

HERITAGE STATEMENT

Proposed Alterations to
The Manor House
Main Road
Saltfleet
LOUTH, LN11 7TL



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INTRODUCTION

The Manor House is situated in a central position within the coastal village of Saltfleet, approximately eight miles north of Mablethorpe and eleven miles east of Louth. Saltfleet falls within the parish of Skidbrooke with Saltfleet Haven, in the East Lindsey district of Lincolnshire.

The Manor house was constructed at least as early as 1673, and was altered and updated during the 19th Century. The Manor House is Grade II listed (see below for listing).

The building has successfully traded as a Bed And Breakfast establishment for a couple of years, the main body of the house providing guest rooms and facilities.

The side wing adjacent to Main Street acts as the owners private wing incorporating the large family kitchen at ground floor and a bedroom with en-suite facilities at first floor and a larger office to the rear. At the rear most part of this wing and attached to a series of outbuildings is a former blacksmiths forge which has acted as a storage room for a number of years. It is these areas that are to be considered as part of this Planning and Listed Building Application.

HERITAGE ASSETTS

THE MANOR HOUSE, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Lincolnshire

District:

East Lindsey (District Authority)

Parish:

Skidbrooke with Saltfleet Haven

National Grid Reference:

TF 45448 93795

Details

SKIDBROOKE AND TF 49 SE SALT FLEET HAVEN MAIN STREET
(west side) 6/64 The Manor House (formerly listed as Old Manor House) 6.6.52 G.V. II

House. c.1673, C19. Red brick. Plain tile and pantile roofs, brick coped and tumbled gables. Single central ridge stack, C19 twisted ridge stack, plain C19 ridge stack. Rectangular plan with low range running north, set back to right of main front. Lobby entrance. 2 storeys and garret, 5 bay front with plinth and first floor band. Central doorway with segmental head and plank door. Doorway flanked by 2 round headed windows with wooden cross mullion

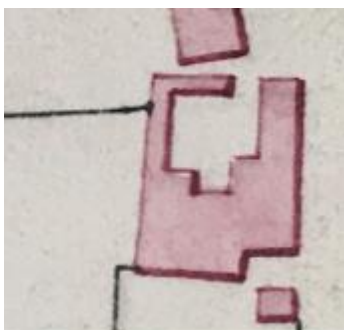
casements on each side. 5 windows above with wooden cross mullion casements. Plinth and first floor band runs across gable end and south front and gable end of low north- eastern range. East gable end of main block with window with segmental head and wooden cross mullion casement. Similar window above with small wooden cross mullioned casement for garret. South front of north east range with doorway to left with segmental head and panel door. East gable end of lower range with 3 light sliding sash with 2 light sliding sash above, both with segmental heads. Clean break in brick bonding with range to north, with 3 light sliding sash to left, with segmental head and 2 blocked openings with segmental heads to right. Single 2 light sliding sash above to left. C17 oak staircase, 5 feet wide leading up to long landing, with boxed in tread ends, 2 turned bannisters to each tread, moulded hand rail and newel with ball finial. Beamed ceilings exposed and 2 large brick fireplaces. Small sitting room upstairs with names Robert Fox and Jane Hardy, with date 1673 and lover's knot inscribed (both names in C17 parish register under marriages).

Listing NGR: TF4544893795

The manor house (formerly Listed as Old Manor House) was Listed Grade II on 6 June 1952. The overall plan is a rectangular main range with a low range running north, set back to right of main front. This architectural analysis is an attempt at unravelling the various building campaigns that make up the current property and therefore the existing fabric will be investigated on a phase by phase basis, with less emphasis on individual features and more on unpicking building campaigns in a chronological order. There are four essential phases to the building history, phases one to four below.

Maps and Plans

We do not have a plan of the house before 1771 but the plan of the late Robert Hardwick's lands and houses at Saltfleet is instructive for revealing a very self-contained entity with a rear courtyard and entrance into this where the garage is now located:



1771 plan of the late Robert Hardwick's lands and houses at Saltfleet



Tithe Commissioners' survey of Skidbrooke parish made during 1837



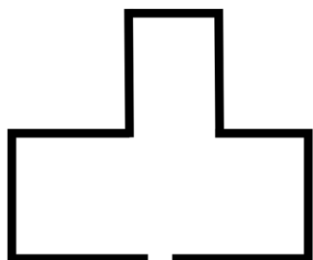
Ordnance Survey map covering Skidbrooke with Saltfleetby Haven: revised 1905, published 1907.

Architectural Analysis

Phase One: early 17th century

Phase One comprises the main two storeys and garret range, a five-bay front with plinth and first floor band dating from either the early 1640s or 1654. It is red brick with a modern plain tile roof (unlike the more authentic pantiles on other roofs here), with single central ridge stack and lobby entrance. The doorway is flanked by two round headed windows with wooden cross mullion casements on each side. Five windows above with wooden cross mullion casements. Plinth and first floor band runs across gable end and south front and gable end of low north-eastern range.

This analysis is of the opinion that the original mid-17th century range was T-shaped with the stair forming the upright of the T; this hypothesis is supported by the ground floor of the stair being at the same level as the two ground floor front rooms (if a later addition there would be the likelihood of a change in level) and the stair top landing being at the same level as the first floor front two rooms.

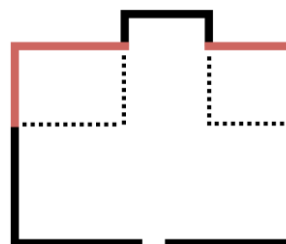


Phase One cross-sectional plan

Phase Two: mid 17th century

Probably at a date between when the original range was built in the 1640s and 1673 the corners of the T-plan were infilled with extensions to the north-west and north east, in effect creating a lower rear range; We know that the north-east extension was in existence by at least 1673 because of the glass scratching on the Jane Hardy room window glass:

The following cross-sectional plan shows the new external walls in red, while dashed lines indicate where external walls have been removed or internalised.



Phase Two cross-sectional plan

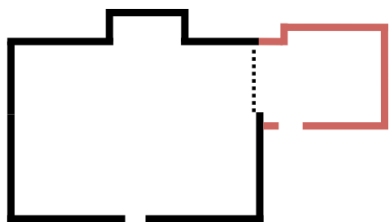
Phase Three: early 18th century

Phase Three probably dates from the early 18th century when the arched windows were inserted and original range rooms were given a Queen Anne or very early Georgian makeover. It was probably then that the southeast extension was added in order to give the house a proper hall as opposed to the tiny baffle-entry lobby.

Externally, this small extension comprised a south front with doorway to left with segmental head (meaning the arch above the door is formed of an arc of less than 180 degrees) and panel door. East gable end has a three-light sliding sash window with two-light sliding sash above, both with segmental heads. The roof is a plain ridge stack. And internally the hall has been constructed in an unpretentious and traditional style:

At the time of the extension, existing parts of the house received an early 18th century makeover, which can still be very clearly seen in the main stair landing wainscoting. Downstairs this makeover treatment probably included most of the doors and architraves (moulding around the doorway) throughout, which are no longer 17th century:

The following cross-sectional plan shows the structural changes that were made to the manor house as part of Phase Three, though as has been seen changes were made to the internal fabric throughout.



Phase Four: mid 18th century

The 1771 map of Robert Hardwick's estate at Saltfleet indicates that the north east extension of Phase Three had been further extended northwards by this date. There is a clean break in the brick bonding of Phase Three with the new range to north. This range has a three-light sliding sash on the east elevation at ground floor level with segmental head (the kitchen window) and a single two-light sliding sash above. There are two blocked openings with segmental heads to the right of the kitchen window. This range also has a delightful Lincolnshire quirk, a twisted ridge stack.

The two main rooms of this pre-1771 extension, the kitchen and the former servant's dormitory above at first floor level have been largely modernised, though the kitchen hearth probably contains the ghost of the original hearth:

The rear most portion of this group remains as originally constructed with an open roof construction (albeit with relatively modern machined timbers). The lower ceiling ties are left open without a ceiling finish with little evidence to suggest that there has even been one in position. The walls are generally fair faced brickwork internally replicating the Flemish bond clearly seen on the external face. Lower portions of the walls have received boarding over the face of the brickwork.

There is an existing timber beam spanning centrally spanning between the north and south walls. This is a rough hewn beam

measuring some 300 - 350mm square. Unusually it features an 'inverted' haunch or brace at each end of the beam built into the brickwork and could well be reclaimed from a ship given its detailing. This beam supports a contemporary mezzanine floor again featuring modern machined timber joists.

The ground floor features a change in level with an access stable door leading from the courtyard and a concrete oversite slab leading to a steeped change in level on two sides. This step features a two course brick upstand and a screeded floor finish (possibly over brick or cobbles (non-visible beyond the step).

Within the roof void on the wall separating the main living space from this outbuilding there is the remnants of a duct or cowl which turns through 90 degrees and we assume exits using the twisted stack.

There is anecdotal evidence that this part of the building served as a forge. There is little physical evidence on site and little in the way of written evidence. The manor house did serve as a farm building during various periods and the provision of an 'on site forge' is not unreasonable.

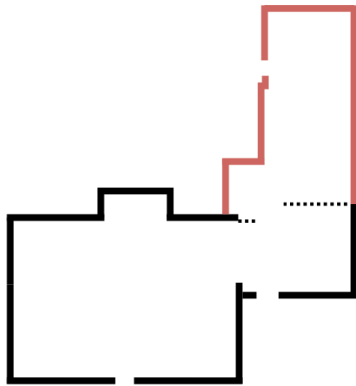
The main bellows and forge are certainly long since gone with little evidence remaining of that particular use

There are two 'blind' window openings in the north elevation viewed externally. The infill brickwork is carried out in stretcher bond but

using an old brick of a similar style to the main facing. One window opening has damaged brickwork to the jamb which has been infilled at a similar period.

The North East corner of this part of the building indicates substantial rebuilding of the corner utilizing reclaimed brickwork and a modern cement mortar. The remainder of the brickwork shows deeply recessed lime mortar in patches.

The east elevation forms a link between the rear annex extension and the series of C18-19th outbuildings. This has a late window insertion next to the outbuildings adjacent wall which features a single layer of bricks on edge in the form of a flat arch. This end elevation also features a large (2360mm x 2025mm) former structural opening with straight joints and infill, reclaimed brickwork in a stretcher bond. The opening features a timber lintel which is one brick course deep and shows the brickwork above as having remedial work in stretcher bond and modern cement mortar. It would seem logical that the opening was taller originally and the 'feature lintel' was of little structural use.



Phase Four cross-sectional plan

Phase Five: 19th century

Later on in the 19th century a small lavatory block extension accessed off the main stair landing was added as a corner infill between the 17th century tower stair and the northwest extension.

Conclusions

Other than cosmetic changes such as new bathrooms and kitchens, the manor house seems not to have changed in terms of development since the first half of the 18th century. In fact, the only more recent extension seems to be the 19th century corner lavatory block (Phase Five) off the main stair.

The plastered wall was the east end of the house until the first 18th century extension (Phase Three), as indicated by the step-up.

Behind this wall is the stair up to the first floor and here the anomalies continue. That this was a former outside wall can be seen in both the thickness of the wall and the truncated string course at first floor level, but what is the recess next to it? Is it a former window but if so why straddling two stories or is this just a recess created to help the stair turn the corner, eking out some extra space? The final anomaly is the diagonal impression in the plaster from the top of the recess to top of the door, which looks like the pitch of a former roof, which has been rebuilt out to enable the formation of a larger room.

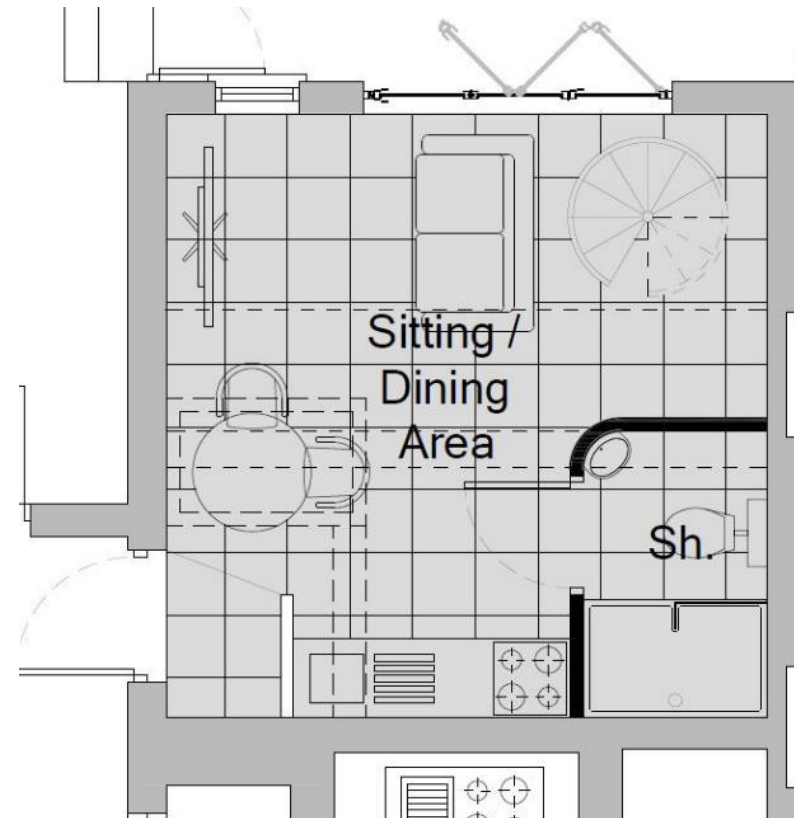
The manor house's origins lie in probably early 17th century baffle entry style dwelling. Rumours of a medieval origin to the house have persisted over the last century and probably date to the early twentieth century when the house was opened to the public as a tourist attraction. Its appeal to visitors was also enhanced by rumours of illustrious connections as the house is thought to have played host to Oliver Cromwell during the Civil War. Tradition holds that he slept there on the night of 26 September 1643, a few days before the battle of Winceby.

PROPOSED WORKS

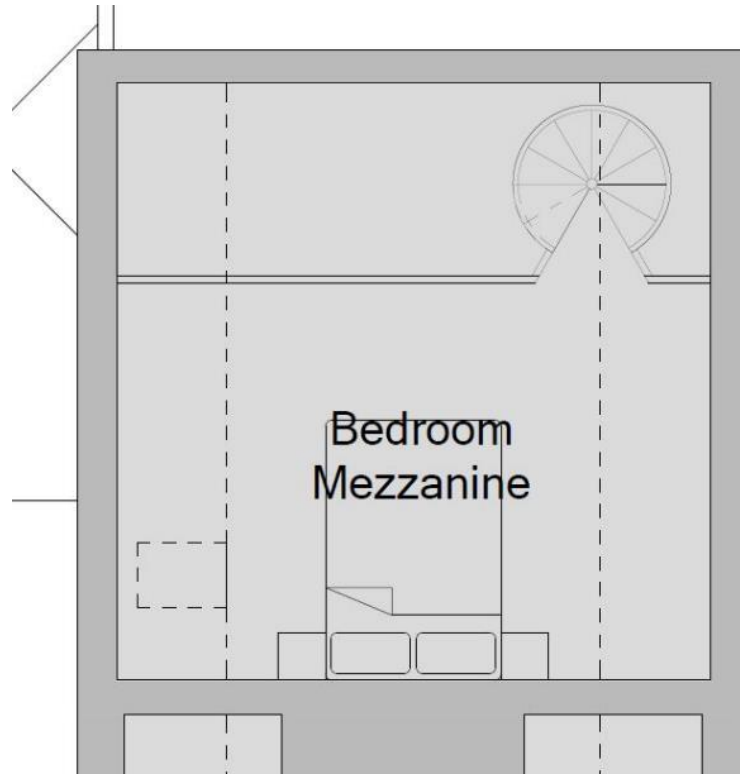
Conversion of the existing forge to provide a separate self-contained living unit for holiday let. The scheme utilizes the existing space with a new first floor sleeping mezzanine accessed by a new spiral stair flight. The existing 'historic' beam to be retained either for support or show dependent on condition.

At ground floor there is an open plan living / dining / kitchen area with an en-suite off this area with shower, w.c. and hand basin. The drainage can simply be routed through the floor to the existing external drainage in the courtyard.

The existing opening to the North elevation is shown with a new Bi-fold door set which provides access to the unit. Access to the facilities outside is provided through the existing door opening via some newly formed steps. This could have a false stable door with the top permanently opened and a window inserted.

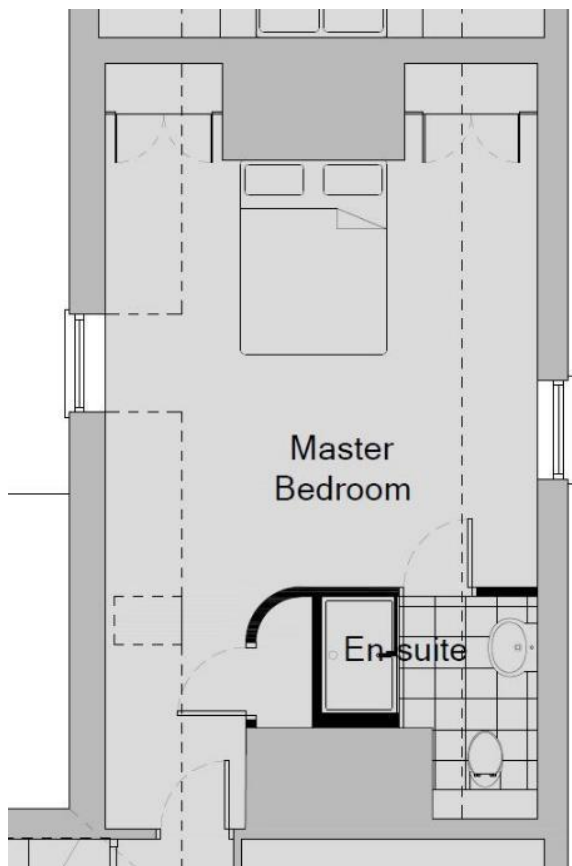


Ground Floor Area of converted Blacksmiths Forge



First Floor Area of converted Blacksmiths Forge

At first floor in the main house we have illustrated a new en-suite within what is the existing office, which will now become the master bedroom. Again we have shown the corners radiused to soften the shape and incorporate a cupboard within the radius internally. All



First Floor Master Bedroom with new en-suite

new partitions will be timber stud with plasterboard facing to reduce the impact on the existing structure. Drainage routing would either have to be to the front elevation where there is an existing soil stack (floor joist span dependent) or towards the existing ground floor utility room within the floor depth. Drainage could be via a macerator which would reduce the diameter of the waste pipe. There is a new set of built in wardrobes behind the bed and against the existing chimney breast which is currently boarded over with modern stud and plasterboard, but is accessible through the roof void which indicates niches either side of the original chimney breast.

The new window which faces the courtyard is suggested as a higher level window at eaves level or a deeper window with a Juliet balcony arrangement which would give excellent views over the garden. This would be housed in a 'cat slide dormer. The detailing of the window would reference the existing windows facing the courtyard. Although a new feature to the building, the cat slide roof is a common detail in Lincolnshire and we feel would add a new and interesting feature to a house which has had many different styles of windows and openings in its long history.

The existing bedroom at the front is shown as the new office without any modification. The existing shower room could, with modification, act as an en-suite for the existing guest bedroom adjacent.

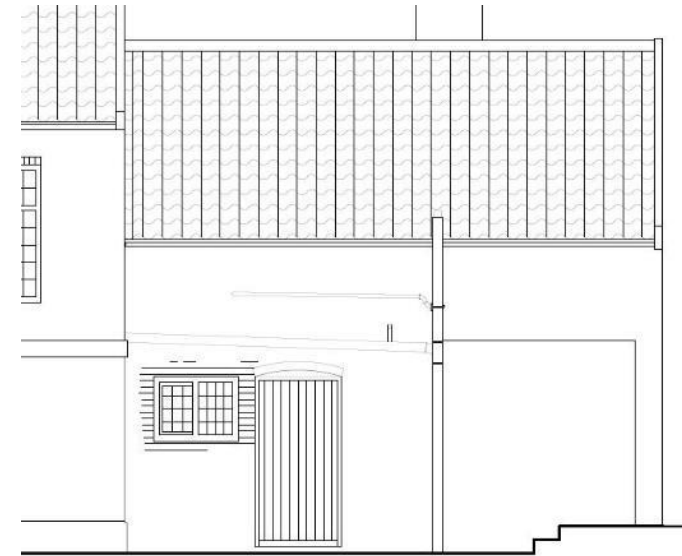


First Floor Modified bathroom and stair flight

The existing stair flight leading to this part of the building is a winder flight which is very narrow. This element is to be retained including the ground floor enclosure.

At ground floor the only suggested modification is a new window adjacent to the main front door on the side wing. This would give

much needed natural light into a dark reception area. There is evidence of a timber lintel on the inside face of this wall, however the external brickwork does not reveal any bricked-up openings.



Position of new window adjacent to main access door

VISUAL IMPACT

The alterations are mainly internal in a portion of the house which has received a lot of updating and alterations in recent years. Externally the only alterations would be the insertion of the glazed screen to the former blacksmiths forge in an existing opening which

give both light and access and the modification of the door leading to the courtyard which would have a glazed element to the top portion of the stable door.



New glazed doors / screen to converted Blacksmiths Forge within existing opening

The main external alteration would be the window to the first floor master bedroom. This room does have existing Velux roof lights and extremely low window to the road elevation. The suggestion is to

provide a combination of conservation roof lights but also a main window at higher level either in the form of a cat slide roofed window or a Velux type balcony window to provide views over the courtyard and beyond to the walled garden.

IMPACT ON HERITAGE ASSETTS

There will be very little modification of the historic fabric of the building. The vast majority of the alterations being internal in areas already refurbished. Some areas such as the niches either side of the chimney breast are to be reinstated. The former forge will be refurbished with very little alterations to the fabric of the structure and many of the details exposed as part of the refurbishment. All other alterations are, we feel, in keeping with the evolving nature of the building.

CONCLUSION

The proposals seek to respect the nature of the building and its listed status. The vast majority of the modifications are in areas that have been updated in recent years and utilise building techniques that respect the historic nature of the building and will not harm its integrity. The charm of the building is its historic background and all the modifications that have been carried out over the years have

respected this. It is our clients intention to carry on this with alterations that fit in with the character without any detrimental alterations to the historic fabric.



Courtyard Elevation Blacksmiths Forge to left



Courtyard Elevation access to Blacksmiths Forge



Courtyard Elevation Blacksmiths Forge to right



Blacksmiths Forge interior



Blacksmiths Forge interior. Mezzanine position



Blacksmiths Forge existing first floor.



Blacksmiths Forge existing first floor.



Blacksmiths Forge. Main entrance opening to be re-established.



Blacksmiths Forge interior. Mezzanine position
Unusual, inverted knee brace to beam ends



Blacksmiths Forge existing first floor beam to be retained
Unusual, inverted knee brace to beam ends



Blacksmiths Forge existing first floor beam to be retained



Blacksmiths Forge. Remains of flue from forge range



Blacksmiths Forge. Main entrance opening to be re-established.



Blacksmiths Forge. Main entrance opening to be re-established.



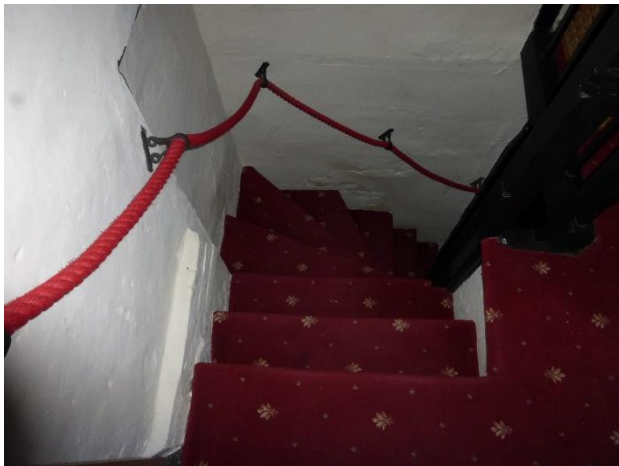
Blacksmiths Forge. Main entrance area.



First Floor Area existing shower room



First Floor Area landing and 'secret door'



First Floor Area stair flight to be retained



First Floor Area Bedroom to Office.



First Floor Area Office to Bedroom. Position of new en-suite enclosure



First Floor Area Office to Bedroom. Position of new en-suite enclosure



Low level window on to Main Street



Position for new window overlooking courtyard



Roof void above new bedroom



Roof void above new bedroom. Brick chimney stack with arch gathering



Low level window on to Main Street



Position for new window overlooking courtyard



Main Entrance to Guest House



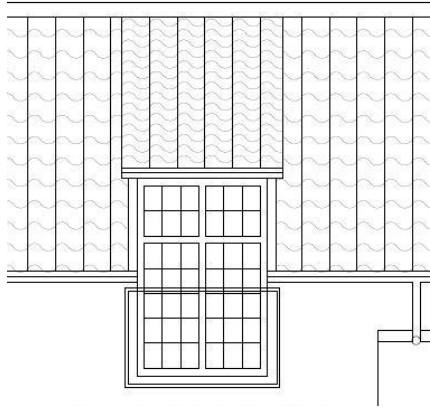
Main Entrance to Guest House.
Position of new window to left of door



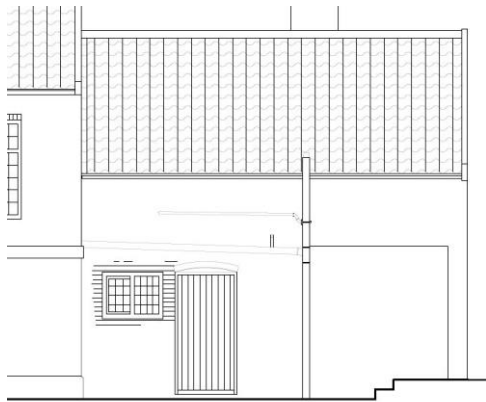
Position of new window to left of door



Existing SVP for potential new en-suite drainage



Window proposal for the master Bedroom, Deep casement window extended through existing eaves line with lead cheeks and reclaimed pantiles on cat slide roof.



Proposed Yorkshire sliding sash to entrance lobby



Existing window to the main staircase providing both design and scale elements for the proposed bedroom window. The design of the window reflects the eclectic mix of window styles found in the building over centuries of development and alterations. A Yorkshire sliding sash is also illustrated to the left of the main window at first floor.