

DESIGN & ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT

PROPOSED REPLACEMENT DOOR & WINDOWS

AT

The Old School House, Main Street, Thimbleby,
Lincolnshire, LN9 5RE

FOR

Thimbleby Village Hall

DATE: October 2023

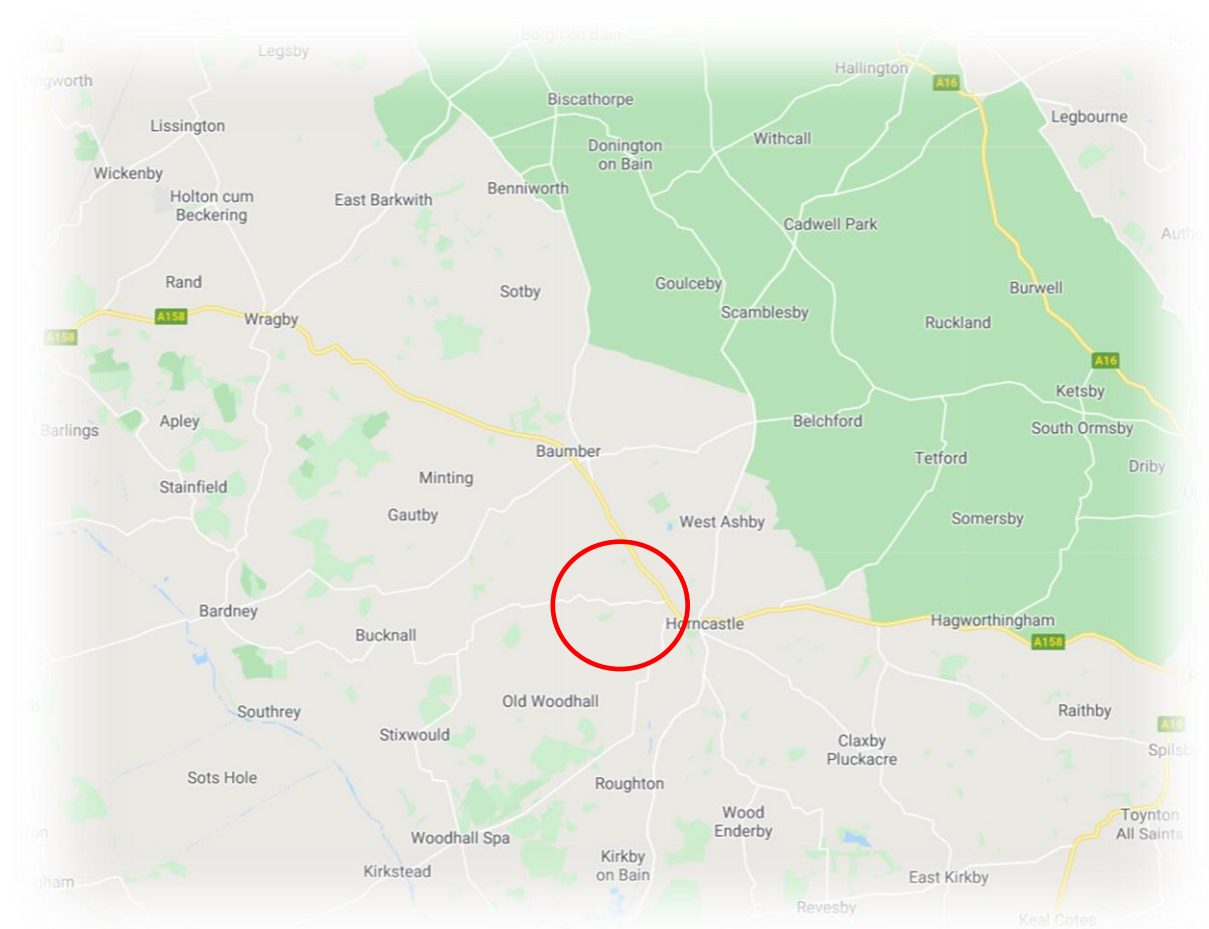
PROJECT NO. 12-425

1.0 DESIGN & ACCESS STATEMENT

1.1 Existing

1.1.1 *Neighbourhood Context*

The site of this proposal lies within the village of Thimbleby, situated approximately 1.5 miles north west of Horncastle town, off the A158. The village is located between the towns of Horncastle and Wragby within the district of East Lindsey and is linked to the surrounding area by the main A158 and the surrounding villages by the B1190 along with various smaller lanes hence making the site easily accessible to residents and visitors.



Location of site within the district.

Source: Google.com

The village core is designated as a conservation area and has a number of high status historic buildings dating predominantly from the 16th- 19th centuries and the well-known Grade II listed church dedicated to St Margaret which was built in 1744 and further restored in 1879.

Many of the older houses line Main Street which runs from east to west and are predominantly constructed in the C16 – C19 era and now have dedicated detailed listings associated with them. On occasion, the historical street scene is broken by more modern properties constructed in the 70's & 80's however the building line is well defined on both sides of the road and forms an extremely attractive street scene.

The core of the village is split into two principal linear settlements. The first is the more historic along Main Street where all of the current listed buildings are located. Within this area, properties line the street sitting in large established grounds, many still benefit from their historical features such as thatched roofs and mud & stud construction techniques. Further to the east of the village is the second settlement. Mill Lane runs from north to south and although the properties still line the street in a similar fashion, the properties are far more modern and sit within more modest gardens.



Examples of historical listed buildings within the core of the village

The site of this proposal is located on Main Street which is one of the main routes through the centre of Thimbleby. The position within close proximity of so many listed buildings makes it a potentially sensitive location.

1.1.2 Site Context

The building to which this application relates is the main village hall and attached dwelling The Old School House, all of which was built in 1856 as a school and schoolmaster's house and Grade II Listed in 1985. The building sits on the northern side of Main Street and is directly surrounded by many of the key listed buildings within the Conservation Area.

The property is an attractive red brick building with a large projecting gable to the front serving the two storey dwelling, linked to the historic school building served by an off-centred gabled porch and lesser feature gable to the west. The original Flemish bond brickwork is largely intact and boasts feature corbelled dog tooth eaves, stone tiled coped gables and chamfered brick hood moulds resulting in a particularly attractive and original structure lining the street.

To the rear, the features are less prominent and although the main structure stands very much in it's original form, a later addition which forms a lean-to structure has been constructed and repaired in a less sympathetic manner resulting in a structure which somewhat takes away the true architectural quality of the building. Furthermore, sections of the garden walls, fences and concrete paths have deteriorated over the years and are now in a state of disrepair.

The principal of this development is to take the opportunity to rectify some deterioration of the existing windows and door to the eastern side of the dwelling. These remedial works will also improve the thermal efficiency in terms of the glazing.



Images taken of the existing building
(Front -South & Side - East)

1.2 The Proposal

This document is to be read in conjunction with drawing numbers 12-425-10 and Ordnance Survey Plan.

Since the old school was converted for use as a village hall and the property decommissioned as a headmaster's House, a number of modifications have been made to the property. In addition, trees, hedges and bushes in the vicinity have grown considerably resulting in a large amount of overshadowing of the property. As a direct result of this, is a degree of deterioration to the existing windows and door on the eastern side of the building.

Our proposal is to remove the existing timber units and replace them on a like-for-like basis in terms of appearance, albeit with the introduction of subtle thin profile double glazed units to improve the thermal performance of the building.

The following sections of this Design and Access Statement and Heritage Impact Assessment provide details and reasoning for various aspects of the proposal in order that it is clear how the scheme has developed, whilst also acknowledging any impact on the listed buildings within the vicinity.

1.2.1 Use

The existing building continues to be used as a residential dwelling. Any works associated with this application have no effect on this category and hence don't need to be considered further.

1.2.2 Amount

The application refers to 2no. timber windows and 1no. timber door with fixed glazing above. There are no additional openings created and no existing openings are to be altered in their size.

1.2.3 Layout

The existing layout of the building will not be altered nor will the layout of the existing openings.

1.2.4 Scale

The existing timber windows are to be replaced on a like-for-like basis in terms of frame size and timber profile. There are no 'scale' alterations being considered as part of this application.

1.2.5 Landscaping

Landscaping does not form any part of this application and hence don't need to be considered further.

1.2.6 Appearance

The existing timber windows are to be replaced on a like-for-like basis in terms of frame size and timber profile. The units will be constructed from softwood with a gloss white painted finish to all surfaces. In terms of appearance, the proposed replacements will be the same as the existing with the addition of slim double glazed units.

Slim double glazed units are to be made up to an overall total thickness of 14mm. In this instance the build up is to have two 4mm pieces of glass with a 4mm cavity separating the panes. This type of slim double glazing is often the compromise solution for heritage and listed buildings where replacement of windows is required.

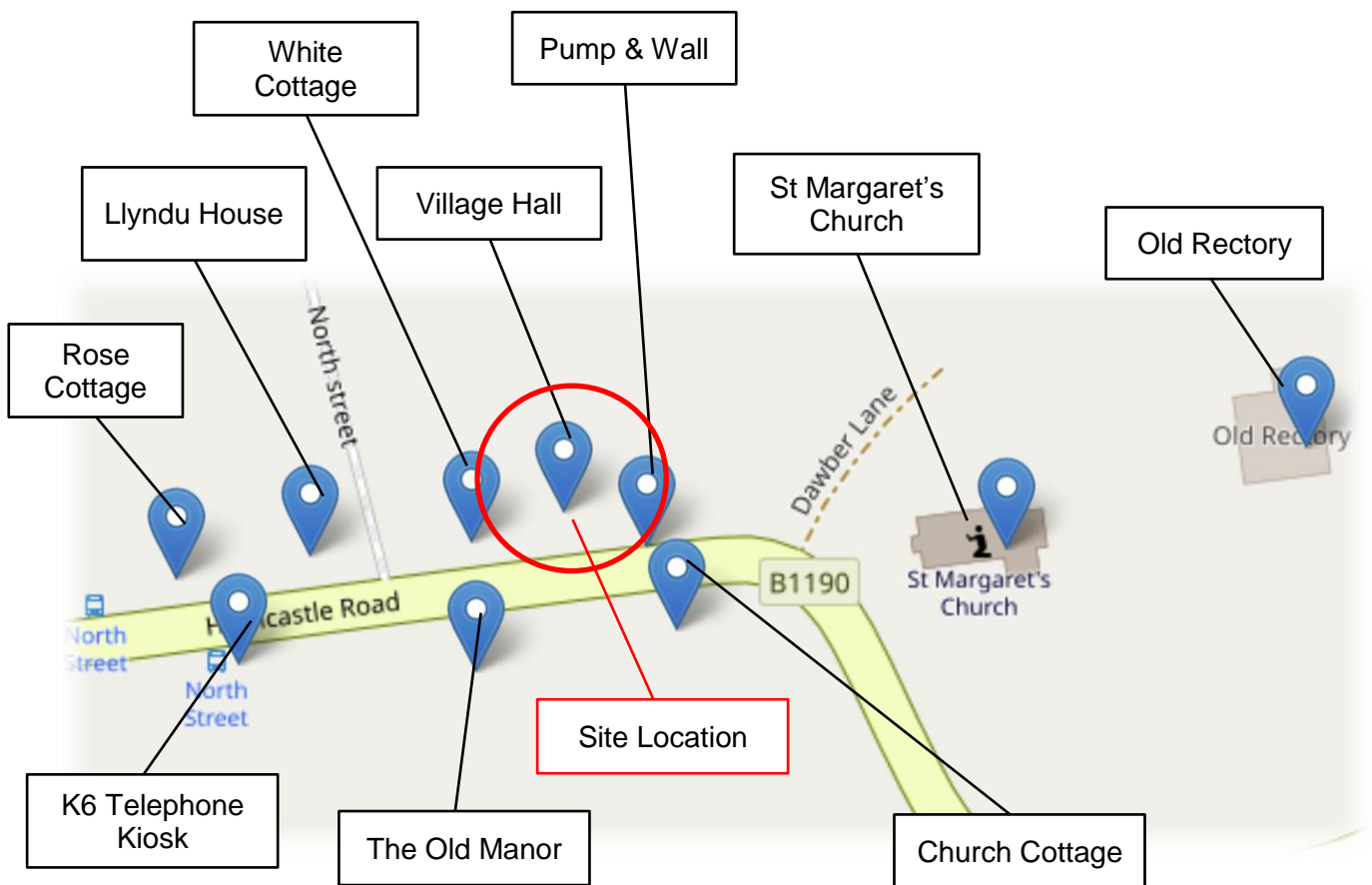
1.2.7 Access

Access does not form any part of this application and hence don't need to be considered further.

2.0 HERITAGE IMPACT ASSESSMENT

2.1 Introduction

There are 13 Listed Buildings located within Thimbleby village, 10 of which are positioned along Main Street adjacent to the Village Hall. Most buildings boast a Grade II listing and date back to the C16, C17, C18 & C19, with the exception of White Cottage which is a late C16 dwelling with a Grade II* listing. As the Village Hall and associated dwelling are listed and so many others are within close proximity of the site, their presence forms an important part of the street scene. The ten key buildings located in the area are detailed below.



Map of Listed Buildings within Thimbleby
Source:- britishlistedbuildings.co.uk

2.2 Listed Buildings

2.2.1 Village Hall

THIMBLEBY MAIN STREET (north side)

4/55 Village Hall

Grade II Listed on 6th September 1985

Former school, now hall, with former schoolmaster's house adjacent. 1857. Red brick with slate roof having stone tiled coped gables. L-plan. Single storey, 5 bay front having corbelled out and dogtooth eaves courses. The off centre planked door is covered by a gabled porch with a 4 centred brick chamfered outer doorway. To the right the bay is advanced as a 2 storey block forming the schoolmaster's house. In this is a 2 light casement with a similar window above to first floor. In the gable over is a datestone inscribed "1857". To the left are 2 cross mullioned 2 light casements with beyond a tall 2 light casement under a separate gable. All windows except the tall one have chamfered brick hood moulds. Listed for group value only.



Village Hall

Although the appearance of the Village Hall detracts somewhat from the surrounding buildings, it still forms a significant part of the street scene. From the front the building stands very much in its original form and is largely unmodified. To the rear and side, there have been a number of historical modifications which detract somewhat from the appearance of the front and are partly a detriment to the overall appearance of the structure as a whole. As the Village Hall & School House is the building which forms the basis of this proposal, its listing is a hugely important consideration within the scheme.

2.2.2 Pump and Wall

*THIMBLEBY MAIN STREET (north side)
4/56 Pump and wall*

Grade II Listed on 6th September 1985

Village pump and enclosing wall and piers. c.1857. wooden pump, metal fittings, red brick wall with ashlar dressings. Square pump casings having iron handle and lead spout with decorative cast metal trough. Stands in 3 sided enclosure of brick walls terminating in brick piers with pedimented ashlar coping. Listed for group value only.



Pump & Wall

The Pump & Wall are located adjacent to the Village Hall to the east. Their appearance is similar to that of the Village Hall in terms of materials and due to their close proximity can easily be read in conjunction with each other. There is evidence of historical pointing works to the brickwork however the overall appearance of the structure is in particularly good order and is highly visible along Main Street.

2.2.3 Church Cottage

*THIMBLEBY MAIN STREET (south side)
4/59 Church Cottage
Grade II Listed on 6th September 1985*

Cottage. C16 with C17 addition, C19 addition and alterations. Mud and stud underbuilt in white painted brick. Pantile roofs, that on the left being steeply pitched. Single gable and ridge brick stacks. Single storey with garrets, 6 bay front. The bay on the left is clearly timber framed, of 2 structural bays, and padstones are visible on the corners and in the centre, and the rendered over positions of the corner and bay posts can be seen. The 3 bays to the right are a C19 addition. There is an off centre C19 planked door with small plain fixed light to right and to left 4 similar windows. The interior has a chamfered and triangular stopped beam. During C19 the end range was used as stables for the adjacent Old Hall Cottage.



Church Cottage

The street scene along the part of Main Street is dominated by highly attractive historic buildings which in their appearance almost from a small group or settlement. The first of these is Church Cottage positioned on the opposite side to the Village Hall. The cottage is a traditional mud and stud building which from the front appears almost completely unmodified from when it was built and extended. Standing relatively close to the road and other similar buildings, Church Cottage is a highly valuable part of the village scene.

2.2.4 The Old Manor

*THIMBLEBY MAIN STREET (south side)
4/58 The Old Manor
Grade II Listed on 6th September 1985*

Cottage. Early C18 with C20 alterations. Painted brick with thatched roof having decorative ridge and gable stacks. 2 storey block with single storey outshut under catslide on right, 3 bay front. To the left is a glazing bar sash with segmental head and to right 2 sliding sashes to eaves. To first floor a 2 light casement and sliding sash to eaves. The entrance is at the rear. Interior has chamfered beam.



The Old Manor

Directly neighbouring Church Cottage on the same side of the street stands The Old Manor. A beautifully presented traditional C18 thatched property completely unmodified and in lovely condition. The Old Manor continues the building line along Main Street from the neighbouring property Church Cottage and sits directly in the centre of an important group of historic buildings lining Main Street. As The Old Manor is directly opposite the Village Hall, it's location forms an important consideration within this scheme.

2.2.5 White Cottage

*THIMBLEBY MAIN STREET (north side)
4/54 White Cottage
Grade II* Listed on 6th September 1985*

Cottage. Late C16 with C18 addition and C20 alterations. Mud and stud, underbuilt in part in brick, painted, with half hipped thatched roof having decorative ridge and single axial brick stack. Baffle entry - originally 2 unit plan. Single storey with attics, 4 bay front, the end right hand bay is an addition. Off centre planked door flanked by single 2 light C20 casements and beyond to right a 3 light casement. In the roof are 2 through eaves dormers with thatched eyebrows. Interior has a central smoke bay which is unusually complete of 2 studs with stopped and chamfered bressumer. The sloping side walls have mid rails and are of mud and stud construction. The main girder is deeply chamfered with triangular stop. The wall studs rest on padstones. The stairs are located beside the smoke bay which tapers up towards the stack.



White Cottage

Directly neighbouring the Village Hall is another C16 traditional mud & stud building. Although it's appearance is somewhat different to Church Cottage on the opposite side of the road, this traditional construction method is an important part of historic architecture and a valuable addition to Thimbleby Village. The thatch covered roof appears to blend the styles of Church Cottage and The Old Manor together despite being constructed in different centuries. White Cottage is arguably one of the most important properties to be considered as part of this proposal due to it's close proximity to the site, in particular the ability to read any alteration to the rear of the Village Hall in conjunction with the rear of White Cottage.

2.2.6 Llyndu House

THIMBLEBY MAIN STREET (north side)

4/53 Llyndu House

Grade II Listed on 6th September 1985

Cottage. C16 with C20 alterations and addition. Mud and stud, painted plaster, with thatched hipped roofs having decorative eaves and 2 ridge brick stacks. T-plan, the rear range is a C20 addition. Single storey with attics, 4 bay irregular front. The right hand end bay is in a lower single storey range. The house was originally of 5 bays with a central door, the door has been moved to the rear range. The 4 windows are all C20 glazing bar casements of 2 or 3 lights. 2 corner posts and part of the wall plate are visible, but the post on the right hand corner is in pine and a fake. The interior is much modernised but the original wall studs, bracing, tie beams and wall plate survive. In the hall the ceiling beam is chamfered with unusual double pyramid stops. The studs rest on padstones and additional jowled pieces have been attached to the studs, and notched to provide seating for the wall plate, perhaps indicating that the attic floor has been added later.



Llyndu House

Llyndu House is located on the same side of Main Street as White Cottage and presents a similar style and appearance. Originally constructed in the same century, these two properties form a strong street scene of similarly styled buildings on the north side of Main Street. Llyndu House is largely unmodified in its appearance and this beautifully styled property offers an extremely strong element of the overall street scene. The property is separated somewhat from the application site by the neighbouring dwelling White Cottage, however still forms part of the group of historic buildings surrounding the site.

2.2.7 Rose Cottage

THIMBLEBY MAIN STREET (north side)

4/52 Rose Cottage

Grade II Listed on 6th September 1985

Cottage. Early C17 with C20 alterations. Mud and stud partly underbuilt in brick, painted white. Steeply pitched hipped thatched roof with decorative eaves and rendered ridge stack. 2 unit plan. Single storey 3 bay front having off centre planked door, with to left a 3 light C20 glazing bar casement and to right a similar 2 light window. At the rear part of the large wall plate is exposed.



Rose Cottage

Rose Cottage is the final residential property in the direct vicinity of the application site which forms part of the group of C16 & C17 buildings. Again, in traditional mud & stud construction with a traditional thatched roof, the property offers an appearance providing a highly valuable addition to Main Street and to Thimbleby village as a whole. Rose Cottage is located even further away from the application site than Llyndu House and White Cottage as one travels west down Main Street and is the furthest Listed Building away in this group that lines Main Street.

2.2.8 Telephone Kiosk

THIMBLEBY MAIN STREET

4/52A Telephone Kiosk

Grade II Listed on 3rd September 1987

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.



Telephone Kiosk

The Telephone Kiosk located on the south side of Main Street was listed in 1987. The cast iron kiosk is largely unmodified since it was produced in the 1930's and although is a much later addition than the surrounding historic buildings, it does provide a particular charm to the overall street scene along Main Street. The kiosk is located a significant distance along Main Street from the application site, it does however contribute to the overall appearance of this part of the village.

2.2.9 Church of St Margaret

THIMBLEBY MAIN STREET

4/48 Church of St Margaret

Grade II Listed on 14th September 1966

Parish church. 1879 by James Fowler of Louth. Squared greenstone rubble with ashlar dressings. Plain tiled roofs with stone coped gables having cross fleurys and decorative ridges. Western tower, nave, vestry and chancel. The church is designed in the Decorated style. The 2 stage tower is surmounted by an octagonal belfry and short spire. Pointed west door has a moulded surround and above a 2 light window. The belfry has 8 louvred trefoil headed lights with a pointed stone roof. The north nave wall has 3 two light windows. Chancel north wall has a single light. The east window is of 3 lights with paired trefoils over. The vestry east wall has a single chamfered doorway with flat hood mould. The south wall has a 2 light window with chamfered mullion and rectangular surround. The nave south wall matches the north wall. All windows have cusped ogee heads to the lights and quatrefoils, trefoils or paired mouchettes over. The moulded hoods terminate in plain square labels.



Church of St Margaret

The Church of St Margaret stands to the east of the site fairly central within its large grounds. The building is relatively well screened by mature trees and shrubs resulting in odd glimpses of the church as one travels along Main Street. The building is most prominent when viewed from the west and due to its slightly elevated position, appears quite prominent. In a similar manner to the previously mentioned dwellings, the church is positioned a distance from the application site but forms a strong element of the street scene.

2.2.10 Old Rectory

THIMBLEBY MAIN STREET

4/49 Old Rectory

Grade II Listed on 6th September 1985

Former rectory now house. 1839 by S. C. Lomas, Surveyor. Red brick with pale burnt headers, hipped slate roof with lead dressings and overhanging eaves. 2 storey with attics, 3 bay front with angle pilasters having central 6 panelled door and overlight with decorative metalwork, flanked by single glazing bar sashes. To first floor 3 similar windows. All windows have cambered brick arched heads.



Old Rectory

The final Listed Building within this part of Thimbleby is the C19 former rectory which is now the residential dwelling Old Rectory. This property is almost completely hidden from view by the surrounding mature trees and bushes and the adjacent Church of St Margaret. The building itself is a highly desirable property dating from 1839 with many key features detailed within it's listing that contribute to it's historic importance.

2.3 Discussion

Of the 13 Listed Buildings located within Thimbleby village, 10 are positioned within relatively close proximity of the application site and have been highlighted in section 2.0. Given the topography, orientation and position of assets, vegetation and interposing buildings, it is unlikely for there to be any material impact on assets located over a greater distance, the 3 additional Listed Buildings located further to the west of the site along Main Street have not been considered further within this document.

Potential heritage impacts resulting from the proposal include direct effects on assets, such as physical changes to listed building and also indirect impacts that may result in changes to an asset's setting and significance, such as changes to setting.

For the purposes of this study, it was assumed that there would be no physical changes to any designated assets other than the Old School House and that all impacts would be indirect impacts on setting. As noted above, setting may contribute to the significance of a heritage asset; therefore, changes to an asset's setting have the potential to have an effect on its significance.

Concentrating on the 10 Listed Buildings that are within close proximity, the proposed development clearly has a varying impact on each:-

The furthest property away is Old Rectory to the far east. When positioned at the site, it isn't actually possible to see this building from any angle. Despite the fact that the Old Rectory forms a significant historic part of the village, it is difficult to suggest that any alterations to the School House could impact on this particular building.

The next building for discussion is the Grade II listed church of St Margaret. This building is somewhat closer to the application site and is a relatively prominent element of the street scene. In addition, it's size and slightly elevated position results in a key visual feature particularly evident from the front of the School House. The location of the proposed works to the east side of the building means that it is relatively well screened from view along Main Street. Many of the key historic Listed Buildings line the main highway and hence offer a limited opportunity to be read in conjunction with the proposed extension. St Margaret's Church is certainly one of these, with further screening provided by the large Chestnut tree and bushes located along the eastern site boundary, it is almost impossible to view the church from the position within the site. We would therefore conclude that any impact caused by the proposal on the church would be negligible.

As one progresses along Main Street towards the east, the Listed Buildings form an extremely strong building line along the highway. In fact with the exception of a relatively modern detached dwelling set back from the road next door to the site, all of the dwellings along this part of Main Street are historic, highly attractive and of Listed Building status. On the south side of Main Street are located the two properties of Church Cottage and The Old Manor. Positioned almost directly opposite the Village Hall and School House, these two buildings have the opportunity to be directly affected by any alterations to the building. In addition, the neighbouring property on the north side of the street, White Cottage, which holds the highest grade status of all of the buildings within the area of Grade II*, also has the opportunity to be directly affected. The approach taken within the design of this proposal is to replicate on a like-for-like basis as the windows and door being removed. We believe with careful consideration given to details, timber profile, painted finish and casement sizes, the impact of any proposal on surrounding buildings would be minimal, even when in such close proximity as White Cottage. In addition, the position of the works to the side of the School House, along with the existing boundary treatments and landscaping we feel would contribute towards the successful delivery of the proposal.

Further along Main Street to the west are two additional residential properties on the north side of the street that form an extremely important element of the street scene. Llyndu House and Rose Cottage appear to have been constructed in a similar period and boast similar architectural characteristics. Their position further along Main Street results in the impact on any alterations to the side of the School House being minimal. Not only is White Cottage separating them but also the track leading off Main Street (North Street) and the existing landscaping around the garden of White Cottage which means that from the front and rear, the proposal will not impact on the street scene at this location.

The Kiosk located on the south side of the street opposite Rose Cottage is highly screened from the location of the proposed works and would not be impacted in anyway. Furthermore, as the proposal would not result in any change to the street scene, the Kiosk along with the historical buildings lining Main Street would not be impacted.

The final Listed structures for discussion are that of the Pump & Walls and the Village Hall. Although the listed status of the Village Hall is slightly less than that of White Cottage next door, the impact of any proposal has the potential to be significant. The Village Hall and School House is a much later addition to the street scene than the other Listed Buildings adjacent to the site but its importance in relation to future development is extremely high. The front and rear of the building will not be affected by the proposal in any way so the impact is concentrated to the side. Although the

School House has more significant architectural features to the front and rear, which still boasts many key construction principles that form an important part of the listing, the east side is less impressive with a number of unsympathetic additions and alterations associated with the windows and brickwork resulting in a somewhat diluted features associated with the Listed Building. The Pump & Walls are located along Main Street and therefore somewhat screened from view when positioned to the side of the Old School House.

To ensure that the proposal provides a positive addition to the existing structure, we propose to detail the construction appropriately by matching the existing as closely as possible. Windows and the door are to be white painted timber casement units incorporating narrow gap double glazed units and incorporating timber profiles to match existing.

2.4 Conclusion

The location of the proposed site falls within a historic part of Thimbleby village, surrounded by a number of valuable Listed Buildings. In addition, the Village Hall and Old School House forms an important part of the history and the street scene itself.

We have considered the impact any proposal may have on each of the buildings located within close proximity of the site and highlighted specific visual lines between them. With careful detailing and particular attention to choice of materials, any proposed works to the Old School House could be an extremely successful addition to the existing structure.

With the existing building having been subjected to a number of unsympathetic alterations and modifications over the years, we feel the replacement elements will provide alterations of similar appearance. The completed project would not only be a positive addition to the Old School House but would also offer a number of years further service from the building by renewing decaying elements.