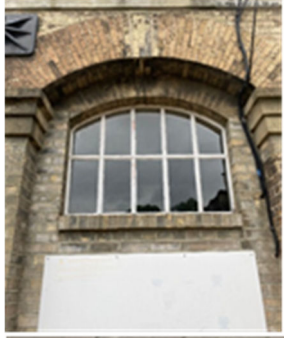
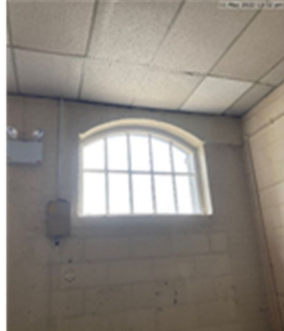
Reference:	W-14 (TYPE-16)	
Location:	ELEVATION 2	
Description:	Timber, fixed, single glazed	
Condition:	5	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	



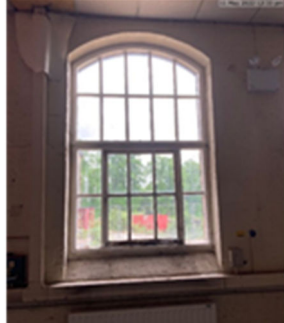
Reference:	W-15 (TYPE-17)	
Location:	ELEVATION 3	
Description:	UPVC, outward opening, double glazed	
Condition:	1	
Damage:	None	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-16 (TYPE-18)	
Location:	ELEVATION 3	
Description:	Timber, outward opening, single glazed	
Condition:	5	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-17 (TYPE-05)	
Location:	ELEVATION 3	
Description:	Timber, fixed, single glazed, vent	
Condition:	4 / 6	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	Replaced by proposed new window. Type 35,W-101	

Heritage Comments:		
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Reference:	W-18 (TYPE-05)	 
Location:	ELEVATION 3	
Description:	Timber, fixed, single glazed	
Condition:	3 / 6	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	replaced by proposed new window. Type 35,W-102	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-19 (TYPE-17)	  
Location:	ELEVATION 3	
Description:	Timber, inward + outward opening, single glazed	
Condition:	4	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:		


Heritage Comments:	Early-Twentieth Century	
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Reference:	W-20 (TYPE-17)	
Location:	ELEVATION 3	
Description:	Timber, inward + outward opening, single glazed	
Condition:	4	
Damage:	Timber, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-21 (TYPE-17)	
Location:	ELEVATION 4	
Description:	Metal, inward + outward opening, single glazed, vent, flue	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	


Comments:	Retained - vent & flue removed. re-glazed. ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	


Reference:	W-36 (TYPE-22)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	

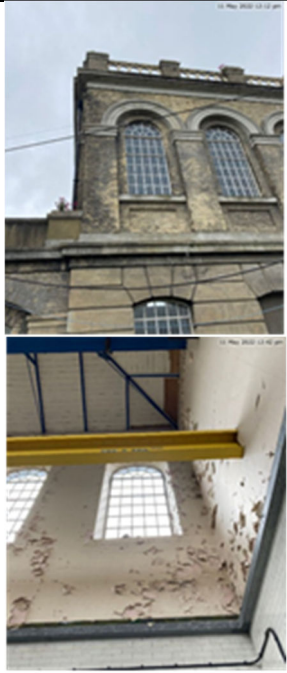
Comments:	ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	

Reference:	W-37 (TYPE-23)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed, vent	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	


Comments:	Retained - vent removed & re-glazed. ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	


Reference:	W-38 (TYPE-23)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed, vents	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	
Comments:	Retained - vent removed & re-glazed. ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	


Reference:	W-39 (TYPE-13)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-40 (TYPE-24)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, timber, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-41 (TYPE-24)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	


Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-42 (TYPE-24)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-43 (TYPE-24)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-44 (TYPE-24)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	


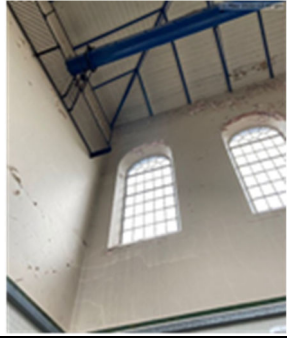
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	


Reference:	W-45 (TYPE-24)	
Location:	ELEVATION 1	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-46 (TYPE-24)	
Location:	ELEVATION 7	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	NEW DOUBLE-GLAZED ALUMINIUM / CRITTALL WINDOW TO MATCH	


Heritage Comments:		
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Reference:	W-47 (TYPE-24)	
Location:	ELEVATION 7	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	
Comments:	ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-48 (TYPE-24)	 
Location:	ELEVATION 7	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3 / 6	
Damage:	Metal rusted, paint defects	
Proposal:	Replaced	
Comments:	replaced by proposed new window. Type 33,W-105	
Heritage Comments:	Early-Twentieth Century	

Reference:	W-49 (TYPE-25)	
Location:	ELEVATION 4	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	
Comments:	ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	

Reference:	W-50 (TYPE-25)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	

Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	
Comments:	ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	

Reference:	W-51 (TYPE-25)	
Location:	ELEVATION 6	
Description:	Metal, inward + outward opening, single glazed	
Condition:	3	
Damage:	Metal rusted, paint defects	
Proposal:	Retained / Repaired	
Comments:	ADDITIONAL SECONDARY GLAZING REQUIRED	
Heritage Comments:	Late-Nineteenth Century	