

AMENDED PLAN

Ref.

A1

SHDC
Planning & Development

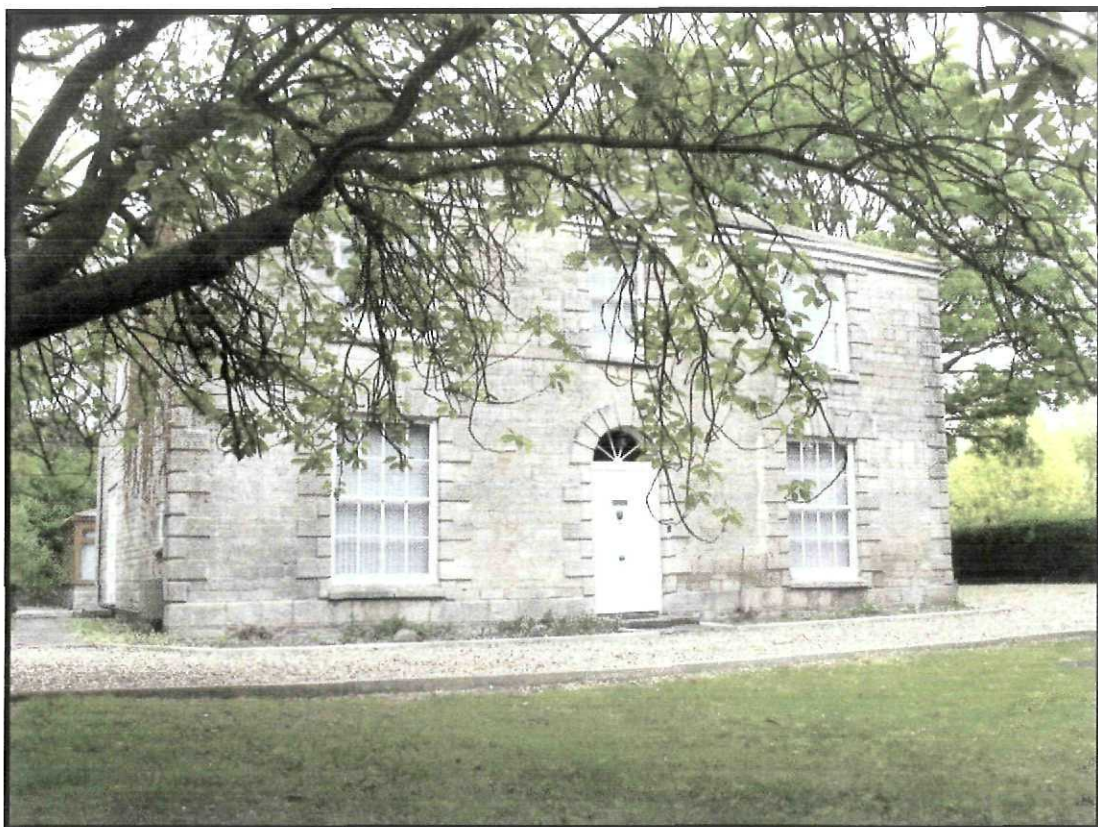
27 JUN 2011

Ref: 0109-11

Heritage Statement, Fulney Hall

June

SUPPLEMENTARY REPORT 1



HERITAGE STATEMENT FOR FULNEY HALL, SPALDING

REPORT PREPARED BY:

JONATHAN BIGGADIKE

P.G. DIP. L.A. C.M.L.I.

PLANNING • DESIGN • CONSERVATION

IN ASSOCIATION WITH

MATRIX PLANNING LTD. & REMWAY DESIGN LTD

JUNE 2011

Heritage Statement

Proposal: Construction of a Fish Restaurant.

Location: Fulney Hall and land adjacent, 69 Holbeach Rd, Spalding, PE12 6ER

Client: Mr. Tirath Tott.

Date: 26 June 2011

Table of Contents

1. Introduction	3
2. List Description	3
3. Significance	3
4. Archive research	4
5. The site	9
6. Setting	11
7. Site context	13
8. Proposed site layout	14
9. Advertising	16
10. Car Parking	16
11. Recommendation	17
12. Conclusion	18

1. Introduction

- 1.1. This supporting statement is supplementary to the Planning Design & Access Statement prepared by Matrix Planning Limited. A Heritage Statement is required under *Planning Policy Statement 5: Planning for the Historic Environment* (PPS 5), specifically *Policy HIE6: Information requirements for applications for consent affecting heritage assets*. This report will seek to assess the significance of the listed building and its setting and judge this against the potential impact of the proposed development. It will conclude with a series of recommendations to enhance the proposal.

2. List Description

- 2.1. Fulney Hall was listed grade II on the 20th November 1975 with no amendments since that date.

5313

HOLBEACH ROAD

(North Side)

No 69 (Fulney Hall)

TF 22 SE 2/188

HOLBEACH ROAD 1. 5313 (North Side) No 69 (Fulney Hall) TF 22 SE 2/188 II 2. C18. 2 storeys in stone with hipped roof of Welsh slates. Rusticated quoins. 3 windows, hung sashes with glazing bars. 2 on ground floor. Centre doorway with rusticated surround and round-arched radiating fanlight. Door of 6 panels.

3. Significance

3.1. This handsome stone house is something of a peculiarity within the South Holland. It is perhaps one of only three secular stone buildings within the district prior to the 19th century. The others which are both listed are Monks House west of Spalding on the Bourne Road and the White Horse public house beside the River Welland at High Bridge. Building stone is not available in the Fens and is therefore not a traditional vernacular building material. It was only brought in for the higher status ecclesiastical buildings. Fulney Hall is built of the extremely durable Barnack Rag limestone which was quarried from the 'hills and hollows' just outside Stamford. It is a shelly limestone and has been used extensively on mediaeval churches throughout Lincolnshire, Cambridgeshire and North Northamptonshire. The quarry at Barnack was worked out by the Middle Ages and so it is conceivable that the stone was salvaged after the dissolution and demolition of the Benedictine Spalding Priory and transported up the River Welland to Fulney.

3.2. The walls are constructed in horizontal courses of varying depths with a lime bedding mortar. The flush quoins at the north-west corner of the hall are noticeably oversized which again may suggest the use of salvaged materials and an unwillingness to cut hardened blocks. These quoins vary between 20 inches square by 10 inches wide and up to 32 inches long. The quoins on the front elevation are politely detailed and therefore of more traditional proportions.

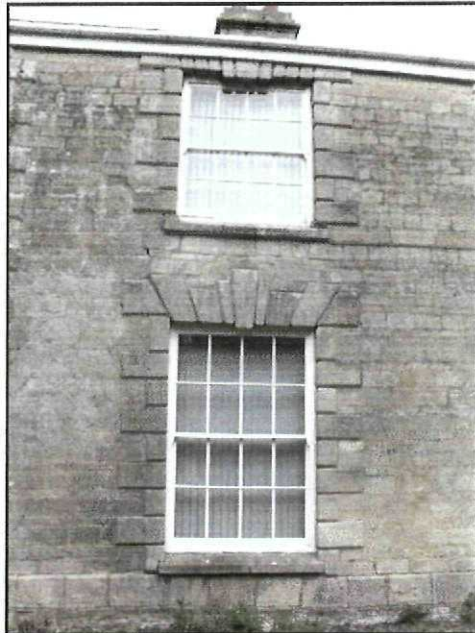


Figure 2 - Window detail

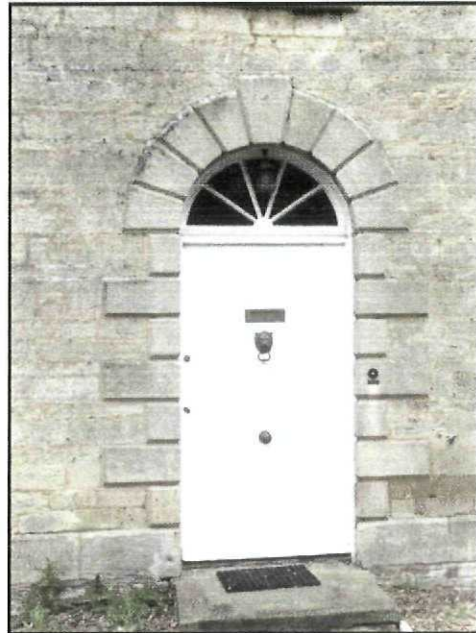


Figure 3 - Door Detail

3.3. The windows on the principal elevation are 8/8 horned sliding sashes and appear to be modern replacements. The window above the front door is a 6/6 sliding sash which also appears to be a modern replacement. The wide front door is of significant age and has a semicircular fanlight above divided into five segments. The existing front door does not match the list description.

3.4. The French doors on the west elevation a modern addition although they may have been added into an existing extended window opening. The lintel details to this and the first-floor window above are less decorative than those on the front elevation. These openings are mirrored on the east elevation with a modern cruciform patterned window on the ground floor and a top hung casement resembling a sash at first-floor level. There is a single remaining sash window to the landing at the rear of the property.



Figure 4 - West Elevation



Figure 5 - East Elevation

3.5. The first phase of the single storey extension to the rear has been remodeled and re-roofed in the 80s. It is constructed in natural limestone with a large brown concrete tile roof which from a distance has the appearance of a Collyweston slate. The projecting timber porch with a stone plinth would appear to have been added at this time. A subsequent and wholly inappropriate phase was then added to the rear of this extension. It is a foil covered UPVC Conservatory built onto a substitute Bradstone plinth. Fortunately this extension is hidden from public view.



Figure 6 - Rear of Fulney Hall

- 3.6. UPVC gutters and fascias have been added which are inappropriately chosen and detract from the original quality of the house. Painted cast-iron gutters complete with rise and fall brackets would have been a more appropriate treatment.
- 3.7. The floor plan of the original house is largely intact except for the breakthrough into the rear extension. It is thought that the house was gutted by fire in the 1980s and so the interiors are simple modern reinstatement and refurbishments.
- 3.8. There are stone walls within the garden and also on the front boundary. These are also likely to have been constructed using salvaged stone and have been laid in random courses. There is also a square stone trough and what may be a broken piscina in the garden. There is also a large stone tethering block complete with its ring.



Figure 7 - Entrance Gates and Pier Figure 8 - Inside Face of Boundary Wall

- 3.9. The hall predates most of the town's characteristic brick Georgian houses. The use of the Gibbs surround (alternating flush stonework with projecting quoins or blocks around windows or doors) is a signature detail of the influential Scottish architect James Gibbs (1682-1754). It is more typical of very high status houses of the Renaissance and Commonwealth period and suggests the house dates from the earlier part of the 18th century. The elevation facing Holbeach Road is of a particularly high quality and value. This is enhanced further by the traditional carriage access, boundary treatments and pleasure garden planting. The views of the hall from the east do not give a clear view of the house or the principal elevation, but are still attractive in their own right due to the well-developed vegetation and uncluttered space.

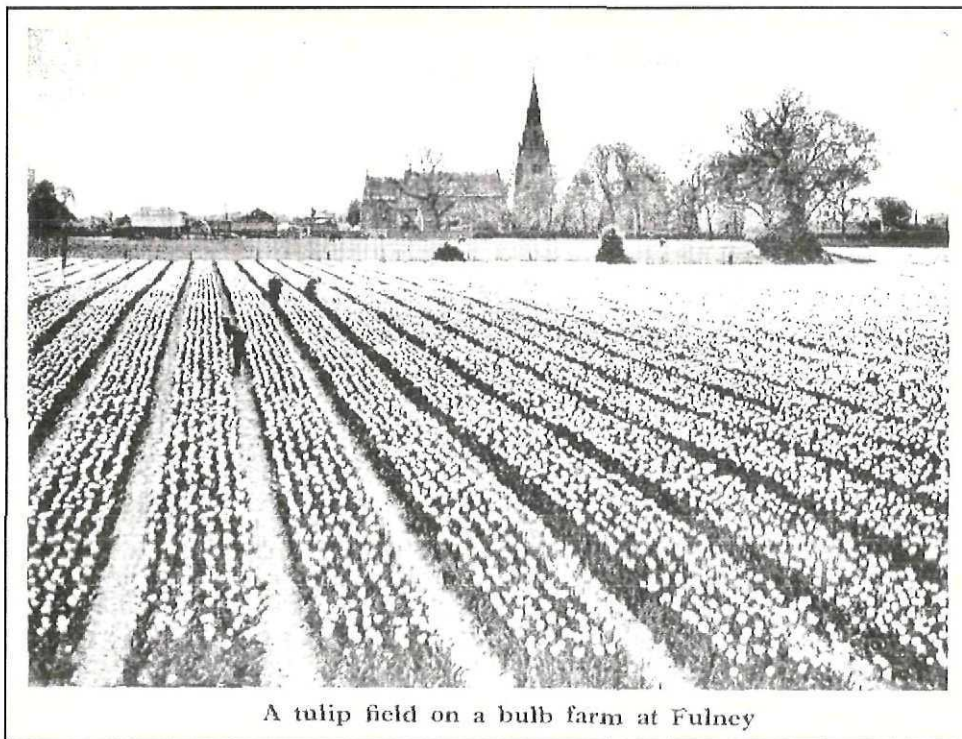
4. Preliminary Archive Research

- 4.1. A preliminary Heritage Gateway search yielded only a single result for the Lincolnshire Historic Environment Record and 285 results for the National Monuments Record Excavation Index. The first result was the list description for Fulney Hall. Of the 285 records in the NMR two related to excavations on the Springfield Garden Centre site which confirmed evidence of 10th century occupation. Another record identified former salt works on Holbeach Road. The nearby 'Roman Bank' is part of the 60 mile long 13th century flood defences built around the Wash.
- 4.2. A search of the Lincolnshire County Council online archives yielded four results two of which are irrelevant. These relate to the demolition of another Fulney Hall at Moulton in 1849. One of the other results related to a *Marked Rawlett Acre Book of Pinchbeck* dated the first of November 1647 (Document reference number: Spalding's sewers/453/4). A flyleaf in this deposit mentions a John Johnson of Fulney Hall and is dated the 12th of October 1720. It has not been confirmed yet whether this relates directly to the hall in question or the property in Moulton. This date would concur with the style of architecture of the extant Fulney Hall. The final result is a collection of Title Deeds re manors of Woolsthorpe, Fulney Hall, Spalding, Pinchbeck and others. Deposits 1-4 dated 1593-1873 relate to Ballett family muniments. The fifth include miscellaneous settlements and deeds 1833-1873 (reference number: Misc Dep 74).
- 4.3. Pevsner makes no mention of the hall and the *Kelly's Directory for Lincolnshire* of 1900 incorrectly states that; '*Fulney House, 1 1/2 miles east of the town is a handsome brick mansion, surrounded by extensive pleasure grounds and is the seat of Mrs. Everard*' (see page 509). In the book *Aspects of Spalding People Places* Mrs. Sarah Everard (1810-1903) of Fulney House and husband Robert Everard 'the old Squire' are identified as the main beneficiaries of the Workmen's Institute which was opened in Holbeach Road in 1879 (see pages 62-63).

5. The Site

5.1. The Hall is situated in the former hamlet of Fulney 1 mile to the north of Spalding. The original domestic curtilage of the hall formed a roughly triangular piece of land at the junction of Holbeach Road and Camelgate. To the north is Roman Bank. To the west of the site are the grade I St Pauls Church and Sunday school by Sir George Gilbert Scott and the recently listed vicarage. The photograph below taken from the fields to the north of the hall shows the church on the right-hand side and a range of buildings between. Fulney Hall is located to the left but is screened by trees. These buildings between the Church and Hall were demolished prior to the construction of the Coronation Channel and are not shown on the 1951 update of the Ordnance Survey map.

Figure 9



A tulip field on a bulb farm at Fulney

5.2. The 1904 Ordnance Survey map shows the site layout as being not too dissimilar to the present situation; the one-way carriage drive to the front of the house with an access to the rear toward the former garage and stable block. A large lawn area to the east now bounded by a more recently constructed access off Camelgate. The area to the north was originally an orchard but by the late 1980s was used as a paddock by the Parker family. The dental surgery was built at the northern end of the paddock and is now in separate ownership. The boundary is marked by a 6 feet (1.8 meter) high variegated conifer hedge.

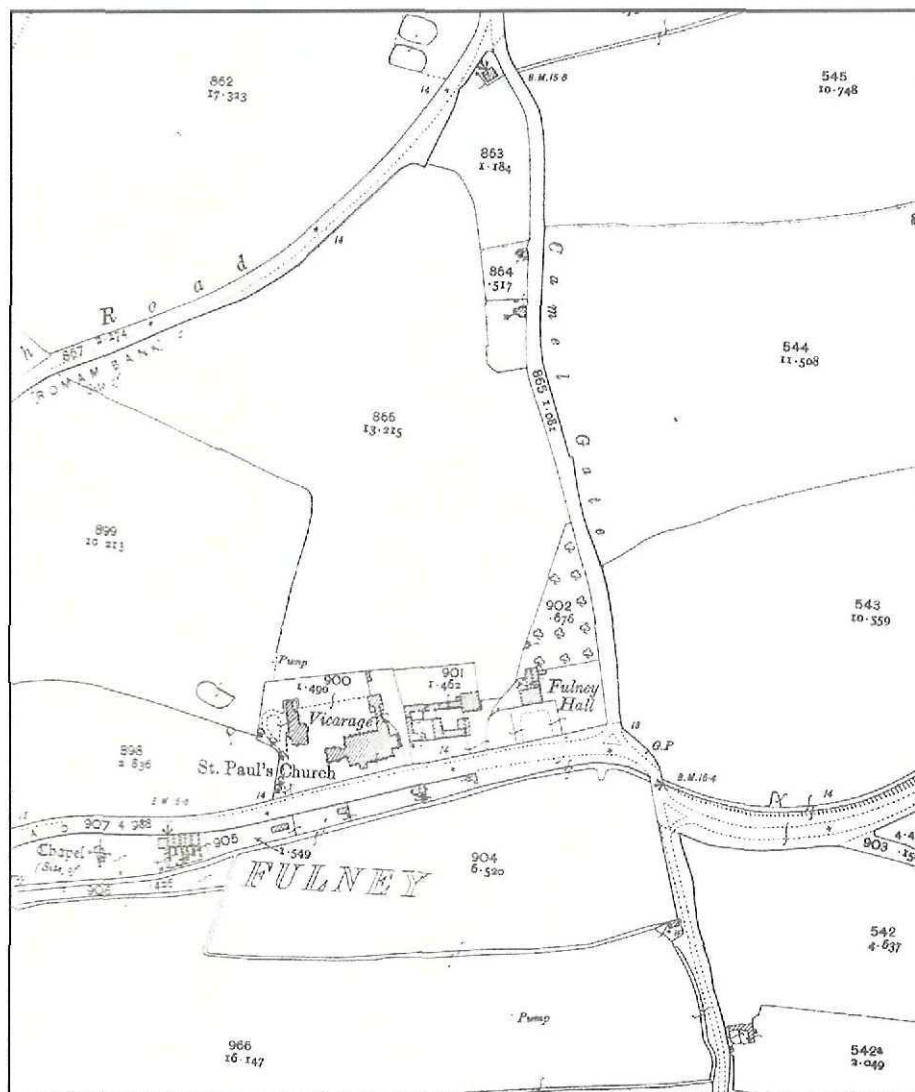


Figure 10 - Extract from 1904 O.S. Map 2nd Edition

6. Setting

6.1. The principal elevation of the hall which presents itself to Holbeach Road is a balanced and elegant composition which benefits greatly from the mature garden to the front (south) and side (east) and the structure it provides. The predominantly native hedge along the eastern boundary provides a once typical feature of this rural area. It helps retain something of the Hall's former glory as a modest country seat. It also screens the existing car park when viewed from the East. A more recently planted hawthorn hedge runs parallel to the gated vehicular access off Camelgate. Inside the hedge are three semi mature variegated tulip trees. The site benefits from a number of mature trees including a spectacular beech adjacent to the hall.

6.2. Only a partial view of the roof and chimneys is possible from the Coronation Channel bridge or the riverside as this boundary has a well-developed tree line of predominantly large ash trees with an understorey of sycamore, elder, hawthorn and arborescent ivy.

6.3. The front garden (south) complements the house beautifully with a front boundary wall built in matching stone to that of the hall. At both the entrance and exit of the drive are a pair of period correct wrought iron gates complete with square stone piers with four-weathered sandstone caps. Two of the piers are inscribed with the number and name of the property. These boundary walls may have been rebuilt and become retaining walls to accommodate the change in level required when the bridge was constructed over the Coronation Channel. The simple combination of gravel drive, lawn, mature trees and flowerbeds creates a pleasure garden which is perfectly suited to the hall. The evergreen specimens in the front garden include a pair of yews, holly, Holm oak and Portuguese laurel. These give structure and provide all year-round colour and are typical of planting for this period of house. The mature landscape combined with

the separation of the hall from the road create an air of seclusion and privacy allowing only glimpsed views which is clearly at odds with the general hustle and bustle which surrounds the site.

6.4. The retained lawn in the south-eastern corner of the curtilage is also bounded by a continuation of the stone walling along Holbeach Road. This portion of the garden is less private as there is only a single line of relatively young flowering cherry trees. Views of the hall are possible from the pavement adjacent. This lawn helps to engender a sense of spaciousness befitting of a property of this quality. The extent of the car parking (which dates from the change of use to offices) was purposely restricted so as to minimise any detrimental impact on the setting. A mixed bed of flowering shrubs was planted between the parking area and the lawn to provide some degree of screening. This planting has been managed at too low a level and requires significant gapping up or re-planting to function effectively as a screen. It should be noted that there are two modern flagpoles in the southeastern corner of the site.

6.5. The area of the garden where it is proposed to locate the restaurant is already compartmentalised and well screened. It originally formed the southern end of the orchard/paddock and so was never part of a domestic garden (please refer to OS map). As mentioned previously it is now bounded to the south by a hawthorn hedge in excess of 6 feet high. The eastern boundary facing Camelgate is an unmanaged native hedgerow with a number of specimen trees planted inside. The hedge is composed of hawthorn, bramble, arborescent ivy and elder. This is not a healthy mix and the development of these invasive species at the expense of hawthorn needs to be addressed. Some of the hawthorns have developed into trees (already 20- 25 feet high). An intensive programme of management is urgently required.

7. *Site Context*

7.1. The context of this site has changed dramatically over the last hundred or so years. Firstly the Victorian expansion of the town leading to creation of a new ecclesiastical parish of St Pauls at Fulney in 1877 and culminating with the building of St Paul's Church in 1880. Change was then relatively piecemeal and till the early 1950s and the construction of the Coronation Channel to provide flood relief to the town after the 1947 floods. Shortly after which came the establishment of the former George Adam's abattoir and the Springfield Horticultural Society gardens. In more recent times the Camelgate and Holbeach Road improvements together with the A16 bypass and the two phases of the huge out-of-town Springfield retail outlet have transformed an open rural aspect to an intensive commercial and industrial mix.

7.2. The hall up until the late 80s had always been a family home. Following the purchase of the hall by Dr Trawford its use became mixed as part residential part dental surgery until the construction of the purpose-built surgery in the former paddock. South Holland District Council's consent for the change of use to offices including the provision of car parking recognise that the surrounding developments had somewhat blighted the hall as a substantial family home. It clearly recognised that the long-term future of this heritage asset and its grounds would be a commercial use in line with the zone within which it now found itself.

7.3. Fulney Hall and its grounds remain something of an oasis in this largely unattractive urbanised commercial environment. Any development proposals relating directly to the hall should therefore seek to protect and enhance this heritage asset.

8. Proposed Site Layout/ Design Development

8.1. The site chosen for the new restaurant is already compartmentalised, well screened and distinctly separate from the original footprint of the hall being 30 metres away at its nearest point. Incidentally the new building is also some distance (18 meters) away from the dental surgery. The footprint of the new building is appropriate to the size of the plot and makes use of the former garaging and stables to the rear for ancillary storage. The new build will to some degree also screen this modern unsightly building whilst leaving the surrounding structure planting and specimen trees largely intact. This will assimilate the new building into its setting with immediate effect.



Figure 11 - View North Towards Dental Surgery

8.2. Pedestrian access between the on site car park and the restaurant will be directed through an existing 6 feet wide gap in the hedge beside the vehicular access. The lower branches of the adjacent tree will need to be removed to ensure a clear head height. This will be of no detriment to the amenity value of the tree.

- 8.3. A new solely pedestrian access will also be created aligning with the main entrance of the restaurant. This will require the installation of a new path which will run diagonally from the existing footpath and across to a central point in the hedge. This is the most direct desire line and will avoid the existing Highway Authority signage which is located in the verge. A new gated opening will be created in the existing hedge (which as a matter of sensitive management) will only require the removal of arborescent ivy. This will help reinvigorate the remaining hedge. The gate would be a five bar timber hand gate to match the style of the nearby field gate.
- 8.4. Lincolnshire County Highways have requested that the existing vehicular access off Camelgate be widened slightly to provide a carriage width of 4.1 m. This will require the removal of an over mature pear tree and a short section of hedge. The pear tree exhibits signs of infestation in an earlier wound and has recently been topped. It is proposed to replant another top fruit tree as near as possible to the original. A timber hand gate will be installed to match the existing five bar field gate to retain the rural character of this entrance.
- 8.5. The location of the restaurant here leaves both the principal elevation of the hall unaffected and the partial views of the side elevation unaltered. Only a partial view of the upper section of the new building and its roof will be possible from Holbeach Road and the approach to the roundabout as it will be screened by the existing hedge and the canopies of the three Tulip trees.
- 8.6. The restaurant building is of a modest scale and is simply detailed which is characteristic of Georgian and Victorian outbuildings. The three wide arched openings on the principal elevation are reminiscent of improved farm buildings/cart sheds found locally which are usually located conveniently close to Georgian farmhouses.

8.7. The palette of materials which include redbrick and natural slate (note the external materials of the dental surgery) are appropriate to the local vernacular for stable blocks and cart sheds.

8.8. The need for mechanical filtration and ventilation is imperative and the objection from Grover Lewis on behalf of Dr Crawford to the original scheme quite rightly identifies this as a significant feature which could affect the design of the building and should be considered prior to granting consent and not conditioned on any approval. The revised scheme now proposes to house the extract flue within a louvered ridge ventilator which is a typical detail of planned stable buildings and again sympathetic to the character of the house. It is located halfway along the roof ridge of the projection to the rear. As an architectural device it will break up the ridge creating a point of interest.

9. Advertising

9.1. This will be kept to a necessary minimum as is befitting buildings within the curtilage of a listed building. It is suggested that individual moulded and painted letters could follow the arch above the main entrance. Illuminated box fascias fabricated from modern acrylics are clearly inappropriate. A traditional small removable 'A' board with simple graphics could be located (subject to Highway Authority approval) on the verge near the pedestrian entrance to alert car borne visitors. In addition to this there is a pair of flagpoles in the southeastern corner of the front lawn. These are of an appropriate quality and could also be used. Separate applications for advertisement consent will be required for any detailed proposals.

10. Car Parking

10.1. Staff car and disabled parking will be located to the rear of the restaurant and largely out of sight from the public realm. It is proposed to augment the planting adjacent to the existing car park to create a more effective screen.

11. Recommendations

- 11.1. Routine maintenance of Fulney Hall is clearly required and should be carried out in accordance with the SPAB document *A Stitch in Time*. This should include the checking and clearance of rainwater goods; easing, redecoration and repair of sash windows; and an investigation of cracks in masonry and the possible failure of timber lintels above windows which has led to some stone slippage. Both pairs of gates will also need to be cleaned, prime and repainted.
- 11.2. A suitably qualified Arboriculturalist should be commissioned to assess the implications of the large beech tree to the east of the property. A crown reduction may be imminent to reduce blocking of gutters and eliminate the risk of physical damage to the fabric of the building.
- 11.3. Topping of the section of hedgerow to the north of the vehicular access together with the removal of arborescent ivy and elder to reinvigorate the Hawthorn planting.
- 11.4. Replant a yew hedge alongside the southern boundary of the existing car park to create a more effective screen together with at least two specimen flowering trees in the foreground.
- 11.5. Plant a replacement standard Pear tree adjacent to the widened vehicular access off Camelgate.
- 11.6. Remove the 'T' arrangements of hairpin kerbs which delineate parking bays as these are a significant trip hazard.

12. Conclusion

- 12.1. The fabric or setting of Fulney Hall is not compromised in any way by the proposed fish restaurant building. The building is of a modest scale appropriate to the site not unlike an outbuilding you would expect to find associated with a building of this status and period. The additional use within the site will increase investment in this valuable heritage asset whilst at the same time increasing supervision and self policing. The proposal should therefore be supported.

Jonathan Biggadike, P.G. Dip. L.A. C.M.L.I.

Planning • Design • Conservation

6 Scoldhall Lane, Surfleet, Spalding, Lincolnshire, PE11 4BJ

Tel: 01775 680595 Mob: 07772 509351

Email: jonathan@jbiggadike4.wanadoo.co.uk