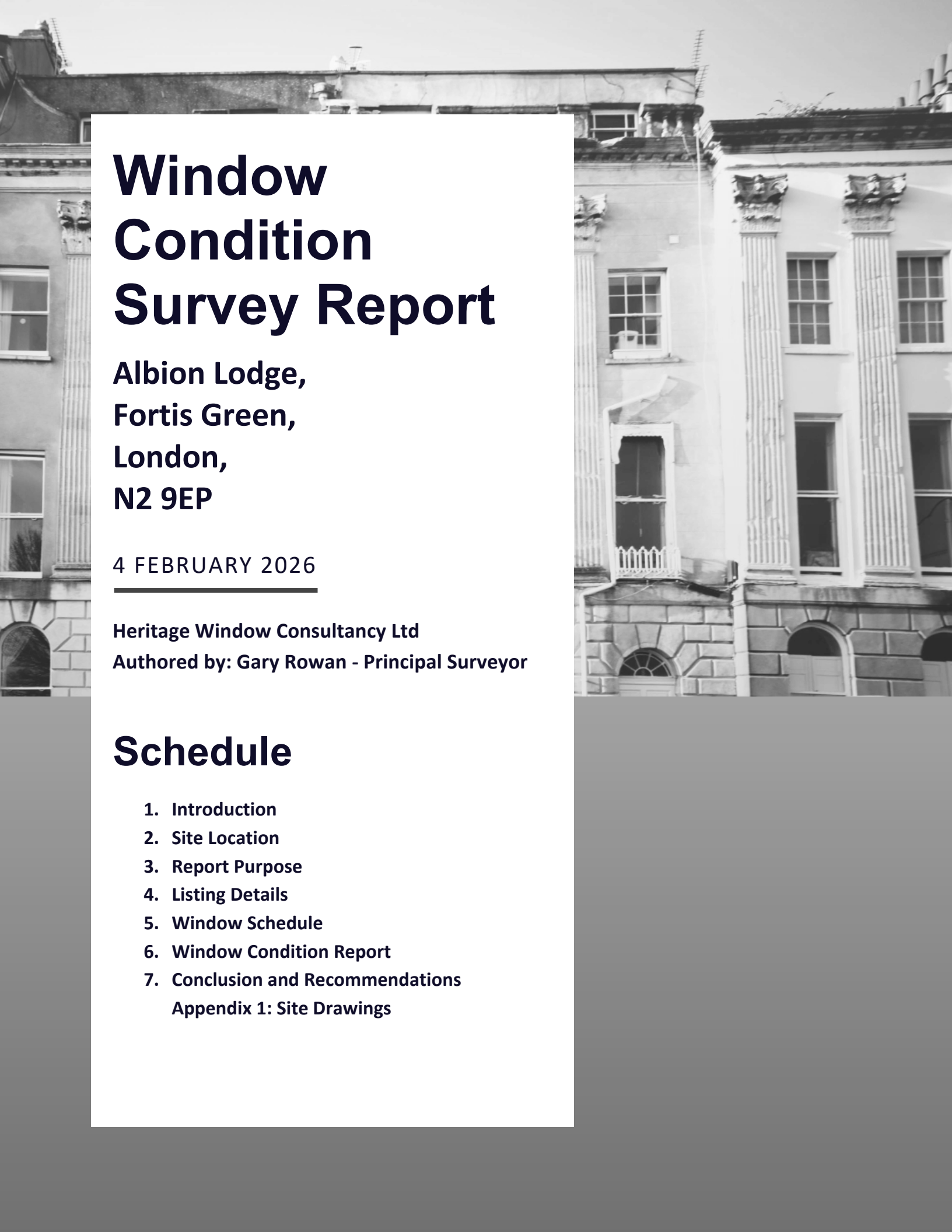




Window Condition Survey Report

**Albion Lodge,
Fortis Green,
London,
N2 9EP**

4 FEBRUARY 2026

Heritage Window Consultancy Ltd

Authored by: Gary Rowan - Principal Surveyor

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1. Introduction

Heritage Window Consultancy was engaged to provide a window condition report in support of a Listed Building Application for the replacement of the sash and casement windows at this property.

This report should be read in conjunction with the documents, drawings, and plans submitted as part of the Listed Building Consent application, where relevant.

A site survey and photographic survey were undertaken and form part of this desk based assessment. This statement provides an appraisal of the windows at the property and includes an assessment of heritage significance and a statement of impact relating to the proposed design. It has been produced in accordance with the policies of the National Planning Policy Framework.

This report has been prepared by Gary Rowan, a heritage window surveyor with over fifteen years experience in surveying windows in heritage and listed properties, working with a variety of national and local window companies, architects, and private homeowners.

This report includes:

- A visual inspection of accessible internal and external window elements
- An assessment of materials, construction, and operation
- Identification of historic, later, and modern window fabric, where evident
- Commentary on condition, defects, and causes of deterioration
- Consideration of heritage significance
- Recommendations for repair, upgrading, or replacement principles

This report does not constitute a structural survey or invasive investigation unless otherwise stated.

Methodology

The windows were inspected from accessible vantage points at ground and upper floor levels, where safely possible. No destructive investigation was undertaken. The assessment is based on:

- Visual inspection
- Professional experience of traditional timber windows in listed buildings
- Comparison with typical historic window forms of the period

Photographs were taken to support observations and are included within this report.

Limitations

The inspection was undertaken on a non-invasive basis and from accessible vantage points only. Professional indemnity insurance restrictions do not permit the use of ladders for inspection purposes. As a result, observations of window elements above ground level are based on visual assessment only.

In the interests of safety and the protection of historic fabric, windows that were sealed, stuck shut, or considered unsafe to open were not operated. Observations relating to these windows are therefore based on visual inspection only.

Recommendations

It is important to note that replica windows are only proposed where the existing windows are not considered to be of high historical importance.

The proposed replacement windows will not detract from the existing heritage appearance of the listed property.

Full details are provided for each window in Schedule 6 – Window Condition Report.

This includes a comprehensive window schedule describing the age, condition, and significance of the existing windows, enabling a full assessment of the proposals to be undertaken by the Local Planning Authority.

The aim is to improve the visual impact of the windows, many of which are later modern additions to the property.

This will be achieved through the replacement of elements of the existing windows with replica timber windows, incorporating slimline heritage double glazing providing improved acoustic and thermal performance, without adversely affecting the heritage appearance of this Grade II listed property.

2. Report Purpose

This report is intended to provide supporting information to assist in the determination of an application for Listed Building Consent for alteration works at this property, in accordance with paragraph 128 of the National Planning Policy Framework (NPPF), which states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

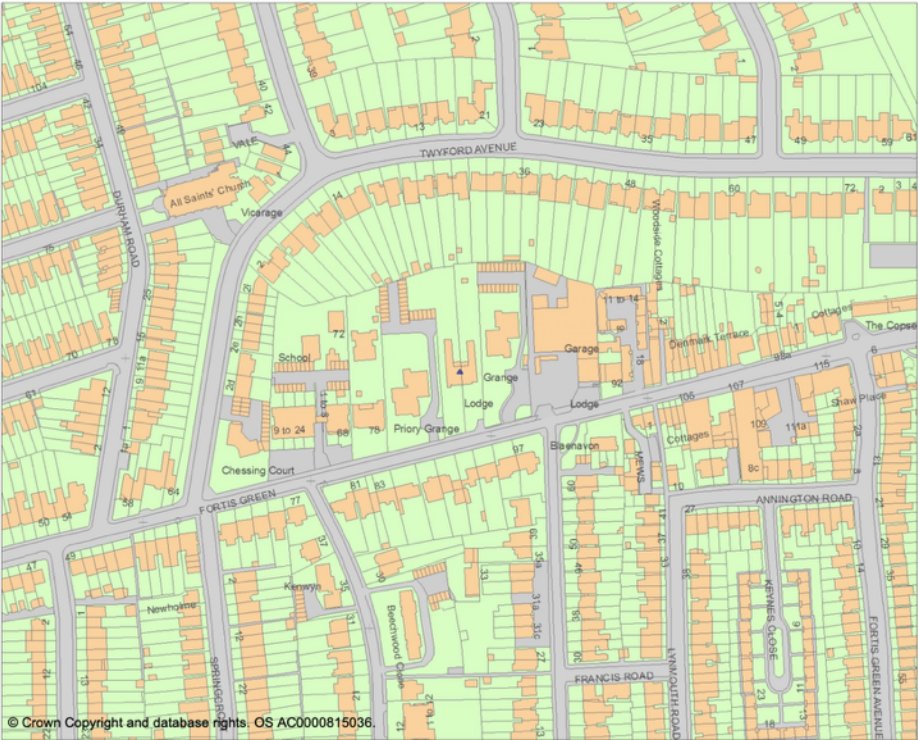
In accordance with paragraph 128 of the National Planning Policy Framework (NPPF), an applicant is required to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting, in order to understand the impact of the proposed works.

Historic England’s *Conservation Principles, Policies and Guidance* defines heritage significance as the sum of the values attributed to an asset because of its heritage interest, identified under four interrelated values: evidential, historical, aesthetic, and communal. Historic England further advises in *Managing Significance in Decision-Taking in the Historic Environment* that the level of significance of individual elements of a heritage asset should be clearly identified, as not all fabric will contribute equally to overall significance, and that decision-making should be informed by an understanding of relative significance.

Applying this methodology, the significance of the property has been assessed with specific regard to the contribution made by the existing windows to the significance of the listed building as a whole. On the basis of their limited evidential, historical, and aesthetic value, together with the extent of alteration and deterioration identified, the windows are assessed as making a low contribution to the overall significance of the heritage asset.

The Window Condition Report contained within Schedule 6 provides a detailed, window-by-window appraisal of condition and heritage value. This assessment has been undertaken in accordance with the principles set out in *Managing Significance in Decision-Taking in the Historic Environment* and is consistent with the requirements of paragraph 128 of the NPPF. It therefore enables a proportionate and informed evaluation of the impact of the proposed works on the significance of the listed building.

3. Site Location



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category: Listing

List Entry No : 1079266

Grade: II

County: Greater London Authority

District: Haringey

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building forms part of the land and has done so since before 15 July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: TQ 27740 89608

Map Scale: 1:2500

Print Date: 30 January 2026


www.historicengland.org.uk

Name: ALBION COTTAGE ALBION LODGE

Source: <https://historicengland.org.uk/listing/the-list/list-entry/1079266?section=official-list-entry>

4. Listing Details

OFFICIAL LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079266

Date first listed: 10 May 1974

List Entry Name:

Albion Cottage and Albion Lodge

Statutory Address 1:

Albion Cottage, Fortis Green, N2

Statutory Address 2:

Albion Lodge, Fortis Green, N2

THE SCOPE OF LEGAL PROTECTION FOR LISTED BUILDINGS

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside), as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1 July 1948.

UNDERSTANDING LIST ENTRIES

Corrections and minor amendments

LOCATION

Statutory Address:

Albion Cottage, Fortis Green, N2

Statutory Address:
Albion Lodge, Fortis Green, N2

The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority

District:
Haringey (London Borough)

Parish:
Non-Civil Parish

National Grid Reference:
TQ 27740 89608

DETAILS

1. 4415 FORTIS GREEN N12 (North Side) — Albion Lodge and Albion Cottage.
TQ 2789 20/50

II

2. Mid C19 pair of villas, each 2 storeys, 2 windows in main block and 1 window in set-back outer entrance wing, hipped slate roofs. Stucco with incised lines and first-floor band. Recessed sash windows with pilasters between. Canted bays, with reeded architrave and paterae at angles, on ground floor. Similar treatment to door of Albion Lodge, in gabled porch. Albion Cottage has later glazed gabled porch, and late C19 square bay at left.

Listing NGR:
TQ 27740 89608

LEGACY

The contents of this record have been generated from a legacy data system.

Legacy System Number:

201337

Legacy System:

LBS

LEGAL

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, for its special architectural or historic interest.

5. Window Schedule.

Refer to Appendix 1 Site Drawings:

6. Window Condition Report

WG1A

Window type: Mid C19 canted bay window

Configuration: Fixed

Glazing: Single glazed

Heritage significance: High

This window forms the side section of a canted bay and incorporates a reeded architrave with circular paterae at the angles.

Condition: The window is in fair condition overall.

Repair Assessment: Minor repairs are required, including the removal of localised areas of decayed timber evident to the bottom rail.

Proposed Works: Full sympathetic restoration.

Heritage Impact: There will be no adverse heritage impact, the proposals would deliver clear heritage benefits by extending the life of this window

Summary:

- Age: Mid C19
- Condition: Fair
- Heritage significance: High



WG1B

Window Type: Mid C19 canted bay window

Configuration: Fixed

Glazing: Single glazed

Heritage Significance: High

Centre section of the canted bay, including reeded architrave and circular paterae at the angles.

Condition: Fair

Repair Assessment: Minor repairs are required. Remove areas of rotten timber evident to the bottom rail section.

Proposed Works: Full sympathetic restoration.

Heritage Impact: No adverse heritage impact, the proposals would deliver clear heritage benefits by extending the life of this window

Summary:

- Age: Mid C19
- Condition: Fair
- Heritage Significance: High



WG1C

Window Type: Mid C19 canted bay window

Configuration: Fixed

Glazing: Single glazed

Heritage Significance: High

Side section of the canted bay, including reeded architrave and circular paterae at the angles.

Condition: Fair

Repair Assessment: Minor repairs are required. Remove areas of rotten timber evident to the bottom rail section.

Proposed Works: Full sympathetic restoration.

Heritage Impact: No adverse heritage impact, the proposals would deliver clear heritage benefits by extending the life of this window.

Summary:

- Age: Mid C19
- Condition: Fair
- Heritage Significance: High



WG2

Window Type: Mid C19 timber sash box with Mid C19 top sash and later replacement bottom sash

Configuration: One over one

Furniture: Beehive quadrant catch, modern security fitting, modern sash restrictors, no sash lifts

Glazing: Single glazed

Glazing Bars: None

Sash Horns: Top sash

Operation: Traditional cord and pulley (currently fixed shut)

Heritage Significance:

Sash box: High

Top sash: High

Bottom sash: None

Condition: Overall fair. Localised decay is present to the bottom rail of the bottom sash, with evidence of poorly executed past repairs and associated loss of historic fabric.

Repair Assessment: Repair has been fully considered; however, due to inappropriate previous repairs and the loss of historic fabric, the sashes are considered beyond viable repair.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with faithful timber replicas, matching the existing one over one configuration and incorporating appropriate C19 horn detailing.
- Incorporate heritage slimline double glazing and discreet integrated draught-proofing.
- Full external redecoration of the sash box.

Heritage Impact:

The proposals result in less than substantial harm, mitigated by the retention of the significant C19 sash box and the replacement of inappropriate sashes with accurate replicas. The works deliver clear conservation and thermal performance benefits.

Summary:

- Age: C19 sash box; C19 top sash; modern bottom sash
- Condition: Average
- Heritage Significance: Sash box – High; top sash – High; bottom sash – None



WG3

Window Type: Mid C19 timber sash box with later replacement sashes

Configuration: Two over two

Furniture: No catch, modern security fitting, modern sash restrictors, no sash lifts

Glazing: Single glazed

Glazing Bars: 25mm ovolo profile (indicative of later replacement)

Sash Horns: None

Operation: Traditional cord and pulley (currently fixed shut)

Heritage Significance:

- Sash box: High
- Sashes: None (modern replacements)

Condition: The sash box and both sashes are in fair overall condition. The sash box retains historic fabric and detailing, while the sashes show evidence of alteration and replacement.

Repair Assessment: Repair has been fully considered. However, both sashes have been replaced, as evidenced by the use of 25mm ovolo glazing bars, which are not characteristic of early to mid C19 profiles. As such, repair of the existing sashes would not result in a meaningful conservation outcome, nor would it reinstate appropriate historic detailing.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with faithful timber replicas, based on the existing configuration and proportions, and incorporating appropriate C19 horn detailing consistent with the historic character of the property.
- Incorporate heritage slimline double glazing within the replacement sashes to improve thermal performance while maintaining historic appearance.
- Install discreet, integrated draught-proofing to improve comfort and operational performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. This impact is mitigated by the retention and repair of the highly significant C19 sash box, and the replacement of inappropriate modern sashes with accurate replicas that better reflect the building's historic character. The proposals deliver clear heritage, functional, and thermal performance benefits.

Summary:

- Age: Mid C19 sash box; modern sashes
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – None



WG4

Window Type: Mid C19 timber sash box with Mid C19 sashes

Configuration: Two over two

Furniture: Fitch catch, modern security fitting, modern sash restrictors, no sash lifts

Glazing: Single glazed

Glazing Bars: 15mm lambs tongue

Sash Horns: None

Operation: Traditional cord and pulley (currently fixed shut)

Heritage Significance:

- Sash box: High
- Sashes: High

Condition: The sash box and both sashes are in fair overall condition and retain a high proportion of historic fabric and detailing. Crown glass is evident within the bottom left-hand pane of the lower sash.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Refurbish both sashes to reinstate full operation.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Install secondary glazing to provide enhanced thermal and acoustic benefits while preserving historic fabric.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of original fabric, together with reversible thermal upgrades, deliver clear heritage, functional, and environmental benefits.

Summary:

- Age: Mid C19 sash box; Mid C19 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – High



WG5

Window Type: Mid C19 timber sash box with Mid C19 sashes

Configuration: Two over two

Furniture: Fitch catch, modern security fitting, modern sash restrictors, no sash lifts

Glazing: Single glazed

Glazing Bars: 15mm lambs tongue

Sash Horns: None

Operation: Traditional cord and pulley (currently fixed shut)

Heritage Significance:

- Sash box: High
- Sashes: High

Condition: The sash box and both sashes are in fair overall condition and retain a high proportion of historic fabric and detailing. Crown glass is evident.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation led approach.

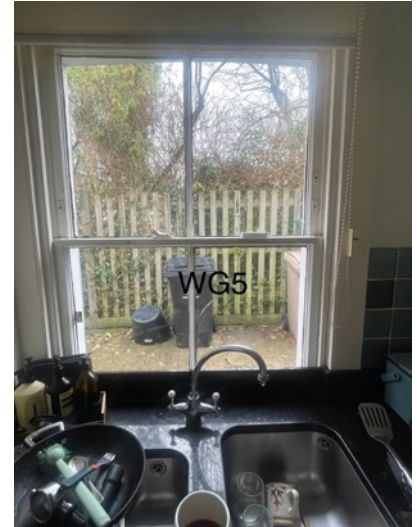
Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Refurbish both sashes to reinstate full operation.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Install secondary glazing to provide enhanced thermal and acoustic benefits while preserving historic fabric.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of original fabric, together with reversible thermal upgrades, deliver clear heritage, functional, and environmental benefits.

Summary:

- Age: Mid C19 sash box; Mid C19 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – High



WG6

Window Type: Mid C19 timber casement window

Furniture: Handle and catch

Glazing: Single glazed

Glazing Bars: None

Sash Horns: None

Operation: Hinged

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition and retain a high proportion of historic fabric and detailing.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works: Undertake full external redecoration and install discreet draught-proofing.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement frame and casement centre sash
- Condition: Average
- Heritage Significance: High



WG7

Window Type: Mid C19 timber centre-pivot casement

Furniture: None

Glazing: Single glazed

Operation: Concealed pivot hinges

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition and retain a high proportion of historic fabric and detailing.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Undertake full external redecoration and install discreet draught-proofing.
- Fit period-correct locking furniture.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement frame and casement sash
- Condition: Average
- Heritage Significance: High



WG8

Window Type: C19 triple timber casement

Furniture: One stay only; opening sashes are painted shut

Glazing: Single glazed, crown glass

Operation: Hinged

Heritage Significance: High

Condition: The casement frame and casements are in fair overall condition and retain a high proportion of historic fabric and detailing.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Undertake full external redecoration and install discreet draught-proofing.
- Fit period-correct locking furniture.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: C19 triple casement frame and casement sashes
- Condition: Average
- Heritage Significance: High



WG9

Window Type: Mid C19 timber centre-pivot casement

Furniture: Modern security lock, side catch

Glazing: Single glazed

Operation: Concealed pivot hinges

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition and retain a high proportion of historic fabric and detailing.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Undertake full external redecoration and install discreet draught-proofing.
- Fit period-correct locking furniture.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement frame and casement sash
- Condition: Average
- Heritage Significance: High



WG10

Window Type: Mid C19 timber fixed casement

Furniture: None

Glazing: Single obscure glazed

Operation: Fixed

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition and retain a high proportion of historic fabric and detailing.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Undertake full external redecoration.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement frame and casement sash
- Condition: Average
- Heritage Significance: High



WF1

Window Type: Mid C19 timber sash box with C20 sashes

Configuration: One over one

Furniture: Fitch catch, modern security fitting, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box and both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: C19 sash box; C19 sash
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – Low



WF2

Window Type: C19 timber sash box with C20 sashes

Configuration: One over one

Furniture: Fitch catch, modern security fitting, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top sash

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box and both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: C19 sash box; C19 sash
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – Low



WF3

Window Type: C19 timber sash box with C20 sashes
Configuration: One over one
Furniture: Fitch catch, modern security fitting, no sash lifts
Glazing: Single glazed, modern float glass
Glazing Bars: None
Sash Horns: Top and bottom sashes
Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box and both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: C19 sash box; C19 sash
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – Low



WF4

Window Type: Mid C19 timber centre-pivot casement

Furniture: Monkey tail stay

Glazing: Obscured single glazed

Operation: Concealed pivot hinges

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition and retain a high proportion of historic fabric and detailing, including the monkey tail stay.

Repair Assessment: Repair has been fully considered and, given the survival of historic fabric and glazing, is considered the most appropriate and conservation-led approach.

Proposed Works:

- Undertake full external redecoration and install discreet draught-proofing.
- Retain the period-correct furniture.
- Add a locking mechanism for security and home insurance purposes.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement frame and casement sash
- Condition: Average
- Heritage Significance: High



WF5

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Fitch catch, modern security fitting, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box and both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing C19 sash box.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – Low



WF6

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Fitch catch, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box requires restoration works, including replacement of the cill. Both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing Mid C19 sash box, including like-for-like replacement of the timber cill in a suitable hardwood, such as sapele.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact:

The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:

- Sash box – High
- • Sashes – Low



WF7

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Fitch catch, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top sash only

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box and both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing Mid C19 sash box.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High
- Sashes – Low



WF8

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Modern Fitch catch, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box requires restoration works, including replacement of the cill. Both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing Mid C19 sash box, including like-for-like replacement of the timber cill in a suitable hardwood, such as sapele.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High

- Sashes – Low



WF9

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Modern Brighton catch, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box requires restoration works, including replacement of the cill. Both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing Mid C19 sash box, including like-for-like replacement of the timber cill in a suitable hardwood, such as sapele.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High

- Sashes – Low



WF10

Window Type: Modern timber centre-pivot casement

Furniture: Modern locking handle

Glazing: Single glazed

Operation: Concealed pivot hinges

Heritage Significance: Low

Condition: The casement frame and casement are in fair overall condition.

Repair Assessment: Repair has been fully considered and, given that the window is a modern insertion, replacement with a replica slimline double-glazed window is considered the most appropriate option.

Proposed Works:

- Replace the existing window with a replica timber casement incorporating slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The replacement of a modern window with a more appropriate replica will deliver clear heritage and functional benefits.

Summary:

- Age: Modern casement window
- Condition: Average
- Heritage Significance: Low



WF11

Window Type: Mid C19 timber sash box with Mid C20 sashes

Configuration: One over one

Furniture: Beehive quadrant catch, no sash lifts

Glazing: Single glazed, modern float glass

Glazing Bars: None

Sash Horns: Top and bottom sashes

Operation: Traditional cord and pulley

Heritage Significance:

- Sash box: High
- Sashes: Low

Condition: The sash box requires restoration works, including replacement of the cill. Both sashes are in fair overall condition.

Repair Assessment: Repair has been fully considered and assessed.

Proposed Works:

- Retain and refurbish the existing Mid C19 sash box, including like-for-like replacement of the timber cill in a suitable hardwood, such as sapele.
- Replace both sashes with replica timber sashes and incorporate slimline heritage double glazing.
- Install discreet, integrated draught-proofing to improve comfort and performance.
- Undertake full external redecoration of the sash box.

Heritage Impact: The proposed works would result in less than substantial harm, as defined by the National Planning Policy Framework (NPPF). This harm is limited and carefully mitigated through the retention and repair of original historic fabric, alongside the introduction of reversible thermal upgrades.

Where replacement is proposed, faithful reproduction timber sash windows, detailed to match the existing historic profiles and proportions and incorporating slimline double glazing, would preserve the architectural character and significance of the host building.

Taken together, the proposals would deliver clear heritage benefits, improve the functional performance of the windows, and provide measurable environmental gains, while sustaining the special interest of the listed building.

Summary:

- Age: Mid C19 sash box; Mid C20 sashes
- Condition: Average
- Heritage Significance:
- Sash box – High

- Sashes – Low



WF12

Window Type: Mid C19 casement window
 Furniture: Monkey tail stays, modern bolt
 Glazing: Single glazed, opaque privacy film
 Operation: Hinged

Heritage Significance: High

Condition: The casement frame and casement are in fair overall condition.

Repair Assessment: Repair has been fully considered and is the most appropriate option.

Proposed Works:

- Refurbish the frame and both casement sashes.
- Install discreet, integrated draught-proofing to improve comfort and performance.

Heritage Impact: The proposed works will result in less than substantial harm, as defined by the NPPF. The retention and repair of the window will deliver clear heritage and functional benefits.

Summary:

- Age: Mid C19 casement window
- Condition: Average
- Heritage Significance: High



Appendix 1: Site Drawings

Ground Floor



First Floor

