EXTERNAL PHOTOS OF EXISTING WINDOWS AT 45-47, BRIGHTON ROAD JULY 2024

Existing photos of main elevations with condition comments.



Brighton Road elevation – cracking above 2nd floor lintel, paint peeling to whole gable render. Barge board is rotting and needs urgent repair and repaint. 2nd floor sliding sash windows very poor condition. Leaking downpipe LHS. Broken string course between 1st and second floors. Bay roof needs checking and repair. Repair 1st floor bay and replace rotted windows.



Wyke road elevation – condition of elevation is serviceable, there are smaller cracks over lintel to first floor. Barge board is rotting and needs urgent repair and repaint. Sliding sash windows very poor condition. Leaking downpipe LHS. Broken pediment. Bay roof needs checking and repair. Repair 1st floor bay and replace rotted windows.

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Lower parapet needs repair and repaint, cracks over ground floor window which needs replacing urgently. Bubbling under render



1st floor bay window is in poor condition, rotting timber sashes.

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Wyke road showing entrance to flats



Wyke road showing north end of flats

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Rear of building