

External Opening Condition Schedule: Kirkby Grange Hall, Flockton, Wakefield, WF4 4AQ

**Brief overview:** Most of the windows are generally in fair condition. Many of the stone window surrounds would benefit from some remedial work in the form of repair/replace intervention.

There is no evidence that any of the window units are original to the house. However, many appear from the 20<sup>th</sup> century and have character. Their integrity and performance have been undermined over time by the deterioration of the cut stone surrounds.

All windows are proposed to be replaced with new glazing and painted timber Accoya slimline double-glazed units (Histoglass HD10 thin double-glazing system, or similar approved) to match existing style. The stone surrounds are also proposed to be replaced – see supporting documents.

There is opportunity to upgrade the window units. In order of preference, they are:

- Replace the windows with slimline double glazing (in painted timber)
- Replace the windows with a modern single glazed system (in painted timber)

The key is the aesthetic of the windows and the stone surrounds is the designs are retained to protect the character of the building.

| Item         | Location and Window Type                                                                                                                                           | Condition                                                                                                                                                                                                                                                  | Repair/ Replace recommendation                                                                                                                                                                                                                                                                                                                                                                                                               | Image                                                                                                                                                                       |
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| Ground Floor |                                                                                                                                                                    |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                             |
| GF.01        | Entrance Lobby<br><br>Painted timber external door                                                                                                                 | Not original but depicts a historic style.<br><br>Unit has deteriorated around each edge thus compromising performance (thermal efficiency, security etc)<br><br>Some loss of mortar to stonework around opening.<br><br>Stone surround in good condition. | Remove existing unit completely and replace.<br><br>Inspect surrounding masonry to opening and repair as necessary<br><br>Assume sympathetic intervention with threshold.<br><br>Re-point open joints (where required) with lime mortar.                                                                                                                                                                                                     |     |
| GF.02        | Kitchen/Dining<br><br>Stone window surround configured to 6no openings each containing a '2 light' single-glazed timber window. Opening unit(s): Bottom row centre | Original design and stonework.<br><br>Numerous points of delamination and deterioration to the stonework.<br><br>Loss of stonework already apparent due to delamination and flaking.<br><br>Window units generally fair but not original.                  | Carefully remove existing timber window units from within the stone surrounds.<br><br>Carefully defrass the stonework to enable condition assessment.<br><br>Investigate replacement of spilt stonework.<br><br>Carefully replace stonework like for like.<br><br>Re-point open joints (where required) with lime mortar.<br><br>Install new painted timber slimline double glazing window units to match existing layout and configuration. |   |

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| GF.03 | <p>Sitting Room</p> <p>Stone window surround configured to 10no openings each containing a '2 light' single-glazed timber window. Opening unit(s): Bottom row centre</p>                                    | <p>Original design and stonework.</p> <p>Numerous points of delamination and deterioration to the stonework.</p> <p>Loss of stonework already apparent due to delamination and flaking.</p> <p>Window units generally fair but not original.</p>                                                                              | <p>Carefully remove existing timber window units from within the stone surrounds.</p> <p>Carefully defrass the stonework to enable condition assessment.</p> <p>Investigate replacement of spilt stonework.</p> <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p> |   |
| GF.04 | <p>Sitting Room</p> <p>Stone window surround configured to 14no openings each containing a '2 light' single-glazed timber window. Opening unit(s): Bottom row, second from left &amp; second from right</p> | <p>Original design and stonework.</p> <p>Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework.</p> <p>Window units generally fair but not original.</p> <p>Modern repairs evident have only served to accelerate decline.</p> | <p>Carefully remove existing timber window units from within the stone surrounds.</p> <p>Carefully defrass the stonework to enable condition assessment.</p> <p>Investigate replacement of spilt stonework.</p> <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p> |  |

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| GF.05       | Dining Room<br><br>Not assessed                                                                                                                               |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                       |
| First Floor |                                                                                                                                                               |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                       |
| FF.01       | Bedroom 2<br><br>Stone window surround configured to 6no openings each containing a '2 light' single-glazed timber window. Opening unit(s): Bottom row centre | Original design and stonework.<br><br>Numerous points of delamination and deterioration to the stonework.<br><br>Loss of stonework already apparent due to delamination and flaking.<br><br>Window units generally fair but not original. | Carefully remove existing timber window units from within the stone surrounds.<br><br>Carefully defrass the stonework to enable condition assessment.<br><br>Investigate replacement of spilt stonework.<br><br>Carefully replace stonework like for like.<br><br>Re-point open joints (where required) with lime mortar.<br><br>Install new painted timber slimline double glazing window units to match existing layout and configuration. |  |
| FF.02       | Bedroom 1<br><br>Stone window surround configured to 10no openings each containing a '2 light' single-glazed timber window.                                   | Original design and stonework.<br><br>Numerous points of delamination and deterioration to the stonework.                                                                                                                                 | Carefully remove existing timber window units from within the stone surrounds.<br><br>Carefully defrass the stonework to enable condition assessment.<br><br>Investigate replacement of spilt stonework.                                                                                                                                                                                                                                     |                                                                                       |

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|       | Opening unit(s): Bottom row centre                                                                                                                                                                              | <p>Loss of stonework already apparent due to delamination and flaking.</p> <p>Window units generally fair but not original.</p>                                                                                                                                                                                               | <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p>                                                                                                                                                                                                                 |                                                                                         |
| FF.03 | <p>Bedroom 1</p> <p>Stone window surround configured to 14no openings each containing a '2 light' single-glazed timber window.</p> <p>Opening unit(s): Bottom row, second from left &amp; second from right</p> | <p>Original design and stonework.</p> <p>Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework.</p> <p>Window units generally fair but not original.</p> <p>Modern repairs evident have only served to accelerate decline.</p> | <p>Carefully remove existing timber window units from within the stone surrounds.</p> <p>Carefully defrass the stonework to enable condition assessment.</p> <p>Investigate replacement of spilt stonework.</p> <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p> |   |

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| Skylight<br>FF.01 &<br>FF.02 | Bedroom 3<br><br>2no modern skylights                | Existing modern units in good condition.<br><br>No historic significance.                     | Replace with heritage units as noted in supporting documents. |   |
| Second Floor                 |                                                      |                                                                                               |                                                               |                                                                                       |
| Skylight<br>SF.01 &<br>SF.02 | Bedroom 4<br><br>2no modern (but obsolete) skylights | Existing modern units in fair condition.<br><br>Some historic significance, but not original. | Replace with heritage units as noted in supporting documents. |  |

