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Heritage Impact Assessment



Proposed Cleaning and Re-Pointing Works to War Stone, Spalding War Memorial within the gardens of Ayscoughfee Hall, Church Gate, Spalding, Lincolnshire

On behalf of South Holland District Council

April 2024

A1660 WS – 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 undertake cleaning, repointing and stone repair works to the War Stone of the Spalding 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', the War Stone stands on grass immediately north of the Temple of Remembrance.

The Pond (also known as the Canal)

The War Stone

Temple of Remembrance

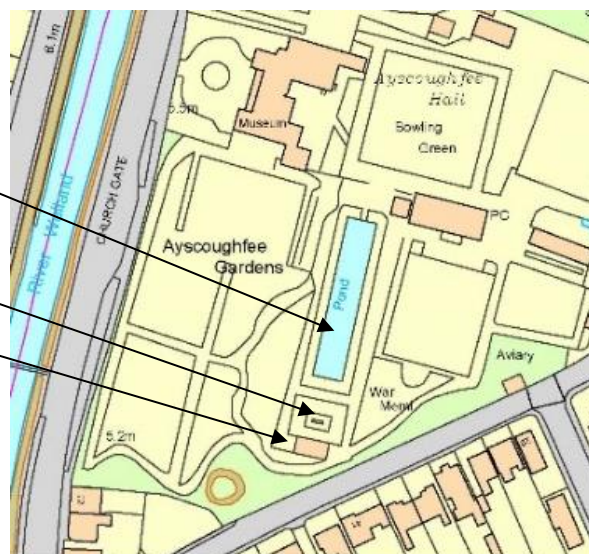


Fig. 1 Extract from the 2020 Ordnance Survey Map

Location Long/Lat 52°47'00"N. 0°08'57"W

2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS

2.1 AYSCOUGHTEE 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 II.

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.

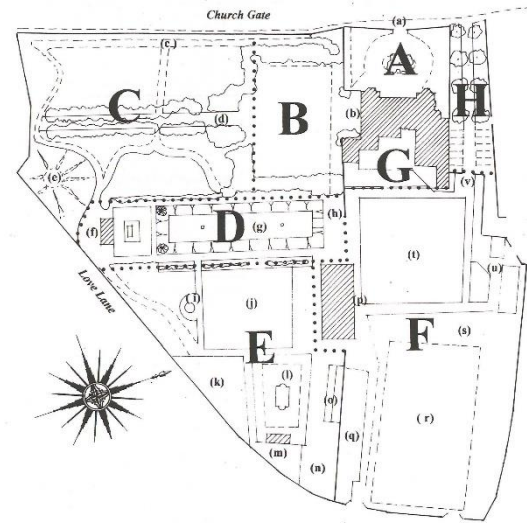


Fig. 2 Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

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 a 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

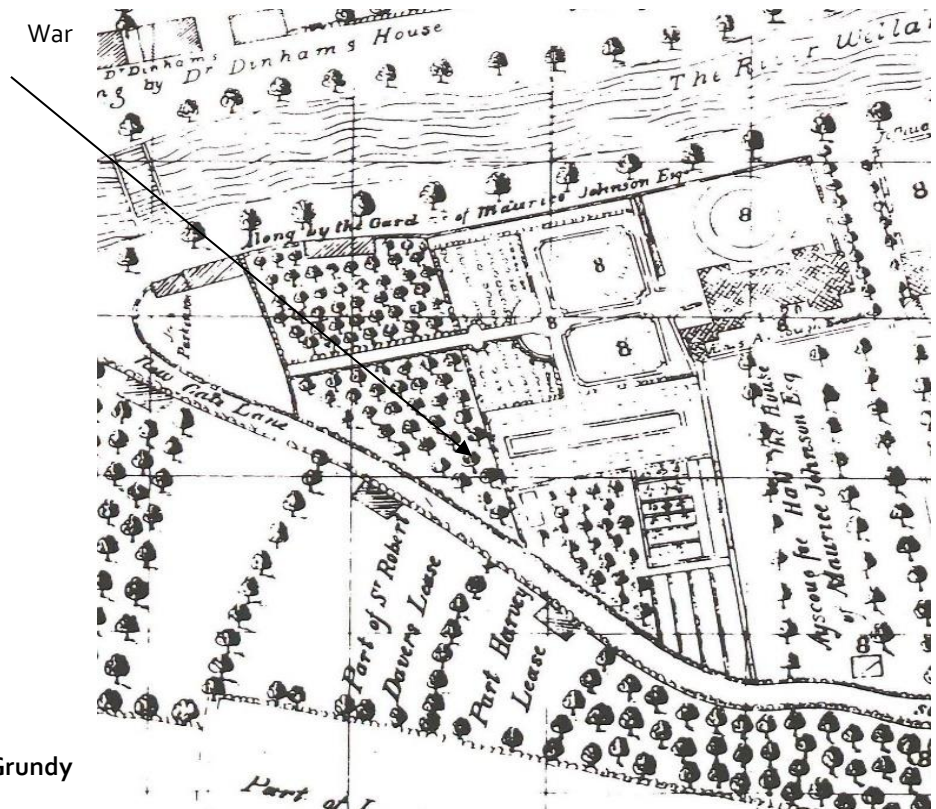


Fig 3. Extract from the Grundy Plan of 1732

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.

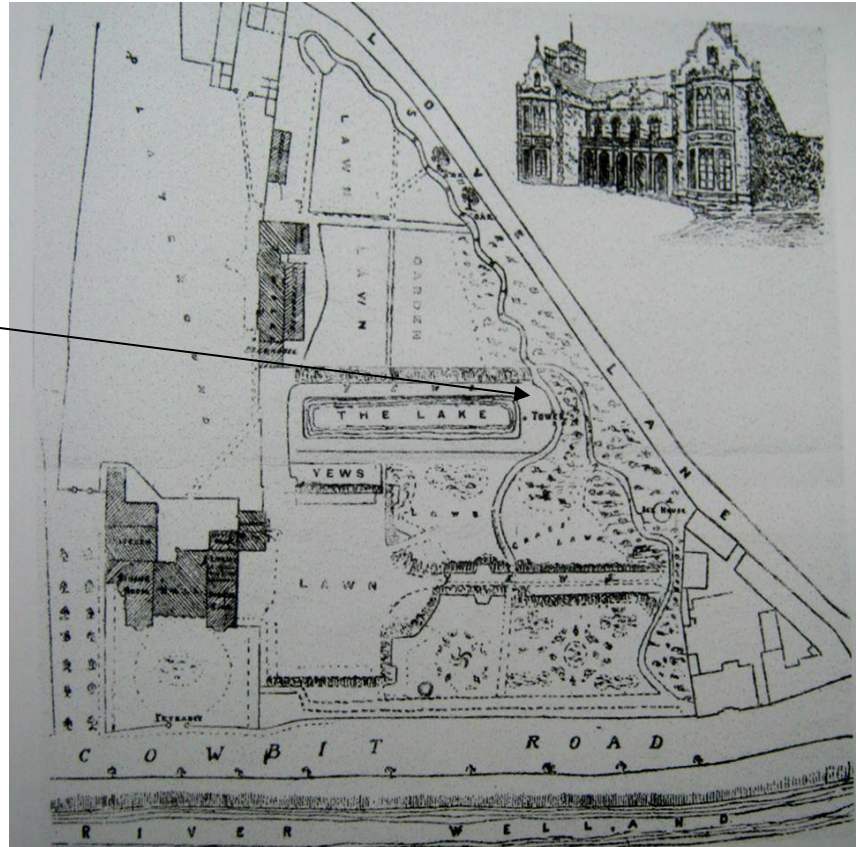


Fig 4. Extract from a Guide to Ayscoughfee Hall published around 1900

4.9 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).

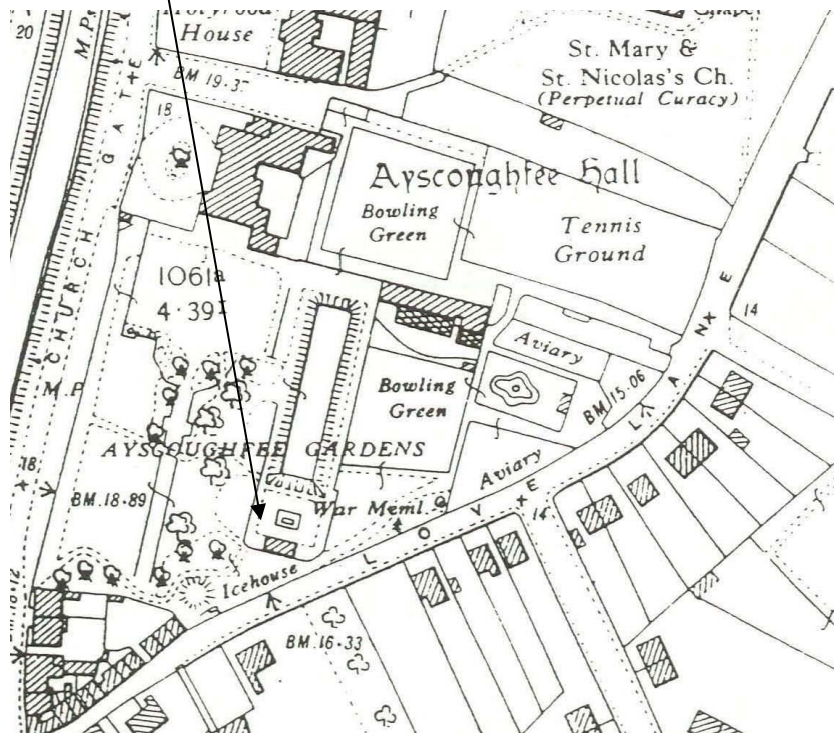


Fig 5. OS map of 1929,

5.0 HISTORIC INTEREST RELATING TO SPALDING WAR MEMORIAL

5.1 The status of the listing.

- 5.1.1 The Spalding War Memorial 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 shows 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 memorial and its setting. The wider report covered all aspects of the construction, but this current proposal seeks primarily to address matters concerning deterioration of the Stone of Remembrance (War Stone). Section 4.7.1 Steps concluded *'The infill mortar in the joints between the carious slabs of stone has mostly eroded away and has left the stonework vulnerable to water ingress. The surface of the stonework is also highly discoloured with lichen and algae.'*

Regarding the Memorial Stone Section 4.7.2 advised *'In stark contrast to the stones of remembrance maintained in pristine condition by the Commonwealth War Graves Commission, the stonework of this monument is covered in lichen and algae and looks notably shabby. The incised lettering of the inscription has been highlighted in black paint which is never a feature of a Stone of Remembrance and should therefore be removed. The stonework appears otherwise sound.'*

The report recommends:

Steps:

1. *'Rake-out all remaining mortar and completely repoint the steps in a matching lime mortar.'*
2. *'Carefully remove dirt, algae, and lichen from the surface of the stonework through a course of DOFF cleaning, undertaken by a specialist contractor.'*
3. *'As part of an ongoing maintenance regime, cleaning of the stonework should be repeated on an annual basis by hand with fresh water and a natural-bristle brush but without the use of chemical or household products.'*

War Stone:

4. *'Carefully remove dirt, algae, and lichen from the surface of the stonework through a course of DOFF cleaning, undertaken by a specialist.'*
5. *'Remove black paint from the inscription and recut lettering if necessary.'*
6. *'As part of an ongoing maintenance regime, cleaning of the stonework should be repeated on an annual basis by hand with fresh water and a natural-bristle brush but without the use of chemical or household products.'*

- 6.2 Following review of the Scorer Hawkins report and to further investigate several issues that the report raised, a further visual inspection was undertaken by Oglesby and Limb Limited, during which several areas of damage to the stone steps were identified.

- 6.3 The proposal therefore seeks approval to clean the War Stone and steps using the DOFF system, rake-out and re-point the joints between the stones, and undertake stone repairs where required. Drawings A1660-05 and 05 illustrate the type and extent of damage and discolouration. The following figures provide further details.



Fig 8 Lichen / algae on step surface.



Fig 9 Crack through stone slab of step.



Fig 10 Grass between War Stone and steps.



Fig 11 Mortar erosion in joint between slabs.



Fig 12 Damage and erosion to step surface.



Fig 13 Damage and erosion to step surface.



Fig 14 Damage and erosion to step surface.



Fig 15 Water sitting in depression.



Fig 16 Damage to aris of step.



Fig 17 Lichen / algae growth across steps.

- 6.4 Figures 8, 9, 10, 15 and 17 illustrate lichen and algae growth that currently contribute to the general grime evident mainly on the steps. The proposal seeks to remove as much of this as possible by gentle DOFF cleaning. Use of the DOFF system avoids very high-pressure spray and the volume of water is far less than would be the case with high-pressure water washing. This also avoids the use of potentially damaging chemicals.,
- 6.5 Figure 11 illustrates how the mortar pointing between the stone slabs that form the steps has cracked and eroded over time. This process has resulted in many of the joints being open and may have also made some contribution to the misalignment of some stones. Raking out and repointing in a suitable lime-mix mortar is proposed as the appropriate solutions.
- 6.6 Figures 12, 13, 14 and 15 illustrate surface damage to the horizontal surfaces of the stone steps. Depressions in the stone surface may have various causes, however these now trap water, and it is considered that trapped water going through the freeze-thaw cycle in cold weather is likely to lead to further deterioration. Specialist advice will be sought in respect of stone repairs and remedial action to arrest deterioration.

6.7 Figure 16 illustrates how, in a very limited number of locations, the aris of the stone steps has broken away. Whilst this defect is free-draining, specialist advice will be followed in respect of remedial work to arrest further deterioration.

6.8 It is considered that the each of the proposed remedial actions; DOFF cleaning, repointing and stone repairs, will be of positive benefit to the War Stone and steps. The DOFF cleaning will remove grime and improve the overall appearance of the memorial whilst avoiding damage to the surface. This therefore provides an aesthetic benefit without detrimental impact. The raking out and repointing of the joints between the stone steps will arrest further opening-up and deterioration, and will reinstate the joints as they were originally intended. Again, this is seen as being of positive benefit, with no significant drawbacks. The repairs to the damaged stone generally attempt to prevent further deterioration by removing depressions that will be susceptible to water damage. This will in effect return the stone surface to its original state, as far as reasonably possible. However, once the stone is cleaned off, further specialist advice will be sought to ensure any repairs are appropriate and in the best long-term interest of the memorial. Should it be considered that intervention is not beneficial, then certain repairs may not be implemented.

7.0 CONCLUSIONS

7.1 This report has assessed the historical and architectural significance of the Stone of Remembrance 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 It is considered that the proposed works will have no physical impact on either the gardens or the Temple of Remembrance, beyond a general overall visual improvement in appearance within this setting.

7.3 The works proposed to the Stone of Remembrance (War Stone) and steps will, it is considered, have a significant benefit in improving the visual appearance. Additionally, the re-pointing and stone repair works are important maintenance interventions that will improve the longevity of the material without causing any detrimental consequences. For the above reasons, it is considered that the impact on the Heritage Assets is not harmful and is therefore acceptable on balance.

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7th April 2024

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