



Heritage Statement

Middle House Rauceby Hall

Report prepared for the Rauceby Foundation

February 2024



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1. Executive Summary

Site Name:	Middle House, Rauceby Hall
Address:	South Rauceby, Sleaford, Lincolnshire, NG34 8QN
Location:	OS Map Grid Reference TF 02919 45821
Local Planning Authority:	North Kesteven District Council
Statutory Listing:	Grade II (1168616)
Associated Listings:	Lodge, Gates and Railings to South Rauceby Hall – Grade II (1360615) Rauceby Hall Park and Garden – Grade II (1000987) Hall Farmhouse – Grade II (1168560) Farm Buildings at Hall Farm – Grade II (1061776) Lodge House – Grade II (1147883) Farm Buildings at Lodge Farm – Grade II (1061800) The estate owned village cottages are in North Kesteven District Council’s local list of non-designated heritage assets.
Conservation Area:	The core of South Rauceby Village is designated a Conservation Area by the Central Lincolnshire Local Plan (Adopted April 2017). ¹
Scheduled Monument:	A Scheduled Monument lies in the south-eastern most corner of the Estate: Settlement and Enclosure, Holdingham (1004940)
Brief description:	Country House. 1842/3, 20th century (mainly internal) alterations. By William Burn for Anthony Peacock Willson in Jacobethan style.

This Statement is written for proposed work on Middle House, Rauceby Hall, as outlined in Section 7, Heritage Impact of the Proposed Work; in addition, the Statement refers to the wider development of Rauceby Hall and Estate, and its immediate ancillary buildings.

This report finds that no changes will result in harm to the listed building as defined in the National Planning Policy Framework and several of the proposed changes will have a beneficial impact. The alterations proposed here are justifiable in making best use of Middle House as a safe, secure, and environmentally efficient property. Public benefits will arise from the scheme.

Acknowledgements

The trustees of the Rauceby Foundation and Mr Jonny Hoare kindly allowed access to the property. The report was prepared in consultation with the project architects Simpson & Brown of Edinburgh.

¹ <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>; <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/conservation-areas/conservation-area-maps/>

2. Introduction

Irving Patrick Consulting Ltd was commissioned by The Rauceby Foundation to produce a Heritage Statement for proposed works to Middle House, Rauceby Hall.

This Heritage Statement is intended to inform the applicant and their advisors regarding the heritage impact of the proposed scheme of works, for which Listed Building Consent is required.

The proposed works comprise: externally, the repair, conservation, replacement and augmentation of roof coverings, rainwater disposal goods, high level stonework, leadwork coverings and flashings, and improved access arrangements; internally, minor re-ordering on the ground and first floor, in addition repair, conservation and maintenance work will be carried out.

This report assesses:

- i) The origins, historical development, and current character of the property and its heritage significance
- ii) The heritage impact of the proposals upon
 - a. the significance of the listed building,
 - b. the significance of the Park and Gardens, and
 - c. the character and appearance of any nearby designated heritage assets.

By providing a description of the significance and setting of the heritage asset, and the impact of the proposals upon it, this Heritage Statement seeks to satisfy paragraphs 189, 194 and 195 of the National Planning Policy Framework.²

² Ministry of Housing, Communities and Local Government, (2021). *National Planning Policy Framework* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3o0YRKq>

3. Methodology

This Heritage Statement was produced in accordance with the standards and guidance laid out by the Chartered Institute of Archaeologists and Historic England for recording historic structures.³ Data collection and analysis was undertaken to understand the historic development of the site and its significance, including all above- and below-ground heritage assets, with particular emphasis on those areas to be most impacted by the proposed changes.

The on-site survey comprised:

- i) A survey and research of the Hall, associated structures and grounds,
- ii) Identification of structural features that are of significance, or inform understanding of the site and,
- iii) Consideration of the chronological development of the site.

This research was supplemented by information contained in the Historic Environment Record, primary archives, secondary (published) sources, cartographic evidence, and roof survey by Simpson & Brown, Architects of Edinburgh.

Assessment of Significance

An assessment of significance has been made based on the evidence presented in this Heritage Statement and in accordance with appropriate Historic England guidance⁴. Additional consideration has been given to the area which will be altered by the proposals, particularly where this impacts on the earliest phases of the Hall's fabric, or structural/decorative elements which are relevant to the building's design, development, or use. Impact on the Park and Garden, and the wider heritage setting, is also considered.

Limitations

Access to the site was sufficient to capture the detail required to formulate this report. Smaller/inaccessible spaces were inspected visually, and notes taken.

³ Chartered Institute for Archaeologists, (published December 2014, last updated October 2020). *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/31FUOei>; Historic England, (published May 2016). *Understanding Historic Buildings: A guide to good recording practice* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/3IGgW8A>.

⁴ Historic England, (published October 2019). *Statements of Heritage Significance: Historic England Advice Note 12* [internet]. Accessed 26 January 2022. Available at <https://bit.ly/32yp196>

4. Site Location

Rauceby Hall sits approximately 5km west of the Market Town of Sleaford in Lincolnshire, and midway between the distinctive villages of North and South Rauceby (Figure 1). South Rauceby is the larger of the two villages, extending along three minor roads; from the mid-19th century it developed as an estate village. The Hall and Park lie to the east of the village on the former site of Parhamdam (Figure 2); today the parkland extends northwards almost to North Rauceby (Figure 3).

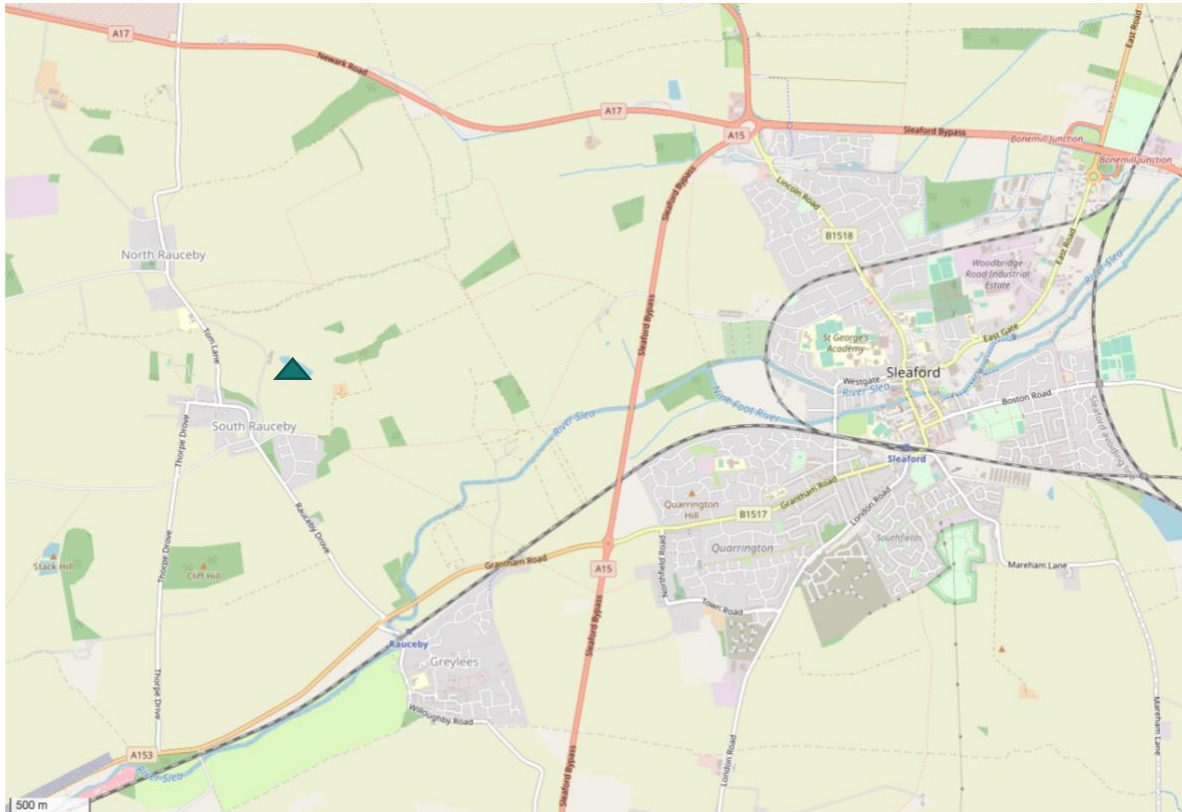


Figure 1, Location of Rauceby Hall, Lincolnshire, west of Sleaford.



Figure 2, Aerial view of Rauceby Hall.



Figure 3, The modern extent of Rauceby Estate.

5. Historic Development

Today, Rauceby Estate comprises approx. 1,850 acres of farmland and woodland in South Rauceby. The Hall, Lake and Parkland occupy the former settlement of Parhamdam (*alt.* Parham Dam, Parandam). In addition, the estate owns four farmhouses and 20 residential dwellings. The Boon Beck forms a boundary between the villages and feeds the lake in the Hall grounds.

The earliest reference to the estate of Parhamdam is 1612; it is not named in Domesday although it has been postulated that the Anglo-Saxon name indicates it is an earlier settlement than both North and South Rauceby, which have Danish roots.⁵ Very little is known about the settlement, and it is generally assumed there was a village on the site. White's Directory notes Parhamdam was an 'estate and ancient house' located immediately east of South Rauceby village,⁶ bounded to the north by Boon Beck and the edge of the heath. Later descriptions mention a brewhouse and a dovecote at the site. Elements of the placename 'Par-ham-dam' suggest a fruit orchard and a dam, possibly across the beck. The latter is particularly interesting, as dams were used to create pools of slow-moving freshwater allowing the cultivation, breeding and storing of fish to provide a constant and sustainable supply of food. All of these are features typical of a medieval manor, rather than a village or hamlet.

Element	Derived from ⁷	Meaning
Par	Peru (Old English)	A pear, the fruit of the pear-tree
Ham	Hamm (Old English)	Land hemmed in by water or marsh (perhaps also by high ground); a river-meadow; cultivated plot on the edge of woodland or moor
Dam	Hām (Old English) Damme (Middle English)	A village, a village community, a manor, an estate, a homestead Land by an obstruction in a river, or pool, formed by means of a bank across a watercourse



Figure 4, Parhamdam shown on early 19th century maps.⁸

Antiquarian descriptions record that a 'beacon in good preservation, and now planted with trees' was located close to Parhamdam, which when lit 'might be seen at Swineshead, Bicker, and Donington, which would enable the inhabitants to secrete, or secure their property of the Danish

⁵ Rogers, A. (ed.), (1969). *Stability and Change, some aspects of North and South Rauceby in the Nineteenth Century*. Nottingham: Department of Adult Education, University of Nottingham, p. 4

⁶ White, W., (1856). *History, gazeteer, and directory of Lincolnshire, and the city and diocese of Lincoln*. 2nd edition, Sheffield: A. White, p. 452

⁷ *Key to English Placenames* [internet]. University of Nottingham. Available at <http://kepn.nottingham.ac.uk>; Field, J., (1989). *English Field Names, A Dictionary*. Guernsey, Channel Islands: The Guernsey Press Company Limited.

⁸ Bryant, A., (1828). *Map of the County of Lincoln, from an actual survey made in the years 1825-26 & 27*. London: A Bryant.; Greenwood, C., (1830). *Map of the County of Lincoln from an actual survey made in the years 1827 & 1828*. London: Greenwood & Co.

marauders.⁹ Fanciful descriptions suggest Druidic and Wiccan activity occurring at ‘the remarkable beacon hill at Parhamdam, in the parish of Rauceby...[where] a furious and diabolical witch had a residence in a cave near this hill.’¹⁰

By 1633, William Welby (son of Richard Welby of Denton) owned a large estate in Rauceby. Hearth Tax returns show he was taxed on a house with five hearths, which was one of the largest in South Rauceby. This may have been the house at Parhamdam.¹¹ The Earl of Bristol was Lord of the Manor of both North and South Rauceby but held little land in the latter.¹²

In 1791, land at South Rauceby was enclosed and divided between 14 owners, including William Welby of Parhamdam. A map of the Enclosure Award shows the old enclosures belonging to eight different proprietors, and new allotments to the east created by the Enclosure Commissioners; all of these are now within the boundary of the Estate. The layout of the enclosed fields is legible in a LIDAR image of the Park (Figure 6); the Lake (a later addition) is clearly visible in the centre of the image. Sale notices for a 131-acre freehold estate in Parhamdam in 1802¹³, and another of 130 acres in 1804 show that land in the area was still divided between different owners, one of which was the Welby family.¹⁴

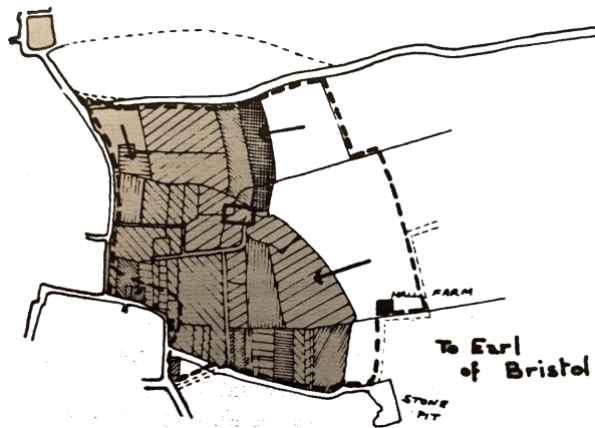


Figure 5, Sketch map of the Enclosure Award.¹⁵

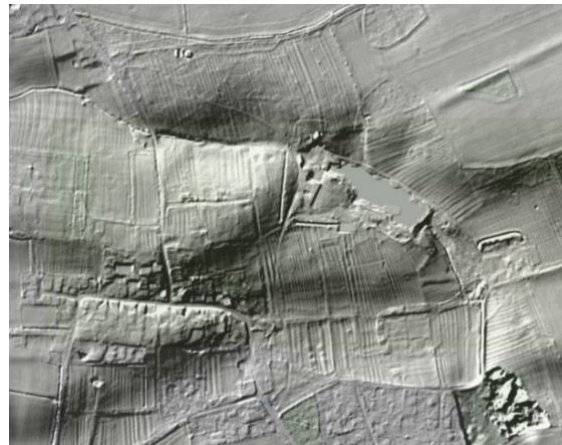


Figure 6, LIDAR of the Park.¹⁶

By 1802, the Welby estate was being managed by Adlard Welby on behalf of his father.¹⁷ He resided in The Cottage in the centre of South Rauceby village (Figure 7). In 1812, Adlard inherited the Welby estate and The Cottage.¹⁸ By 1825, he was styling himself as Adlard Welby of Rauceby Hall (Figure 8).

⁹ Allen, T., (1834). *The History of the County of Lincoln, from the earliest period to the present time*, vol.1, p. 257

¹⁰ Oliver, Rev G., (1846). *The Existing Remains of the Ancient Britons, within a small district lying between Lincoln and Sleaford*. London: R. Spencer, pp. 41-50

¹¹ Rogers, A. (ed.), (1969), p. 25. A plaque dedicated to William Welby (d. 1809) by his son, Adlard Welby, in St. Deny's Church, Sleaford gives an alternative date of 1655 for the purchase of the estate by Richard Welby of Haydor, after which it passed to successive generations of the Welby family.

¹² Rogers, A. (ed.), (1969), p. 7

¹³ Stamford Mercury, Friday 19 November 1802

¹⁴ Oracle and the Daily Advertiser, Saturday 03 March 1804

¹⁵ Rogers, A. (ed.), (1969), Fig. 8, p. 12

¹⁶ ARCHI MAPS LIDAR: Digital Terrain Map (DTM) [Internet]. Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community, LIDAR Composite DTM 2020 courtesy of Environment Agency: <https://environment.data.gov.uk/>

¹⁷ Boettcher, S., (2014), p. xi

¹⁸ Boettcher, S., (2014). *An Edition of the Journals of Adlard Welby. Volume One*. PhD Thesis: University of Leicester, p. vi; Rogers, A. (ed.), (1969), p. 25.



Figure 7, The Cottage photographed in 2022.¹⁹



Figure 8, The Cottage, styled as Rauceby Hall, residence of Adlard Welby ca. 1825.²⁰

At some point after 1825, Adlard constructed a new 'house and farmstead' at Parhamdam.²¹ There is a hint, from the description of the enumeration district in the 1851 Census, that Adlard's new house may have been known as Parhamdam Hall, although by 1839 it is noted in newspaper reports as Rauceby Hall.²²

By the late 1820s, Welby was in debt and selling off land. In September 1832, he let his estate to Anthony Peacock of South Kyme.²³ Peacock, of Sleaford's Peacock and Handley Bank, changed his name to Willson in 1851. He was Member of Parliament for South Lincolnshire from 1857 to 1859. Much to Adlard's distaste, Willson was determined to become gentrified through his purchase of a coat of arms, and ambition to build a substantial estate and a new mansion.

In 1841, Willson bought the rights and title to Welby's estate of 684 acres for £24,000 and began expanding his holdings of land in the area.²⁴ He exchanged land with the Marquis of Bristol, swapping 387 acres at Howell and Asgarby for 576 acres in South Rauceby,²⁵ and bought the estate of John Barber of Parhamdam for £13,000.²⁶ The Willson family made further purchases of land, cottages, and other assets, including Rauceby Mill and most of South Rauceby village.²⁷

Rauceby Hall

Welby's diary entry for April 1841 makes it clear that the Peacocks (as the family name was at the time) were living in his former home at Parhamdam, but had plans to demolish this and build a grand residence nearby:

7th – ...by invitation I dined with Mr Peacock at Rauceby, my old residence...and at last went to bed sober in my old room...²⁸

8th – Staid breakfast at Rauceby; and walked about with the present owner to view his intended deeds there – poor rich man! He little knows what awaits him...²⁹

¹⁹ <https://www.lincolnshirelife.co.uk/lifestyle/country-residence-with-royal-connections/>

²⁰ Creasey, J., (1825). *Sketches, illustrative of the topography and history of New and Old Sleaford, in the County of Lincoln and of several places in the surrounding neighbourhood*. Sleaford: J. Creasey, p. 319

²¹ Welby, A., (1926). 13. *Rauceby Hall*. Lincolnshire Notes & Queries, Vol. 19, pp. 28-9

²² Lincolnshire Chronicle, Friday 26 April 1839

²³ Boettcher, S., (2014), pp. viii

²⁴ Boettcher, S., (2014), pp. vii, viii & 8-9

²⁵ Rogers, A., (1969), p. 19

²⁶ John Barber is listed in the 1832 Poll Book and Electoral Register for South Rauceby, Lincolnshire.

²⁷ Rogers, A., (1969), p. 28

²⁸ Boettcher, S., (2014). 'The 1841 Journal', p. 12

²⁹ Boettcher, S., (2014). 'The 1841 Journal', p. 12

Willson commissioned renowned architect William Burn to design his new hall. Born in Edinburgh in 1789, Burn was a prolific and sought after country house architect of the 19th century. He was commissioned to design more than 300 country houses throughout Scotland, England and Ireland many in Elizabethan, Jacobethan or Scottish vernacular styles.

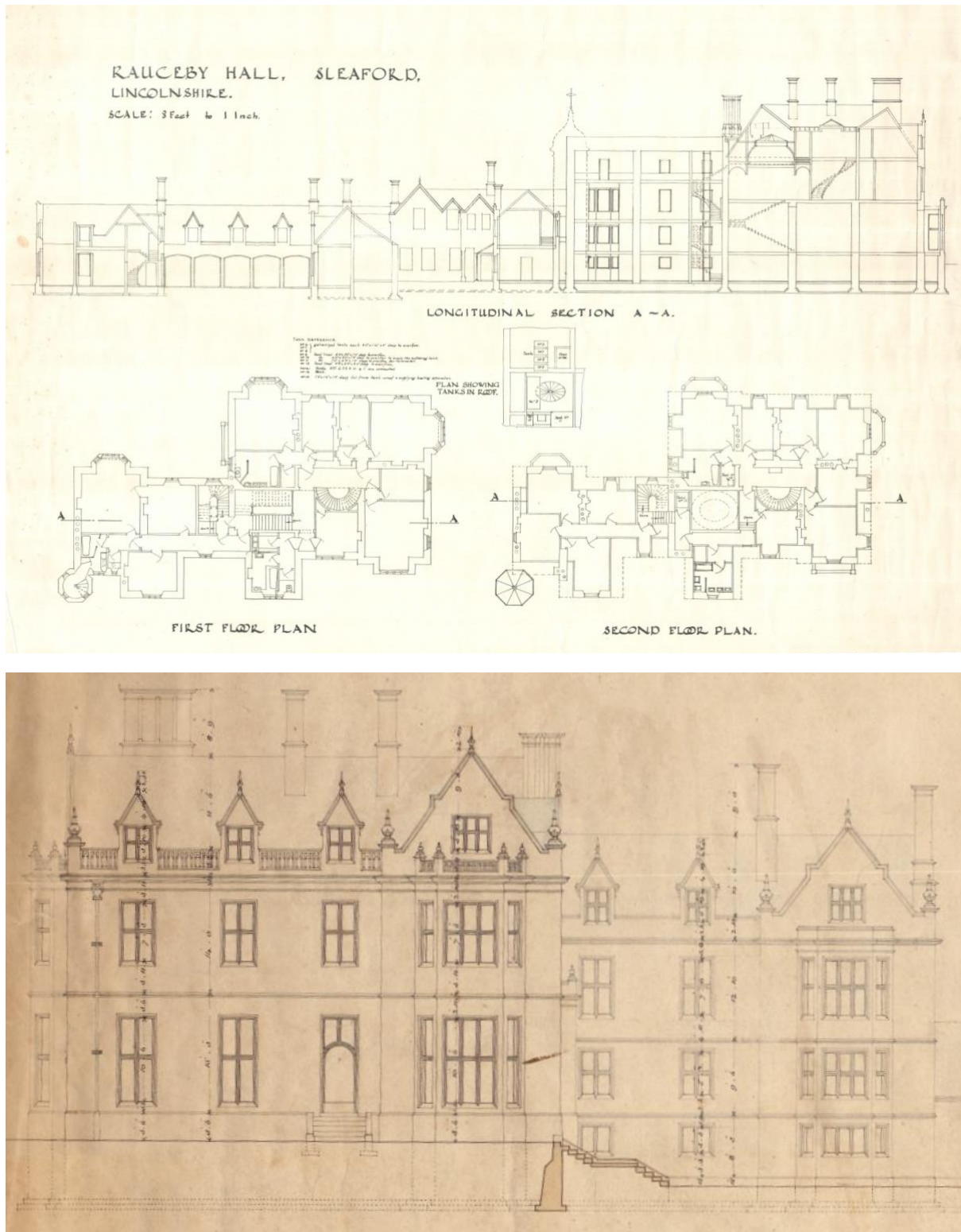


Figure 9, Examples of Burn's architectural drawings for Rauceby Hall, held in private archive.

By 1830, Burn's houses were usually two stories in height with hall-corridor plans and symmetrically arranged main rooms all hidden from sight from the entrance. The private block was usually stepped back, creating a sheltered private garden area while the service block was usually at right angles to the main house. The service blocks were neatly planned with male and female servants kept strictly separate.³⁰ Burn enjoyed several commissions in Lincolnshire for interiors and new houses, including Stoke Rochford, Revesby Abbey, Harlaxton Hall and the former Deanery in the Cathedral Close at Lincoln.³¹

The contractor for the Rauceby Hall project was Messrs. Baker and Sons of Sleaford, and the building took three years to complete at a cost of £24,000.³² The extent and length of the building works led to a large increase in the population of South Rauceby, and the 1841 Census return captures the craftsmen and labourers living in the village at the time.³³ One of the master masons, Marmaduke Benson of Sleaford, fell 25 feet during construction of one of the chimneys but was not fatally injured.³⁴

Adlard Welby visited the new hall in October 1843, as recorded in his diary:

Rode to S. Rauceby. On entering the Lordship and turning up the Drove leading to the village every object seemed the same as I left it in 1832; the road and the old stone pit for its material, both in statu quo. My mare and I turned by the passage I had made through the old thatched Hovel into the yard, but there something different met me – a starved gaunt hound chained to a dog-house, and two grooms doing nothing, so I gave them my horse and walked towards Parhamdam without being daunted by a board, and inscription placed at the stile against Town street, stating that no one was to be admitted to these buildings (there were none even in sight) except on business. The scite of the new mansion is exactly where the old brew house and dove cote stood, and the offices – out-houses, &c., are placed from it down through the hollow where the water supplying the pond runs – this I suppose to be for the benefit of the damp which with all the souging will assuredly attack the buildings, and its inhabitants, the mansion itself stands better and the style of architecture, which I will not criticize, is what is called Elizabethan – foolishly from that rather wanton and wicked Queen. Of course the house and farmstead I built is all to be removed and in its place there is already erected a new farmstead and barns, cart stabling, &c., in the corner of the No. 3 close to the Willow close and the Ozier holt. In returning to the village I passed through the meadow, and memory conjured up the hay making we had enjoyed with my family, and the repasts we had had beneath the shade, but not a tear bedewed my eye. The place notwithstanding the evident neglect is a paradise, the trees and shrubs stretch their arms on every side, and yield a cover complete through which neither the eye of idle curiosity can look, or the blast of winter penetrate – what a place if expended with judgement only two of the 15 or £20,000 now to be expended on the damp earth of the new Hall.³⁵

³⁰ http://www.scottisharchitects.org.uk/architect_full.php?id=200136; <https://www.paulbradleyarchitecture.com/william-burn>

³¹ Rodgers, A., (1969), p. 40

³² Stamford Mercury, Friday 29 July 1842; Stamford Mercury, Friday 25 August 1843; Rodgers, A., (1969), p. 40

³³ Rodgers, A., (1969), p. 8

³⁴ Rodgers, A. (1969), p. 40

³⁵ Welby, A., (1926). 13. *Rauceby Hall*. Lincolnshire Notes & Queries, Vol. 19, pp. 28-9.

An area of earthworks south of the Hall may mark the site of the Aldard's demolished house.³⁶ The Willson family moved into their new home by the end of 1846; many of the furnishings came from Welby's former home.³⁷

The Hall is constructed from limestone ashlar with pecked and plain finishes, slate roofs with raised stone coped gables and obelisk finials. The roof slates are Cumbrian (probably Kirkby) laid in diminishing courses, double-nailed directly to full sarking boards with no under-slatting felt.³⁸ A particular quirk of Burn's was to run box gutters through dormers and roof spaces. This is evident at Rauceby Hall and at the Deanery in Lincoln (built. ca. 1847).

The original roof plans and cross section drawings for the Hall produced by William Burn show the Main House and Middle House stand largely as built in the 1840s, although 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 were added. Minor alterations were made to the Hall in the 20th century.³⁹

Rauceby Park

Willson consolidated some smaller parcels of land to create a 70-acre Park for his new Hall which, with its large lake and 'judicious planting', was deemed to be 'one of the most pleasing residences near Sleaford'.⁴⁰

Census records show Anthony Willson and his family living at the new Rauceby Hall along with 15 members of staff. On Willson's death, the Hall passed to his eldest son, Mildmay Willson (1847-1912). Mildmay Willson expanded the estate until it incorporated South Rauceby village. Older cottages were demolished, and new houses and farmhouses built. As a result, the family created their own estate village; few private freeholders remained.⁴¹

The estate then passed to the Mildmay immediate younger brother Vere Francis Willson (1855-1917) during which time it was used for the rehabilitation of soldiers injured in WWI. The Grantham Journal of 8 September 1917 reported the VAD Hospital Rauceby Hall had been receiving 'invalid soldiers' since Oct. 16th, 1914 (Figure 10), and:

...has continued its good work until the present week, when, greatly to the regret of all concerned, it had closed. This has been brought about by the lamented death of the late owner, and the changing circumstances following the same. During the three years, 525 patients have been cared for.

The estate continued to stay in the Willson family, passing to Vere Francis Willson's brother, Arthur Bruce Willson (1859-1923), then their sister Mary's son Montagu Haffenden Hall. Montagu inherited the Hall in 1923 but passed it to his cousin John Cracroft-Amcotts (1891-1956) by deed of gift. During the Second World War the Hall was requisitioned by the Royal Air Force.⁴² Gillian Hoare, youngest

³⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1168616?section=official-list-entry>

³⁷ Rogers, A., (1969), p. 41

³⁸ Simpson & Brown, (2023). *Rauceby Hall. Inspection Report on Condition of Roofs*, p. 39

³⁹ Simpson & Brown, (2023). *Rauceby Hall. Inspection Report on Condition of Roofs*, p. 6.

⁴⁰ Trollope, E., (1872). *Sleaford, and the wapentakes of Flaxwell and Aswardhurn*. London: W. Kent & Co; Sleaford: William Fawcett, p. 287; Rogers, A., (1969), p. 19

⁴¹ Rogers, A., (1969), p. 20

⁴² <https://historicengland.org.uk/listing/the-list/list-entry/1000987?section=official-list-entry>

daughter of John Cracroft-Amcotts, and her husband lived in the Hall from 1985; Mrs Hoare died in 2019 leaving the Hall in Trust.



Figure 10, The nursing staff and orderlies of VAD Hospital Rauceby Hall 3 October 1914, taken on the official opening and inspection attended by Major Allanby & Mr A Youghton for the Red Cross Military Hospital (photographer: T. Upton)

The Park contains gardens to the south-west and south-east of the Hall, and extensive areas of stone terracing, lawn, and planting. A path runs south-eastwards towards the lake which is ca. 50m from the Hall. Features include ironwork gates, low stone walls with balustrades, gravel paths and a rosery (a circular feature comprising metal uprights hung with wire, adjacent to the wall of the upper terrace; the rosery was present by 1903). A small kitchen garden is situated outside the service area of the Hall, with a 20th century greenhouse. A ha-ha, built between 1874 and 1880, forms the boundary of the pleasure grounds.⁴³ East of the path is a small vegetable garden cut into the lawn. South-east of this, adjacent to the ha-ha, is a tennis court ca. 60m from the Hall. A brick-walled kitchen garden is situated 400m south-east of the Hall. The garden was present by 1903, with garden buildings on the north and south walls and the gardener's cottage to the south-east of the garden.

Wooded pleasure grounds are situated to the north-west of the stables. A brick-lined icehouse lies in the woodland. Parkland surrounds the Hall, gardens, and pleasure grounds and is under pasture. There are several small woodlands. An avenue of walnut trees leads from an ornamental gate in Gas House Plantation, north of the walled garden, into the parkland.

⁴³ Rogers, A., (1960, p. 43

6. Assessment of Significance

To determine the significance of Rauceby Hall, Historic England's 'Heritage Values' have been used:

Evidential Value:	<i>The potential of a place to yield evidence about past human activity</i>
Historical Value:	<i>The ways in which past people, events and aspects of life can be connected through a place to the present</i>
Aesthetic Value:	<i>The ways in which people draw sensory and intellectual stimulation from a place</i>
Communal Value:	<i>The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory</i>

Historic England's guidance states 'Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its historic interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting. Significance is what conservation sustains and, where appropriate, enhances, in managing change to heritage assets.'

Heritage significance is broken down into the following categories:

Exceptional Significance
Very High Significance
High Significance
Some Significance
Negligible/No Significance
Detrimental to Significance

6.1 Setting

The historic spatial relationship of the Hall, Park, South Rauceby village and agricultural landscape can still be appreciated today. The extent of South Rauceby village conservation area is shown below. This area is deemed to be an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning controls are extended in conservation areas to give greater protection. South Rauceby village is significant due to its development in the mid-19th century as the estate village and the estate owned village cottages are in North Kesteven District Council's local list of non-designated heritage assets.

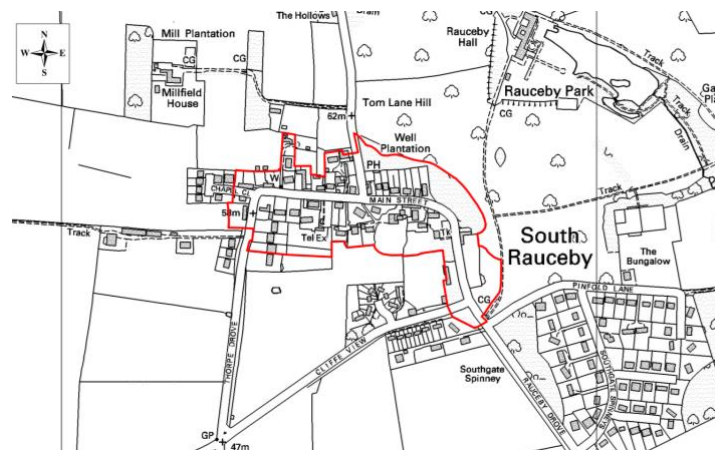


Figure 11, South Rauceby Village Conservation Area

The general setting and spatial relationship of Rauceby Hall and Park, and South Rauceby village, is therefore deemed to have **high significance**.

6.2 Park and Gardens

There is evidence for Prehistoric, Iron Age, Roman activity in the immediate area.⁴⁴ The nature and condition of archaeological features and deposits in the area of the Park is unknown, but they have potential to reveal more information about the history of the site, not least in confirming whether Parhamdam was a manor or settlement. It is clear from LIDAR of the site (**Figure 6**) that land in the Park was formerly used for agricultural land. The site's archaeological heritage therefore has **some significance**.

The grounds and gardens are of high aesthetic value as they largely retain their mid-19th and early 20th century layout, containing mature trees and period features/structures. They are collectively of **high significance**.

6.3 Hall

The hall is largely as built by Willson in the mid-19th century. As an example of an externally largely unaltered Jacobethan mansion, designed by one of the pre-eminent architects of the day, Rauceby Hall has **high significance**.

6.4 Middle House

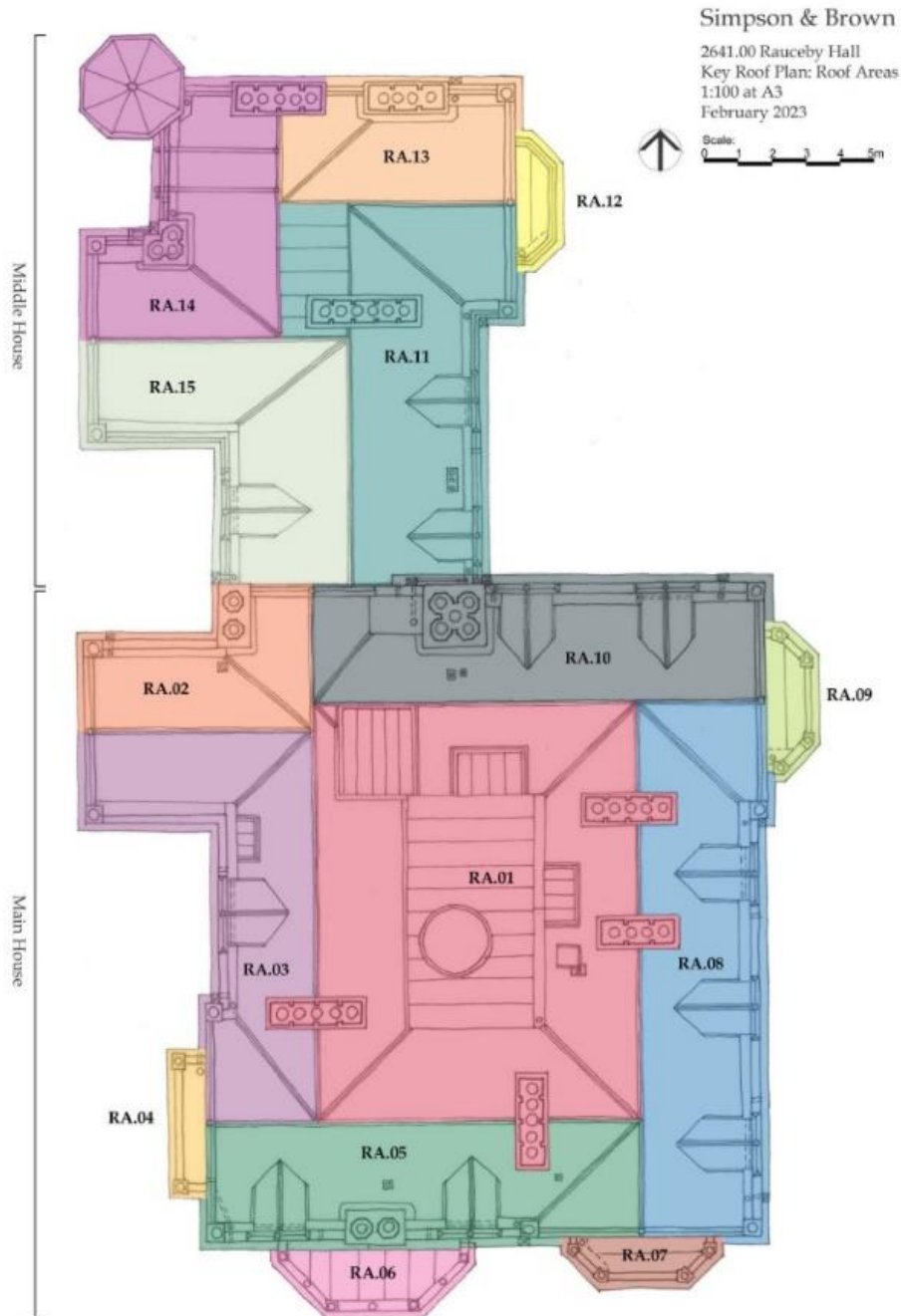
Externally Rauceby Hall is, as stated above (6.3) largely unaltered but internal changes have taken place in the latter part of the 20th century and early 21st century. A significant internal alteration was creating Middle House from the north wing of the Main Hall in the 20th century and the subsequent introduction of a lift which impacted on the Main Hall and Middle House (see Appendix 2). Retaining some of the original internal features of (what was originally) the Main Hall and being externally predominantly unaltered Middle House is of **high significance**.

⁴⁴ Lincolnshire Heritage Explorer [Internet]. Available at <https://heritage-explorer.lincolnshire.gov.uk/>

7. Heritage Impact of the Proposed Works

7.1 Proposed Roof Work

The proposed works to the roof of Middle House, Rauceby Hall are comprehensively laid out in Simpson & Brown's (2023), *Rauceby Hall, Inspection Report on Condition of Roofs*. The general overall condition of the individual Roof Areas can be summarised as follows:



Very Poor: RA.01, RA.04

Poor but not critical: RA.02, RA.03, RA.05, RA.07, RA.09, RA.12

Sub-optimal but serviceable: RA.08, RA.10, RA.11, RA.13, RA.14, RA.15

Reasonable: RA.06

The scope of works involved in this project are re-roofing of sections RA.11, RA.13, RA.14 and RA.15 (sub-optimal but serviceable) and RA. 12 (poor but not critical) and essential repairs and maintenance sections RA.1 to RA.10. (Substantive works to Sections RA.1 to RA.10 will form part of a second phase of works.)

The scope of works involves the following interventions set out in the table below.

Proposal	Overall Impact to Heritage Significance & Justification for works
Roof	
<p>The proposed works will repair and renew the lead coverings and flashings, slated pitches, and associated stonework and pointing through comprehensive repairs and renewal.</p>	<p>Beneficial</p> <p>The proposed works will extend the life of the Hall's roof without harm to its appearance or significance. Unsafe sections of stonework will be stabilised.</p> <p>Existing materials will be reused where possible. New materials, including replacement slates, lead for coverings/flashings, stonework and mortars will be appropriate in terms of grade, colour, quality and finish. Traditional craft skills and conservation techniques will be used as appropriate.</p>
Wallhead dormers	
<p>Repairs to wallhead dormer slated roofs and remedial work/repainting to stone pediments and haffits.</p> <p>The window joinery to be thoroughly overhauled and repainted.</p> <p>Replacement and/or modification of the rainwater disposal arrangements for the wallhead dormers, which run internally through the base of the dormers. Works will make these more accessible, and improve the rainwater disposal arrangements, including renewal of the adjacent gutter linings with properly designed leadwork on new formwork, improvements to the overflow arrangements (such as providing secondary failsafe standing overflows), and the installation of trace heating tapes.</p>	<p>Beneficial</p> <p>The proposed works will extend the life of the wallhead dormers without harm to their appearance or significance.</p> <p>Existing materials will be reused where possible. New materials, including replacement slates, lead for coverings/flashings, stonework and mortars will be appropriate in terms of grade, colour, quality and finish. Traditional craft skills and conservation techniques will be used as appropriate.</p> <p>Upgrades to the rainwater disposal system will allow for increased rainfall and help to prevent damage from water ingress/damp. Conservation repairs and appropriate materials will be used where replacement/reconfiguration is needed.</p>
External rainwater disposal goods	
<p>External rainwater disposal goods to be overhauled, including making sure that all drainage connections are operating freely.</p> <p>Most of the attractive rainwater hoppers are damaged or deformed and will have careful conservation repairs.</p>	<p>Beneficial</p> <p>Upgrades to the rainwater disposal system will allow for increased rainfall and help to prevent damage from water ingress/damp. Conservation repairs and appropriate materials will be used where replacement/reconfiguration is needed.</p>
Chimneystacks	
<p>Overhaul of chimney copes and haunchings, minor stone repairs and isolated repointing.</p>	<p>Beneficial</p> <p>The proposed works will extend the life of the chimneystacks without harm to their appearance or significance.</p>

	Existing materials will be reused where possible. New materials, including replacement slates, lead for coverings/flashings, stonework and mortars will be appropriate in terms of grade, colour, quality and finish. Traditional craft skills and conservation techniques will be used as appropriate.
High Level Masonry	
Repairs to displaced skew and any other high-level masonry which is loose or defective. Routine repair and repointing will be carried out. Cornice to be weathered in lead – which might be combined in a comprehensive package of remedial posed eaves gutter in front of the wallhead dormers as noted above.	Beneficial The proposed works will extend the life of the high level masonry without harm to their appearance or significance. Existing materials will be reused where possible. New materials, including replacement slates, lead for coverings/flashings, stonework and mortars will be appropriate in terms of grade, colour, quality and finish. Traditional craft skills and conservation techniques will be used as appropriate.

7.2 Proposed Internal Work

Proposal	Overall Impact to Heritage Significance & Justification for works
Lower Ground Floor	
Installation of two new lockable fire rates doors	Neutral Improvements to Health & Safety/Fire Prevention. These will not be visible externally.
Ground Floor	
Create a new shower room from existing WC. New utility room will be formed by removing existing partitions and door. Form new door opening between Sitting Room and Kitchen.	Neutral The proposed works will create a more usable internal space and a more appropriate living space. A full record will be made of areas affected by the proposed work. These will not be visible externally.
First Floor	
Reconfiguration of existing bathrooms. Creation of new bedroom/study with removal of redundant water tank, partitions, and door.	Neutral The proposed works will create a more usable internal space and a more appropriate living space. A full record will be made of areas affected by the proposed work. These will not be visible externally.
Staircase	
Removal of mid-20th century coal lift.	Neutral

	<p>Re-instatement of line of original stairwell and banister. Make safe the area (securing the banister rail and removing the cabin presently suspended at the top of the shaft).</p> <p>A full record will be made of areas affected by the proposed work.</p> <p>These will not be visible externally.</p>
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The proposed works set out in the tables above will have modest heritage impact – mainly beneficial, some neutral and will not harm the historic significance of the Hall. Improvements to access and alteration of the rainwater goods will ensure the fabric of the building is not harmed by water ingress and can be properly maintained. Internal improvements will bring benefit to the residents, making the space more appropriate for contemporary living.

Impact on Adjoining Listed Buildings

The adjacent listed buildings and structures will not be impacted by the proposed works.

Sustainability and Public Benefits

This is a permanent sustainable development in a sustainable location as defined in the National Planning Policy Framework.

The public benefits associated with the scheme is the long-term preservation of a Grade II listed building; minor alterations to the historic fabric internally create a more workable and appropriate living space; roof work create a safe, weather-tight and more environmentally efficient building.

8. Conclusion

This Heritage Statement has been prepared in connection with the proposed works to Middle House, Rauceby Hall.

This report finds that no changes will result in harm to the listed building as defined in the National Planning Policy Framework and a number of proposed changes will have a beneficial impact. The alterations proposed here are justifiable in making best use of the building as a safe, secure and environmentally efficient home. Public benefits will arise from the scheme.

The significance derived from Middle House, Rauceby Main Hall, and its setting and the special character and qualities of these, are preserved or enhanced by these proposals.

This report finds that the proposals will:

- I. Preserve the special interest of the Middle House
- II. Enhance the character and appearance of the Main Hall and Park
- III. Have no impact on the conservation area of South Rauceby village
- IV. Have no impact on the significance of nearby listed buildings.

As a result, the proposals accord with the objectives of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This report also finds that the proposed works accord with the heritage provisions within the Local Plan and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment. This report finds no conservation grounds for refusal of consent.

9. Appendices

Appendix 1, Historic England Listing⁴⁵

Listed Building

Grade: II

List Entry Number: 1168616

Date first listed: 27-Sep-1983

List Entry Name: SOUTH RAUCEBY HALL

Statutory Address: SOUTH RAUCEBY HALL, TOM LANE

Details: TF 04 NW SOUTH RAUCEBY Off TOM LANE (East Side)

2/104 South Rauceby Hall 27.9.83 II

Country House. 1842, some minor C20 alterations. By William Burn for A. Peacock Willson in Jacobethan style. Limestone ashlar with pecked and plain finishes, slate roofs with raised stone coped gables and obelisk finials. 6 banks of square and octagonal wall and ridge stacks with moulded cornices. T-plan. 2 storey irregular 6 bay front with plinth, moulded string course and cornice with pierced parapet to the right. The entry bay is advanced and gabled with to the left a further advanced bay and an octagonal tower with ogee lead roof. To right is a rectangular bay. Off centre double 6 panelled doors with panelled semi-circular top set in an arch with moulded head, impost and key block. Covered by an elaborate surround with engaged Doric columns supporting a plain frieze with strapwork armorial cartouche and urns. To left is a C20 4 panelled door in a former window opening and beyond are 2 three light windows and a 4 panelled door to the angle tower. To right are single tall 3 and 4 light windows. To the first floor are 4 three light windows, a 4 light window and a 2 light window. All openings have chamfered ashlar surrounds and the windows have chamfered mullions and transoms. To left the projecting service block has 2 matching 2 light windows. To left rear is the former stable court and trap houses. There are 5 sets of double planked doors beneath segmental arches with flush panelled doors and glazing bar sashes to the flanking service ranges, all under segmental arches with plain chamfered surrounds. Interior retains the original marble chimneypieces in a variety of C18 and foreign styles. The dogleg staircase has single C17 style twisted balusters to each tread, and above is a C18 style oval glazing bar skylight. The panelled doors have wooden cornices, and the panelled hall has a stencilled ceiling.

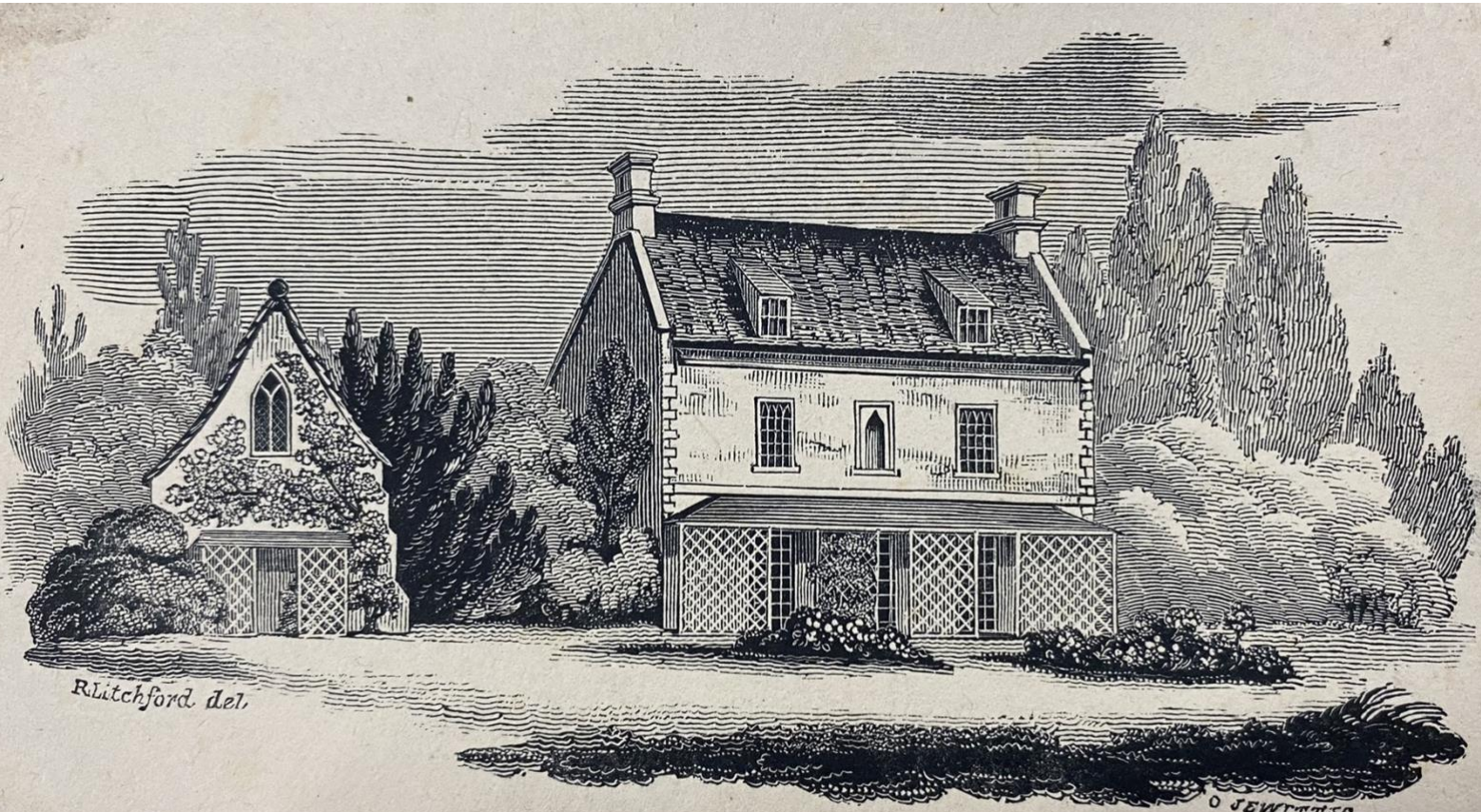
Listing NGR: TF0286745883

⁴⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1168616?section=official-list-entry>

Appendix 2, Planning Decisions

Summary of recent planning applications for Rauceby Hall. Permission was granted in **all** cases, but the work was not always carried out.

- N/59/0224/85 Sub-division of house to eight separate dwellings & erection of 18 garages, Rauceby Hall (29 April 1985)
- 89/0729/LBC Alterations to form separate dwelling at Middle House, Rauceby Hall (22 September 1989)
- 91/0286/FUL Alterations to form separate dwelling, End House, Rauceby Hall (10 May 1991)
- 85/0375/LBC Internal alterations to main house, provision of new access to main house basement and future maisonettes, erection of main house garage block, demolition of squash court and erection of 14 garages, Rauceby Hall (21 May 1995)
- 95/1177/LBC Alterations to form separate dwelling at Rauceby Hall (10 January 1996)
- 96/1244/LBC Demolition of chimney and gable wall at Middle House, Rauceby Hall (5 November 1996)
- 97/1270/LBC Conversion of fire damaged stables into walled garden and restoration of courtyard flat at Rauceby Hall (2 December 1997)
- 99/0045/FUL Conversion of game larder and boot store to residential flat at The Middle House, Rauceby Hall (12 March 1999)
- 01/0943/FUL Renovation of four rooms of Middle House to form separate annexe at The Middle House, Rauceby Hall, South Rauceby (19 November 2001)
- N/59/0331/83 Conversion of dwelling into flats, Rauceby Hall (22 October 2009)
- 11/0582/LBC Installation of a lift: Rauceby Hall Tom Lane North Rauceby Sleaford Lincolnshire NG34 8QN (28 July 2011)
- 12/0518/FUL Change of use from office to residential - The Bothy Rauceby Hall Tom Lane North Rauceby Sleaford Lincolnshire (2 July 2012)
- 20/1331/FUL Change of use of the existing dining room to allow use as a wedding venue and the erection of marquee for use as wedding function room area as and when required, Rauceby Hall (17 December 2020)



Rauceby Hall, Lincolnshire.