

Heritage, Design & Access Statement
Osbournby House, West Street Osbournby.

Window Replacement.

Introduction

Osbournby House is a Grade II listed property located within the village of Osbournby, Sleaford.

The property is located on the west fringe of the village within the village Conservation Area.

The property is of stone construction under a slate roof.



(Osbournby House – South & West elevations)

The majority of windows to south and west elevations are of vertical sliding sash design as shown in the photograph above.

The listing:

The property is described under the Heritage Listing as follows:

TF 0638 - 0738 OSBOURNBY WEST STREET (North side)

11/79 Osbournby House

House. Late C18 with C19 alterations and addition. Coursed limestone rubble with ashlar quoins and dressings, slate roof with stone coped gables and 2 ashlar gable stacks with moulded cornices.

U - plan. 2 storey, 3 bay front with dentillated eaves course. Central half glazed door in C19 gabled porch with semi circular headed opening and sidelights. Flanked by single plain sashes. To first floor are 3 similar windows. The lower windows have cambered ashlar heads with keyblocks. The lower rear wings have C19 and C20 fenestration. This house is described in detail in Arthur Young's 'General View of the Agriculture of the County of Linclonshire' in 1813 and was built for a Mr Hoyte, a farmer of Osbournby.

Listing NGR: TF0660938066

Proposed Work & Conservation Officer advice

West Elevation - Windows to the west elevation have deteriorated and are in urgent need of replacement. Following an onsite meeting with the Conservation Officer in 2020 (pre Covid) it was agreed that works to replace the windows should be programmed.



(Photograph of West Elevation 5 x main windows)

Whilst Listed Building consent is not required for repairs, we highlighted that our preferred contractor (LM Property) has worked on a number of listed buildings and would assess each window separately. The application is therefore submitted on a worst case scenario where windows will be replaced.

Whilst on site, it was agreed with the Conservation Officer that replacement windows should be manufactured from hardwood to match the existing Georgian style windows, copying details such as mullion and transom designs. The west elevation consists of five sash windows plus 2 casement windows to the front porch.

South Elevation –the south elevation comprises seven sash windows and a door with side panel arrangement located on the ground floor of the south facing gable elevation. Both the door and window to first floor (directly above) are more recent replacements (pre listing) and are of different design to the original style sash windows.

Our proposal is to initially replace the 7 sash windows, all to be manufactured to the same sash design to match original window details (albeit with 14mm double glazed units) to include mullion and transom designs, rebates and profiles.

An application to replace the non-original door / side light arrangement to the ground floor will be made in a separate application once windows have been manufactured and fitted.

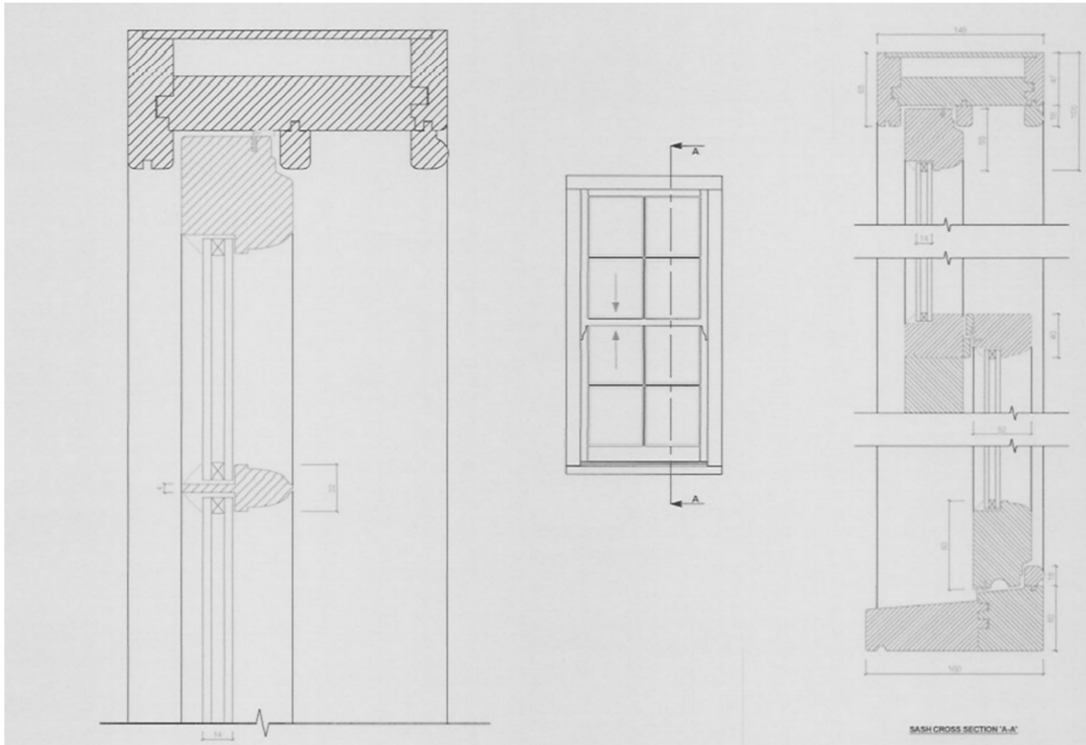
(Osbornby House – South elevation)



Window Design

Replacement windows will be manufactured from hardwood, copying all mullion and transom details to produce a copy of the existing windows, (albeit being glazed with 14mm double glazed glass).

All moulding and profiles will be copied and windows will be finished with a white brush painted finish. Sash windows will be weighted (not sprung) again to replicate the existing units. Replacement will therefore match those being removed, similar to those fitted at Thorns Farm, Aswarby.



Heritage Impact

Due to the bespoke manufacturing process, we are able to construct a replacement window to match the windows being removed, copying all design details including mullion & transom profile. For this reason there will be little or no impact on the historic heritage of the building.

All windows will be constructed using hardwood with a hand painted finish (as per the existing), with matching profiles. The existence of double glazing will not affect design and will only be visible when standing immediately next to the windows and very close inspection. We have considered secondary glazing systems however the existence of shutters to most windows prevent the fitting of any secondary glazing system without damage to the character of the windows.

Due to the replacement process, photograph will be taken of each window for historic records.

Conclusion

The proposed work to the south & west elevations will have a positive impact on the condition of the listed property with replacement windows being constructed to original specifications (albeit with 14mm double glazed units) using hardwood timber, weighted sashes and copied timber profiles including mullion and transom designs.

This process of work has been discussed and agreed with the Conservation Officer prior to the application.

March 2021