

Middle House, Rauceby Hall, Lincolnshire

Design & Access Statement

January, 2024



Simpson & Brown

Cover illustrations (from left): *The Middle House (west elevation); The Middle House (east elevation); Stair turret roof detail.*

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<i>Checked/approved</i>	
<i>Issue number</i>	<i>P01</i>
<i>Date of issue</i>	<i>25.01.24</i>

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1.0 Introduction

The purpose of this Design & Access statement is to accompany the application for Listed Building Consent made on behalf of the Rauceby Foundation, to allow them carry out alterations to the Middle House at Rauceby Hall so that the accommodation is better suited to the needs of the present day.

This document is not intended to be used for any other purpose.

2.0 Building History and Description

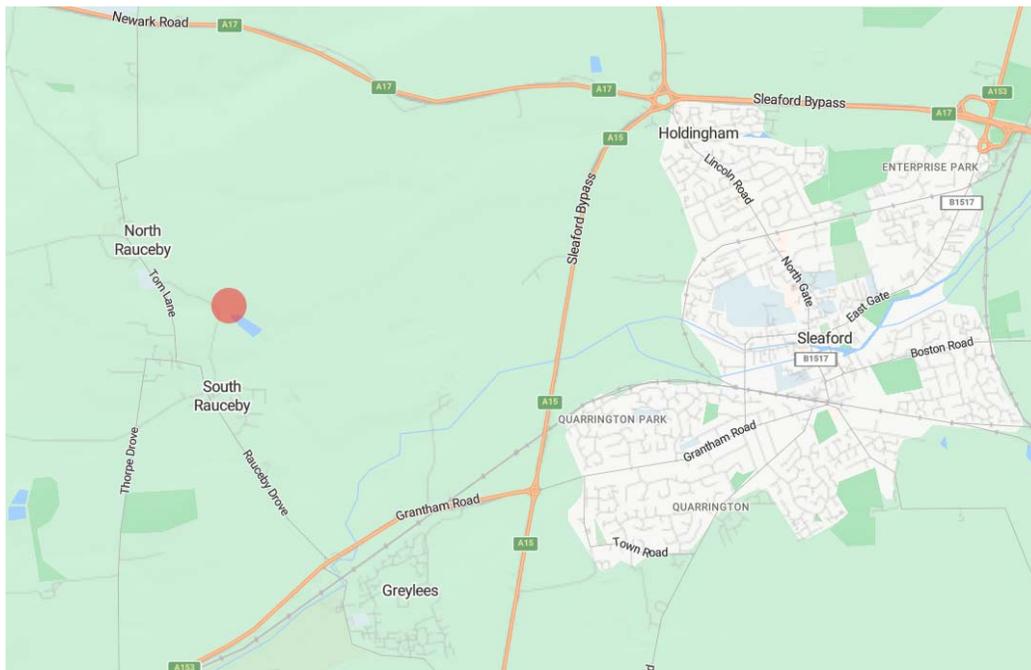


Figure 1 Location of Rauceby Hall

Rauceby Hall is documented as being built in 1842 (although the rainwater hoppers are date-marked 1843) to the design, in the Jacobethan style, of William Burn for A. Peacock Wilson. Apart from some minor 20th century alterations it has survived remarkably intact. The only significant departures being the addition of a single-storey canted bay towards the west end of the south elevation of the Main House and an octagonal turret at the north-west corner of the Middle House. It is Grade II listed.

Rauceby Hall is located West of Sleaford, between North and South Rauceby, as shown by the red circle on figure 1 above. Middle House adjoins Main House to the south and Towe House to the north, as shown in red in figure 2 below.



Figure 2 *Location of Middle House*

3.0 Description of Proposals

Other areas of Rauceby Hall are inhabited and the proposed repairs and alterations will allow Middle House to be use as living accommodation once again. The works to Middle House comprise:

3.1 Roof and Elevational Works

The roof will be stripped and re-slatted with new leadwork to flat roofs, hips, ridges, valleys and parapet gutters to address ongoing water ingress issues. Existing rainwater goods, overflows and outlets will be reviewed and repaired or replaced as required in order to deal with rainfall effectively. Two new downpipes are proposed to protect the building fabric. These will replace existing open channels running through the dormer roofs, which are not fit for purpose.

Masonry repairs will be made to roof parapets and balustrades, as well as repairs and re-pointing to the elevations.

Several windows will be replaced to reinstate the original stone mullion and transom details and the sash and case windows therein. However, double-glazing is proposed in these windows to improve the thermal properties of the building.

3.2 Internal Remodelling

Interior alterations will be focused on the ground and first floors as shown on figures 3 and 4 below. Minimal works will be undertaken to the lower ground and second floors, which will not form part of the proposed living spaces within this current project. Generally, there will be a soft strip and replacement of internal fixtures and

fittings, with renewed finishes and redecoration. Alterations will be made to the interior layouts on ground and first floors to form new bathrooms, kitchen and utility rooms.

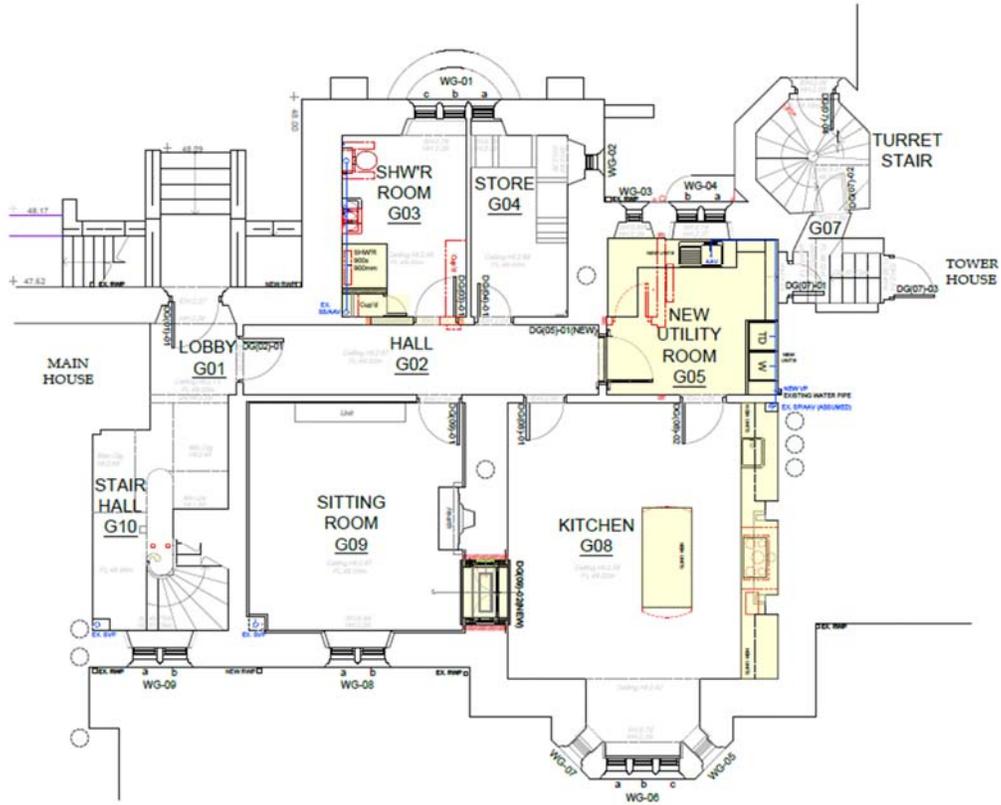


Figure 3 Ground Floor Plan as Proposed

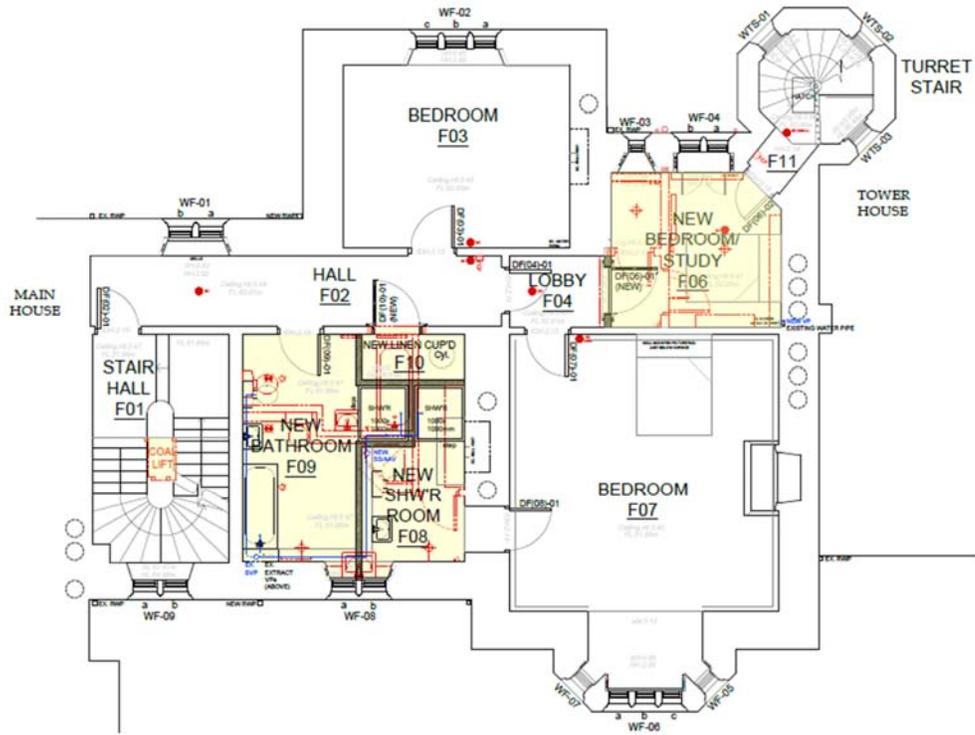


Figure 4 *First Floor Plan as Proposed*

4.0 Access

As the building will be maintained as a private residence, access provisions will remain as existing.