

Wye House
Window Condition Report

PL/2025/09265 - Wye House, Barn Street, Marlborough, SN8 1AB

Clerk of Works Comments:

Apartment No 1 GF LH & RH Window Lower sashes

Significant decay to glazing bars beyond economical repair (due to the need to break apart joints in sash frame in order to introduce new glazing bars, the slim profile of the glazing beads prevents making a partial thickness replacement of the GBs), decay extends into btm rail at end joint with glazing bars.

Apartment No 6 FF LH Window

Top sash btm rail extensive decay extending into LH stile and ends of glazing beads. Bottom sash btm rail RHS extensively decayed.

Apartment No 6 FF Second From Right Window

Bottom sash btm rail extensive decay extending into ends of glazing beads.

Apartment No 5 RH EE SF RH Dormer Window

Extensive decay to cill and frame LH btm corner, frame also needs removing to access any if water ingress has lead to possible decay behind. LH opening casement head has significant decay.

Apartment No 5 RE SF LH Dormer Window

Extensive decay to cill and frame LH and RH btm corners, frame also needs removing to access any if water ingress has lead to possible decay behind.

Apartment No 4 RE FF Far RHS Window

Top and btm sashes - Significant decay to glazing bars beyond economical repair.

Entrance Portico LHS Glazed Panel

Btm Raised and fielded panel extensive decay full thickness of panel, btm and sides of frame extensive decay internally and externally extending up to glazed section, btm rail of glazed section heavily decayed, semi-circular header not affected.

Window Joiner Comments:

The windows that have been put down for repair are beyond economical repair. As you know we repaired everything we could during last summer's work. The sash windows in question all have significant decay to major areas that are beyond repair. The bottom rails are severely degraded and with that it has caused significant deterioration to the stiles of the sashes making a long lasting repair impossible. This

coupled with a significant deterioration of most of the glazing bars mean there is virtually none of the sash left in a reusable condition.

We found on inspection that behind the paint, almost all of the faces of the glazing bars have deteriorated to nothing and there is very little good timber to try and fabricate a repair. This also means they have been leaking and left like this it will inevitably end up causing more significant damage to the building. We repaired all of the sash boxes and these will remain but the individual sashes we put down for repair are in my opinion in need of replacement. The dormer windows at Wye house are in a condition that is beyond repair. The frame has rot to the jams, head and cill. The casements also rot to all 4 sides and the glazing bars, these are also leaking and will cause more damage if left.