

HERITAGE AND ACCESS STATEMENT (ADV-100102)

Replacement Casement Windows and Front Door

Address: The Farmhouse, Main Street, Thornton, Coalville LE67 1AH

Grade 2 (List Entry No. 1074114)

Applicant: Mrs. Sile Bennett

Agent: Brookeswood Joinery

Local Authority: Hinckley and Bosworth Borough Council

Application Reference: PP-14934908

Date: May 20, 2026



1. Applicant and Site Details

Property: The Farmhouse, Main Street, Thornton, Coalville LE67 1AH

Applicant: Mrs. Sile Bennett

Listing: Grade 2 Listed (List Entry: 1074114)

Local Authority: Hinckley and Bosworth Borough Council

Application Reference: PP-14934908

The application relates to The Farmhouse, also known as Corner Cottage, as referenced on Historic England, List Entry No.1074114. The property is located on Main Street within the village of Thornton and occupies a prominent roadside position that contributes positively to the character of the area.

2. Listing Description & Significance

The Farmhouse building is Grade II listed for its special architectural and historic interest. The building is understood to date from the 18th to the early 19th century, with subsequent later alterations and extensions, most notably to the rear.

Constructed in red brick beneath a pitched roof, the building exhibits a simple form typical of agricultural dwellings of this period. The significance of the building derives from its architectural and historic interest as a surviving example of a rural farmhouse.

3. Description of the Building & Setting

The Farmhouse is a three-storey brick built farmhouse with later extensions to the rear, which are not included within the scope of this application. The principal elevation faces directly onto main street and is clearly visible from the public realm, forming part of the character of the village streetscape.

The works proposed relate solely to the front elevation and the two windows located on the side elevation within the oldest part of the building.

Thornton village is a semi-rural linear village overlooking Thornton reservoir and the surrounding setting is characterised by traditional village housing.

4. Existing Windows and Door – Condition Summary

The existing windows and doors are later installations and are not considered to be original to the building. Their storm proof designs are non-traditional and inconsistent with joinery typically associated with a building of this age and type.

The current units are in poor condition and exhibit failed glass units which causes significant draught and therefore failure in both thermal performance and general integrity. The timber elements show signs of deterioration, including rot and mould.

5. Proposed Works

The proposal seeks to replace eleven existing storm proof casement windows and front entrance door located on the front elevation and part of the side elevations of the original building with traditional flush casement windows. No changes are proposed to the sizes or position of the openings, and all replacements will be installed within the existing structural apertures.

Joinery Specification:

- **Timber:** Red Grandis Hardwood
- **Glazing:** 8.3mm Vacuum Glazing (thin-profile double glazing)
- **Finish:** Windows and Door painted to match Farrow & Ball Drop Cloth No.283
- **Profiles:** Traditional Lamb's Tongue mouldings, refined 22mm glazing bars, and mimic putty fine line sightlines.
- **Manufacturer/Installer:** Brookeswood Joinery Ltd

6. Justification for Replacement vs. Repair

The current windows are modern insertions of poor-quality construction and inappropriate detailing. The casements are non-traditional storm proof, and their poor thermal performance, draught and non-traditional detailing cannot be adequately addressed through repair alone. Any attempts to do so would result in ongoing maintenance issues without resolving the fundamental issues.

Replacement provides an opportunity to replace with traditionally detailed, high-quality joinery that is more in keeping with the character of the building and will ensure long-term durability.

Conclusion:

The replacement of the existing windows is justified on the basis of material failure and design. The proposed design restores historically appropriate proportions and craftsmanship, using high quality long-lasting Red Grandis Hardwood and 8.3mm slim-profile vacuum glazing to achieve visual authenticity and long-term resilience. All of this enhances the overall appearance of the property.

7. Assessment of Impact on Significance

The proposed work will not result in harm to the significance of the listed building. The windows and door to be replaced are later modern inserts of limited heritage value, and their removal will not result in the loss of historic fabric.

The introduction of more traditionally detailed joinery will improve the visual appearance of the building and better align with its historic character.

8. Planning Policy Context

This application accords with:

- **National Planning Policy Framework (2023), Section 16: Conserving and Enhancing the Historic Environment**, specifically paragraphs 189–208.
- **Historic England Advice Note 12: Statements of Heritage Significance (2019)**, which encourages proportionate assessment and heritage-led design.

The proposal sustains and enhances the significance of the heritage assets, aligns with national guidance, and supports the long-term conservation of the property.

9. Design & Access Considerations

Access: No alterations are proposed to the access arrangements for the property.

Design: The replacement joinery has been designed to reflect traditional proportions and detailing, ensuring that the character of the building is preserved while improving performance and longevity. Replacing non-traditional stormproof casements with traditional heritage flush casements.

Materials: Red Grandis hardwood provides excellent durability and stability, while the Drop Cloth Farrow and Ball finish replicates traditional painted joinery. Slim-profile vacuum glazing is visually indistinguishable from single glazing, ensuring there is no dual reflection or non-traditional “clunky” sightlines but provides a slim-elegant traditional appearance with significant energy efficiency benefits.

10. Conclusion

This application seeks consent for the replacement of existing non-original and deteriorated windows and a door with high quality timber joinery that reflects traditional design principles. The proposal has been carefully considered to ensure that the character and significance of the listed building are preserved. The works will enhance the appearance of the building while improving its performance and longevity.

Accordingly, the proposal complies with the aims of the NPPF, and Historic England’s published guidance. It will ensure the continued preservation of the property’s heritage character and its valued contribution to the wider historic environment.