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Reference	Window & Door Condition Survey
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Section 01

Introduction

A condition survey of the existing windows and doors at Pandy Farm, Merthyr Tydfil, has been undertaken to establish a clear understanding of their current state prior to any works associated with the proposals set out in the planning application. The survey provides an objective assessment of the form, materiality, construction, and performance of the existing fenestration and identifies areas where deterioration, inappropriate historic alterations, or functional shortcomings may influence the proposed use of the buildings.

The findings of this assessment form an essential evidence base to inform the design approach, guide appropriate repair or replacement strategies, and ensure that any proposed interventions are sympathetic to the character of the site while meeting contemporary performance, regulatory, and sustainability requirements. This baseline understanding underpins the recommendations that follow and supports a balanced, heritage-led approach to the ongoing adaptation and conservation of the buildings.

Section 02

Overview of condition

Below is an overview of the condition of the windows and doors across the site, summarising both their external and internal condition, the presence of surviving historic elements, and the impact of historic alterations and detailing. This overview provides the context for understanding how the fenestration has evolved, how it performs today, and where intervention is required to support the building's continued use and long-term conservation.

Section 02.1

Windows

The windows across the site are largely composed of contemporary or modern replacements, with only a small number of historic examples remaining at both ground and first-floor level. The windows are simple in form and construction, reflecting the agricultural origins of the buildings. Historically, as evidenced by the varied contemporary examples, the windows have undergone sequential replacement and modernisation in response to changes in the buildings' uses. For instance, where cattle were once housed, ventilation shutters were later replaced with glazed openings suitable for stabling, and within former stable ranges, existing windows and doors were adapted to create openings for vehicular access.

Externally, the windows generally appear to be in good condition, further emphasised by the redecoration works carried out over the past couple of years as approved under application P/23/0150. Their overall good condition also reflects their age, with most dating from the late 20th century. Only a small number are in poor to fair condition, typically those located on more exposed elevations or within areas that are difficult to access or less visible.

Internally, the condition of the windows varies considerably. Many of the timber frames show evidence of both active and historic woodworm, areas of water ingress, and substantial decay at sill level. Unlike the exterior, where recent redecoration masks some defects, this internal deterioration is more readily visible due to exposed timber surfaces and the absence or loss of internal finishes.

Historic metalwork is present on several windows, with each example in poor to fair condition. This deterioration is largely attributable to their locations and detailing, including high-level positions, narrow openings, and exposed elevations, all of which have contributed to limited historic maintenance. Nevertheless, these features remain significant as they represent the last surviving examples of their type on the site, following the widespread removal of such fittings in response to changing agricultural practices and animal husbandry requirements during the buildings' working life as part of the wider estate.

Historic poor detailing appears to have played a significant role in the repeated replacement of windows across the site. The sill detailing is generally insufficient, with falls that are ineffective in directing water away from the historic fabric. This inadequate design is widespread, and although many windows have been replaced as a consequence, several surviving examples clearly demonstrate the long-term impact of leaving these defects unaddressed.

Section 02.02

Doors

Much like the windows, the doors have been systematically changed and altered throughout the lifetime of the building. This has resulted in a mixture of door types that reflect the evolving uses of the buildings. A negative consequence of the continual alterations to the doors is the limited amount of surviving historic fabric, which restricts the evidence available to inform the original detailing and construction of the earlier door types.

The doors are largely simple in construction and vary primarily between single solid doors, single stable-type arrangements, and double doors. All examples are timber-planked with contemporary ironmongery, and where glazed fanlights are present, these too are contemporary, incorporating modern plain or opaque glass. The openings generally retain their original proportions, indicating that the structural apertures themselves have not been significantly altered.

Across the site, the style and construction of the single doors varies noticeably. This is most evident on the south stable, where modern replacements have not followed the pre-existing styles and are therefore visually distinct. Nonetheless, the doors remain largely timber-planked and maintain a utilitarian, agricultural character appropriate to the site's historic function. Their utilitarian design is somewhat of a contrast to the formal arrangement of the elevations.

The larger double doors, however, aside from three historic examples, are modern insertions introduced in response to changing agricultural practices. Unlike the historic larger openings, which are carefully considered and demonstrate the architectural quality of the site, many of the newer openings appear crude and disproportionate in scale relative to the buildings.

All of the doors have undergone renewal and redecoration over the past couple of years as part of the ongoing conservation and maintenance of the site. They therefore are generally in good condition, and repairs have been carried out sympathetically where necessary.

Section 02.03

Photography

A selection of images demonstrating the existing condition of the windows and doors is provided below;

1. Loose joints within timber frames.
2. Woodworm visible within timber frames.
3. Ventilation slits with internal falls.
4. Decay at sill due to poor detailing.
5. Flaking internal finishes evidence of saturated walls.
6. Renewal being undone by disuse.



Section 03	<i>Overview of recommendations</i> Below is an overview of the recommended actions for the windows and doors across the site. These recommendations respond directly to the observed condition of the fenestration, its historic value, and its functional performance, and are intended to support both the building’s long-term conservation and its proposed future use.
Section 03.01	Windows Although the windows are generally in good condition, they are neither historic nor do they reflect the proposed residential use of the building. While the removal of any historic fabric has the potential to affect the building’s significance, the existing windows are of low significance overall, having already undergone substantial change and replacement throughout the building’s working life. The current windows also fail to provide sufficient thermal performance. Retaining them would undermine the overall environmental performance of the building, particularly in the context of the extensive thermal enhancements proposed to secure the building’s long-term sustainable use. Means of escape must also be considered, and as all existing windows are fixed, they cannot meet current compliance requirements. It is therefore recommended that, where existing windows cannot be upgraded to achieve improved thermal performance through the introduction of double or triple glazing, they should be replaced on a like-for-like basis, provided that the replacements meet current legislation and performance standards. Where fixed windows are required to become openable for means of escape, new casements should be introduced in a manner that remains in keeping with the established appearance of the like-for-like replacements. Across the site, the window-sill detailing is inadequate and does not effectively shed water away from the building. As part of the window-replacement works, careful consideration must be given to revising the sill detail. If left in its current form, both the new windows and the surrounding masonry fabric will remain vulnerable to water ingress. Where historic metalwork survives, these elements should be retained. If repairs cannot be undertaken in situ, the items should be carefully removed, repaired off site, and reinstated. In these locations—as elsewhere—the sill detailing should be reviewed to ensure water does not collect at the base of the metalwork, accelerating deterioration. For high-level windows fitted with fixed metal grilles, consideration should also be given to converting these from fixed to openable units to allow safe and appropriate maintenance to be carried out from the inside.

Section 03.02

Doors

The condition of the doors is significantly better than that of the windows, and as such the principal considerations relate to their thermal performance rather than their structural integrity or external appearance. For doors that form part of thermally controlled internal spaces, enhancement of thermal efficiency will be essential to ensure consistency with the wider sustainability and energy-performance measures proposed for the building. Where existing doors cannot be upgraded—whether due to construction type, limitations in available glazing solutions, or incompatibility with thermal thresholds—it is recommended that they be replaced on a like-for-like basis. This approach ensures that functional improvements can be achieved while maintaining the established appearance, materiality, and agricultural character of the site.

Many of the existing doors, however, serve unheated, non-thermal areas such as stores, outbuildings, or garages. In these locations, thermal performance is less critical, and their retention in their current form is advised. Keeping these doors avoids unnecessary intervention, preserves surviving elements of historic or traditional character, and reflects a proportionate heritage-led approach. Retention of existing doors in non-thermal spaces also prevents the unjustified removal of fabric that—although not always of high heritage significance—continues to contribute positively to the site's agricultural aesthetic and layered development history.

The double doors on the south stable represent a notable exception. These doors are not visually appealing, are crudely positioned within the elevation, and do not reflect the architectural character or historical significance of the principal south elevation. Their form, scale, and detailing are at odds with the design language of this important façade, resulting in a visually intrusive and unbalanced appearance. It is therefore recommended that these doors be replaced with a more sympathetic arrangement, whether double or single, that aligns with the established formal composition of the elevation. A sensitively designed replacement would reinstate the architectural hierarchy of the façade, enhance its visual coherence, and provide a clear heritage benefit by removing a modern, unsympathetic intervention.

An itemised schedule setting out a description of each window, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
EW0.01	A two-light fixed timber window, with internal modern mesh	The window is in poor condition with all timber members at sill rotten with extensive decay visible internally and externally.	Total replacement required given extent of decay. Alternative sill detail required to ensure water falls away, as existing detail is poor and water is tracking towards the window and is penetrating the masonry.
EW0.02	Iron grill with diamond set bars, with internal timber frame set with modern clear corrugated plastic sheets.	The ironwork appears to be in good condition, however extensive ivy growth has concealed the corners and base. The internal timber window frame is modern and off poor quality, with discoloured clear corrugated plastic sheets.	Allow to remove ivy to reveal extent of iron grill to inform further recommendations on repair. Allow to repair and refinish grill. Allow to remove discoloured sheets and replace with glass to align with the proposed internal works to the space.
EW0.03, EW0.04, EW0.05 & EW0.06	Brick lined ventilation slit with iron bar set within all but EW0.04 which has a modern mesh panel.	The openings all appear to be in good condition, however the internal timber lintel appear to be in poor condition with many missing or have signs of woodworm. The iron bars appear in poor condition, with decay visible causing the bars to be thin and bulging in areas.	Allow for the careful removal of existing iron bars, with repairs undertaken where possible. Where elements are beyond repair, allow for replacement on a like-for-like basis. Allow for the replacement of missing or decaying timber lintels in accordance with the proposed internal works. All other works shall be carried out in accordance with the internal thermal performance requirements of the proposal. Allow for an enhanced sill detail to ensure that water can drain away effectively and is directed away from the sill and into the masonry. Openings to be infilled with masonry to match brick quoins. The infill is to be stepped back to preserve the reading of the slot openings. Masonry infills have been chosen over a window due to the narrow size and the achievable glazing units.

An itemised schedule setting out a description of each window, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
EW0.07, EW0.08 & EW0.09	Small, two-light fixed timber window	The windows appear to be in good condition externally, with only minor areas of flaking paint visible. Internally the windows are unfinished and in fair condition with signs of woodworm visible throughout.	Allow to replace on a like-for-like basis with opening panel to allow for ventilation, double glazing and improved sill detail to correct issues caused by the lack of a overhang.
EW0.10, EW0.11, EW0.12 & EW0.13	Five-light fixed timber window.	The windows appear to be a contemporary 20th century addition. They are generally in good condition.	Given the proposed use of the space, the existing windows are single glazed and are not thermally efficient. The recommendation therefore it to replace on a like for like basis with a higher thermally performing system and an altered setout of four-light, to allow for an opening window to provide ventilation and adequate egress width.
EW0.14	A contemporary five-light fixed timber window.	The windows appear to be in good condition.	Allow to replace on a like for like basis to compliment the thermal upgrades to the building and an altered setout of four-light, to allow for an opening window to provide ventilation and adequate egress width.
EW0.15	A three-light fixed casement window, with an internal iron bar grille set within a timber frame. Brick infill above window to close arch.	The window appears to be in a fair conditions with signs of woodworm visible internally. The iron bar grille and timber frame appears to be in good condition.	Allow to replace the window on a like for like basis to compliment the thermal upgrades to the building. Allow to carefully remove the timber frame and iron grille to carry out any repairs and to assist with installation of the new window. Allow to clean down the iron bars and repair where necessary, allow to refinish following completion of works. Allow to strip the timber frame and refinish
EW0.16 & EW0.17	A two-light fixed timber window.	The windows appears to be in good condition.	Allow to replace the window on a like for like basis to compliment the thermal upgrades to the building. Allow to revisit sill detail to ensure levels are correct to ensure falls are sufficient.

An itemised schedule setting out a description of each window, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
EW0.18, EW0.19, EW0.20 & EW0.21	Tall two-light fixed timber windows with the appearance of being sash.	These are contemporary windows with modern opaque glass. They are not original or in keeping with the high significance of the building.	Allow to replace the windows to compliment the thermal upgrades to the building. Careful consideration should be given to their style and appearance given their historic setting.
EW1.01	Large single timber framed opening with clear glass/plastic infill with iron barred grill - comprised of five bars.	The opening is internally bordered and is only visible from ground level externally. The clear glass or plastic insert appears loose and contemporary, and it is likely that the opening was originally unglazed and left open for ventilation. The central bar appears older than the four flanking elements, as indicated by its poorer condition and notable discolouration. The timber frame also shows signs of failure, with the joints appearing to have separated at the corners.	It is recommended that the internal boarding is removed to allow an internal inspection to be undertaken. This will provide a clearer understanding of the condition of the iron bars and the timber frame housing, and will better inform any additional recommendations.
EW1.02	Large single timber framed opening with clear glass/plastic infill with iron barred grill - comprised of five bars.	The opening is internally bordered and is only visible from ground level externally. The clear glass or plastic insert appears loose and contemporary, and it is likely that the opening was originally unglazed and left open for ventilation. All bars appear in fair condition.	It is recommended that the internal boarding is removed to allow an internal inspection to be undertaken. This will provide a clearer understanding of the condition of the iron bars and better inform any additional recommendations.
EW1.03	A rounded opening with no surviving timber frame, mesh, or grille. The opening is currently temporarily boarded up.	No access provided, and observation from low-level difficult given height of opening.	It is recommended that a high level inspection is carried out to better inform on the condition of the opening.

An itemised schedule setting out a description of each door, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
ED0.01	Double painted timber door.	Door in good condition having recently been renewed.	No further recommendation
ED0.02	Double painted timber door.	Door in good condition having recently been renewed.	No further recommendation
ED0.03	Double painted timber door.	Door in good condition having recently been redecorated.	Allow to upgrade to provide suitable thermal conditioning in line with the proposed use of the internal space.
ED0.04	Single planked timber door	The door is in fair condition, consistent with its damp location. The base of the door shows signs of decay and past repairs.	Allow for the removal of ivy to enable a more thorough inspection of the door and to better inform any additional recommendations. Allow for repairs to the door and for it to be refinished in accordance with the proposed use of the interior space.
ED0.05	Corrugated metal doors	Doors in fair condition having recently been redecorated.	The doors modern metal replacements of much larger timber doors (evidence of substantial hinges embed within the masonry). Allow to replace the metal doors for timber doors as per application P-22-0102.
ED0.06	Stable timber painted door	Door in good condition having recently been renewed with missing top section replaced.	Allow to upgrade to provide suitable thermal conditioning in line with the proposed use of the internal space.

An itemised schedule setting out a description of each door, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
ED0.10	Single painted timber door.	Door in good condition having recently been renewed.	No further recommendation
ED0.11	Single painted timber door with a fixed, glazed fanlight above.	Door in good condition having recently been renewed.	No further recommendation
ED0.12	Stable timber painted door	Door in good condition having recently been renewed.	Allow to upgrade to provide suitable thermal conditioning in line with the proposed use of the internal space.
ED0.13	Stable timber painted door	Door in good condition having recently been renewed.	Allow to upgrade to provide suitable thermal conditioning in line with the proposed use of the internal space.
ED0.14	Large double painted timber door	Door in good condition having recently been renewed.	No further recommendation
ED0.15	Single painted timber door with a fixed, glazed fanlight above.	Door in good condition having recently been renewed.	No further recommendation

An itemised schedule setting out a description of each door, an overview of its condition, and a baseline recommendation for repair or replacement.

Reference	Description	Condition	Recommendation
ED0.16	Single painted timber door with a fixed, glazed fanlight above.	Door in good condition having recently been renewed.	No further recommendation
ED0.17	Single painted timber door with a fixed, planked fanlight above.	Door in good condition having recently been renewed.	Updated to correct the proportion of the elevation to align with the adjacent windows, and to enhance the thermal performance of the proposed internal spaces.
ED0.18	Single painted timber door with a fixed, planked fanlight above.	Door in good condition having recently been renewed.	Updated to correct the proportion of the elevation to align with the adjacent windows, and to enhance the thermal performance of the proposed internal spaces.
ED0.19	Large double painted timber door	Door in good condition having recently been renewed.	The doors are a contemporary addition to the symmetrical elevation and are not in keeping with the aesthetic or historical significance of the façade. It is recommended that these doors are removed and that a more sympathetic configuration is proposed to restore balance to the elevation.
ED0.20	Single painted timber door with a fixed, planked fanlight above.	Door in good condition having recently been renewed.	Updated to correct the proportion of the elevation to align with the adjacent windows, and to enhance the thermal performance of the proposed internal spaces.