

# DESIGN, ACCESS & HERITAGE STATEMENT

for

The Proposed Works

to

**FELL COTTAGE  
RAITHBY, SPILSBY**

Job Ref. No: 2496

Date of Report: January 2023

**SCORER HAWKINS ARCHITECTS**

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## 1.0 PRELIMINARY INFORMATION



*Figure 1: Present day view of Fell Cottage, Raithby*

### 1.1 OVERVIEW

History: Stable block converted to residential unit in 1990's.

Proposal: This application seeks approval to install an external metal flue to serve a wood burning stove.

### 1.2 LOCATION

Address: Fell Cottage  
Raithby  
Spilsby  
Lincolnshire  
PE23 4DS

District: Lincolnshire County Council

Grid Reference: TF 37363 67052

**1.3 SIGNIFICANCE**

Period: Georgian  
Protected Status: Grade II (Assumed listing by virtue to its historic Raithby Hall)  
List Entry Number: 1166378  
Date First Listed: 03-Feb-1967

Description: *Former small country house, seat of the Brackenbury and Rawnsley families, now an old persons home. c.1760, extended c.1848 and 1873 by Sir George Gilbert Scott, minor C20 alterations. Red brick in Flemish bond, ashlar and painted ashlar dressings. Chamfered rustication to plinth, Westmorland slate roof, lead roofs to bays. Wall stacks. 3 storey principal front, rusticated plinth, brick first and second floor bands, dentillated cornice, 7 bay front arranged 3:1:3, the outer triple bays being canted to full height. Central glazed double doors with ashlar triple pilastered surround, open dentillated pediment, tree and lion crest over the door, flanked by 3 margin light sashes. To first floor a central glazing bar sash is flanked by 3 similar windows. To second floor are 7 similar smaller windows. In the central pediment a small semi-circular fixed light with Gothick tracery. To left a projecting C19 rectangular bay contains tall single glazing bar casements in ashlar surrounds to each floor. On the right hand side front a rectangular bay contains a C18 pedimented ashlar Venetian window with scrolled brackets to either side of the head, probably reset. Otherwise these are 4 glazing bar sashes to each floor, with segmental heads, alternating brick and ashlar voussoirs. On the left hand side a pair of double panelled half glazed doors are set in a semi-circular headed ashlar surround with fluted keyblock, broken pediment and central urn, to either side are slightly advanced window bays with glazing bar cross mullions to each floor, with moulded ashlar architraves, panels and segmental pediments. The parapet above has semi-circular decoration. To left a 9 bay 2 storey service range, the right hand half with ashlar band, continued to the left in brick. The left hand end has 6 panel door, to left a glazing bar sash, to right a blank opening both with rubbed brick arched heads. Beyond again a C20 garage door. To right a further door and beyond 5 glazing bar sashes with segmental heads. To first floor is a gabled C19 canted oriel window with glazing bar casements and 7 glazing bar sashes and a blank opening. Interior has been fitted out in C19 with semi-circular archways and fluted pilasters. Staircase with large turned newels and knopped balusters. Some C18 details including moulded cornice and 6 panel doors. Plans held in the RIBA drawings collection show proposed extensions by G. G. Scott Jnr. c.1873 for Rev. E. Rawnsley.*



**Pevsner Entry:** *Raithby Hall. Built for Rober Carr Brackenbury in 1776-9. S front with three-storey canted bays right up to the parapet, and between them a wooden doorcase with open pediment. There was once a cupola. Rather odd-looking shallow wings on each side like book-ends, and segmental pediments. They must be late c19. About 1873-4 G. G. Scott Fun. Added an extension over the w porch, a furniture and decoration were by Watts & Co. In the range of offices is a plain CHAPEL completed in 1779 and dedicated by John Wesley. It is an upper room, above a stable, reached by twin curved staircases. Georgian interior with pulpit with sounding board and some original pews. The small PARK is romantically landscaped.*

**Heritage at Risk:** Not listed on the Heritage at Risk Register.

**Setting:** There are a total of eleven Listed Buildings in Raithby, all of which are either Grade I or Grade II. Most of the buildings in the vicinity of Fell Cottage are also listed, including:

- LYCHGATE AND WALL TO CHURCHYARD (List Entry: 1146578) Grade II
- LANTERN ARCHWAY IN CHURCHYARD OF CHURCH OF HOLY TRINITY (List Entry:) 1359729 Grade II
- COACH HOUSE AND ARCHWAY TO RAITHBY HALL (List Entry: 1166378) Grade II
- CHURCH OF HOLY TRINITY (List Entry: 1063584) Grade II\*
- CROSS IN CHURCHYARD OF HOLY TRINITY (List Entry: 1063585) Grade II
- GARDEN WALLS AND GATEWAY TO CHURCHYARD, RAITHBY HALL (List Entry: 1308935) Grade II
- METHODIST CHAPEL AND STABLES AT RAITHBY HALL (List Entry: 1063583) Grade I
- ENTRANCE GATES, PIERS AND WALLS TO RAITHBY HALL (List Entry: 1063582) Grade II
- RAITHBY HALL (List Entry: 1166361) Grade II

## 2.0 PHOTOGRAPHIC RECORD: PRESENT DAY



*Figure 2: Location from South Elevation*



*Figure 3: Location from North Elevation*





*Figure 4: Location from North Elevation*



*Figure 5: Location from North Elevation*

## 3.0 SIGNIFICANCE ASSESSMENT

### 3.1 OVERVIEW

This assessment of significance is based on the guidance and terminology provided by Historic England in *'Conservation Principles: Policies & Guidance for the Sustainable Management of the Historic Environment'*, which categorises heritage value into four broad themes: Evidential Value, Historical Value, Aesthetic Value and Communal.

The sections below focus on assessing each category of heritage value using six degrees of significance: Exceptional, High, Moderate, Neutral, Low and Negative. These are defined as follows:

- Exceptional:* An element that provides a major contribution to the significance of the building or its setting. It can be considered an outstanding representative example of its kind, of national or international significance.
- High:* An element that provides an important contribution to the significance of the building or its setting. It can be considered an excellent representative example of its kind.
- Moderate:* An element that provides a reasonable contribution to the significance of the building or its setting.
- Low:* An element that provides only a limited contribution to the significance of the building or its setting.
- Neutral* An element that provides neither a positive nor negative contribution to the significance of the building or its setting.
- Negative* An element that provides a detrimental contribution to the significance of the building or its setting. Recommendations may be made on its removal or on other methods of mitigation.

### 3.2 ALTERATION: INSTALLATION OF AN EXTERNAL FLUE

The property was converted to residential use in the late 1980's. The installation of a new double-skinned metal flue would involve penetrating the existing flat plasterboard ceiling and taken up through the pantile roof. As such there is no anticipated damage or loss of historic fabric and the installation would be entirely reversible. Consequently, the overall impact on the building is considered to be minimal.

*Assessment of Impact.* **Neutral**



## REFERENCES

The following sources were consulted in the preparation of this report:

- David L. Roberts, 2018, *Lincolnshire Houses*
- Heritage at Risk Register  
[www.historicengland.org.uk/advice/heritage-at-risk/search-register](http://www.historicengland.org.uk/advice/heritage-at-risk/search-register)
- Lincolnshire Heritage Explorer  
<https://heritage-explorer.lincolnshire.gov.uk>
- National Heritage List for England  
[www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list)
- National Library of Scotland: Georeferenced Maps  
<https://maps.nls.uk/geo/explore/#zoom=5&lat=56.00000&lon=-4.00000&layers=1&b=1>
- Nikolaus Pevsner & John Harris, 1989, *Buildings of England: Lincolnshire (Second Edition)*.
- Society of Lincolnshire History & Archaeology  
[www.slha.org.uk](http://www.slha.org.uk)

# SCORER HAWKINS ARCHITECTS

*Scorer Hawkins Architects are an RIBA Chartered Practice based in Lincolnshire,  
specialising in the design and conservation of buildings in historic settings.*

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