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Design Statement

121 & 123A Sparrows Herne

Bushey

WD23 1AQ

Proposed alterations to front elevations to include new windows and rendered wall to ground floor



Existing front elevation

Existing: No.121 is a two bedroom centre terrace house, and No.123A is a one bedroom centre terrace ground floor flat as set out in the accompanying drawings. They were converted from shop use under planning application ref: TP/11/2317 in 2012. The terrace of properties is now largely residential following the decline in need for such small retail outlets in the area.

Proposed: Due to the impracticality of such large glazing units to the front rooms, the owners wish to infill the openings with insulated cavity walls to meet current Building Regulations standards, with smaller, more practical front windows. Currently the large areas of glass offer poor insulation with little natural ventilation, and consequently lead to a good deal of condensation inside the rooms. The proposed infill will vastly improve this situation with fully openable standard sized glazing to a far better standard than the existing. The

reduction in glazing will also improve the insulation standard of the room reducing the current considerable heat loss.

Externally the appearance of the building will also be greatly improved, with more standard glazing of residential proportions suited to such a building, and matching in with the style of the first floor windows above. The infill walls and the existing sections of ground floor front wall will all be rendered and painted white. To further improve the appearance, it is proposed to remove the timber boarding between the ground and first floor levels which replaced the original shop sign. The wall behind will be infilled and made good as required then also rendered to match with a purpose made metal stop bead at the top edge to form a neat junction with the remaining first floor brickwork.

This application is made following a similar application at 125 and 131 Sparrows Herne, ref: 23/0864/FUL, for infilling similar original shop windows and replacing with standard sized ones. With the approved similar changes to these flats in addition to 121 and 123A, the appearance of the terrace would be greatly improved.