

STONE BARN, DOVECOTE RISE, SOUTH RAUCEBY



STATEMENT OF HERITAGE SIGNIFICANCE©

By

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1. Introduction & Limitations

Liz Mayle Heritage¹ has been commissioned to prepare a statement of heritage significance in relation to the proposed development of the Stone Barn, Dovecote Rise, South Rauceby, located to the rear of Hill House, which is a designated heritage asset listed at grade II. The Stone Barn is not listed in its own right, but does form part of the curtilage to Hill House, and has done so since the time of listing (1987) and was constructed prior to the 1st July 1948, as such the Stone Barn is considered by the local planning authority (LPA) to be listed by ‘virtue of curtilage’ under Section 1 (3) (b) of the Planning (Listed Buildings & Conservation Areas) Act 1990, and under Section 5a (b) of the same, requires that the barn ‘shall treated as part of the building.’² The exact location of the site can be found at National Grid Reference TF 02533 45641. The local planning authority is North Kesteven District Council.

As required by the National Planning Policy Framework (“NPPF”), as revised and published in July 2021, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes

the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise³ where necessary (para. 194).

This report is based on a site inspection undertaken on 10 March 2023 and has been prepared by Liz Mayle. This assessment does not include assessing the significance of below-ground archaeology. The assessment of significance element of this report was originally completed in March 2023 to inform development proposals for conversion of the Stone Barn, alongside a structural engineer report certified by a CARE registered structural engineer to ensure the structure was capable of conversion and sympathetic repair. This Statement of Heritage Significance was completed on 31 October 2023, following the supply of a final scheme of proposed conversion and alterations.

Limitations – several parked cars prevented a full view of the structure so an earlier but very recent photograph is used on the cover of this report as a result. The ground floor contained personal paraphernalia and access was prevented due to furniture being stored in one room. A greenhouse and other shrubs obscure the northern section of the eastern elevation. No electric or other lighting is available other than torch and/or photo flash.

¹ Liz Mayle BA (Hons) MA (Dist) IHBC is a conservation accredited professional with more than 22 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 nine years as a consultant. She has extensive knowledge and experience of the historic built environment and has been a full member of the IHBC since 2003.

² Planning (Listed Buildings & Conservation Areas) Act 1990

2. in Assessment Methodology

This methodology is based upon advice set out in Conservation Principles 2008⁴. Significance derives from several 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 periods in its evolution contribute to or detract from heritage values.
- Consider the contribution made by setting and context (using The Setting of Heritage Assets Good Practice Advice in Planning: 3 (GPA3))

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 a whole or may be representative of later development of the building. Similarly, a 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.

Exceptional / 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, conservation area or its setting and townscape values) 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 or other conservation areas.
Moderate significance	A building or area of architectural or historic interest, or its setting, 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 contribute to the significance of the special architectural interest of the building/conservation area and/or its setting.
Low significance	A feature or element that makes a low or minimal contribution to the special architectural interest of the asset 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 or where a modern intervention detracts from the original building / or its setting (e.g., subdivision of an original room plan, or a poor-quality modern development in a conservation area).
Methods Used to assess Stone Barn	Research, physical inspection of the building, and stylistic dating techniques for a known building type.

⁴ Published by English Heritage in 2008.

3. Brief History & Development (of the site)

The Stone Barn is one of two traditional agricultural buildings located to the rear of Hill House, a small Georgian farmhouse dating from the mid-18th century with later alterations and additions. Little by way of firm evidence is found for an exact date, but the barn exhibits different phases of construction, including building over existing structures. The earliest map evidence showing Hill House, and its large barn to the west (now converted to residential use), are seen on the first series of Ordnance Survey drawings. An earlier plan of South Rauceby dated c1800 shows plots only without buildings.⁵

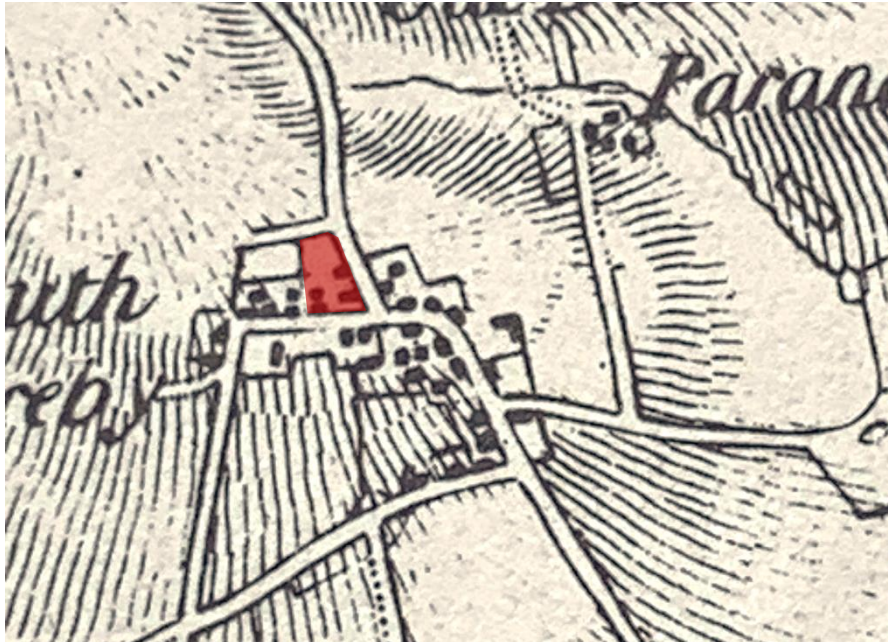


Fig 1, Cassini OS drawing, published 1824 (surveyed 1810-20). A building is also seen to the north of Hill House (see red shaded area). Cartographic quality of the map is not sufficient to be certain, but the building on this may represent parts of the barn we see today (now incorporated into a later building).



Fig 2, OS map, 1889 (surveyed in 1888), shows a linear range running N-S with a series of smaller ranges to its southern end. These are almost linked to a small building (privy?) directly adjacent Hill House. Note the buildings to the west, which have a dashed line on its eastern side. This indicates open fronted buildings. No such lines are seen on the Stone Barn. Later OS map evidence indicates the form of the barn had not changed as late as 1947 (OS map published 1950).

⁵ Plan of North and South Rauceby, undated (c1800). LAO ref 3-CRAGG/1/30

Source of image: NLS

Old maps are helpful but do not show that the barn is a series of separate but conjoined buildings which have been overbuilt. These changes are most evident in the east (rear) elevation of the barn.



Fig 3, note the east elevation which shows part of an earlier building has been incorporated into the Stone Barn. The red arrows indicate clear joints in the building showing separate but conjoined structures. The earlier stonework is not laid level but runs at an angle following a rise in the land. Later coursing has 'levelled' the coursing.

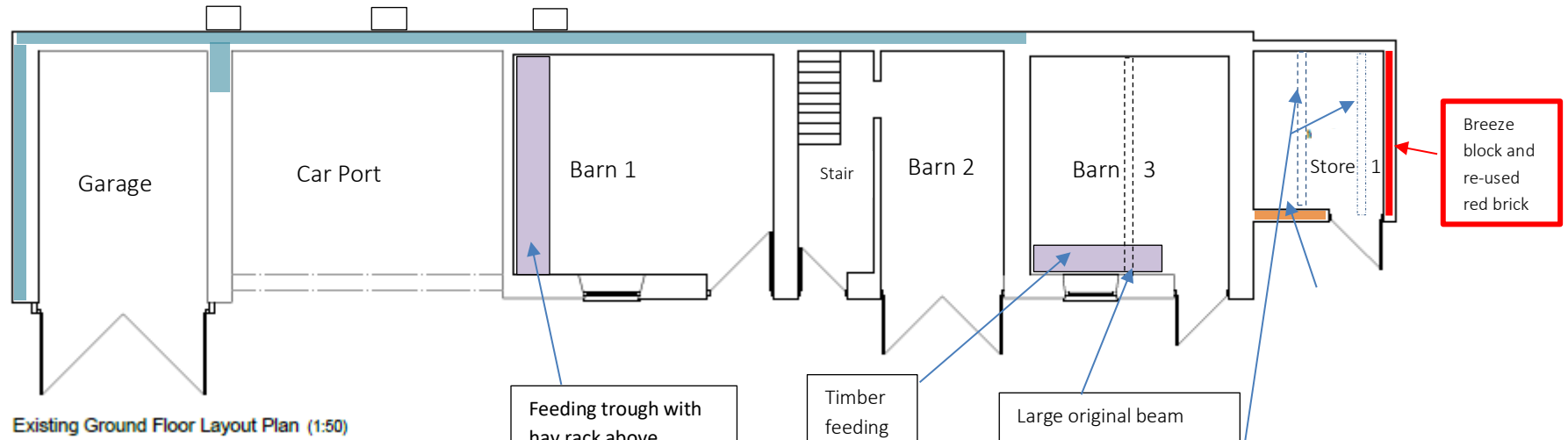
Comparing old maps, with physical evidence found in the building, and modern survey drawings show that the narrower ranges seen on the 1889 OS map have since been truncated terminating in Store 1 which has a breeze block and re-used red brick external southern wall. The building now has a large open frontage (carport and garage) but the 1889 OS map indicates this frontage was not an open-fronted structure in 1889 (unlike the converted barn, now 1 Dovecote Rise, to the west), which is shown to have an open front on the 1889 OS map). There has always been an opening, indicated by the neat red brickwork return wall on the southern side of the carport, which has neat quoins to the west elevation and is undoubtedly of the main construction period. It is possible that whatever opening existed, it either had doors or may possibly have been enlarged. A large black stained timber supports the large opening to the carport and is plain in shape, and although substantial, is set with cement mortar, and consists of an awkward detail close to an original tie beam with cast iron strap. This may well be a more modern beam.

The eastern (principal architectural) elevation to the south of the carport is otherwise as constructed and without change. Considering the method of construction, and architectural features typical of a barn, combined with other typical agricultural buildings the main construction date for the Stone Barn is around 1830-1840.

Summary:

- Constructed around 1840-50
- Includes parts of an earlier structure (likely a structure seen on the 1824 first OS drawing)
- Some minor changes during the latter half of the 20th century, but otherwise a good example of a small agricultural stable, trap and store, once serving a small historic farmstead.

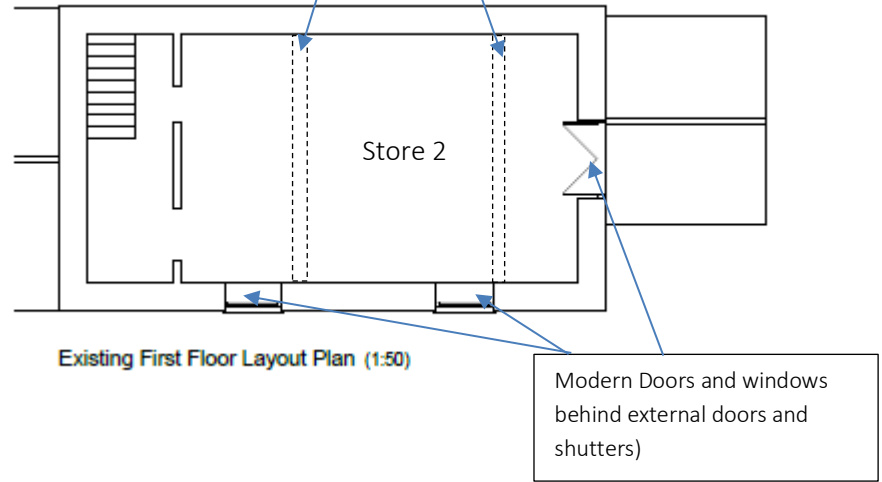
4. Phased Plan (including room names/numbers)



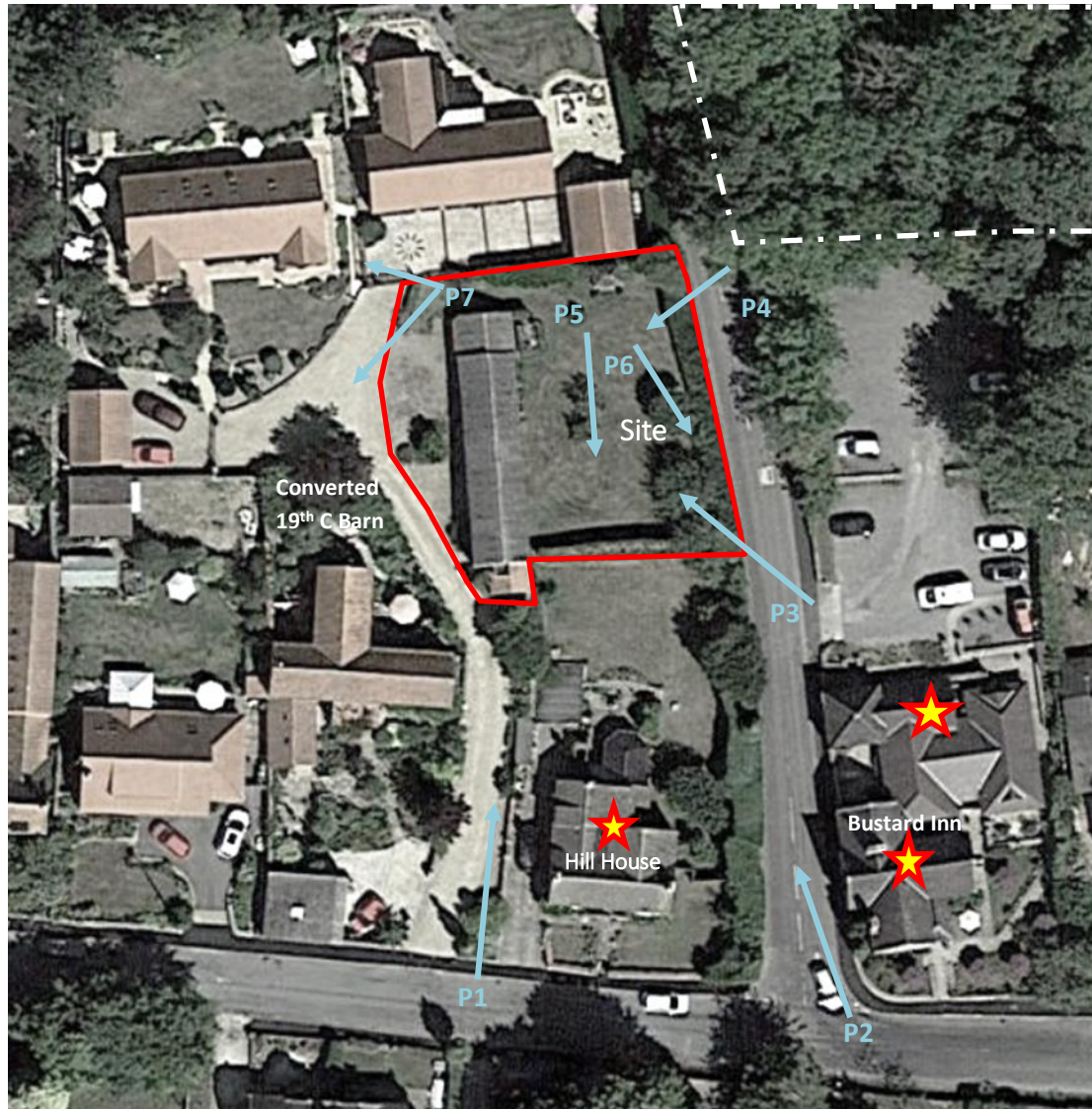
Constructed between 1824 and 1888

Remnants of earlier structure (constructed between c1800 and 1824)

Store 1 - Constructed prior to 1889



5. Context and Setting (showing key features and photo locations)



★ Grade II listed building

Photo locations

Well Plantation Rauceby Hall Park and Garden.
Grade II listed

The site is located in the centre of South Rauceby village, adjacent Tom Lane. Access to the site is from Dovecote Rise (off Main Road). The shared drive leads to Stone Barn, and no's 2 and 3 Dovecote Rise (modern bungalows of red brick and pantile).

To the south of the site is Hill House, a grade II listed farmhouse.

To the south east of the site is the Bustard Inn, and its former brewhouse and stables (both grade II listed).

To the north east corner of the site, on the opposite side of Tom Lane, is a wooded area known as Well Plantation, the westernmost point of Rauceby Hall Park & Garden (grade II listed).

To the south west of the site is a converted 19th barn, noted on the Lincolnshire HER as a former Pigeoncote and barn once belonging to Hill Farmhouse (Hill House).

The Old School House lies to the west (just seen on the far left of this image). A modern bungalow lies between the converted 19th C barn and the former school house.

Source of image: Google



P1 – looking from Main Road towards Stone Barn, with Hill House on the right. Part of the south elevation of Stone Barn is seen with Hill House from the road.



P2 –from the corner of Main Street along Tom Lane (adjacent to the Bustard Inn) looking towards Stone Barn, which is not visible due to boundary hedge treatments at Hill House and Stone Barn. There are no views of the site at all as a result of the tall hedge.



P3 – looking towards Stone Barn and modern bungalow, from the entrance of the Bustard Inn car park. The roof is seen beyond the tall hedge.



P4 – from Tom Lane, looking southwest towards Stone Barn. The roof of the barn is all that is visible.
Hill House is set further down the hill (left of photograph).



P5 – looking towards the rear of Hill House from the garden of Stone Barn. There has been a hedge boundary between Hill House and Stone Barn for many years.



P6 – looking towards the roof of the Bustard Inn (approximately centre of the photograph) from the garden of Stone Barn, with Hill House on the right.



P7 – looking west from Stone Barn, surrounded by mostly modern development.

6. Photographs – External



P8 – West (principal architectural) elevation (*source of image: sales details 2022 – without snow and parked cars shows the full elevation of Stone Barn*).



P9 – east (rear) elevation.



P10 – north elevation, shows the gable is a later overbuilding of an earlier structure. *Note – to capture an image of the northerly gable, a panoramic photo was taken due to limited access - hence some distortion to the image.*



P11 – south elevation.



P12 left – historic shutters on cast-iron hinges and a dowel framed bead moulded plank stable door.



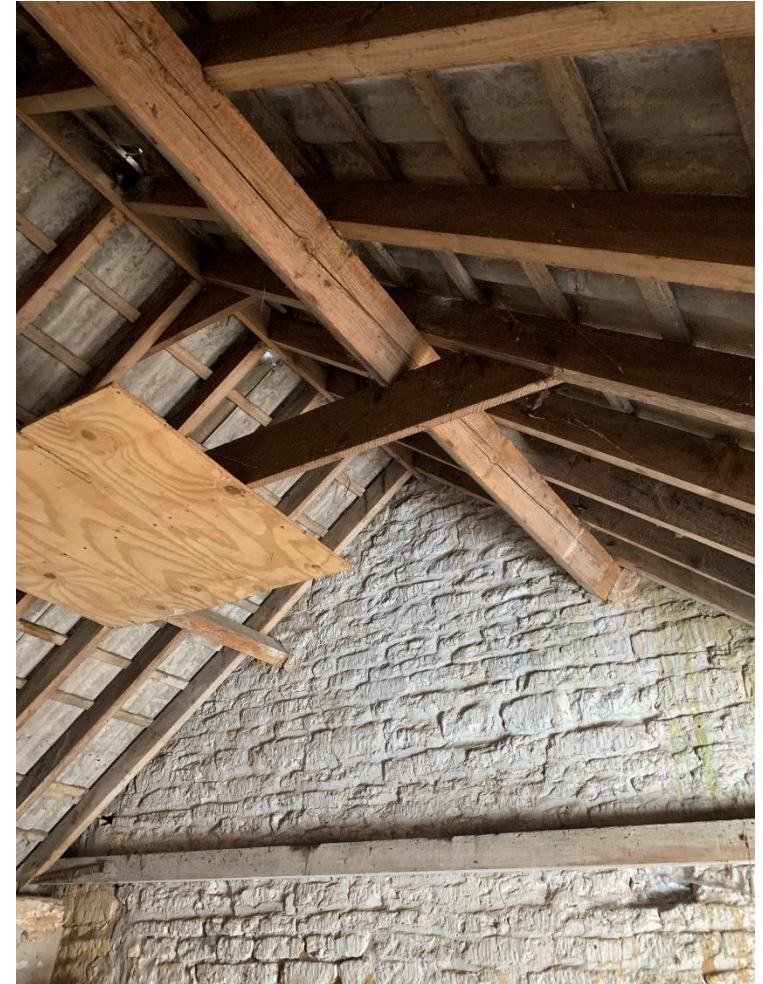
P13, right – original slatted breather vents (slide from side to side to control the flow of air). To the right, on the south elevation, a modern balcony floats above the brick outbuilding.

7. Photographs – Internal



P14, above - north wall of garage showing tie beam encased in masonry.

P15, right - a later but historic tie beam to the south wall of the garage. The roof structure is modern.





P16 – Barn 1 with feeding trough and hay rack on the north wall. Modern casement window behind historic external shutters.



P17, left – lath and plaster between joists – lath above the joists form the base for a lime ash floor in Store 2 at first floor level.

P18, right – a modern step stair to the first floor.



P19 – Barn 3, with beam and rafter ceiling, slatted breather vent to opening, timber lintels above the door and window opening.



P20, left – Barn 3, detail of modern iron strap to beam. Laths laid over rafters are the base of the lime ash floor.



P21, right – modern structural intervention in Barn 3, these are supports for the modern balcony seen on the south elevation on first floor. A truly insensitive addition.



P22, left – stable door to Barn 3 with timber lintel above, feeding trough (below slatted breather vent).

P23, right - detail of timber feeding trough in Barn 3



P24, left – Store 1.

P25, right – Store 1, detail of old cast-iron tie.



P26, Barn 2 (photo kindly supplied by the owner of the stone barn after removal of stored goods). Modern cement pointing to the walls, concrete floor, modern boarding to the ceiling and a blocked opening.

8. Assessment of Significance

Assessment of Significance as a known building type:

Stone Barn is a mid-19th century agricultural building containing remnants of an earlier building, and retaining a truncated slightly later range to its south. Constructed of local coursed limestone rubble laid in lime mortar, with red brick dressings, set under a replacement corrugated cement roof covering, and contains evidence of animal feeding troughs, suggesting the main use was for stabling (likely horses) and a trap house (for Hill House) in the southerly part of the building. This would be a typical arrangement for a small 19th-century farmstead. The now converted Pigeoncote and barn at 1 Dovecote Rise stored farm stead appliances in its open-fronted structure and the Stone Barn would have been used by the farmer for his own horses and trap.

The northerly carport and garage contain no internal features to indicate the original use, but general storage was likely. To the first floor is a store with a lime ash floor, a floor built for strength and economy, and with a door to its south elevation this store was likely for storage of hay, or grain. The linear plan and form are typical of agricultural buildings found on small post-enclosure farmsteads in Lincolnshire and pre-dates the mechanised model farm planning usually seen only in very large farms, often belonging to large estates.

The building has changed little since its main build period (and intended design) of around 1840-50 and is of **moderate to high significance** overall for its architectural, historic (mainly evidential and functional as a former farm building serving Hill House) interest in relation to Hill House (the principal listed building) and its setting.

The chart below considers the individual significance of each elevation and its features based on typical agricultural building type, and the contribution the stone barn makes to the special interest of the principal listed building (Hill House) by way of a structure listed by virtue of curtilage, and the contribution it makes to the South Rauceby conservation area. The interior of the building is of some archaeological/evidential interest but is unlikely to be considered as forming a part of the special interest of the principal listed building and as such, has not been assessed.

Building/Asset/feature	Description	Significance
Stone Barn - Exterior		
West (principal architectural) Elevation	Seven unequal bays to the main range are constructed of roughly coursed limestone rubble with some red brick dressings / red brick wall elements. A replacement corrugated cement roof covering (traditional profile) consisting of a garage	Principal elevation of high architectural significance .

	<p>(relatively modern paired timber doors and a carport (open-fronted) to the northern end of the range.</p> <p>Remaining bays as originally constructed regarding openings and contain original or historic joinery (except for paired doors to trap house which have original cast iron hinges and pintols but replacement timber doors) including original or historic shutters and stable door/frame to Barn 1, original door to Stair with oblong vents, original slatted breather vent and door/frame with cast iron hinges to Barn 2. Several cast iron cross ties (structural).</p> <p>To the southern end of the range is a small brick building with a pantile roof (the remnants of a truncated range). Contains an original door frame, and iron strap hinges, with the lower door original and the upper door a more recent replacement. To its left, an original slatted breather vent. The southern wall of this structure has been reconstructed (breeze blocks to the interior).</p>	<p>Features of particular importance include:</p> <ul style="list-style-type: none"> ○ Original external joinery, hinges, etc. ○ Iron cross ties ○ Pattern of fenestration <p>The loss of the original roof covering (likely to have been a natural red clay pantile) is a detraction to significance.</p> <p>Modern replacement joinery of little or no significance.</p>
East (rear) Elevation	<p>Although without any openings (as originally designed) the rear elevation also shows the evolution of the building.</p> <p>Three historic red brick buttresses have been added to the northern range.</p>	<p>The east elevation is of moderate to high architectural significance and holds high evidential values in relation to the development of the building.</p>
North (side) Elevation	<p>A plain elevation with evidence of overbuilding to the gable, the lower parts likely to pre-date the main construction phase of 1840-50.</p>	<p>Moderate significance.</p>
South (side) Elevation	<p>Contains a first-floor door and opening, and a modern replacement balcony (which once would have had steps to access the door from ground level).</p> <p>Modern casement windows and French doors are an intrusion to architectural significance (not a suitable design for a traditional agricultural building).</p>	<p>Moderate to high significance.</p> <p>Modern platform and doors are not of significance.</p>
Land to east and west of site.	<p>Limited land to the west, consists of loose gravel and two small areas of planting/ mature shrubs. The wider area to the west consists of converted and much-altered farm buildings and modern bungalows nearby.</p> <p>The majority of land with the site lies to the east and consists of grass, bounded by a mature hedge to the east and a partial evergreen hedge lies between Stone Barn and Hill House. A modern domestic greenhouse is located at the northern end of the site.</p>	<p>Land immediately west of Stone Barn (the site) is of moderate significance in relation to its setting.</p> <p>Land to the east is of moderate significance in relation to the setting of Stone Barn.</p>

	A tall hedge provides a partial boundary treatment between Stone Barn and Hill House and has done so for some years.	
Other Heritage Assets in close proximity (designated ⁶ and non-designated ⁷)		
<p>Contribution of Stone Barn to Hill House as a curtilage listed building.</p>	<p>Hill House is described in the official list description as:</p> <p style="padding-left: 40px;">House. Mid C18, altered C19 and C20. Coursed limestone rubble with ashlar quoins and some red brick dressings, concrete tiled roof with 2 red brick gable stacks. 2 storey 3 bay front having central half glazed door covered by a C20 gabled porch. Flanked by single glazing bar sashes. To first floor are 3 similar windows. All openings have timber lintels.</p> <p>The above is an extract of NHLE official list description – covers front elevation only. The rear elevation of Hill House has a modern conservatory and other modern additions which are unlikely to be considered to hold ‘special architectural interest’ in the same way as the principal south-facing elevation.</p> <p>Stone Barn and Hill House share a long association, with the barn forming part of the historic farmstead, but this relationship has for many years been a much more domestic arrangement as its historic farming function ceased many years ago. There is a partial evergreen hedge boundary which now forms the boundary of the land now belonging to Stone Barn.</p> <p>The main way in which Stone Barn contributes to the special interest of Hill House as a listed building is through its shared setting.</p> <p>Setting of Hill House in relation to Stone Barn:</p> <p>There is a partial view of Stone Barn over the driveway of Hill House, seen from Main Road (see P1, Setting and Context) and as this shows the principal architectural frontage of Hill House, this view is of importance.</p>	<p>Hill House has a principal architectural front (south elevation) of high architectural and historic significance as a typical three-bay mid-18th C farmhouse.</p> <p>The setting of Hill House and how it is experienced is of high significance in relation to view P1 and environs,</p>

⁶ Designated heritage assets found on the National Heritage List for England (NHLE)

⁷ Non-designated heritage assets found on either Heritage Gateway or Lincs CC HER / Heritage Explorer

	<p>Views P2, P3 and P4 demonstrate there is no shared setting from these views and as such the setting of Hill House is not a consideration in relation to the development of the proposed site from these views (these views are a consideration in relation to the conservation area).</p> <p>View 5 shows the relationship between Stone Barn and its Garden and the rear of Hill House. The rear of Hill House is of less significance than its principal architectural frontage. Whilst the garden to Stone Barn has formed part of the gardens of Hill House historically, a partial hedge planting lies between the two buildings but does not enclose the site. This obscures the ground floor of Hill House, which consists of modern additions including a conservatory.</p> <p>East elevation, from Main Road, is mostly obscured by planting – no views towards Stone Barn.</p>	<p><i>Please see section below - Conservation Area for views P2, P3 and P4.</i></p> <p>The setting of Hill House and how it is experienced is of limited significance in relation to view P5.</p> <p>Little or no significance.</p>
<p>Bustard Inn (grade II listed) and its setting.</p> <p>Former Brewhouse and Stables to Bustard Inn (grade II listed) and its setting</p>	<p>Inn. 1860. Stone built – in the style of architect William Burn (who designed Raucedon Hall in 1842) with a distinctive Tudor Gothic style.</p> <p>Former brewhouse and stables, now service range. 1860, altered C20.</p> <p>The setting of the Bustard Inn is best experienced from Main Road. Only a view of the roof of the Bustard Inn and its associated structures can be seen from the site (see view P6 Setting and Context).</p>	<p>Bustard Inn and the former Brewhouse are of high significance.</p>
<p>Barn and Pigeoncote at Hill Farm, Main Street, Building Record MLI89412 (Lincs County Council HER).</p>	<p>Barn and Pigeoncote was built in the late 18th century, and altered in the early 19th century. Constructed in coursed squared limestone rubble with red brick to right side, pantiled roof. Irregular two-storey four-bay front. Since this record was made the building has been much altered and converted to a residential dwelling.</p>	<p>Some significance, for historic links to Hill House and its original agricultural function.</p>
<p>Old School House, Main Street (grade II listed) and its setting</p>	<p>Former school house, Now house. Late C18, altered C19 and C20. The setting is best experienced from Main Road. There are no views or intervisibility between the Old School House and Stone Barn.</p>	<p>High significance</p>
<p>Group Value</p>	<p>Group Value is noted on the official list descriptions of all the above grade II listed buildings. This means that in addition to being listed for their own special architectural and historic interest, but also, the extent to which the exterior of the</p>	<p>Group Value is of high significance.</p>

	building contributes to the architectural or historic interest of any group of buildings of which it forms part,	
Rauceby Hall Park & Garden (grade II listed)	Rauceby Hall has a large designed landscape. A small area at the southwest corner of this large landscape skirts along Tom Lane and behind the Bustard Inn. This is a historic wooded area known since at least 1889 as Well Plantation. The trees can be seen from the garden of the proposed site.	The park and garden as a whole are of high significance .
South Rauceby Conservation Area	<p>Stone Barn lies within the South Rauceby Conservation Area.</p> <p>Views P1, P2, P3, and P4 have been considered in relation to how Stone Barn contributes to the conservation area.</p> <p>View 1 from the street is a view of significance towards the historic farmstead which shares a setting with Hill House.</p> <p>View P2 demonstrates that there are no views of Stone Barn from the corner of Main Road and Tom Lane.</p> <p>Views P3 and P4 demonstrate there are views of Stone Barn from the rear of the Bustard Inn, and also views entering the conservation area. Due to a tall existing hedge, views are restricted to that of the roof of the barn.</p>	<p>Stone Barn makes a positive contribution to the conservation area as a historic agricultural building related to Hill House.</p> <p>A view of high significance (see setting of Hill House also).</p> <p>A view of little or no significance.</p> <p>Views of moderate significance.</p>

9. Description of the Site & Proposed Development

The proposed development consists of a conversion of Stone Barn to residential use. External and internal alterations will be required to achieve this new use.

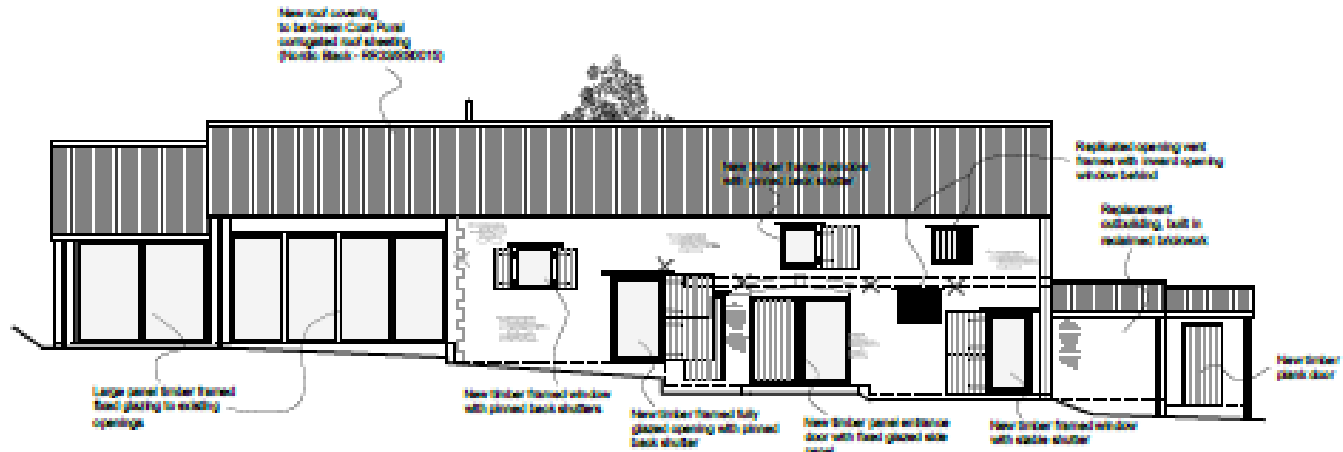
Proposals that directly affect the building include:

- Reconstruction and extension of the existing brick single-storey outbuilding located at the southern end of the stone barn.
- A small extension addition to the above reconstructed brick outbuilding.
- Minor structural interventions necessary to conserve and adapt the building to a new use (see separate Mason Clarke Report).
- Replacement of the existing roof covering, changing from corrugated asbestos/cement fibre board to traditionally profiled corrugated steel (fully insulated).
- Replacement of historic joinery with replica joinery.
- Replacement of modern joinery with contemporary but sympathetic new joinery.
- Installation of glazed screens to existing openings – principal west elevation.
- Installation of new glazed openings and 1no new door – east (rear) elevation.
- Installation of 1no. small roof light to the eastern roof slope.
- Installation of a steel flue to the eastern roof slope.

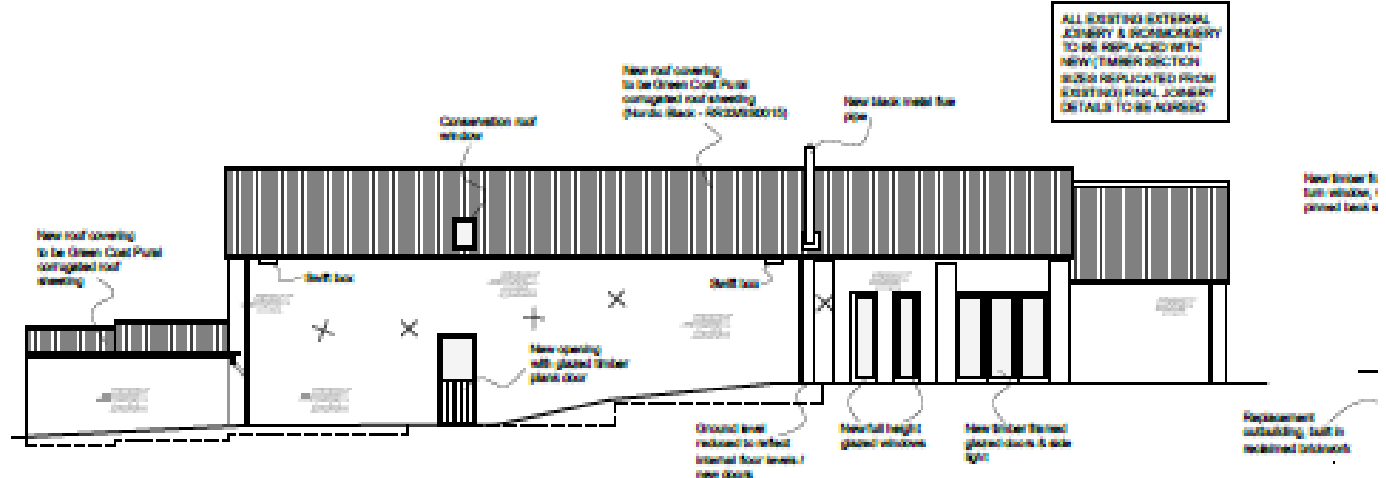
Proposed development in the grounds of the building includes the erection of a new shed/store to the southerly end of the garden, and a new feather boarded timber fence to the southern and eastern boundaries of the site (hedge is shown as retained). Parking is to be located to the west of Stone Barn.

Plans, drawings and other information supplied for this assessment were provided on 19 October 2023 by Fytche Taylor Planning and include:

- Drawing reference no. 329/SRA/0702A 01 Rev D – existing general arrangements, dated March 2023
- Drawing reference no. 329/SRA/0702A 02 Rev H – proposed general arrangements, dated March 2023
- Report 21743-Y-RP-001-R1 by Mason Clark Associates

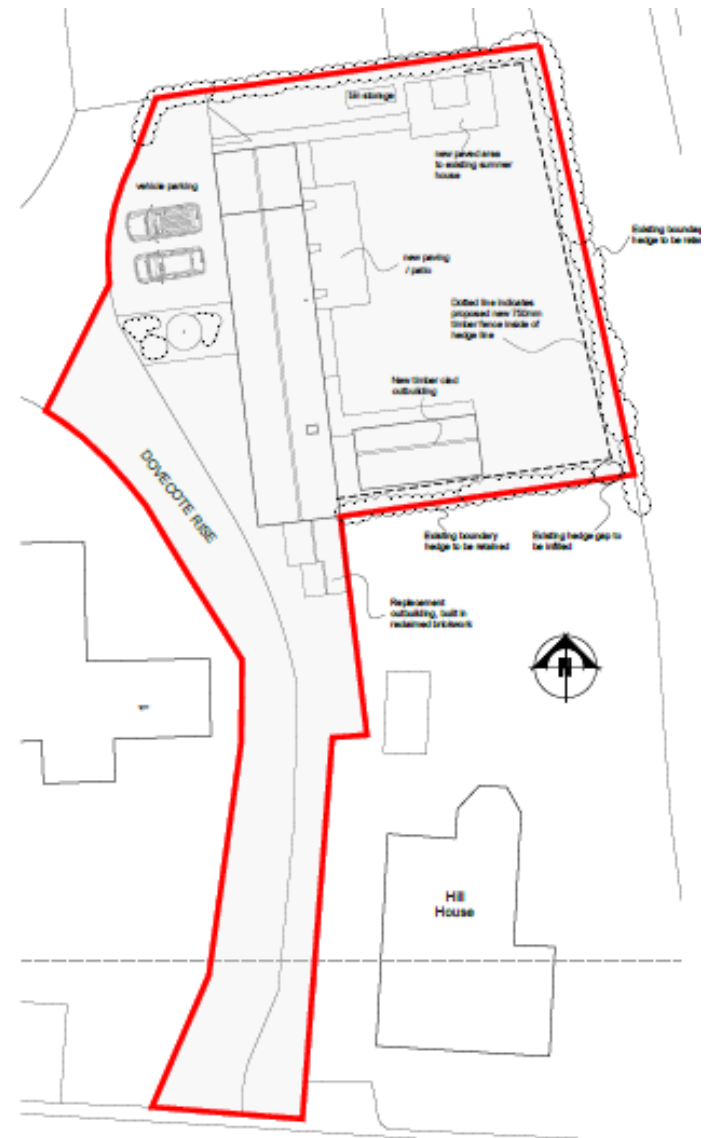
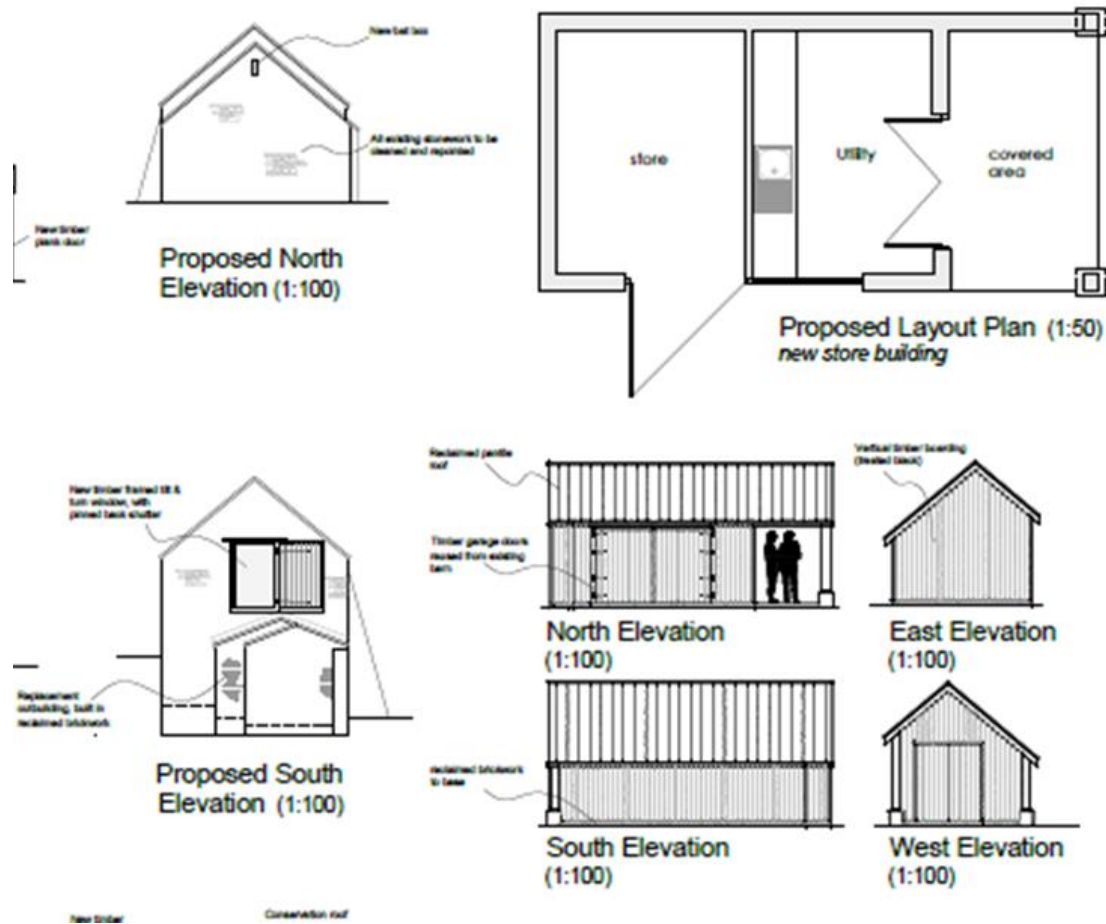


Proposed West Elevation (1:100)



Proposed East Elevation (1:100)

Extract of Drawing reference no. 329/SRA/0702A 02 Rev H – proposed general arrangements – shows proposed elevations of Stone Barn.
 Reproduced with the kind permission of Fytche Taylor Planning



Extract of Drawing reference no. 329/SRA/0702A 02 Rev H – proposed general arrangements – shows proposed elevations, plans and siting of the proposed timber store.
 Reproduced with the kind permission of Fytche Taylor Planning

10. Heritage Impact Assessment

The following heritage assets have been carefully assessed by best practice guidance:

- Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse, Historic England (pub. 2017)
- Making Changes to Heritage Assets – Historic England Advice Note 2 (HEAN 2), (pub. 2016).

Building/Asset/feature	Significance (see Assessment of Significance in Section 8 for full description) and Proposed Changes	Impact of Proposed Development (on assigned level of significance)
Stone Barn – Exterior		
West (principal architectural) Elevation	<p>Principal elevation of high architectural significance.</p> <p>Proposed changes affecting the west elevation include changes to the existing openings, including:</p> <p>The installation of full-height glazed screens to the existing garage and carport.</p> <p>Replacement of historic joinery /original ironmongery – noted as features of particular importance.</p>	<p>Proposed large timber framed glazed screen for the garage and carport will not result in the loss of any historic joinery detail. The screens are well-proportioned and shown set in recess on plans as proposed. Providing light-filled rooms in the garage and carport alleviates the need for changes to historic openings and sustains the general appearance and form of the west elevation.</p> <p>Although a note on the plans as proposed states joinery will be replaced but replicated, there are no notes regarding the original hinges and ironmongery or joinery detail. Historic fabric and detail will be lost, and unless replication is exact, this could result in harm. Exact replication of historic joinery would ensure significance is sustained and accords with Historic England’s Adapting Traditional Farm Buildings guidance states:</p> <p><i>New doors and windows will inevitably be required for habitable accommodation but standard ‘off the peg’ joinery</i></p>

	<p>Replacement of modern roof covering.</p> <p>Key features of significance which are shown as retained on plans as proposed include:</p> <ul style="list-style-type: none"> ○ Iron cross ties 	<p><i>will never look substantial enough for buildings characterised by large robust frame sections. New hardwood joinery that matches the timber species used in the original building will help blend new and existing work.</i></p> <p><u>Suggested mitigation:</u> details can be secured by planning conditions to ensure exact replication/retention and re-use of any original ironmongery provided a record of the existing joinery is made before removal.</p> <p>Replacing the roof with a traditional corrugated metal roof covering results in a change for a material that is more appropriate to an agricultural building than the existing material which is a mid-20th C invention. Corrugated iron is seen as a replacement roof covering on many old barns and outbuildings historically in Lincolnshire, and also used as an original material on some 19th C outbuildings. Patented in 1829.⁸ Historic England Adapting Traditional Farm Buildings advises:</p> <p><i>Corrugated iron sheeting has been widely used on roofs of farm buildings since the middle of the 19th century, often as a cheap replacement for thatch or tiles. It has saved many farm buildings from dereliction and its continued use can be justified for ancillary buildings on the farmstead.</i></p> <p>The proposed change to the roof covering is considered to be an improvement over the existing modern material.</p> <p>Sustains significance.</p>
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⁸ Patent No 5786 dated 28 April 1829, by Henry Robinson Palmer, Architect and Engineer for the London Dock Company for 'indented or corrugated metallic sheets. The first building in the world constructed with corrugated iron was the Turpentine Shed at the London Docks, 1830. Corrugated Iron - Building on the Frontier, Adam Mornement and Simon Halloway, pub.2007, pages 10 and 11.

	<ul style="list-style-type: none"> o Pattern of fenestration – retained as is on the stone-built barn range <p>Modern replacement joinery of little or no significance.</p> <p>To the southern end of the range is a small brick and pantile building (the remnants of a truncated range). Contains an original door frame, and iron strap hinges, with the lower door original and the upper door a more recent replacement.</p>	<p>Retained – no new openings to the stone barn are proposed which sustains a key element of its character.</p> <p>Two slatted vent windows are also retained with new windows hidden behind. This retains key features of significance.</p> <p>Replacement of the modern joinery will remove elements that detract from the building.</p> <p>The small brick and pantile building is proposed for partial dismantling and reconstruction as a plain elevation, without the original door and frame which has original cast iron hinges and pintols. The stone wall to the east elevation is retained. A small extension will be added to its south side, set back from the existing brick store (for which there is a historic precedent seen on the historic map (Fig 2 of this report)). A small addition is proposed using reclaimed bricks. Matching bricks could be difficult and reclaimed bricks can also result in other issues, such as lime staining which is hard to remove, and the need for large mortar joints because bricks are degraded and worn, and can be further damaged during demolition and when removing mortar. Provided the reconstruction of the wall has a matching brick bond, gauge of mortar, matching mortar, etc., any harm arising as a result of reconstruction could be minimised.</p> <p>The original pantile roof to the brick store is proposed for replacement with a corrugated metal sheet. The loss of the original pantile roof results in harm to significance. Concerns raised by the applicant include the low pitch of the existing roof, which is shallow, and below the pitch required for a pantile to be laid effectively⁹ (given the proposed new use is residential, and needs to be free from water ingress). Raising the ridge of the roof would interfere with the first-floor door opening. The loss of the original door and frame to the existing outbuilding without retention or replacement if this feature results in some limited harm to the west elevation.</p>
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⁹ An interlocking pantile requires a minimum pitch of around 22.5 degrees. Non-interlocking pantiles require a higher pitch.

		<p><u>Suggested mitigation:</u></p> <ul style="list-style-type: none"> ○ Depending on the level of demolition and reconstruction, It may be more appropriate to use a new traditional red brick if the bricks are not fit for re-use (especially as a small new extension is also proposed). There is likely insufficient brick to construct the new extension in the same brick. ○ The LPA can ensure the quality of any reconstruction through the use of suitably worded conditions.
<p>East (rear) Elevation</p>	<p>The east elevation is of moderate to high architectural merit and holds high evidential values in relation to the development of the building. Proposed changes include:</p> <p>Installation of new glazed openings</p>	<p>Proposals include the installation of new glazed openings, a new door, a flue for a wood burner and 1no. small roof light.</p> <p>Whilst this elevation is devoid of any openings, the changes to the character of this elevation will result in some limited harm. However, care has been taken with the design approach using Historic England’s Adapting Traditional Farm Buildings guidance which states:</p> <p><i>New openings can also be expressed in a modern semi-industrial way without resorting to making them appear ‘historic’. P.22.</i></p> <p>The new glazed openings are located between the existing red brick buttresses (which are retained). The new openings are limited in number, and do not try to replicate existing historic openings as seen on the principal west elevation, but are instead clean modern openings with new glazing set in recess. The triple-glazed screen includes a new door to access the garden from the kitchen (a necessary alteration for a new use). The new single door opening is more of a hybrid door but with careful detailing (e.g., a wide bead moulded plank and plain moulding to retain the glass and a painted rather than stained finish) would be appropriate to this elevation.</p>

	<p>Replacement of roof covering</p> <p>Installation of a steel flue (wood-burning stove)</p>	<p>Roof – see above – West (principal) elevation for comments.</p> <p>Steel Flue – provided this is finished in a recessive colour (matt black for example), this would assist in reducing any visual intrusion.</p> <p>There is no change to the various build phases seen on this elevation, which are of high evidential value, and the buttresses are retained which will sustain significance.</p>
North (side) Elevation	Moderate significance.	No change – sustains significance .
South (side) Elevation	Moderate to high significance. <p>A modern balcony platform is to be removed. Existing opening and door retained (pinned open) and a new glazed door screen set in recess.</p> <p>A small new extension will also be seen as part of the south elevation,</p>	<p>Modern platform is not of significance and will be removed enhancing architectural significance.</p> <p>The door and opening are retained which sustains significance. As noted above, this will not impact adversely this elevation. Historic maps also show there were other buildings at the southern end of the principal range.</p> <p>Provided the bricks and roof materials are of a suitable quality, the extension would not cause harm to the south elevation.</p>
Land to east and west of site.	<p>Land immediately west of Stone Barn (the site) is of moderate significance in relation to its setting.</p> <p>Land to the east is of moderate significance in relation to the setting of Stone Barn.</p> <p>Proposals affecting the setting of Stone Barn include:</p> <p>a. Installation of a new shed store.</p> <p>Historic England Adapting Traditional Farm Buildings advises with respect to new buildings that:</p>	<p>The proposed new shed and store is a large structure but designed in a traditional style with vertical plank boards, natural or stained (as required by the LPA), and covered with traditional clay pantiles. Similar historic structures are seen in rural Lincolnshire. The proposed design and character will not result in harm to the setting of Stone Barn or views from Hill House. There will be a minor impact on view P1 also, but this will be a glimpsed view of a traditional pantile roof amongst others that once belonged to the historic farmstead and does not result in harm to view P1.</p>

	<p><i>Whether contemporary in design or based on an existing structure, extensions and new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group. P.37.</i></p> <p>b. Installation of a new fence. Details to be agreed with the LPA</p>	<p>No details were supplied but care would be required to ensure the boundary treatment was appropriate to the historic barn, avoiding overtly domestic fence styles in order to avoid harm to the setting of Stone Barn and Hill House.</p>
<p>Other Heritage Assets in close proximity (designated and non-designated)</p>		
<p>Hill House (grade II listed) and its setting</p>	<p>There is a partial view of Stone Barn over the driveway of Hill House, seen from Main Road (see P1, Setting and Context) and as this shows the principal architectural frontage of Hill House, this view is of importance.</p> <p>The setting of Hill House and how it is experienced is of high significance in relation to view P1 and environs,</p> <p>Views P2, P3 and P4 demonstrate there is no shared setting from these views and as such the setting of Hill House is not a consideration in relation to development of the proposed site from these views. East elevation, from Main Road, mostly obscured by planting – no views towards Stone Barn.</p> <p>View 5 shows the relationship between Stone Barn and its Garden and the rear of Hill House. The rear</p>	<p>No direct impact to Hill House as a result of this development</p> <p>The proposed changes to stone barn are limited in nature. Changes to view P1 in relation to the proposed alterations to Stone Barn relate to the small new extension proposed, and to the installation of a glazed door screen and the retention and pinning open of the door. A modern platform will be removed. These changes result in a minor change, set some distance away from the principal listed building and are considered to have a negligible impact on the setting of Hill House and how it is experienced. However, the location and size of the proposed new shed/store will have some limited impact on view P1.</p> <p>No impact on the setting in relation to views P2 and P4. There may be a negligible impact arising from the proposed new shed and store as seen from view P3.</p> <p>A negligible impact results to the setting of Hill House from proposed changes to Stone Barn.</p>

	of Hill House is of less significance than its principal architectural frontage. Whilst the garden to Stone Barn has formed part of the gardens of Hill House historically, a clear separation has existed for some time due to the dense hedge between them. This obscures the ground floor of Hill House, which consists of modern additions including a conservatory. Limited significance in relation to view P5.	View 5 will change, due to the proposed new shed/store. However, as a traditionally designed structure, this is not considered to give rise to harm to the setting of Stone Barn and the views between it and Hill House.
Bustard Inn (grade II listed) and its setting Former Brewhouse and Stables to Bustard Inn (grade II listed) and its setting	Bustard Inn and former Brewhouse are of high significance. View P6 shows the setting between Stone Barn and the Bustard Inn is of limited significance.	No direct impact. Negligible impact results.
Barn and Pigeoncote at Hill Farm, Main Street, Building Record MLI89412 (Lincs County Council HER).	Some significance, for historic links to Hill House and its original agricultural function.	No direct impact.
Old School House, Main Street (grade II listed) and its setting	High architectural significance	No direct impact – the proposed development is some distance from the school and there are no views of significance between the two assets.
Group Value	Group Value is of high significance. Several listed buildings to Hill House share group values (a secondary criteria of listing, which considers the shared architectural merits of a group of listed buildings)	Group values will remain unaffected by the proposed development.
Rauceby Hall Park & Garden (grade II listed)	The park and garden as a whole are of high significance.	Negligible change to the setting will not result in harm to significance.
Conservation Area	Stone Barn makes a positive contribution to the conservation area as a historic agricultural building related to Hill House.	The proposed changes to Stone Barn will impact the South Rauceby Conservation area, mainly as a result of changes to the colour of the roof material compared to the existing modern covering. This change will be mostly seen travelling into the conservation area down Tom Lane and

	<p>Views P1, P2, P3, and P4 have been considered in relation to how Stone Barn contributes to the conservation area.</p> <p>View 1 from the street is a view of significance towards the historic farmstead which shares a setting with Hill House.</p> <p>View P2 demonstrates that there are no views of Stone Barn from the corner of Main Road and Tom Lane.</p> <p>Views P3 and P4 demonstrate there are views of Stone Barn from the rear of the Bustard Inn, and also views entering the conservation area. Due to a tall existing hedge, views are restricted to that of the roof of the barn.</p>	<p>from the rear of the Bustard Inn (see views P3 and P4). Photo P8 shows the principal elevation of Stone Barn without snow on its roof, and the current roof covering is darkened with age. It is considered that the change in roof material will result from newness, and the lack of patina, but that the proposed material is appropriate to the building type, and that the change would be minimal in terms of overall appearance. The proposed new shed/store would not impact harmfully on view P1 (as already noted)</p> <p>There may be some limited impact on views P3 and P4, and should the green boundary on the eastern side of the site be reduced, the proposed shed /store would be more visible.</p>
<p><u>Summary:</u></p> <p>The proposed conversion to residential use of Stone Barn will:</p> <ul style="list-style-type: none"> o Sustain for the most part its architectural and historic significance through sympathetic adaption and conversion; o Bring a new suitable use to the building o Ensure structural and other necessary repairs are carried out as part of the conversion. <p><u>Level of Harm</u></p> <p>Some limited harm arises to Stone Barn, mainly:</p> <ul style="list-style-type: none"> o through the insertion of new openings into an elevation where none exists and; o as a result of the loss of the pantile roof covering to the store located at the southern end of the building, and; o through the loss of historic joinery and original ironmongery (several doors are original and have cast iron hinges and pintols). <p>Overall, the level of harm is <u>less than substantial harm</u> (see para 196 of the National Planning Policy Framework). This harm could be reduced further through suggested mitigation noted in the heritage impact assessment section of this document.</p> <p><u>Justification</u></p> <p>Consideration needs to be given to the optimum viable use of this building. Stone Barn is no longer part of a working farmstead and has not been for many years. Its most recent function has been as an ancillary building to Hill House but this use did not utilise the entire building. Structural and other repairs are needed and finding a suitable new use is a key element of securing these repairs and the future of the building in the long term. Change is inevitable when</p>		

new uses are required. Whilst change is proposed, these are carefully considered and will sustain the architectural significance of Stone Barn. Changes, such as installing doors to access land to the rear of the barn, and a new covering are a necessity for residential use. These elements have been carefully designed following Historic England guidance to minimise the harm arising to the building itself. The proposed new use of Stone Barn could therefore be considered to be an optimum viable use provided any suggested mitigation noted in the heritage impact assessment has been implemented. If amendments for suggested mitigation are followed, there would be a very low level of harm to the building itself which may be justified. Where less than substantial harm arises, the LPA is required to consider any public benefits arising. National Planning Policy Guidance (NPPG) is clear in its view that public benefits can result from:

Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.

And also that:

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised.

11. Resources and Reference

Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse. <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/>

Buildings of England: Lincolnshire. N. Pevsner, J. Harris, N. Antram, sec. ed. 1989.

Heritage Gateway (online HER Resource)

Lincolnshire Archives

Lincolnshire County Council Heritage Explorer (linked to HER records via map-based facility).

National Heritage List for England (NHLE)

National Library of Scotland (NLS)

Old Maps Online

Official List Description links:

Hill House - <https://historicengland.org.uk/listing/the-list/list-entry/1061774?section=official-list-entry>

Bustard Inn - <https://historicengland.org.uk/listing/the-list/list-entry/1168534?section=official-list-entry>

Former Brewhouse and Stables to Bustard Inn - <https://historicengland.org.uk/listing/the-list/list-entry/1168587?section=official-list-entry>

Old School House - <https://historicengland.org.uk/listing/the-list/list-entry/1168541?section=official-list-entry>

Rauceby Hall Park & Garden <https://historicengland.org.uk/listing/the-list/list-entry/1000987?section=official-list-entry>