RADWELL GRANGE BARN

Great North Road, Baldock, SG7 5EU

HN1403

HERITAGE STATEMENT

INTRODUCTION

This Heritage Statement has been prepared at the request of *Nick Bridgeman, Esq.*, to support an application for planning consent for the conversion to a dwelling of a former agricultural barn in the grounds of Radwell Grange, Great North Road, Baldock, SG7 5EU, and the erection of a free-standing car-port on the opposite side of the farmyard.

In line with Paragraph 128 of the *National Planning Policy Framework* (NPPF), this report is intended to advise North Hertfordshire District Council (NHDC) regarding any impacts on designated, undesignated or potential heritage assets arising from the proposed works. The barn forms an undesignated heritage asset lying within the historic setting of the adjacent Grade II listed farmhouse.

The Heritage Network is an independent practice specialising in archaeology and the historic environment. Founded in 1992, the company has undertaken a wide variety of commercial projects for clients involved in housing and industrial development, pipeline and road construction, agriculture and landscaping. As a Registered Organisation, the company is monitored annually by the Chartered Institute for Archaeologists (CIfA) to ensure that its work meets the highest professional standards.

The present project has been undertaken by David Hillelson BA MCIfA, the Heritage Network's Managing Director. He holds an honours degree in archaeology from the University of Durham and has extensive experience of the management of heritage projects, and of fieldwork in both urban and rural contexts. He has been the practice's principal officer since 1992 and specialises in the recording of historic buildings.

HISTORICAL BACKGROUND

Radwell Grange Farm lies approximately 400m to the north-east of the Great North Road and 1.4km north of the core of the hamlet of Radwell (Figure 1). The name suggests its origins as a manorial farm.

The Hertfordshire *Historic Environment Record* (HER) records prehistoric cropmarks between 500 and 1000m to the east and north-east of the present site (HER383, HER385, HER390, HER454, HER522, HER1671, HER1673, HER2215, HER7915) (Figure 2). These features define two archaeological alert areas and a Scheduled Monument (Listing 1003596) (Figure 3). A Bronze Age pit alignment, boundary ditch, post-holes and pits were recorded when the Baldock Services were built to the south (HER12744).

A plan and tenancy agreement for a farm at Radwell dated 1804 (HALS DE/X58/E6), shows Radwell Grange Farm as a sub-enclosure within Plot 46 (Figure 4). The farmhouse is shown as an L-shaped structure with a small square block sitting inside the angle of the 'L' and two small extensions on the north-eastern elevation. Opposite the farmhouse, is a farmyard bounded by buildings on its north-east, north-west and south-west sides, with a break in the northern corner. The present barn appears to form the north-east range. The accompanying schedule records Plot 46 as being in the tenure of Michael Sanderson and consisting of Farm House, Offices, Yard, Garden and Home Close, with a total area of 9 acres and 3 perches.

The 1839 Tithe Map of the parish of Radwell (HALS DSA4/78/2), shows the farm as an isolated group of buildings, accessed by a lane leading directly from the Great North Road and separating the farmhouse from the farm buildings (Figure 5). The farmhouse, to the south-east of the lane and fronting on it, is an L-shaped structure, with a small square block sitting inside the angle of the 'L'. On the opposite side of the lane is a group of buildings set around a yard, entered through a gap at the north-eastern end of the south-eastern range. The break in the northern corner, shown on the earlier map, has been closed by a large building that abuts the north-east range. The yard is shown subdivided into pens. The Tithe Award records the group of buildings under Plot 15, as: Grange Farm – Homestead, Yard, Garden and Orchard, with a total area of 1 acre, 2 roods and 7 perches and a titheable value of 13s 14½d.

The Ordnance Survey 25-inch County Series map of 1882 (Figure 6) shows changes to the layout and greater detail. The farmyard is now open on its south-eastern side, and new buildings have been added to the north-western side of the north-west range to create two smaller yards. A further small yard fronting the lane has been created.

The Ordnance Survey 25-inch County Series map of 1898 (Figure 7) shows a broadly similar layout but the present barn is depicted with a closed bay and two open bays at its north-western end.

The Ordnance Survey 25-inch County Series map of 1924 (Figure 8) shows the addition of a range of buildings bisecting the main farmyard.

The Ordnance Survey 25-inch County Series map of 1940 (Figure 9) and 1:2500 series map of 1968 (Figure 8) shows a number of changes outside the main farmyard.

Since 2013, the farm buildings have been converted to dwellings and new boundaries and access introduced (Figure 9). The main farmyard opposite the farmhouse has been opened up again and incorporated into the ownership of the farmhouse, together with the north-eastern range. The remainder of the barns to the north-west of the farmhouse have been divided up to form six new dwellings.

Radwell Grange Farm includes two buildings which have been listed as being of special architectural or historic interest under the *Planning (Listed Buildings and Conservation Areas) Act* 1990.

- A north-west to south-east aligned barn, forming the south-western range of the former northern farmyard, and now part of the property known as 'The Threshing Barn', is Grade II listed (ref. 1102674) and recorded as:

  Barn. C17/C18, altered and extended C19/C20. Timber frame, weatherboarded, brick plinth. Steeply pitched corrugated sheet roofing. The original barn is on a north-west/south-east axis. Open truss roof with clasped purlins and curved braces.

  The omission of this barn in this location on the 1804 estate plan and the 1839 Tithe map suggests that it may have been moved to its present position in the middle of the 19th century.

- The farmhouse is Grade II listed (ref. 1102673) and recorded as:

  House. Possibly C16 core to predominantly mid C17 main range. Extended and altered C19. Restored C20. Timber frame and brick, roughcast, tiled roof. L shaped. 2 storeys and attics. 3 window front with a central entrance. C19 multiple pane glazing bar sashes with a small ground floor bay window to right. Right hand red brick return wall. Large external C17 gable end stack stepped up to two diagonally set square brick shafts. 2 small chamfered brick mullioned windows with hood moulds flank stack at first floor. Left return has hipped outshut

in angle with rear wing. Small gable in roof of this wing over secondary entrance. Behind this gable and attached to rear of main range is the main, possibly C16, stack with 5 shafts, 2 pairs of diagonally set squares and one a star on plan. Rear wing extended by a lower addition. Tall gabled wing in inner angle, originally a staircase wing, has a 2 light wooden ovolo moulded mullion in attic. Interior: original brick fireplaces exposed. Moulded head to jowled post in rear wing. Clasped purlin collar beam roof trusses, originally with crown post. Much altered in C19, especially in main block. (RCHM Typescript).

The present barn forms part of the Radwell Grange farmstead, recorded on the Historic Environment Record, and is, therefore, considered to be an undesignated heritage asset. It does not benefit from curtilage listing either from the farmhouse, which was listed before 1969 when consideration of curtilage was introduced, or from the nearby 'Threshing Barn', which is, itself an ancillary structure in a separate yard (see Historic England Advice Note on *Listed Buildings and Curtilage*). Nevertheless, the barn certainly forms part of the setting of both listed buildings. An inspection of the building suggests a mid-18th century or earlier date for its construction. The barn has been previously converted for leisure use, with the northern 3 bays housing a sauna, and the southern 5 bays being furnished with a large open fireplace at the south-eastern end and a small performance space at the north-western end. A visit to inspect the barn was made on 19 January 2018. For convenience, all compass points assume an east-west alignment to the barn.

The barn occupies the northern end of the farmyard to the west of the farmhouse. It is timber framed with modern softwood weatherboarding, on a shallow brick plinth, with a ridged roof covered in slate. It abuts 'The Granary' to the west.

The north elevation has up to six courses of the brick plinth exposed, with alternate layers of stretchers and stretchers with headers (Flemish stretcher bond). Two modern wooden casement windows have been installed in this elevation (Plate 1).

The eastern gable elevation is uninterrupted.

The southern elevation has a modern boarded, ledged and braced personnel door at the western end, flanked by two modern timber casement windows, and a modern panelled narrow double door at the eastern end, flanked by two modern casement windows. A lean-to pergola is attached to the eastern end (Plate 2).

The western three bays form a separate space. An historic photo supplied by the client (Plate 3) *shows Bay 1 to be enclosed and Bays 2 and 3 to be open-fronted to the south. The interior elevations and roof slopes in this space are plaster-boarded, with exposed purlins, ridge plate, and trusses (formed of principal posts, tie-beams and queen struts to the purlin, linked by an exposed wall-plate)* (Plate 4).

The gable end has an exposed tie-beam and queen struts with well-defined carpenter's marks (Plate 5).

The truss between Bays 1 and 2 formerly housed a studwork partition, the mortice holes of which are exposed (Plate 6). *The southern post rests on a brick pier. The east face of the truss exhibits well defined carpenter's marks.*

The truss between Bays 2 and 3 retains a curving brace to the north. The southern post has been removed (Plate 7). *The east face of the truss exhibits well-defined carpenter's marks.*

The eastern elevation retains a centre post flanked by studwork of narrow scantling and diagonal primary bracing (see Plate 7).

The southern elevation has a modern wooden casement centrally located in the middle of Bay 1, a modern door and doorway offset to the west of centre in Bay 2, and a modern wooden casement at the western end of Bay 3.

The eastern five bays have exposed framing throughout, plastered in the interstices (Plate 8). *The western elevation in Bay 4 has been fully plastered. The northern and southern elevations have studwork of narrow scantling with diagonal primary bracing. The northern elevation differs by having a modern wooden casement inserted in the centre of the elevation. The truss between Bays 4 and 5 has mortice holes in the soffit indicating a removed partition. Good carpenter's marks to queen struts and each stud above the tie* (Plate 9).

Bay 5 has a window inserted in the framing, offset to the east of centre. The northern elevation appears to have been remodelled, either as a repair or to close an earlier opening (Plate 10). *The truss between Bays 5 and 6 retains its braces and has good carpenter's marks (IIII).*

Bay 6 has a modern doorway let into the studwork at the eastern end of the southern elevation. The northern elevation retains uninterrupted studwork. The truss between Bays 6 and 7 retains its curving braces and has good carpenter's marks in its western face (III).

Bay 7 has uninterrupted studwork in its southern elevation and a modern casement let in to the northern elevation. The truss between Bays 7 and 8 retains its braces and has good carpenter's marks in its western face (II).

Bay 8 has a modern casement let into the studwork at the western end of the elevation. The northern elevation retains uninterrupted studwork. The centre of the eastern gable is masked by a modern inserted chimney, but good framing can be seen in the alcoves to either side (Plate 11).

The wall plate throughout is in short, single-bay lengths, joined by side-halved and bladed scarf joints (Plate 12). *The purlins are also in single-bay lengths, joined by splayed scarf joints* (Plate 13).

A wooden trough runs along the northern elevation from the east end to half-way along Bay 5, where it is truncated (Plate 14).

The barn has a concrete floor throughout.

SIGNIFICANCE

Radwell Grange Farm is considered to be a heritage asset, being a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (Historic England *Heritage Protection Guide*). It includes two listed buildings, which form designated heritage assets under the *Planning (Listed Buildings and Conservation Areas) Act* 1990, the farmstead forming an undesignated heritage asset, by virtue of its inclusion in the Hertfordshire *Historic Environment Record* (refs. HER 6338, HER 15909, HER 11036).

The significance of a heritage asset may be considered in terms of its *aesthetic*, *evidential*, *historical*, or *communal* values (English Heritage 2008).

- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The significance of Radwell Grange Farm is derived principally from its evidential and historical values, in terms of the 16th century core of the farmhouse suggesting that the farm dates, at least, to the late medieval period. The present barn forms an historic component of the farmstead and is shown on mapping dated 1804. It is likely to date, at least, to the mid-18th century.

PROPOSED WORKS

The works propose the conversion of the barn to a dwelling. This will involve the introduction of modern partitioning to subdivide the internal space, new windows in the north and south elevations, and roof-lights in the northern and southern roof-slopes. Limited groundworks are proposed, mainly to provide services. Some underpinning works may also be required, but the internal concrete floor is intended to remain in situ.

A free-standing timber-framed car-port and store is proposed to be built adjacent to 'The Shay House', which forms the south-west range of the farmyard. The brick plinth to the store will require a strip foundation, with pads provided for the piers supporting the car-port. Some ground reduction will be required to restore a paved surface to the farmyard.

DISCUSSION

The potential impacts of the development on the significance of Radwell Grange Farm, and the listed farmhouse in particular, are largely focused on their setting. The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance (*Conservation Principles, Policies and Guidance*, English Heritage, 2008).

The barn is a former agricultural building, already converted to leisure use, forming an integral component of the historic farmstead. As such, the retention, as far as practicable, of its visual character is important. On this basis, the number of additional window openings in the south-western elevation will be restricted and will match those openings already inserted. Additional light will be provided by conservation roof-lights, similar to those installed in 'The Threshing Barn' and 'The Chaff Barn' on the north-west side of the farmyard (Plate 15). The conversion will also aim to respect the historic and architectural interest of the building, retaining historic features and respecting existing sub-divisions in line with Historic England guidance (*Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse*, Historic England 2017).

The proposed open-fronted car-port and store will be sited on the edge of the farmyard, in line with an existing greenhouse, and built using a traditional timber frame (Plate 16). Historic mapping demonstrates that the farmyard was occupied by a variety of open-fronted buildings in the course of the 20th century. The proposed building will be built of sympathetic materials, will retain the open aspect of the yard, and will not impinge on the views to and from the listed farmhouse.

There is a moderate risk that groundworks could expose buried archaeological remains, particularly of medieval and post-medieval date. Such potential remains are likely to be of minor significance (of local interest only).

CONCLUSION

The historic farmstead is not considered to be protected by the listed status of the nearby farmhouse, but is considered to form part of its setting. The listed 'Threshing Barn' forms an ancillary structure in an historically separate yard, and the present barn is not considered to fall within its curtilage.

The conversion of the present barn, which has already been converted for leisure use, will be sympathetically carried out, so that its character as a former agricultural building is retained. There will be some loss of historic fabric as a consequence of the conversion to a dwelling.

The proposed car-port and store will be constructed using traditional materials and will be located on the edge of the farmyard in line with an existing greenhouse.

There is a moderate risk that groundworks associated with the conversion of the barn and the construction of the car-port and store might encounter features and deposits of archaeological significance.

In the context of paragraphs 132 and 134 of the *National Planning Policy Framework* (NPPF), no substantial, or less-than substantial, harm to the significance of the listed farmhouse, as a designated heritage asset, is envisaged.

In the context of paragraph 135 of NPPF, a less-than-substantial harm to the significance of the historic farmstead, as a non-designated heritage asset, is envisaged, through the loss of historic fabric in the barn, and the potential disturbance of below-ground archaeological remains. Such harm is considered to be minor, and could be satisfactorily mitigated through a programme of archaeological investigation and recording as allowed for in paragraph 141 of NPPF.

ILLUSTRATIONS

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Figure 5 ..... Tithe map, 1839
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Figure 8 ..... Ordnance Survey, 1924
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Figure 11 ..... Ordnance Survey, 2017

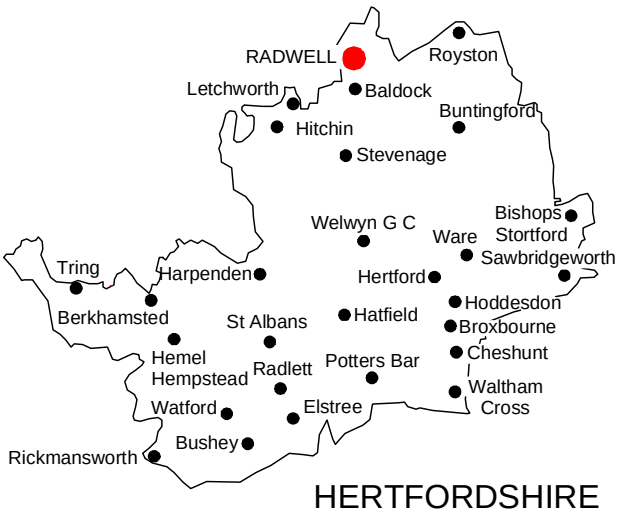
Plate 1 ..... Barn, N elevation
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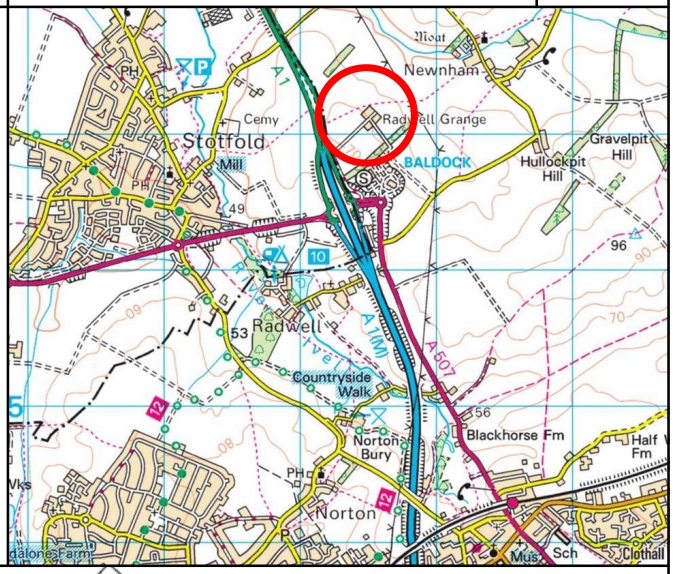
David Hillelson BA MCIfA
30 January 2018

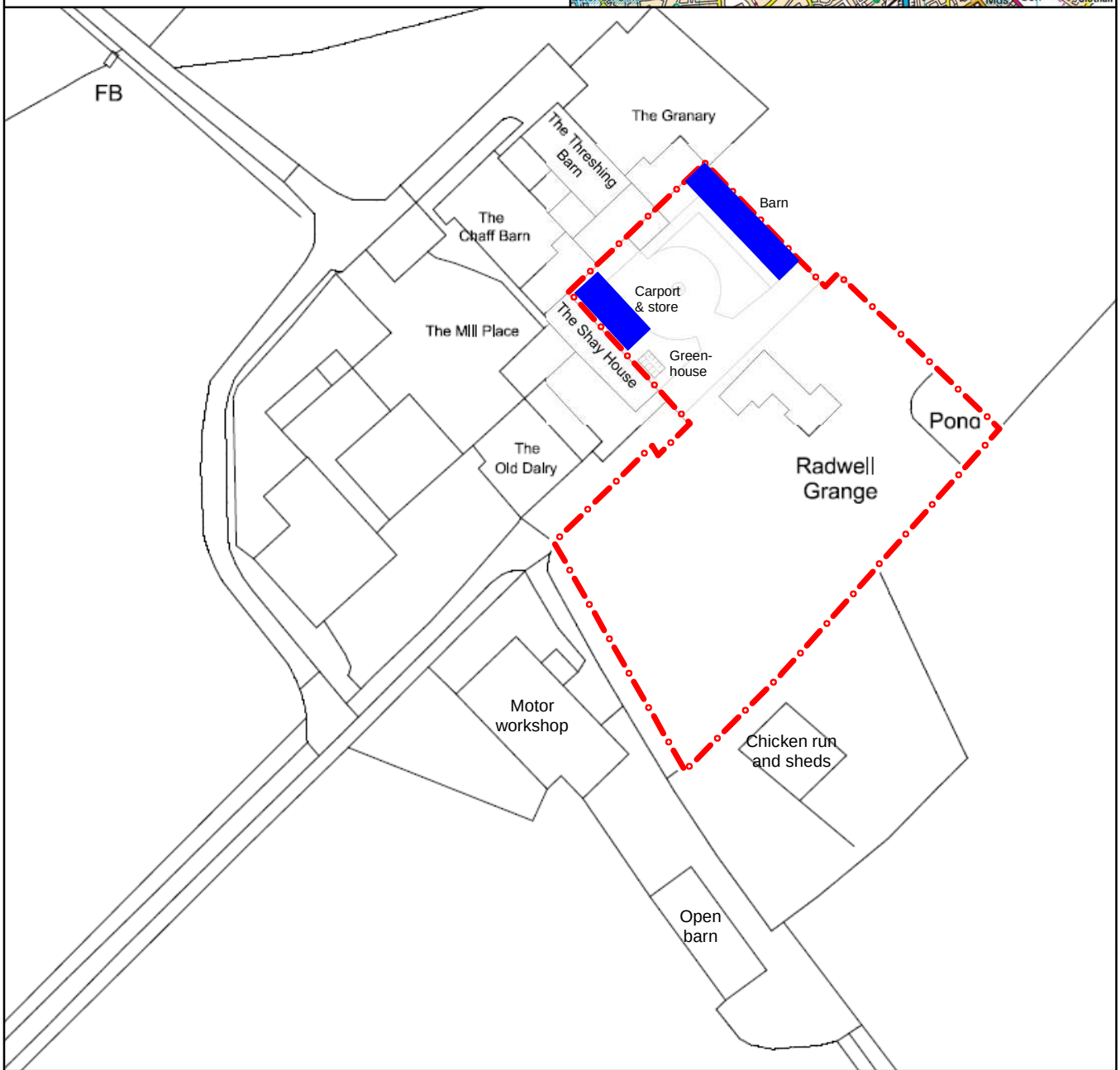
THE HERITAGE NETWORK LTD

Radwell Grange Barn,
Radwell, nr Baldock

HN1403







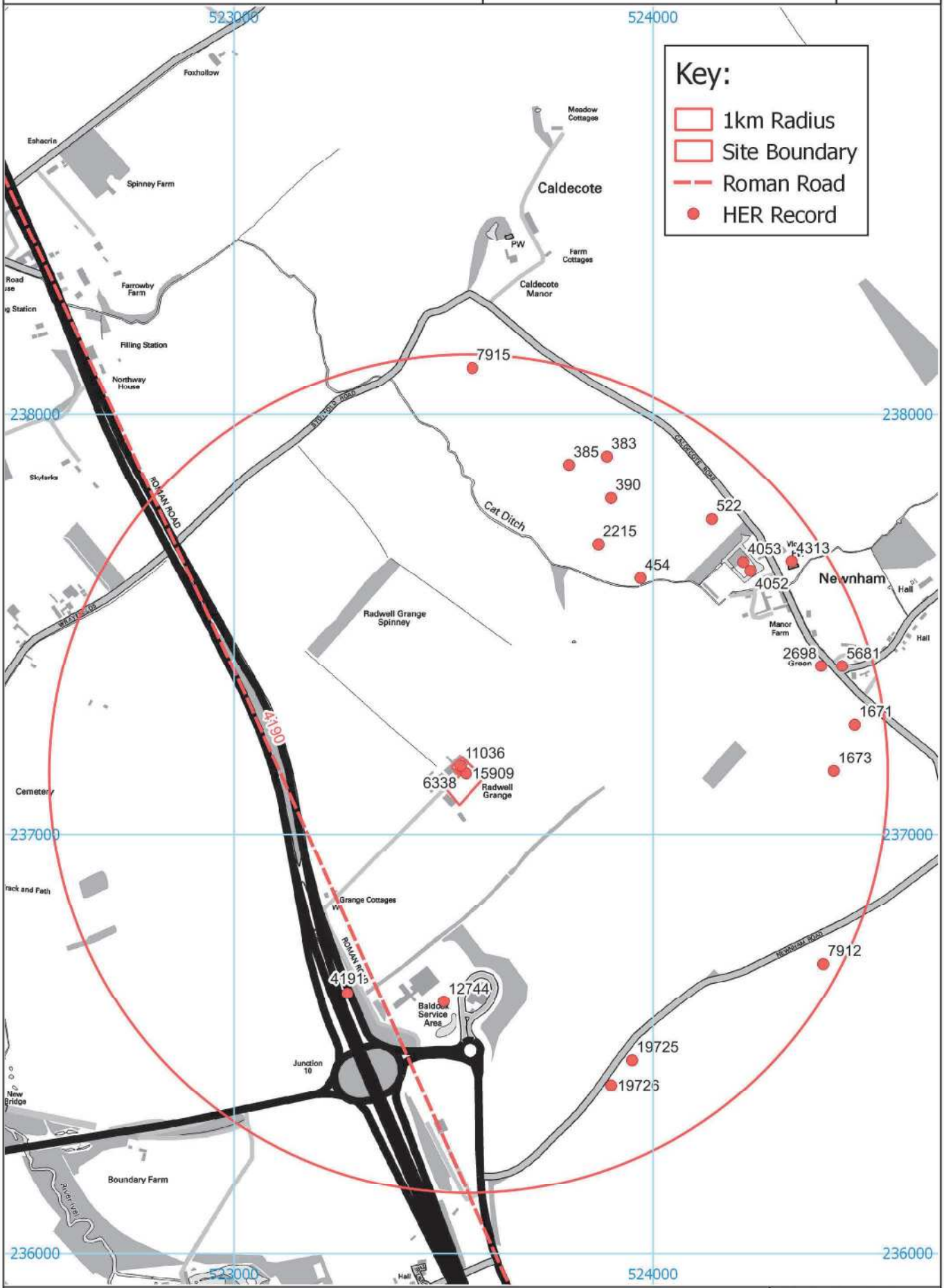
Site location and layout

Scale 1:1000

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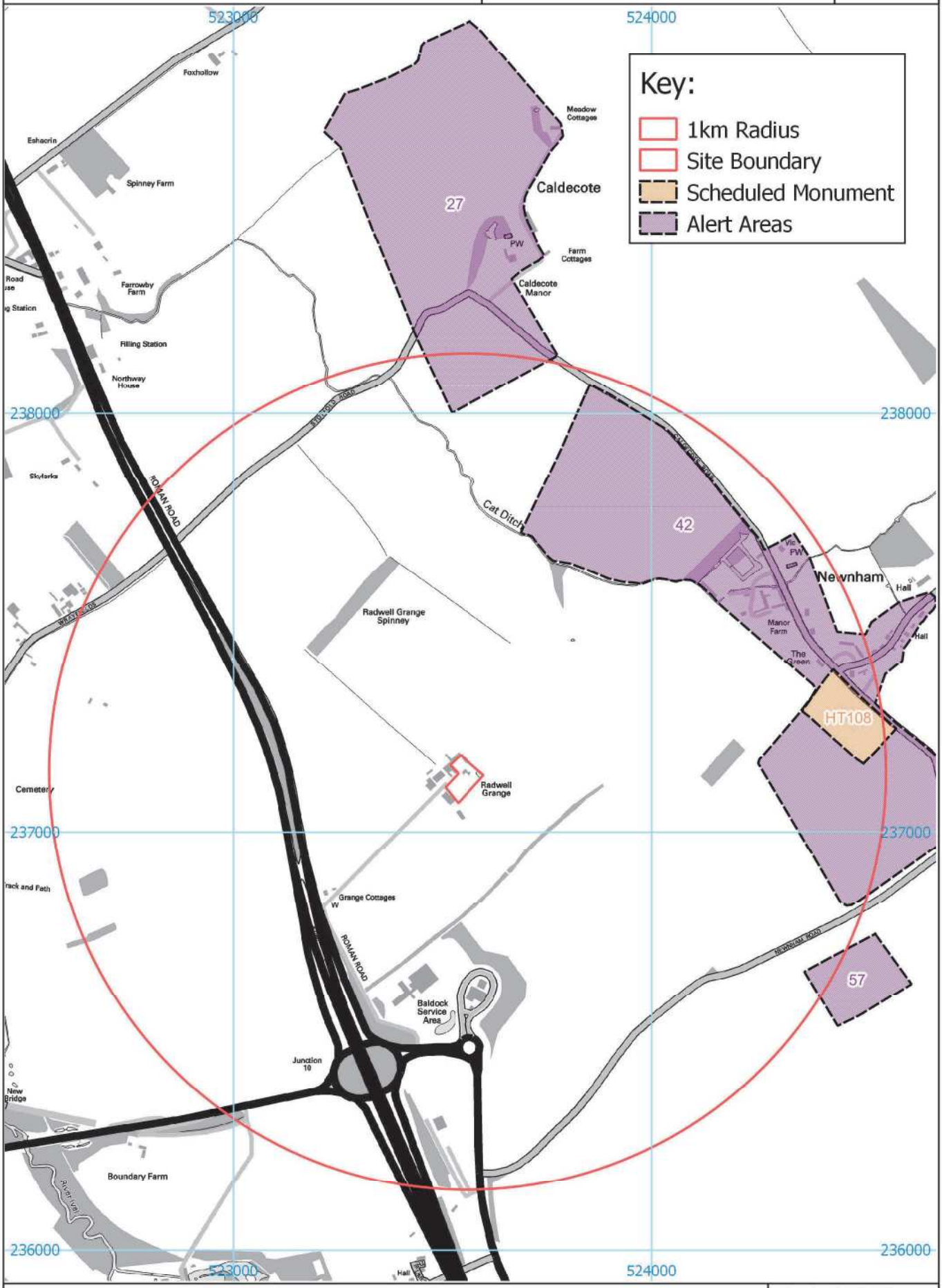
Figure 1

THE HERITAGE NETWORK LTD	The Grange, Radwell, Hertfordshire	HN1403



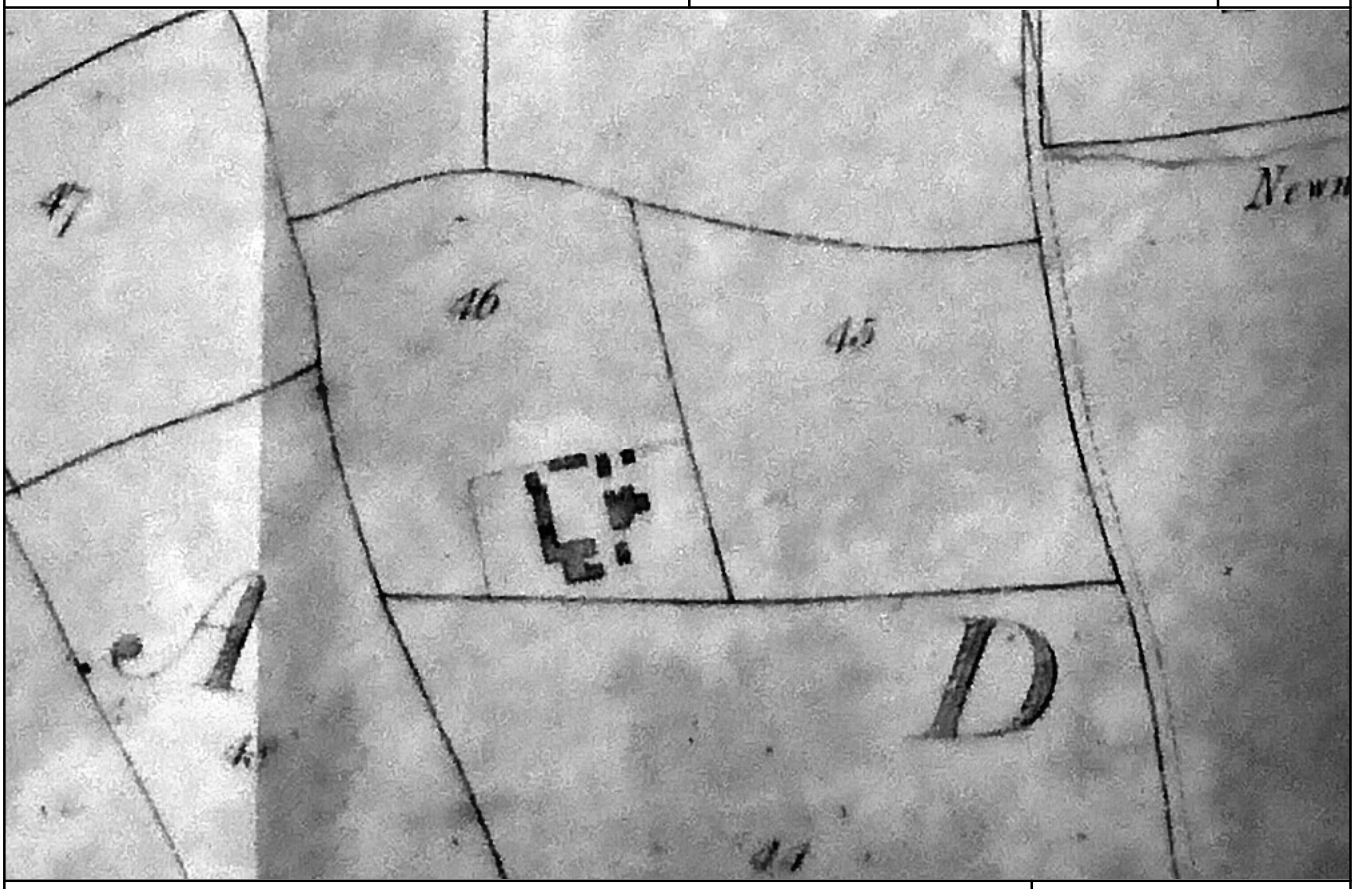
Historic Environment Records (HER)	Scale 1:12500
	Figure 2

THE HERITAGE NETWORK LTD	The Grange, Radwell, Hertfordshire	HN1403

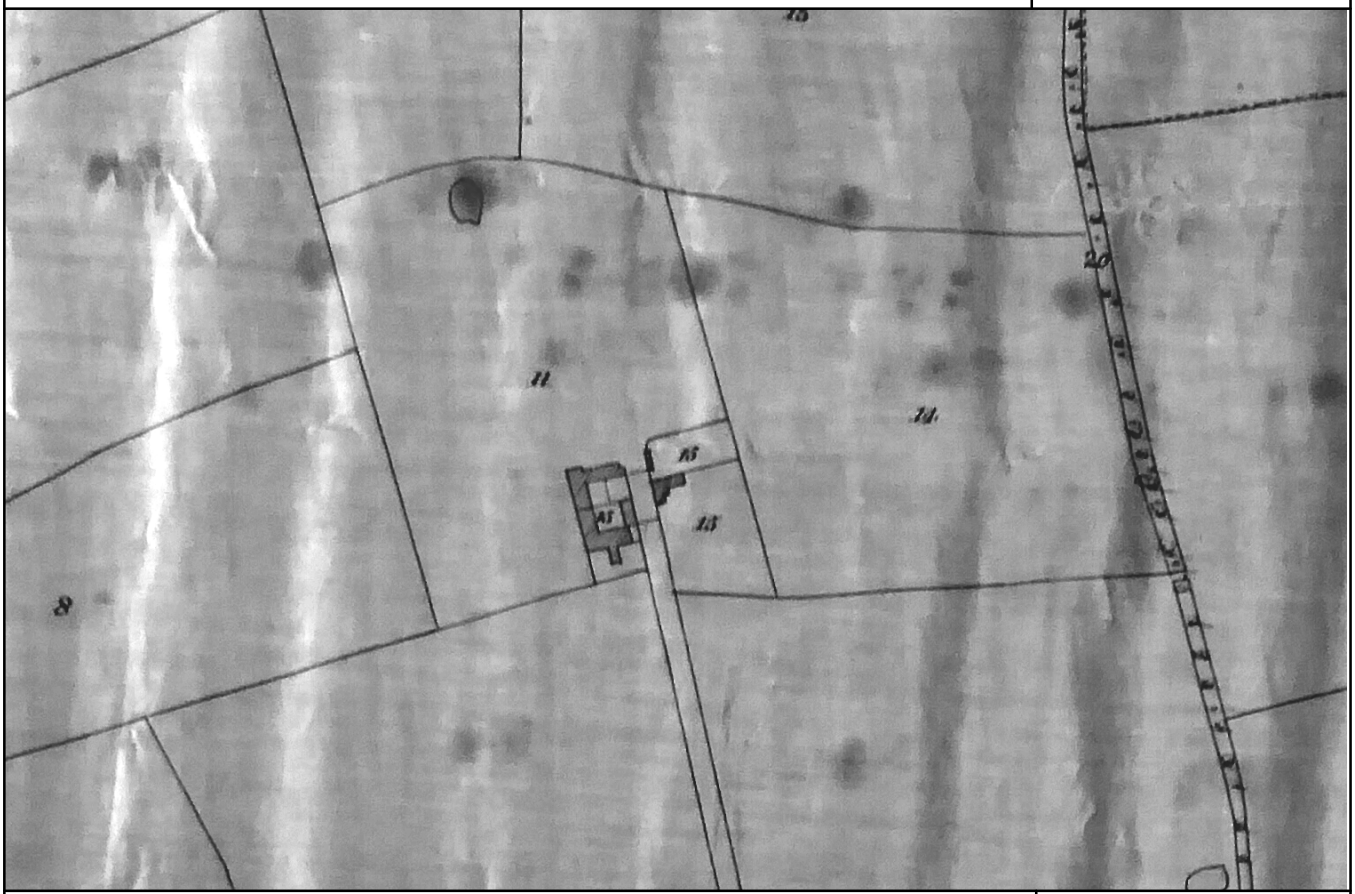


Archaeological Alert Areas and Scheduled Monuments	Scale 1:12500
	Figure 3

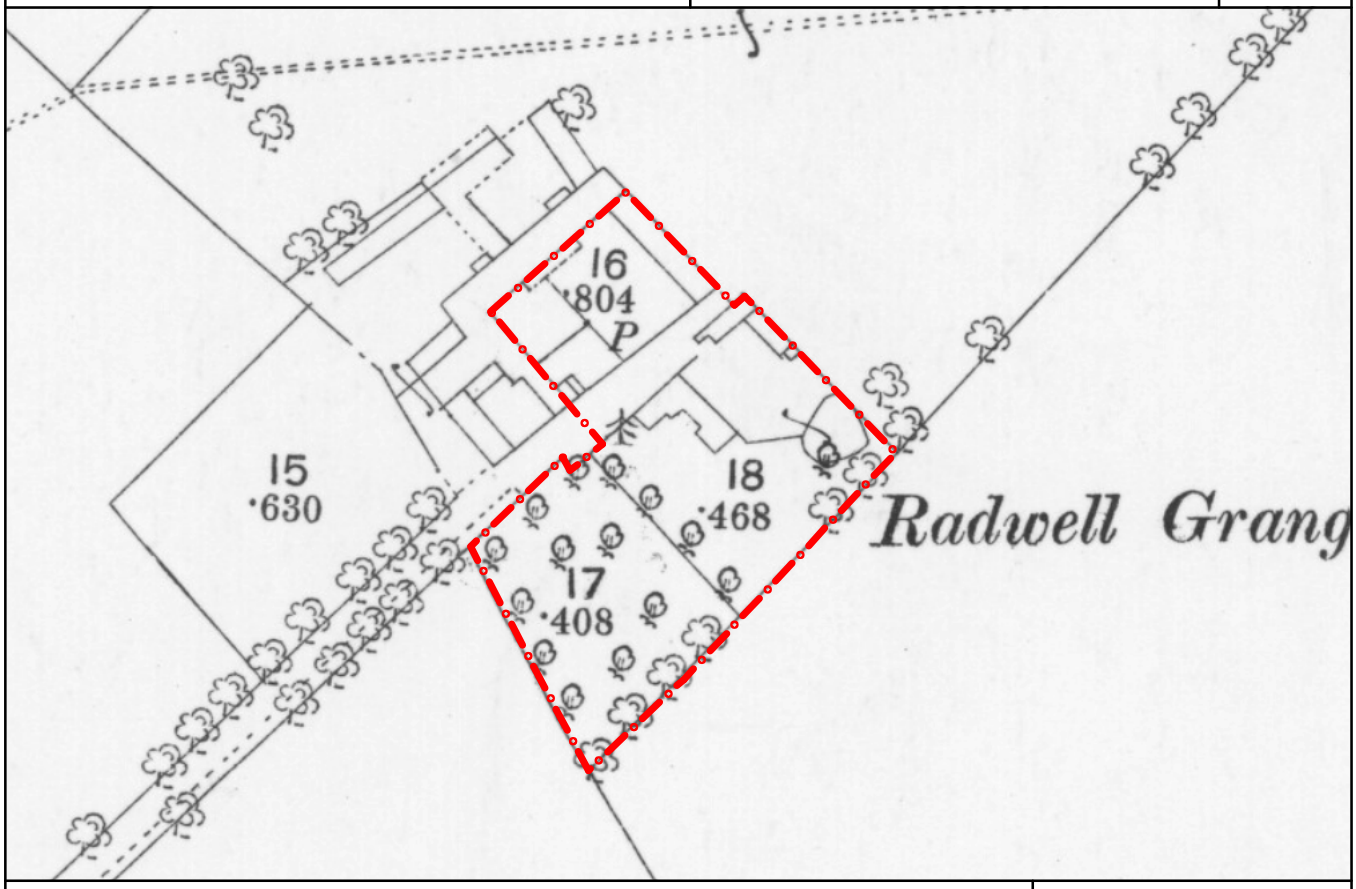
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Estate Map, 1804 (HALS DE/X58/E6)	NTS Figure 4



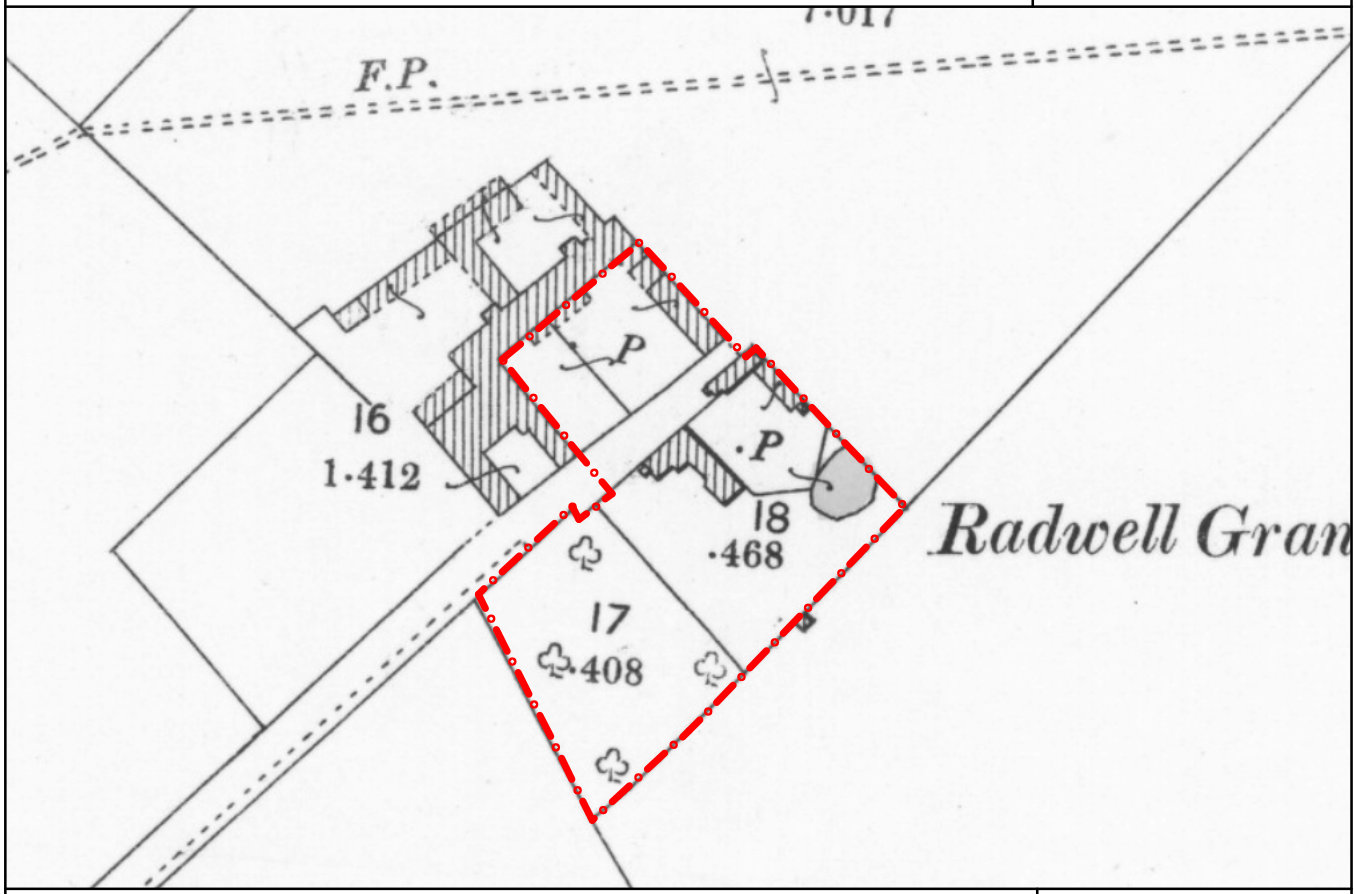
Tithe Map, 1839 (HALS DSA4/78/2)	NTS Figure 5



Ordnance Survey Map, 1882

NTS

Figure 6

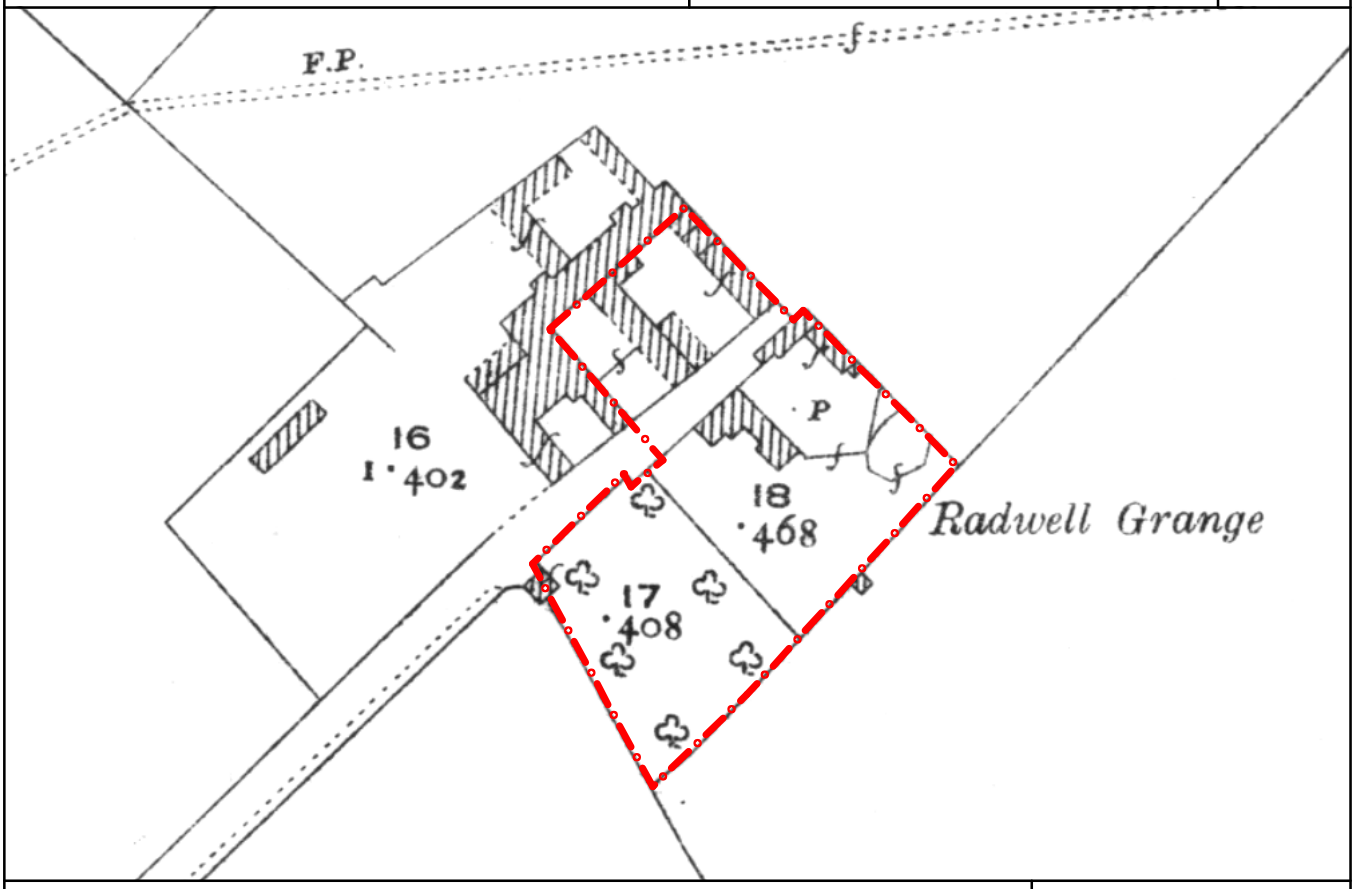


Ordnance Survey Map, 1898

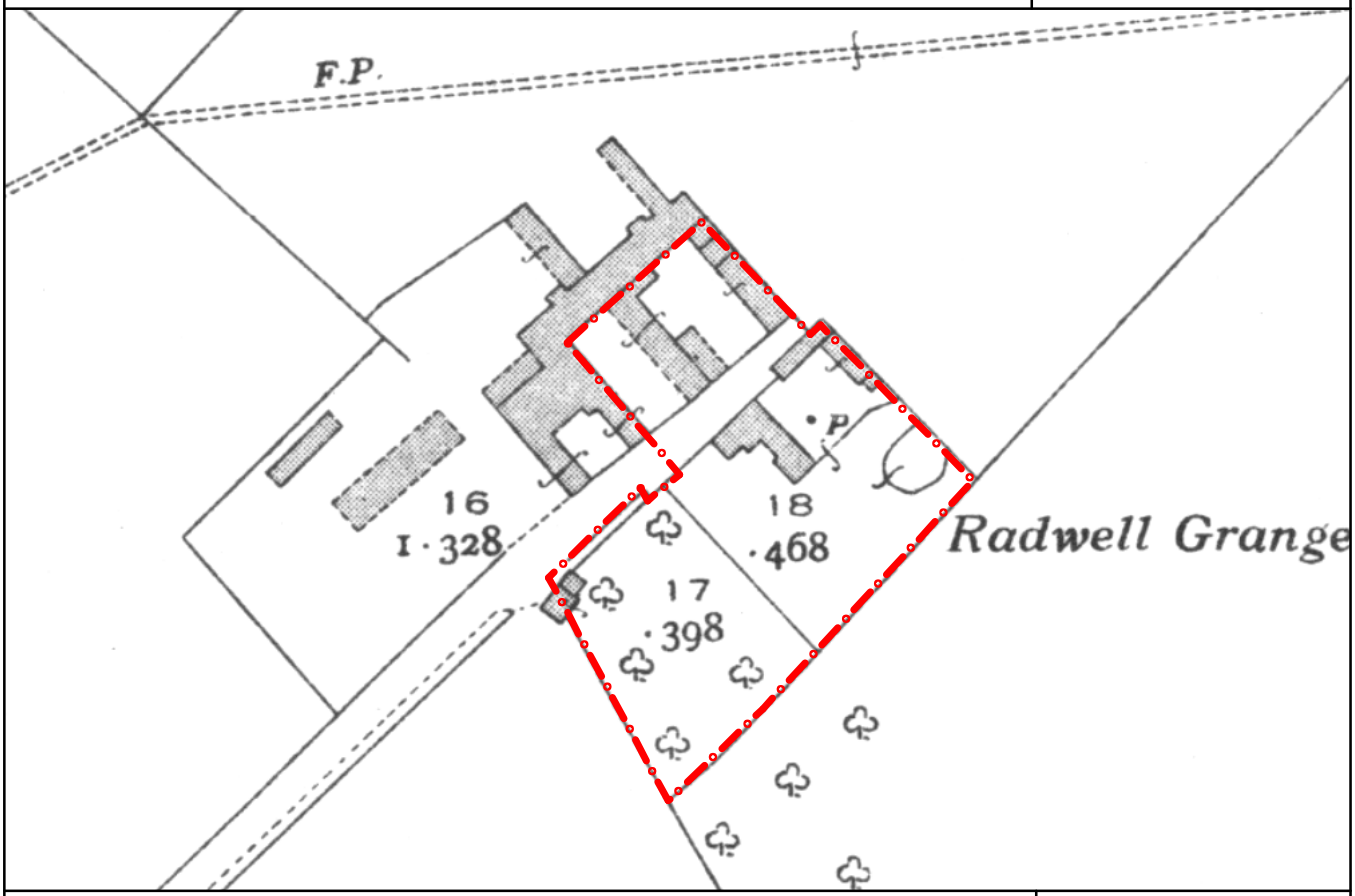
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Figure 7

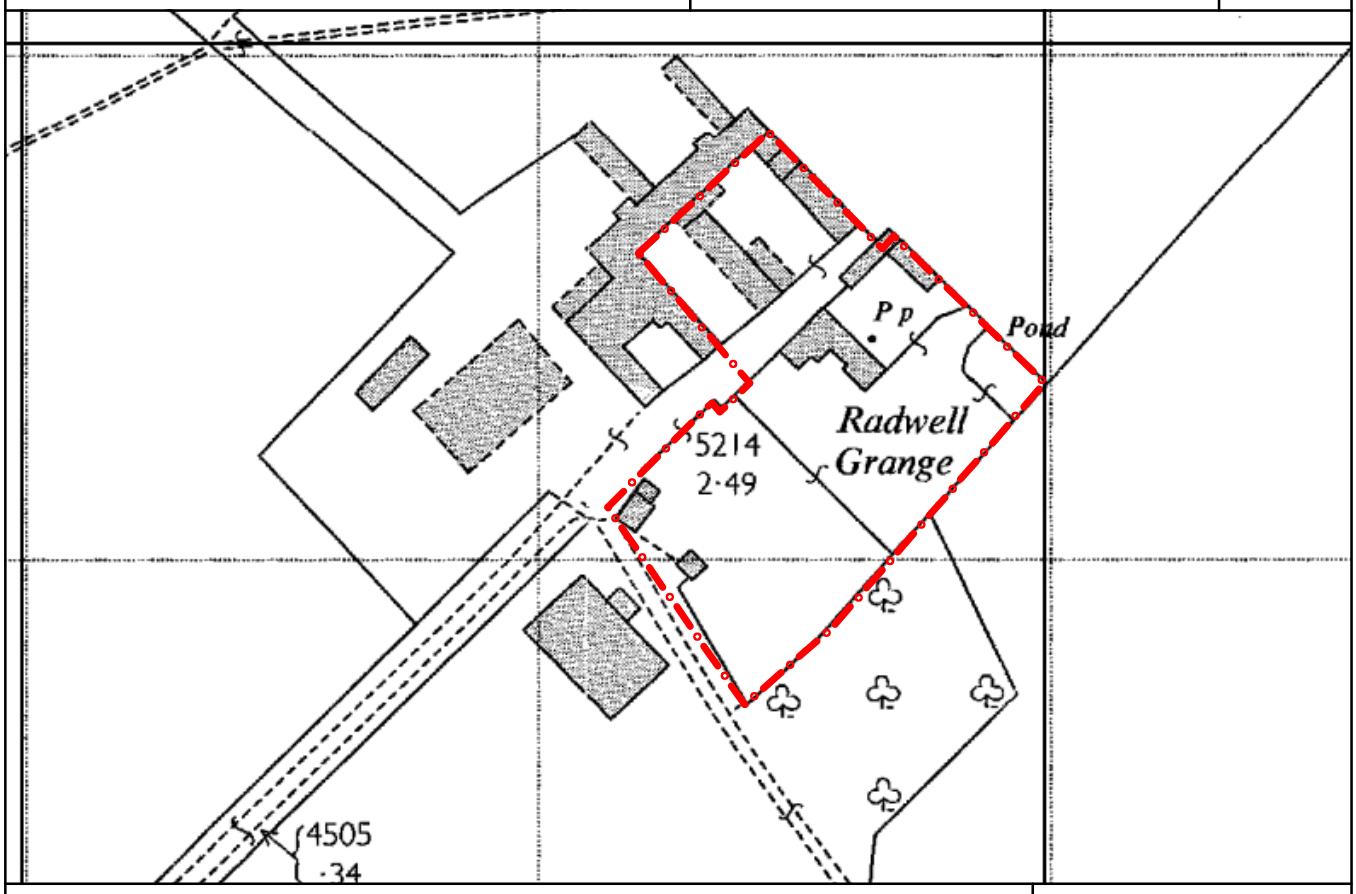
THE HERITAGE NETWORK LTD	Radwell Grange Barn, Baldock	HN1403



Ordnance Survey Map, 1924	NTS
	Figure 8



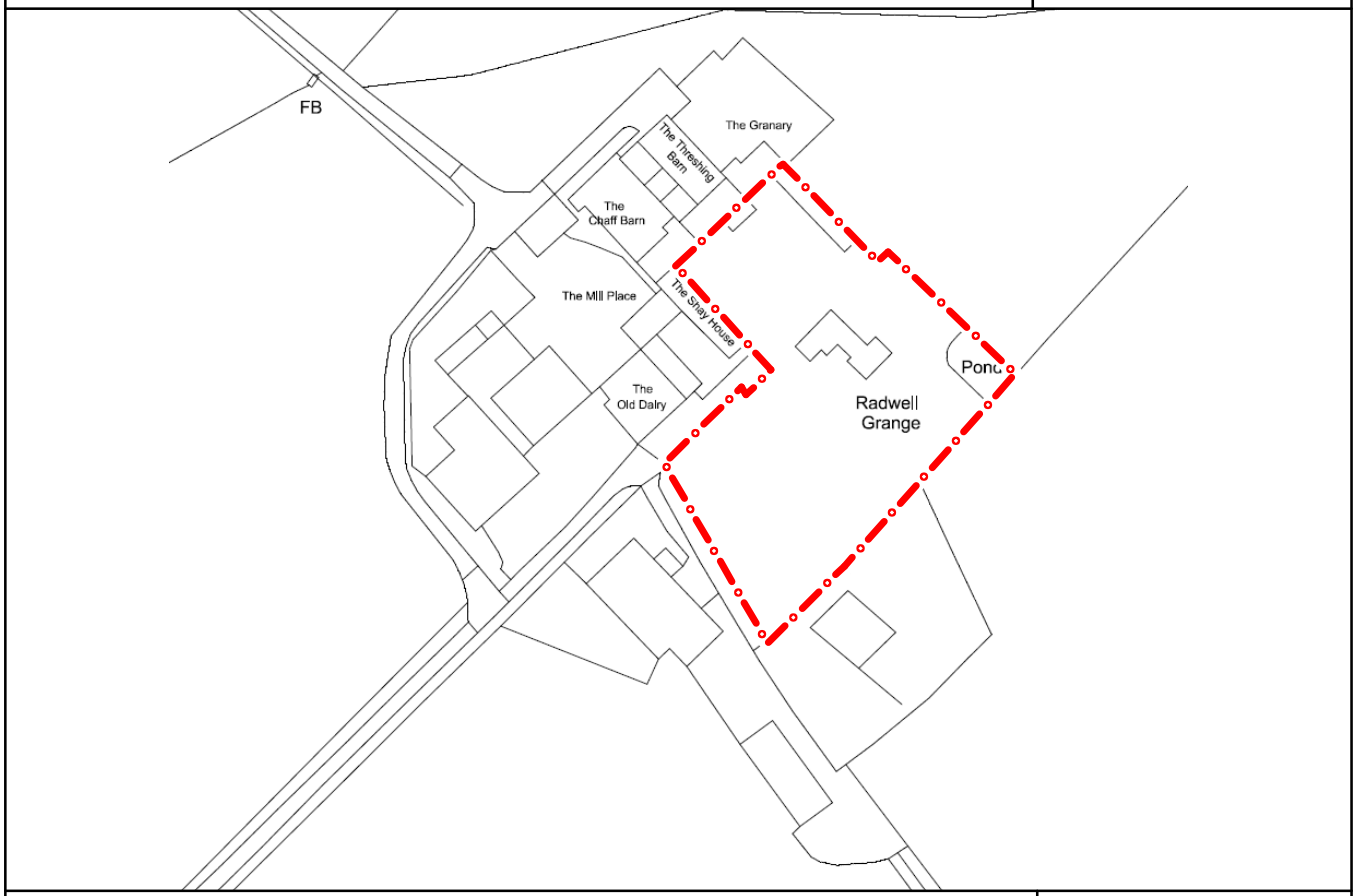
Ordnance Survey Map, 1940	NTS
	Figure 9



Ordnance Survey Map, 1968

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Figure 10



Ordnance Survey Map, 2017

NTS

Figure 11



Plate 01 - Barn, N elevation



Plate 02 - Barn, S elevation

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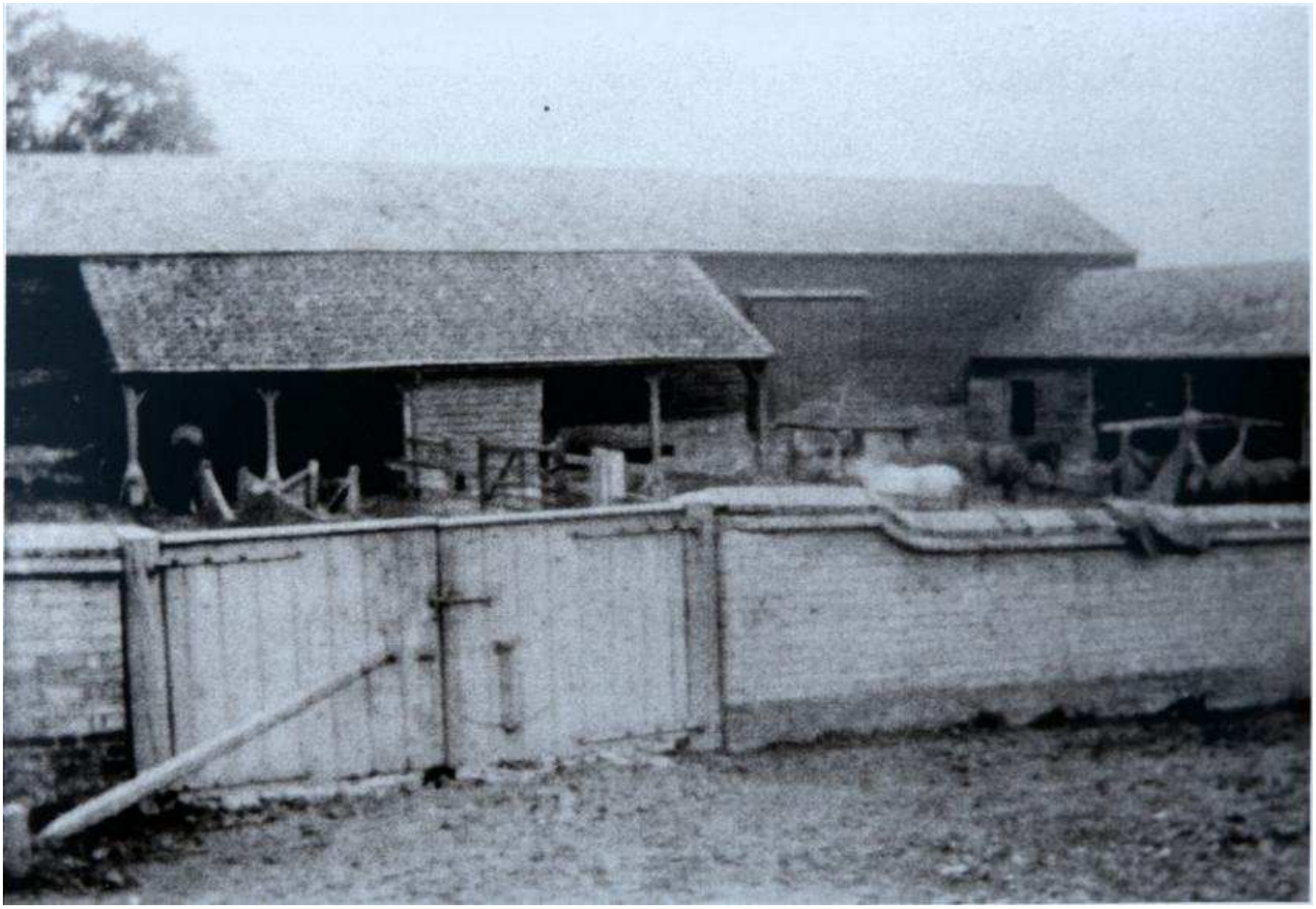


Plate 03 - Historic photograph of farmyard with present barn to the right



Plate 04 - Barn, W end interior, looking W

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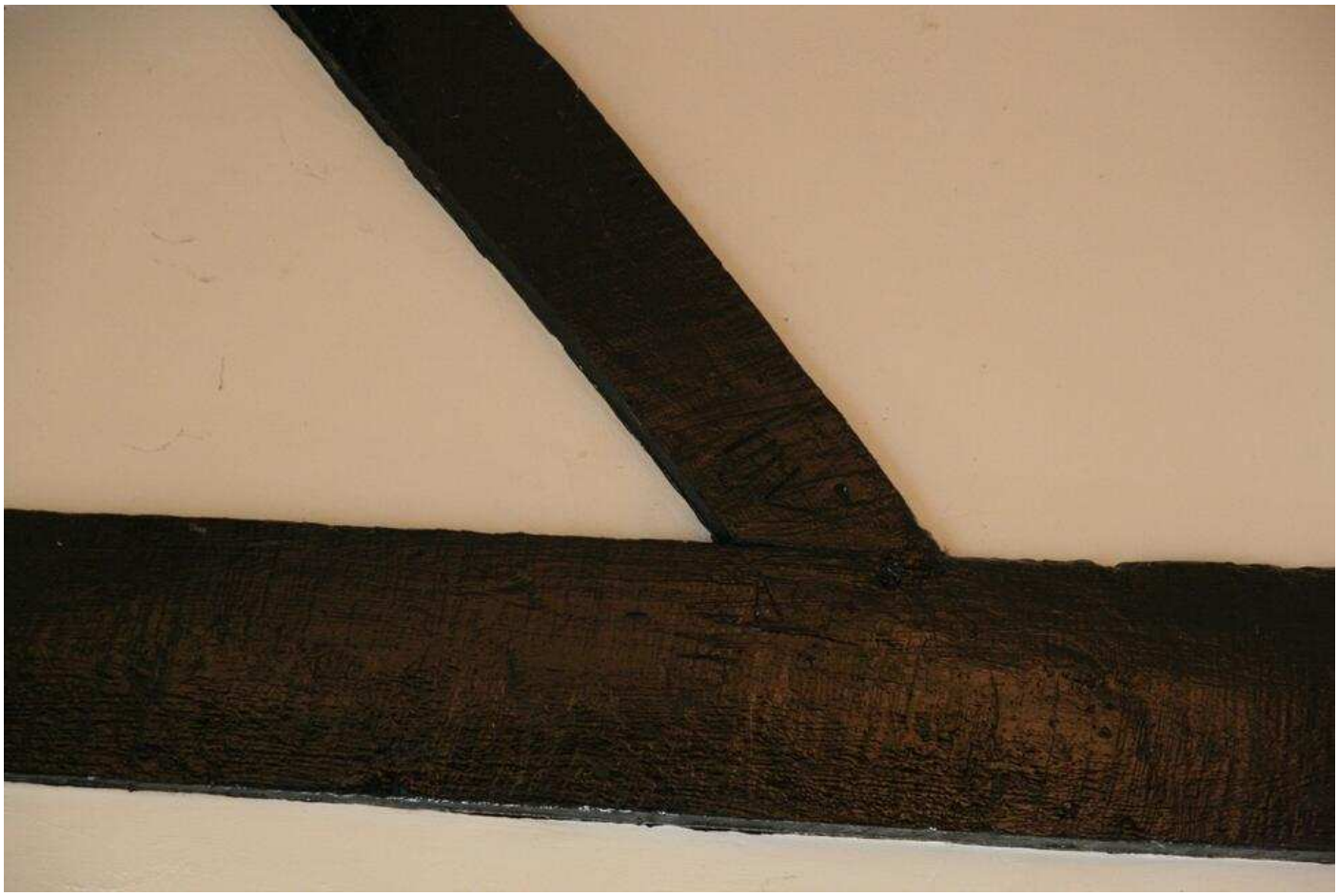


Plate 05 - Well-defined carpenter's marks on W gable



Plate 06 - Truss between Bays 1 and 2

(c) The Heritage Network Ltd.



Plate 07 - Truss between Bays 2 and 3, looking E



Plate 08 - Barn, E end, looking W

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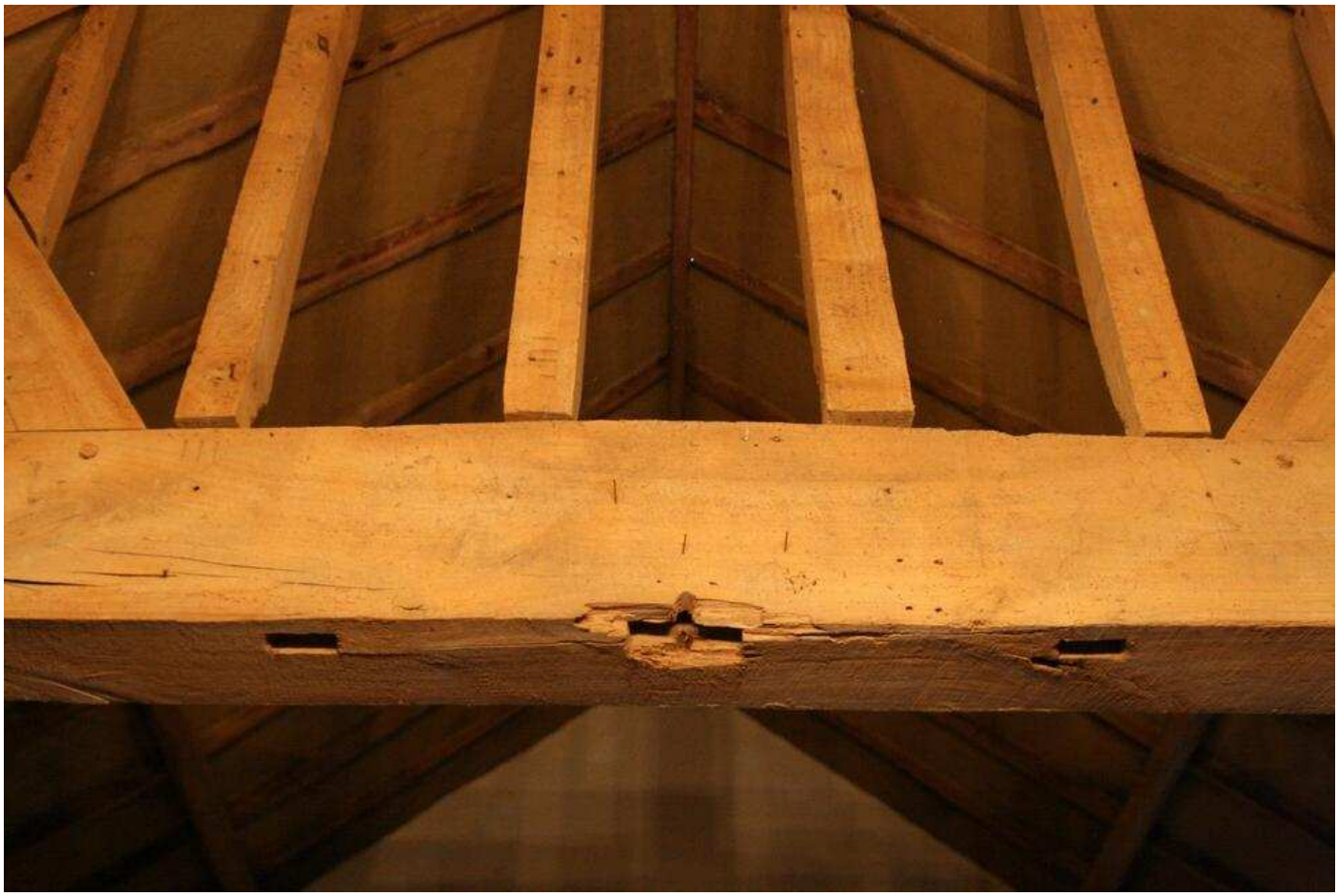


Plate 09 - Truss between Bays 4 and 5, looking W



Plate 10 - Bay 5, N elevation

(c) The Heritage Network Ltd.



Plate 11 - Barn, E end interior, looking E



Plate 12 - Typical wall-plate joint adjacent to truss

(c) The Heritage Network Ltd.



Plate 13 - Typical purlin joint clasped by queen strut



Plate 14 - Wooden trough against N elevation

(c) The Heritage Network Ltd.



Plate 15 - View across farmyard to 'The Threshing Barn' & 'The Chaff Barn'



Plate 16 - Proposed location of car-port and store

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