SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0062/93

Applicant: Director of Env. Services
S. H. D. C.
Council Offices, Priory Rd
Spalding
Lincs PE11 2XE

Agent: Dir. Housing & Property S
S. H. D. C.
Council Offices, Priory R
Spalding
Lincs PE11 2XE

Description: The works involve the demolition of a section of wall adjacent to Love Lane & rebuild with 2nd hand bricks

Location: Ayscoughfee Gardens
Ayscoughfee Hall
Churchgate
Spalding

Type: LISTED BUILDING

Date received: 27-JAN-93

05-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

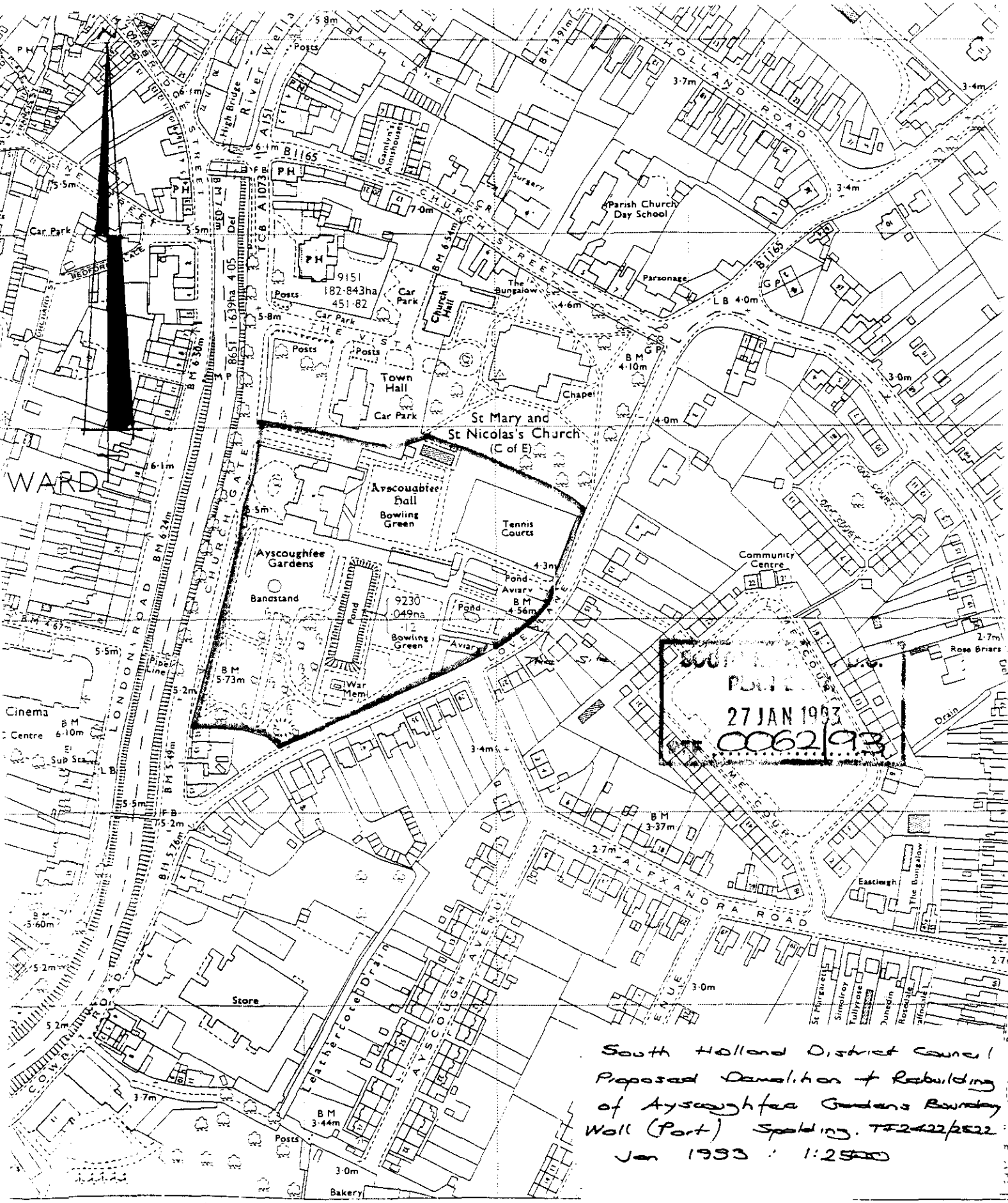
Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



South Holland District Council
Proposed Demolition & Rebuilding
of Ayscoughfee Gardens Boundary
Wall (Part) Spalding. TF2422/2522
Jan 1993 : 1:2500

H16|0062|93

27 JAN 1993

Director of Environmental Services,
South Holland District Council,
Council Offices, Priory Road,
Spalding, Lincs. PE11 2XE

(0775) 761161

Director of Housing and Property Services,
South Holland District Council,
Council Offices, Priory Road,
Spalding, Lincs. PE11 2XE
(0775) 761161

Mr. M. Chapman.

OFFICE COPY

Ayscoughfee Gardens, Ayscoughfee Hall, Churchgate, Spalding, Lincs.

The works involve the demolition of a section of wall adjacent to Love Lane and re-building with second hand bricks.

M J Doherty

26.1.93

Owner

26.1.93

M. J. Doherty

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required 29-1

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	29-1	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area – Local	.....	.....
	– Local & National	✓	08-FEB-93
	– English Heritage	✓	08-FEB-93
	Consultant: Name.....	.....	.....
	Royal Fine Arts Comm		Order No .....
	Other: Spalding Civic Soc.	.....	.....
	Lincs + S. Nottswide N.B.J.C. – all sent 08-FEB-93		

Case Officer

DR

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DR
Date 17/2 — Photos taken — Materials do should Match

Notice posted by GS
Date 15/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 27 [illegible] 1993

Registration

Reference H16/00062/93

Cross-Ref N/A

Date 28-JAN-93

Validation

TYPE LBE

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee NIL

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2021

OS No's

Grid ref 523000 312500

Ward SS

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 1055

Linked to property

Ref

Planning Records:
Earlier apps

00163

B Reg Records:
Already submitted - Ref Rules of Ayscoughfee
Request
Requested

Gardens are listed

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM FROM HOUSING AND PROPERTY SERVICES DEPARTMENT

To: Director of Planning and Building Control Services.	Date: 2nd March, 1993	Origin: Property Services Manager.
DJR/JJ H16/0061/93 H16/0062/93	Ref: MC/EM AM/AG	

Garden Wall at Ayscoughtee Hall

I refer to your memorandum of 19th February, 1993, the letter of 22nd February, 1993 from English Heritage and the consequent site meeting at the section of wall to be rebuilt between Mr. Midlen, Mr. Roberts and my assistant, Mr. Chapman on the morning of Wednesday 24th February, 1993.

I confirm the conclusion of the meeting between our Officers that the original intention of demolishing and rebuilding, in its entirety, approximately 33.00m of wall was now to be rejected and it was resolved to only demolish and rebuild approximately the upper half of the sections of the wall in the vicinity of positions 6 and 5 on my drawing A/2/3, which shows the most definite signs of leaning.

Due to the fact that the works now form repairs rather than a rebuild project, I would be grateful if you would withdraw my planning application from the system.

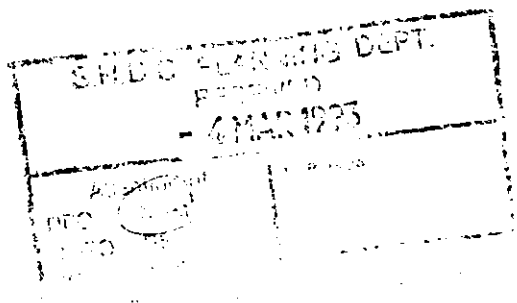
The repair works will, of course, use matching mortar and bricks to the original but, obviously, the wall will be rebuilt in a vertical position.

Obviously, this alteration will be less expensive than the original project and, therefore, I intend to use "saved allocated" monies to carry out works to remedy the very poor pointing on the remaining sections of walling. I will, in due course, contact Mr. Midlen for advice on this matter.

I will be reporting our conclusions to the Leisure Services Committee in due course.

M. J. Doherty

M. J. Doherty,
Property Services Manager.



B N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/62/93 Type: LISTED BUILDING

Applicant: Director of Env. Services
Tel: 0775 761161

Agent: Dir. Housing & Property Ser
0775 761161

Description: The works involve the demolition of a section of wall adjacent to Love Lane & rebuild with 2nd hand bricks

Location: Ayscoughfee Gardens
Ayscoughfee Hall
Churchgate
Spalding

Valid date:	27-JAN-93	Terminal date:	24-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	03-FEB-93	Report deadline:	23-FEB-93
Inspected by	06-FEB-93		
Extra contacts	10-FEB-93	Case Officer:	
Report if not clear by	03-MAR-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	08-FEB-93	22-FEB-93
Cllr C Evans	08-FEB-93	22-FEB-93
Cllr M C White	08-FEB-93	22-FEB-93
Ancient Monuments So	08-FEB-93	22-FEB-93
The Victorian Societ	08-FEB-93	22-FEB-93
Spalding & District 0775 722475	08-FEB-93	22-FEB-93
Lincs/Sth Humb HB Jo	08-FEB-93	22-FEB-93
Council for Brit Arc	08-FEB-93	22-FEB-93
Soc for Prot of Anci	08-FEB-93	22-FEB-93
Royal Commission	08-FEB-93	22-FEB-93
The Georgian Group	08-FEB-93	22-FEB-93
English Heritage	08-FEB-93	22-FEB-93
Site/Press Advert CLB	12-FEB-93	05-MAR-93

A.C.C - No Objections JC 11/2/93

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/62/93
Description: The works involve the demolition of a section of wall adjacent to Love Lane & rebuild with 2nd hand bricks
Location: Ayscoughfee Gardens
Ayscoughfee Hall
Churchgate
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-MAR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

12-FEB-93

SOUTH HOLLAND DISTRICT COUNCIL

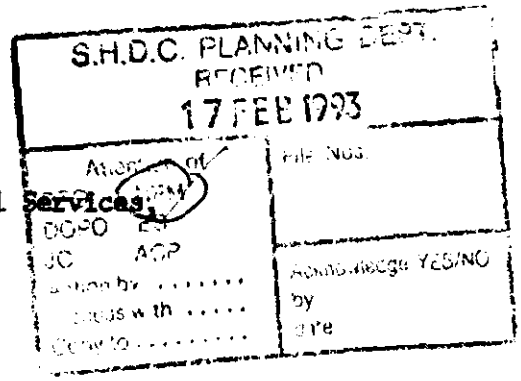
LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
Mr R. Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Our ref.:
Your ref.:

16th February, 1993



B. Smith Esq.,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs., PE11 2XE.

Dear Sir,

Welland Hall, London Road, Spalding H16/1225/92 - DR

The Committee have no objection to the above proposals.

Ayscoughfee Gardens, Ayscoughfee Hall, Churchgate, Spalding. H16/62/93 - DR

The Committee feel that the bricks used in rebuilding should be second-hand and selected to match the existing in cololur and size. Care should be taken when repointing to ensure that the damage that was previously caused (to the boundary wall) is not repeated.

Hole in the Wall Passage, Spalding, Lincs. H16/1202/92 - PU

The Committee have no further comment to make on the above proposals.

The Park, Moulton, Spalding. H13/1319/92 - SO

The Committee feel that until details of various issues can be properly determined they have no comment to make on the above proposals.

Yours faithfully,

For and on behalf of
L. & S. H. H. B. J. C.

Organisations Represented:
Lincolnshire Society of Architects — Society for Lincolnshire History and Archaeology
Council for British Archaeology Group 14 — Council for the Protection of Rural England
Lincolnshire Museums (Museum of Lincolnshire Life)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Housing and
Property Services
FAO: Mr M Chapman

Our Ref: DJR/JJ H16/0061/93

Your Ref:

Date: 19 Feb 1993

PLANNING AND LISTED BUILDING APPLICATIONS
DEMOLITION AND RE-BUILDING SECTION OF WALL ADJACENT TO LOVE LANE, SPALDING.

I am concerned to note that the proposed replacement wall contains continuous vertical expansion joints. It would be visually preferable if these could be designed out of the structure.

As a separate issue I have discussed the proposal with the Building Control Section who have drawn my attention to the BRE Good Building Guide No 13. In relation to this they are concerned that the proposal exceeds the permissable heights recommeded for a one and a half brick wall in a sheltered zone 2 condition. The matter is worsened by the fact that the walls are also acting as a retaining structure and should be structurally designed. The top third of the wall has also been reduced in thickness to one brick, and the maximum height for a one brick thick wall is 1750mm. The overall wall falls outside the permitted parameters as contained in the BRE guide.

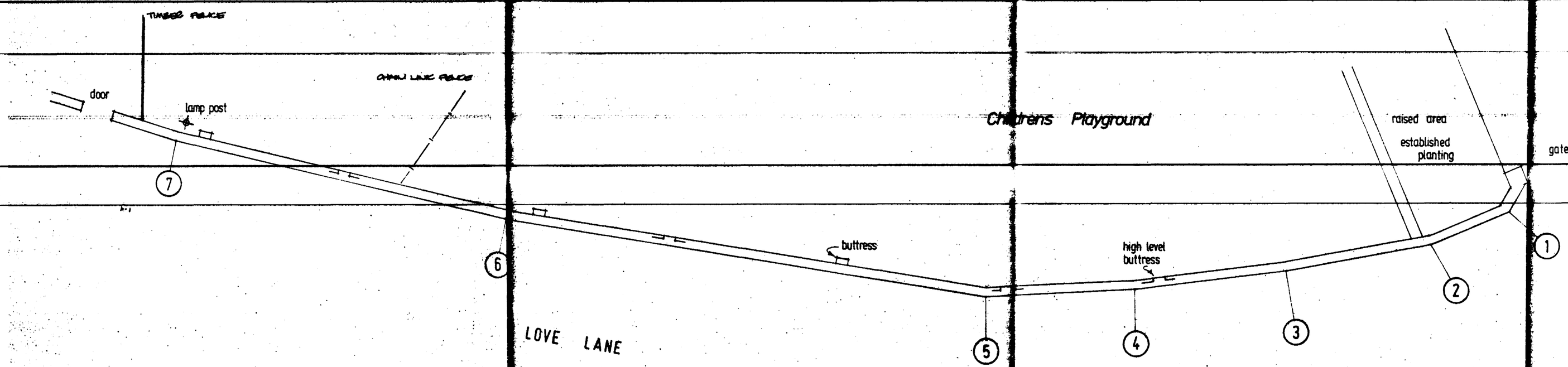
At this stage I am happy to continue to proceed with the applications as they stand, with the proviso that you will explore the possibility of 'designing out' the continuous expansion joints. You may care however to discuss the question of the advice contained within BRE guide No 13 with the Principle Building Control Officer, Mr Stuckey, and advise me if any further amendments are required.

N Midlen
Principal Planning Officer
Development Control

SURVEY



TYPICAL SECTION BETWEEN POINTS 3 & 4
AS EXISTING 1:20



PLAN AS EXISTING 1:100

SOUTH HOLLAND D.C.
PLANNING DEPT.
27 JAN 1993
CC6193

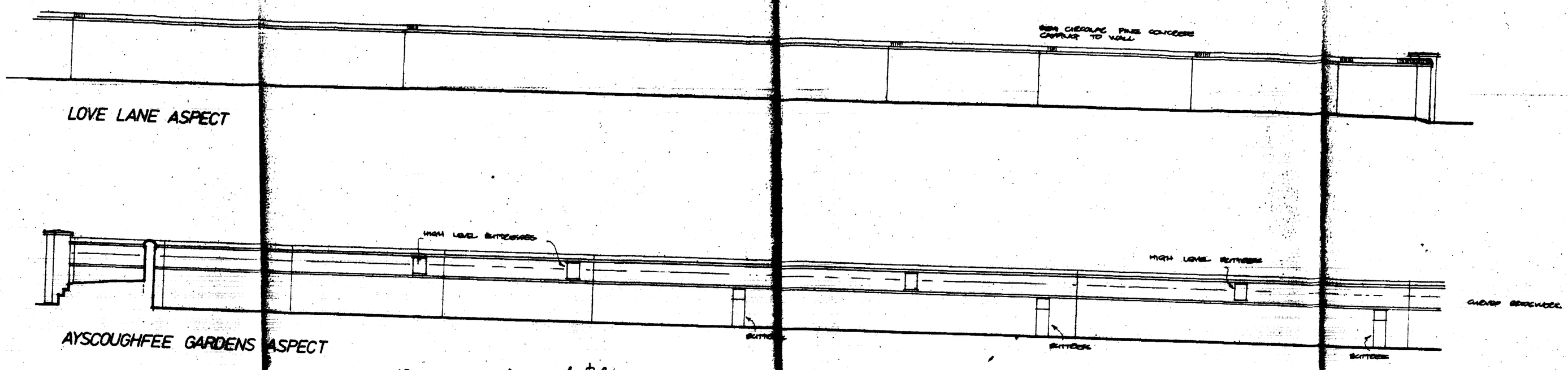
HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) FIA
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

ASCOMBE HALL,
CHURCHGATE,
SPALDING.
PROPOSED REMODELLING OF
BOUNDARY CROSS WALL

ELEVATIONS

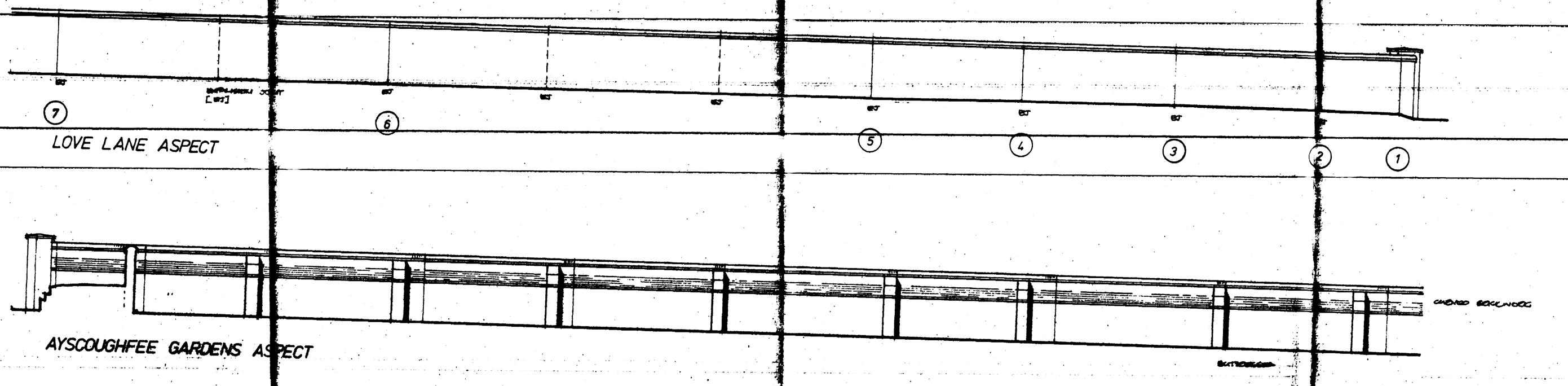
EXISTING



PROPOSED

This proposal exceeds the permissable heights recommended for a one-half brick wall in a sheltered zone 2 condition. The variation is warranted by the fact that the walls are also acting as retaining structures & should be structurally designed. The top foot of the wall has also been reduced in thickness to one brick thick & the maximum height for one brick thick is 1750mm. The overall wall height will not exceed the permitted parameters.

BRE Good Building Guide GBG 13



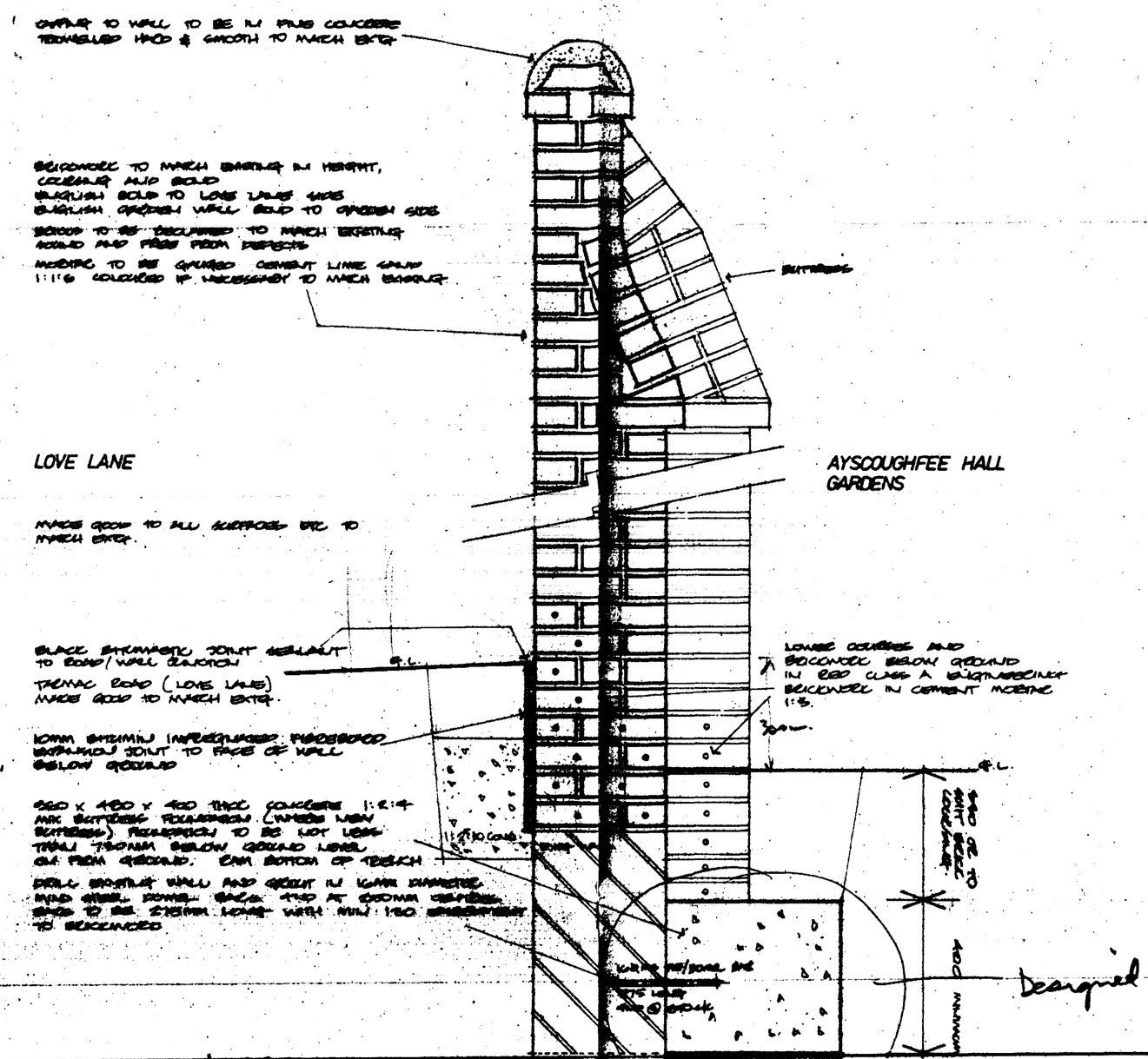
SOUTH HOLLAND D.C.
PLANNING DEPT.
27 JAN 1993
REF: 0068/93

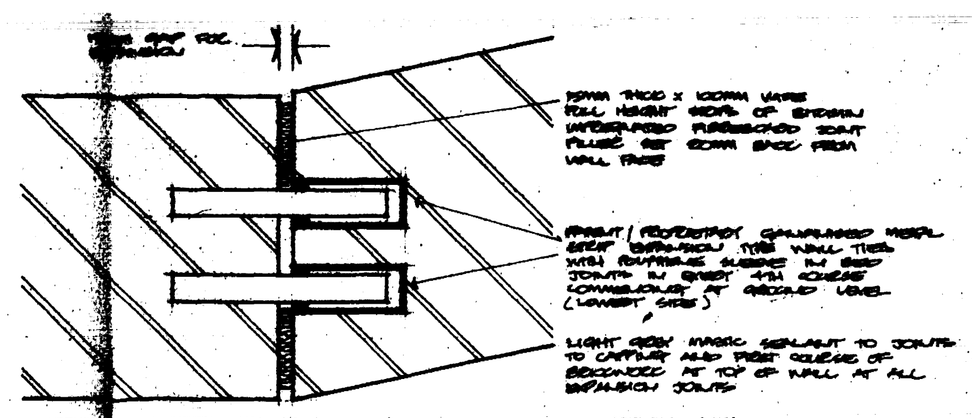
HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
Dip Housing FIH
Director of Housing and Property Services
Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

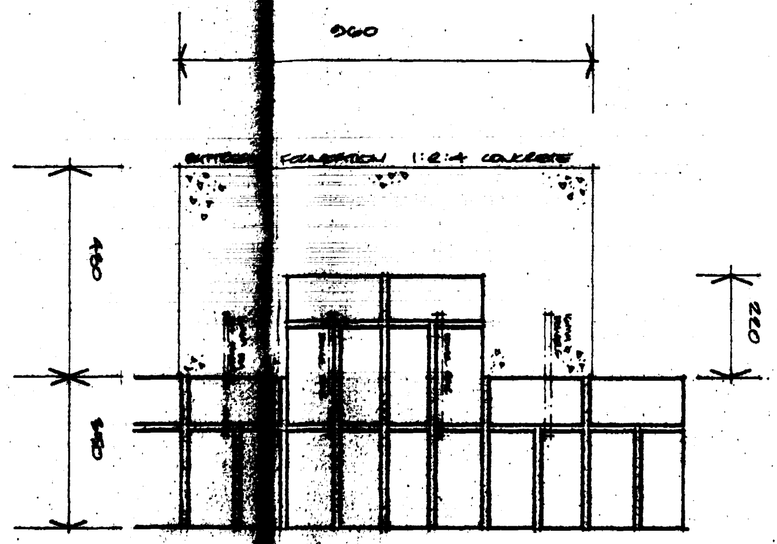
AYSCOUGHFEE HALL, CHURCHGATE, SPALDING. REBUILDING OF BOUNDARY GARDEN WALL

DRAWING NO	1:100
PAPER	A/2





PLAN ON EXPANSION JOINTS 1:5



PLAN ON BUTTRESSES 1:10

WORK

ALL WORK SHALL BE TO THE COMPLETE SATISFACTION OF THE ENGINEER'S (AGENT) REPRESENTATIVE (OFFICER / OVERSEER) APPOINTED
ANY UNSATISFACTORY WORK WILL BE REMOVED & REPLACED AT THE CONTRACTOR'S EXPENSE

THE CONTRACTOR SHALL COMPLY WITH ALL RULES REGULATIONS WARRANTS ACTS ETC. AND ALL ACTS OF PARLIAMENT, STATUTES, REGULATIONS, BYLAWS AND BYELAWS ETC. APPLICABLE TO THE WORKS AND EXECUTION THEREOF.

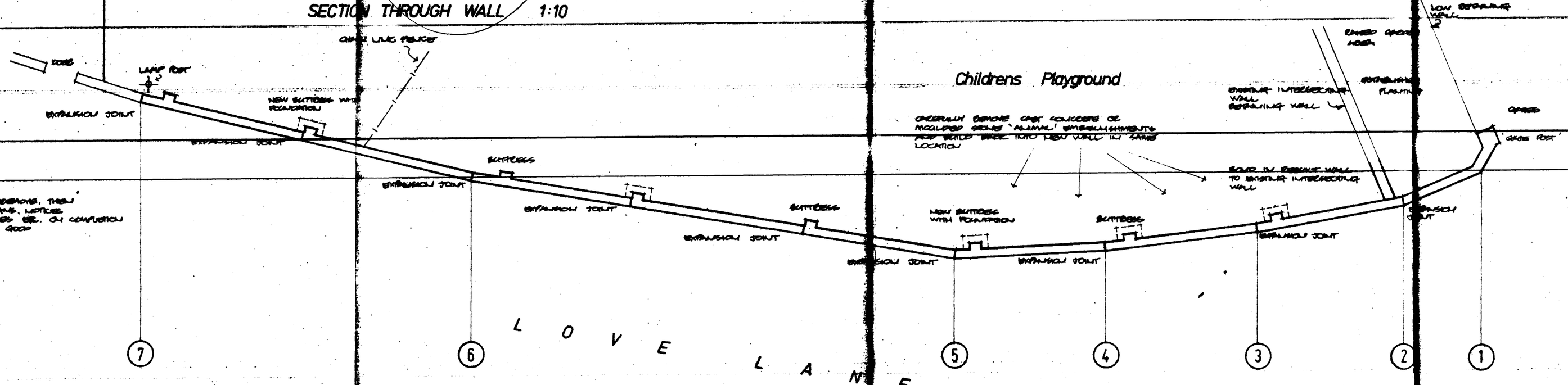
THE WORKS

CAREFULLY REMOVE & STORE AWAY CLEAR THEN REBUILD AS DESIGNED AND ILLUSTRATED THE WALL FROM POINT 2 TO 7 INCLUSIVE.
FROM POINT 2 TO 'OPEN END' CHIP OFF PERSPEX BOUNDARY AND DISPOSE TO MARCH.
DISPOSE AND REPLACE COURSES CAPPING TO MARCH EXIST. MAKE GOOD TO PERIMETER T.M.E.

THE NEW WALL SHALL BE BUILT ON THE SAME LINES AS THE EXIST. AND COURSINGS SHALL 'MARRY UP' THE OPEN WALL / PERSPEX BEFORE DEMOLITION. NEW WALL TO BE BUILT FLUSH

CONTRACTOR TO KEEP THE WORKS CLEAN, TIDY & REMOVE ALL DEBRIS WITH ALL ASPECTS OF HEALTH & SAFETY

CONTRACTOR TO MAKE GOOD ANY DAMAGE THAT MAY BE CAUSED DURING THE WORKS 'ALL OVER'



SOUTH HOLLAND D.C.
Planning
27 JAN 1993
Ref. 0062/93

HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) F.I.H.
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

AYSCOUGHFEE HALL, CHURCHGATE, SPALDING
PROPOSED REBUILDING OF BOUNDARY GARDEN WALL

DRAWING NO. 115 (HB) 1300

SCALE	A2	