

118 ALBERT STREET

Design and Access Statement

Property is Victorian terrace built about 1845

Proposal: Ground floor front window

Replacement of sashes only within existing box frame

This window is ill fitting and uneven within its box frame so that it is very draughty and cold. Attempts to draft proof using copper strips have been unsuccessful due to the irregularity of the frame.

We have been looking at ways to conserve energy and considered a complete overhaul of the sashes but the wood is very thin and worn and would not support the grooves necessary to mount brushes to breach the gaps. Secondary glazing is not possible without snarling up the original shutters which are in constant in use.

The solution is to replace the sashes with new ones made of sustainable hardwood to the exact copy of the original. The possibility of using new extra thin double glazing was explored and it was found that this would be possible within the dimensions of the window struts without alteration in appearance.

Access is unchanged.

Heritage Statement

The property abuts a modern building built in 1977 (shown on map as 'Kings Fund' although this has now become ORT House) and is the last house of a terrace of 12 houses built about 1845. The houses are built of yellow stock bricks with rusticated stucco ground floors. They have 3 storeys and basements with 2 windows each. The doorways have stucco pilasters carrying entablatures, pilasters-jambs carrying cornice heads; fan lights and panelled doors. No. 118 has slate mansard roof with attic dormers.

The street was first listed in 1974 with a more recent amendment in 1990

Yours faithfully,
Angela Andersen