

VILLAGE FARM, VILLAGE STREET, BLANKNEY, LN4 3BB



STATEMENT OF HERITAGE SIGNIFICANCE

By

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1. Introduction & Background.

Introduction: Blankney Estates Ltd. In association with Robert Doughty Consultancy has commissioned Liz Mayle Heritage¹ to prepare a statement of heritage significance to aid pre-application discussion in relation to the development of redundant farm buildings at Village Farm Blankney, with a view to residential conversion. The site consists of a Village Farmhouse and its attached railings, which is of sufficient architectural and historic merit to be statutorily listed at grade II. Attached to the farmhouse is a barn complex, which is considered to be a structure fixed directly to the principal listed building. There are a number of historic farm buildings in the farmyard, along with modern mid to late 20th century large agricultural buildings. To the south of the site are the grounds to Blankney Hall (demolished). Village Farm and its farmstead is sited within the Blankney Conservation Area. The exact location of the site can be found at national grid reference TF 06990 60315. The local planning authority is North Kesteven District Council. An inspection of the site and the setting was made on the 10th and a second on the 31st of January 2022.

Pre-application advice has been provided by North Kesteven District Council and a set of final plans in relation to the proposed development of the site has been supplied by Robert Doughty Consultancy in February 2023 for completion of a heritage impact assessment.

Limitations: Limited or no access has been provided to the interior of Barns 2, 3, 4, and 6, which are listed by virtue of curtilage.

¹ Liz Mayle BA (Hons) MA (Dist) IHBC is a conservation accredited professional with more than 20 years of experience gained working in five local authorities as a Conservation Officer, and as an Historic Buildings Inspector in the East Midlands Region of English Heritage, followed by 8 years as a consultant. She has extensive knowledge and experience of the historic built environment.

2. Methodology

This methodology is based upon advice set out in Conservation Principles 2008². Significance derives from a number of factors including:

- Understanding the evolution of a place through both research and physical evidence;
- Relate identified heritage values to the fabric of the place – identifying how particular parts of a place and different period in its evolution contribute to, or detract from heritage values;
- Consider the contribution made by setting and context;

Assigning grades of significance can sometimes assist assessments of significance, however, it must be remembered that many heritage assets have developed over time and that not every feature is necessarily original. This may mean that later features do not have the same level of significance, but a lower level of significance does not necessarily mean that a feature or element could be altered or removed. For example, a plain but intact fire surround of a later date than the original construction of a house might not hold the same level of significance as an original fire surround, but it may contribute greatly to the room as whole or may be representative of later development of the building. Similarly, setting can be difficult to define on a map because the setting may be far reaching and may be enjoyed in ways that maps cannot define.

Very high significance	An element, feature or grade of asset of more than national interest (e.g., a rare wall painting, grade I or II* listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type.
High significance	An element, feature or grade of asset of national interest (e.g., a grade II listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type
Moderate significance	A building of architectural or historic interest, but not of sufficient merit to warrant being added to the national list of buildings of special architectural and historic interest., or, a historic feature or element of a listed building which may not be original but nevertheless make a contribution to significance of the special architectural interest of the building and / or its setting
Low significance	A feature or element that makes a low or minimal contribution to the special architectural interest of the building and / or its setting.
Neutral	A feature or element insufficient to cause harm to or detract from any significance
Damage / Intrusion	Features or alterations that have removed earlier features of significance, or where original features have been removed in entirety(e.g., exposing joists originally covered with lath and plaster, or replacement windows of an inappropriate design or material), or where a modern intervention detracts from the original building (e.g., subdivision of an original room plan).
Method of Assessment: This site was assessed via detailed inspection of Barns 7 & 8 internally and externally. Barns 1-6 have been inspected externally and where possible, internally. Primary research has also been undertaken in order to understand the history and development of the farmstead.	

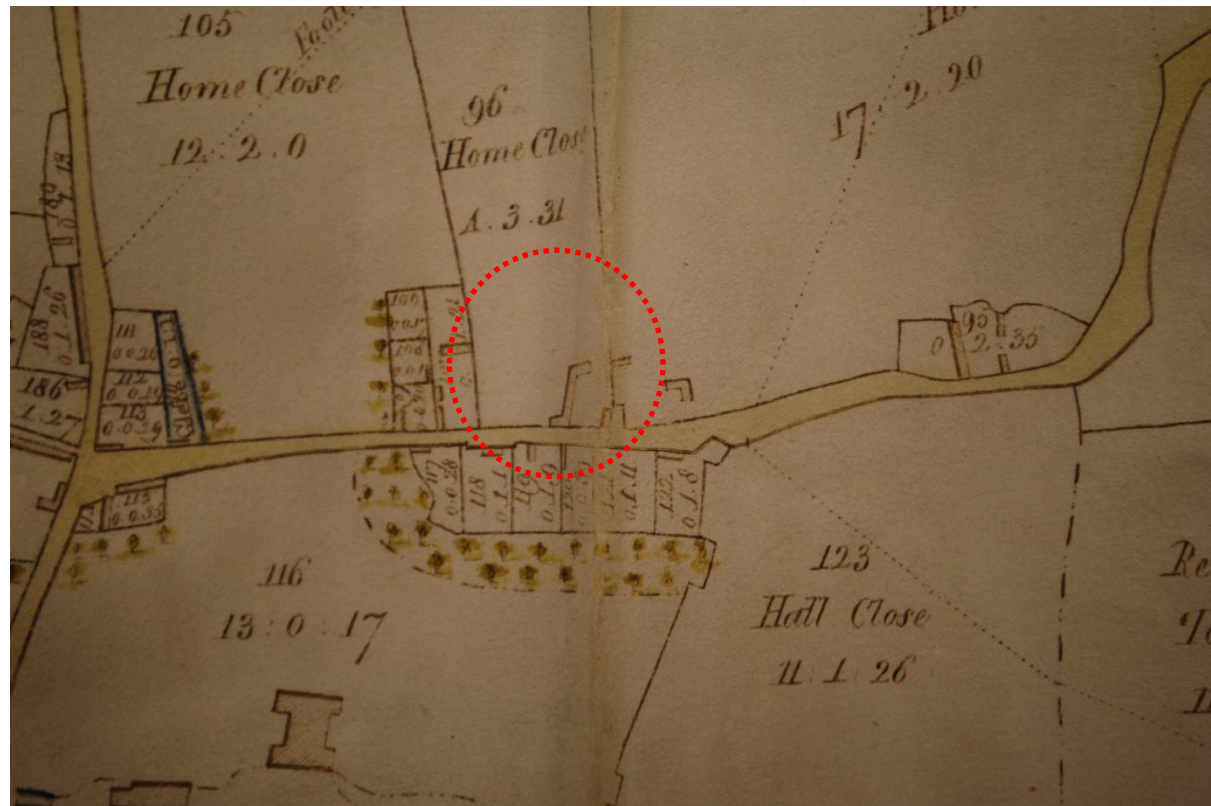
² Published by English Heritage in 2008.

3. Brief History and Development (of the site and its setting)

A combination of physical inspection of the buildings and other sources including old maps are used to understand the history and development of the site. Village Farmhouse is noted in the official list description as dating from the mid-18th and early 19th century. However, the earliest evidence for the site is the Map of part of the Lordship of Blankney, surveyed in 1799 by William Taylor for the Scopwick & Blankney Inclosure Award of 28 November 1805.

Fig 1, right, 1799 map accompanying the Scopwick & Blankney Inclosure Award. Plot 96 is the location of Village Farm and is named Home Close. The red circle indicates the area of Village Farm. The Award notes that Plot 96 is a 'House and Home Close'. There is no farmstead on the site. A farmstead is noted on Plot 95, but this is located where Kennel Farm is now. Part of the existing Village Farmhouse and its attached range could be the buildings indicated on the 1799 map. Village Farmhouse has a gabled elevation to the back edge of pavement. This has kneelers and 6/6 vertical sliding sash windows and although has been altered since appears to be of mid to late 18th century origin.

There is little by way of development on the northern side of Village Lane, other than some small plots to the west of Village Farm.



Source of image: Lincolnshire Archives



Fig 2, 1818 Ordnance Survey Drawings, the northern side of Village Lane is well developed. A Georeferenced overlay shows that some of the farm buildings may have been developed, but the map is not sufficiently detailed cartographically to provide any firm details.

Source of image: British Library



Fig 3, 1888 OS Map, surveyed in 1886, shows Village Farm with the house extended to an L plan and a range of farm buildings and structures have been added between 1818 and 1886.

Source of image: NLS

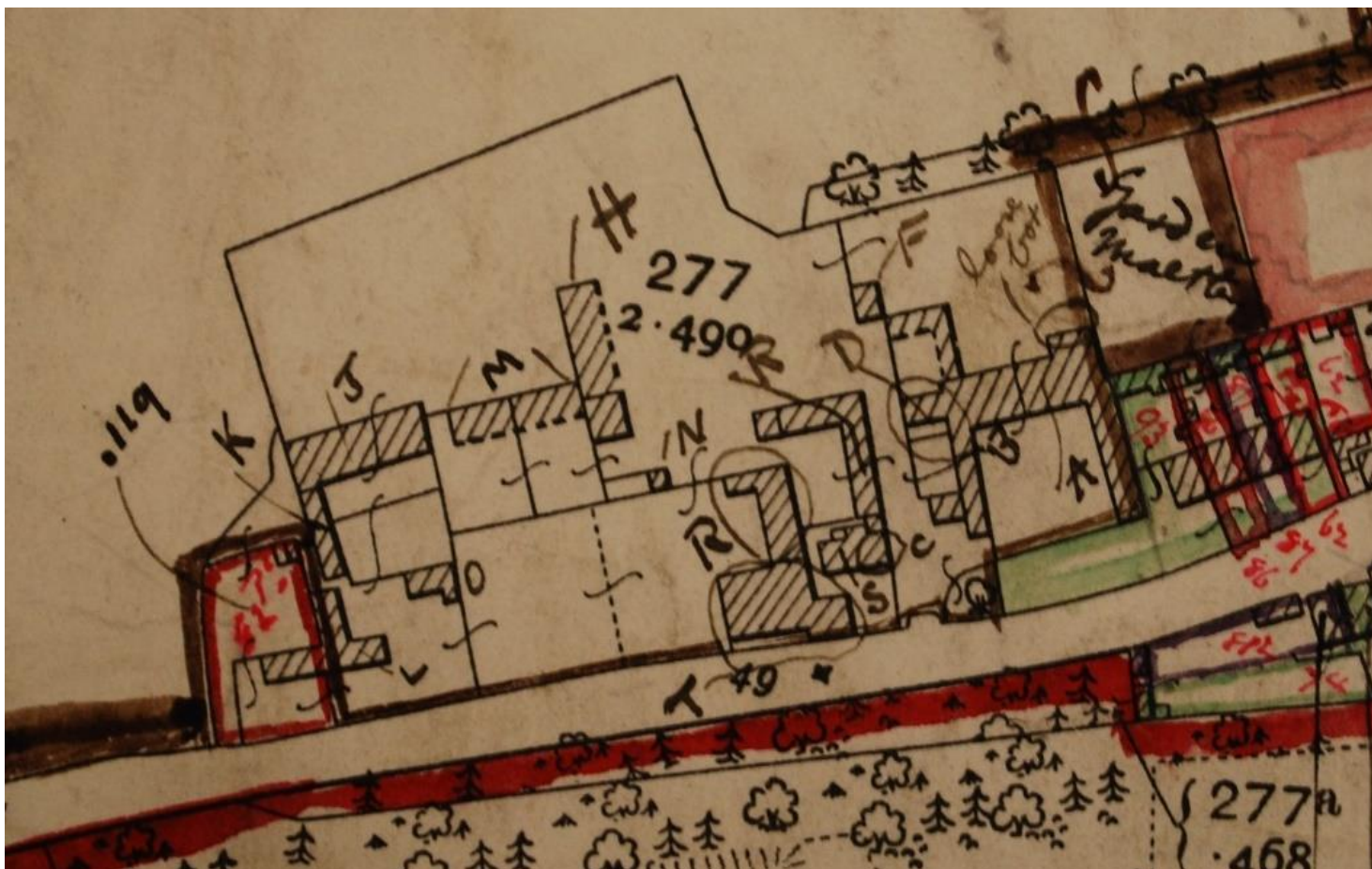


Fig 4, Land Tax map, surveyed in 1886 and revised 1904. There is no change to the arrangement or number of buildings since 1888. Old map keys have been used to note that building M, H and F (the two latter since demolished) are open fronted buildings. Building F is a dovecote (see also Fig 5). The arrangement around Village Farmhouse and barn directly attached to it, and those which form a courtyard around it, have changed little since 1904. The owner of the farm is recorded as Lord Londesborough, who bought the Blankney estate from the Chaplin family in 1892, and is occupied by William Maltby, Farmer. Later maps exist but show no change to the farmstead as late as 1956.

Source of image: Lincolnshire Archives



Fig 5, a photo of circa 1968 (G reg number plate on the van is 1968) of Village Farm. There is a pyramid roofed tower as a focus seen along the drive into the farm. Peeping above the half-hipped roof on the right, a two-storey linear range existed (see old maps) and this an E-W ridgeline. Two smaller single storey outbuildings also existed with hipped pantile roofs, again, their plan is seen on the old maps. The two-storey tower building is very likely to be a dovecote and forms an eye-catching building. This has since been demolished and the entrance is now wide open with views to fields beyond behind a wide automated security gate. To the side of the tower is seen a smaller black coloured building, perhaps of blackened timber cladding?

Source of image: supplied by Paul Skepper of RDC, original source Gareth Hughes NKDC.

The circa 1968 photograph demonstrates that much change has occurred in the late 20th C (post 1968), which saw the expansion of Village Farm. A number of large timber frame buildings and other steel framed extensions have been installed, some of these located in place of, or directly affixed to historic buildings, some of which have been partly demolished or altered. Three free standing post 1956 agricultural buildings have a named manufacturer, English Brothers Limited, of Wisbech.³ Two of the three are timber framed structures

³ This company formed in 1847 as Gabriel, Wade & English, who were timber importers at the busy port of Wisbech. By 1900 the company focused on specialist timber engineering and innovation and specialised in agricultural buildings and stores. <https://www.eb-bespoke.co.uk/our-heritage/>

4. Setting and Context Plan (noting key features and photo locations /views)



Village Farm is located on the northern side of Village Lane (Drury Lane) and beyond is open countryside. The southern side of Village Lane has a green verge along most of its length, opening out to a wide grassed verge with a tall stone wall enclosing the grounds of the now demolished Blankney Hall opposite Village Farmhouse.

The northern side of the lane is dotted with mostly early to mid-19th century stone-built traditional cottages or houses, linear in plan form mostly. Village Farm is an L plan house with a gable to the street. Almost all properties are enclosed by stone garden walls.

There are few modern buildings in this area other than modern flat roof garages (to be replaced) and the Cricket Pavilion, set in a large green field.



Long View 1 – looking towards Village Farm from the easterly end of Village Lane (where the road forks) and the northern boundary of Blankney Conservation Area. This is a predominantly agricultural setting with few domestic buildings in view. White arrow indicates Village Farmhouse.



Long View 2, from the B1188, looking towards Village Farm and the northern boundary of Blankney Conservation Area, again agricultural in character. Village Farm is seen as a close-knit complex of large buildings from the B1188 with no clear view of Village Farmhouse at all.



View 3, looking towards the farmstead, over the garden of Village Farmhouse, the gable end of the early 19th C farm building of Barn 6 can readily be seen.

The early 19th C threshing barn is obscured totally by the timber framed modern structure. The scene is generally one of large modern industrial buildings.

View 4, view over garden of Village Farmhouse, with Shepperd's Cottage on the left. The modern farm buildings are a dominating element.



Fig 5, view towards modern farm buildings over the enclosed walled garden of Village Farmhouse.



View 6, view from Drury Street, looking towards the historic farmstead, modern roof coverings dominate the site.



View 7, entrance to Village Farm, now open, but compare this with the circa 1968 photograph (Fig 5) showing a tower formed a view stop.

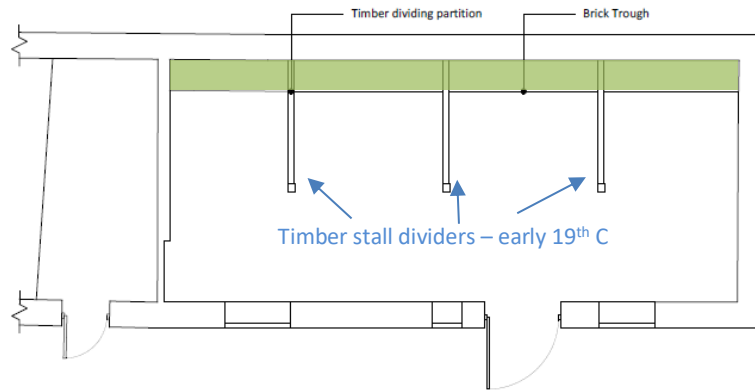


5. Phased Plan – Village Farm (showing building numbers/names and dates of development)

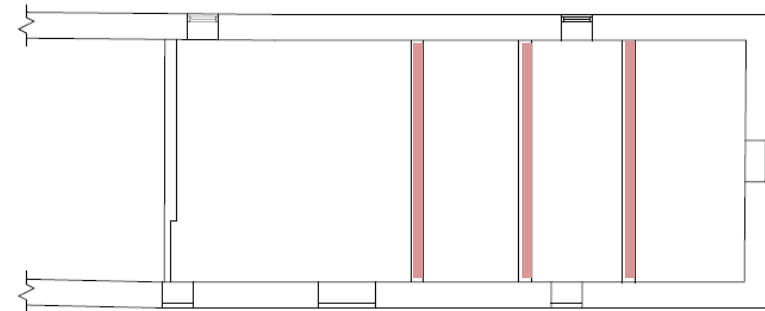


Important Note: Village Farmhouse does not form part of the proposed development site.

6. **Plan of Barn 8** (listed by virtue of structure directly affixed to Village Farmhouse) – noting internal architectural features of significance



**Ground Floor Plan
Barn 8**



**First Floor Plan
Barn 8**

Barn 8 is directly attached to Village Farmhouse and appears to date from around 1799 (seen on the enclosure map). The interior contains timber stalls and brick feeding troughs (shaded green on ground floor plan) to the western wall, there are three large timber beams (shaded in pink on first floor plan), roughly square, which may possibly have had a floor covering over a portion of the stable.

Barn 8 is considered to be of a higher level of significance than other buildings, on the farmstead, being directly attached to the principal listed building, and for its unaltered appearance. As such a plan is included with this assessment.

7. Photographs



P1 – South (principal) elevation of Village Farmhouse, gates and railings, grade II listed building.



P2 – east elevation of Village Farmhouse with attached stable of 1799 (Barn 8) and courtyard outbuildings.



P3 – west elevation of Barn 3 with gates to enclosed courtyard beyond.



P4 – east elevation of stable attached to Village Farmhouse.



P5 – south elevation of Barn 7, facing courtyard to Village Farmhouse. Note the stone and brick construction.



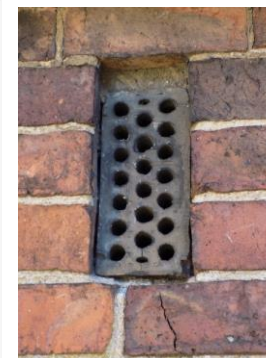
P6 and P7, composite photo showing west elevation of Barn 7 facing courtyard of Village Farmhouse. The right-hand side was four open bays. Behind the replacement plank door on the left is a 19th century four panel door and inset.



P8, left, timber stanchion of Barn 7 open cart shed with later timber infill.

P9, top right, stone single storey range forms a courtyard on the south side of the courtyard. Village farmhouse to the back of the photo.

P10, an engineering brick forms the vent in the wall of Barn 7.





P11 – looking south towards Village Farmhouse and attached stable (Barn 8) from the farmyard. Note the breezeblock structure (Barn 2) detracts from the setting of Village Farmhouse.



P12 – looking south from the farmyard towards the north elevation of Barn 7, which although shown on the 1799 Enclosure Award Plan has been substantially overbuilt with brick.



P13 – East elevation of Barn 7, Village Farm.



P14 – east elevation of Barn 6 (section 1, early 19th C), to its right, section 3 of Barn 6, a modern portal frame building of post 1956, and far right, a timber framed agricultural building of post 1956, both the latter by English Brothers, Wisbech.



P15 – south gable of Barn 6 (section 1 early 19th C), brick base, and roughly course limestone above. A modern open fronted shed sits in close proximity.



P16 – right of photo, open fronted modern shed forming part of Barn 6, possible re-used local stone walls internally. Left, English Brothers of Wisbech open sides timber shed, post 1956.



P17 – west gable of Barn 6, post 1956 section, with coped, stepped and raised gable.



P18 – post 1956 English Brothers timbe frame roof, unusual construction, set directly beside the south elevation of the early 19th C threshing Barn.



P19 - Shepherd's Cottage, seen from the rear, with tall stone walled enclosure of Village Farmhouse and farm, noting the proximity of the post 1956 timber framed barn.



P21- east gable and part of north wall of the early 18th C threshing barn have been rebuilt with breeze block in the late 20th C, however, tradition form is maintained



P22 – north west corner of the early 19th C threshing barn, with a slightly later lean-to with red brick infill.



P23 – post 1956 - Barn 5 is timber framed rather than steel, six open bays, once open all round (note the later timber infill on the side), designed by English Brothers, Wisbech. A more traditional form and a catslide roof make the building distinctive.



P24 – Interior of Barn 5 has a complex structural timber frame. English Brothers have, since the early 1900's produced structural timber buildings of innovative design. This structure is not without some merit for a building of its type.



P25 – View of Village Farm from NW of site, looking towards Village Farmhouse and the conservation area (a row of 19th C stone terraces). Barn 5 and part of its open front seen on the right.



P26 – top, modern pre-cast concrete garages replaced part of the historic farmstead.

P27 - red brick wall and Barn 3 form a courtyard. The modern garages are an inappropriate intrusion to the historic farmstead.





P29 - entrance to Village Farm with single storey range and Village Farmhouse on the right.



P30 - top left, Barn 4, is a five bay open fronted cart shed (? – not accessible) lies at the eastern end of Village Farm and forms a part of a historic courtyard arrangement with Barn 3. The enclosing wall seen on the left of the photo may have formed part of a two-storey building (just seen on Fig 5) shown on old maps.

P31 – top right, looking over the courtyard to the tall external stone wall that bounds Village Farm on its southerly side.

P32 – bottom left, looking into the courtyard from the gates adjoining Barn 3.





P33 – low stone boundary wall of Village Farm, and beyond the taller stone walls of the courtyard. The hipped roof on the right is Barn 4, and the pantile roof on the left is Barn 3.

8. Photographs – Interior (Barn 7 and 8)



P34 – left, Interior of Barn 8, noting the three large roughly squared beams and the timber stalls and feeding racks and troughs. Original paviers to the floor covering and original joinery survive intact.

P35 – top right, beam and cast-iron tie, interior of Barn 8.



P36 – timber stalls and feeding racks, Barn 8.



P37 – timber stalls, feed racks, and black painted walls. Detritus obscures brick feeding trough behind.



P38 – brick feeding trough and timber feeding rack above, interior of Barn 7.

P39 – interior of Barn 7, northern range.





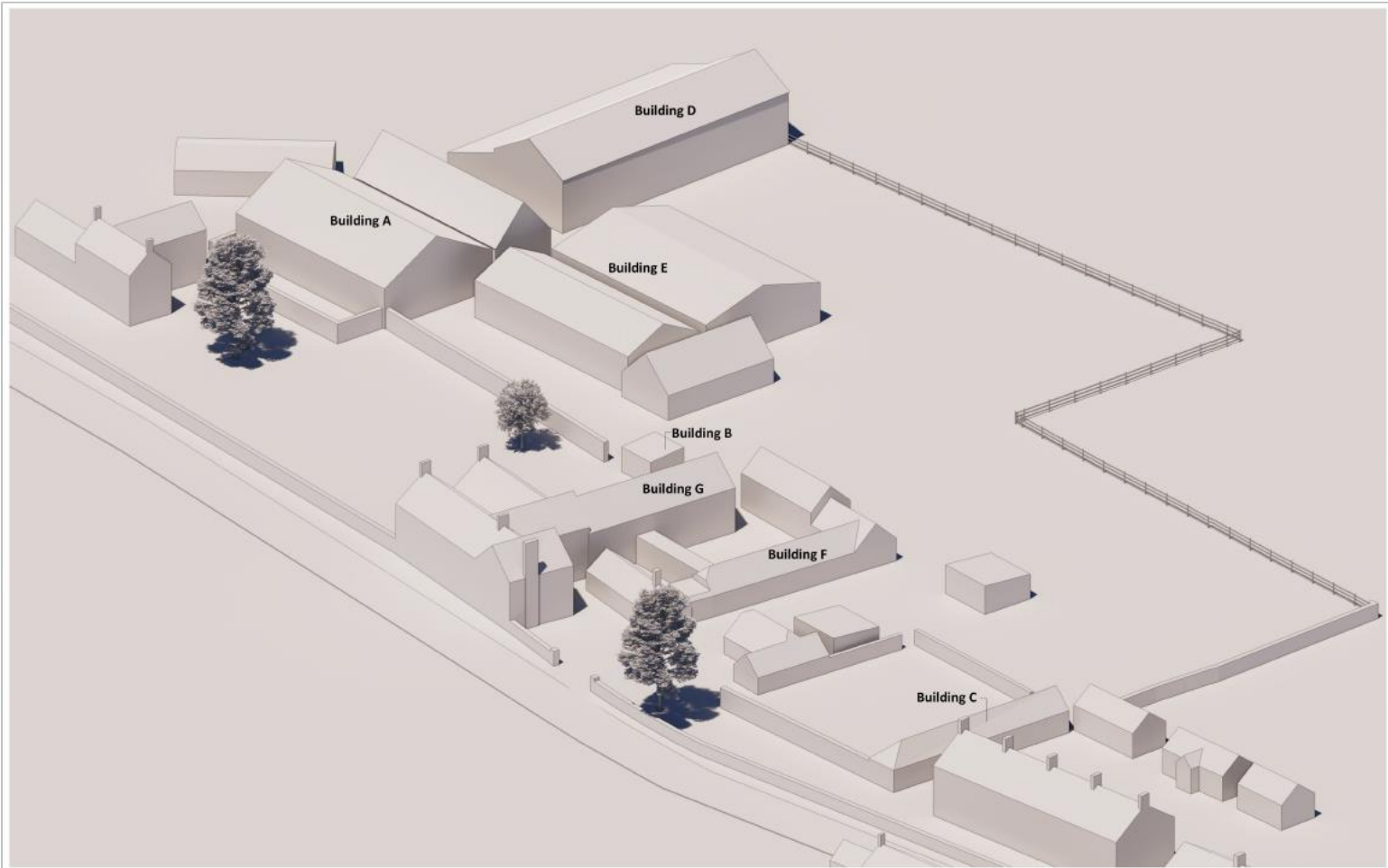
P40 – left, interior of Threshing Barn, has a replacement roof structure (authentically detailed).

P41 – canted ventilation slot, interior of Threshing Barn.

9. Description of Proposed Development

Proposed development consists of the residential conversion of redundant historic farm buildings, some to be extended in a traditional style following removal of a number of modern structures, and 5no. new residential units, associated car parking and landscaping. Plans and supporting information have been supplied for a heritage impact assessment by Robert Doughty Consultancy and includes:

- a) Drawing reference number: 1290-6PL-LP01 – Location Plan, dated 02 February 2023
- b) Drawing reference number: 1290-6PL-SP01 – Existing Site Plan Plan, dated 02 February 2023
- c) Drawing reference number: 1290-6PL-LS01 – Proposed Site Plan, dated 02 February 2023
- d) Drawing reference number: 1290-6PL-SP02 – Proposed Site Plan, dated 02 February 2023
- e) Drawing reference number: 1290-6PL-VS01 – Existing Site Massing, dated 03 February 2023
- f) Drawing reference number: 1290-6PL-VS02 – Proposed Site Massing, dated 03 February 2023
- g) Drawing reference number: 1290-6PL-GA01 – Barn A, Existing Plans & Elevations, dated 02 February 2023
- h) Drawing reference number: 1290-6PL-GA02 – Barn B-C, Existing Plans & Elevations, dated 02 February 2023
- i) Drawing reference number: 1290-6PL-GA03 - Building D, Existing Plans & Elevations, dated 02 February 2023
- j) Drawing reference number: 1290-6PL-GA04 - Building E, Existing Plans & Elevations, dated 02 February 2023
- k) Drawing reference number: 1290-6PL-GA05 - Building F-G, Existing Plans & Elevations, dated 26 January 2023
- l) Drawing reference number: 1290-6PL-GA06 – Plots 1 and 2, Proposed Plans & elevations, dated 15 December 2022
- m) Drawing reference number: 1290-6PL-GA07 – Rev B – Plot 2, Proposed Plans & Elevations, dated 10 November 2022
- n) Drawing reference number: 1290-6PL-GA08 – Rev B – Plot 4, Proposed Plans & Elevations, dated 10 November 2022
- o) Drawing reference number: 1290-6PL-GA09 – Rev B – Plot 5, Proposed Plans & Elevations, dated 10 November 2022
- p) Drawing reference number: 1290-6PL-GA10 – Rev A – Plot 6, Proposed Plans & Elevations, dated 10 November 2022
- q) Drawing reference number: 1290-6PL-GA11 – Plot 7, Proposed Plans & Elevations, dated 10 November 2022
- r) Drawing reference number: 1290-6PL-GA21– Rev A - Plot 8, Proposed Plans & Elevations, dated 10 November 2022
- s) Drawing reference number: 1290-6PL-DD01 – Proposed Boundary Treatments, dated 22 March 2023
- t) 20230222 Design Rational Notes – with notes re listing



NTS @ A3	Client Blankney Estates Ltd	Project Village Farm Development Drury Street, Blankney	Drawing Existing site massing	Job Number 1290-6	Drawing Number 1290-6_PL_VS01	Date - 03/02/23 Drawn By - WW Checked By - LMS	Tel: 01529 421646 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk	rdc Robert Doughty Consultancy
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DWG no. 1290-6-PL-VS01 - Village Farm, Blankney – Site Massing – As Existing. Building A, D and E are post 1950 modern farm buildings.

DWG No 1290-6-VS02 – Site Massing – As Proposed.



Plots 1 and 2 - are based on traditional agricultural design with a small enclosing courtyard replacing Building D.

Plot 3 - retains historic barn, removed modern Building A with a traditional single storey added.

Plot 4 retains historic barn and part of modern building with contemporary alterations.

Plot 5 is conversion of historic barns attached to Village Farmhouse.

Plot 6 – a new build based partly on historic maps and photos of a former dovecote.

Plot 7 – a new dwelling in agricultural style with contemporary glazing.

Plot 8 – a new dwelling in agricultural style based on historic map evidence of previous structures.

A3	Client Blankney Estates Ltd	Project Village Farm Development Drury Street, Blankney	Drawing Proposed site massing	Job Number 1290-6	Drawing Number 1290-6_PL_VS02	Date - Drawn By - Checked By - 02/02/23 WW LMS	Tel: 01529 423646 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk	
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DWG no 1290-6-PL-SP02 showing proposed site plan with landscaping and boundary treatments. Open cart sheds (building C on 1290-6-PL-SP01 is not converted but retained as part of Plot 8.

10. Assessment of Significance / Heritage Impact Assessment

This assessment, in chart form, considers the significance of the heritage asset(s), including setting, group values (where appropriate), and then assessing the impact of any proposed development against any identified heritage significance in relation to the proposed development. The proposed development is carefully considered against relevant best practice guidance, and where an element of a proposal results in the total loss of a feature, rather than its retention, the impact will obviously be harmful to the heritage asset. Where damages/intrusions to significance are removed and restore original features this will enhance significance.

Guidance and advice used to inform the impact of the proposed development includes:

- Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse – Historic England (2017).
- Guidance on Alterations to Listed Buildings – Institute of Historic Building Conservation (Jan 2021) – nationally adopted guidance.
- Making Changes to Heritage Assets. Historic England Advice Note 2 (HEAN 2) (2016)
- Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning Note (2017 sec. ed).

Assessment of Heritage Significance / Heritage Impact Assessment		
Building / Room / Feature affected	Description of Asset/Assessment of Significance	Proposed development and its Impact upon identified significance
Village Farmhouse and its setting (see also Section 4 - Contextual Plan and related images).	<p>Village Farmhouse is of sufficient special architectural and historic merit to be statutorily listed at grade II. Village Farmhouse is of high significance.</p> <p>The setting of Village Farmhouse consists of open gardens to the west, with tall stone walls bounding its northern side and this divides the use between its own gardens and the working farmstead on the northern side of the wall. The gardens to the west very much form a pleasant setting to Village Farmhouse, with its contiguous local roughly coursed limestone boundary wall running along Village Lane. At the west end of Village farm is Shepherds Cottage, an early 19th</p>	<p>Village Farmhouse does not form a part of this proposed development. A barn and other outbuildings directly attached to it (and therefore likely to be considered a part of the principal listed building) will become a separate entity, without any physical change to the principal listed building through conversion. Sufficient amenity will be required for the long-term amenity of the farmhouse (e.g., for gardens, access, garaging) without compromising the principal listed building or its setting.</p> <p>The impact on the setting of Village Farmhouse as a result of the proposed development will generally be considered an enhancement to its setting, particularly through the removal of large modern roof structures with cement / asbestos roof coverings. Where modern structures are retained, or where historic</p>

Assessment of Heritage Significance / Heritage Impact Assessment		
Building / Room / Feature affected	Description of Asset/Assessment of Significance	Proposed development and its Impact upon identified significance
	<p>century farmhouse, which although unlisted is of considerable architectural merit. There are important views over the tall garden wall of Village Farmhouse of the historic farmstead, but modern farm buildings do impede views, especially of the Threshing barn. The setting and views to the west of Village Farm are of high significance.</p> <p>To the east of Village Farmhouse lies the courtyard consisting of Barns 3 and 4, which form a setting of high significance to the east.</p> <p>Views of Village Farmhouse from the northern side of the historic farmstead are marred by Barn 2, a modern breeze block building and also be section 3 of Barn 6 (post 1956 portal frame structure) but the farmhouse and its attached courtyard barn range is seen as a very pleasant group of historic buildings on approach through the entrance to the farmstead, and view of it from various locations around the farmstead, especially from the NE and between barns 7 and section 1 of Barn 6, an early 19th C farm building. Views and glimpsed and framed views are important elements of the setting of Village Farmhouse is experienced, both within and outside of its boundary.</p> <p>The open nature of the historic farmstead and losses to historic farm buildings is a detraction to the setting of the historic farmstead, and losses include the tower (see photo an old map evidence) and a large two storey building that formed an enclosure with Barns 3 and 4 on the east side of the farmstead (the tip of the gable is just seen in the photo in Fig 5).</p>	<p>buildings have lost original roof coverings, these will be replaced with natural clay pantiles. This will result in much improved views across the farmstead over the gardens of and surrounding the setting of Village Farmhouse as seen from Drury Street (see views, 3, 4 and 5).</p> <p>In relation to setting of Village Farmhouse the following observations are made in relation to each proposed plot:</p> <p>Proposals for <u>Plot 1 and Plot 2</u> will not have a direct impact on any views as seen from Village Lane. As regards views from Village Farmhouse to Plots 1 & 2, there will be no direct view of these structures, and all that is likely to be seen is the upper levels of a tradition pantile roof.</p> <p><u>Plot 3 & Plot 4</u> will result in the removal of two modern buildings. The reinstatement of a pantile roof to the historic barn of Plot 3 will result in an enhancement to significance of not only the building, but also to views from Village Lane towards the farmstead. A new range in traditional style will be an enhancement over the existing arrangement. Plot 4 will also have a new roof covering of pantile. Again, this will be what is visible from Views 3, 4 and 5, and is considered to be an enhancement.</p> <p><u>Plot 5</u> is directly attached to Village Farmhouse but still forms part of its setting. The proposed conversion and extension have been carefully designed to avoid any harm to the setting of Village Farmhouse and how it is experienced, and in relation to views from it into the courtyard of Plot 5.</p> <p><u>Plots 6, 7 and 8</u> are new structures, and of these, <u>Plot 6</u> will have the most impact on how Village Farmhouse and its setting is experienced. A new 'dovecote tower' is proposed, and follows much of the form seen in an old photograph. The new development will form a similar 'eyecatcher' as that seen historically. There will be a new brick wall in front of the development that will effectively conceal the</p>

Assessment of Heritage Significance / Heritage Impact Assessment		
Building / Room / Feature affected	Description of Asset/Assessment of Significance	Proposed development and its Impact upon identified significance
		<p>ground floor of the tower which has large contemporary doors to its private garden. The setting as experienced looking into the farmstead will change quite dramatically, but not in a harmful way, given there was a very similar structure historically.</p> <p><u>Plot 7</u> is set to the NE corner of the site and there are various structures between the two with little or no intervisibility. The proposal will have a negligible impact on how the setting of Village Farmhouse is experienced.</p> <p><u>Plot 8</u> is based on historic maps and an old photo, and is of traditional form. This will replace a very unattractive modern cast concrete pair of domestic garages. The traditional nature of the design is considered to be an enhancement to the setting of Village Farmhouse. However, a long section of historic red brick wall is to be demolished to achieve this. This results in some harm to significance. The wall may a truncated remnant of one of the historic ranges shown on historic maps, or may be a replacement structure. The proposed new range has a historic precedent and will help to retain the enclosed courtyard arrangement, and the arrangement of historic division within the farmstead. From outside the site from Village Lane and the main entrance to the farmyard, there will be no visible impact as a result of the loss of the wall. New pantile covered roof structures will be visible but as shown on historic maps, this is considered appropriate to the historic farmstead.</p>
Farm Buildings – in numerical order		
Barn 1 (see Phased Plan for location)	Barn 1 consists of an early 19 th century barn, with large doors to each side indicating this was first constructed as a threshing barn. Constructed of local roughly coursed limestone originally, the easterly gable and part of the NE elevation have been rebuilt in breezeblock. The roof covering has been replaced with concrete tiles where it is likely pantiles once covered the roof.	Proposed development <u>Plot 3</u> - consists of the retention of the early 19 th century stone barn for residential conversion, including a new linear range added to its southern elevation, forming an enclosed courtyard. A modern timber frame building is to be removed which will better reveal the historic barn. A pantile roof covering will be reinstated (removing an inappropriate concrete roof tile) and combined with the removal of the modern farm buildings will result in a substantial enhancement to significance .

Assessment of Heritage Significance / Heritage Impact Assessment		
Building / Room / Feature affected	Description of Asset/Assessment of Significance	Proposed development and its Impact upon identified significance
	<p>The original threshing door openings and breather vents are extant. Some larger modern openings on the north elevation. To the western end, a small infill brick lean-to of mid-19th C origin. A timber framed English Brothers open sided barn has been added to the southern elevation and covers the yard to the front of the threshing barn.</p> <p>Due to alterations since first constructed, the original element of barn 1 whilst being of a moderate level of architectural merit, still holds a high level of significance for evidential and historic values.</p> <p>The English Brothers Barn is an interesting timber frame construction with a roof structure that is of architectural and historic interest for a relatively modern building (a modern version of scissor bracing) . However, located as it is, it detracts from the stone threshing barn which seen from its southern elevation, and also detracts from the historic farmstead and its group value when seen from Village Lane looking over the gardens of Village Farm.</p> <p>The following features are of high significance in their own right and should be retained:</p> <ul style="list-style-type: none"> ○ Original stonework of the 19th threshing barn ○ Original openings including threshing doors and breather vents <p>The later brick infill lean-to is of a low to moderate level of significance.</p> <p>Other detractions to architectural significance include:</p>	<p>Retention and repair of the early 19th century elements of the barn will sustain significance generally. Key architectural features including the breather vents are retained on the south elevation. Other original and modern openings to both the north and south elevation are retained and used for light with new glazed screens which are considered to be an appropriate style of modern infill for barn conversions.</p> <p>Retention of the reconstructed breeze block elements are also retained, covered with vertical timber cladding. This is an honest and contemporary design approach which contrasts the old and the new in an acceptable contrasting natural material, to be found on many farmsteads in buildings old and new.</p> <p>The proposed extension is quite large, but of linear form, and generally of a scale and mass appropriate to the existing agricultural structure and is constructed of stone. The east elevation has no windows, helping to maintain an agricultural appearance as seen from the historic farmyard. The internal elevation contains glazing and timber screening, but in this location, is not likely to be visible from most locations around the farmstead. With regard to new extensions to historic farm buildings Historic England advise:</p> <p style="padding-left: 40px;">Avoid the construction of extensions that compromise the character and setting of the farm building. Instead, consider extensions and new buildings that work with and enhance the historic plan form of the farmstead. Extensions and new buildings can also be used to conserve the significance of buildings which are too sensitive for intensive adaptive reuse requiring a high degree of subdivision.</p> <p>The spatial quality of the original historic barn is retained, and no new openings are needed as a result of a traditional extension.</p>

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	<ul style="list-style-type: none"> ○ Breezeblock interventions to the early 19th C barn ○ Replacement concrete roof tiles. 	Overall, the proposal for Plot 3 is considered to be an enhancement to its architectural and historic significance with detractions removed.
Barn 2	Barn 2 is modern breeze block structure with a flat roof dating from circa 1970. An earlier building existed on this site. Barn 2 is not of any architectural merit whatsoever and detracts from the setting of Village farmhouse.	To be demolished – this will result in the removal of an inappropriate modern structure and will result in an enhancement to the setting of Village Farmhouse.
Barn 3	<p>Barn 3 dates from between 1819 and 1888, probably mid-19th century. Constructed of local limestone, roughly coursed, set under a half-hipped pantile roof. Attached is a lower range, which gives rise to an L plan form, and the building forms the SW corner of an enclosed courtyard with gates attached. Double door to south elevation is an original opening as is a single door to the lower range. The interior was not available for inspection.</p> <p>Barn 3 is unaltered (externally) and is of high architectural, historic and evidential significance.</p>	<p>Retained with Village Farmhouse. No change proposed. Retention of this building with Village Farmhouse will ensure that the gardens to the east of village farmhouse will not be pressured for garaging in the future (which could well be harmful to its setting).</p> <p>Sustains architectural & historic and evidential significance.</p>
Barn 4	<p>Barn 4 is a single storey open fronted cart shed dating from the mid-19th century, with external walls constructed of local limestone, roughly coursed, set under a hipped pantile roof. The west elevation has brick piers.</p> <p>This building forms a courtyard with Barn 3, and the whole is enclosed by old red brick walls (part of which are possibly remnants of much large structure seen on old maps).</p> <p>Barn 4 is unaltered and is of high architectural, historic and evidential significance.</p>	Retained as garden buildings to <u>Plot 8</u> – shown on site plan as proposed. Sustains significance. Sympathetic repairs may be required.
Barn 5	Barn 5 is an open fronted timber framed barn dating from circa 1956 designed by English Brothers of Wisbech. The exterior is clad with timber and a catslide roof (with a small separation at the eaves) of corrugated asbestos or perhaps	To be demolished following encouragement through pre-app advice from NKDC with 2 no, new dwellings (<u>Plots 1 & 2</u>), designed in a traditional agricultural style would be constructed in its place.

Assessment of Heritage Significance / Heritage Impact Assessment		
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	<p>cement fibre board. The timber roof trusses have a scissor like brace and are angled, quite unusual. There are six open fronted bays, marked by timber beams with timber clad diagonal bracing to each side.</p> <p>English Brothers still operate in Wisbech and were founded in 1847 as timber importers. According to their website, in the early 1900's the company began to focus on 'specialist timber engineering and innovation' and made specialist agricultural buildings and stores. The company now manufacture timber framed houses.</p> <p>This barn, although around fifty years old, is not without some architectural merit for a building of its type. This building contributes to the farmstead as a whole and also holds some evidential value about changing farm practices. Barn 5 is the best example of the three English Brothers buildings on the farmstead.</p>	<p>As a modern building of some limited merit, mainly for its scissor braced timber frame, manufactured by a well-known specialist company, the loss of the building will result in loss of evidential values in relation to changing farm practices.</p> <p>New development is proposed in its location which will consist of a single-storey pair of buildings contained within a walled enclosure, rectangular in plan form, with a pair of garages joined to the new buildings via a tall wall. The location is appropriate and aligns with advice in Historic England advice in relation to new development on historic farmsteads which advises:</p> <ul style="list-style-type: none"> ○ Site new buildings on the footprint of lost buildings or site them so that they respond and are sensitive to the historic plan form of the site and its wider setting in the landscape, and; ○ Use the historic character of the site to inform the scale, massing and form of new buildings. Ideally the new elements should not compete or be overbearing to the traditional farm buildings.⁴ <p>The design of Plots 1 & 2 responds well to the above advice.</p> <p>Proposed materials are natural stone walling under a clay pantile roof covering, with powder coated aluminium windows and doors.</p> <p>The proposed replacement building is much more traditional in form and more suited to the historic style of the farmstead than the modern building. Overall scale, mass, proportion and design is based on existing historic buildings on the site and locally distinctive. Fenestration to visible elevations is fairly traditional in size.</p>

⁴ National Farmstead Assessment Framework, Informing sustainable development and the conservation of traditional farmsteads. Historic England, 2015, page 12.

Assessment of Heritage Significance / Heritage Impact Assessment		
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		The quality of the new stone masonry will be a key element that will need to match the existing buildings (e.g., roughly coursed stone, rather than ashlar stone or new rock faced stone). The LPA can ensure this is achieved through the use of suitably worded planning conditions.
Barn 6	<p>Barn 6 consists of three different elements:</p> <ol style="list-style-type: none"> 1. An early to mid-19th century farm building, single storey, constructed of local limestone, roughly coursed, built on a plinth of handmade red/brown brick, set under a pantile roof. Part of the east elevation was once open, with later timber (but still historic) timber infill doors and panels set between red brick piers with rounded brick corners. Original openings and joinery survive on the south elevation and the east elevation. One original door and frame survive on the north elevation. <p>The early to mid-19th century farm buildings is moderate to high architectural and historic significance as a complete and little altered structure.</p> <p>There are remnants of an earlier building (seen on old maps) also dating from the early to mid-19th century lie to the west of the farm building, consisting mainly of a local limestone tall wall. Topped with breezeblock (which has been added to the original wall to create the modern addition to the historic farm building).</p>	<p>Barn 6 becomes proposed <u>Plot 4</u></p> <p>The proposed development consists of the retention of an early to mid-19th century farm building and the remodelling of a modern farm building attached to it, and the removal of a mid-20th century modern barn on the northern side.</p> <p>Retention of the early to mid-19th century farm building will sustain significance. Original openings and the pattern of fenestration are retained, with either glazed screen or vertical timber boarding on the east elevation. An old door is shown as retained (this may need repair or exact replication) on the north elevation. The south elevation reinstates missing window details (cannot confirm without removal of temporary protection boards or internal inspection). A door to the south elevation contains a plank door (seen in photos) but is not shown on plan. Retention of this door or its replacement in authentic style is advised. Retention of the building without major or inappropriate change to its appearance will sustain its architectural and historic significance externally.</p> <p><i>Note: the impact on the interior cannot be assessed – no access was provided to this building when the site was inspected.</i></p> <p>Retention of the modern structure attached to the historic barn is proposed. This modern addition was constructed over a historic stone wall which is retained end will be better revealed through the removal of the modern building to its north. A replacement roof structure in a more traditional style is helpful in assimilating the modern structure into the wider historic farmstead. Modern glazing to the south elevation. Whilst the retention of the modern crow-stepped gable at the western end of the structure is an honest approach, it is nevertheless an alien feature in a farmstead that will no longer have other modern buildings retained, but rather, a</p>

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	<p>The remnants of the stone wall have moderate significance for evidential reasons and some limited group value.</p> <p>2. A breeze block open fronted structure lies to the south of the above wall remnant. This has a modern roof structure supported on breeze block piers. The gable end is stepped.</p> <p>The breeze block structure is not of architectural or historic interest but has some limited evidential value demonstrating changing agricultural practices during the 20th C. but is a detraction to views over Village Farm from Village Lane.</p> <p>3. A circa 1956 English Brothers Building, open sides (covered with sheet) and open fronted, steel frame. More of a portal frame shape. Not of architectural interest, and not the same quality as Barn 5. Located in a way as to be a detraction to surviving historic farm buildings.</p>	<p>series of new buildings in traditional style. Covering the crow-stepped gable with vertical timber boarding will cover breezeblock finishes which will appear out of character with the rest of the conversion. Likewise, the modern blockwork about the original stone wall will also be clad in timber.</p> <p>Overall, the retention and the sympathetic repair (which is required) of the historic barn will sustain significance, the modern elements are an improvement over the existing arrangement. Quality, surface treatments, etc., of materials used will be important (the LPA can control this via suitably worded conditions).</p>
Barn 7	<p>Barn 7 consists of the remnants of a building from 1799, now much reconstructed in the mid-19th century by overbuilding with red brick. Stone additions of the mid-19th century also, form an L plan, forming an enclosure with Barn 8. Constructed of stone (exterior walls) and a mixture of brick and stone (courtyard elevations), the single storey easterly range has open cart shed with timber stanchions and later timber infill. The interior contains historic hay racks.</p>	<p>Barns 7 and 8 to become <u>Plot 5</u>, converted for residential use, a new linking structure is proposed to the internal courtyard between barn 7 and 8. Barn 8 retains its external appearance without any further new openings (all elevations), and an existing door opening is covered with the new link. However, this is fully glazed and the original door opening will still be visible (and should allow for some retention of spatial quality inside Barn 8 by linking Barn 7 for bedroom space). New hardwood joinery is proposed for windows (elements of one ground floor window is still extant behind boarding and should be used to inform any replacement joinery). The north elevation contains a small chunky</p>

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	Barn 7 is of moderate architectural and historic significance but has a high significance in terms of group value, historic plan form and evidential values.	original frame (currently boarded over). This will become a plain window. It is not clear whether doors are to be retained and repaired or replaced. Provided any doors are retained and repaired, or new are made to match, this proposal will sustain significance in terms of joinery detail.
Barn 8	<p>Barn 8 is one of the earliest surviving buildings at Village Farm and is seen on the 1799 enclosure plan. Constructed of local limestone, roughly coursed, under a pantile roof, this structure directly adjoins Village Farmhouse and was constructed as a stable for horses. The openings are mainly on the east elevation with a small window to the north gable and similar to the west. Original joinery survives in part.</p> <p>The interior contains three large, squared timber beams (no floors – open to the rafters as originally designed) and also a brick feeding trough and timber stall dividers of sturdy vertical planks. The spatial quality of the interior of the barn is of significance.</p> <p>This building, including its surviving internal features is of high architectural and historic significance.</p>	<p>Plans to the interior of the Barn 8 include installing a partial first floor. Spatial quality inside Barn 8 is of significance, and part of this space would become a mezzanine. No section through has been provided to show if the full spatial quality will be maintained (through perhaps using a glass balustrade, or part wall to allow view of the full space would likely achieve this).</p> <p><u>Suggested mitigation:</u> Spatial quality is an important element and the LPA should seek a section through and details to ensure that spatial quality can still be fully experienced through the new mezzanine.</p> <p>The interior of this building contains some original timber stable partitions and hay racks. Two of three partitions are shown as retained, but hay racks are removed. This results in some harm to significance.</p> <p>Original brick pavements exist to the floor of Barn 8. These should either be preserved in situ (a new floating floor over allow for a modern finish).</p> <p><u>Suggested mitigation:</u> That one section of hay rack be preserved in situ if possible, and the floor be preserved in situ, and preservation by record of the Barn (historic building record) prior to any development of Plot 5.</p> <p>Barn 7 retains mainly retains its external form, replacement partitions with modern glazing is proposed to replace timber screens but original timber posts, supports and stanchions are shown as retained. An unusual but historic door arrangement to Barn 7 is also retained. One existing blocked window on the East elevation will be reopened and a new window installed.</p>

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		North range of Barn 7 retained without change.
Village Farm (as a whole)	<p>Monument record MLI120630 on the Lincolnshire HER notes (incorrectly): Site of a farmstead, Blankney. Demolished 19th century farmstead. Regular courtyard of U plan. The farmhouse was attached to a range of working buildings. Located within or in association with a village.</p> <p>This entry is based on English Heritage Farmsteads project of 2015. This was a map-based project using old maps with visits made to site. Clearly, no examination of the extant farm buildings took place in any detail as more survives that is suggested on the Historic Environment Entry.</p> <p>The surviving farm buildings are, as a whole of high architectural and historic significance as a farmstead with origins in the late 18th century, and substantial buildings and structures of the 19th century surviving. Some interesting late 20th century additions in the form of a timber framed catslide 1960's building add a further layer of interest</p> <p>The historic farmstead has a very high group value and Barn 5, although modern, contributes to this group value as a well-designed modern agricultural building.</p>	<p>New development is proposed as well as retention, alteration and extension of existing historic buildings. Generally, the retention of existing buildings fits well with the overall plan of the historic farmstead and has taken a design lead from historic maps and an old photo. General scale, mass and form re new development takes account of the form and character of the existing buildings without slavish copying, bringing a subtle contemporary detail to distinguish between new and old.</p> <p>New boundary treatments are proposed and again, each has been considered in relation to its location and impact.</p> <p>A comparison of images VC01 and VS02 demonstrate from a bird's eye view that the proposed development sits comfortably within the historic farmstead.</p> <p>Overall, the proposed development will change the historic farmstead, but removing modern intrusions and carefully considered design means that this can be achieved without harm to significance and will bring enhancement to several existing historic buildings within the site.</p>
Blankney Conservation Area	There is no conservation area appraisal of Blankney conservation area. There are two distinct elements of character, consisting of the Estate Village, which is located mostly along the B1188, formally designed and with a great deal of architectural order, and then Village Lane, which has some of the earlier elements of the village, including Village	To avoid repetition, please refer to the impact of proposed development in relation to the setting of Village Farmhouse. Much of this applies to the conservation area, including views into, of, and around the village towards the historic farmstead.

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	<p>Farm, from the late 18th century. The character of Village Lane is defined by a much less formal arrangement to the estate village, with development set along the northern side of the lane only. Roughly coursed limestone and natural red clay pantiles are the dominating building materials, and contiguous limestone walls bound almost every building. Village Farmhouse and its historic farmstead contribute in a most positive way to the Blankney conservation area, particularly as seen from Village Lane. There are long views of the farm from the north seen from the B1188 and also from the east where this turns north are important looking back to Village Farm, where the agricultural character of the farms is noted. However section 3 of Barn 6 does dominate some of these views. The large dark stained Barn 5 and its large open front is seen clearly in long views from the east of Village Lane and as an agricultural building of some merit, albeit a modern structure. its character does not necessarily detract from these long views.</p>	<p>Likewise in terms of the historic farmstead as part of the conservation area is covered in detail above.</p> <p>Additional comments in relation to setting and the historic farmstead and how the development affects the Blankney Conservation area are as follows:</p> <p>Plots 1 & 2 - views of the northerly side of the farmstead will clearly change as seen in long views 1 and 2 (as seen in this document) but the change is one that will enhance the conservation area, replacing a large modern roof structure with a much smaller structure, and utilising traditional materials more harmonious to the historic farmstead.</p> <p>Views, 3, 4 and 5 will be considerably enhanced as a result of this proposal.</p> <p>View 6 is where much appreciable enhancement is likely to be seen from Village Lane, with the removal of large modern buildings and the reinstatement of traditional roof coverings, new development (Plots 1 & 2), and better revealing of Barn 1 (Plot 3).</p>
<p>Summary of Impact upon Significance:</p> <p>The proposed will result in:</p> <ul style="list-style-type: none"> ○ The long-term use of a redundant historic farmstead; ○ Retention and enhancement of existing original farm buildings; ○ The removal of large and inappropriate modern farm buildings from the site which will better reveal historic buildings; ○ New sympathetic development that is appropriate to the historic farmstead and the setting of Village Farmhouse; ○ Improve and enhance the Blankney Conservation Area. <p>Suggested mitigation: as already noted within the above assessment. Most of the suggested mitigation can be controlled by suitably worded planning conditions. (Materials, sample panels (stone repair), repair (or replacement) new joinery, windows and door, sections through, and preservation by record.</p>		

11. Resources and Reference

Blankney Conservation Area Map (Appraisal and management plan cannot be found).

Heritage Gateway (Lincolnshire Historic Environment Records)

Lincolnshire Archives

Lincolnshire, The Buildings of England series, N. Pevsner, J. Harris, N. Antram, published 1989, Penguin.

Lincs to the Past (Lincolnshire Archives catalogue)

Lincs to the Past (online)

Old Maps Online

The List – Historic England

English Brothers Limited Wisbech <https://www.eb-bespoke.co.uk/our-heritage/>

Acknowledgements: James Edgar, Historic Building Consultant for additional archival and newspaper research.

Guidance

Adaption of Traditional Farm Buildings, Best Practice for Adaptive Re-use, Historic England

<https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/>

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Guidance on Alterations to Listed Buildings - IHBC

<https://ihbconline.co.uk/toolbox/docs/IHBC%20Guidance%20Note%20on%20Alterations%20to%20Listed%20Buildings%20GN2021%201%20v010121.pdf>

12. Appendix

Appendix 1 – List Entry for

Heritage Category: Listed Building

Grade: II

List Entry Number: 1280685

Date first listed: 05-Sep-1986

Statutory Address 1:

VILLAGE FARMHOUSE AND ATTACHED RAILINGS, KENNEL LANE

County: Lincolnshire

District: North Kesteven (District Authority)

Parish: Blankney

National Grid Reference: TF 06992 60285

Details

BLANKNEY KENNEL LANE TF 0660 (north side) 7/19 Village Farmhouse and attached railings 5.9.86 - II

Farmhouse. Mid C18 and early C19. Coursed limestone rubble with ashlar dressings. Pantile and slate roofs, with ashlar coped gables and moulded kneelers. Flush ashlar quoins. Single, rubble and brick lateral stack, and 2 brick gable stacks. Two storey. Three bay south front with taller single bay cross wing. Central door- way with 6-panel door and overlight with segment brick head, flanked by single 3- light plain casements with ashlar lintels with raised keystones. To the right a single glazing bar sash with segment rubble head. Above the door, a blank 2-light glazing bar window, flanked by single 3-light glazing bar sliding sashes, all with wooden lintels. To the right a single glazing bar sash with segment rubble lintel. Attached set of spearhead railings to the front boundary.

Listing NGR: TF0699260285