

Heritage Statement

Application ref: **6/2024/0268/LB**

Relating to Flat 11, Astwick Manor, Coopers Gren Lane, Hatfield, AL10 9BP.

Astwick Manor, Hatfield, previously known as British Aerospace Technical School, was listed as a Grade 11 building in Feb 1978. Grid reference TL 20418 09970.

Below is an image of the building showing the original building in the main picture and a later extension to the right.



Taken from <https://historicengland.org.uk/listing/the-list/list-entry/1101043>:

Manor house. Late C17 or early C18, altered and extended both ends C19 and C20. Original house is 5- window centre in chequered red brick. 2 storeys and attics. Plain tiled roof. Floor band. Gabled C19 wooden porch, ground floor segmental heads and 3 gabled attics. C19 casements. 1- window gable-ended extensions. 3 tall chimney stacks either end of range with stepped brick upper courses.

Listing NGR: TL2041809970

This application refers to my property seen here as the second/top floor single storey property in this extension to the right of the main building, painted white. From this elevation, you will see a small window in the eaves (my kitchen) and one of the window casements of my living room windows to the left over-looking the slated roof of the main house. The windows referred to in this application are on the back wall of the building, directly opposite to the front view of this image.

Justification for the proposed works.

I completed on the purchase of this property on 1 Dec 2022. I was unable to open any windows as they were all painted shut. Considering it was winter I had no real need until the Spring of 2023 when, once opened, it became apparent that 2 of the window frames (facing s/sw) were wet and rotten to a very bad degree. This was hidden by (and still being held together by) many layers of paint.

My main bedroom window (see image 1 below) is the worst affected. The rotten wood extends upwards on the right by about 10inches, and all the way across the bottom of the frame making the window hinges unstable. Image 2 shows how the water is seeping in and swelling the wood of the window-sill.

Image1



Image 2



These images were taken in Sept 23 and have since got much worse. After the recent bad weather and high winds, the window was shaking in the frame, and I am now concerned it poses a danger if it falls out or blows inwards.

As a result, I have added plastic waterproof sealing strips to the open areas inside and out to both protect further damage to the paint to stop it from exposing more rotten wood and to stop water coming in through the window frame. Please see image below.

I am unable to provide an image of the same protection on the outside as I am not confident in opening the window since I've added it.



The impact of the proposed new windows, in the interests of the listed status, building or structure and/ or park and garden, its setting and the setting of adjacent listed buildings:

I have sought, and found, a window provider and installer (Anglian) who are able to match the existing windows like for like in design, style and measurement with a wood grain look. Therefore (appreciating it's my opinion), I see no negative impact to the overall look of the building – indeed only a positive. From an external point of view, the windows would like identical to the existing windows should they be only redecorated, it will improve the look of the property and in turn the building, whilst keeping in line with the current style. It will also ensure safety to others outside the building, considering the state of the current windows today. Internally, the proposed windows will be both safer and more energy efficient. There will be no structural changes or impact on any other property or surrounding land. This I hope demonstrates the avoidance of or minimal adverse impact on the the significance of the building.

Points to note:

Anglian windows are replacing other windows in the neighbouring Works building on the land, where permission has been granted and as such are fully aware of the significance of the estate, buildings and the parameters that need to be met.

I have not got a dated planned schedule of works as I won't be formally engaging them until this application has been reviewed and hopefully granted.

As a result, I have uploaded the planned designs and measurements under the heading 'schedule of works'.

You will see that the focus is on the 3 windows on the same rear facing s/sw wall that are effected to different degrees. However, if permission is granted on the proviso that all windows are replaced then I can and will accommodate that with pleasure.

Thank you for your review of this statement.