

HERITAGE STATEMENT

Maintenance and repairs to existing windows in a listed building

at

5 Westbury Farm Close, Offley, Hertfordshire

October 2024

1.0 Introduction

The House is Grade II listed and the listing details a farmhouse, now flats (actually now 3 houses). C15 or early C16 former open hall house with 2-storeys. S crosswing, floor and chimney inserted in hall in later C16 (according to records probably between 1564 and 1569 by Robert Ivory (inf Mrs. Vera Davis)); jettied porch and taller N crosswing probably of that time or early C17, C19 and C20 gabled rear additions. Timber frame on stuccoed brick sill, roughcast. Plaster to ground floor of S wing at front. Roughcast single-storey L-shaped brick outbuilding at S end. Steep old red tile roofs. A 2-storeys and attics, H-shaped house facing E set at back of farmyard, with 2 gabled crosswings, gabled jettied porch with pointed archway, and 2-storeys canted bay window to right of porch. Very large internal chimney at junction of centre and N wing with semi-circular attached shaft to broad stepped face of chimney above roof with red brick corbelled cap renewed. Internal gable chimneys at rear gable of each wing. Narrow projecting stair tower in rear angle of centre with N wing. Front has 3-light flush C19 lattice casement windows generally but 2-lights to attic top of gable of N wing. Gabled dormer on N roofslope also lights this attic floor. Interior has elaborately moulded cross-beam carrying inserted floor in hall with hollow moulded bracket support from chamfered post on rear wall. Structure of older S service wing of 2 bays with jowled posts, convex-curved tension braces set inside wall studs, clasped-purlin roof with one purlin in each slope carried on collar-and-queen-struts. Mortices under tie-beam for cross-partition into 2 rooms on 1st floor and presumably for service rooms on ground floor. Edge-halved scarf in wallplate. Listing NGR: TL1409927094

2.0 Description of the building and setting

The house frontage with Westbury Farm Close comprises three separate dwellings with a mix of 2 and 3 stories across the houses. 5 Westbury Farm Close is the right-hand section of the former farmhouse and is a pink rendered house with four bedrooms set across 3 floors, two on the upper floor, one on the first floor and 1 on the ground floor. The current sub-divided houses were constructed within the former farmhouse in the early 2000's and the current residents have been at the property for nearly 6 years. The windows to the front of the property are 3-part casement windows with diamond leaded lights to the ground and first floor but the third floor of the property is not. All are wood and are conventional opening windows.

3.0 Scope of the works

3.1 Overview

The proposed works consist of

- Full renovation and draught proofing
- Supply and fit new casement inserts to be fitted into existing frames due to current state being beyond repair.
- Accoya timber Heritage slimline diamond leaded units to be installed
- Frame and sill repairs
- New lockable catch and casement stay.
- Frame sizes and widths to remain unchanged with no planned changed appearance to windows.

3.2 Further detail on works

Replacement of all 3 casements in the existing frames on both ground and first floor windows due to rot in the existing areas and them constituting beyond repair. The plan is for works to be undertaken by L&D window restoration limited, a local company that places emphasis on sympathetic window restoration, window repair and installation, with appropriate materials, and which are in keeping with the appearance of the building. The proposed glazing system Heritage slimline diamond leaded units, constructed locally by a family run company who make all sealed units by hand. Their focus is on being both aesthetically pleasing and sensitive to the architectural integrity of the property.

4. Impact on the character of the building

It is considered that there would be no impact on the character of the building. The renovations plan to create a like for like replacement to existing casements within the existing frame. The size, frame and leading will remain unamended and the work is required to ensure the continued structural integrity of the windows which are considered to be beyond effective repair. The look from both the interior and exterior of the building will be completely unaltered.