



N 1092/1750/21

RICHARD JONES ASSOCIATES LTD.  
CHARTERED ARCHITECTS

Horns Cottage, Poor's End, Grainthorpe, LN11 7JB

PROPOSED NEW ORANGERY EXTENSION  
SUBMISSION FOR FULL PLANNING CONSENT  
**STATEMENT OF SIGNIFICANCE**

Horns Cottage, formerly known as Corner Cottage, is a Grade II listed dwelling in the Lincolnshire village of Grainthorpe, located halfway between Louth and the North Sea Coast.

John Harris in Pevsner's 'Lincolnshire' says that the building is one of several similar in Grainthorpe and would originally have been built in 'mud and stud'.

The building was visited by the listing inspectors on 30th January 1986. This predates the construction of the two modern extensions which are not mentioned in the list entry.

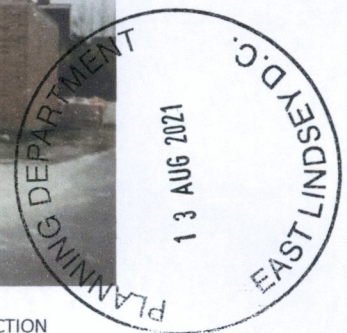
The listing report, (set out below), describes the building as late-seventeenth century with nineteenth century alterations, although it does not elaborate on what the nineteenth century alterations comprise or how they are to be observed.



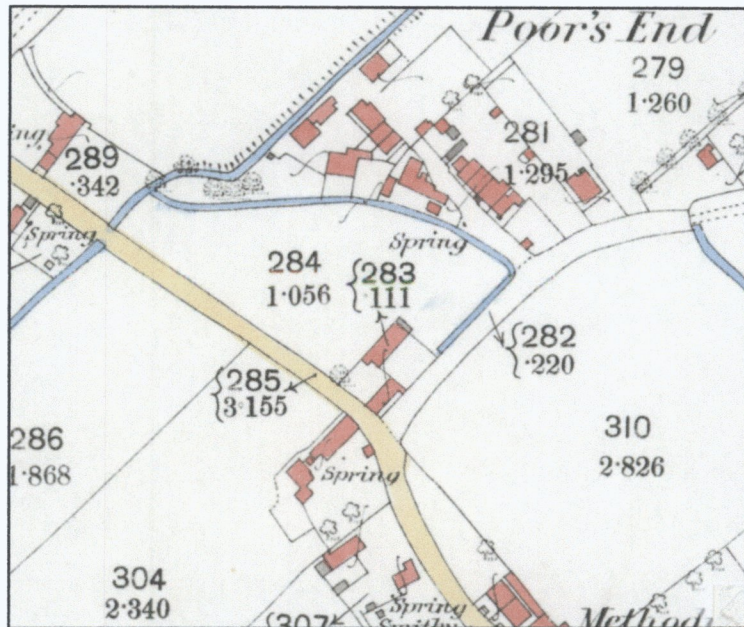
PHOTO OF COTTAGE IN APRIL 2003 ,SHOWING BUILDING UNDER CONSTRUCTION  
HISTORIC ENGLAND ARCHIVE: © B. HARRIS

The historic building has also undergone further changes in the twentieth century. A photograph of the cottage taken in 2003, (see above) shows the building with construction works in progress. The Utility wing which was the subject of the 1998 Listed Building consent (N/062/01076/98) is in place in the photograph and appears to have been built some time before the date of the photograph. There are some building materials at the front of the cottage, so presumably the building works at that time involved the erection of the rear

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kitchen wing. The front windows which are mentioned in the listing are in the process of being replaced. The left-hand frame looks quite old, but a new window frame is present at the right side and the main door frame is new.



1888 ORDNANCE SURVEY MAP

Modern development around the building has not benefitted the cottage. The 1888 Ordnance Survey map shows the cottage to be one of a pair of buildings occupying a large site of over an acre surrounded by a drainage ditch. The modern map shows the second building removed and new buildings encroaching on the cottage in all directions.



MODERN MAP SHOWING LOSS OF 'BREATHING SPACE'



Reviewing the complex history of this building, it could be concluded that much of the historic significance has been lost. This is not, however, the view of the current owners. They are proud of their home's listed status. They want to add to the ever-changing story of the building by adding a new orangery to improve the visual and physical relationship between the dwelling and the garden, and constructed in such a way that it has minimum impact on the old part of the building as it exists today.

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Richard Jones, Chartered Architect.  
RIBA Conservation Registrant,  
August 2021.

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#### ***COPY OF LISTING***

*GRAINTHORPE, POOR'S END, Horns Cottage, (Formerly listed as Corner Cottage)*

*Grade II Cottage. Late C17 with C19 alterations. Red brick in English bond, raised coped, tumbled gables, pantile roof and axial brick stack. Lobby entry 2-unit plan. Single storey with garret, 3 bay front having central planked door, flanked by single glazing bar sliding sashes. All openings have segmental brick heads.*

*Listing NGR: TF38294973*