

Rose Cottage

27 December 2023

Mr and Mrs Budgen
Rose Cottage
water Run
Hitcham
IP7 7LN

Dear Sir / Madam

Please see below further details relating to our application, explaining why certain decisions have been made.

1. Special architectural or historic interest

- The end terrace of 4 properties originally grade 2 listed 10 July 1980 (IoE:276563). Built in C13 of timber and plaster construction with a thatched roof. Two storey with dormer casement windows to the front. Recently approved works include the replacement of the upstairs side window with a slim line double glazing unit.

2. Setting

- The south end of 4 terrace properties, adjoined to Flower Thatch to the north and open field to the south. The front of the property faces Water Run road (B1115) and the rear of the property backs onto the Ranch park homes.

3. Fabric

- The building is of timber frame and plaster construction. The majority of the building is covered in a white render (possibly lime) with exposed red brick on the south facing wall. All windows are made of timber and are sympathetic to the building style. Windows are all generally double glazed with the exception of the front facing dormer window and the downstairs lounge front facing window.

4. Features

- Key features contributing to the building's special interest include exposed beams internally, limed walls internally and its thatched roof. The age of the building is also significant. The windows we are looking to replace are not of any specific historic significance.

5. Principles

- When planning for this work we were conscious to consider the buildings historical significance. We have engaged with a local joiner that specialises in bespoke timber windows in order to ensure the replacement windows are sympathetic to the overall building. The windows being replaced are not weather-proof and leak water into the building when it rains, causing damage to the property. This is a key driver in us wanting to change the windows. As most of the other windows have been changed to double glazing (the dining room window being replaced is already double glazed), we are looking to do the same with these, however the main reason for changing them is them not being weather-proof. For the entire proposal we have been careful to ensure the replacement is as close to the existing window as possible.

6. Justification

- The work is necessary for a number of reasons. Primarily the windows are no longer weather proof and have sustained water damage over the years. We had the dining room window repaired in 2020 however it is no longer fit for purpose. The secondary reason is to improve the overall efficiency of our home without impacting the overall aesthetic or any historic elements. Failure to replace the windows is likely to result in further damage to the surrounding brickwork through rotten frames and more extensive repairs in the future.

7. Mitigation

1. Hand-made replacement window to ensure the design and materials are as like for like as possible
2. Thin-profile double glazing to maintain the image of being single glazed
3. New windows will fit existing openings
4. Repairs made a few years ago but no longer a viable option

Yours sincerely

Mr and Mrs Budgen