



By Appointment to  
Her Majesty The Queen  
Manufacturer and Supplier  
of Secondary Glazing  
Selectaglaze Ltd.  
St. Albans

# selectaglaze

Secondary Glazing

## Fulham Palace



- Benefit:** Quieter, Warmer and Safer
- Type:** Refurbishment
- Listing:** Grade I

Sitting close to the banks of the River Thames in leafy West London, Selectaglaze secondary glazing was chosen to help improve the thermal, acoustic and security properties of one of London’s historic palaces.

Fulham Palace, a Grade I Listed building has had a varied past. Residence to the Bishops of London since AD 704, the current building dates from the reign of Henry VII. During the most recent works there was the discovery of a 600 year old wall painting which had been covered up for hundreds of years. It is now partly on display in one of the office areas with specialist protective casing to maintain its longevity.

The last Bishop of London at the Palace left in the 1970s, when the London Borough of Hammersmith and Fulham took out a 100 year lease on the site. However, after this, the Palace and gardens suffered a period of neglect, so in 2011 Fulham Palace Trust was set up to oversee the estate.

In 2005 a large restoration project began, supported by the Heritage Lottery Fund, corporate sponsors and private individuals. The works have been carried out in three phases, the last of which is due to be completed in spring 2019 seeing

restoration to the Tudor quadrangle and the botanic garden. To ensure the sustainability of the Palace for future generations; office spaces around the quadrangle have been sensitively refurbished and brought up to 21st century standards, with nuances and details harking back to the original Tudor building, as well as works to a new museum area.



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As part of the £3.8m phase III restoration, Purcell Architects was engaged to produce a sensitive design for the renovations, not only with the building at the forefront of the plans, but also ‘future-proofing’ it for years to come. This meant upgrading old electrical circuits/feeds and plumbing, which is now hidden in decorative ducts, as well as building in ways to add extra cabling in the future if needed, with feeds and run-offs to all rooms.

Sykes and Son Ltd, specialists in the refurbishment of historic buildings was appointed main contractor and approached Selectaglaze to provide the secondary glazing element of the works. The original single pane Tudor windows could not be replaced due to the Listing of the building and did little to stop draughts, retain heat or stop noise ingress from the overhead aircraft on the Heathrow flight path. As some of the rooms were to be tenanted once again, they needed to be upgraded to provide a comfortable working environment.

Unfortunately some of the previous tenants had created some damage which had to be put right by Sykes and Son before the secondary glazing could be installed. In addition many areas of the building were decaying inside and out, so a great deal of restoration was carried out and specialist treatments were applied. Beams have been stripped back to their original state and made a feature of.

As you can imagine, in such an old building full of charm and character, none of the windows were plumb or true, the walls slope and the ceilings dip. This made the installation of

the secondary glazing very difficult.

34 units were manufactured for the office areas which were a mixture of Series 10 2 and 3 HS, plus some Series 45 HC. 6.8mm acoustic laminate glass was used to improve the acoustic and thermal performance. Fitch catches and slimline lockable handles were used to add an element of security. The most complex part was the measuring and production of the splayed timber grounds, which were colour matched and then carefully scribed on site to ensure a good fit. 11 units were installed to the museum area; 3 of which were large (2308mm (h) x 1502 (w)) Series 85 2 HS enhanced security units to meet performance requirements for the Government Indemnity Scheme.

Steve Bevan, site manager for Sykes and Son said; *“I have been extremely impressed with the work from Selectaglaze and have given them a 10/10. From the visit by the surveyor, through to the installation team; I felt comfortable to leave them to get on with their work. They were efficient, clean and treated the tight site with respect.”*

It is always a challenge working in historic treasures like this. However, it was a good project to work on with rewarding results for all involved. The new offices should help generate income to maintain the estate for future generations and the museum is set to; *“Engage people and provide an insight through the stories of the Bishops of London into over 1300 years of English history, and to become one of Great Britain’s most loved and inspiring historic houses and gardens.”* Historic England Trust.

