

One Station Square
Cambridge
CB1 2GG

T: 07989 148749
F: 01223 346 598

Your ref:
Our ref: 001

Development Control
Hertsmere Council

29th February 2024

DISCHARGE OF CONDITION

3 THE CRESCENT, RADLETT, WATFORD WD25 8AR

Introduction

3 The Crescent, Radlett, Watford, WD25 8ASR is a semi-detached single story residential property. The property is located off The Crescent and access is to the rear of the property. The elevations are pebble dashed and painted with a white emulsion finish with timber single glazed casement windows and timber doors. Hipped roof with terracotta tiles.

The proposal is to remove the existing timber single glazed units and replace with new timber glazed units to match existing as located on drawing J0073608 – 02. The current windows are aged with large amounts of mould and timber decay. There is also a large amount of condensation forming on the windows which will lead to further deterioration of the building's fabric. The proposed works will also help to improve the EPC rating of the property.

Condition:

Prior to their first installation on-site, additional drawings that show details of proposed new windows and sills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate, have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Design

It is proposed to replace the windows with timber Bereco Heritage Slim Line Flush Casement Windows double glazed casement windows with applied glazing bars to match existing style in line with the appended drawings J0073608 – 01, J0073608 - 02, J0073608 - 04, 3101.1-3117. The windows will match existing.

Constraints

The property falls within an article 4 area therefore, there are restrictions in place on permitted development rights hence the requirement of this application.

Design Principles

We will be using timber, the style and size of the frame, sills, or glazed units will remain the same. Therefore, it will remain in keeping with the existing properties in the surrounding area.

Materials

Existing Windows: Material: Single glazed. Frame: Timber with white emulsion finish

Proposed Windows: Timber style and size to match existing.

Yours sincerely



William Eddy

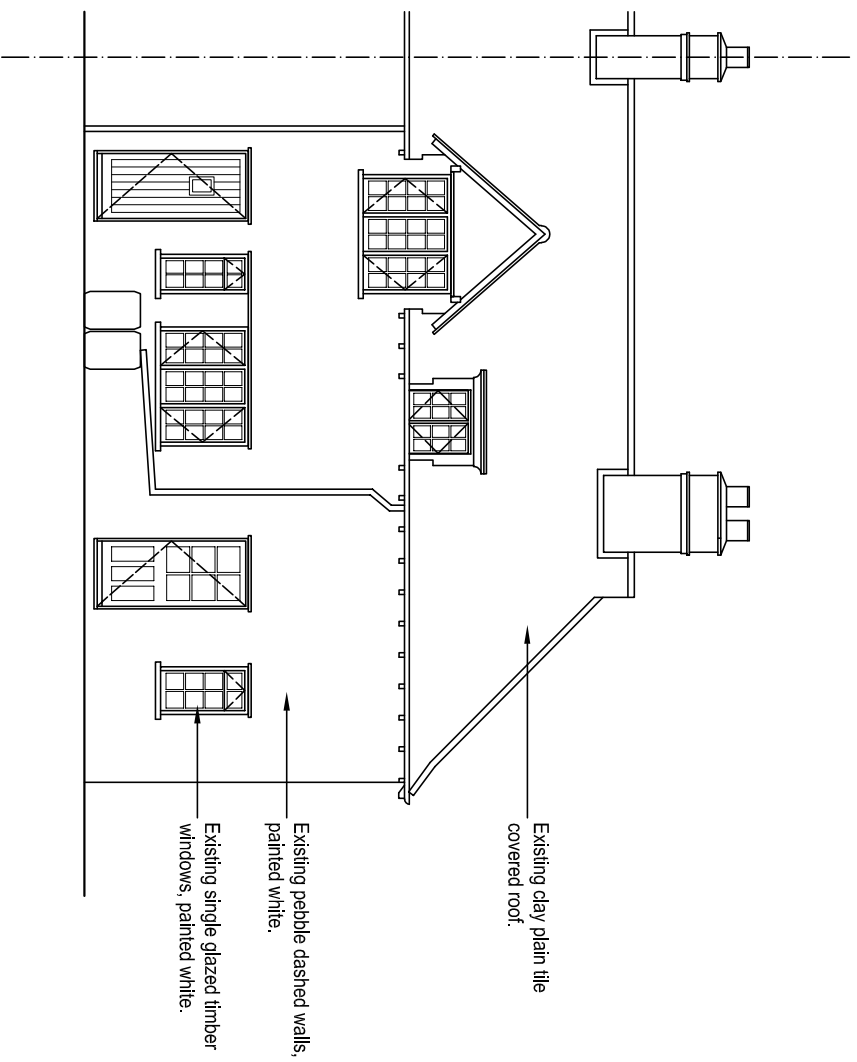
Building Surveyor - Architecture & Building Consultancy

E: william.eddy@carterjonas.co.uk

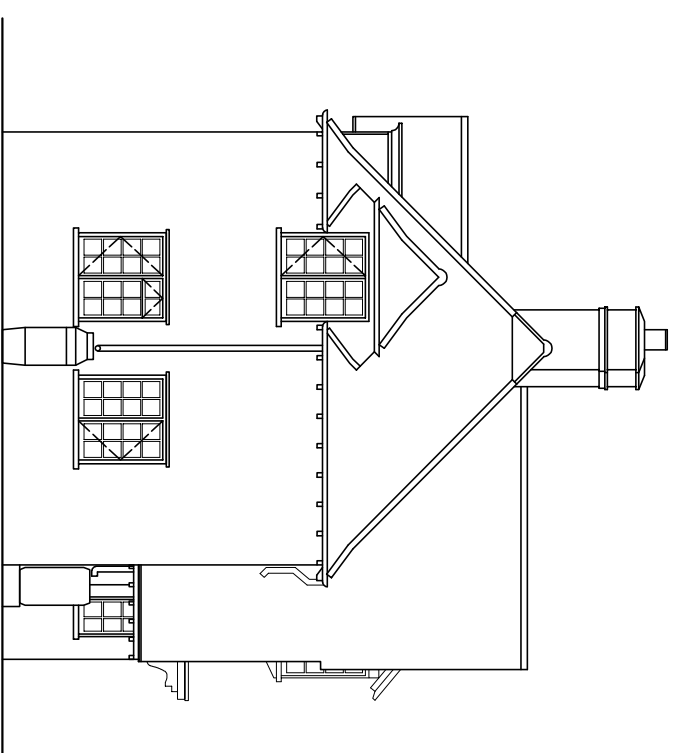
T: 01223 346 598

M: 07989 148749

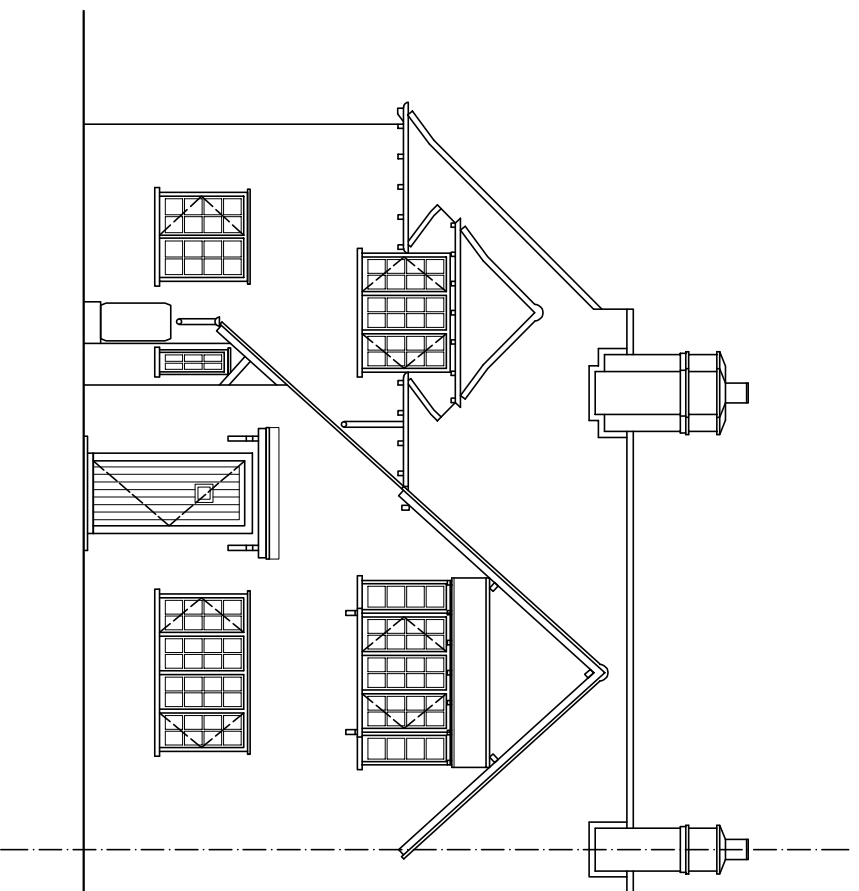
Enc: Photographs.



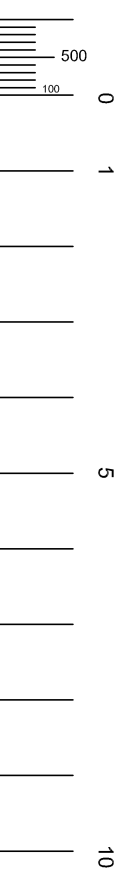
EXISTING FRONT ELEVATION. (1:100)



EXISTING SIDE ELEVATION. (1:100)



EXISTING REAR ELEVATION. (1:100)



Scale: 1:100

Revisions

Carter Jonas

One Station Square, Cambridge, CB1 2GA
 Tel: (0)1223 368771
 Web: www.carterjonas.co.uk

Job title:
3, THE CRESCENT, ALDENHAM

Drawing title:
EXISTING ELEVATIONS.

Date: **10.10.23** Scale(s): **1:100 @A3**

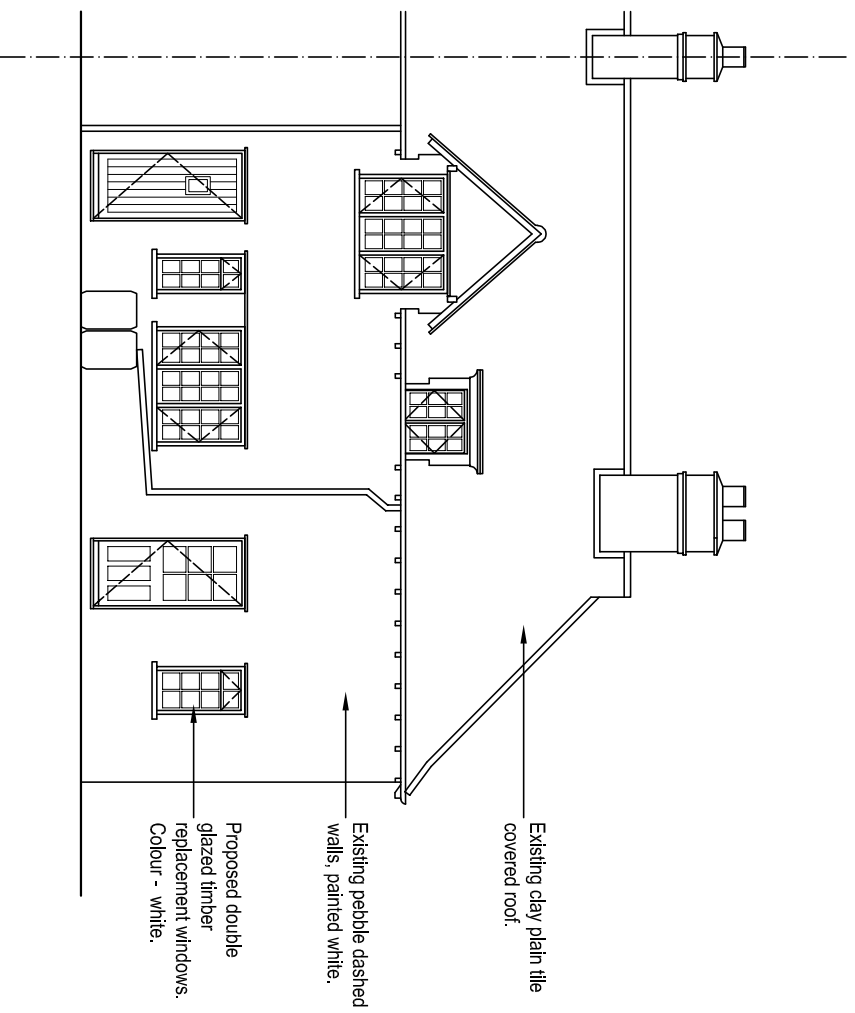
Drawn by: **SWB** Checked by: **WE**

Drawing No: **J0073608 - 01** Rev: **-**

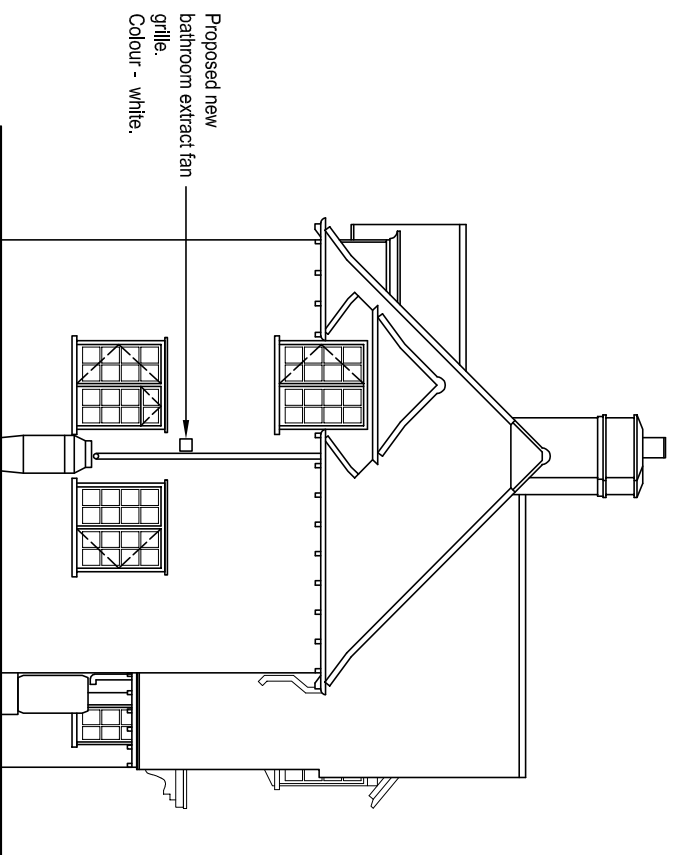
The copyright of this drawing is retained by Carter Jonas LLP.
 All dimensions must be checked on site by the contractor.
 Written dimensions are to take precedence over scaled dimensions.



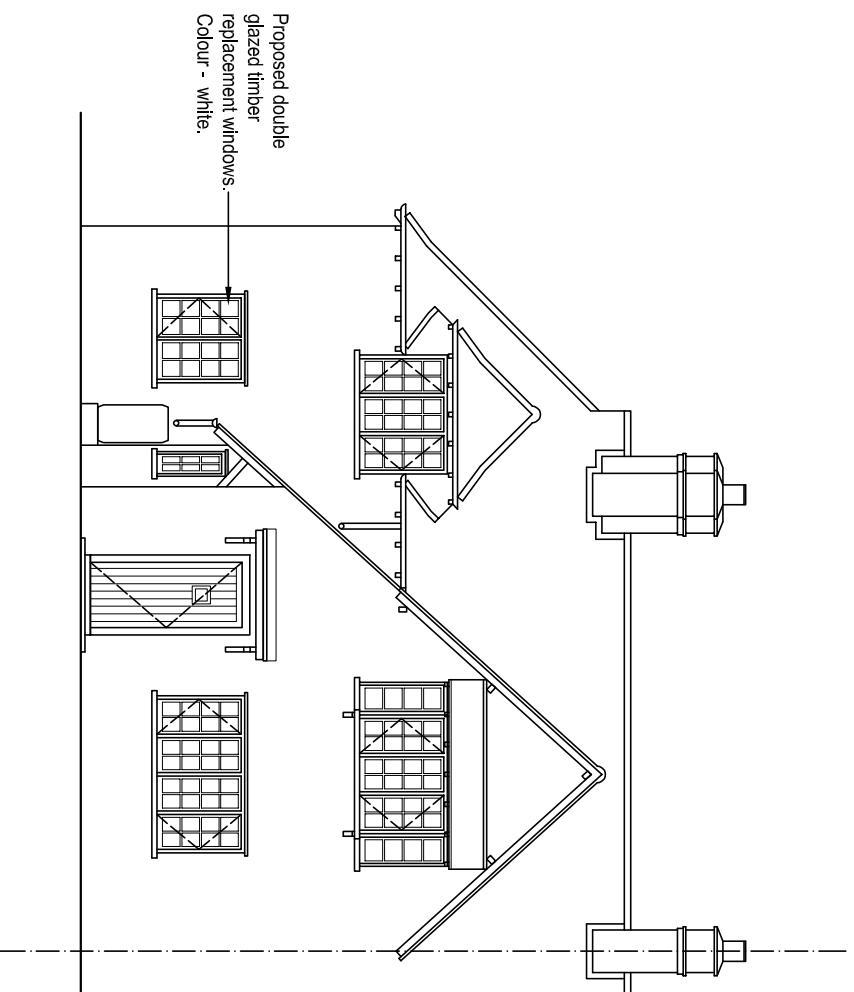
Certificate No: FS 79044



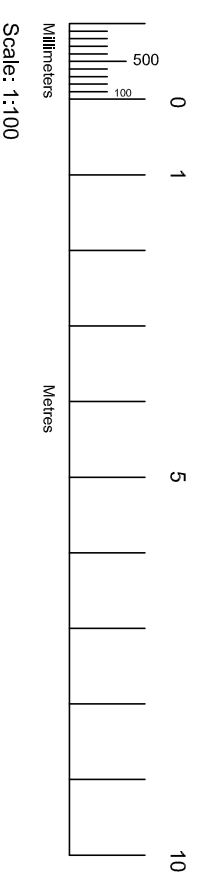
PROPOSED FRONT ELEVATION. (1:100)



PROPOSED SIDE ELEVATION. (1:100)



PROPOSED REAR ELEVATION. (1:100)



Revisions

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Job title:
3, THE CRESCENT, ALDENHAM

Drawing title:
PROPOSED ELEVATIONS.

Date: **20.10.23** Scale(s): **1:100 @A3**

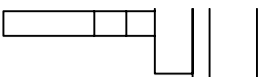
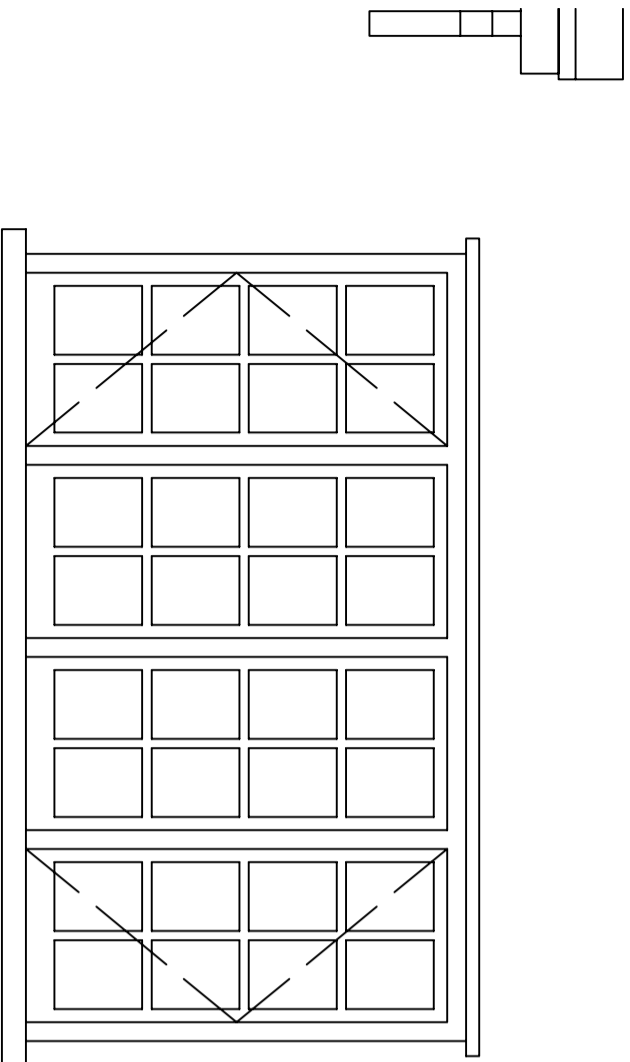
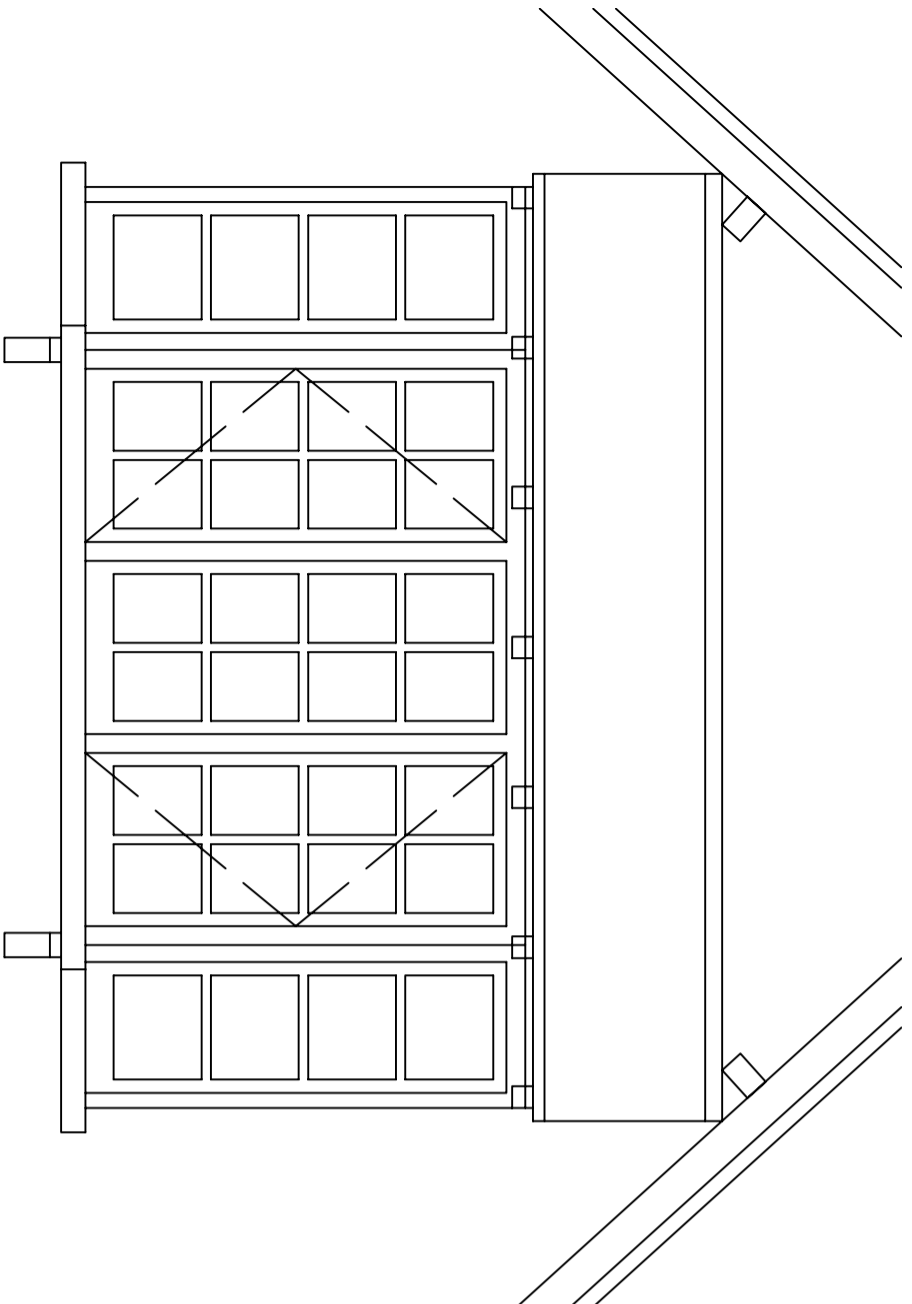
Drawn by: **SWB** Checked by: **WE**

Drawing No: **J0073608 - 02** Rev: **-**

The copyright of this drawing is retained by Carter Jonas LLP.
All dimensions must be checked on site by the contractor.
Written dimensions are to take precedence over scaled dimensions.



Certificate No: FS 79044



Revisions

Carter Jonas

One Station Square, Cambridge, CB1 2GA
Tel: (01223) 368771
Web: www.carterjonas.co.uk

Job title:
3, THE CRESCENT, ALDENHAM

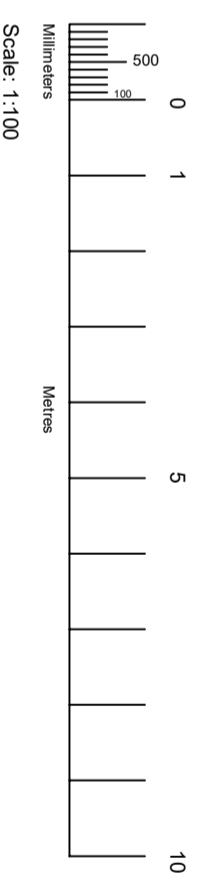
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Date: **28.02.24** Scale(s): **1:20 @A3**

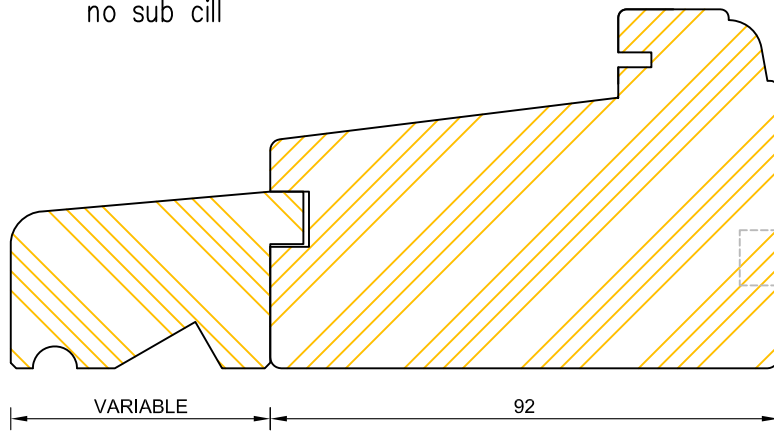
Drawn by: **SWB** Checked by: **WE**

Drawing No: **J0073608 - 04** Rev: **-**

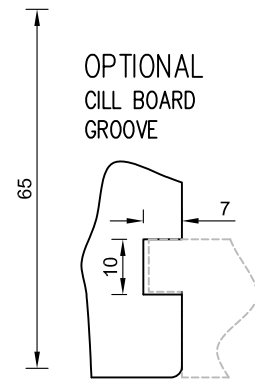
The copyright of this drawing is retained by Carter Jonas LLP.
All dimensions must be checked on site by the contractor.
Written dimensions are to take precedence over scaled dimensions.



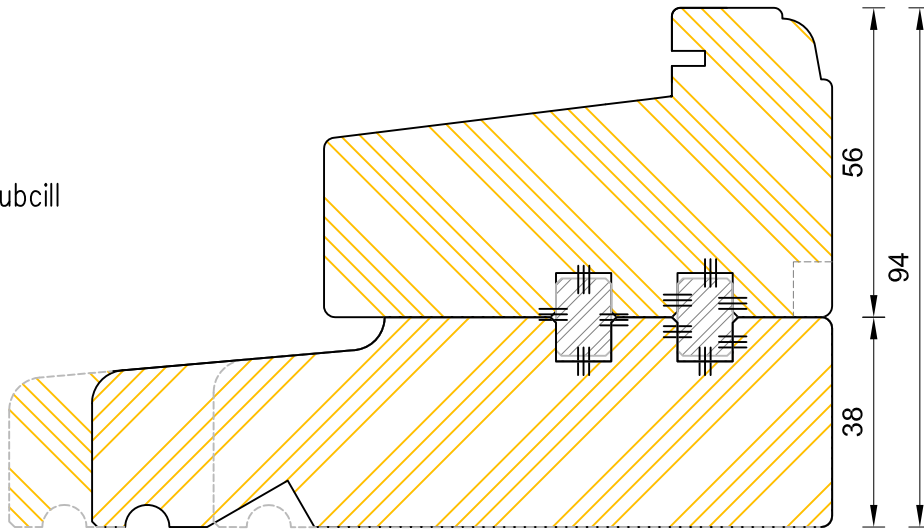
OPTIONAL
no sub cill



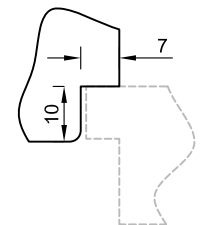
OPTIONAL
CILL BOARD
GROOVE



STANDARD
one piece subcill

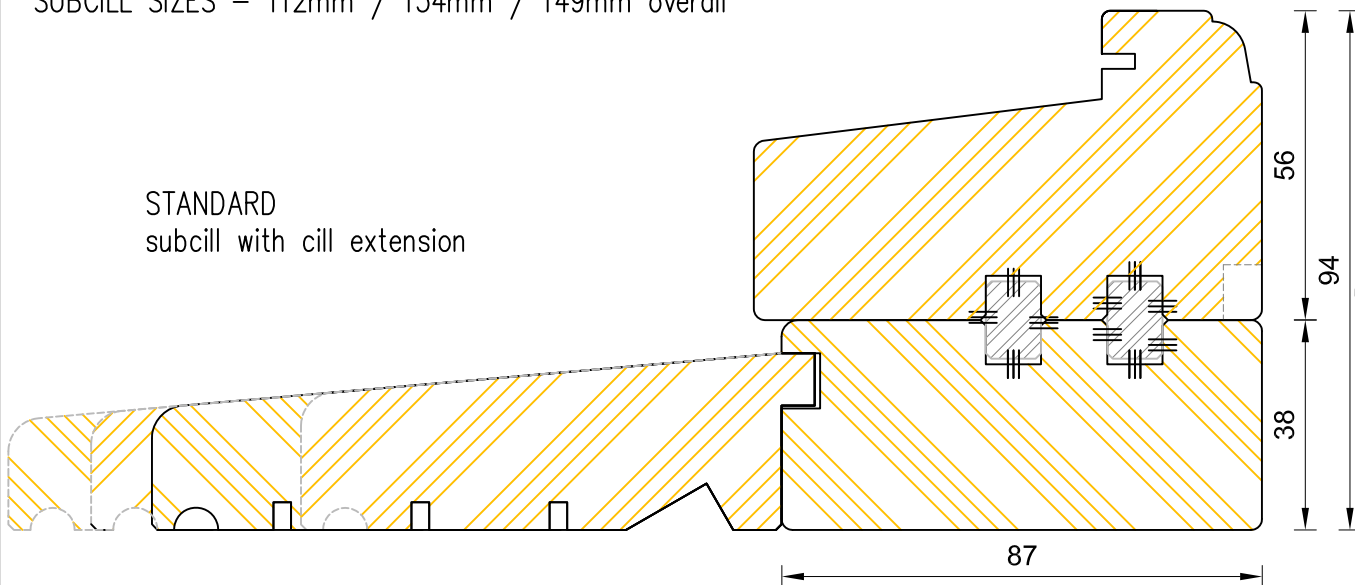


OPTIONAL
CILL BOARD
GROOVE

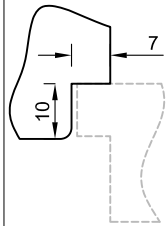


SUBCILL SIZES – 112mm / 134mm / 149mm overall

STANDARD
subcill with cill extension



OPTIONAL
CILL BOARD
GROOVE



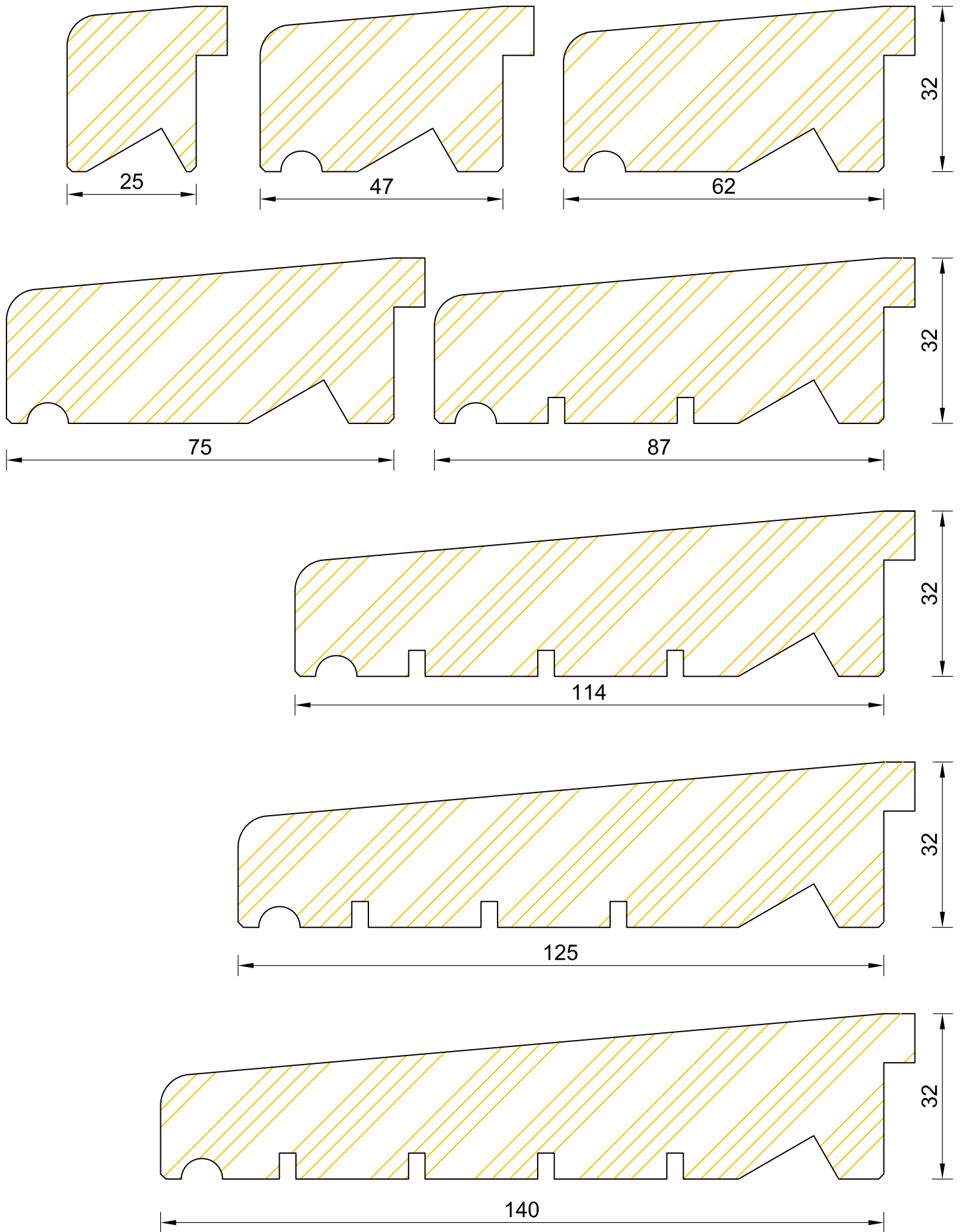
CILL EXTENSION – available options:
 87mm (174mm overall)
 114mm (201mm overall)
 125mm (212mm overall)
 140mm (227mm overall)



**Heritage Slim-Line Flush Casement Window
Cill Options**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A3	1:1	17.04.2012	A	3101.1

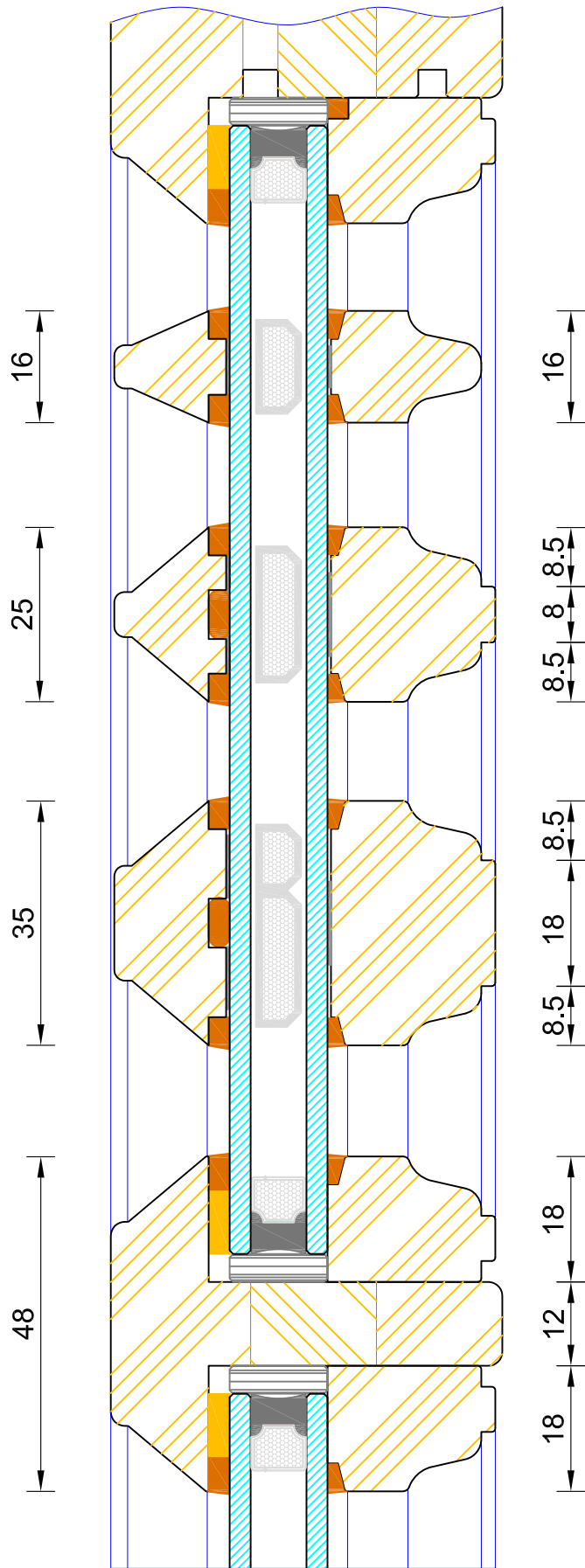
Please consider the environment before printing



Heritage Slim-Line Flush Casement Window Cill Extension Options

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	25.09.2019	B	3101.2

Please consider the environment before printing

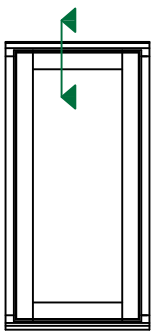
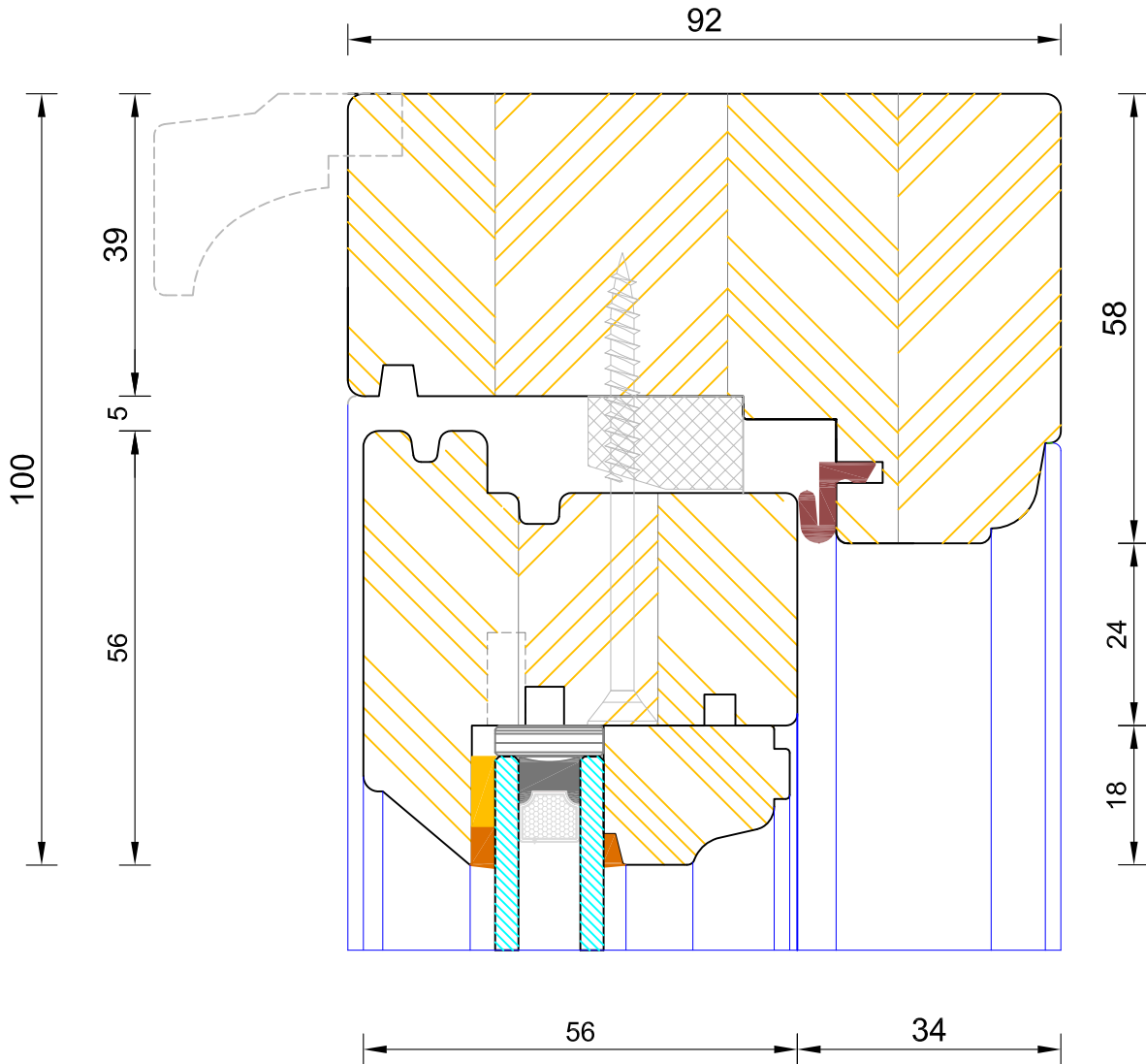


Heritage Slim-Line Flush Casement Window Bar Options

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	01.01.2019	B	3102

Please consider the environment before printing

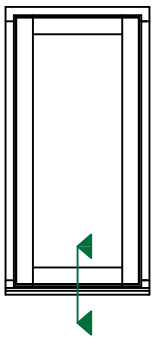
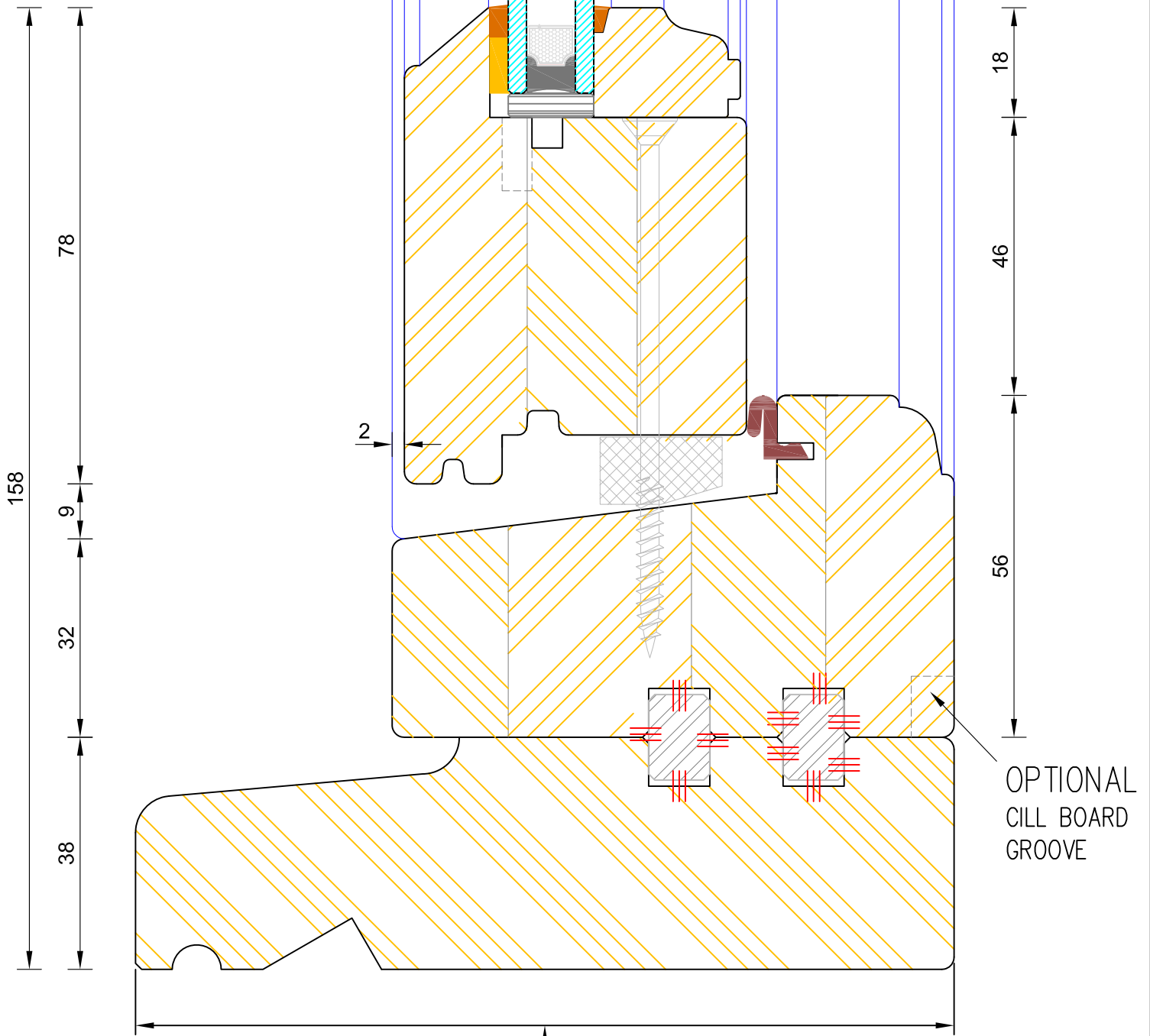
HEAD DRIP - Included only if vents are required (head increases to 65mm)



**Heritage Slim-Line Flush Casement Window
Frame & Sash Head (Fixed Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	18.02.2018	B	3103

Please consider the environment before printing



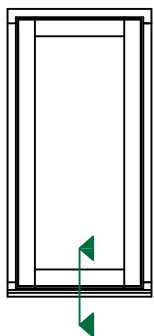
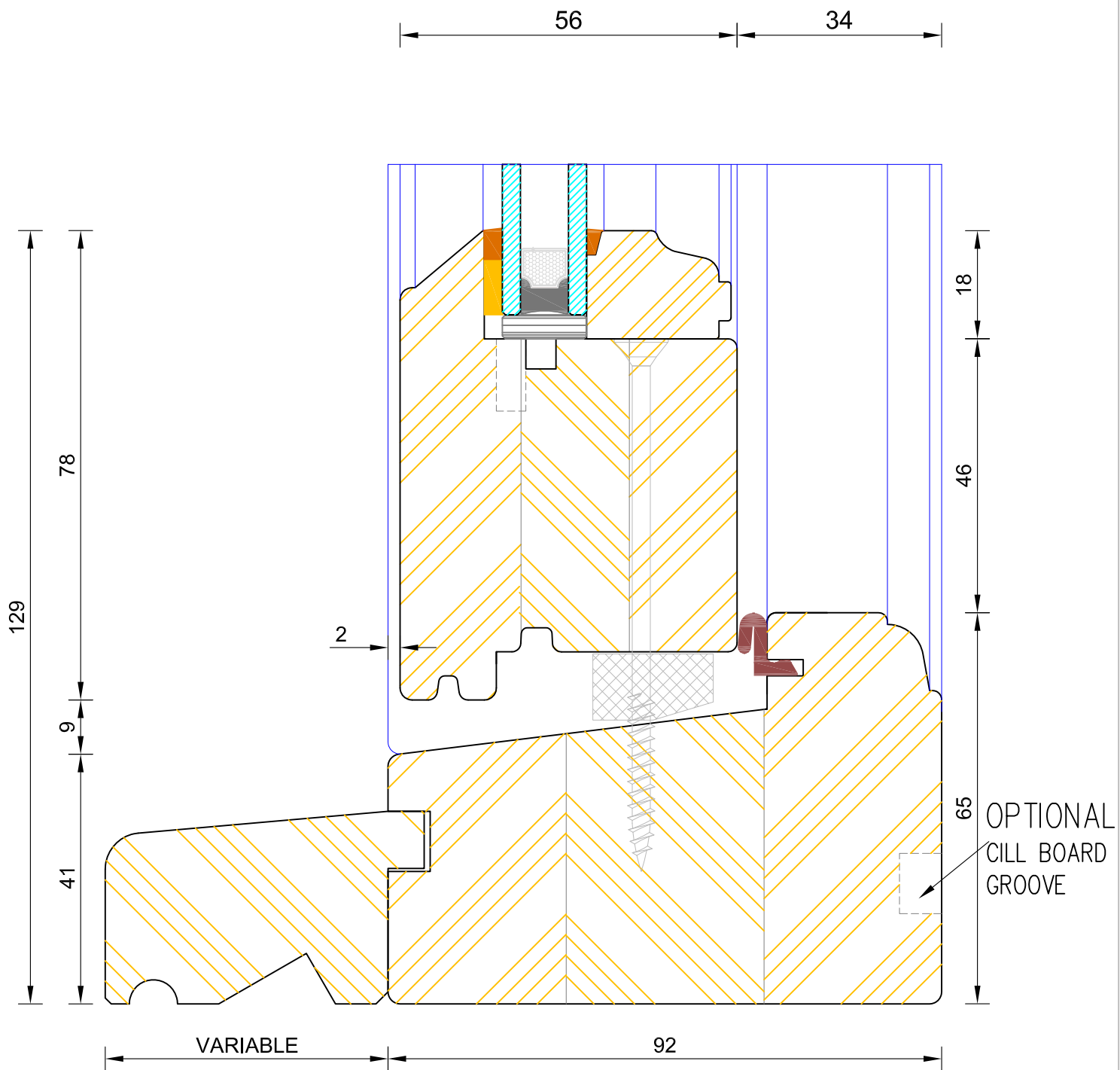
Refer to drawing numbers 3101.1 for cill options



**Heritage Slim-Line Flush Casement Window
Frame & Sash Sub Cill (Fixed Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3104

Please consider the environment before printing



CILL EXTENSION - available options:

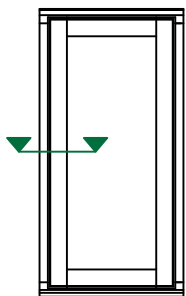
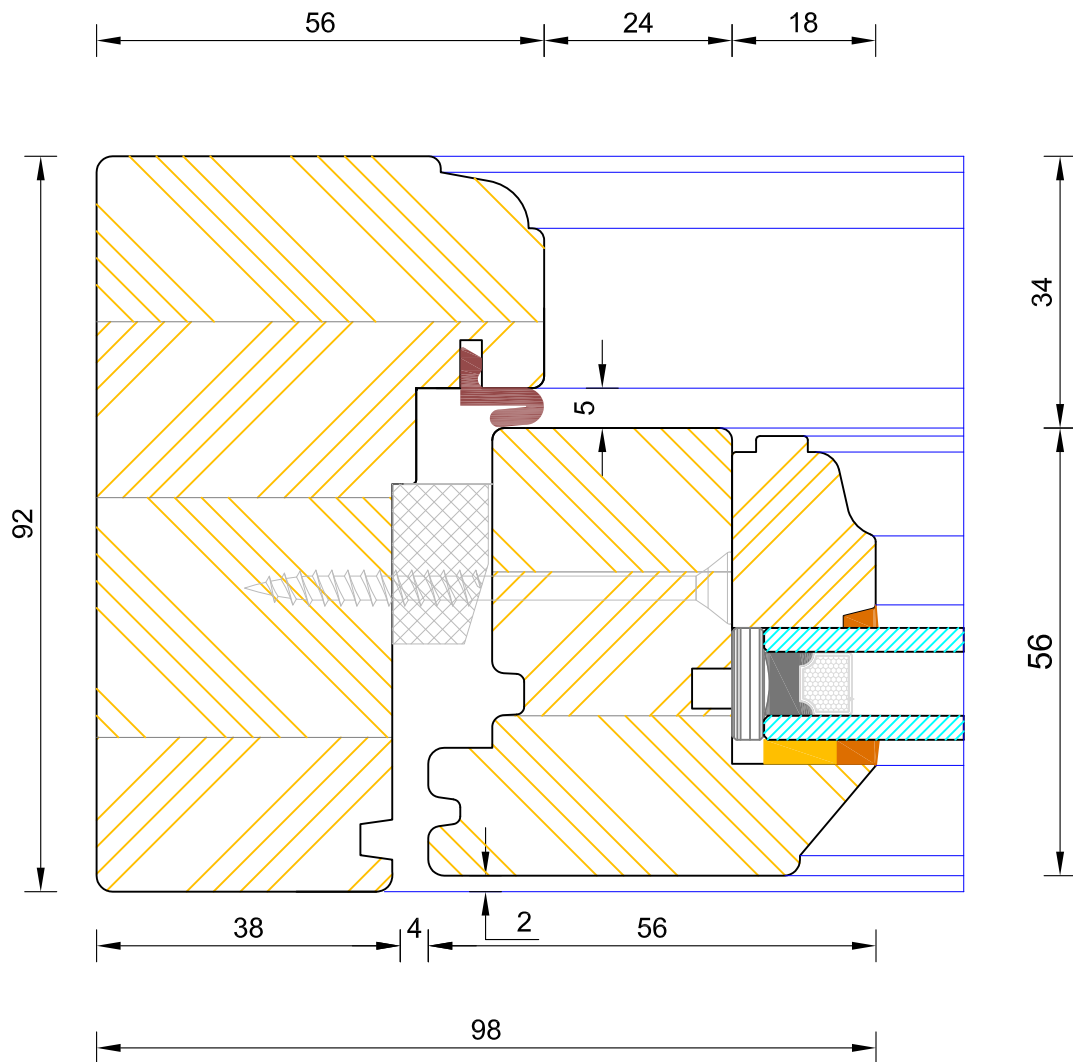
- 25mm (112mm o/a) / 47mm (134mm o/a) / 62mm (149mm o/a) /
- 87mm (174mm o/a) / 114mm (201mm o/a) / 125mm (212mm o/a) /
- 140mm (227mm o/a)

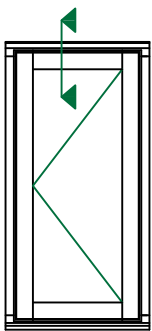
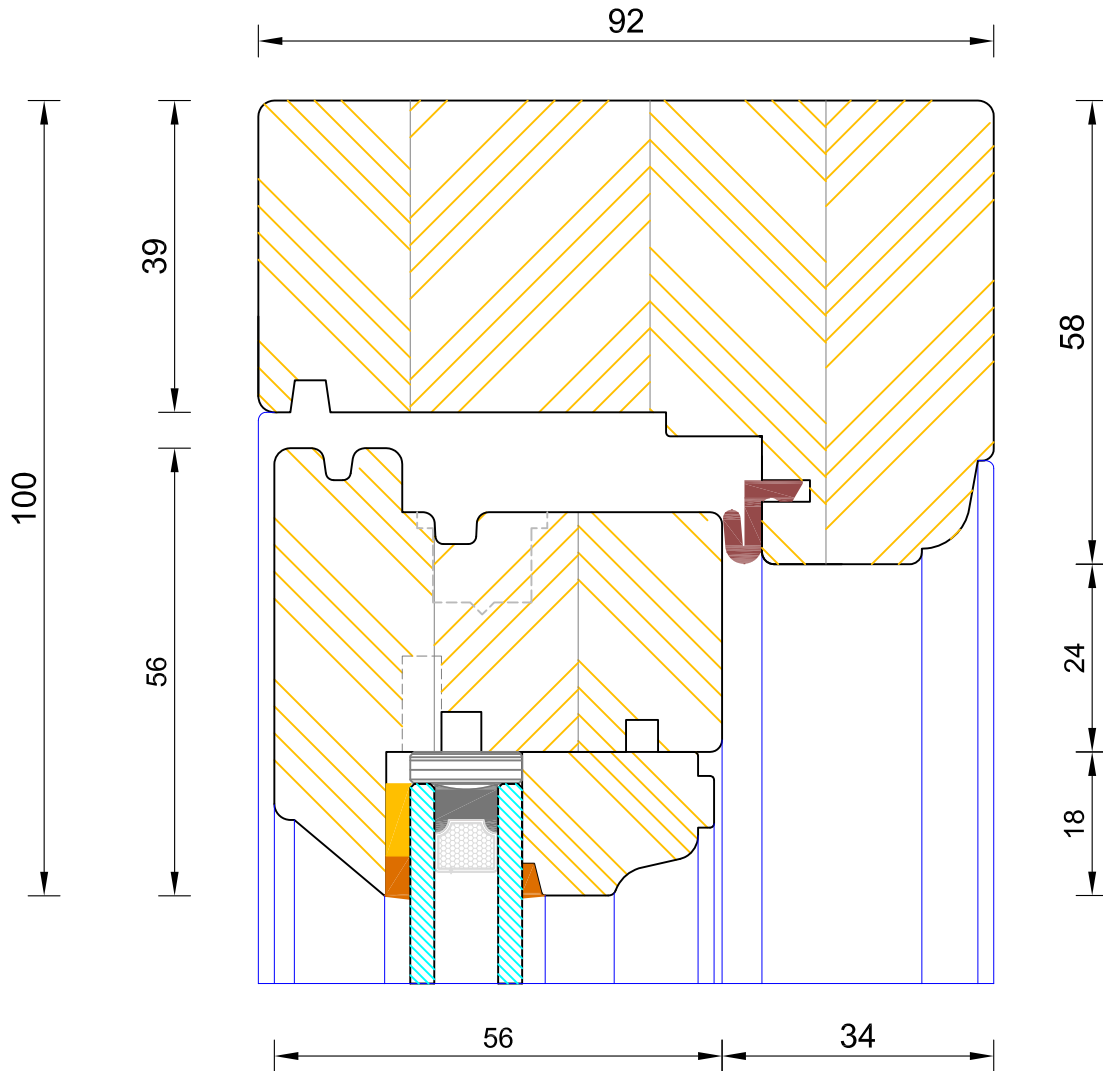


**Heritage Slim-Line Flush Casement Window
Frame & Sash Cill (Fixed Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3104.1

Please consider the environment before printing



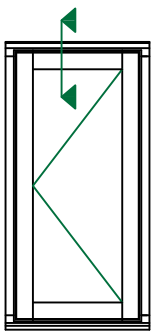
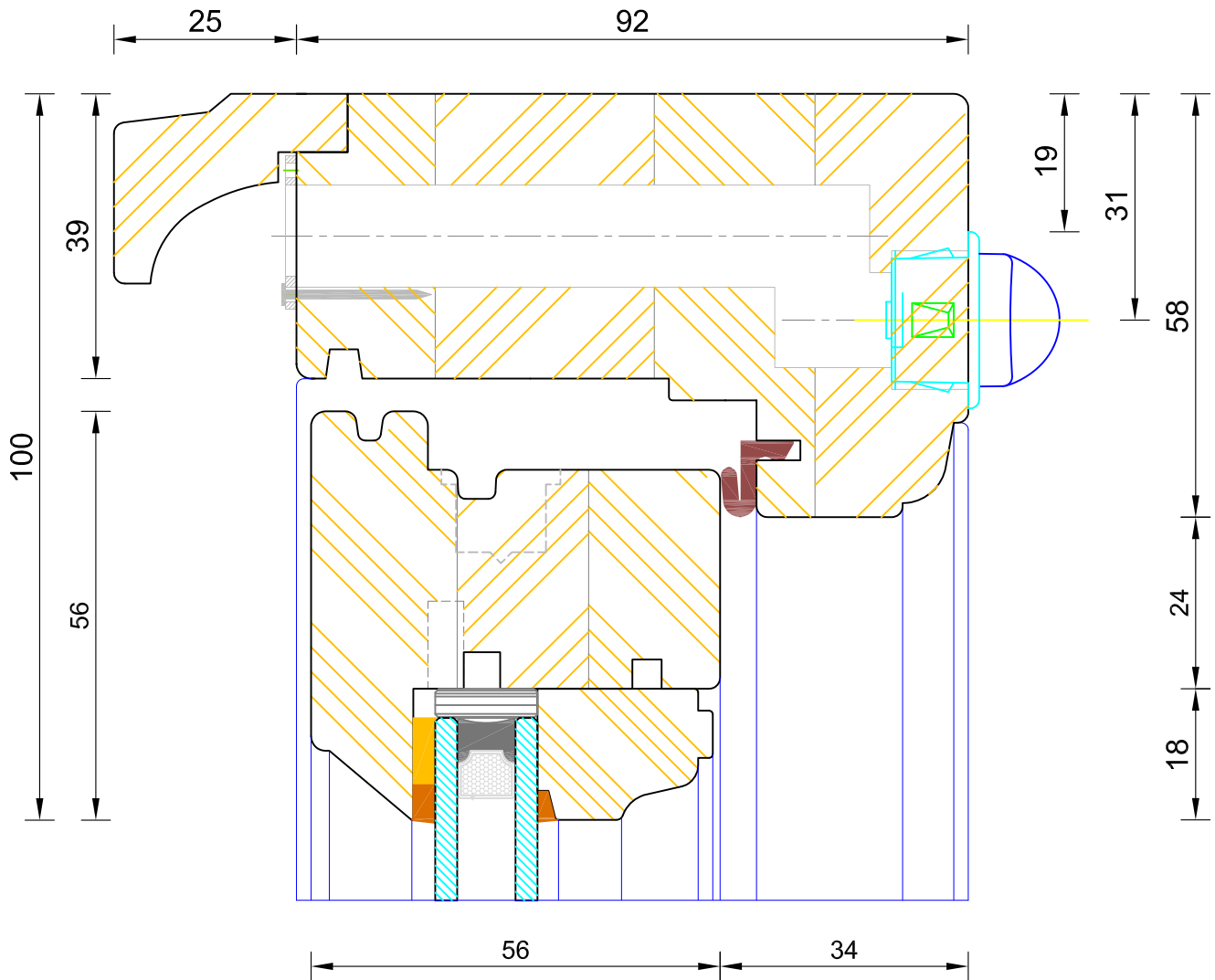


**Heritage Slim-Line Flush Casement Window
Frame & Sash Head (Without Vent)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	18.02.2018	B	3106

Please consider the environment before printing

HEAD DRIP - Included only if vents are required

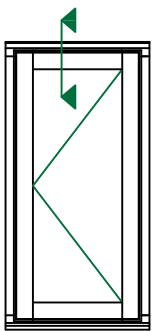
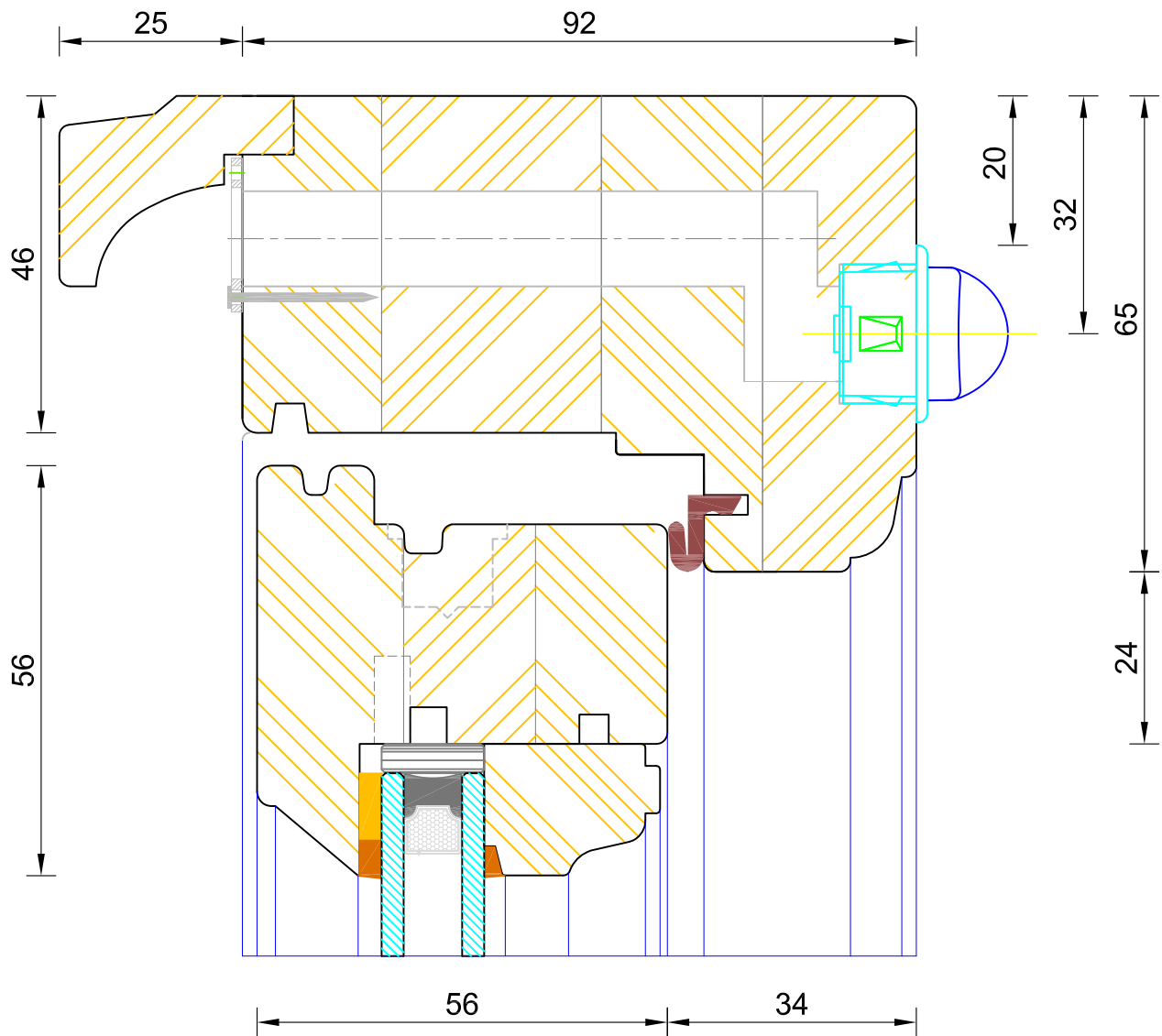


Heritage Slim-Line Flush Casement Window
 Frame & Sash Head (Standard 58mm Head With Vent)

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	18.02.2018	-	3106.1

Please consider the environment before printing

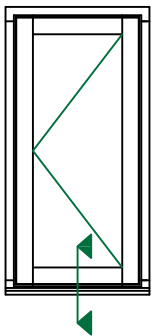
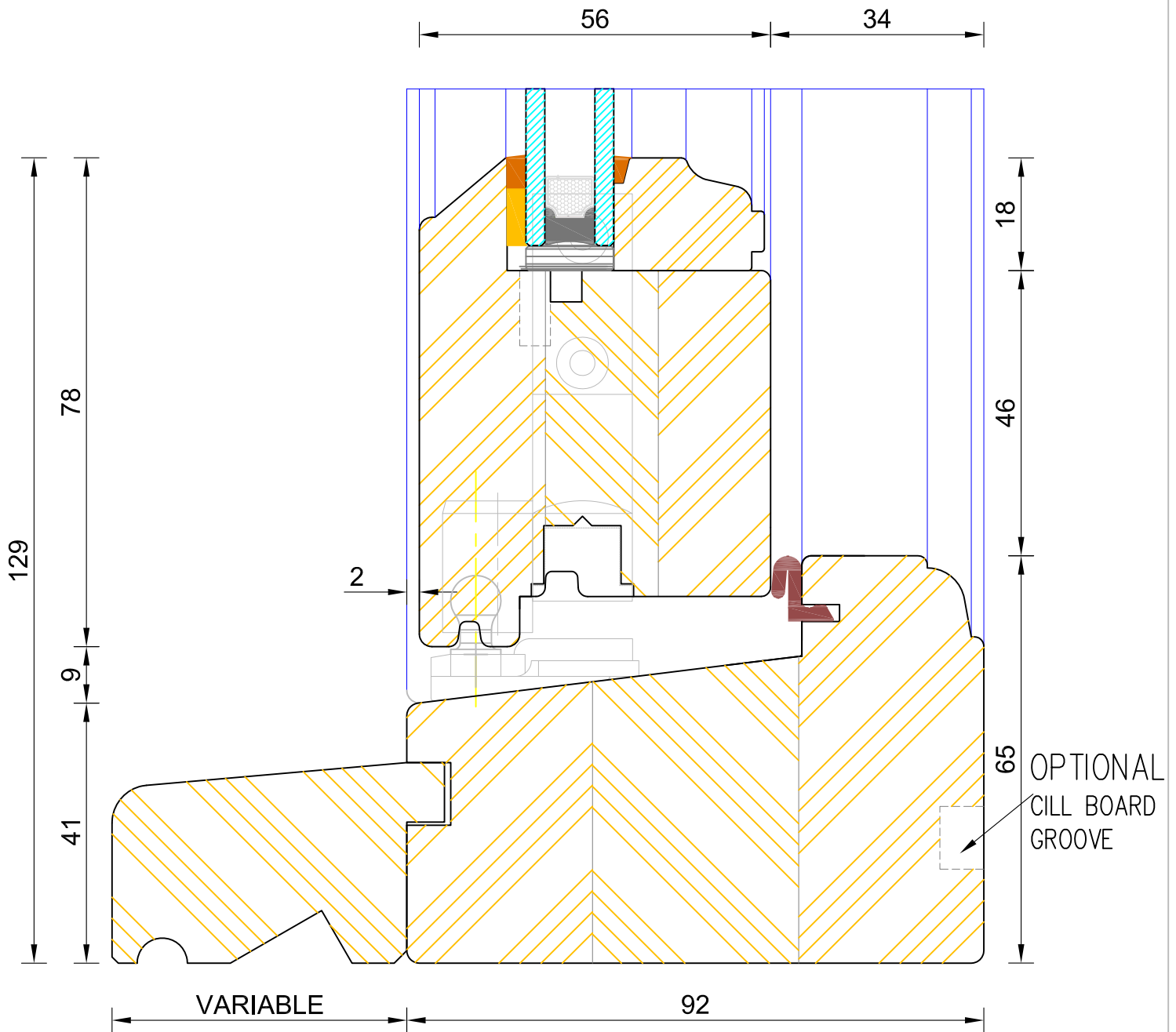
HEAD DRIP - Included only if vents are required



**Heritage Slim-Line Flush Casement Window
Frame & Sash Head (Optional 65mm Head With Vent)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	18.02.2018	B	3106.3

Please consider the environment before printing



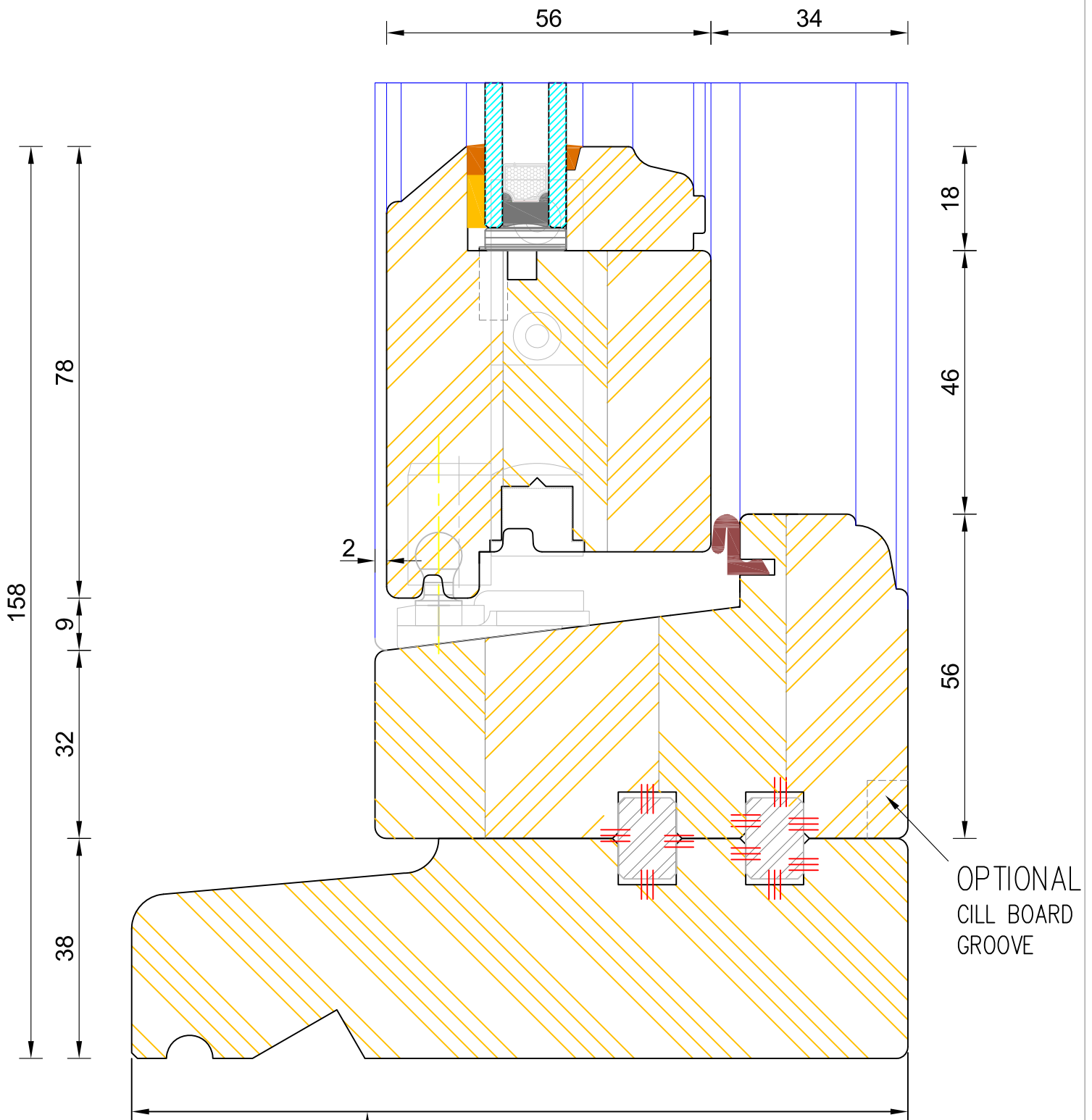
CILL EXTENSION - available options:
 25mm (112mm o/a) / 47mm (134mm o/a) / 62mm (149mm o/a) /
 87mm (174mm o/a) / 114mm (201mm o/a) / 125mm (212mm o/a) /
 140mm (227mm o/a)



**Heritage Slim-Line Flush Casement Window
 Frame & Sash Cill**

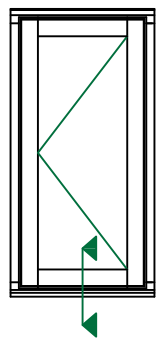
DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3104.2

Please consider the environment before printing



OPTIONAL
CILL BOARD
GROOVE

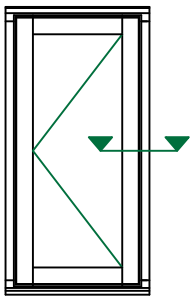
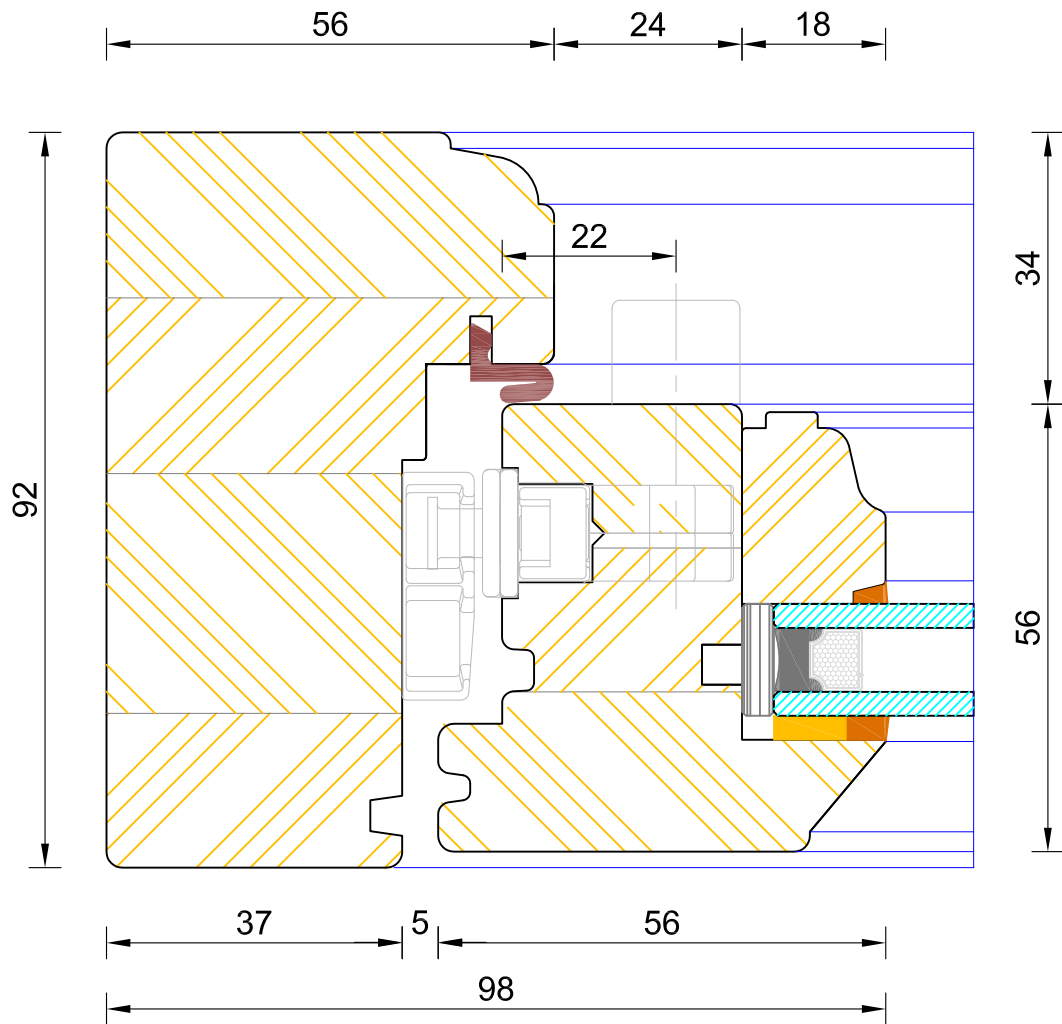
Refer to drawing numbers 3101.1 for cill options



**Heritage Slim-Line Flush Casement Window
Frame & Sash Cill (With Subcill)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3107

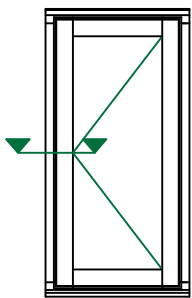
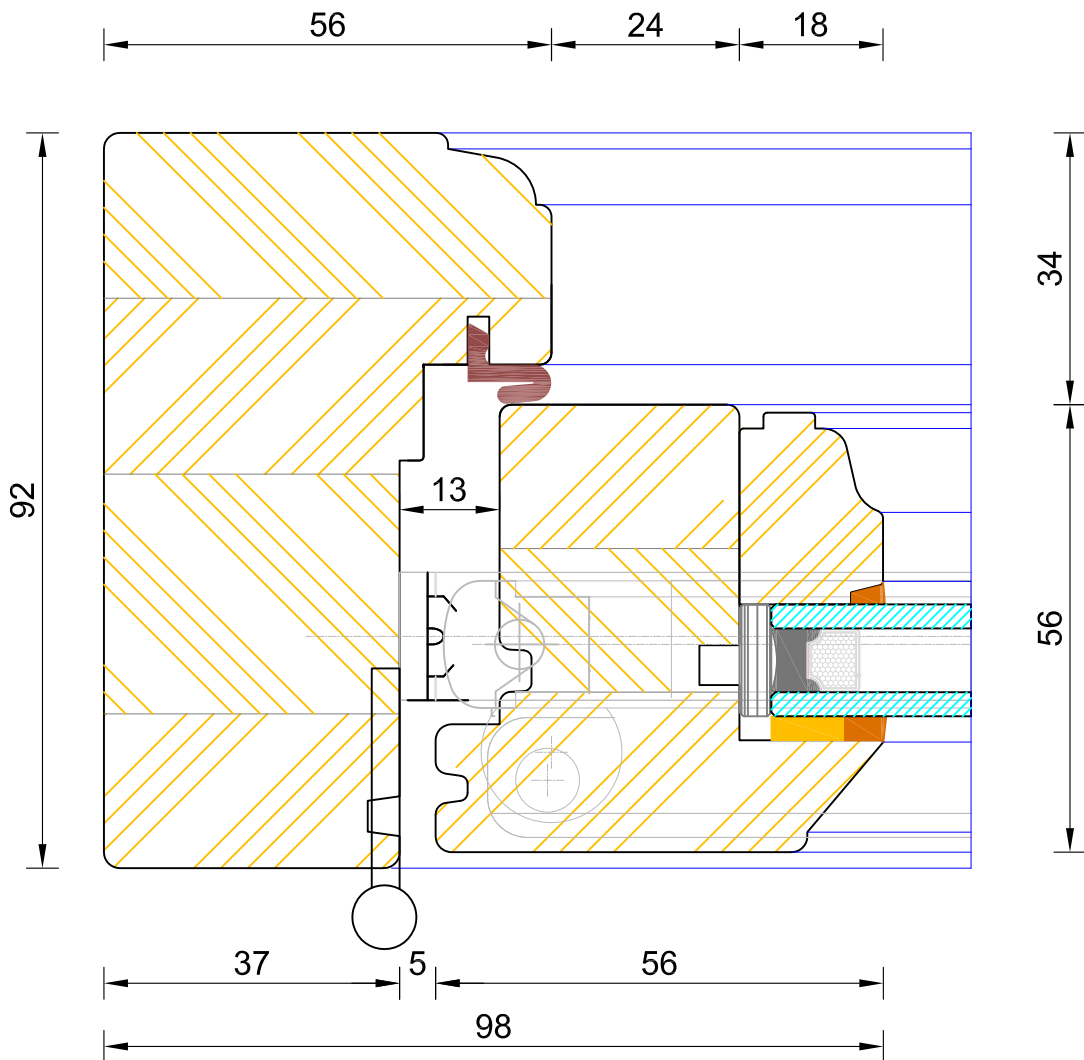
Please consider the environment before printing



**Heritage Slim-Line Flush Casement Window
Frame & Sash Jamb (handle Side)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3108

Please consider the environment before printing



**Heritage Slim-Line Flush Casement Window
Frame & Sash Jamb (Hinge Side)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3109
Please consider the environment before printing					

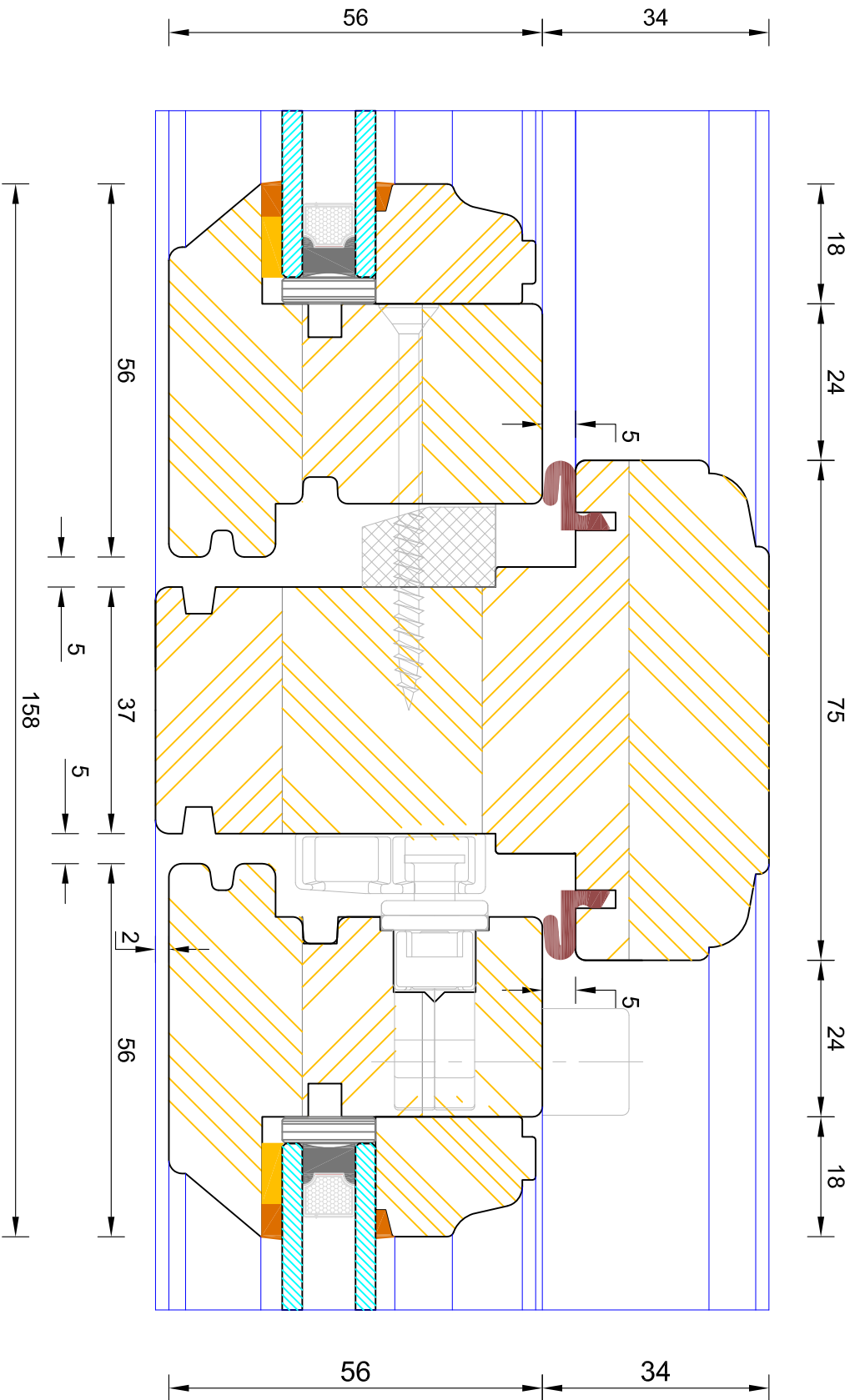
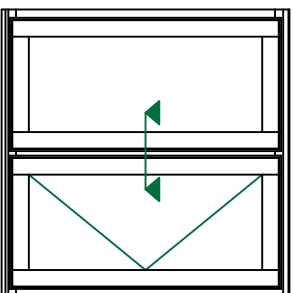


Bereco

Heritage Slim-Line Flush Casement Window Solid Mullion (Fixed Sash / Sash)

DIMENSIONS		PLOT SIZE	SCALE	DATE	REV	DWG. NO.
MM	A4	A4	1:1	17.04.2012	A	3110

Please consider the environment before printing



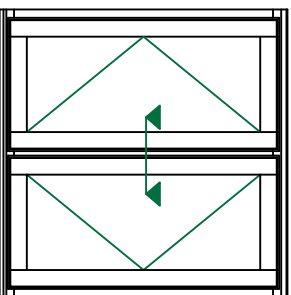
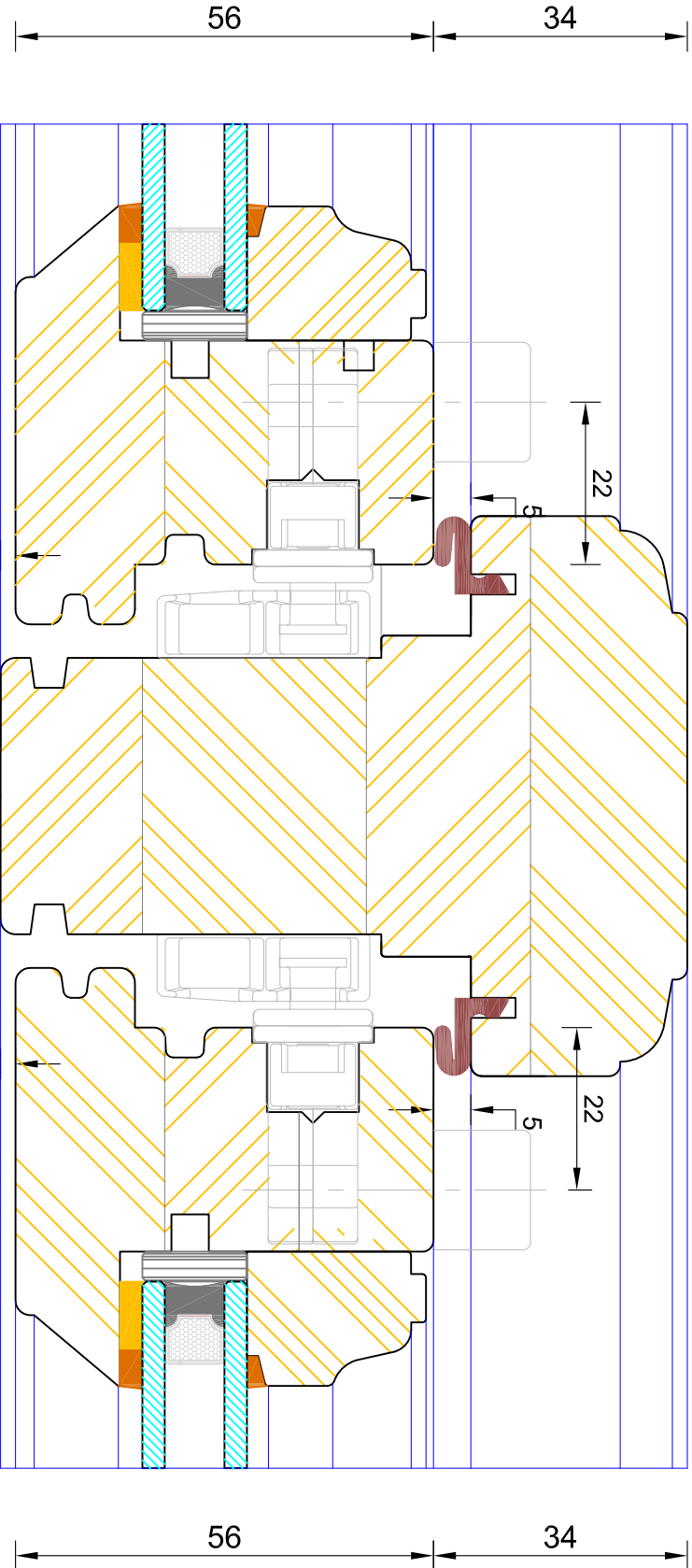
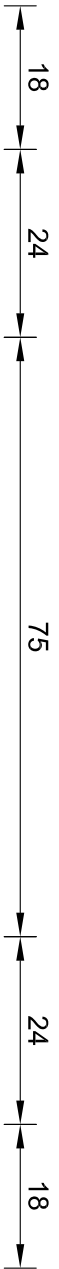


Bereco

Heritage Slim-Line Flush Casement Window Solid Mullion (Sash / Sash)

Please consider the environment before printing

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG. NO.
MM	A4	1:1	17.04.2012	A	3111



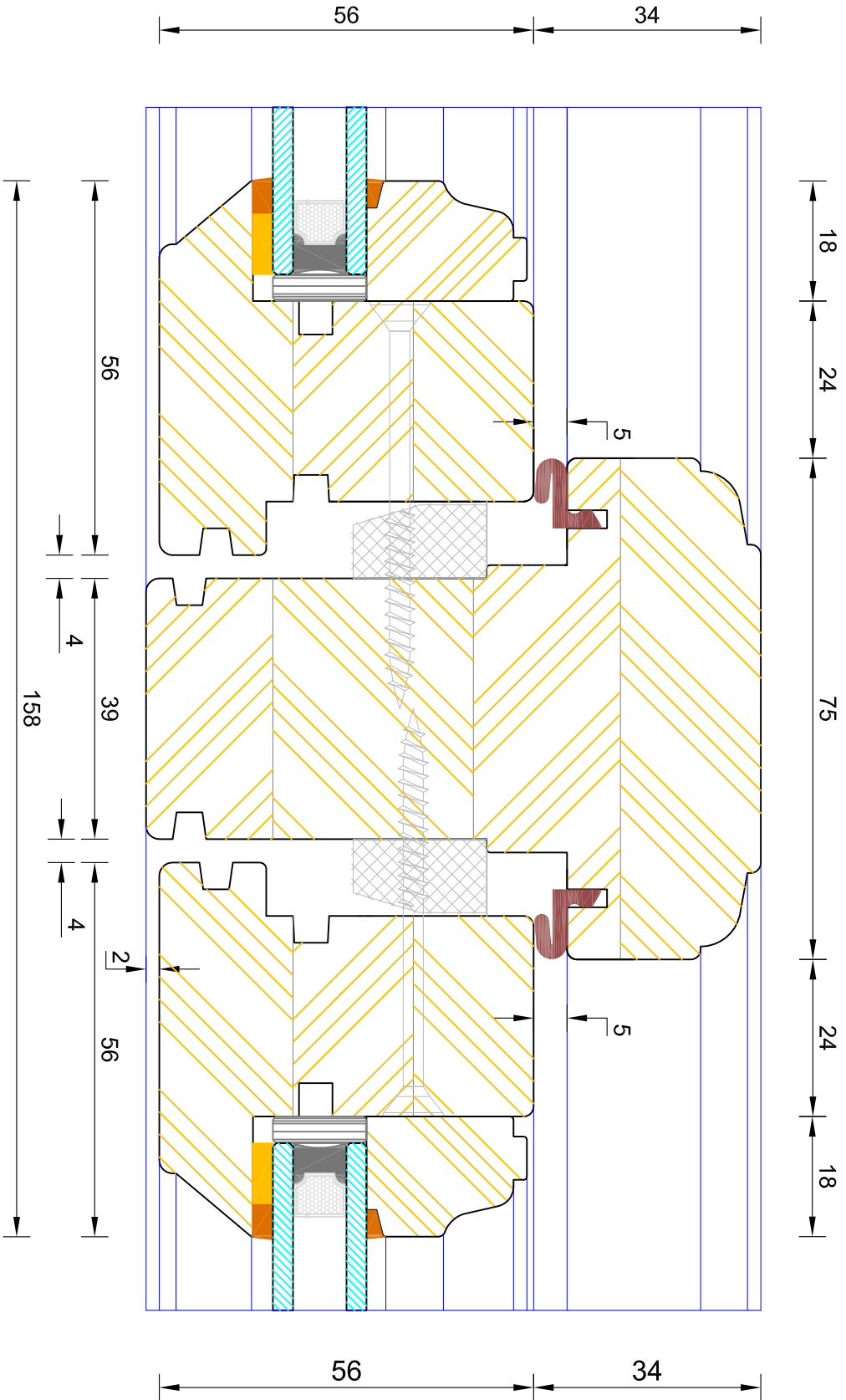
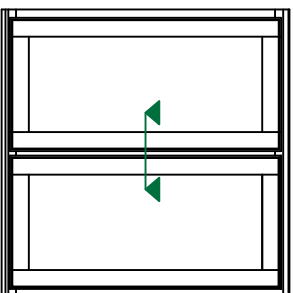


Bereco

Heritage Slim-Line Flush Casement Window Solid Mullion (Fixed Sash / Fixed Sash)

DIMENSIONS		PLOT SIZE	SCALE	DATE	REV	DWG. NO.
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Please consider the environment before printing



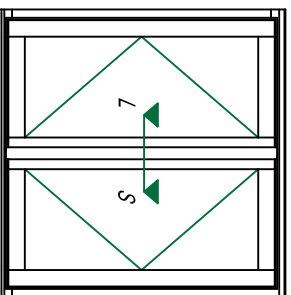
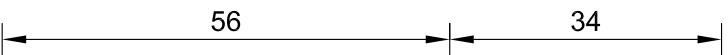
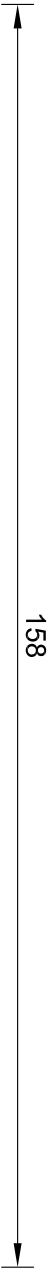
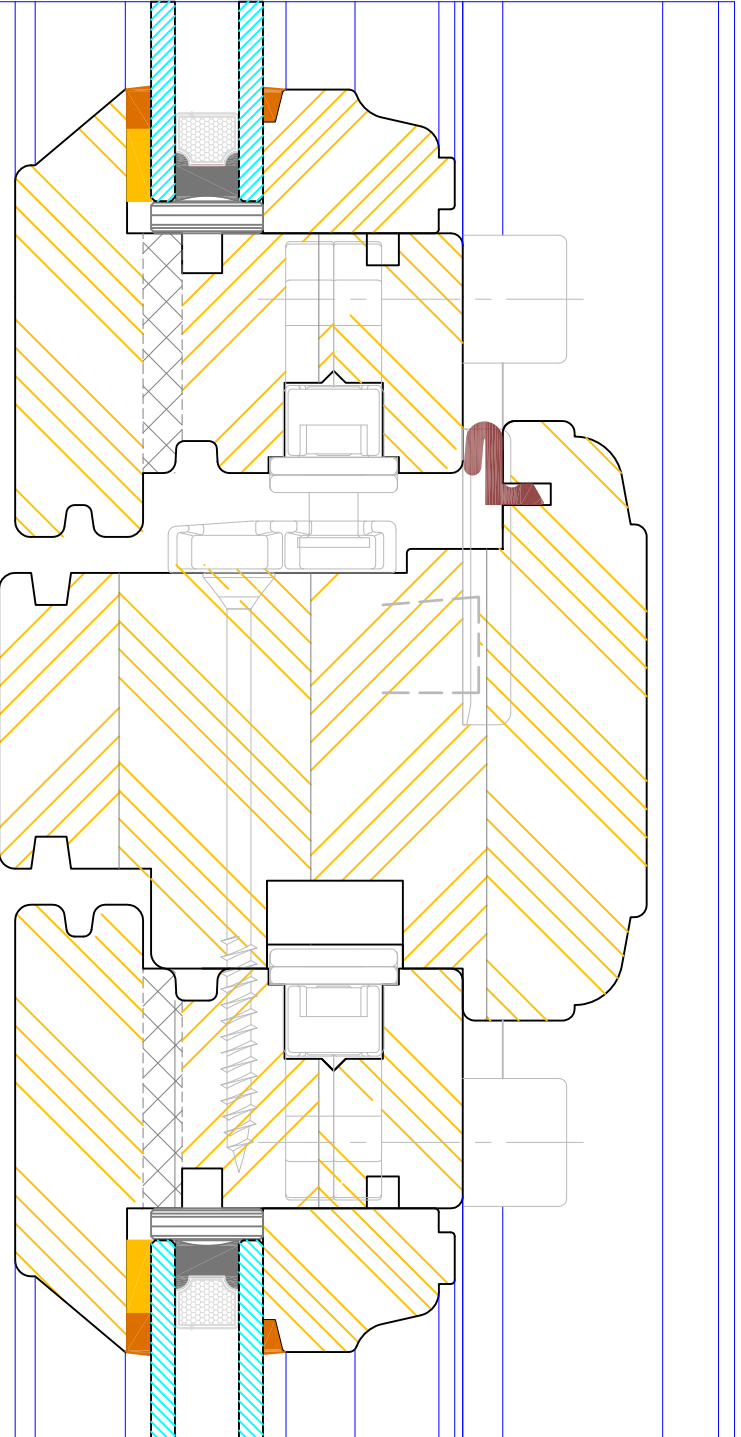
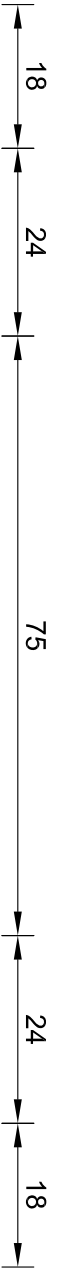


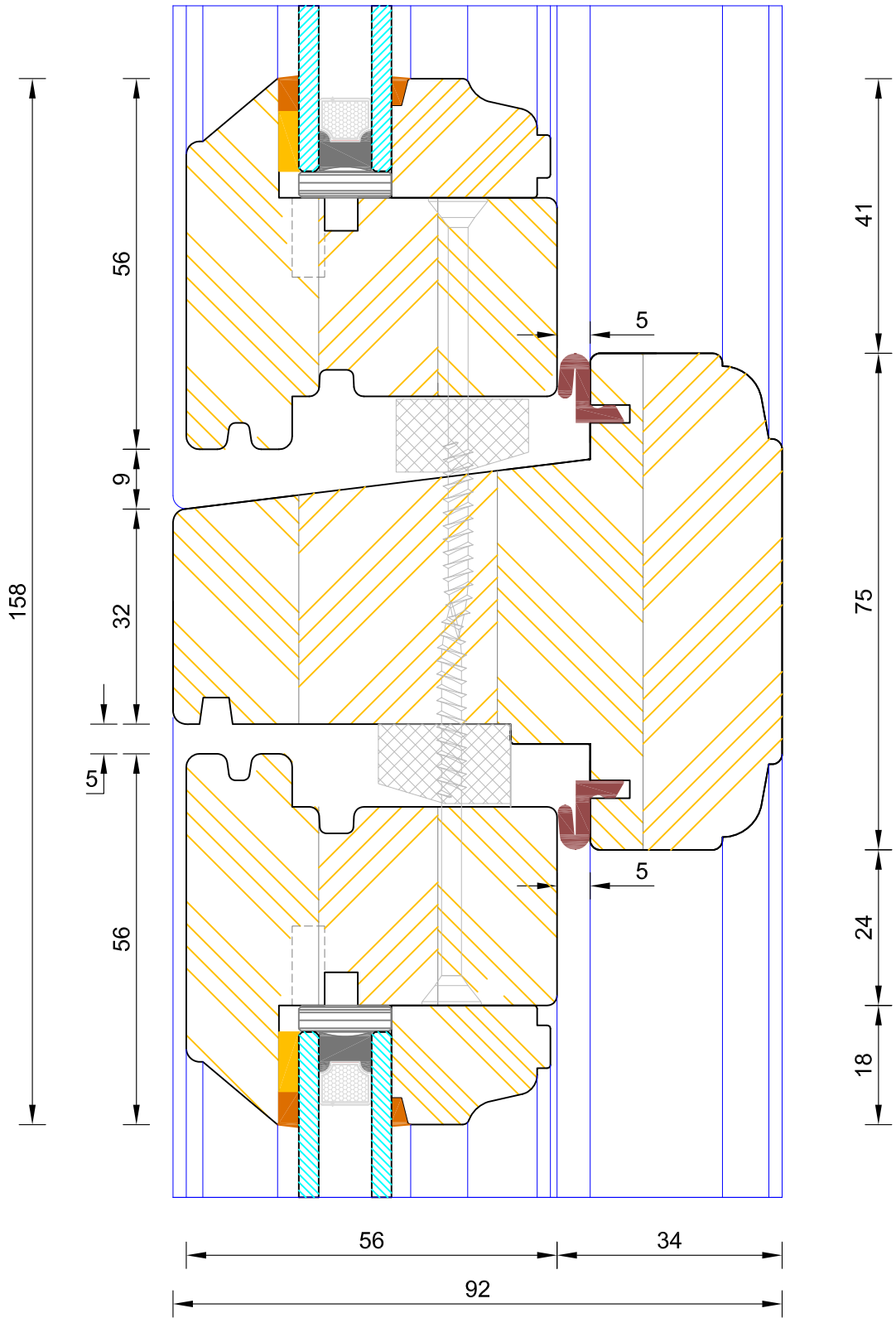
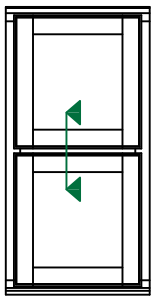
Bereco

Heritage Slim-Line Flush Casement Window Flying Mullion (Lead / Slave Sash)

Please consider the environment before printing

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG. NO.
MM	A4	1:1	17.04.2012	A	3113.1

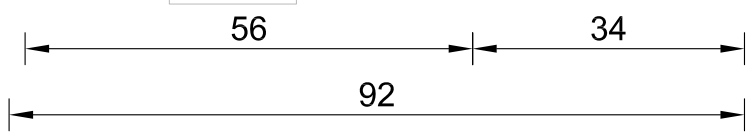
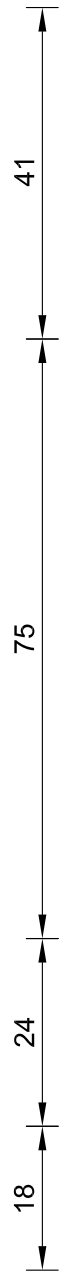
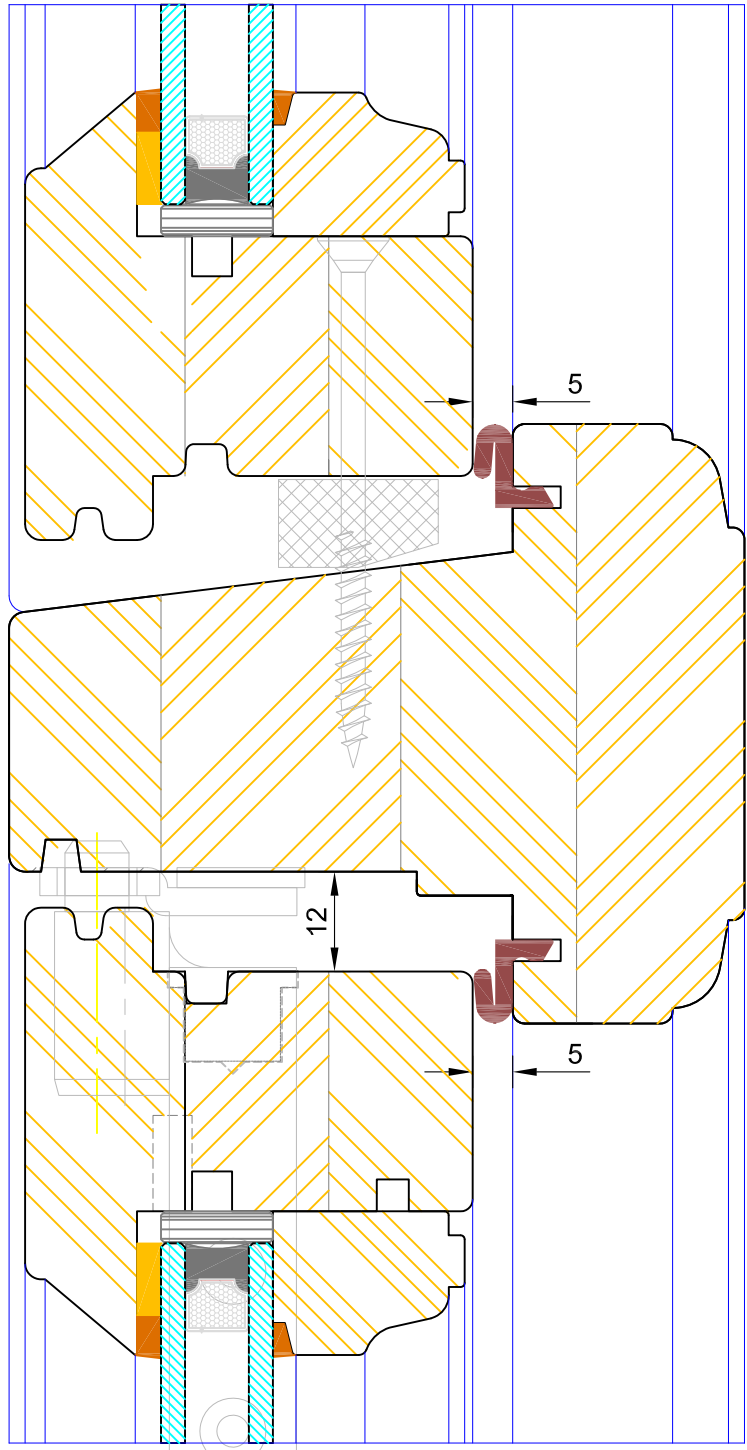
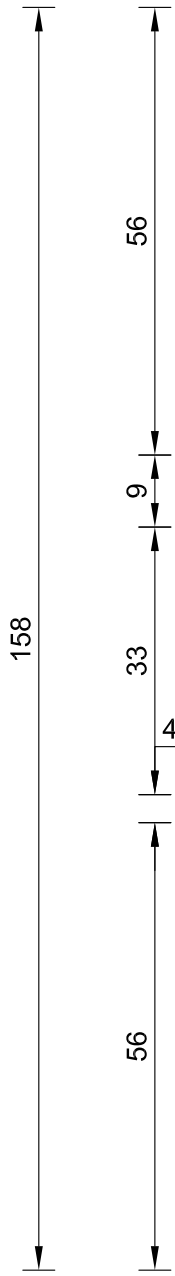
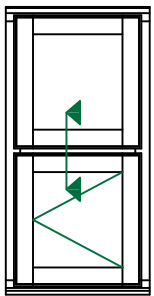




Heritage Slim-Line Flush Casement Window Solid Transom (Fixed Sash / Fixed Sash)

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3114

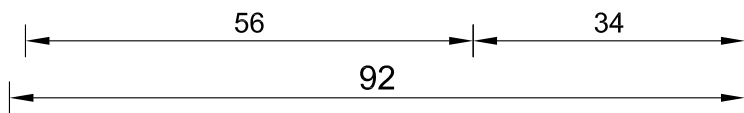
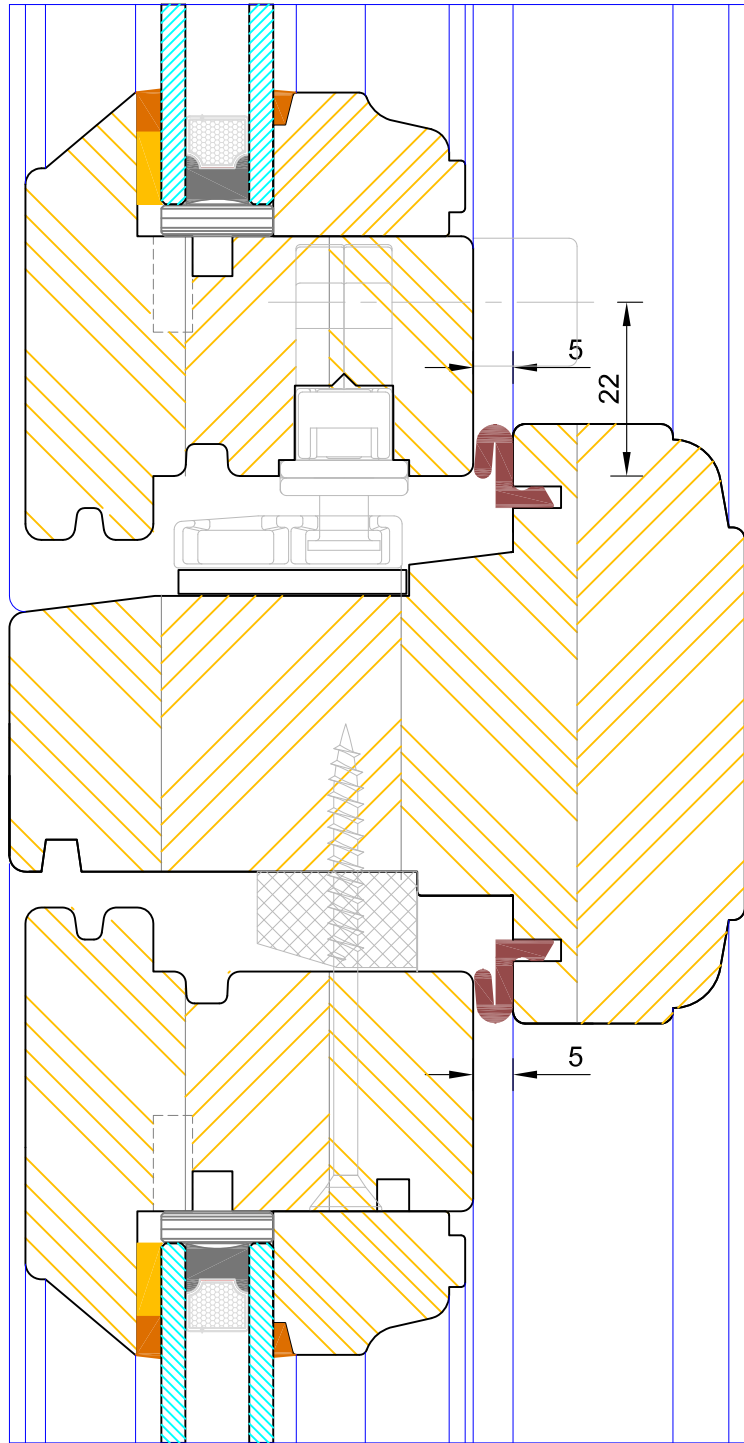
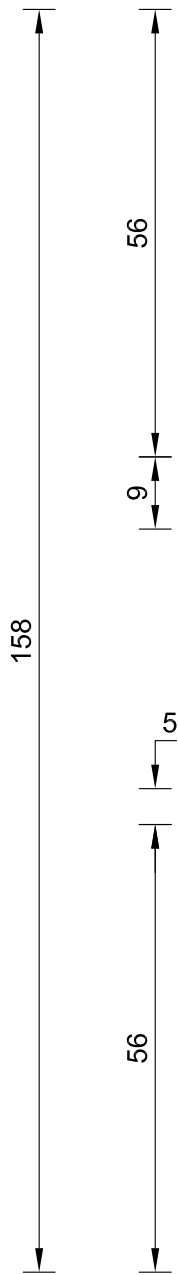
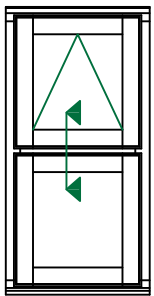
Please consider the environment before printing



**Heritage Slim-Line Flush Casement Window
Solid Transom (Fixed Sash / Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3115

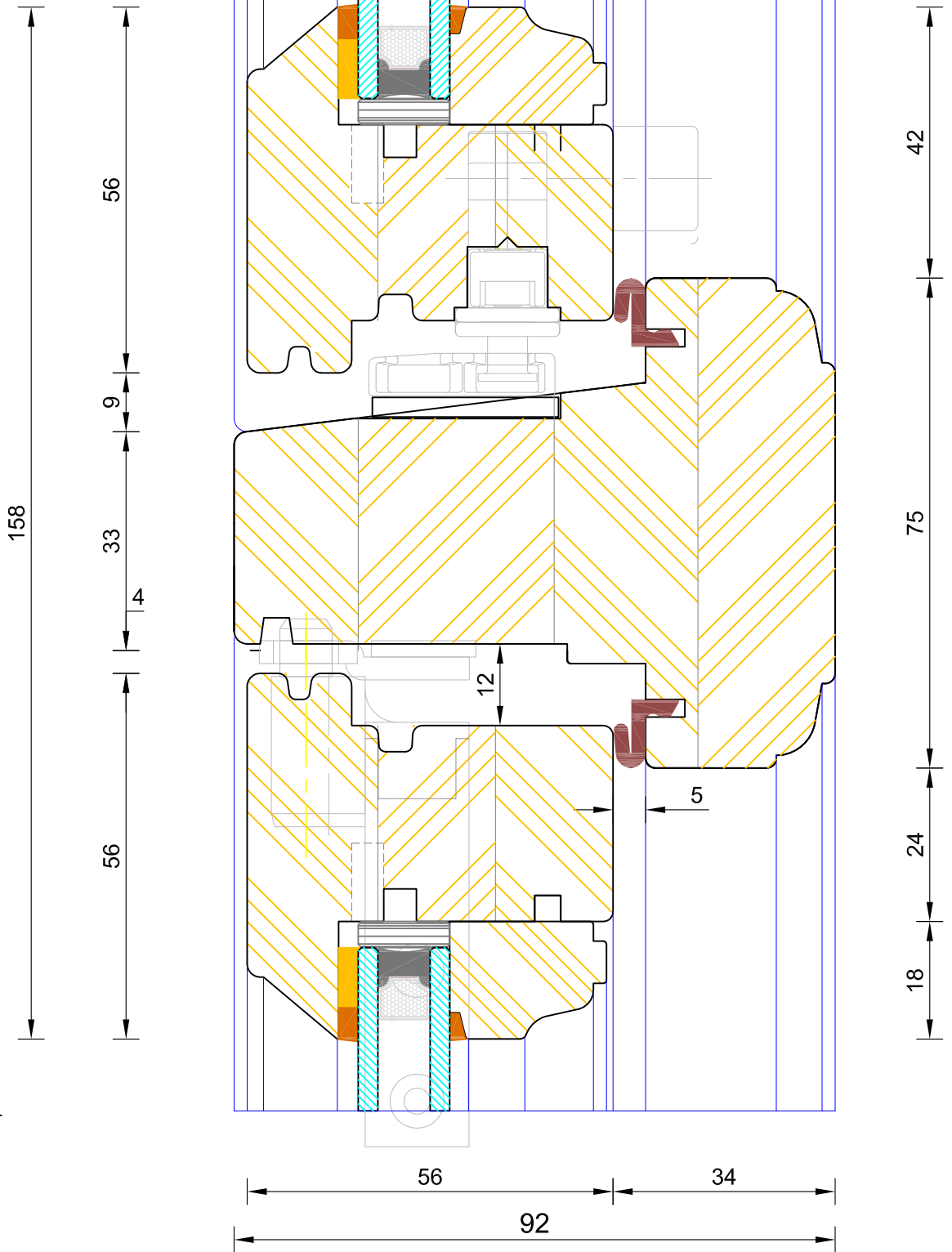
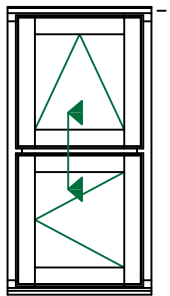
Please consider the environment before printing



**Heritage Slim-Line Flush Casement Window
Solid Transom (Sash / Fixed Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3116

Please consider the environment before printing



**Heritage Slim-Line Flush Casement Window
Solid Transom (Sash / Sash)**

DIMENSIONS	PLOT SIZE	SCALE	DATE	REV	DWG NO.
MM	A4	1:1	17.04.2012	A	3117

Please consider the environment before printing