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Heritage Impact Assessment



Alterations to an existing opening through the boundary wall of Ayscoughfee Hall, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

October 2021

A1572G – HIA rev P1

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A1572 -12 Plans, Elevations and Photos as existing

A1572 -13 Plans and Elevations as proposed

Appendix 2

Workmanship and Materials to carry out the works

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) by Oglesby & Limb Ltd (O&L). The report has been written by John Hemingway BA (Hons), MA (Arch. Conservation) MRICS ACIfA IHBC,
- 1.2 The assessment supports proposals to make alterations to the boundary wall of Ayscoughfee Hall, Spalding, PE11 2RA, the proposals seek to remove an existing gate referenced as Gate A, complete with its associated metalwork and brickwork and the repair and the rebuilding of part of the brickwork and the installation of a new gate. Reference is made to a pair of gates that exist within the same length of wall in Love Lane, as Gate B.
- 1.3 The Heritage Impact Assessment responds to the requirements of Section 16; paragraphs 189 to 208, of the National Planning Policy Framework (NPPF) revised 20 July 2021, particularly paragraph 194 which requires that applicants for planning permission and listed building consent should describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 1.4 The Heritage Impact Assessment describes the setting and significance of the existing gate and its contribution to the adjacent designated heritage assets. The report sets out relevant national and local heritage policies, statutory duties, and guidance material, against which the proposal should be judged. In the light of this background, the assessment draws conclusions on the impact of the proposed development on the significance of heritage assets, together with its compliance with heritage planning policy.
- 1.5 The gate that this application relates to, is in the Love Lane boundary wall of Ayscoughfee Hall, to the east side of the statutorily listed grade 1 listed building and close to the corner of the boundary wall between the Ayscoughfee Gardens and the graveyard of the Parish Church of St Mary and Saint Nicholas

The gate to be replaced is shown as Gate A in the right hand photograph below, the pair of existing gates that are to remain unchanged is referenced as Gate B.

The gates and their relative positions are shown in Fig 1 below

Location (Long/Lat 52.7842 N . 0.1473W).



Gate B



Gate A

Fig.1 Gates A & B showing their positions in Love Lane



Fig.2 Panoramic view of the boundary wall and gates in Love Lane

2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS

Ayscoughfee Hall is within the Spalding Conservation Area and four listings are associated with the site

2.1 Ayscoughfee Hall

Museum, formerly a mansion developed from a substantial high status medieval open hall. Mid-C15 with C17 and C18 alterations, extensively remodelled between 1781 and 1808, and again c1834, together with further extensions. It was further altered to create the present museum which opened in 1987.

The hall has group value with its designed landscape which is on the Register of Historic Parks and Gardens at Grade II.

List Entry Number: 1359532

Heritage Category: Listing

Grade: I

2.2 Ayscoughfee Hall Gardens

Formal gardens of early C18, C19, and C20, now a public park, forming the setting to Ayscoughfee Hall, a museum.

List Entry Number: 1000969

Heritage Category: Park and Garden

Grade: II

2.3 Garden Wall to Ayscoughfee Hall along the road to the South West of the House and at right angles to it, Church Gate

List Entry Number: 1308522

Heritage Category: Listing

Grade: II

2. Brick garden wall, part repaired, with 4-centred doorway with keystone to south. Rusticated quoin. Base part stone.

Ayscoughfee Hall, Garden Wall to Ayscoughfee Hall and the War Memorial in the gardens to Ayscoughfee Hall form a group.

2.4 Spalding War Memorial

First World War memorial by Sir Edwin Landseer Lutyens, 1922,

List Entry Number: 1064002

Heritage Category: Listing

Grade: I

2.5 Generally

All the remaining structures are covered within the listing because they are in the curtilage of the listed building and in a designated Conservation Area.

2.6 The Heritage Gateway List Entry Number 1000969 lists the Historic Development as follows;

Richard Aldwyn built Ayscoughfee Hall in the 1420s, possibly including parts of an earlier building (Glenn and Taylor 1999). The property passed through several hands before John Johnson bought the Hall in the mid C17 and it was his granddaughter and her husband, Maurice Johnson, who were responsible for laying out gardens in the 1730s. The design is attributed to William Sands (Pevsner et al 1989) and appears on the John Grundy map of 1732. Maurice's son, also Maurice (1688-1755), inherited Ayscoughfee Hall in 1747 and his son, Colonel Maurice Johnson, to whom it passed in 1775, made various alterations to the Hall in 1772. When Colonel Johnson died his son, the Rev Maurice Johnson, incumbent of Spalding parish church, inherited the property and made significant alterations to the Hall and the grounds in 1794. The Rev Maurice's grandson, also Maurice, succeeded to the estate in 1834 and commissioned William Todd to further alter the Hall before moving away in 1851 and letting the property. Maurice's widow, Isabella Mary Johnson sold the Hall and grounds to a committee of Spalding citizens in 1898 and they were presented to Spalding Urban Council in 1902 to celebrate the coronation of Edward VII. The grounds were opened as a public park, while from 1915 to 1920 the War Office took over the Hall; after that part of it was used by Ayscoughfee School between 1920 and 1982, and part used as a free public library. In 1974 ownership passed to South Holland District Council and in 1987 the Hall opened as a museum. The grounds remain (2000) in public ownership.

Entrances and Approaches

The present (2000) main entrance is from the west off Churchgate into the tarmac forecourt below the west front of the Hall. On the north side of the forecourt is a second entrance which leads east along an avenue of chestnuts to the east front of the Hall. This avenue was planted on either side of the carriage drive in 1819 (Pursglove 1996) although the original trees were felled in 1957 and subsequently replanted. There are several further pedestrian entrances around the perimeter of the gardens, that to the east marked by an iron gate flanked by brick gate piers set in the east wall.

3.0 REGULATORY FRAMEWORK

3.1 Legislation

Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of Particular relevance are Sections 16 and 66 summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.0 LOCAL PLANS AND REPORTS WHICH HAVE BEEN CONSIDERED IN WRITING THIS DOCUMENT

- 4.1 In June 1992 the Council commissioned a building recording and historical research report on the Hall. This was produced by Archaeological Project Services
- 4.2 South Holland District Council commissioned a Maintenance Survey Report on the Hall and the surrounding boundary and internal walls on the site. This report was prepared by Lee Holmes in May 1999.
- 4.3 South Holland District Council's Cultural Strategy 1999-2002, was published in November 1998, this refers to the need for a Conservation Plan for Ayscoughfee Hall.

Anderson and Glenn and Headland Design Associates produced a plan commissioned by South Holland District Council titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000' (second draft) which set out to inform "those employed by the Council to manage the site and also by any external agencies who are asked to carry out any studies or practical works on the site".

The document contains various guidelines and background information (taken directly from the document using the report reference number and provided in italics), reference is also made to Figure 1 which is taken from the Anderson Glenn document and provided at 3.4 below:

2.9 Conservation Policies

2.9.2 Retention of Significance

d. Use new materials and components with care and discretion

2.9.3 Appropriate uses

a. Ensure that alterations to improve the existing usage of the building and grounds are carried out to have minimal impact on the historic areas

2.9.4 Repair and Conservation

a. Adopt an approach of minimum intervention.

b. Use traditional building materials and techniques.

c. Commission all works with firms known to have a track record in conservation work.

3.2 Historical Development

3.2.2 Chronology

Tennis Courts were laid out in 1920 and were then resited in 1925

3.3 Setting

3.3.7 Because the walls surrounding the site have survived and the historic buildings both opposite and to the south along Church Gate are also intact, the setting of the site has suffered little in the way of degradation. Vistas of the church and its spire are still available from within the grounds.

3.3.8 The one area which has changed is to the rear of the adjacent properties nos 12 -15 Church Gate. Here on Love Lane, buildings have been demolished, and the resulting open area, from which there is a pedestrian gateway and vista into the gardens, is used as a car park/ disused car dump.

3.4 Gardens

3.4.1 The grounds are well defined by high brick walls which extend around the site on all sides, the only exception being the front entrance area where there is a low stone ashlar wall with stone piers and gateway.

3.4.2 The grounds are fully described and their historical development discussed and illustrated in the Gardens Historical Appraisal document. It has been convenient to break the gardens down into distinct areas for ease of description and identification. The areas have been chosen to correspond to areas which are recognisable on the first known plan of the garden on Grundy's map but which are also readily identifiable today.

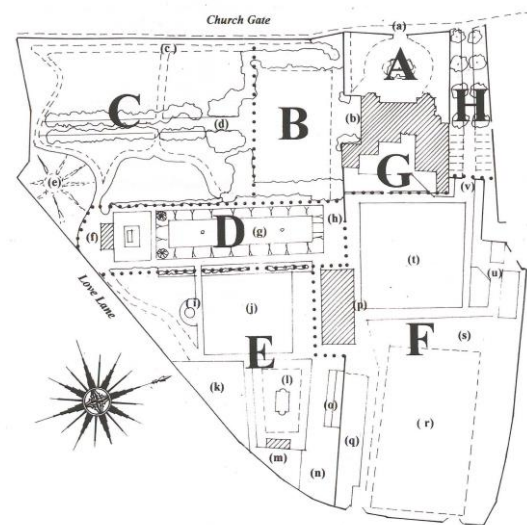


Fig 3. Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

3.4.27 Area F Recreation Area. Here is the bowling green, putting green and tennis courts, all supervised and run from the pavilion building.

3.5 Garden Structures

3.5.8 Boundary and Dividing Walls. The condition of these is covered in some detail in the Lee Holmes Report. The tall brick walls surrounding the site have been much altered over time. The earliest sections, which are likely to date from the early 18th century, would appear to be the boundary wall to the west along Church Lane and the forecourt walls.

3.5.11 Other walls around the site are 19th or 20th century.

While Figure 1 (at Gardens 3.4) shows an opening in the boundary wall relating to the gate of this HAI in area F to the right of the tennis courts, there is no specific mention of it within the report

It is probable that the gate to the left of the tennis courts is that mentioned in the Heritage Gateway List Entry Number 1000969 - Entrances and Approaches : 'There are several further pedestrian entrances around the perimeter of the gardens, that to the east marked by an iron gate flanked by brick gate piers set in the east wall.'

- 4.4 Concurrent with the above mentioned Plan, Anderson and Glenn were commissioned to produce an historical appraisal of the grounds and its structures which was titled 'Historical Appraisal of the Pleasure Grounds July 2000'

The report primarily gives information about the gardens but does provide some information about the boundary walls and provides a series of maps.

The earliest known plan of the gardens by John Grundy 1732 is included and the report also shows a map by Armstrong of 1779, both of these maps appear to show the area of land that is now used by the tennis courts as being in a separate parcel from Ayscoughfee Hall's garden.

The OS maps of 1887 and 1903, and a plan from the Guide Book to the Hall of 1912 appear to show the whole of the area as being part of the Gardens but in the case of the guide book plan it describes the area as a playground.

An OS map of 1929 (Fig 4) shows the tennis courts and it appears to show an opening in Love Lane to the left of the tennis courts

This map was revised in 1950 and published in a less detailed version in 1952 but the layout does not change.



Fig 4. OS map of 1929

In the OS map of 1974 shows the Tennis court to have been widened but none of the maps show an opening that relates to the one in the HIA (Gate A)

The second report refers to the same map as the 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000', (Fig 3 provided above at 3.4.2) and describes the main gateways in detail.

In section 5.1.3 headed 'Gateways', there is a description of the main gateway (Area A in the map)

The gateway to the garden leading from the Drive (Area H) and the small pointed archway to the south side of the hall.

This final paragraph of this section states:

"Other gateways through the boundary walls are modern and of no historic interest"

- 4.5 The District Council set out proposals for the development of the Hall and gardens within the Project Section of the Council's Site Development Outline Business Plan, dated March 2000.

The multiple projects are listed within Anderson and Glenn's, Lincolnshire Conservation Plan July 2000 (second draft). The gate under consideration in this HIA is not mentioned.

- 4.6 An archaeological excavation was carried out in 2009 and a report was provided to SHDC by nau archaeology (part of the nps group).

This document mainly deals with excavations within the gardens and does not deal with the tennis court area, the gate is not mentioned specifically but it is indicated on the topographical survey dated Jan 2008 provided in the Appendix between pages 10 & 11 of a report by Birmingham Archaeo-Environmental.

- 4.7 The Parish Church of St Mary and St Nicholas in conjunction with Ayscoughfee Hall have produced a Learning Resource Pack. As part of this pack they have provided some maps. One map is labelled 1888 although in the margin of the map the roman numerals are unclear.

This map appears to show openings in the wall close to the site of gate A.



Fig 5. Extract from the map produced by The Parish Church of St Mary and St Nicholas in conjunction with Ayscoughfee Hall

5.0 HISTORIC INTEREST RELATING TO THE PROPOSED REPLACEMENT OF GATE A

5.1 The Love Lane boundary wall :

Anderson and Glenn with Headland Design Associates in their plan titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000 suggest that the walls are 19th or 20th century (see para.4.3 above)

Anderson and Glenn in their historical appraisal of the grounds titled 'Historical Appraisal of the Pleasure Grounds July 2000' suggest that the gateways through this part of the boundary walls are modern and of no historic interest (see para.4.4 above)

- 5.1.1 The wall between the gates is approximately 2550mm high and is a 'brick and a half thick' (360mm) in English Bond for the lower 19 courses, the wall then has a battered face for four courses on the Hall side, with an over-sailing stretcher course on both faces topped with a half round capping brick (now rendered over in cement).

The wall rises another three courses when it meets the gate openings, (shaded in the background - fig 6).

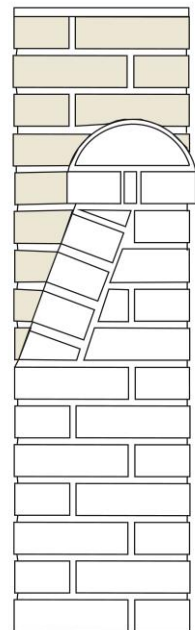
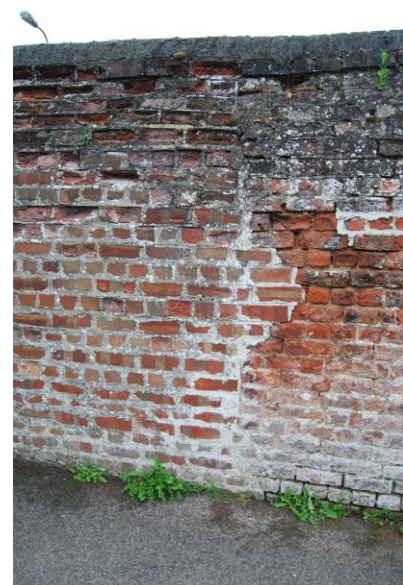


Fig 6. Part section through the wall top showing battered face

- 5.1.2 For the whole length of the wall there are signs of repair and replacement.

The wall shows areas with the pointing being missing and of damage caused by the use of inappropriate mortars and poor workmanship.

Fig 7. General Photograph showing the condition of the internal face of the boundary wall between Gates A and B



5.2 Gate B



Fig 8. Photographs of the existing opening and gates (Gate B)

- 5.2.1 It is not known when the opening was made or the gates installed, the map of 1929 mentioned in 4.4 above shows the opening and may have been made to serve the tennis courts which had been resited in 1925 (see 4.3 above). The gates are in a style that relates to the 1920's and may date back to that time.
- 5.2.2 The opening is set back from the line of the main wall with short angled walls and 690mm square piers topped with lime stone cappings.
- 5.2.3 The gates are of wrought iron and are fixed into the ground and into stone blocks set in the brickwork.

5.3 Gate A opening into the Tennis Court Area:



Fig 9. Photographs taken from Google Earth dated March 2009 (left) and March 2011 (right)



Fig 10. Photographs of the present day opening

- 5.3.1 It is unclear when the opening in the Love Lane, East Wall was formed but the gate was probably installed to allow direct access to the tennis courts.
- 5.3.2 As can be seen from Fig 9 the opening that was formed had raised sides and hipped capping. Little of the upper part of the brickwork survives although part of the capping that can be seen in Fig. 9 (March 2011), may be hidden in the vegetation growing over the wall.
- 5.3.3 The sliding mechanism with its ledge and braced softwood door is still in place but is no longer functional. A later softwood frame with plywood covering and a side hung door has been installed to allow the entrance to remain in use.
- 5.3.4 The inner leaf to the left of the opening for its full height and seven courses of stretcher bond brickwork to the right appear to be of a later date than the rest of the wall.

If the opening was made where there had been no opening previously, then the battered brickwork would have had to be removed and rebuilt to support the steelwork and sliding door gear that now spans the opening.



Fig 11. Photographs to either side of the opening showing where original brickwork has been replaced

5.3.5 The brickwork encasing the steelwork above the opening and the steel runner set in the concrete at the entrance to guide the sliding door are now obsolete



Fig 11. Photograph showing the obsolete brickwork at high level and the sliding door track

6.0 PROPOSED REPLACEMENT OF GATE A

Drawings showing the existing situation and the proposed works are provided as Appendix 1

A document describing the materials and workmanship for this project is provided Appendix 2

6.1 Design Philosophy

Conservative repair is characterised in BS 7913 (Guide to Conservation of Historic Buildings. 1998, p.10)

It says:

'A conservative approach to repair is fundamental to good conservation. This means that no building or part of a building should be repaired before such repair is strictly necessary or unless there is a good reason'.

The writer is of the opinion that the repairs to the opening and its gate are necessary and, in line with the general principles of conservation, the works will be carried out with the following in mind:

- (i) Minimal intervention in the existing construction with as little historic fabric being removed or altered as possible.
- (ii) Suitably experienced Conservation trained trades persons will carry out the works using like for like materials
- (iii) All the work carried out will be reversible
- (iv) The design and the work itself will be authentic, it will be informed by, and sympathetic to, the other gate in the wall, but it will not seek to replicate the earlier gate or be a pastiche of an earlier period.
- (v) The works will be documented and photographed at each stage to ensure that in the future it is clear what has been carried out
- (vi) The works will be carried out in a way to ensure the safety of the public and those carrying out the work. While the works themselves do not need to be notified to the Health and Safety Executive, suitable risk analysis and method statements will be carried out for each stage of the works.

6.2 Removals

It is proposed to:

- (i) Remove the side hung door and the softwood and plywood framing that fills the opening.
- (ii) Remove the sliding door mechanism complete with its ledge and braced softwood door
- (iii) Dispose of the timberwork to a registered waste facility
- (iv) Carefully take down the three courses of brickwork and any remaining capping that spans the opening and set to one side for inspection, possible re-use or disposal, this leaves the seven courses discussed at 5.33 and shown at Fig.10 above.
- (vii) Remove the steelwork spanning the opening and dispose of same
- (viii) Break up the concrete threshold, remove the steel door runner and dispose of same

6.3 Proposals

It is proposed to:

- (i) Consolidate the existing brickwork at the same height as the half round brickwork on the boundary wall. This leaves the brickwork at the same height as Gate B.
- (ii) Cap the wall either side of the opening with a Limestone slab similar to Gate B,



Fig. 12 Photograph showing the Limestone capping slab where wall meets Gate B

- (iii) Fabricate and fit a new gate with a fixed panel and a single opening leaf as drawing A1572-23 plan and Elevations as proposed, provided in the appendices of this document.
- (iv) The supporting framework for the gate will have two posts supporting the fixed panel and one post for the gate to close upon. The legs will be set into the ground
- (v) The apron between the pavement and the modern bitumen paving within the grounds will be a concrete mix suitable to both hold the gate legs securely and to be non-slip.

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15TH October 2021

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Appendix 1

7.0 CONCLUSIONS

- 7.1 This report has assessed the historical and architectural significance of the opening and structure that forms Gate A in the Love Lane Boundary Wall, and assessed the impact that the works that are the subject of the application for listed building consent would have on that significance.
- 7.2 While Ayscoughfee Hall and its Gardens are an important example of 15th Century architecture which has an equally important historic development in social terms up to today, the Love Lane boundary

wall has a much smaller significance and has had various interventions and has been allowed to fall into disrepair.

- 7.3 The application for listed building consent seeks to remove works that have been carried out previously using inappropriate materials and workmanship. These works clearly cause harm to the character of the listed building and its environs.
- 7.4 The proposed works set out in this application seek to improve the streetscape and to consolidate the existing boundary wall in the area of the work. The design the proposed works have been informed by historical research and are intended to be sympathetic to the existing fabric.

John Hemingway B.A (Hons) M.A (Architectural Conservation) MRICS ACIfA IHBC

15th October 2021

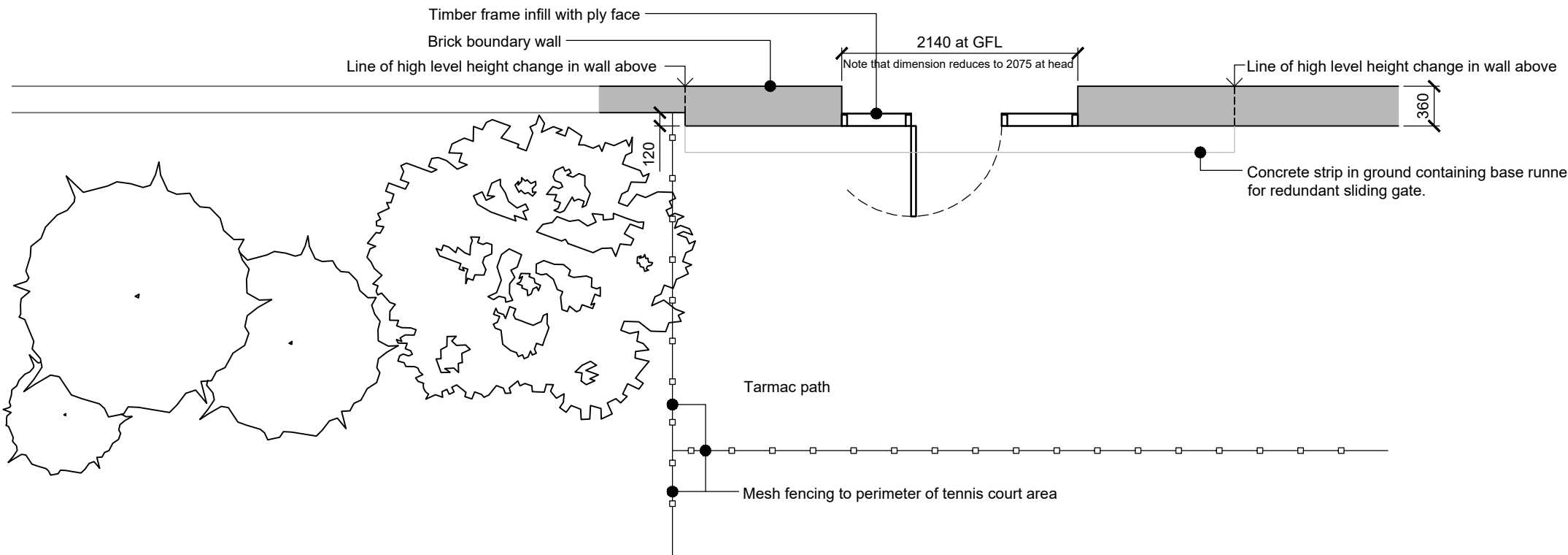
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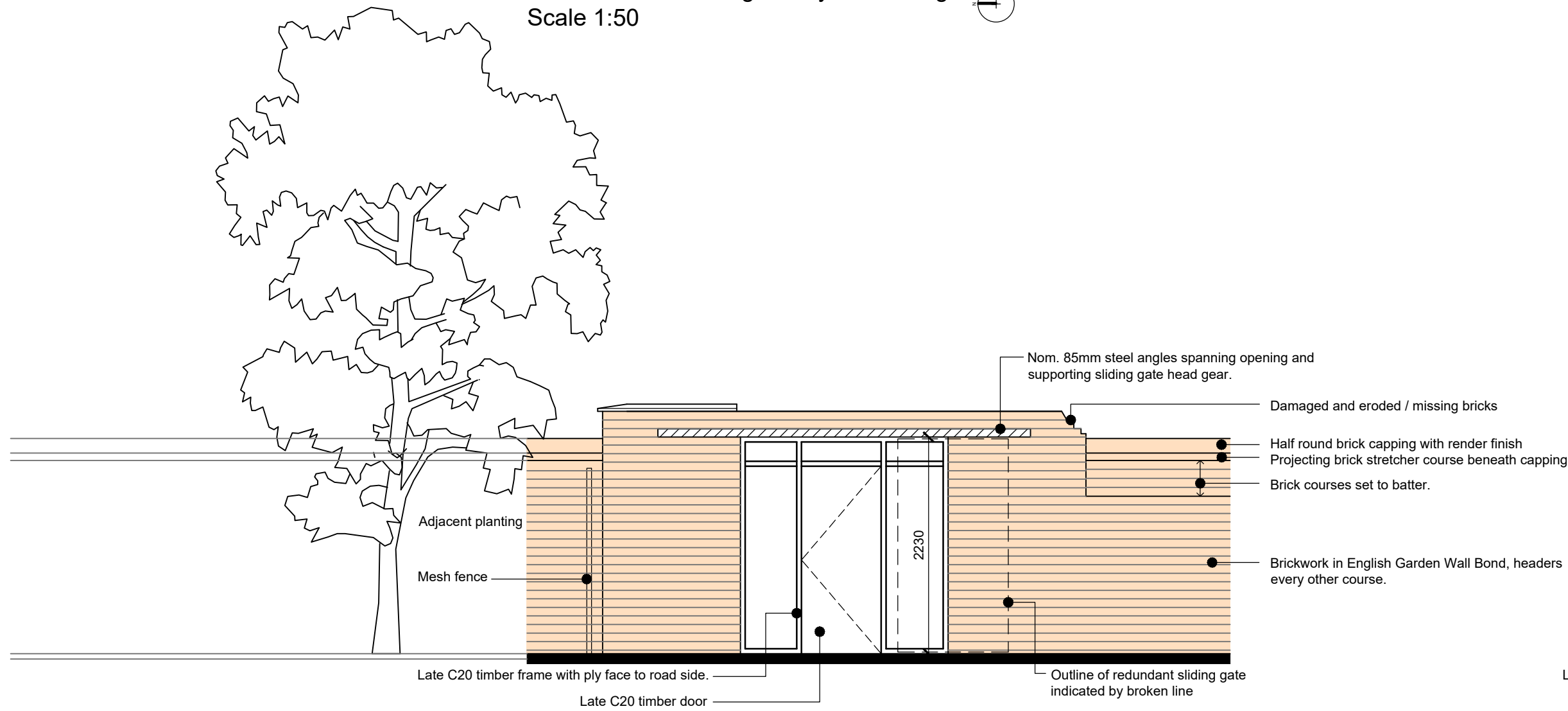
Appendix 1

A1572 -12 Plans, Elevations and Photos as existing

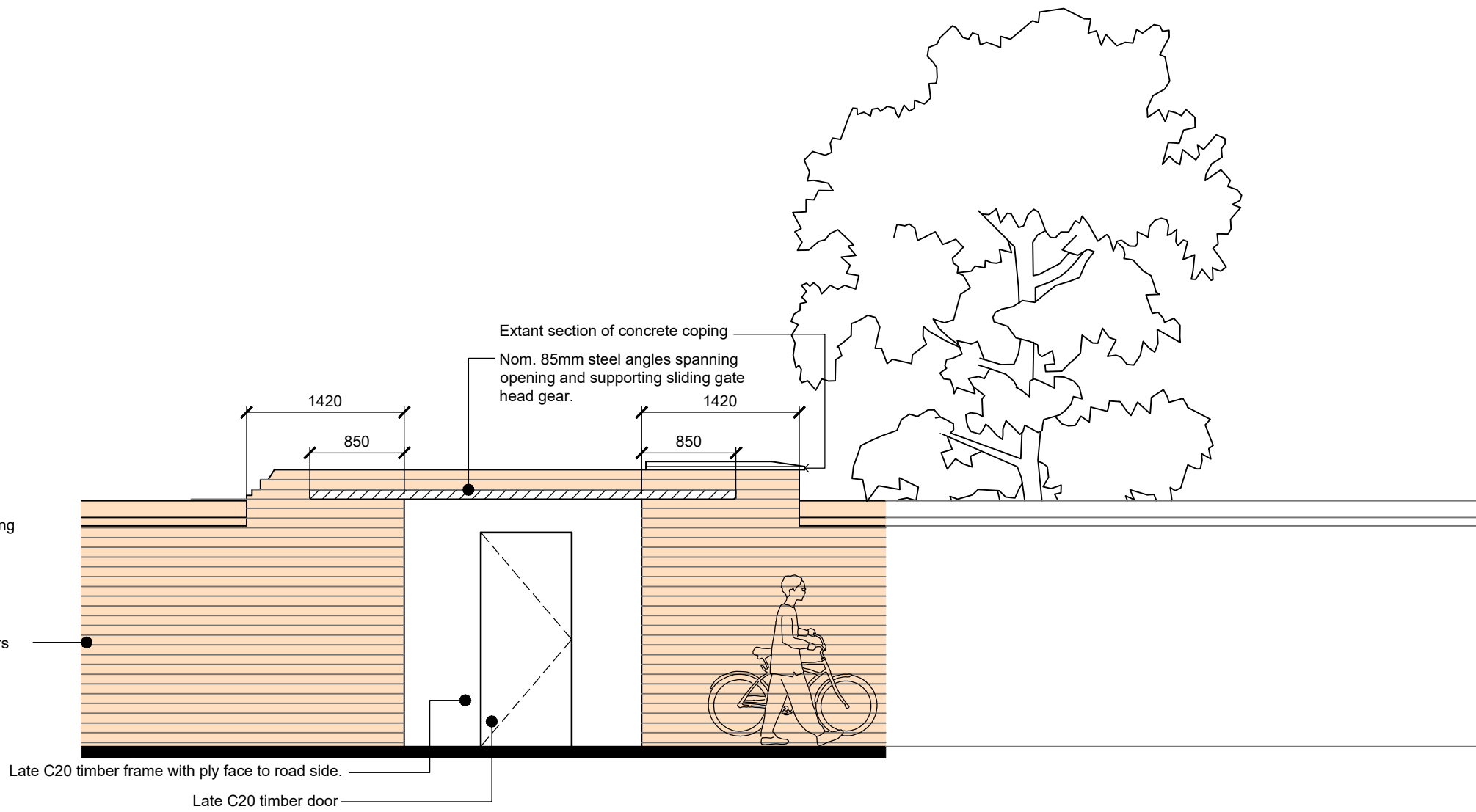
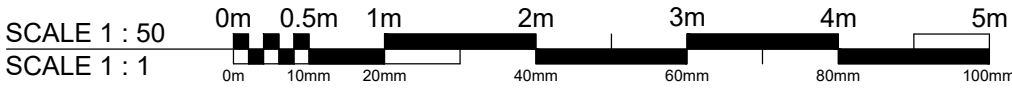
A1572 -13 Plans and Elevations as proposed



Plan at floor level of gateway as existing
Scale 1:50



West elevation of gateway as existing (from Tennis Courts)
Scale 1:50



East elevation of gateway as existing (from Love Lane)
Scale 1:50



View of gate from east (Love Lane)



View of gate from west (Ayscoughfee Hall Gardens)



Rendered half round capping detail



Sliding gate base rail detail

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Ref.	Date	Description	Initial

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Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**

**Proposed replacement gate to Love
Lane boundary wall**

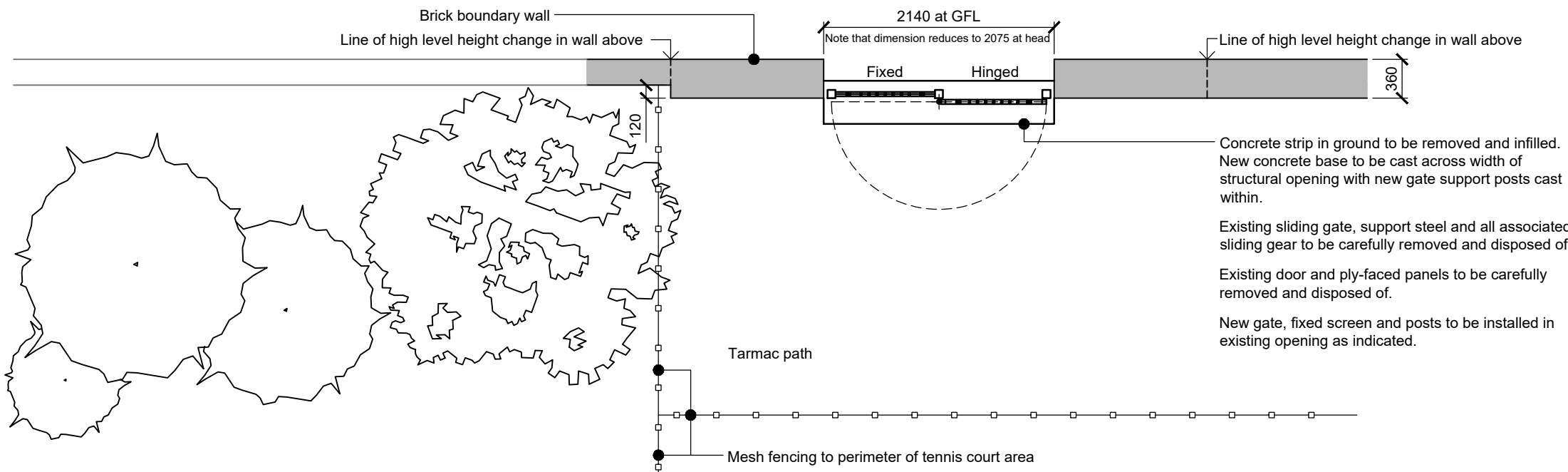
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**Plans, elevations and photos as
existing**

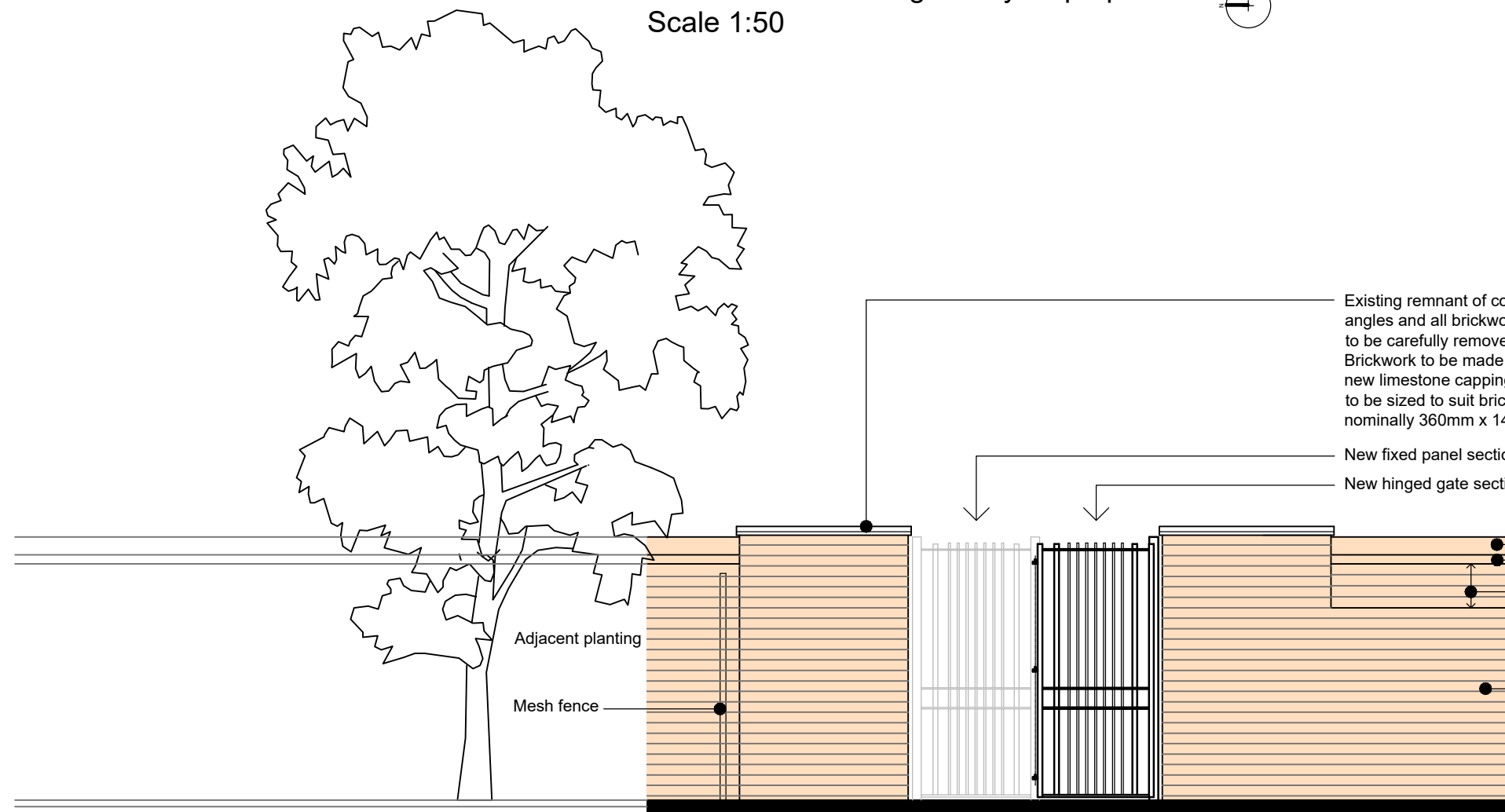
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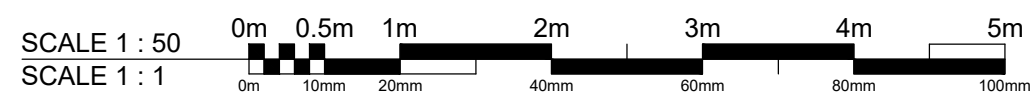
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Plan at floor level of gateway as proposed
Scale 1:50



West elevation of gateway as proposed (from Tennis Courts)
Scale 1:50



Works

Demolitions
Carefully remove the existing C20 door, frame and ply covered softwood framing and dispose of.
Carefully remove existing timber sliding gate complete with head gear and dispose of.
Carefully remove steel base track and break out concrete strip across threshold of structural opening.
Carefully remove remnant of concrete capping from top of wall.
Remove remnants of damaged brickwork down to the level of the bottom of the steel angle lintels. Retain bricks where they are not significantly damaged and are suitable for reuse. Dispose of all other materials arising.
Carefully remove the two 85mm steel angles that span across the opening and dispose of.
Remove all residual mortar etc down to the level of the top of the brick course immediately beneath the base of the steel angles.

Walling
Assess the condition of the top courses of brickwork to both piers and agree with the architect any remedial brickwork required. Note that where bricks are to be replaced these are to be reused from demolition or from the client's site store. Any new / replacement brickwork is to match the existing abutting in terms of bonding, joint profile and finish etc. The mortar mix used must be agreed on site with the architect in advance and shall in any event be either a traditional lime mortar or an NHL mix.
Following completion of any remedial work to the brick piers, the top surface of each will be prepared appropriately and new limestone cappings shall be installed. The appearance of these shall be agreed in advance with the architect, but shall in principal match those on the piers of Gate B further along Love Lane. The cappings shall be sized to suit the piers, allowing for sufficient overlap to achieve good weathering. The cappings shall be secured such that they cannot easily be dislodged or removed.

Gates

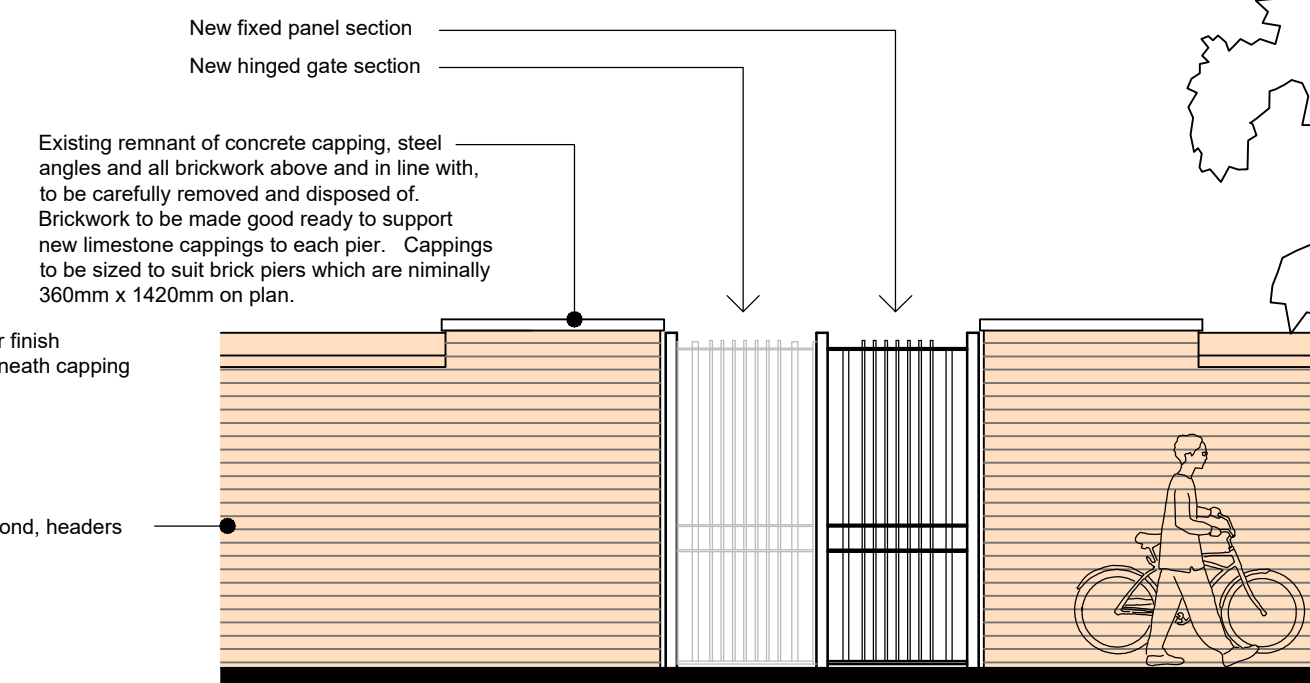
Groundworks

Following completion of the remedial works to the brick piers, the excavated strip across the threshold shall be in-filled with concrete to form a new threshold strip. Soft joints shall be left between the concrete and the adjacent brickwork to allow for any differential movement. The concrete shall be tooled to achieve a slip-resistant finish that shall be flush to the surrounding finishes with no exposed edges or lips that might form a trip hazard. The abutting surfaces shall be reinstated as appropriate to form a neat finish.

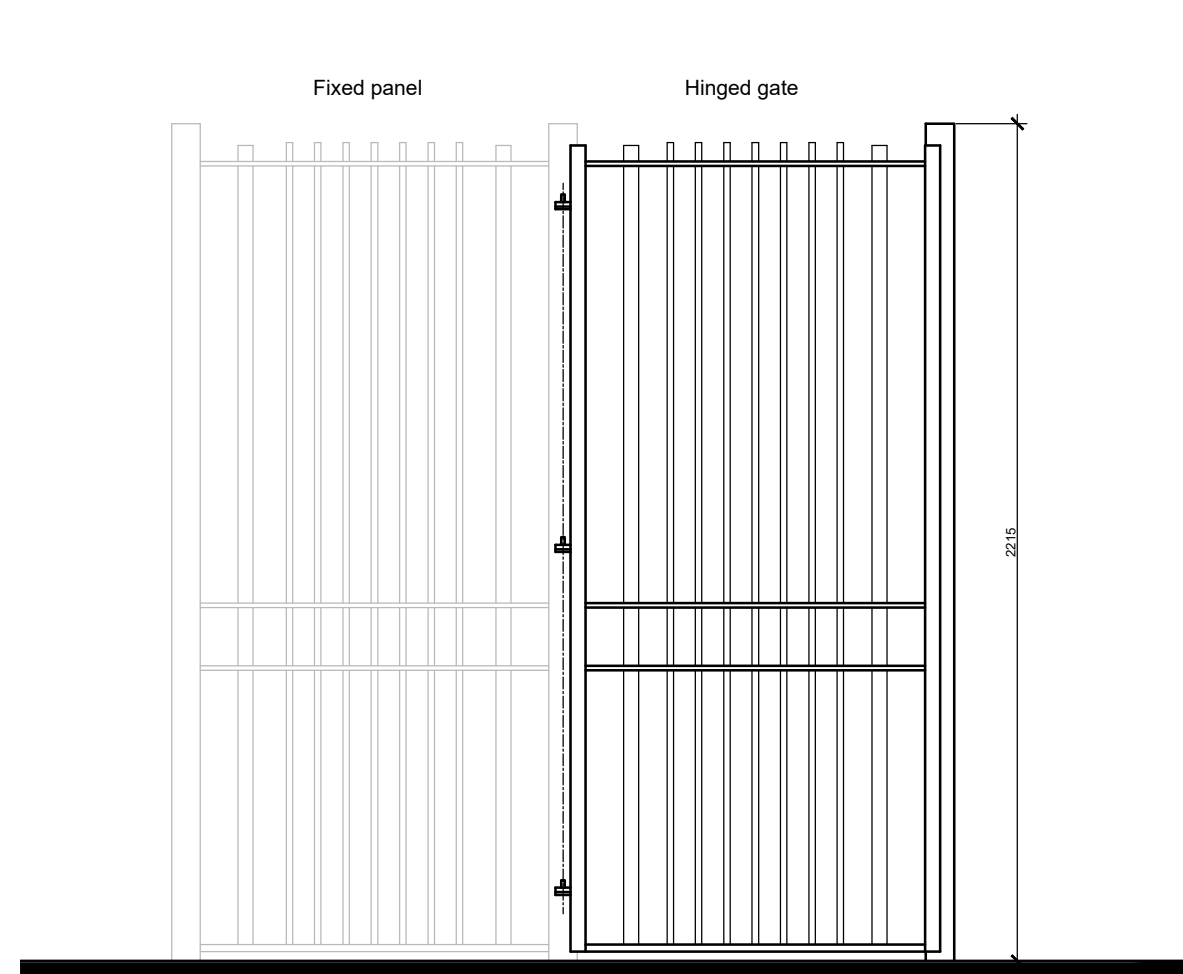
Gates and railings

A new gate and railings shall be installed in the existing opening as detailed. The posts shall be set in concrete to sufficient depth and with sufficient surround to prevent unacceptable movement and hold the posts secure.

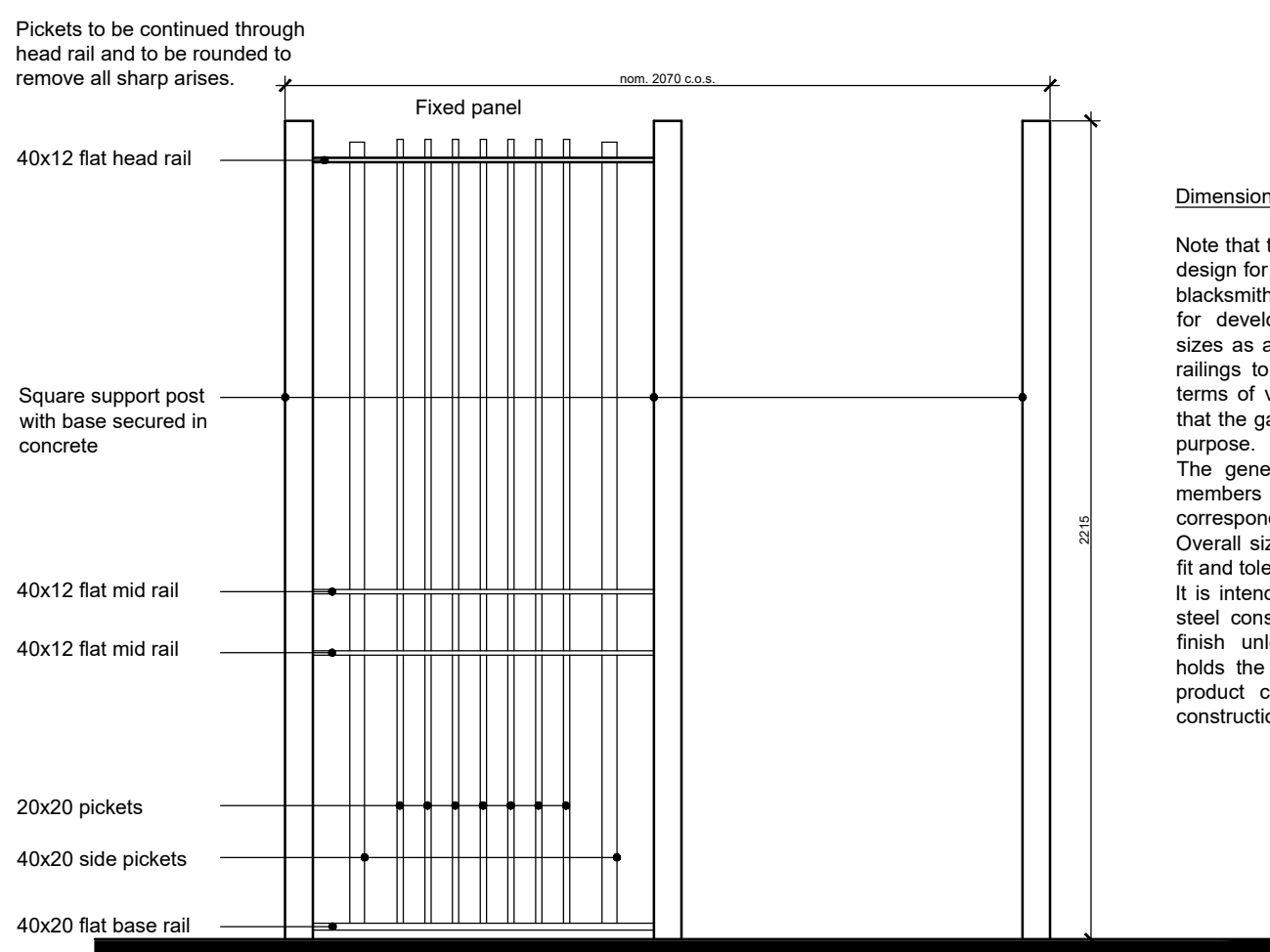
The gate, fixed panel railings and posts shall be of mild steel construction with welded joints. All surfaces of all components shall be thoroughly prepared in accordance with the manufacturer's details and shall receive a primer and gloss paint decoration in black. The coverage shall be sufficient to ensure good even coverage with no grinning through.



East elevation of gateway as proposed (from Love Lane)
Scale 1:50



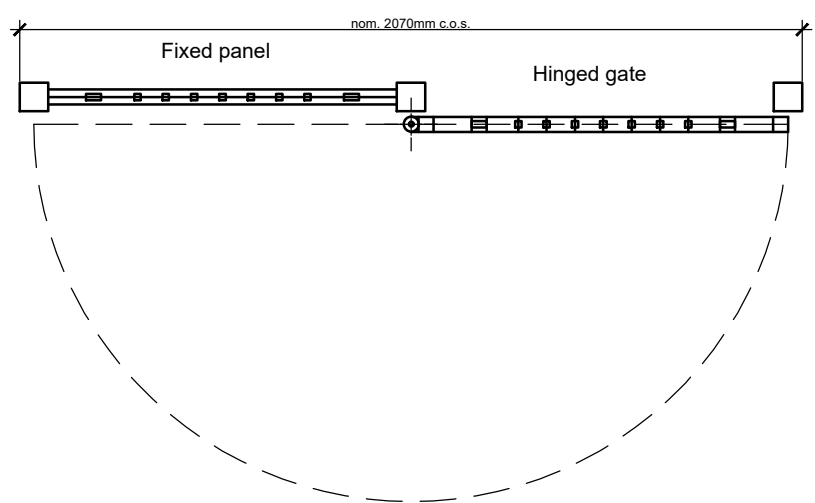
West elevation as proposed with gate closed
Scale 1:20



West elevation as proposed without gate
Scale 1:20

Dimensions and detailed design:

Note that this detail indicates the conceptual design for the gate, railings and posts. The blacksmith / fabricator shall be responsible for developing the design and adjusting sizes as appropriate to achieve a gate and railings to the approval of the Architect in terms of visual appearance whilst ensuring that the gate is structurally sound and fit for purpose.
The general intention is that the size of members shall match those used within the corresponding members in Gate B.
Overall sizes are to be checked on site for fit and tolerance prior to fabrication.
It is intended that the gate shall be of mild steel construction to receive a black paint finish unless the fabricator / blacksmith holds the opinion that a more appropriate product can be achieved using different construction.



Plan at floor level of gateway as proposed
Scale 1:20

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South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**

**Proposed replacement gate to Love
Lane boundary wall**

Drawing Title:
Plans & elevations as proposed
PLANNING & LBC APPLICATION ISSUE

Date:	October 2021	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	Rev.
A1572-13	P1

Appendix 2

Workmanship and Materials to carry out the works

AYSCOUGHFEE HALL - Love Lane boundary wall gate

IMPORTANT - THE WALL AND THE SURROUNDING GROUNDS ARE IMPORTANT HISTORIC FABRIC AND THIS SHOULD BE KEPT IN MIND AT EVERY STAGE OF THE WORKS AND NOTHING SHOULD BE DONE TO DAMAGE THE WALL OR ITS SURROUNDINGS.

Materials and Workmanship

Contents

1. Demolition
2. Brickwork and Mortar
3. Stone work
4. Metalwork

1.0 DEMOLITION

GENERAL REQUIREMENTS

Before starting demolition work, examine available information,

Identification and location of services above and below ground,

Arrangements for protection of personnel and the public including exclusion of unauthorized persons.

Arrangements for control of site transport and traffic.

Proposed programme of work.

EXTENT OF DEMOLITION

Carefully take down the softwood frame and plywood panelling

Take down the sliding door and its running gear

Take down the support rail

Take down the steel beams

Carefully demolish structure above and to the side of the gate opening down to the half round capping at the top of the adjacent walls.

Break up the apron to the opening and remove the sliding door runner

FEATURES TO BE RETAINED

Keep in place and protect the remaining elements of the wall

WORKMANSHIP

Standard: The work must be carried out using hand tools only. Bricks that, in the opinion of the Architect and/or Conservation Officer, are re-usable are to be carefully cleaned to be free of mortar and set aside for re-use in these works or to go into storage for later use elsewhere on the site.

Operatives: Appropriately skilled and experienced for the type of work and experienced in the assessment of risks involved and methods of demolition to be used.

DUST CONTROL

General: Reduce airborne dust by periodically spraying demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.

Precautions: Protect site operatives and general public from hazards associated with Vibration and dust arising during the course of the Works.

ADJOINING STRUCTURES

Leave no unnecessary or unstable projections.

Make good to ensure safety, stability, weather protection and security.

STRUCTURES TO BE RETAINED

Parts which are to be kept in place: Protect during the works

Extent of work: Cut away and strip out with care to reduce the amount of making good to a minimum.

SITE CONDITION AT COMPLETION

Debris: Clear away and leave the site in a tidy condition.

MATERIALS ARISING

Elements of the brickwork may be re-used in the work

Remove from site as work proceeds where not to be reused or recycled for site use.

2.0 BRICKWORK & MORTAR

GENERAL REQUIREMENTS

It is not anticipated that any brickwork that will be remaining after the demolition will be disturbed during the works.

If any work is required then the following will apply.

BRICKS TO BE USED

Only bricks arising from the works or bricks that have originated on the site and match the existing in every way, ie size colour etc shall be used to replace any missing or defective bricks in the works. They will be laid to match in both course and pointing.

Prior to their use the bricks will be agreed with the Architect and the Conservation Officer.

MORTAR

Only cement free lime mortar will be used in the works.

It is anticipated that a Natural Hydraulic Lime Mortar will be used, the mixture to be agreed with the Architect and the Conservation Officer in conjunction with a suitably experienced tradesman.

WORKMANSHIP

Standard: The work must be carried out by an appropriately skilled and experienced operative for the type of work.

3.0 STONework

GENERAL REQUIREMENTS

It is proposed to cap the existing brickwork that is uncovered after the demolition works with stone caps that are nominally 1460 long by 360 wide

STONE TO BE USED

The stone should match as closely as possible the stone used to cap the gate posts to the other gate in Love Lane, in colour, texture and the appearance of the cut edges.

Prior to its use the stone will be agreed with the Architect and the Conservation Officer.

MORTAR

Only cement free lime mortar will be used in the works.

It is anticipated that a Natural Hydraulic Lime Mortar will be used, the mixture to be agreed with the Architect and the Conservation Officer in conjunction with a suitably experienced tradesman.

WORKMANSHIP

Standard: The work must be carried out by an appropriately skilled and experienced operative for the type of work.

4.0 METALWORK

GENERALLY

It is proposed to install a new gate with a fixed panel in mild Steel rather than wrought iron. The gates and panels will be of a welded construction.

While this has been Architecturally designed to be sympathetic and in proportion to the existing gate in Love Lane, it has intentionally not been designed in anyway to mimic an earlier style because it is probable that there was no gate in the opening previously.

There is a set of proposal drawings showing the gate provided at Appendix 1

FIXING

It is intended that the legs of the fixed panel and post that the gate closes onto are set in concrete in the ground. It is not proposed to fix into the brickwork

After concreting the legs in place the remaining apron will be finished level with the adjoining pavement and the bitumen surface within the grounds.

PAINT FINISHING

Hot dipped galvanised followed by primer , undercoat and gloss black finish.

WORKMANSHIP

Standard: The work must be carried out by an appropriately skilled and experienced operative for the type of work.