

History of the property

The recent history of the property is detailed below. The information has been gathered from previous owners by the current owner.

Decisions relating to the windows included in the current application have been included in this statement. The application aims to correct some of the decisions taken over the years and restore the look of the property with more appropriate windows, in terms of design, detailing, material choice and suitability for its exposed location. (The property is next to Debden Aerodrome, opened in 1937 as a RAF fighter station, and now Carver Barracks.)

The traditional timber replacement windows proposed as replacements for the five aluminium top-hung sash-style windows currently in place, will restore the look of the front elevation which is visible from the road running parallel to the property at the front.

The rear of the property feels the full force of the weather; the move from aluminium to upvc for the replacement windows at the rear will improve the appearance of the property and deliver the no-maintenance, long life, windows required in this very exposed position.

Recent history

The previous owner thinks that bedroom window (referred to as R4 on our plans - TBC) was inserted sometime during the 1950s.

The bay windows (referred to as R2 and R3 on our plans – TBC) were installed in 1959. There was a fire in the end room (living room) in November 1958 and the existing window was removed and the aperture made larger so that they could remove the concert grand piano which had been damaged during the fire.

Listing

The property was listed as Grade 2 following an inspection in October 1960. "Late sixteenth century, L-shaped, altered later and in the eighteenth century. Two storeys, the roofs tiled and hipped at the west end. Low addition on East side. Original central chimney stack with diagonal pilasters. Four window range of double hung sashes with glazing bars. Said to have some interior features".

The previous owners moved in in 1983. The house was in a rather dilapidated state and needed extensive work to make it water tight, structurally sound and comfortable.

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Bay windows

The bay windows at the back were by now completely rotten and several bay windows at the front were also unusable. The owner spoke to the council on the phone who confirmed they could be changed but couldn't be any bigger. The owner changed five sash windows at the front of the house to aluminium and the two bay windows at the back to aluminium. The council visited and observed the front of the house after the end of the work but nothing further was heard.

Dormer windows were inserted into the back of the roof in 1988 when the roof was repaired. This was with permission which was granted on appeal. Planning reference UTT/0721/87/LB

In 1991 the house was underpinned and the eastern end, with what is now used as the office and utility room, was created from an unusable area of the house with dirt floor. At that point the downstairs bathroom window was created – it was previously gauze with a large metal flap on the inside to close during summer months. This part of the house was historically a cold storage area. The two slitted windows by the front door were also created, as there was evidence that this existed before. The windows on the eastern end, which do not open, but provide viewing into the farmyard, were also created. The north facing office window was also inserted. Planning references UTT/0346/90/LB and UTT/0345/90

The most recent replacement windows

Within the last 25 years, various other windows have become rotten and unusable and have been updated with replacement wooden or UPVC windows. The most recent replacement windows follow a traditional timber-style design produced in upvc and include features and detailing consistent with the age of the property.