Oglesby & Limb Ltd

Chartered Architect &
Technologists

www.design@o-l-ltd.co.uk

Heritage Impact Assessment



Proposed installation of a French Drain and associated works around the Spalding War Memorial within the gardens of Ayscoughfee Hall, Church Gate, Spalding, Lincolnshire

On behalf of South Holland District Council

February 2024

A1660 – HIA rev P1

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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 Andrew Oglesby BA (Hons) Dip.Arch ARB. RIBA.

1.2 The assessment is in support of a proposal to install a French Drain around the perimeter of the Lutyen's War Memorial. This is in response to a building condition report produced by specialist Heritage Consultants, Scorer Hawkins Architects.

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 Spalding War Memorial along with 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 Spalding War Memorial to which this application relates is in the extreme south end of Ayscoughfee Hall Gardens. The memorial stands close to the south boundary wall, at the south end of the 'Pond'.

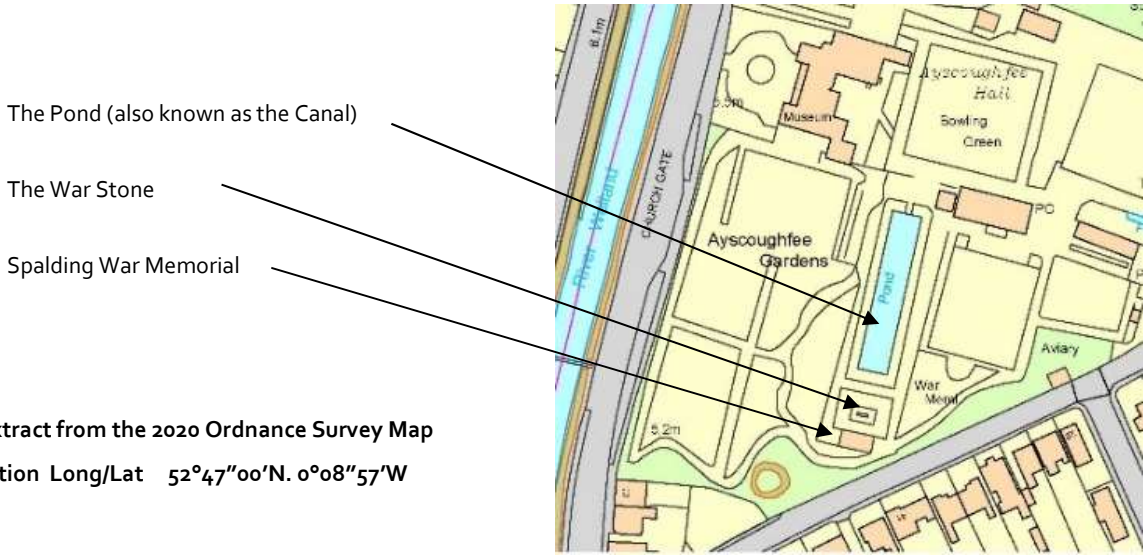


Fig. 1 Extract from the 2020 Ordnance Survey Map
Location Long/Lat 52°47"00'N. 0°08"57'W

2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS

2.1 AYSCOUGHFEE HALL AND ITS GARDENS

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

2.1.1 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 ll.

List Entry Number: 1359532 Heritage Category: Listing - Grade: I

2.1.2 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

2.1.3 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

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.

2.1.4 Spalding War Memorial

First World War memorial by Sir Edwin Landseer Lutyens, 1922,
List Entry Number: 1064002 Heritage Category: Listing - Grade: I

2.1.5 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.

2.1.6 The Heritage Gateway List Entry Number 1064002 (Spalding War Memorial) gives the following information:

> Spalding War Memorial, situated in the gardens of Ayscoughfee Hall and unveiled in 1922, is listed at Grade I for the following principal reasons:
>
> * Historic interest: as an eloquent witness to the tragic impacts of world events on this community, and the sacrifices it made in the conflicts of the C20; * Architect: by the nationally renowned architect, Sir Edwin Landseer Lutyens (1869-1944) who designed 58 memorials at home and abroad including the Cenotaph in Whitehall; * Architectural interest: its Tuscan pavilion is a precursor to the shelter buildings built in the cemeteries of the Western Front by the then Imperial (now Commonwealth) War Graves Commission for whom Lutyens was one of the principal architects; * Historic association: the principal elements of the memorial, the Tuscan pavilion and the Stone of Remembrance, stand within a memorial garden – an exceptional departure for Lutyens among his English memorials – created from an element of an older formal garden; * Group value: with the adjacent Grade I listed Ayscoughfee Hall and the Grade II registered landscape within which it stands.
>
> History
>
> The proposal for a memorial to commemorate the 224 First World War fallen of Spalding, arose from Barbara McLaren, the wife of the town's MP Francis McLaren. McLaren was a member of the Royal Flying Corps and had died in a flying accident near Montrose on 30 August 1917. Mrs McLaren was a niece of Lutyens' noted collaborator, Gertrude Jekyll, and Lutyens had already designed a house for the McLarens in London (Corner House, Cowley Street, Grade II-listed).
>
> Mrs McLaren wrote to Spalding Urban District Council on 26 January 1918 saying that she had already commissioned Lutyens to design a suitable memorial for the fallen of Spalding and proposed the construction of a cloister garden in the grounds of Ayscoughfee Hall, a late medieval and later house, bought with its early C18 garden by the Council, to commemorate the Diamond Jubilee of Queen Victoria in 1897.
>
> Lutyens' proposal was dramatic – a U-shaped cloister wrapped around a Stone of Remembrance and focussed upon a circular lily pool in the middle of which was a cross.
>
> The proposal stimulated considerable local debate and a number of alternative schemes began to emerge, which were discussed at a passionate public meeting on 1 August 1919 chaired by JJ Chilvers, the chairman of Spalding Urban District Council. A number of alternative proposals were debated. It was decided to put seven of them to a public vote within the town, which was duly taken on 23 August. The favoured scheme was a combined proposal for a reduced scale version of Lutyens's design along with a carillon to be built on the roof of the Corn Exchange in the town centre

(proposed by Dr Ernest Farrow, the owner of a local engineering company).

The Spalding War and Victory Memorials Committee was formed following a meeting on 10 September 1919, but fundraising was slow. Some £2,000 of the memorial's eventual cost of £3,500 was contributed by Mrs McLaren and her father-in-law. The memorial was built by Hodson Ltd. of Nottingham. The pavilion and Stone of Remembrance replaced an earlier castellated tower at the southern end of the gardens, and the canal was also re-worked. The memorial was unveiled by General Sir Ian Hamilton and dedicated by Rev AC James, Assistant Chaplain-General, at a well-attended ceremony held on 8 June 1922. Hamilton unveiled the Stone of Remembrance while, simultaneously, three ex-Service men revealed the inscribed panels in the pavilion.

Whilst sufficient money was raised to purchase 23 bells for the carillon there was no money for their installation until a bell tower was built on the Corn Exchange in the early 1930s. The mechanism fell into disrepair and, although it was then installed in the South Holland Centre, it was not until the Centre was completely reconstructed in 1998 that it was restored to a full playing condition. Further names were added to the pavilion in 2015.

Sir Edwin Lutyens OM RA (1869-1944) was the leading English architect of his generation. Before the First World War his reputation rested on his country houses and his work at New Delhi, but during and after the war he became the pre-eminent architect for war memorials in England, France and the British Empire. While the Cenotaph in Whitehall (London) had the most influence on other war memorials, the Thiepval Arch was the most influential on other forms of architecture. He designed the Stone of Remembrance which was placed in all Imperial War Graves Commission cemeteries and in some cemeteries in England, including some with which he was not otherwise associated.

2.2 SPALDING WAR MEMORIAL

Spalding War Memorial is within the Spalding Conservation Area and one listing is associated with this specific building.

2.2.1 Details

MATERIALS: brick, stone, tile.

DESCRIPTION: The war memorial garden lies in the southern area of the gardens of Ayscoughfee Hall. The Hall is Grade I-listed; the registered gardens, Grade II.

At the head of the memorial garden is the Temple of Remembrance, a brick pavilion with three Tuscan stone arches to the front and a single arch to each side; it has a solid rear wall. The roof is hipped, and clad in red pantiles. The floor has panels of red herringbone brickwork with stone

surrounds. On the rear wall are two painted stone flags – the Union Flag (left) and White Ensign (right). The tops of the flagpoles are ornamented with pinnacles and encircled by laurel wreaths. The bases of the flagpoles are currently (2015) missing; these should rise from the shallow corbels set against the wall for that purpose. Three panels are set on the inner rear wall: the central one with the dedication and names added in 2015, the outer panels with the names of the fallen in the First World War.

The principal dedication incised on the central panel, between the two flags, reads IN LOVE AND HONOUR/ OF THOSE WHO/ GAVE THEIR LIVES/ FOR THEIR COUNTRY/ IN/ THE YEARS OF WAR/ MCMXIV – MCMXIX/ THIS MEMORIAL IS RAISED/ IN THEIR HOME/ BY THE MEN AND WOMEN/ OF/ SPALDING. This panel also bears names added in 2015. The 224 names originally inscribed on the memorial are listed on the two panels either side of the flags. Around the frieze inside the pavilion is carved ETERNAL REST GRANT TO THEM O LORD AND LET LIGHT PERPETUAL SHINE UPON THEM.

In front of the pavilion, raised on a platform of three steps, stands a Stone of Remembrance (designed by Lutyens for the Imperial (now Commonwealth) War Graves Commission). The inscription on the north face reads THEIR NAME LIVETH/ FOR EVERMORE with 1914/ 1918 to the left and 1939/ 1945 to the right.

Extending from the Stone of Remembrance, and at a slightly lower level, is the axial canal approached by stone steps. The canal, which appears on the John Grundy map of 1732, was re-worked by Lutyens to act as a reflecting pool for the memorial with ashlar side walls and a flagged surround. Three low but elaborate stone fountains stand along the length of the canal; photographic evidence suggests these are a later installation. Square beds at the south-west and south-east corners of the canal contain mature yews, and the garden is surrounded by mature yew hedging.

Asphalt paths that lead around the garden perimeter, and iron-work arches of circa 1994, which lead through the eastern yew hedge to the contemporary Peace Garden beyond, are not of special interest and are excluded from the listing.

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.

Gardens are on the English Heritage Register of Parks and Gardens of special historic interest in England.

The effect of the garden register means that any planning applications for development within the site have to be referred to the Garden History Society for comment, and the Local Authority must seek to protect the gardens in determining planning applications.

3.2 Spalding Conservation Area

The Spalding conservation area covers the commercial heart of the town centre and most of the historic settlement which straddles both sides of the River Welland and later Victorian residential development on the Pinchbeck Road. The conservation area was designated in 1970 and was extended in 1975.

Ayscoughfee Hall and its Gardens form a five acre park and are part of the Spalding conservation area.

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.

3.4 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.

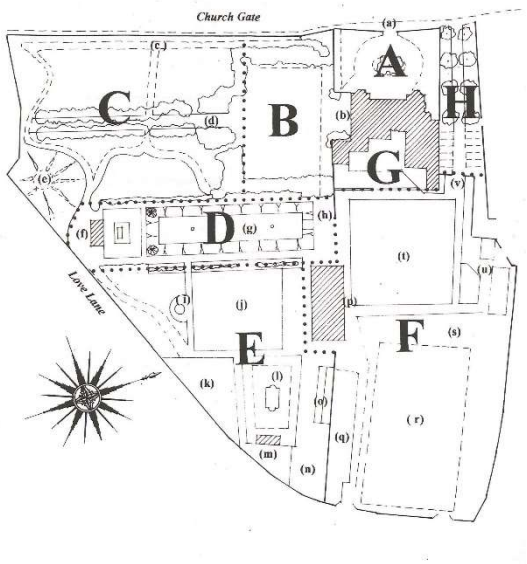


Fig. 2 Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

3.4.19 ***Area D The Lake and War Memorial****. The lake now forms a formal rectangular pool seen in conjunction with Lutyens classical war memorial. As described in Pevsner's Buildings of England i 'a rectangular pool ion the manner of a formal Italian garden'. This effect is further emphasised by the three fountains installed in the pool by the Council in 1994.*

3.5 Garden Structures

3.5.2 ***The War Memorial.*** *Constructed in 1922 to the designs of Sir Edwin Lutyens in an Italianate Temple style. It is rendered with ashlar dressings and a shallow hipped pantile roof. The remembrance stone in front of its triple stepped plinth is part of the original design. Notice the beautiful draped flags in carved stone. It is one of about 20 war memorials designed by Lutyens, who also designed the Cenotaph in London. It is located at the end of the lake in Arae D. The history of its design and the support for its erection is fully covered in the Andreson and Glenn Historical Appraisal of the Gardens.*

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 War Memorial and provides a series of maps.

5.1.2. War Memorial

The commissioning and design of the War Memorial are fully described in the fifth edition of Ayscoughfee and its History published by the Spalding Free Press in 1923. The architect Sir Edwin Lutyens was chosen

for the work on the basis of his involvement with other memorials including the Cenotaph in Whitehall and in the British War Cemeteries in France and Flanders.

The site for the Memorial was apparently chosen by Sir Edwin following a visit to Ayscoughfee when he recommended using the Canal as a setting for the monument. His original scheme was reputed to have been for e memorial with a cloister garden and this would have cost over £8,000. As finds from subscriptions did not reach that amount the scheme was modified and a reduced proposal estimated at between £3,000 - £4,000 was proposed.

It is interesting to note from the published works of Lutyens that a memorial of similar but extended design was built as a loggia for part of a monument in France at Daours. It seems likely that Lutyens modified this design for Spalding. That design, as did many others, also included a separate 'War Stone' set on a raised platform. At Ayscoughfee this sits at the end of the Canal and is in the form of a monolith of Portland Stone surrounded by three curved steps. The stone is inscribed 'Their name liveth for evermore'. This motif of a single block of stone was put up at the war cemeteries to act as a parent monument for all those who dies. The simplicity and beautiful proportions of the design gives these War Stones a mysterious beauty.

The actual structure, referred to as a Temple of Remembrance is constructed of bath stone and brick which has been rendered in a lime render. The roof is a shallow pitched hip, covered in clay pantiles. The form is of three arches, divided by two columns, with a single arch to each side. The arch was the architectural motif favoured by Lutyens in his work on memorials. On the inside faces of the plain rear wall are three panels inscribed with the names of the dead. These are headed by the phrase 'The Glorious Dead' which was Lutyens own thought contained on his first drawing of the Cenotaph, and which has been used on all war memorials since then. Either side of the centre panel are carved stone flags, painted to resemble the Union Flag on the left and the White Ensign on the right.

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 Spalding War Memorial 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). None of the 10 trenches investigated were however in the area of the memorial.

Plans showing the development of the area around the Spalding War Memorial

4.7 The earliest known plan of the gardens by John Grundy 1732 is provided in both of the Anderson and Glen's documents (extract of the map provided here at Fig 3), it shows the Canal (pond) constructed but no development at its southern end.

Site of Spalding War Memorial

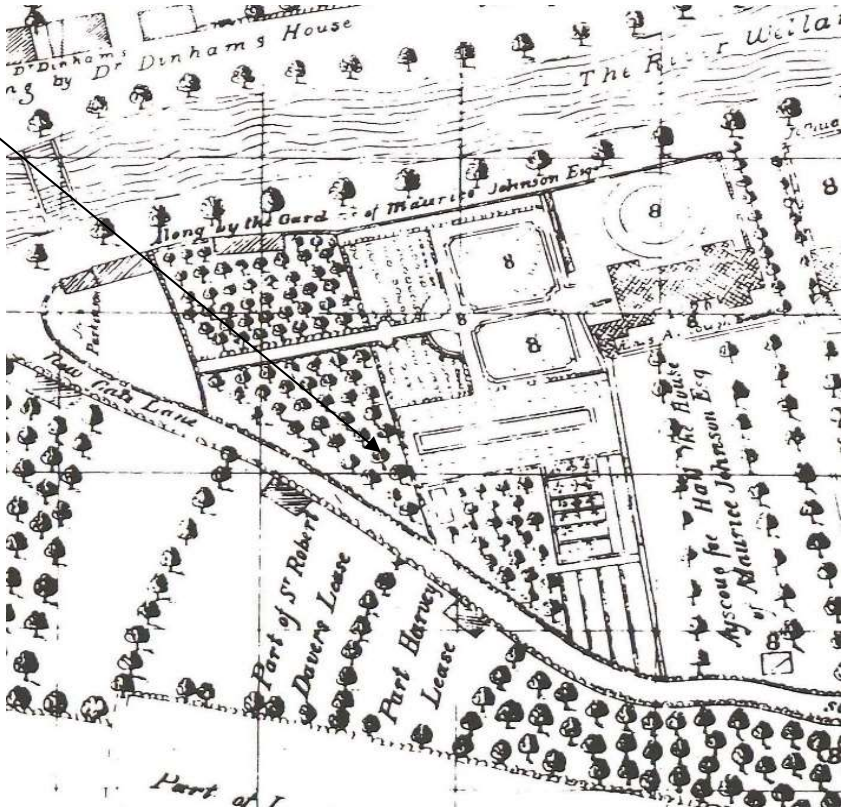


Fig 3. Extract from the Grundy Plan of 1732

4.8 A guide to the Hall that was published around 1900 showed that at that stage the Owl Tower existed at the south end of the Canal.

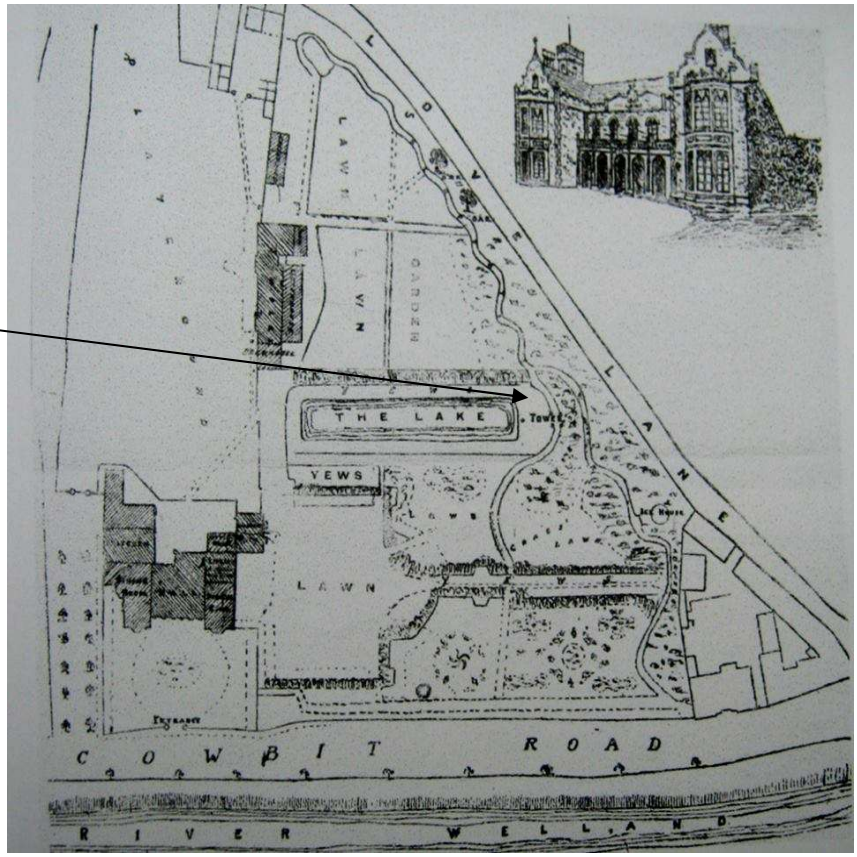


Fig 4. Extract from a Guide to Ayscoughfee Hall published around 1900

4.09 OS maps of 1887 and 1903, showed the same layout as the Fig.4 above. This map was revised in 1929 and in 1950 and then published in a less detailed version in 1952, now showing the Spalding War Memorial (which was constructed in 1922).

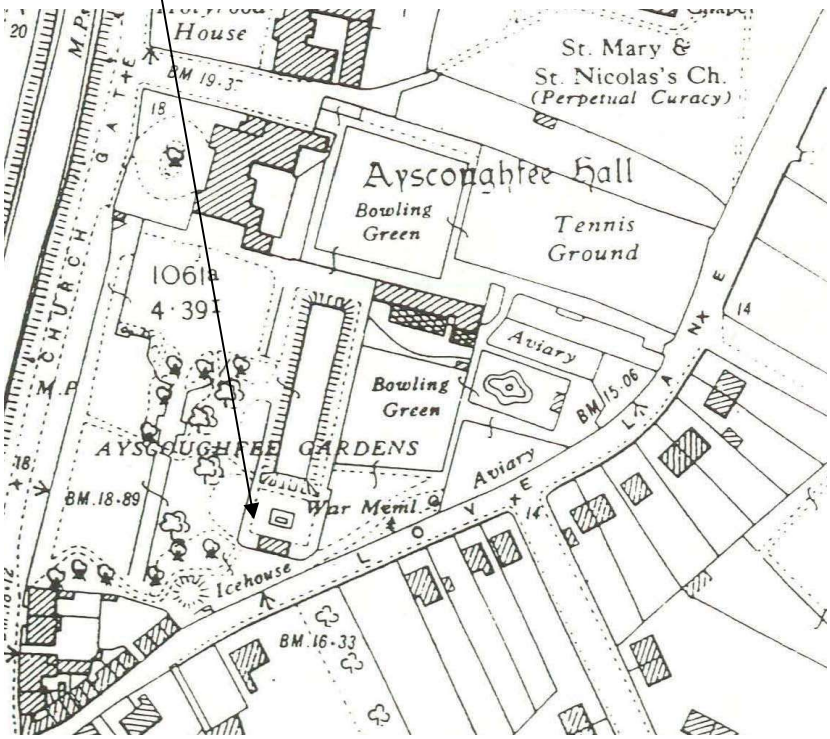


Fig 5. OS map of 1929,

5.0 HISTORIC INTEREST RELATING TO SPALDING WAR MEMORIAL

5.1 The status of the listing.

5.1.1 The Spalding War Memorail was first listed on 20th November 1975, originally as grade II. On 28th October 2015 this was amended to grade I. This clearly demonstrates that value of the building, both as an important War Memorial, and a significant work of Sir Edwin Lutyens.

5.1.2 Figure 8 is a photograph which is believed to have been taken in the mid-1920s and sown the memorial shortly after its completion.



Fig 6. Image of the memorial believed to be from the mid1920s (courtesy of South Holland Heritage).

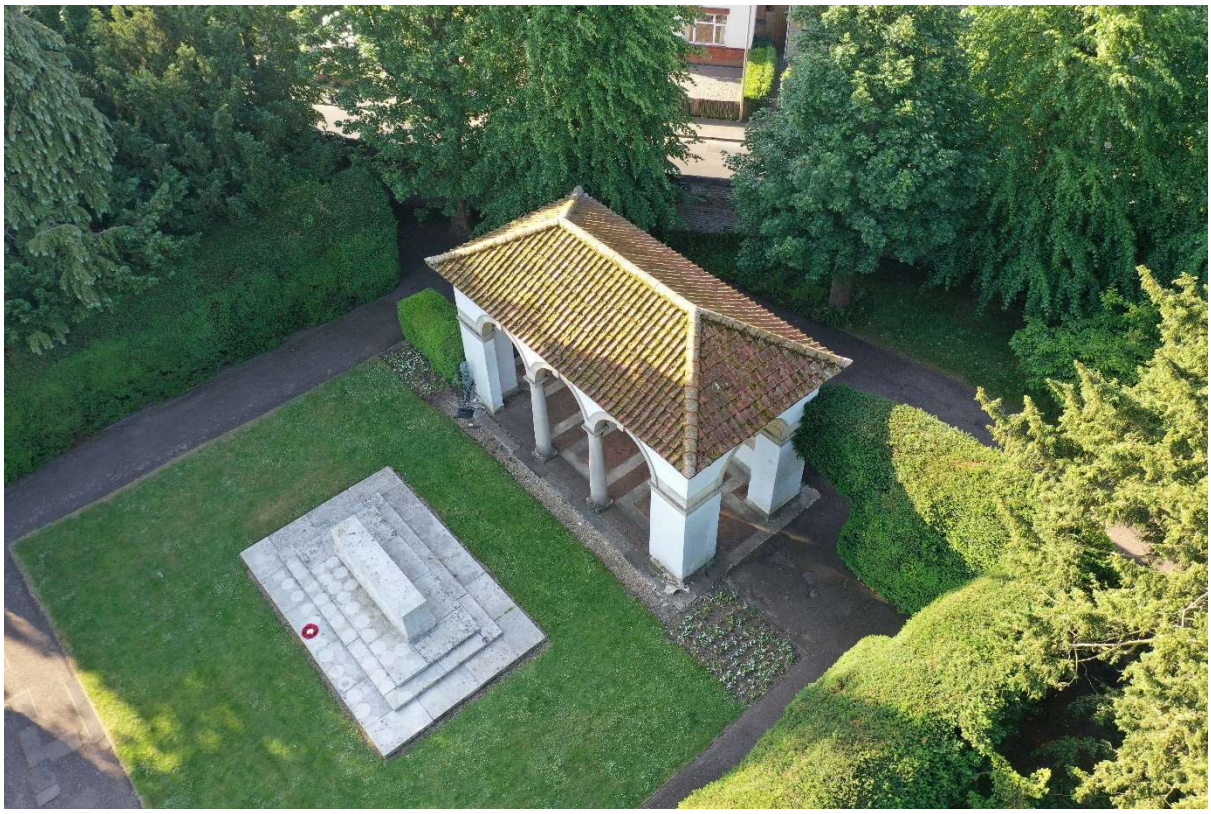


Fig 7. Aerial view of the Memorial and War Stone in 2023.

6.0 THE PROPOSALS

6.1 In May 2023 an independent condition survey was produced by specialist Heritage Consultants, Scorer Hawkins Architects. That report considered multiple aspects of the Memorial and provided recommendations for remedial works to improve both the building and its setting. The wider report covered all aspects of the construction, but this current proposal seeks primarily to address matters concerning moisture-related damaged that has occurred at low level. Section 4.3.6 Plinth Base concluded '*The plinth is generally in a very poor state of repair. Many of the stones are badly eroded and others which have subsequently been re-faced in concrete, have also since failed. This is symptomatic of a long-standing problem of damp, which is further evidenced by the presence of an electro-osmotic damp course.'*

Section 4.6.1 Hard Landscaping advised '*To east and west side of the building, there is a hard landscape of tarmac paths, with falls quite steeply inclined towards the memorial. There is also a wide tarmac path to the south side, which falls toward the planting bed at the rear of the memorial.' The condition is reported as 'The tarmac is generally sound but in places is eroding at its edges. The incline towards the building is a significant concern because the associated surface water runoff probably represents the primary underlying reason for the building's ongoing problem with damp and consequential fabric decay.'* The report *recommends 'Re-surface adjacent footpaths (ideally in a more permeable material) and overhaul the surrounding surface water drainage strategy, so as to avoid water concentrating on the footprint of the memorial.'*

6.2 Following review of the Scorer Hawkins report and to further investigate several issues that the report raised, an initial structural report was commissioned from Heritage Engineer Ed Morton (The Morton Partnership). The concept of the introduction of a French Drain or similar was discussed and agreed as appropriate, provided it was beyond the line of the original perimeter paving. In this location it was also considered that it would directly receive water from the dripping eaves above.

6.3 The proposal therefore seeks approval to install a French Drain around the perimeter of the Lutyen's War Memorial. This would be located outside of the line of the original stone perimeter, so as to allow this to be retained whilst locating the drain below the eaves drip line. The perimeter stone band is in need of remedial work because some of the stones are damaged or eroded, and others are misaligned. Therefore it is proposed that the stone band be carefully lifted and then be reinstated on a new bedding following the construction of the French Drain. To allow water from the French Drain to be discharged away from the memorial it is proposed that the outlet be directed to a soakaway, located within one of the soft landscaped areas adjacent. The exact location would need to be agreed on site; obviously damage to tree roots would need to be avoided.



Fig 8 Water damage to north-west pier.



Fig 9 Water damage to north-west pier



Fig 10 Electro-osmotic DPC in north-west pier.



Fig 11 Greening up west or memorial



Fig 12 Greening up south of memorial.



Fig 13 Water damage to south wall.



Fig 14 Greening up east of memorial.



Fig 15 Water damage to north-east pier.



Fig 16 Water damage to memorial floor bricks.



Fig 17 Failed sections of plinth stone.

6.4 Figures 8, 9 and 10 illustrate evidence of significant water damage to the base of the north-west pier. The existence of an electro-osmotic DPC suggests that moisture ingress to the fabric has been a problem for decades and this is further evidenced by the degree of erosion to the base stones. In places the plinth stone is missing and has been replaced by a later concrete infill, which itself has subsequently failed. Water damage has continued further causing damage within the rendered brick wall elements above.

6.5 Figures 11 and 12 illustrate how impermeable surface finishes to the immediate west and south of the memorial have 'greened-up' as a result of having standing water on them, and from frequently being damp. The extent of the greening-up illustrates the low point on the surface and confirms that the surfaces slope down towards the memorial. Figure 20 illustrates the same issue to the immediate east of the memorial.

6.6 Figure 13 shows a section of the plinth on the south wall where the original stone appears to have been replaced by concrete. The concrete has pulled away from the substrate.

6.7 Figure 16 shows water damage to the upper horizontal surface of the bricks that form the floor finish within the memorial itself. It is suspected that the damage has been caused by moisture trapped

within the bricks passing through a repeated freeze-thaw cycle. Again this has likely been contributed to by surface water from adjacent paths discharging to this location. Effectively, adjacent path levels have crept up over time, leaving the original memorial floor level now as the low point.

6.8 It is considered that the installation of a French Drain outside of the perimeter stone band of the memorial will assist in capturing surface water and diverting this away from the memorial. The positive benefit of this would be that moisture levels adjacent the substructure of the memorial would decrease. In itself, this measure will not address low level erosion of the wall plinth, but it will improve conditions such that any subsequent repairs will have a greater and longer-lasting benefit. Locating the drain outside of the perimeter stone will mean that the impact on the original fabric of the memorial will be minimized. There will be no physical change to the original design. The perimeter stone band is in a poor state of repair, but its lifting and careful reinstatement will be of positive benefit to the memorial. Broken stones can be replaced with new to match, and the stones can be bedded and realigned to reflect their original appearance. Positioning the drain outside of the stone band will also place it below the eaves drip line; this will be beneficial given that there is no guttering. The location of the drain will be outside of the memorial stone perimeter band in all locations, meaning that the impact will be upon soft landscaping or within 20th Century finishes that greatly post-date the construction of the memorial. An accessible slot drain will need to be provided across the width of the east and west arches to allow visitors with disabilities to access the interior of the memorial. The benefit here is considered to greatly outweigh any visual impact. The drain itself will of course be concealed below ground level.

7.0 CONCLUSIONS

7.1 This report has assessed the historical and architectural significance of the Spalding War Memorial and Gardens and has 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, the ground immediately around the Spalding War Memorial would have been significantly disturbed in 1922 following the demolition of the Owl Tower, for the purposes of constructing the memorial. The Memorial itself is of significant historic interest, both because it is listed, and because it is an important work of a very significant British Architect.

7.3 The installation of the French Drain will have minimal visual impact in its own right, but will provide a very significant benefit to the memorial that it is intended to protect. For this reason, it is considered that the impact on the Heritage Assets (both the memorial and the gardens) is not harmful and is therefore acceptable on balance.

Andrew Oglesby B.A (Hons) Dip.Arch ARB RIBA Chartered Architect

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Oglesby & Limb Ltd, Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL

+44 (0) 1775 761196