Design & Access Statement



In support of the Listed Building Application to South Holland District Council for the replacement and of 10 no. windows and 1 no. external door on Grade II listed building.

207 WESTHORPE ROAD, GOSBERTON, PE11 4EN

CONTENTS

1. Introduction 3
2. Location 4
3. Site 5
4. Case Study 7
5. Access 9
6. Planning 10
7. Third Party 11
8. Design 12
9. Conclusion 13

To be read in conjunction with all submitted documents.

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INTRODUCTION

This Design and Access Statement has been prepared in support of the Listed Building Consent Application for the replacement of ten windows and the front door on 207 Westhorpe Road, Gosberton.

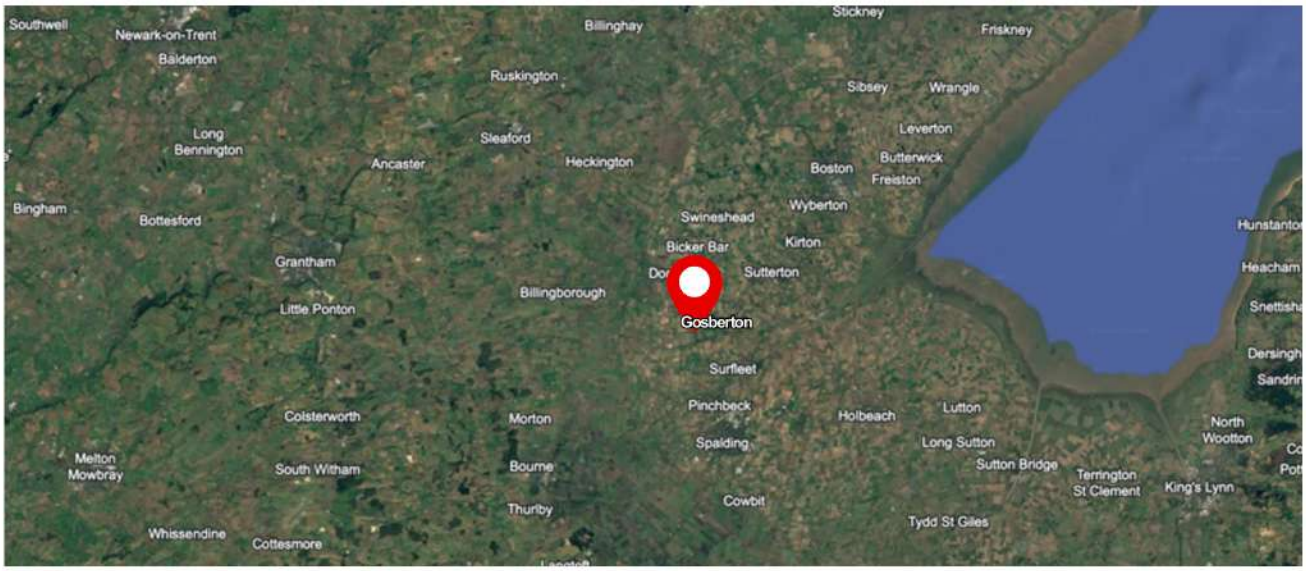
The proposals comprise the replacement of ten existing windows with timber slimline heritage double glazed units and the replacement of the existing front door. The existing windows and door are modern replacements rather than original historic fabric and have deteriorated significantly. The proposed works seek to improve the building's functionality, weather resistance, energy efficiency and long-term maintenance whilst preserving its established character and appearance.

The replacement windows have been designed on a like for like basis, replicating the existing proportions, opening arrangements and detailing to ensure that the appearance of the listed building is conserved.

The site comprises a Grade II listed early nineteenth century labourer's cottage with an attached barn, located on the outskirts of Gosberton, a historic Lincolnshire village characterised by its traditional buildings, mature landscape features and rural setting. The cottage has undergone various alterations during its history, including a nineteenth century rear extension and later additions to the attached barn.

There are no proposed changes to access arrangements as part of the application.

LOCATION







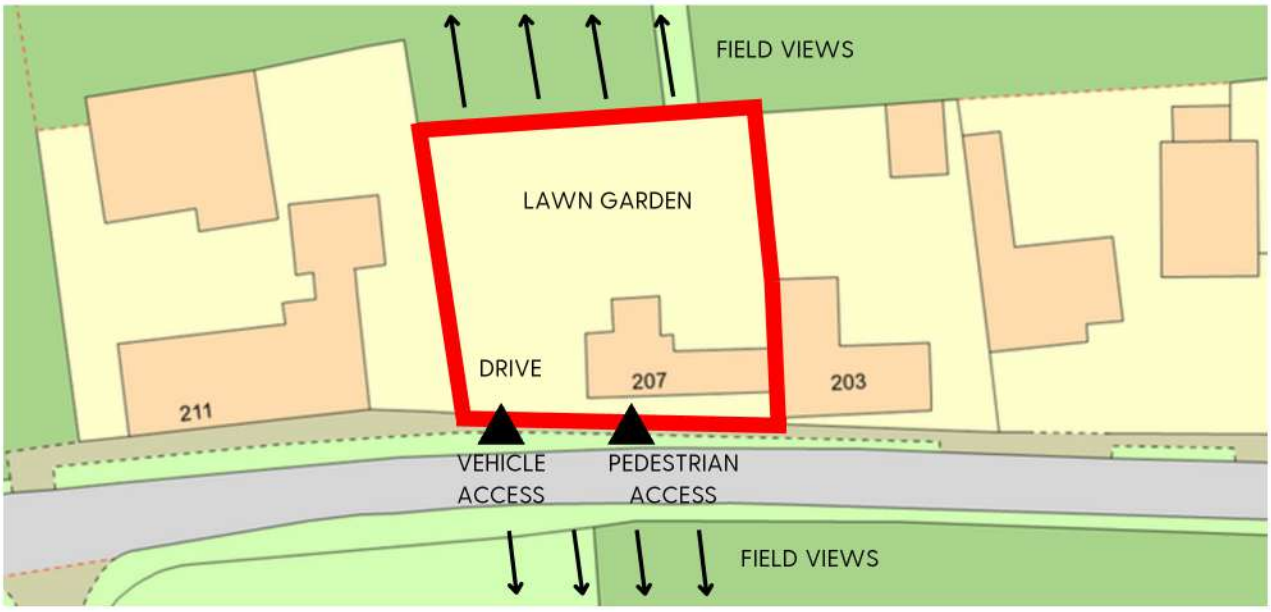


https://earth.google.com/web

SITE



https://earth.google.com/web



https://shdc.dynamicmaps.co.uk/MapThat_SHDC_Public/Default.aspx



FIELD VIEWS



REAR ELEVATION

*Site photos - March 2026_*

SITE





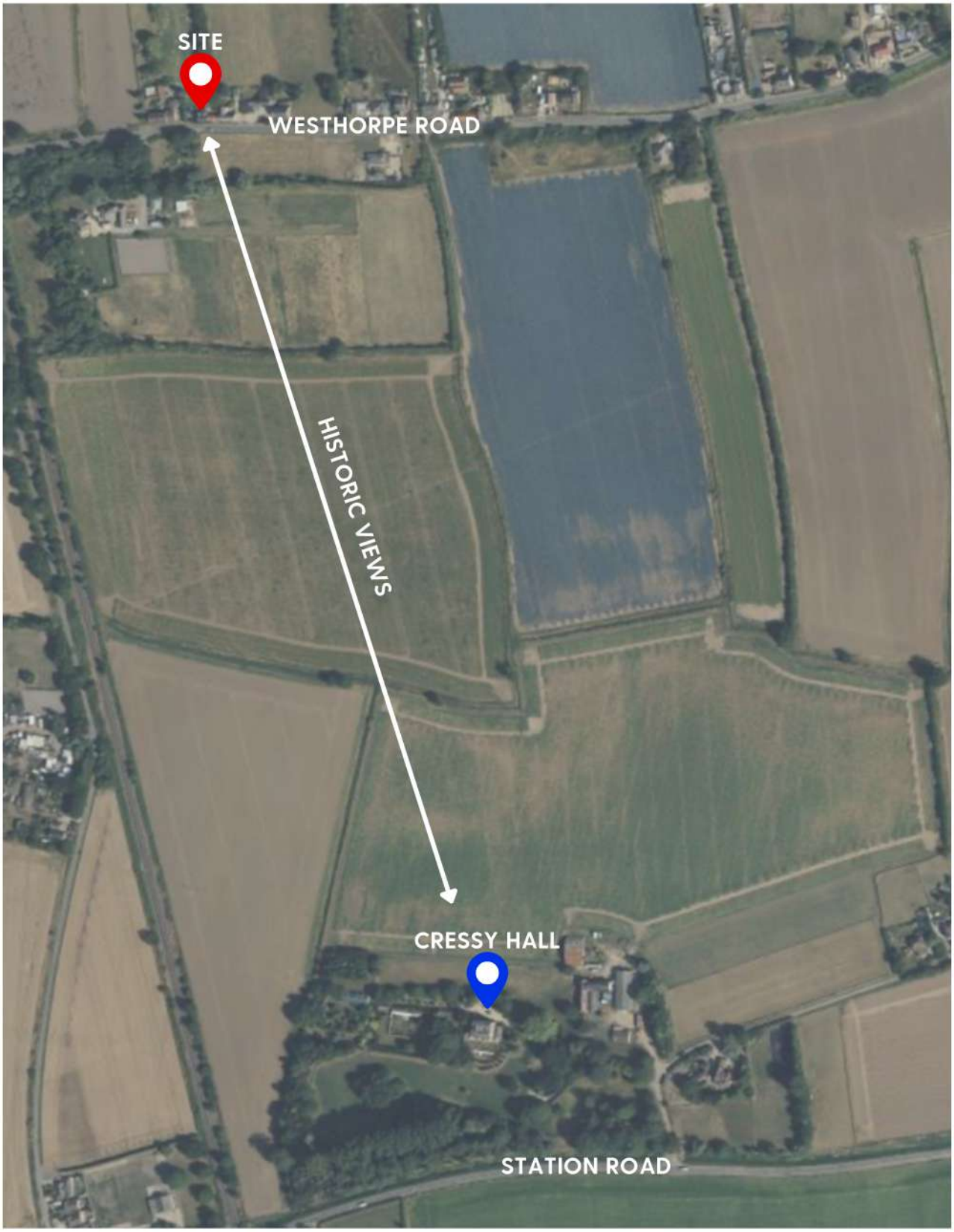


https://www.google.com/maps/place/207+Westhorpe+Rd,+Gosberton

Street View - June 2023

CASE STUDY | CRESSY HALL

There are no proposed changes to the access.



CASE STUDY | CRESSY HALL

There are no proposed changes to the access.

Cressy Hall was originally built in 1695. In 1791 the Hall was destroyed by a fire and rebuilt in 1794. This is the building as we see it now. The site has considerably earlier origins. To the south-east of the Hall lies a Scheduled Monument comprising the remains of a medieval moated manor site, believed to mark the location of the original manor house. The site also retains evidence of a medieval chapel and later formal gardens, showing its long and evolving history. Together, the Grade II* listed Hall and the Scheduled Monument form a heritage asset of exceptional local and regional significance.



Historically, Cressy Hall could be seen from the site across the fields. It is thought that the sash windows to the front elevation of 207 Westhorpe Road were designed in reference to the hall, thus differing from the surrounding Yorkshire sliding sash windows. This means the configuration and appearance of these four windows on the principal elevation carry historic significance.





ACCESS

There are no proposed changes to the access.

PLANNING

PREVIOUS APPLICATIONS

According to the online database these are the previous planning applications for this property:

REFERENCE	DESCRIPTION	VALIDATION DATE	DETERMINATION DATE	DECISION
H08-0177-13	Details of Conditions 5, 6, 8, 9, 10, 12(i), (ii), (iv) and (v) of H08-0806-12	05/03/2013	29/04/2013	Approved
H08-0805-12	Renovation and alterations to dwelling and detached garage	01/10/2012	31/12/2012	Approved
H08-0806-12	Proposed refurbishment and alterations	01/10/2012	31/12/2012	Approved

THIRD PARTY

FLOOD RISK MAP

The flood risk map below shows the site does not lie within either flood zone.



https://flood-map-for-planning.service.gov.uk/map?cz=522144.1,331242.5,18.718128

DESIGN

The design approach was to preserve the simple vernacular character of the listed cottage whilst improving its functionality and long term sustainability. The proposed replacement windows have been designed on a like for like basis, carefully replicating the proportions, opening arrangements and detailing of the existing units.

Window configurations and true glazing bar profiles will be retained, ensuring that the appearance of the elevations remains virtually unchanged. The slimline heritage double glazed units can be accommodated within the depth of the thick existing frames, meaning there will be negligible increase in frame thickness and very little visual difference between the existing and proposed windows.

The proposed replacement front door has been informed by the agricultural character of the property and its attached barn. The vertical boarded design reflects the appearance of traditional barn doors and is considered more appropriate to the historic rural character of the building than the existing late twentieth-century replacement door. A modest double glazed panel has been incorporated to improve natural light within the entrance whilst maintaining a simple and traditional appearance. A light painted finish is proposed for the new door, restoring a colour palette that is more consistent with the building's historic appearance. Photographic evidence indicates that the door was previously painted in an off-white or similarly light colour before more recent alterations. The proposed finish will therefore enhance the traditional character of the cottage and provide a more sympathetic relationship with the historic fabric.

Overall, the design has been developed to ensure that the visual appearance of the listed building is preserved, while delivering practical improvements in durability, energy efficiency and everyday use.

CONCLUSION

The proposed replacement windows and front door have been carefully designed to preserve the character and appearance of 207 Westhorpe Road while addressing the poor condition and limited performance of the existing joinery. As the existing windows and door are modern replacements rather than originals, their replacement will not result in the loss of historic fabric.

The proposed timber slimline heritage double glazed windows will closely replicate the existing proportions, opening arrangements and traditional detailing, including the Yorkshire sliding sash configuration and true glazing bar profiles. The slimline double glazed units can be accommodated within the existing frame depths, ensuring that the visual appearance of the building remains largely unchanged. The replacement front door has similarly been designed to complement the character of the property, drawing inspiration from other vertical boarding on site while improving natural light within the room as you enter.

The proposals will improve the building's weather resistance, thermal performance, acoustic insulation and day to day functionality, helping to ensure the long term sustainability and continued occupation of the property as a family home. No changes to access arrangements are proposed.

Overall, the scheme represents a sensitive and proportionate enhancement that respects the special character of the listed building whilst delivering practical improvements to its performance and usability.