

Design and access statement

Name and address of proposed works:

28 St Albans Road, Codicote, Herts, SG4 8UT

Brief history of 28 St Albans Road:

The building is one of a terrace of 4 houses, formally 5 (numbers 28 and 30 combined). It is a mid-18th century and of chequered red brick with a continuous floor band and a plain tile roof. It is over 2 storeys with attics and the brick-coped parapeted gable ends with internal chimney stacks are distinctive.

Proposed works:

The property is in a good state of repair, however in order to bring the building back into future use, essential works are needed to the windows which are in poor condition. The proposals are for essential replacement works to increase the buildings life. The current condition of the windows results in condensation forming on the inside of the property. This is causing a build of mould as well as rotting the frames.

It is important to ensure that work will maintain and restore the characteristics and elements of the building to a type and style as appropriate for its period. We note that works do not include any extensions, demolition or additions and as such would not affect its character as a building of special architectural or historic interest.

The proposal is to replace existing single glazed casements to the façade with new double glazing. New windows will have thermal, acoustic, operational and build qualities. Furthermore, there are currently no fire exit windows on the first or second (attic) floors. This is something that would be resolved as you can see in the detailed drawings of the proposal. Most importantly, this can be achieved without altering the original appearance of the windows. The proposed works are for the purpose of both protecting the important historic elements of the original part of the building whilst also bring the property in line with modern living needs.

Images of current condition of windows:

Below you will see the current condition of the windows. You can see that the frames are rotten and not fit for purpose. Furthermore, there is evidence of the condensation build up as well as the water pooling in areas around the windows. By replacing the windows, we will be preserving the historical interest of the property.



