Heritage Impact Assessment



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

207 WESTHORPE ROAD, GOSBERTON, PE11 4EN

Revision A - 11/09/26 - Front Door Amendments

CONTENTS

1. Introduction 3
2. History 4
3. Statutory Designations 7
4. Record of Existing 10
5. Proposal 23
6. Heritage Impact Assessment 24
7. Conclusion 25

To be read in conjunction with all submitted documents.

This document has been prepared by
Thea Stephen *BA (Hons), PGCert Interior Architecture*

INTRODUCTION

This Heritage Impact Assessment is in support of the Listed Building Consent Application which seeks approval for the replacement of ten existing windows, and the front door on 207 Westhorpe Road.

The existing windows and door are late twentieth century replacements rather than original historic fabric, and the windows are severely deteriorated. The proposals therefore seek to secure the long term maintenance, functionality and energy efficiency of the property while conserving its character.

The replacement timber slimline heritage double glazed windows have been designed on a visually like for like basis, replicating the existing proportions and detailing to minimise any impact on the significance of the listed building.

The site is situated on the outskirts of Gosberton, a large village and civil parish in the South Holland district of Lincolnshire. Located between Spalding and Boston, the settlement dates back to the Domesday Book (1086), and much of its historic character is centred around the Church of St Peter and St Paul, traditional village streets, and older buildings. Gosberton has a Conservation Area encompassing the historic core of the village, protecting its historic cottages and farmhouses along the traditional street pattern. Within Gosberton there are mature trees, historic boundary walls and views across South Holland Fenland which all contribute to the village's character.

207 Westhorpe Road is a Grade II listed early nineteenth-century labourer's cottage with an attached barn, situated on the edge of Gosberton village. Historic research suggests the property was formerly known as Fernlie, Fern Lea or Fernlea before being assigned its current address as part of a wider street numbering exercise. The property had been vacant for several years, falling into a poor state of repair, and was subsequently refurbished in the 2010s to prevent further deterioration of the historic fabric.

The original cottage comprised a simple two storey dwelling with two principal rooms on each floor, served by a centrally positioned staircase. Subsequent alterations included a poor quality late Victorian two storey rear extension and additional structures attached to the barn, reflecting the building's gradual evolution over time.

HISTORY

KEY

- Early 19th Century
- Late 19th Century
- Mid 20th Century
- Late 20th Century
- Early 21st Century

Infered built history from historical records and existing building analysis.









HISTORY

HISTORIC PHOTOGRAPHS



Previous Owner's Photographs 1980's - Original Windows

HISTORY

HISTORIC PHOTOGRAPHS









Previous Owner's Photographs 2010's - Before the most recent renovations

STATUTORY DESIGNATIONS

207 WESTHORPE ROAD OFFICIAL LISTING

Grade II Listed

List Entry Number: **1064429**
Date first listed: **13 January 1988**
List Entry Name: **207, WESTHORPE ROAD**
District: **South Holland (District Authority)**
Parish: **Gosberton**

"House. Early C19. Red brick in flemish bond, slate roof, 2 brick gable stacks. 2 storey, 3 bay front with central flush panel door and lattice porch, flanked by single margin light sashes, all with brick segmental heads. To first floor 2 similar windows to eaves. To right a lower later range and small fixed light to dentillated eaves. Included for group value only."

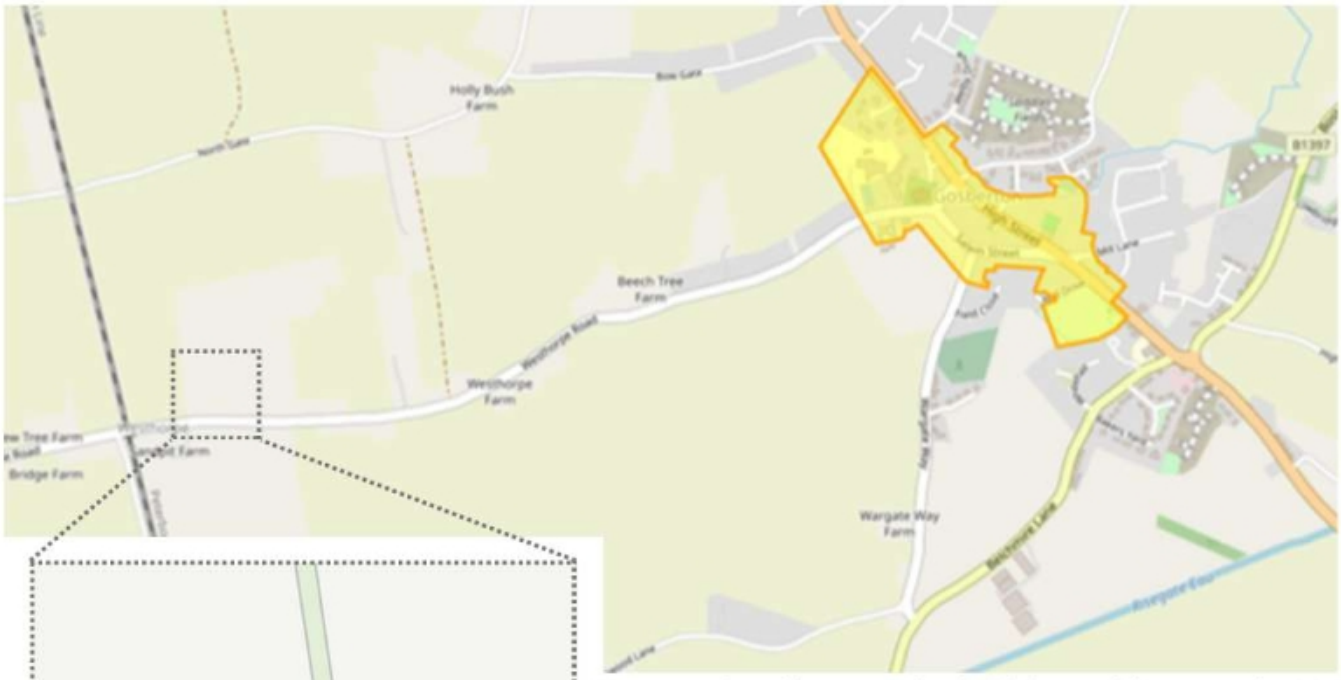
- Historic England



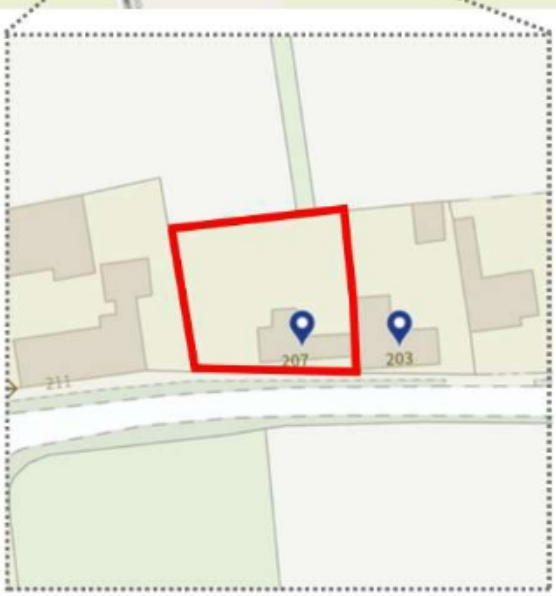
STATUTORY DESIGNATIONS

GOSBERTON CONSERVATION AREA

The Gosberton Conservation Area is one of 13 Conservation Areas in the South Holland District designated under Section 69/70 of the Town and Country Listed Buildings and Conservation Areas Act 1990.



https://heritage-explorer.lincolnshire.gov.uk/Designation/DLI10602



https://historicengland.org.uk/listing/the-list/map-search

KEY

- **Listed Buildings**
- **Conservation Area**
- **Site**

The site is located over a mile away from the nearest boundary of the Conservation Area; along Westhorpe Road. Therefore, the proposals will not considered within the context of the Conservation Area and will instead be assessed with regard to their impact on the significance and setting of the heritage asset and nearby listed buildings. Given this degree of separation, the potential for the development to affect the character, appearance or significance of the wider Conservation Area is considered negligible.

STATUTORY DESIGNATIONS

NEARBY LISTED BUILDINGS

There are not many listed buildings within close proximity to the site. The only heritage asset that can be seen in the same view as 207 Westhorpe Road is neighbouring 203 Westhorpe Road, which is also Grade II listed. Grade II* Cressy Hall is a heritage asset of particular significance to this application as it is thought to have inspired architectural features of 207 Westhorpe Road, specifically the windows, as originally the Hall would have been visible from the site across the fields.



Yew Tree Farmhouse
Grade II



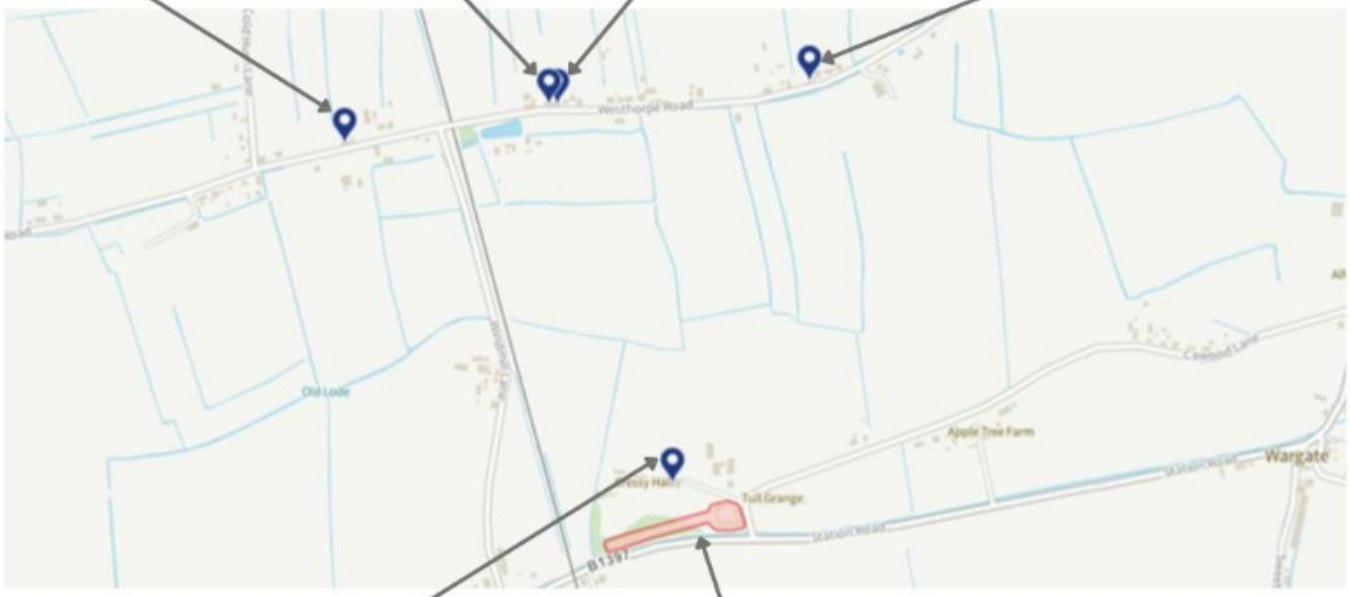
207 Westhorpe Road
Grade II



203 Westhorpe Road
Grade II



147 Westhorpe Road
Grade II



https://historicengland.org.uk/listing/the-list/map-search



Cressy Hall
Grade II*

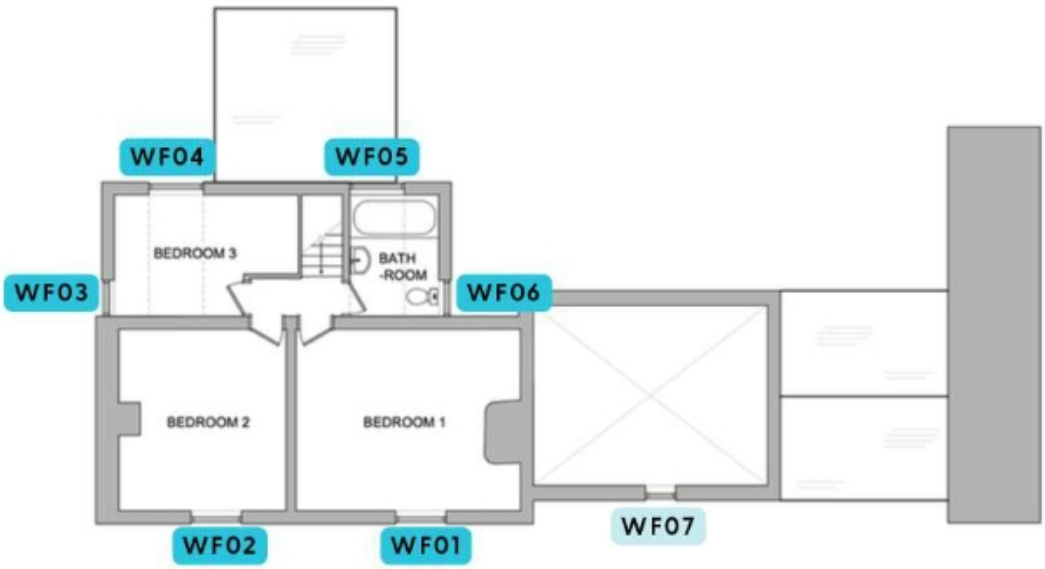
Medieval moated site and post-medieval gardens at Cressy Hall
Scheduled Monument

KEY

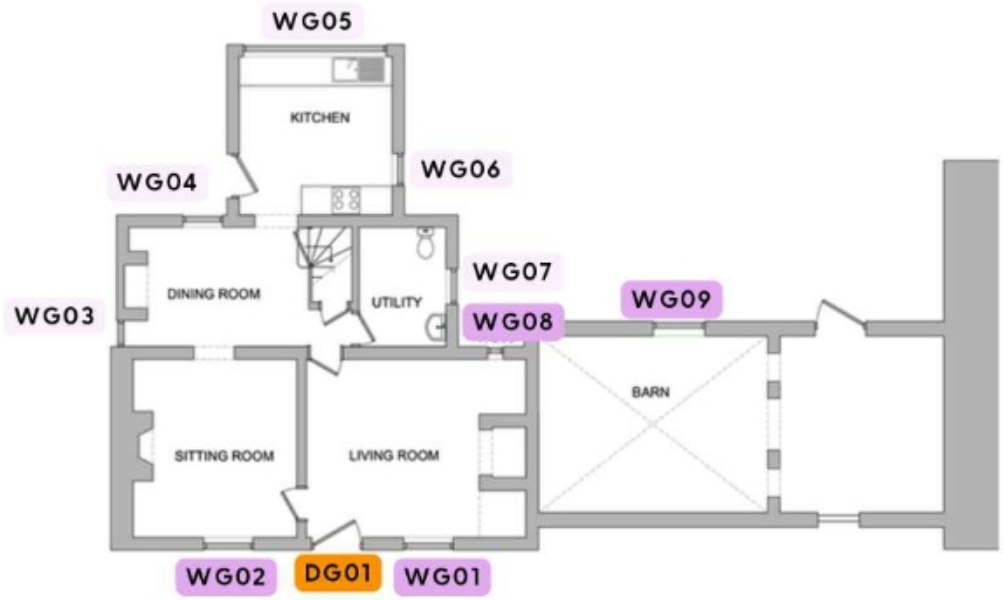
Listed Buildings

RECORD OF EXISTING

EXISTING FLOOR PLANS



First Floor Plan
[Not to Scale]



Ground Floor Plan
[Not to Scale]

See above the existing floor plans with the windows and the front door indicated. Each window and door on the property have been carefully evaluated to assess their heritage and condition. Not all of the windows require any action and therefore are not included in this application.

RECORD OF EXISTING

SCOPE OF WORKS

Of all the windows on the property, only the following windows and door are included in the scope of this application:

DG01 WG01 WG02 WG08 WG09 WF01 WF02 WF03 WF04 WF05 WF06

EXISTING ELEVATIONS













Site photos - March 2026

RECORD OF EXISTING

DG01 | LIVING ROOM



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Painted timber	Very draughty	No heritage significance as it is a new window added in 1989-1990.. Does not contain heritage features or details.
x4 recessed panels	Dark internally	
Dark grey paint	Starting to rot with flaky paint	

RECORD OF EXISTING

WG01 | LIVING ROOM



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Margin light sash	Horns on both sashes	Aesthetically has significance as proportions are same as original (suspected). Materially no heritage significance as it is a modern low quality replacement window. Does not contain heritage features or details. No historic glass.
3 over 3 light	Midrail has putty coming away	
Vertical sliding sash	Externally rotten in multiple places including staff bead and cill	
Weighted & chorded	Surrounded in cement which is crumbling away	
Single glazed	Both chords present but painted over	
True glazing bars	Both sashes screwed shut	
Ovolo glazing bars 32x30mm	Beginning to rot internally	
Painted timber		

RECORD OF EXISTING

WG02 | SITTING ROOM



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Margin light sash	Horns on both sashes	Aesthetically has significance as proportions are same as original (suspected). Materially no heritage significance as it is a modern low quality replacement. Does not contain heritage features or details. No historic glass.
3 over 3 light	Midrail has putty coming away	
Vertical sliding sash	Externally rotten in multiple places including frame and bottom rail	
Weighted & chorded	Surrounded in cement which is crumbling away	
Single glazed	Both chords present but painted over	
True glazing bars	Both sashes screwed shut	
Ovolo glazing bars 32x30mm		
Painted timber		

RECORD OF EXISTING

WG08 | LIVING ROOM



Site photos - March 2026

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Fixed casement - x1 fixed panes of glass with top overlapping bottom	Blown window	No heritage significance. Modern double glazed window to rear of property. Only impact is on the context of the rear elevation of the listed building itself.
Single glazed	Grass growing between panes	
Double glazed 28mm unit	Beginning to rot externally	
No glazing bars		

RECORD OF EXISTING

WG09 | BARN



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Fixed casement	Completely dysfunctional	Potential agricultural window, assumed to be late 19th Century with moderate heritage significance.
Single light	Cill rotted away	
Double glazed 28mm unit		
No glazing bars		
Painted timber		

RECORD OF EXISTING

WF01 | BEDROOM 1



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Margin light sash	One horn on internal sash LHS	Aesthetically has significance as proportions are same as original (suspected). Materially no heritage significance as it is a modern low quality replacement. Does not contain heritage features or details. No historic glass.
3 over 3 light	No horns on external sash	
Vertical sliding sash	Timber to fix top sash shut externally, both sashes screwed shut internally	
Weighted & chorded	Midrail has putty coming away	
Single glazed	Externally and internally rotten in multiple places including frame and cill	
True glazing bars	Surrounded in cement which is crumbling away	
Ovolo glazing bars 32x30mm	Both chords are present but LHS is broken	
Painted timber	One pane of glass is cracked on top sash	

RECORD OF EXISTING

WF02 | BEDROOM 2



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Margin light sash	Horns present on both sashes	Aesthetically has significance as proportions are same as original (suspected). Materially no heritage significance as it is a modern low quality replacement. Does not contain heritage features or details. No historic glass.
3 over 3 light	Midrail has putty coming away	
Vertical sliding sash	Externally rotten in multiple places including mid and bottom rails	
Weighted & chorded	Surrounded in cement	
Single glazed	Both chords are present but LHS is broken	
True glazing bars	Both sashes screwed shut	
Ovolo glazing bars 32x30mm	Rotting internally and externally	
Painted timber	Catch present	

RECORD OF EXISTING

WF03 | BEDROOM 3



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Yorkshire sliding sash	Rotting internally and externally	Aesthetically has significance as modest agricultural feature - matches next doors listed building. Materially low heritage significance as it does not appear to be an original window. Does not contain heritage features or details. Thick glazing bars lacking delicate Victorian joinery details. No historic glass.
4 panes	Putty is missing in various places	
Single glazed	Handle and lock present	
2 sashes	Can open but very difficult to shut	
True glazing bars		
Ovolo glazing bars 22x25mm		

RECORD OF EXISTING

WF04 | BEDROOM 3



Site photos - March 2026

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Yorkshire sliding sash	Rotting internally and externally	No heritage significance as it is a new window added in 2019. Window style, whilst in keeping with existing Yorkshire sliding sashes, is impractical and difficult to open. Does not contain heritage features or details. No historic glass.
4 panes	Putty is missing in various places	
Single glazed	Handle and lock present	
2 sashes	Does not open	
True glazing bars		
Ovolo glazing bars 22x30mm		

RECORD OF EXISTING

WF05 | BATHROOM



*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Yorkshire sliding sash	Rotting internally and externally	No heritage significance as it is a new window added in 2019. Window style, whilst in keeping with existing Yorkshire sliding sashes, is impractical and difficult to open. Does not contain heritage features or details. No historic glass.
4 panes	Putty is missing in various places	
Single glazed	Handle and lock present	
2 sashes	Does not open	
True glazing bars		
Ovolo glazing bars 22x30mm		

RECORD OF EXISTING

WF06 | BATHROOM

Circa 1989








*Site photos - March 2026_*

FEATURES	CONDITION	HERITAGE SIGNIFICANCE
Yorkshire sliding sash	Rotting internally and externally	Aesthetically has significance as modest agricultural feature - matches next doors listed building. Materially low heritage significance as it does not appear to be an original window. Does not contain heritage features or details. Thick glazing bars lacking delicate Victorian joinery details. No historic glass.
4 panes	Putty is missing in various places	
Single glazed	Handle present	
2 sashes	Does not open	
True glazing bars	Signs of suspected woodworm	
Ovolo glazing bars 22x25mm		

PROPOSAL

REPLACEMENT WINDOWS & DOOR

The proposals seek the replacement of these ten existing windows with new timber slimline heritage double glazed units on a visually like for like basis. The configuration of the existing windows contribute to the character of the property, however the windows themselves all appear to be non-original due to their lack of historic glass and historic joinery details. The replacement windows will replicate the existing proportions, opening arrangements and ovolo profile true glazing bars, in order to minimise the visual impact on the listed building. Most of the existing window frames are of sufficient depth to accommodate slimline heritage double glazing without increasing the visible frame thickness or altering the appearance of the elevations. As such, the proposed replacements will closely match the existing windows in both form and appearance. Full details are provided within the accompanying drawings.

The objective of the proposals is to preserve the established character and appearance of the listed building whilst improving functionality, weather resistance and thermal performance. The existing windows are severely deteriorated: rotting, and draughty, with missing and failed components. Most of the windows do not open. Following inspection, a specialist joiner concluded that all windows are beyond practical repair and require replacement. The proposed works will therefore secure the long-term maintenance and usability of the property while retaining its architectural character.

All windows, with the exception of WG08 and WG09, will be fully operational and capable of opening. This will provide improved natural ventilation throughout the dwelling, which is particularly important for the day-to-day needs of a modern family home and for moisture control within bathrooms and other habitable rooms. The proposed slimline heritage double glazing will significantly improve the thermal and acoustic performance of the property, reducing draughts, heat loss and external noise, improving the energy efficiency and sustainability of the property. These improvements are particularly important given the roadside location of the dwelling, the poor condition of the existing windows, and the need to provide a comfortable living and sleeping environment for a young family, with two bedrooms facing the road.

The client also proposes to replace the existing front door, which is a late twentieth century replacement, with a new like for like door, the same as the existing. A lighter paint finish is also proposed, reflecting the building's historic appearance; photographic evidence indicates that the door was previously painted an off-white colour prior to the 2019 renovation works. The proposed replacement will therefore remain sympathetic to the character of the listed building whilst enhancing both functionality and appearance.

HERITAGE IMPACT ASSESSMENT

Scale of Affect	Definition
Beneficial	The proposed works enhance the heritage asset or the ability to appreciate its significant values.
Low Beneficial	The proposed works enhance to a minor extent the heritage asset or the ability to appreciate its significant values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significant values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significant values.
Adverse	The alterations harm the heritage asset or the ability to appreciate its significant values.

Proposal	Assessment	Scale of Affect
Replacement of modern and non-original windows	Replacing modern windows with slimline double glazed units that are visually like for like will be an improvement on the failing low quality windows. They will increase the thermal and acoustic properties of the building envelope, and will only have a very minimal visual impact. Only one of the windows could be original and it has deteriorated so badly there is little choice but to replace it. The other replacements do not result in the loss of any historic fabric.	Low Beneficial
Replacement of modern front door	The replacement of the door will bring benefits to the heritage asset from thermal and acoustic properties to increased water tightness and security. There will be no visual impact as the proposed door will look the same as the existing. The lighter paint colour proposed will reinstate a more historically accurate appearance, in line with historic photographic records.	Neutral
Impact on the heritage asset	Visually the impact will be almost unnoticeable, only upon close inspection would the slimline double glazing be detectable. The contextual benefits on conserving the heritage asset far outweigh this, creating an overall beneficial affect.	Low Beneficial
Impact on nearby heritage assets	From the context of neighbouring listed buildings and heritage assets, the proposal will have no impact as the replacement windows will be visually like for like.	Neutral
Impact on Conservation Area	The site is too far from the Conservation Area to have any impact.	Neutral

CONCLUSION

The proposed works have been carefully designed to preserve the special architectural and historic character of Grade II listed 207 Westhorpe Road. The existing windows and front door are late twentieth-century replacements rather than originals, and the windows have deteriorated to a point where specialist inspection has confirmed that repair is no longer a viable option. Their replacement therefore results in no loss of historic fabric.

The proposed timber slimline heritage double-glazed windows will closely replicate the existing appearance, proportions and detailing of the current units, including the traditional sash arrangements and true glazing bar profiles. The double glazed units will not significantly increase the thickness of the window frames, as they are modern in design and surprisingly bulky for single glazed windows, this means the visual difference of the proposal will be negligible. The replacement front door will have negligible impact on the heritage asset. The proposals will enhance the building's functionality, weather resistance, thermal efficiency and acoustic performance, ensuring its continued use as a comfortable family home for the years to come.

Given the limited significance of the existing joinery, the like-for-like nature of the replacements the proposals are considered to conserve the character, appearance and significance of the Grade II listed property.

Therefore, the works result in no harm to the significance of the designated heritage asset and are consistent with national and local heritage planning objectives.