

Design and Access Statement

Application for listed building consent to repair/replace the windows and doors in the rear lower ground floor and rear ground floor extension at 96 Albert Street.

July 2023

We have a modern conservatory and below it a modern basement extension which were built in the late 1980s. All proposed work is a near like for like replacement (both in terms of style and material) and is only for the modern extension and not the original house. We believe this is the most suitable response to the issues outlined below.

We have spoken to numerous companies about repairing the doors to improve energy efficiency (single glazing and ill fitting) and to improve safety (there have been several break ins in our area recently). The current locking mechanism is incompatible with most home insurance policies. The proposed doors include a multipoint locking system which is much more secure and a requirement of home insurance policies.

We have settled on *Sash Windows London* to do the work. They are a company that specialises in timber windows and heritage values. We believe they are the most suitable company to carry out the proposals due to their values and specialism in listed properties.
<https://www.sashwindowslondonltd.co.uk>

They have proposed the best solution is to to have custom timber doors and windows made to closely resemble our current windows and doors. We have opted for timber and brass fittings just like we have at the moment. We have also chosen a style to match what is there at the moment. We have included a picture of a timber door they recently fitted in London. Drawings of the design have also been submitted.

The windows/doors/panels would be better fitted, would be double glazed and the locking mechanism would be up to modern standards. Between some of the doors there is a gap which makes them draughty. The various companies we had over to look at the doors/ windows all suggested replacing them rather than repairing due to the poor condition (rotten in some places) of the current timber.

This proposal addresses the poor condition of the doors at the moment as the timber is deteriorating, the safety issue and the environmental impact of the poor energy efficiency of our draughty/ill fitted doors/windows.

The proposal for glazing bars makes minor modifications to the design of the existing glazing bars (see scale drawings). The proposed style is sympathetic to the existing style and the original house. The glazing bars are not visible from any other property and due to mature planting are not visible from any of the neighbours rear gardens. The minor changes are to aid in the energy efficiency and production of the glazing. They do not represent a threat to the historical integrity of the property. The glazing bars were originally designed and installed as part of the modern extension in the late 1980s.

Finally we feel that this is the best solution for our modern extension and in looking at the range of extensions (as pictured) we feel that keeping the existing style is appropriate. There is no consistent style or even number of floors for extensions on Albert Street and the surrounding streets (as pictured).

In terms of access as this is the replacement of windows and doors access is a fairly straightforward. The panels fit through the front hallway and the installers will use the rear garden to complete the work. Access to the property remains unchanged by this proposal.

Overall we feel this is a sensitive proposal that minimises change while solving the energy efficiency and safety concerns we have.