

**HERITAGE & DESIGN AND ACCESS STATEMENT  
11 FORE STREET, HATFIELD, HERTS AL9 5AN FOR  
ESP BUILDING DESIGN LIMITED**  
**(Rev A)**

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**SITE**

The property is in Fore Street, Hatfield and is Listed Grade 2. This is within a conservation area however there is recent history of development to improve/modernise the existing housing stock in the area. The property is terraced and set on the pavement but with large garden and Outbuilding to the rear and is not overlooked.

The properties within the street are generally similar but to the rear varying forms of rear addition differing in size and external finish exist.

The property was previously a butcher's shop, which was subsequently converted into flats, it is presently a single family dwelling house.

**PROPOSALS**

It is proposed to replace most of the rear windows and doors with new softwood painted double glazed timber units in order to help improve the internal environment and the efficiency of the property and to renew the generally poor existing windows. Slight changes to the glazing bars when compared to the existing ground floor timber windows and first floor crittal windows.

The existing ground floor windows are considered to be standard single glazed units with glazing bars which, have been adhered to the glass. The lack of any structural role within the window has meant they are quite thin, the timber is also generally poor quality and they are not expected to be economical to repair. Certainly, false glazing bars would not have been original, these are not original to the building nor is the design considered to be. The new windows do have thicker glazing bars as they form a structural frame around each individual pane of glass. However, notwithstanding the modern glazing this is considered closer to the original style of the property and brings uniformity back into the building where this may have been lost previously due to the past conversion work.

Similarly the first floor windows are completely different, again this is considered a consequence of the previous conversion works. The first-floor windows are inefficient, have failing putty seals and contribute to condensation within the bed room areas. Replacement windows are required not only for the efficiency of the property to make it liveable for modern standards but the owners wish to return uniformity back to the property by matching the ground floor replacements. As such the construction matches the ground floor.

The owners are considering a large capital investment in the replacement of the windows using specialist contractors and with care to the design of the glazing bars which are considered commensurate with the general period of the building.

Openers are included in the windows which are necessary for natural ventilation, these generally match those in the existing windows although out of necessity given the construction there are some visual differences.

The previous application included for replacement of the ground floor French Door set and arched window with Bi-Fold Doors. This has been removed and it is proposed to replace the window and door with timber double glazed units that match the existing style.

The nature of the site is such that the alterations will not impact on the neighbours and the changes to the rear are not visible outside of the property.

### **ACCESS**

The main entrance is to remain in the same location. There will be no change in the entrance provision although there will be some improvement to the rear access from the Kitchen.

### **ENVIRONMENTAL STATEMENT**

The proposals are not considered to have any obvious environmental impact, except to increase the thermal performance of the building and improve the wider environment by reducing its Carbon Footprint.

The timber will be sourced from ethical and sustainable sources and the glazing will improve the efficiency of the building.

**ESP Building Design  
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