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Heritage Impact Assessment



Works to Shelter and demolition of new wall at Ayscoughfee Hall, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

April 2022

A1572S – HIA rev P1

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Appendix 1

A1572S –01 P1 Site Location and Block Plans

A1572 -20 P1 Plans and Photos before and after 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 (Architectural Conservation) MRICS ACIfA IHBC,

1.2 The assessment is retrospective and is in support of emergency work carried out to the Shelter and a nearby dwarf wall in Ayscoughfee Hall Gardens, Spalding, PE11 2RA.

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 both the Shelter and the dwarf wall along with their 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 Shelter and dwarf wall that this application relates to is in the south east of the gardens close to the Love Lane boundary wall of Ayscoughfee Hall, to the east side of the statutorily listed grade 1 listed buildng.

The elements and their relative positions are shown in Fig 1

The Shelter to the south east of the former paddling pool

The former position of the dwarf wall to the west of the former pool next to the tarmac path

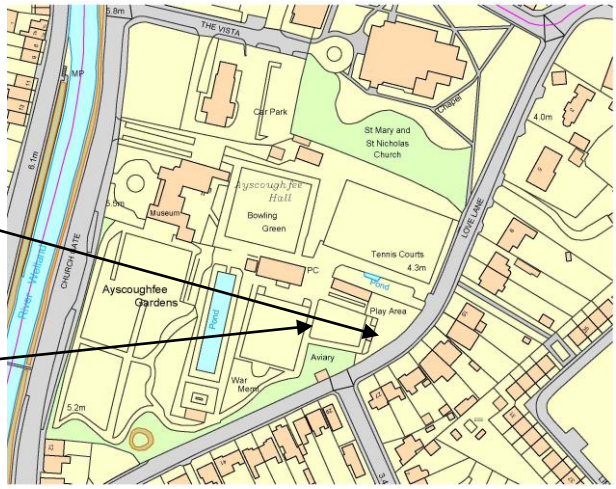


Fig 1 Extract from the 2020 Ordnance Survey Map Location Long/Lat 52°47"01'N. 0°08"53'W

North is to the top of the map

The Shelter

The Shelter has been previously referred to as 'The Bandstand', but the structure has never been used for that purpose and is simply a shelter from inclement weather. The structure had become unstable and has been repaired.

There had previously been a bandstand close to Ayscoughfee Hall itself, this was built in 1937 to commemorate the coronation of King George VI and Queen Elizabeth but this was destroyed by vandalism in the 1970's. This later shelter has no connection with the commemorative structure.



Fig.2 The Shelter prior to repairs

The dwarf wall

Up until the 1980's there was a dwarf wall at least part of the way around the grassed area in front of the Shelter, with plantings to three sides, over time the wall deteriorated and was unstable, it has now been removed. At the time of the photograph it can be seen that the Pier cappings and the coping stones to the wall itself are missing.



Fig 3 Photograph showing the dwarf wall taken from Anderson and Glenn document titled 'Historical Appraisal of the Pleasure Grounds July 2000', the date of the picture is unknown

2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS

Ayscoughfee Hall and its Gardens are 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.

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 (pertinent sections have been 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 3.4.2 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 (mentioned at 4.4 below). 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.

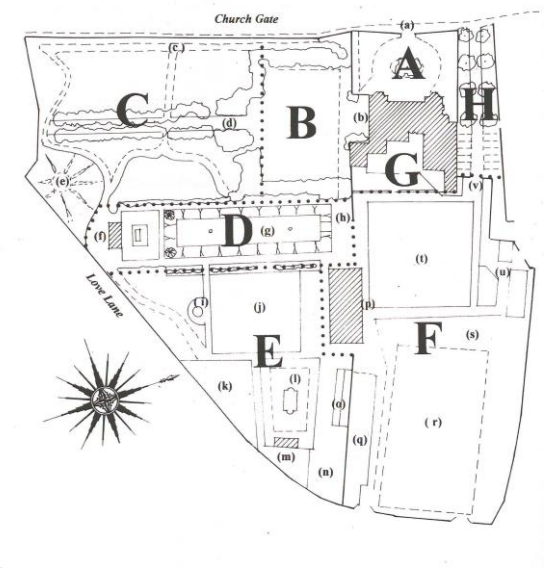


Fig 4. Anderson and Glenn's Map titled figure 1 in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

3.4.23 Area E Municipal Gardens, Aviaries and Playground. In the municipal gardens is the Peace Garden and the Cottage Garden. The former was opened in 1995 and comprises a formal box and lonicera parterre with inset stone plaques to various elements of the armed forces. The garden was formed on the site of a bowling green. Adjacent, to the east, is the Cottage Garden. This contains a sunken paddling pool (i in fig 4) and a roofed over open shelter (m in fig 4). The whole area is surrounded by modern brick walls, with a 20th century interpretation of 'cottage garden' borders, and central lawn.

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.

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 a great deal of information about the gardens 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.

The report states that none of the buildings within the gardens, other than the ice house, have any historic or architectural interest and have minimal impact on the site.

4.5 An OS map of 1929 (Fig 5) shows a structure at the position of the shelter.

This map was revised in 1950 and published in a less detailed version in 1952, the OS map of 1974 again shows the same outline.

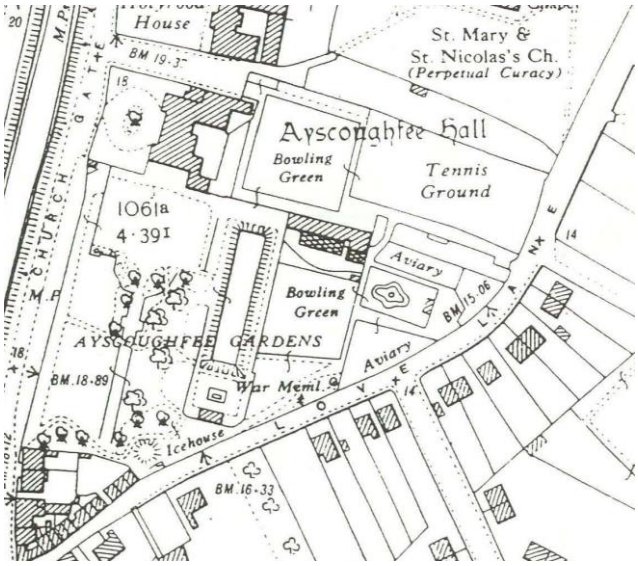


Fig 5. OS map of 1929

5.0 HISTORIC INTEREST RELATING TO THE SHELTER AND DWARF WALL

5.1 The Shelter:

Anderson and Glenn with Headland Design Associates in their plan titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000 state in their section *3.4.23 that: to the east, is the Cottage Garden. This contains a sunken paddling pool and a roofed over open shelter* (see para.4.3 above)

Anderson and Glenn in their historical appraisal of the grounds titled 'Historical Appraisal of the Pleasure Grounds July 2000' state that: *none of the buildings within the gardens, other than the ice house, have any historic or architectural interest and have minimal impact on the site*. (see para.4.4 above)

It would appear that there was a shelter in the position occupied by the present shelter prior to 1929 (see fig 5 1929 OS Map above), whether the present structure is of that date is difficult to decide.

It is clear that the structure has been re-roofed multiple times and has had previous local repairs.

5.2 The dwarf wall

Anderson and Glenn's map titled figure 1 in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000' shows a dotted line around the paddling pool grassed area, this may well represent the wall and/or hedge planting and flower beds. The 1929 map shows a simple line designating the area separation from the paths. The brickwork in the wall appears to be of the same period as the shelter discussed above.

The grassed area around the site of the earlier paddling pool no longer has any walls or bedding areas where it meets the tarmac path.

6.0 WORKSCARRIED OUT TO THE SHELTER AND DWARF WALL

6.1 The Shelter:

The timber plate that sat on the wall was splitting and the joints with the structural support posts had failed. A previous repair that had used steel L brackets to restrain the posts was relying on screws that no longer held in the wall plate





Fig 06 &07 above : Photographs showing details of the dis-repair of the Shelter

The wall plates have been replaced with new lengths of oak and the large steel brackets have been replaced with metal shoes to restrain the posts.









Figs. 08 & 09 above: Photographs showing details of the repairs carried out to the Shelter



Fig.10 Photograph showing a view of the Shelter after the structural repairs

6.2 The dwarf wall:

There had been a continuous degradation of the brick built dwarf wall that bordered the grass area until it was deemed to be dangerous to children using the area and was finally removed



Fig 11. Image from around 2018 showing the pier capping having been replaced but parts of the wall now missing



Fig 12. Image from 2021 showing the dwarf wall removed and the ground filled in to the level of the surrounding grass

7.0 CONCLUSIONS

7.1 This report has assessed the historical and architectural significance of both the timber capping to the shelter and the dwarf walls and concludes that both are of no significant value either historically or architecturally. The timber capping to the base wall of the shelter is affectively a like-for-like replacement that, whilst of positive benefit to ensure the longevity of the shelter, is insignificant in terms of architectural or historic value and presents no harm to the listed gardens that form its setting. The dwarf wall to the west side of the former Cottage Garden appears to be a 20th Century addition which was built to a simple design using unremarkable materials. It had fallen into a state of disrepair and was no longer had a significant purpose. The wall, in its dilapidated state detracted from the wider setting and as such its removal is of positive benefit to the gardens that surround it.

7.1 This application for listed building consent is retrospective since the works have already been completed. The works are minor in nature and as can be seen from the foregoing, have only positive impact upon their setting. As such it is believed that these minor works are acceptable and appropriate taking into account all relevant characteristics.

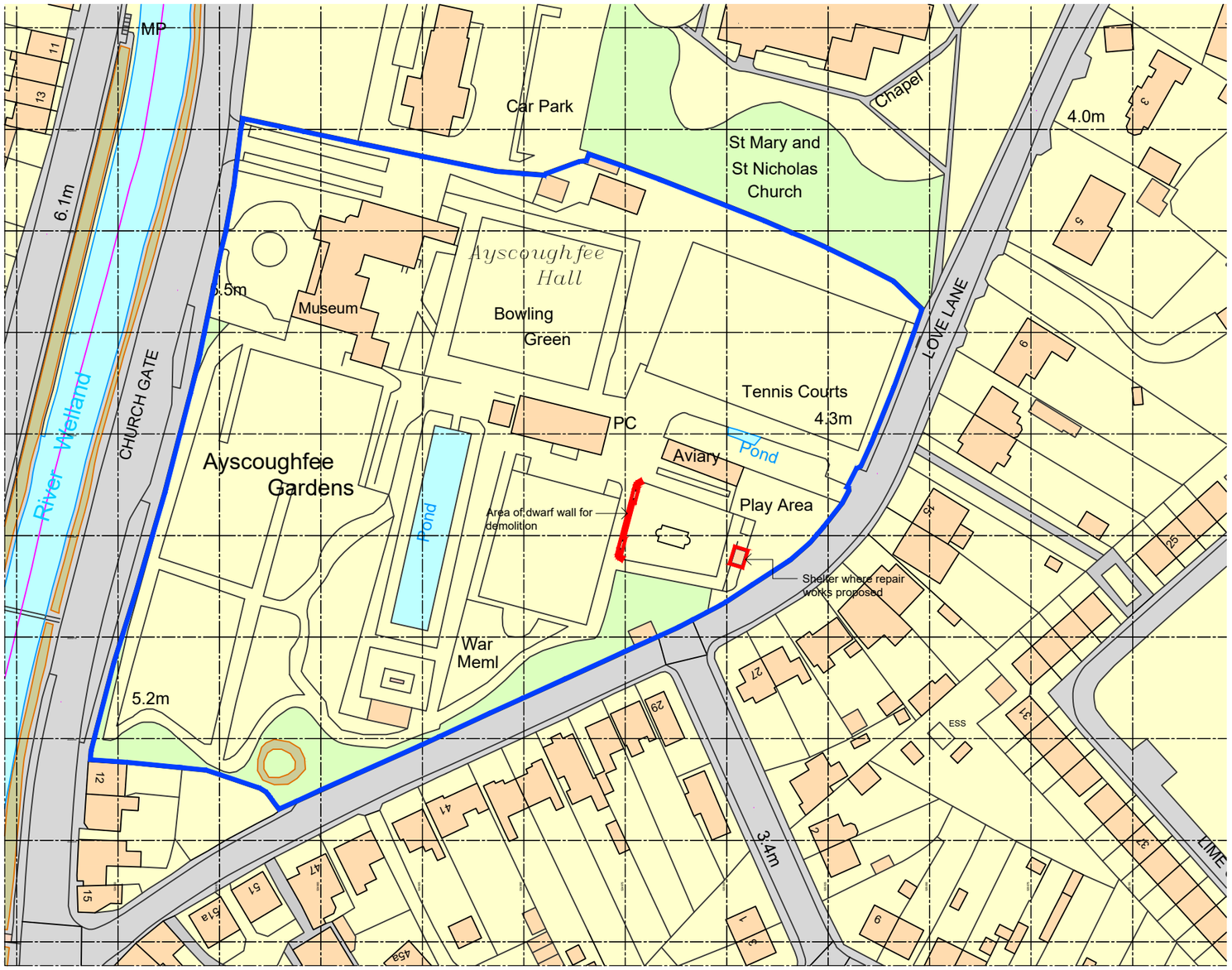
John Hemingway B.A (Hons) M.A (Architectural Conservation) MRICS ACifA IHBC
7th April 2022

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Appendices

Drawings referred to within the HIA document:

A1572S-01 P1	-	Site location plan
A1572-20 P1	-	Plans and Photos before and after works



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Site Location Plan

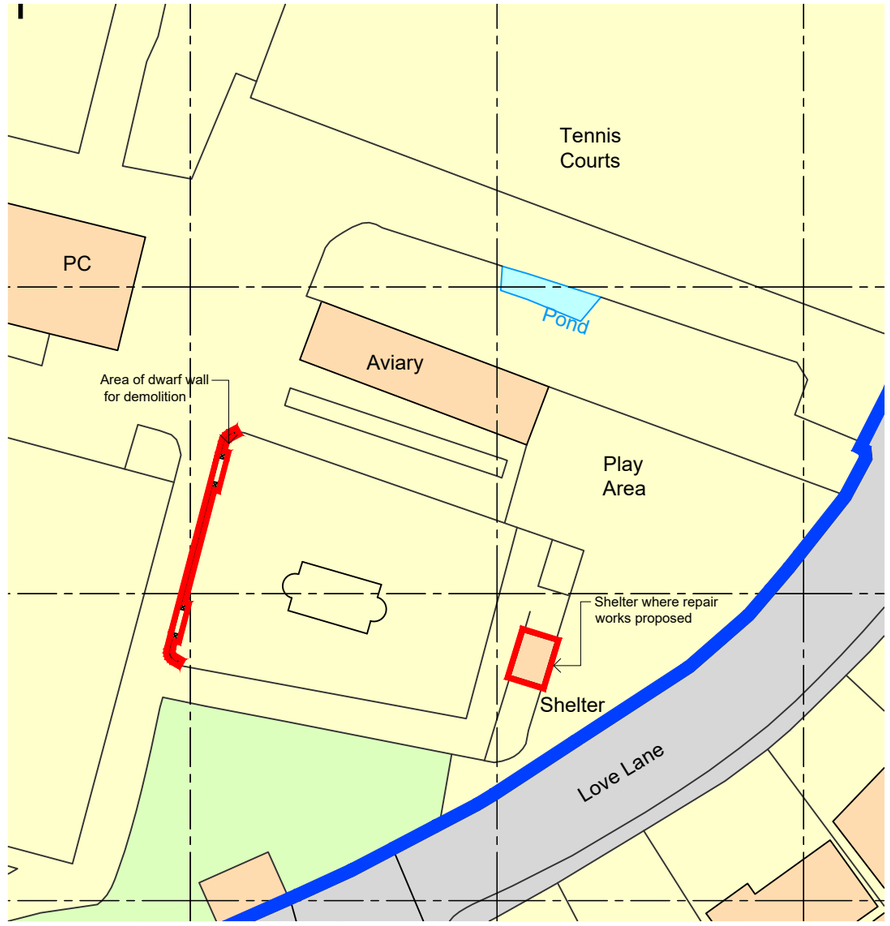
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250 — 0m 10m 20m 40m 60m 80m 100m 120m

SCALE 1 : 1 — 0m 8mm 16mm 40mm 56mm 80mm 100mm



Site Block Plan as proposed

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500 — 0m 5m 10m 20m 30m 40m 50m

SCALE 1 : 1 — 0m 10mm 20mm 40mm 60mm 80mm 100mm

Client:

South Holland District Council

Project:

Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA
Proposed works to shelter and dwarf wall

Date: April 2022

Scale: As shown @ A3

Drawn by: AJO

Checked by: CLS

Drawing Number: **A1572S-01**

Rev: **P1**

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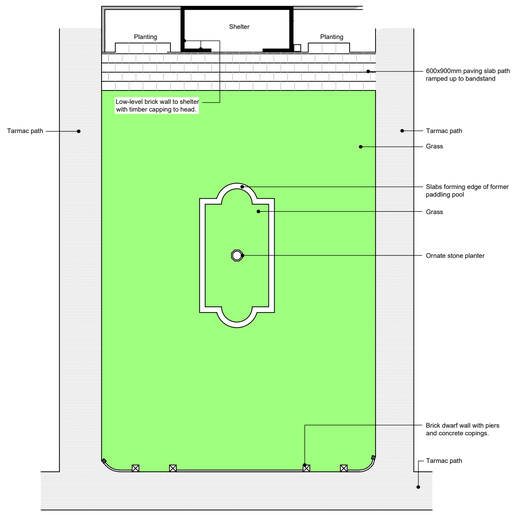
Drawing Title:

Site Location and Block Plans

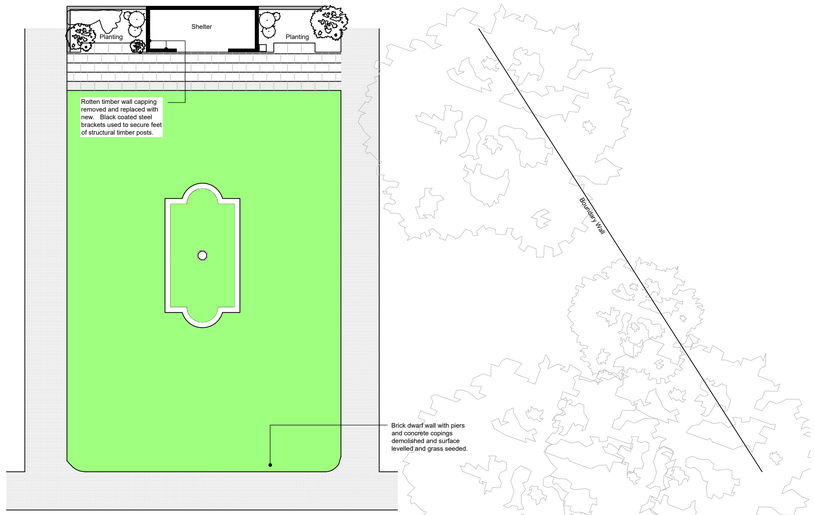
LBC APPLICATION ISSUE

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Site block plan as existing prior to October 2021
1:200
SCALE 1 : 200
SCALE 1 : 1
0m 5m 10m 15m 20m
0m 10mm 20mm 40mm 60mm 80mm 100mm

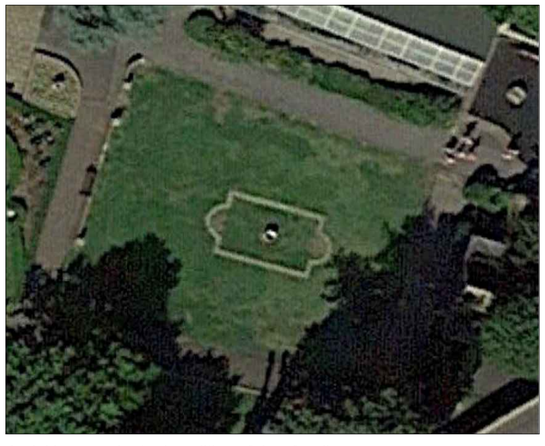


Site block plan as proposed after October 2021
1:200
SCALE 1 : 200
SCALE 1 : 1
0m 5m 10m 15m 20m
0m 10mm 20mm 40mm 60mm 80mm 100mm



Image of shelter prior to works

Shelter repair photographs



Aerial image prior to demolition of dwarf wall



Image prior to works showing rotten timber plates

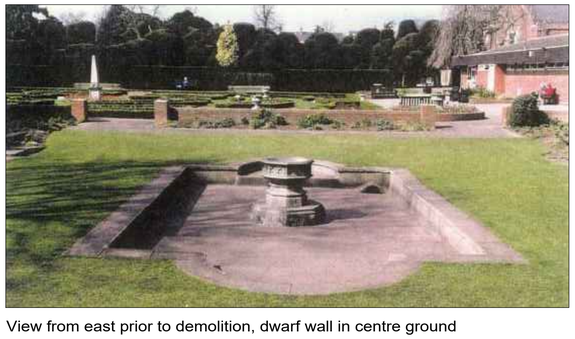


Image after to works showing new timber plates



Image after to works showing new timber plates

Dwarf wall demolition photographs



View from east prior to demolition, dwarf wall in centre ground



View from east after demolition.



Ground surface following demolition of wall



Ground surface following demolition of wall

Ref.	Date	Description	Initial
X	xx.xx.xx	Xxxxx	xxx

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South Holland District Council

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

Proposed works to Shelter and demolition of Dwarf Wall

Drawing Title:
Plans and photos as existing and as proposed

LBC APPLICATION ISSUE

Date:	Scale:
April 2022	as shown @ A1
Drawn by: ajo	Checked by: cls

Drawing Number:	Rev:
A1572-20	P1