

Window Condition Schedule & Photographs

Okehampton Town Hall,
Charter Hall &
Lower Market Hall

Okehampton Town Council

Window Condition Schedule

Okehampton Town Hall, Charter Hall and Lower Market Hall

Survey Dates - 22nd March 2024 and 14th June 2024

Window	Location	Type	Approx Age	Glazing	Frame Condition	Opening Mechanism/ Security	Priority
W01	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords - Unable to view due to blinds	High
W02	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords - Unable to view due to blinds	High
W03	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords - Unable to view due to blinds	High

W04	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in poor condition with significant rot evident and deteriorated frames. Protective paint coating deteriorated and flaking.	Sash cords - Unable to view due to blinds	Urgent
W05	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords - Unable to view due to blinds	High
W06	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	High
W07	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	High

W08	Council Chamber	Timber Sliding Sash (Hornless) Bay Windows	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	High
W09	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	Urgent
W10	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	Urgent
W11	Reception	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition externally, rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	High

W12	Reception	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition externally, rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	High
W13	Wedding Room	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened single glazing	Appear to be softwood frames. Frames in poor condition externally, rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	High
W14	Wedding Room	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened single glazing	Appear to be softwood frames. Frames in poor condition externally, rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	High
W15	Meeting Room	Timber Casement Window	Late 20th Century, new	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	Casement hinges. Casement handles and non-locking stays. Retrospective casement locks.	Low

W16	Meeting Room	Timber Casement Window	Late 20th Century, new	20th Century Single glazing (interior obscured by blinds)	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	Casement hinges. Casement handles and non-locking stays. Retrospective casement locks.	Low
W17	Archive	Timber Sliding Sash (Hornless)	1960s, new	20th Century Single glazing. Extractor vent to top pane (pane cracked).	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	Low
W18	NOT USED - NOT REFERENCED ON PLANS						
W19	Archive	Timber Sliding Sash (Hornless)	1960s, new	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	Sash cords in situ, serviceable. Overpainted. Sash fitch fastener	Low
W20	Council Chamber (Ante Room)	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Signs of water ingress internally. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	Med

W21	Council Chamber	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing, internal secondary glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Sash cords in situ, unable to test. Overpainted. Access not possible but assumed sash weights are present. Sash fitch fastener	Urgent
W22	Town Clerk's office	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened Single glazing, internal secondary glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Signs of water ingress internally. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	Med
W23	Office	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened Single glazing, internal secondary glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Signs of water ingress internally. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	Med

W24	Reception	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Toughened Single glazing, internal secondary glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous splice repairs to base of frames. Signs of water ingress internally. Protective paint coating deteriorated and flaking.	Sash cords removed. Sash fitch fastener.	Med
W25	Mayor's Parlour	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing	Appear to be softwood frames. Rot evident to external sill and frames and evidence of previous filler repairs to frames. Protective paint coating deteriorated and flaking.	Sash cords in situ, serviceable. Overpainted. Sash Brighton fastener and retrospective frame locks	Low
W26	Wedding Room Store	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous filler repairs to frames. Protective paint coating deteriorated and flaking.	Sash cords in situ, serviceable. Overpainted. Sash quadrant arm fastener.	Low
W27	WC	Metal Crittal Window	20th Century	20th Century Single glazing (obscured)	Painted steel crittal frame in painted softwood timber sub-frame. Minor decay of timber sub frame. Protective paint coating to steel frame peeling and deteriorated with mould growth.	Fixed light, top hinged opening light outward opening. Hinges require easing. Casement stay.	Low

W28	WC	Metal Crittal Window	20th Century	20th Century Single glazing (obscured)	Painted steel crittal frame in painted softwood timber sub-frame. Minor decay of timber sub frame. Protective paint coating to steel frame flaking and deteriorated with mould growth.	Fixed light, top hinged opening light outward opening. Hinges require easing. Casement stay.	Low
W29	Corridor	Metal Crittal Window	20th Century	20th Century Single glazing (obscured)	Painted steel crittal frame in painted softwood timber sub-frame. Minor decay of timber sub frame. Protective paint coating to steel frame peeling and deteriorated with mould growth.	Fixed light, top hinged opening light outward opening. Hinges require easing. Casement stay.	Low
W30	Corridor	Timber Sliding Sash (Hornless)	1960s replacement	20th Century Single glazing	Appear to be softwood frames. Minor rot evident to external sill and frames and evidence of previous filler repairs to frames. Protective paint coating deteriorated and flaking.	Sash cords in situ, serviceable. Overpainted. Sash quadrant arm fastener.	Low
W31	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low

W32	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low
W33	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low
W34	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low
W35	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low
W36	Charter Hall	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low

W37	Cinema Foyer	Timber Fixed Windows	20th Century	20th Century Single glazing (plastic coating)	Appear to be softwood frames. Minor rot evident to external sill and frames. Protective paint coating deteriorated and flaking.	NA	Med
W38	Cinema Foyer	Timber Fixed Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in serviceable condition with minor decay. Protective paint coating bubbled and flaking.	NA	Low
W39	Cinema Foyer	Metal Crittal Window	20th Century	20th Century Single glazing	Painted steel crittal frame in painted softwood timber sub-frame. Minor decay of timber sub frame. Protective paint coating to steel frame poor and deteriorated .	Central pivot hinge - ceased, inoperable	Med
W40	Cinema Foyer	Timber Casement Windows	20th Century	20th Century Single glazing	Painted steel crittal frame in painted softwood timber sub-frame. Minor decay of timber sub frame. Protective paint coating to steel frame poor and deteriorated .	Central pivot hinge - ceased, inoperable	Med

W41	Lower Market Hall	Timber Casement Windows with arched fixed light over	20th Century	20th Century Double glazing Unit seals failed, condensation between panes	Appear to be hardwood frames. Thick timber sections, amateur construction. Frames in serviceable condition with minor decay. Decorative glazing bars to fixed light missing/detached. Protective paint coating bubbled and flaking.	Hinges, serviceable. Casement handles and non-locking stays.	Med
W42	Lower Market Hall	Timber Casement Windows with arched fixed light over	20th Century	20th Century Double glazing Unit seals failed, condensation between panes	Appear to be hardwood frames. Thick timber sections, amateur construction. Frames in serviceable condition with minor decay. Decorative glazing bars to fixed light missing/detached. Protective paint coating bubbled and flaking.	Hinges, serviceable. Casement handles and non-locking stays.	Med
W43	Lower Market Hall	Timber Casement Windows with arched fixed light over	20th Century	20th Century Double glazing Unit seals failed, condensation between panes	Appear to be hardwood frames. Thick timber sections, amateur construction. Frames in serviceable condition with minor decay. Decorative glazing bars to fixed light missing/detached. Protective paint coating bubbled and flaking.	Hinges, serviceable. Casement handles and non-locking stays.	Med

W44	Lower Market Hall	Timber Fixed Light Window	Early 20th Century	20th Century Single glazing Broken glazing to lower half - risk as at street level and boarded externally	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	NA	Urgent
W45	Lower Market Hall	Timber Fixed Light and Casement Window	Early 20th Century	20th Century Single glazing	Appear to be softwood frames. Frames in poor condition with significant external rot evident and evidence of previous repairs. Protective paint coating deteriorated and flaking.	Unable to access internally due to boarding	High
W46	Lower Market Hall	Fixed Light Window	20th Century	20th Century Single glazing	Appear to be softwood frames. Minor rot evident to external frame. Protective paint coating deteriorated and flaking.	NA	Low
W47	Lower Market Hall	Timber Casement Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Rot evident to external frame. Protective paint coating deteriorated and flaking.	Hinges, require easing.. Casement handles and non-locking stays.	Med
W48	Lower Market Hall	Timber Casement Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Rot evident to external frame.	Hinges, require easing.. Casement handles and non-locking stays.	Med

					Protective paint coating deteriorated and flaking.		
W49	Lower Market Hall	Fixed Light Window	20th Century	20th Century Single glazing	Appear to be softwood frames. Minor rot evident to external frame. Protective paint coating deteriorated and flaking.	NA	Low
W50	Lower Market Hall (Band Hall inner)	Timber Casement Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Rot evident to external frame and large previous filler repair. Protective paint coating deteriorated and flaking.	Hinges, serviceable.	Med
W51	Archive	Timber Casement Windows	20th Century	20th Century Single glazing	Appear to be softwood frames. Rot evident to external sill and frame. Protective paint coating deteriorated.	Hinges, ceased/timber swollen and unable to open. Casement handles and non-locking stays.	Low
W52	Archive	Timber Sliding Sash (Hornless)	20th Century	20th Century Single glazing	Appear to be softwood frames. Rot evident to external sill and frames and evidence of previous filler repairs to frames. Protective paint coating deteriorated and flaking.	Sash cords in situ, serviceable. Overpainted. Sash Brighton fastener.	Med

Town Hall – Sash Windows 1-14, 20-24 – Indicative Sample Photographs

Windows 1-10 Condition





Window 20



Window 21



Windows 22-24



Town Hall, Market Street – Casement Windows 15 &16 - Indicative Sample Photographs



Town Hall, Market Street – Sash Windows 17 & 19 - Indicative Sample Photographs



Town Hall, Inner Courtyard – Sash Windows 25, 26, 30 & 52 - Indicative Sample Photographs



Town Hall, Inner Courtyard – Crittal Windows 27, 28 & 29 - Indicative Sample Photographs



Charter Hall, Market Street – Fixed Light Windows 31-36 & 38 - Indicative Sample Photographs



Charter Hall, Market Street – Fixed Light Windows 37 - Indicative Sample Photographs



Charter Hall, Entrance Foyer Red Lion Yard – Crittal Windows 39 & 40 - Indicative Sample Photographs



Lower Market Hall, Market Street – Casement Windows 41-43 - Indicative Sample Photographs



Lower Market Hall, Market Street – Fixed & Casement Windows 44 & 45 - Indicative Sample Photographs



Lower Market Hall, Walkway – Fixed and Casement Windows 46-49 - Indicative Sample Photographs



Lower Market Hall, Band Hall (inner) – Casement Window 50 - Indicative Sample Photographs



Town Hall, Archive – Casement Window 51 - Indicative Sample Photographs



External Joinery – Market Street, Charter Hall and Lower Market Hall

