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Secondary Glazing

The Blue Anchor, St Albans



Benefit: Warmer and quieter

Type: Change of use

Listing: Grade II

A cold and draughty former pub switches to a warm and peaceful family home with Selectaglaze secondary glazing. This Grade II Listed Blue Anchor Pub, built in the 17th century, was one of the last remaining public houses in the historic Fishpool Street.

In more recent times it was difficult to let out the pub, despite a substantial refurbishment in 2006; so the Blue Anchor closed its doors for the last time in Spring 2014.

In 2017, Osprey Development's planning application was approved to convert The Blue Anchor into a two-storey four bedroomed home with remodelling and alterations to the single storey rear extensions including changes to the roof. This was dependant on the architectural style, roof form, windows and materials which had to complement its setting. The restoration was designed by local architects, Briffa Phillips and supervised by building surveyors Kirsop and Co. The specialist team that undertook the work had many years' experience in older restorations, undertaking a painstaking job to bring back all the original character with a hint of modern amenity. The main pub area has been considerably renovated into an elegant dining room and

foyer; still sympathetically retaining the primary windows, wood panelled walls and a stunning heritage fireplace. Planning Officers were satisfied with the proposal as there were no changes planned to the main façade.

The conversion of the building was a success; however, it still required a solution for the thermally cold and inefficient



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single glazed primary windows throughout. Additionally, the other requirement was noise insulation from the busy thoroughfare. Due to the Listed status of the building, these windows could not be replaced. Osprey Developments consulted Selectaglaze, the leading specialist of secondary glazing for a solution.

A Technical Advisor from Selectaglaze visited the Blue Anchor to make an initial assessment of all the windows that were required to be treated. Predominantly, the windows overlooking the front of the property were where secondary glazing was required. As one can imagine with a building as old as the Blue Anchor, it has a lot of quirks and irregularities, with the window reveals being far from square and true. Using a 3D digital measuring device during the surveying stage ensures unusual openings are modelled with precision. Furthermore, Osprey was keen to try to colour match the secondary frames to make them look as unobtrusive as possible.

A total of 16 units on the first floor, ground floor and study have been treated thus far using a selection of three window styles. All the units installed are versatile and slimline framing systems, suitable for Heritage properties. The Series 10 horizontal sliding unit was required to provide easy access to some of the outer windows. The Series 20 was the perfect unit to install mimicking some of the traditional box sash windows. The Series 30 lift-out unit was applied to the smaller windows in the building, offering a practical solution for treating windows which are rarely opened but require

occasional access for cleaning or maintenance.

The owners are extremely happy with the look and energy saving properties of the windows, as Selectaglaze's secondary glazing markedly reduces heat loss and the high performance seals almost eliminate draughts leading to lower heating bills. The difference in heat retention compared to rooms that were not treated with secondary glazing is astonishing. Furthermore, almost all noise ingress has been eradicated.

"The one area of concern to me was the glazing. Many of the windows were original and very draughty. With the sensitive work done by Selectaglaze, Blue Anchor House is now a pleasure to live in – warm and a good deal more protected from the noise of Fishpool Street traffic." Kevin Keenan

