

## BURTOFT MANOR FARM BURTOFT, LINCOLNSHIRE, PE20 2PD

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### HERITAGE IMPACT STATEMENT

(INCLUDING LISTED BUILDING DESIGN & ACCESS STATEMENT)

By

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**August 2020**

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## 1. Introduction & Architectural Description.

Introduction: Mr Bruce Leggott has commissioned Liz Mayle<sup>1</sup> historic building consultant, to prepare a heritage statement in relation to proposed internal and external alterations to Burtoft Manor Farmhouse, which is a grade II listed building (See Appendix 1 for full list description). The exact location of the site can be found at national grid reference TF 26683 35176. The local planning authority is Boston Borough Council. An inspection of the site was made on Thursday 16<sup>th</sup> January 2020.

Architectural Description: Burtoft Manor Farmhouse has a principal front range of the early 18<sup>th</sup> century<sup>2</sup>, and presents externally as a typical early – mid Georgian house, with a five bay symmetrical front, having a central door, flanked by a pair of vertical sliding sash windows with stucco wedge lintels to each side and five of the same window to the first floor divided by a string course. Originally of brick set under a slate roof with red brick gable stacks to each end, the main two-storey 18<sup>th</sup> century range has a rough cast render finish, 19<sup>th</sup> century windows and a 20<sup>th</sup> century front porch (although an outline of a similar projection is seen on the 1888 OS Map). To each gable end of the main house, a pair of single storey small red brick projecting wings, set back, each with a parapet front, of the late 19<sup>th</sup> century (prior to 1887). The house is ‘T’ plan in form, now enlarged (and will have been so in the 18<sup>th</sup> century when constructed) with overbuilding and later additions to the rear range, including an extension of circa 1966 and a kitchen extension of 1979. The interior contains an unusual stick baluster stair with stop chamfered balusters with a wreathed handrail, suggesting part of the staircase is Early Georgian (the treads, wreath and handrail, but that the balusters are perhaps a 19<sup>th</sup> C replacement).

The internal layout to the front of the house is typically Georgian, with a central staircase hall flanked by two principal rooms leading off the hall (polite rooms). The Dining Room plan is original in plan form, however, the plan form of the Living Room and bedroom over it was altered, quite substantially, in 1966. Please refer to Plan showing phased of development in Section 4.

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<sup>1</sup> Liz Mayle BA (Hons) MA (Dist) IHBC is a conservation accredited professional with more than 20 years of experience gained working in five local authorities as a Conservation Officer, and as an Historic Buildings Inspector in the East Midlands Region of English Heritage, followed by 8 years as a consultant. She has extensive knowledge and experience of the historic built environment.

<sup>2</sup> Bruce Leggott advises that there is evidence of earlier historic fabric and features in the house. It would not be unusual to find evidence of an earlier building, given this is manor house, and older components of a building were often re-used when a new house was built, and old buildings were re-fashioned.

## 2. Methodology

This methodology is based upon advice set out in Conservation Principles 2008<sup>3</sup>. Significance derives from a number of factors including:

- Understanding the evolution of a place through both research and physical evidence:
- Relate identified heritage values to the fabric of the place – identifying how particular parts of a place and different period in its evolution contribute to, or detract from heritage values;
- Consider the contribution made by setting and context;

Assigning grades of significance can sometimes assist assessments of significance, however, it must be remembered that many heritage assets have developed over time and that not every feature is necessarily original. This may mean that later features do not have the same level of significance, but a lower level of significance does not necessarily mean that a feature or element could be altered or removed. For example, a plain but intact fire surround of a later date than the original construction of a house might not hold the same level of significance as an original fire surround, but it may contribute greatly to the room as whole or may be representative of later development of the building. Similarly, setting can be difficult to define on a map, because the setting may be far reaching, and may be enjoyed in ways that maps cannot define.

Very high significance	An element, feature or grade of asset of more than national interest (e.g., a rare wall painting, grade I or II* listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type.
High significance	An element, feature or grade of asset of national interest (e.g., a grade II listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type
Moderate significance	A building of architectural or historic interest, but not of sufficient merit to warrant being added to the national list of buildings of special architectural and historic interest., or, a historic feature or element of a listed building which may not be original but nevertheless make a contribution to significance of the special architectural interest of the building and / or its setting
Low significance	A feature or element that makes a low or minimal contribution to the special architectural interest of the building and / or its setting.
Neutral	A feature or element Insufficient to cause harm to or detract from any significance
Damage / Intrusion	Features or alterations that have removed earlier features of significance, or where original features have been removed in entirety(e.g., exposing joists originally covered with lath and plaster, or replacement windows of an inappropriate design or material), or where a modern intervention detracts from the original building (e.g., subdivision of an original room plan).

<sup>3</sup> Published by English Heritage in 2008.

### 3. Brief History and Development of Burtoft Manor Farmhouse

Burtoft is a hamlet with some evidence to suggest human activity since the Saxon and Medieval periods.<sup>4</sup> There is little documentary evidence with regard to Burtoft Manor Farm other than old maps. The building is multi-phased, and provides much of the architectural evidence for dating the building despite brickwork on the principal range not being visible due to a pebbledash render (noted on the list description). The principal range is noted in the list description as an early 18<sup>th</sup> century house, however, the owner advises that the building has some evidence of earlier origins. The house has been much altered since the early 18<sup>th</sup> C, with major interventions in the 19<sup>th</sup> century and two modern additions of the late (last third) of the 20<sup>th</sup> century. Burtoft formed a part of Wigtoft Parish, which was enclosed in 1774. Although a copy of the Enclosure Award exists in the Lincolnshire Archives, there is no plan.<sup>5</sup> The earliest map showing buildings existed on the site is the Ordnance Survey Drawing for Boston dated 1815.

Source of image: British Library online

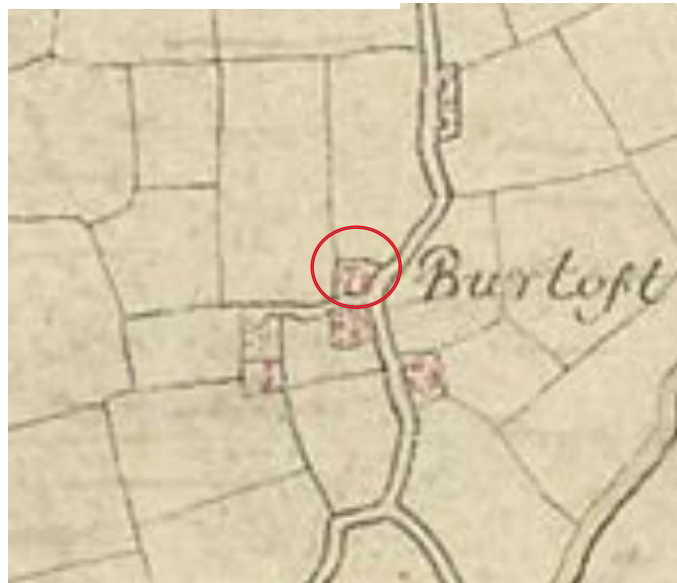


Fig 1, 1815 OS Drawing. This map range is not sufficiently detailed to show plan form, but a long N-S range is just seen in the approximate location of the current house

Source of image: Nat. Library of Scotland – oldmapsonline.org

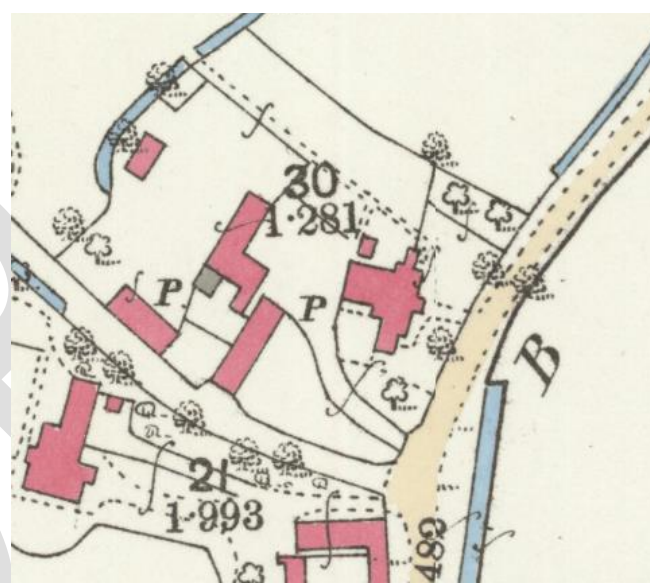


Fig 2, 1888 OS Map, shows a detailed plan of the house with a porch, two projecting ranges to the principal N-S range, and large rear wing.

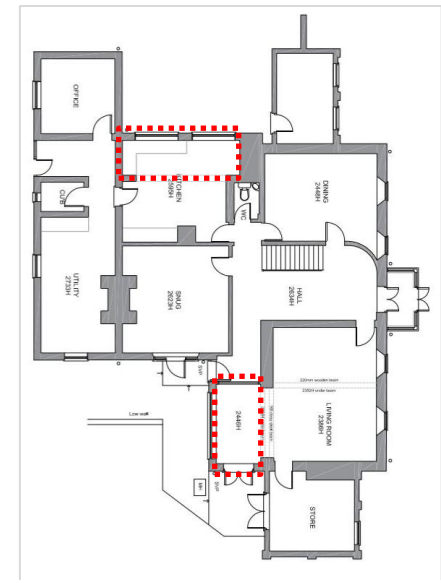


Fig 3, current plan with addition to the north of the rear range, and an extension to the SW of the principal N-S range.

<sup>4</sup> Historic Environment Record (HER) Ref no: 13297 (middle Saxon pottery sherd), HER Ref no: 13094 (Medieval pottery finds) found to the east of the Manor House.

<sup>5</sup> <https://www.lincstothepast.com/Copy-of-Swineshead-and-Wigtoft-Marsh-Enclosure-Award/828498.record?pt=5>



With regard to ownership historically, according to White's 1892 *History Gazetteer and Directory of Lincolnshire* Lord Brownlow was the Lord of the Manor of Wigtoft in 1892. This same source notes that in 1892 much of the land around the area was owned by other families including J.C Cole Esq, whose family resided at Easthorpe 'and Burtoft since about the year 1665'. A pencil written note on the 1906 Tax Map, some fourteen years later has a note in the large area belonging to Burtoft Manor Farmhouse the words 'Levers' and 'Brownlow'. Mr Levers was a bachelor tenant of Lord Brownlow and preceded Richard Leggott, grandfather of Bruce Leggott, the current owner of the house.



Fig 4, 1906 Tax Map

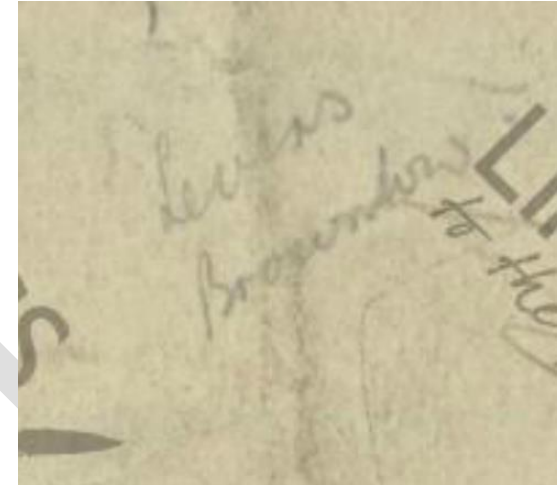


Fig 5, 1906 Tax Map, 'Levers' and 'Brownlow' appear to be names noted within the land holding.

Source of images, 4, 5 & 6, *Lincs to the Past* website

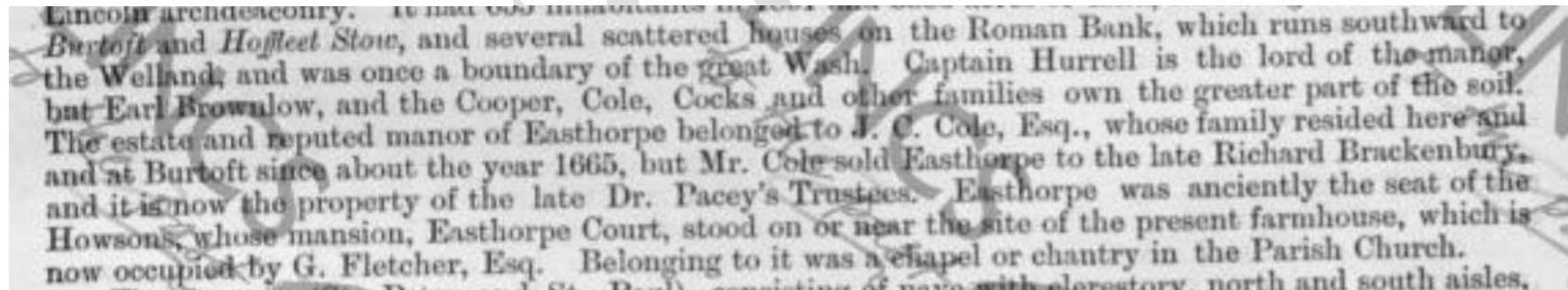
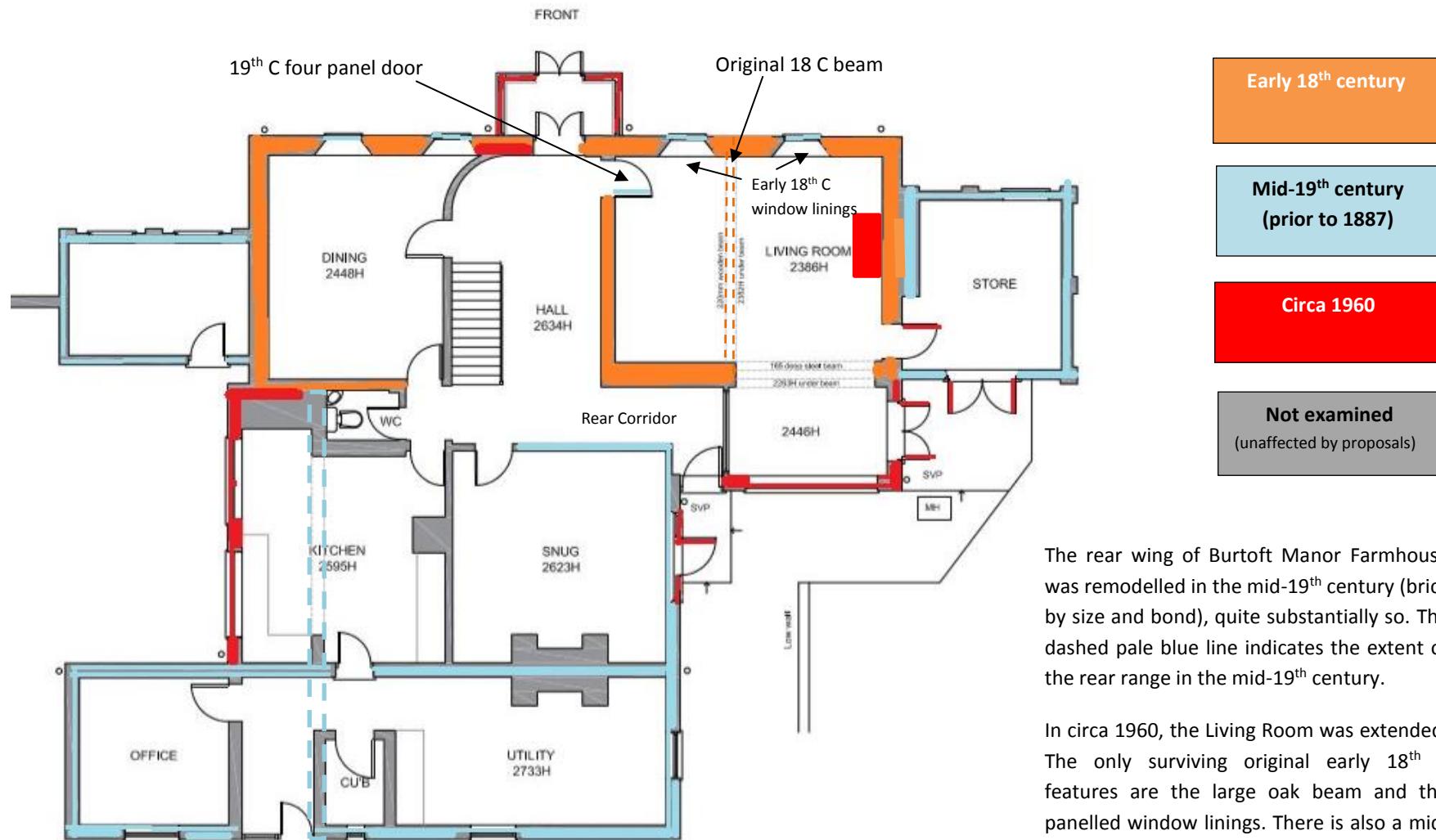


Fig 6, Whites 1892 History Gazetteer and Directory of Lincolnshire

#### 4. Plan of House (showing key phases of development, key architectural features in areas subject to proposed alterations)



The rear wing of Burtoft Manor Farmhouse was remodelled in the mid-19<sup>th</sup> century (brick by size and bond), quite substantially so. The dashed pale blue line indicates the extent of the rear range in the mid-19<sup>th</sup> century.

In circa 1960, the Living Room was extended. The only surviving original early 18<sup>th</sup> C features are the large oak beam and the panelled window linings. There is also a mid-19<sup>th</sup> C four panel door to the living room. The fireplace is mid-20<sup>th</sup> century, and all other joinery is of the same date including a flush modern door to the store.

## 5. Description of Proposed Development

Proposed development consists of the alterations to modern extensions to the house, including:

- a. Replacement of an external picture window, a pair of French windows, and a modern timber reproduction door (all located on the modern extension to the Living Room) with new doors and window.
- b. Enlargement of existing opening in the Living Room.
- c. Removing a modern part glazed internal screen between the Living Room extension and hall corridor.
- d. Installing a new glazed screen to the rear hallway.
- e. Installing period style plasterwork details to the ceiling of the Living Room (to match the Dining Room and Hallway).
- f. Replacement of modern windows to the Kitchen.
- g. Painting the modern two-storey extension at the back of the house off-white to match the rest of the building.

Plans have been supplied in respect of the above proposals by JMAD Architecture and Rivergate Consultants (Structural Engineer) and include

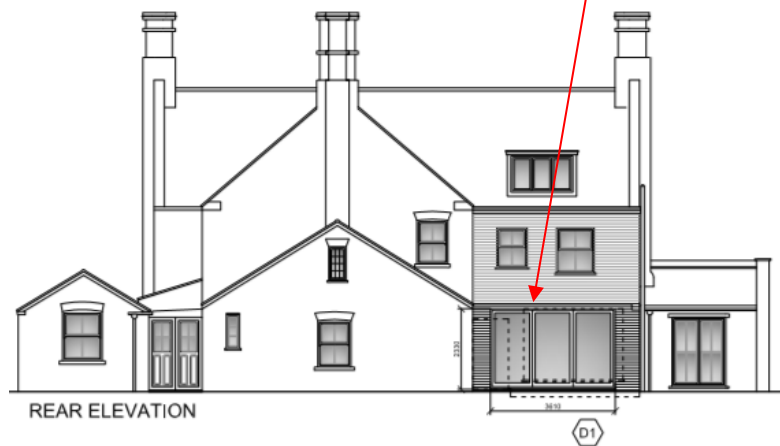
- 19143-01 Location Plan A4
- 19143-02 Site Plan A3
- 19143-03B Existing Floor Plan A3 Rev B June 2020
- 19143-04B Existing Elevations A3 Rev B May 2020
- 19143-05F Proposed Floor Plan A2 Rev F July 2020
- 19143-06H Proposed Elevations A2 Rev H August 2020
- 19143-07D Proposed Section A1 Rev D July 202
- 19143-08 Proposed Ceiling A Jun 2020
- 19143-09B Proposed Kitchen Windows June 2020 A3 Aug 2020

And also:

- General Notes (Structural) Ref No. 4466 20200725 supplied by Rivergate Consultants (Structural Engineer calculation).



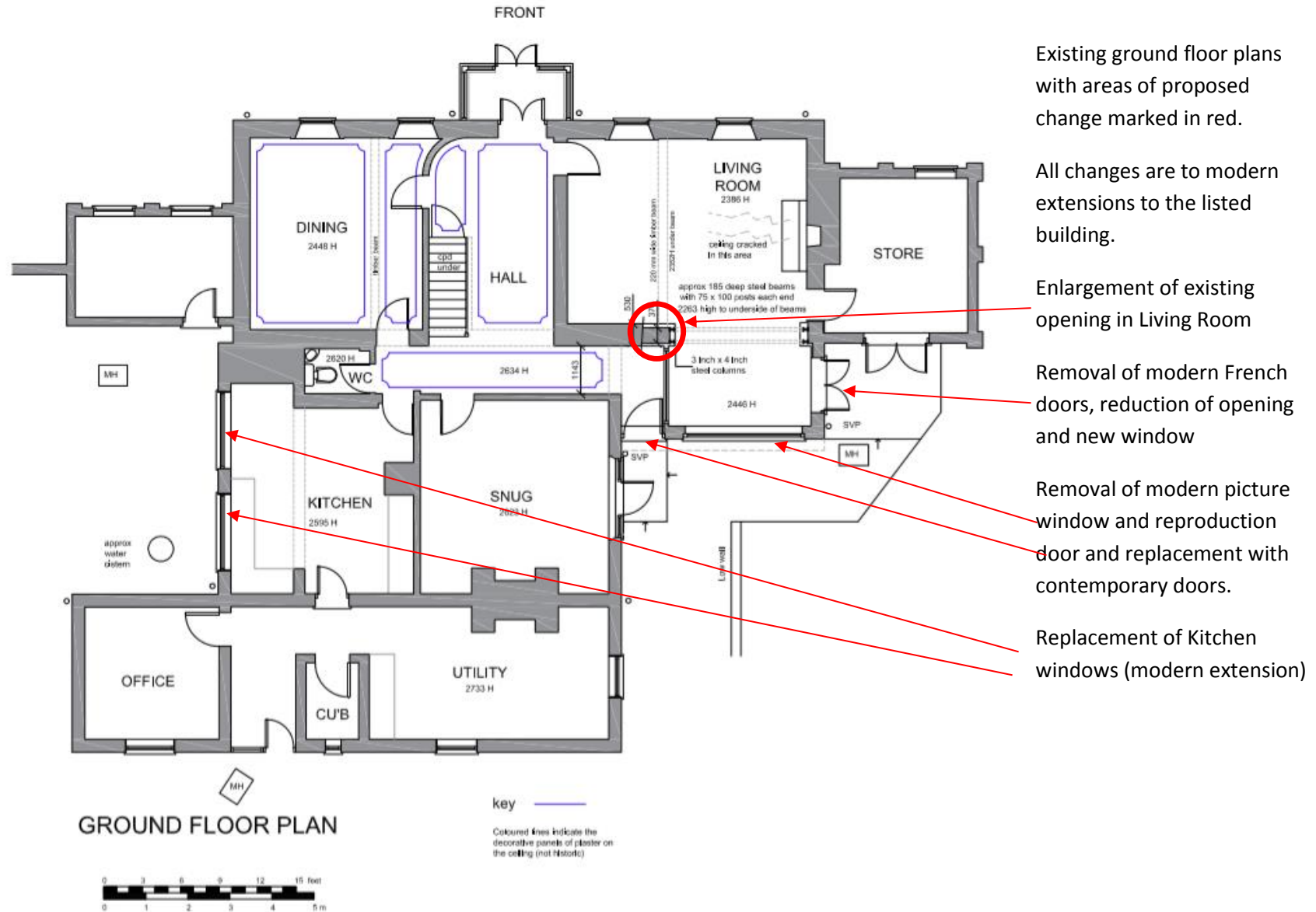
Existing elevations.



External changes are to the West (rear) and South (side) elevations only and limited to the modern extension.

A kitchen window is replaced on the north side but there is no real change as the design and materials are virtually identical.

Cladding and brickwork of modern extension to be painted off-white to match the building.



## 6. Photographs



Fig 7, Burtoft Manor Farmhouse, early 18th century five symmetrical principal architectural front, with single storey wing to each end, added in the mid-19th century. Although the porch appears modern, a porch of similar size has existed in this location since at least 1887.





Fig 8, north elevation showing mid-19<sup>th</sup> C rear wing, with later 20<sup>th</sup> century extension with powder coated metal windows under a segmental brick arch.



Fig 9, southerly elevation showing mid 19<sup>th</sup> single storey addition, the large mid-19<sup>th</sup> century rear wing and the *circa* 1960's flat roofed, yellow brick and timber clad extension.



Fig 10, westerly elevation of Burtoft Manor Farmhouse, the 1960's extension with modern six panel door and frame, and a large 'picture' window to the ground floor. Above, timber cladding of circa 1960, and more recently installed vertical sliding sash window. The modern door and picture window are proposed for replacement with a new contemporary aluminium doors. Brickwork and timber cladding will be painted to match the house.





Fig 11, top left, Living Room, with circa 1960 extension. Note the original oak beam. Blue dashed line indicates proposed removal of wall below the beam.

Fig 12, top right, circa 1960 extension to Living Room

Fig 13, bottom left, 1960's extension with modern glass panel looking into the rear entrance hall. The modern screen is proposed for removal. A new plain glass screen is proposed to close off the Living Room from the rear hallway.

Fig 14, mid 20<sup>th</sup> C fireplace and hearth.



## 7. Assessment of Significance / Heritage Impact Assessment

This assessment, in chart form, considers the significance of the heritage asset(s), including setting, group values (where appropriate), and then assessing the impact of any proposed development against any identified heritage significance in relation to the proposed development. The proposed development is carefully considered against relevant best practice guidance, and where an element of a proposal results in the total loss of a feature, rather than its retention, the impact will obviously be harmful to the heritage asset. Where damages/intrusions to significance are removed and restored original features this will enhance significance.

Building / Room / Feature affected	Assessment of Significance	Proposed development and its Impact upon identified significance
East (Principal) Elevation	High Significance.	Proposals will not impact in any way on the front of the house.
Living Room Interior	<p>The original 18<sup>th</sup> century plan form of the Living Room would typically be a square room in keeping with the prevailing Georgian fashion for symmetry, order and proportion. A 'cube room' proportion in a large country house, very quickly transmitted down the social strata to large houses and even very small houses through the 18<sup>th</sup> century. It is evident that this room had a square plan form until the modern extension was added in circa 1960.</p> <p>Other important architectural features in an 18<sup>th</sup> century drawing room would be an original fire surround with cast insert and a hearth, or even a later replacement of the 19<sup>th</sup> century given the house was modified at this time. Raised and fielded panelling, full or dado height was often a feature too, along with panelled window shutters or reveals, skirtings, doors, and architraves. A central covered beam is very typical of a large Georgian farmhouse too.</p> <p>The only original features left in the Living Room of 18<sup>th</sup> C origin, is the ceiling beam and the panelled window reveals. All other features it may once have had were removed prior to circa 1960. There is a 19<sup>th</sup> C door between the Living Room and Staircase Hall, the architrave is not original, and the sash windows are four paned 19<sup>th</sup> C in style, rather than Georgian paned windows.</p>	<p>Proposed works that affect this room include:</p> <p>a. Replacement of an external picture window, a pair of French windows, and a modern timber reproduction door (all located on the modern extension to the Living Room) with new doors and window.</p> <p>Whilst Burtoft Manor Farmhouse is a charming period house, the Living Room has been altered to such an extent that its character is of the late 20<sup>th</sup> century. The changes in terms of fenestration / doors is considered to be a minor variation to what already exists, and these elements of work will have a <b>negligible impact on the interior of the Living Room which is of very limited significance.</b></p> <p>b. Enlargement of existing opening in the Living Room.</p> <p>This proposal would not impact adversely on the character of the room but would result in the loss of small area of historic fabric, however, the plan form of the original room would still be discernible. The beam would be retained in situ carried on new steels. Carefully designed structural works ensure that any loss to historic fabric is strictly limited. Structural interventions</p>

Building / Room / Feature affected	Assessment of Significance	Proposed development and its Impact upon identified significance
	<p>Due to the lack of typical 18<sup>th</sup> C plan form and features, the Living Room is very limited significance.</p>	<p>will not be visible when complete. <b>The impact of this work would have a negligible impact to the character of the room, which is of very limited significance.</b></p> <p>c. Removing a modern part glazed internal screen between the Living Room extension and hall corridor.</p> <p><b>This feature is of not architectural or historic significance. Its removal will not impact harmfully on the Living Room.</b></p> <p>d. Installing period style plasterwork details to the ceiling of the Living Room (to match the Dining Room and Hallway).</p> <p><b>A minor decorative intervention which will not harm the significance of the Living Room.</b></p>
<p><b>Living Room Exterior</b></p>	<p>The exterior of the Living Room consists wholly of a circa 1960 modern extension which is of <b>not of special architectural or historic interest.</b></p>	<p>Changes externally are minor and consist of:</p> <p>a. Replacement of an external picture window, a pair of French windows, and a modern timber reproduction door (all located on the modern extension to the Living Room) with new doors and window.</p> <p>The changes in terms of fenestration / doors is considered to be a minor variation to what already exists and these elements of work will result in an improvement removing a dated picture window and a reproduction door which is distinctly at odds with the large modern window beside it. <b>These works do not impact on any historic fabric and would result in a visual improvement to the modern extension.</b></p> <p>b. Painting the modern two-storey extension at the back of the house off-white to match the rest of the building.</p>

Building / Room / Feature affected	Assessment of Significance	Proposed development and its Impact upon identified significance
		This proposal will assist in unifying the appearance of the house making the 20 <sup>th</sup> century modern extension less noticeable. <b>This will be an enhancement to the overall character of the house.</b>
<b>Other external elevations that may be affected</b>	The rear wing, and southern projection to the N-S principal range of the house are of <b>moderate significance</b> for its architectural and historic merit.	The changes to the 20 <sup>th</sup> C extension will have a minor impact on the remainder of the building as seen from the rear and south side. The changes replace dated modern features with new contemporary features on a modern extension. <b>Minor changes to fenestration and are not considered harmful to the remainder of the historic building.</b>
<b>Staircase Hall and rear corridor.</b>	<p>The centrally located staircase hall contains a good staircase (noted on the list description). This appears to be of 18<sup>th</sup> C origin (the wreathed handrail perhaps?) and stick balusters, often associated with a Regency staircase. <b>The central staircase hall is of high significance.</b></p> <p>To the back of the staircase hall is a rear corridor which was likely to have been created during the 19<sup>th</sup> century when the rear wing was built. There is no visible evidence of an earlier rear wing. The cross-passage does not contain any features of special architectural or historic interest and is of very limited significance as a result.</p>	<p>d. Installing a new glazed screen to the rear hallway.</p> <p>The proposal will not impact directly on the central area around the Staircase Hall. The existing arrangement to separate the Living Room from the hall is partly glazed modern screen. Once the opening in the Living Room is enlarged a new closure is needed for this room in a new location. A simple glazed screen located in the rear corridor will be of simple design, allowing light into the rear corridor of the hall. This proposal does not remove historic fabric and would have little visual impact. <b>This proposal will not result in harm to significance of either the Staircase Hall or the rear corridor off this hall.</b></p>
<b>North Elevation – Kitchen extension</b>	The modern kitchen extension is not of special architectural or historic interest	The existing window is white aluminium. Replacement windows are virtually identical in style and colour. <b>This proposal will have a negligible impact on the exterior of the listed building on its north elevation.</b>
<b>Summary of Impact upon Significance:</b> Burtoft Manor Farmhouse was listed in 1988 with its modern extension to the Living Room. This means the changes that have reduced significance in the Living Room had already taken place at the point of listing. Had the Living Room had an intact plan form and features, its level of significance would be high. Not every element of every listed building is of special architectural or historic interest (or significance). This is the case with Burtoft Manor Farmhouse. Proposed changes are made to areas of very limited or no significance. The proposals will result in a visual improvement to the dated features of the modern extension to the Living Room. There will be a small loss of historic fabric to enlarge the existing opening in the Living Room, but this room is very much compromised in terms of its 18 <sup>th</sup> century origins. This small loss of historic fabric is more than off-set by the visual improvements to visually unify the modern extension to help this blend with the historic building to which it is attached.		

Building / Room / Feature affected	Assessment of Significance	Proposed development and its Impact upon identified significance
Suggested mitigation: None.		

## 8. Listed Building Design & Access Statement

It is a legal requirement to include a design & access statement with any application requiring listed building consent (Listed Building Regulations 1990). A design & access statement for a listed building requires the applicant to state how the features that make the building worthy of listing have been considered during the design process.

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- (a) the special architectural or historic importance of the building.
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Please refer to Section 7 of this document, which demonstrates fully the significance of any areas that could be affected by the proposed works. This heritage statement covers all of the above requirements setting out in detail what features of the building justify its designation through the detailed assessment of significance and how these are affected by the proposed works.

## 9. Resources and Reference

British Library (online)

Heritage Gateway (Lincolnshire Historic Environment Records)

Lincolnshire, The Buildings of England series, N. Pevsner, J. Harris, N. Antram, published 1989, Penguin.

Lincs to the Past (Lincolnshire Archives catalogue and online resource)

Old Maps Online / National Library of Scotland

The List – Historic England

DRAFT

## 10. Appendix

### List Description,

Heritage Category: Listed Building

Grade: II

List Entry Number: 1232866

Date first listed: 05-Apr-1988

Statutory Address: BURTOFT MANOR FARMHOUSE, BURTOFT LANE

County: Lincolnshire

District: Boston (District Authority)

Parish: Wigtoft

National Grid Reference: TF 26683 35176

### Details

8/90 Burtoft Manor Farm- house

II

Farmhouse. Early C18, with minor C19 alterations and C20 extensions. Roughcast rendered brick, slate roof with stone coped gables, 2 partly external brick stacks. 2 storey with garret, 5 bay front having first floor band. Central glazed double doors covered by C20 hipped roofed glazed porch, flanked by pairs of plain sashes. To first floor 5 similar windows. All windows have plain stucco splayed lintels. Interior has stick baluster stair with wreathed handrail.

Listing NGR: TF2668335176