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Heritage Impact Assessment



Repair works to boundary wall including reduction in height at Ayscoughfee Hall, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

April 2022

A1572W – HIA rev P1

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A1572 -30 Rev P1	Plans, elavtions and photos as existing and as proposed,

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 a section of shared wall between Ayscoughfee Hall Gardens, Spalding, PE11 2RA, and No. 12 Church Gate. The wall had a large amount of plant growth and had become dangerously unstable. It has been reduced by 16 courses of brickwork to a height that matches the remainder of the garden wall to No. 12 Church Gate.
- 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 wall 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 section of wall that this application relates to is in the south west of Ayscoughfee Hall Gardens. The reduced section of wall bounds No.12's garden, close to the Love Lane access gate to the Gardens. There is also an unused entrance to the Gardens adjacent to No 12 in Church Gate

The Love Lane Entrance to Ayscoughfee Gardens

Shared boundary wall with No 12 Church Gate

Church Gate entrance close to No 12

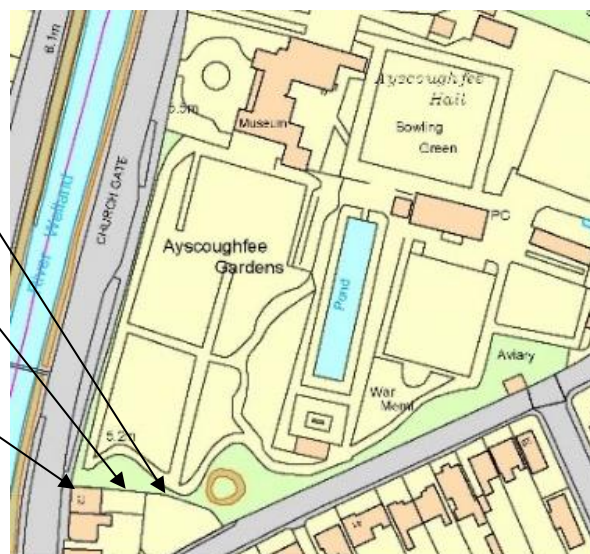


Fig. 1 Extract from the 2020 Ordnance Survey Map

Location Long/Lat 52°46'59"N. 0°09'2"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 1000969 lists the Historic Development as follows;

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

Entrances and Approaches

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

2.2 **No. 12 CHURCH GATE (LISTED WITH No.13 CHURCH GATE)**

No 12. Church Gate is within the Spalding Conservation Area and one listing is associated with the site National Grid CHURCH GATE 1. 5313 (East Side) Nos 12 and 13 TF 2421 1/29 2.7.74. II GV Reference: TF 24848 22232

2.2.1 No 12 Church Gate is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Late C18 houses of 2 storeys in red brick with slate roof. Modillion eaves cornice. 4 windows, the 2 on the ground floor being recessed in an elliptical blank arcade. Glazing bars to 1 window only. No 12 has a modern bay inserted and a double-recessed door. No 13 has an early C19 wood doorcase with a small hood. Both have doors of 6 panels and fanlights. Rendered plinth, with foot scraper to No 12.

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.

3.3 Setting

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

3.3.8 The one area which has changed is to the rear of the adjacent properties no's 12 -15 Church Gate. Here on Love Lane, buildings have been demolished, and the resulting open area, from which there is a pedestrian gateway and vista into the gardens, is used as a car park/ disused car dump.

3.4 Gardens

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

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

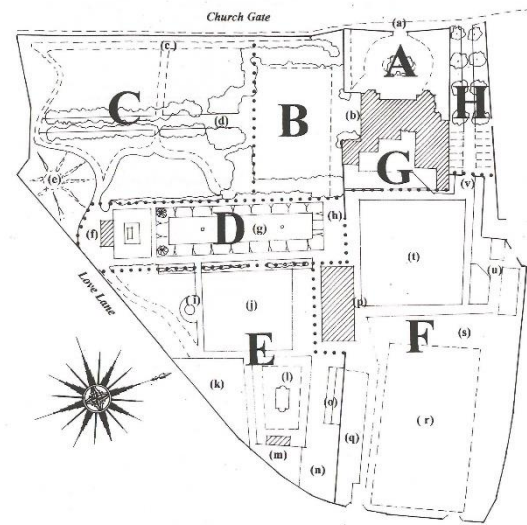


Fig. 2 Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

3.5 Garden Structures

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

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

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

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

5.1.1. Walls

The grounds are fully enclosed by tall red brick walls which protect the setting of the gardens and provide shelter and attractive vertical surfaces within. The earliest walls appear to be those which enclose the front entrance forecourt and along the west boundary beside Church Lane.

The walls along Love Lane are likely to be late eighteenth to early nineteenth century although sections have been rebuilt.

Many of the walls have had cement figures and animals added to them and they have also been repaired inappropriately using hard cement mortars and patches.

This second report refers to the same map as the 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000', (Fig 5 provided above at 3.4.2) and describes the main gateways in detail. The final paragraph of this section states:

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

- 4.5 The District Council set out proposals for the development of the Hall and gardens within the Project Section of the Council's Site Development Outline Business Plan, dated March 2000.
- The multiple projects are listed within Anderson and Glenn's, Lincolnshire Conservation Plan July 2000 (second draft). The wall under consideration in this HIA is not mentioned.
- 4.6 An archaeological excavation was carried out in 2009 and a report was provided to SHDC by nau archaeology (part of the nps group). The wall under consideration in this HIA is not mentioned.

Plans showing the development of No12 Church Gate and the boundary wall

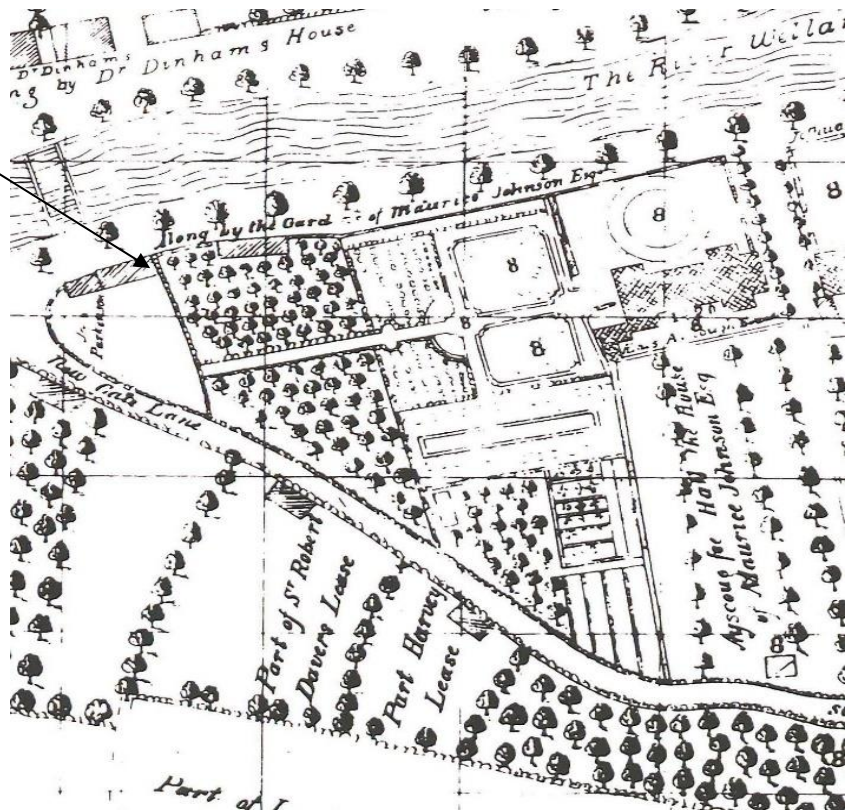
- 4.7 The earliest known plan of the gardens by John Grundy 1732 is provided in both of the Anderson and Glen's documents (extract of the map provided here at Fig 3), it shows some buildings where No's 12 & 13 are positioned today. The report also shows a map by Armstrong of 1779 which again has the same building outline.

Site of Nos 12 & 13 Church
Gate

Note:

The road running by the side of the River Welland was originally named Cowbit Road

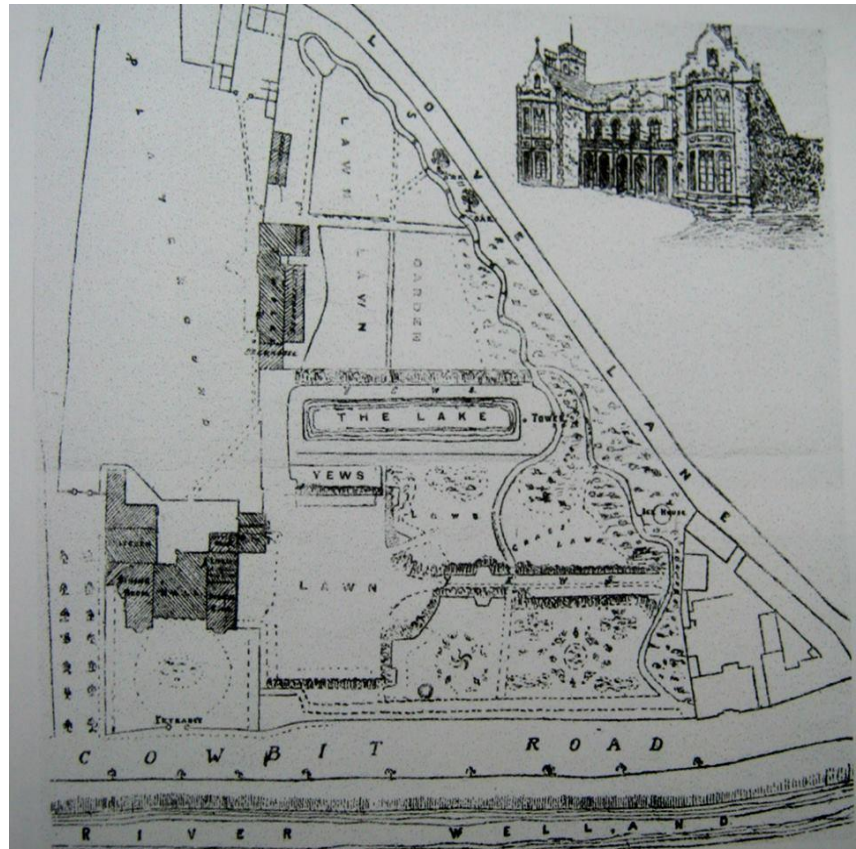
Love Lane was previously
named New Gate Lane



**Fig 3. Extract from the Grundy
Plan of 1732**

- 4.8 A guide to the Hall that was published around 1900 showed that No 12 now had a rear extension and that there had been further building along Love Lane

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 but the layout does not change.



Fig 5. OS map of 1929,

4.10 The aerial photograph (Fig 6 below) taken May 7th 1930 clearly shows No12 having two rear extensions



Fig 6. Extract from: Ayscoughfee Hall, the River Welland and the town centre, Spalding, 1930
© Historic England. Aerofilms Collection

4.11 The image from Google maps dated 2022 appears to show that one extension has been incorporated into the main building and the other extension has been removed.

The buildings along Love Lane were demolished in the 1950s to allow the widening of the road and this formed the plot of waste land that is discussed in 4.3 (Anderson and Glenn 3.3.8) above.



Fig 7. Image from Google maps 2022

5.0 HISTORIC INTEREST RELATING TO THE WALL THAT HAS BEEN REDUCED IN HEIGHT

5.1 The relationship between No. 12 Church Gate and Ayscoughfee Gardens Boundary Wall

- 5.1.1 The listing states that No 12 Church Gate is thought to be late 18th Century and Anderson and Glenn and Headland Design's plan 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000' suggests that the boundary wall in this area dates from about the same time (see 4.4 above).

Grundy's plan of 1732 (Fig 3 above) shows a building outline which may be No, 12 and 13 Church Gate.

- 5.1.2 No 12 Church Gate is joined on its front elevation by a boundary wall of Ayscoughfee Gardens that continues along Church Gate while the wall that is the subject of the HIA is shared between No.12, as a rear garden wall, and part of the Love Lane boundary wall to Ayscoughfee Gardens.

Fig 8. View of the gate to Ayscoughfee Gardens adjacent to No12.viewed from Church Gate



Fig 9. View from within Ayscoughfee Gardens



Fig 10. Gable end wall of No 12 Church Gate



Fig 11 Shows the start of the wall that has been reduced in height



- 5.1.3 The area referred to in 4.3 (3.3.8) as *"the one area which has changed is to the rear of the adjacent properties no's 12 -15 Church Gate. Here on Love Lane, buildings have been demolished, and the resulting open area, from which there is a pedestrian gateway and vista into the gardens, is used as a car park/ disused car dump"*, and 4.12 above is shown in the images below (Fig 11 &12)

Fig 12 Area to the rear of No 12 Church Gate mentioned in 5.1.3 above



Fig 13 Area to the rear of No 12 Church Gate mentioned in 5.1.3 adjacent to a pedestrian gate into Ayscoughfee Gardens



- 5.1.4 The wall in this area is approximately 2550mm high and is 'one brick thick' (225mm) in English Bond with a brick on edge capping course.

5.2 The remainder of the Love Lane boundary wall

- 5.2.1 The wall to the right of the gate (viewed from Love Lane and can be seen to be rendered) along with the remainder of the Love Lane wall is not part of the HIA. and is only mentioned here for completeness.

- 5.2.2 The Love Lane boundary wall continues for the whole of the west side of the Gardens until it meets the wall bounding St Mary & St Nicholas churchyard
- 5.2.3 Anderson and Glenn with Headland Design Associates in their plan titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000 suggest that the wall in this area is 19th or 20th century (see para.4.3 above)
- 5.2.4 The wall has further gates within it. It remains approximately 2550mm high and changes to a 'brick and a half thick' (330mm). It is in English Bond for the lower 19 courses, the wall then has a battered face for four courses on the Gardens side, with an over-sailing stretcher course on both faces topped with a half round capping brick (now rendered over in cement).
- 5.2.4 For the whole length of the wall there are signs of repair and replacement.
The wall shows areas which have the pointing missing and with damage caused by the use of inappropriate mortars and poor workmanship.

6.0 REPAIRS THAT HAVE BEEN CARRIED OUT TO THE SHARED GARDEN WALL AND THE BOUNDARY WALL OF AYSCOUGHTEE GARDENS

- 6.1 The height of garden wall for most of its length was originally approximately 3.75 metres high, this was less than 1 metre below the gutter height of No12 Church Gate (see fig 13 below)
- 6.2 It appears that there have been other structures attached to the wall but nothing is known about these.
- 6.3 The wall was a 'brick and a half thick' (330mm) reducing to 'one brick thick' (225mm) for the top five courses. (see fig 15 below), its height varied, being lower at the rear of the garden



Fig 14 Original height of wall prior to reduction



Fig 15 Wall at junction of house showing thickness

- 6.4 The 330mm thick wall has been reduced in height for approximately 9 metres of its length and a course of bricks on edge has been laid in a lime mortar using bricks salvaged from the wall.

Fig 16 View of the main length of reduced garden wall to the right of the rendered buttress



- 6.5 To the left of the buttress it can be seen where the wall has been reduced and it reaches the original height of that section of the wall. There are signs of this area having been rebuilt previously. It remains at 330mm thick



Fig 17 Left of the rendered buttress where the new header course meets the existing.

- 6.6 Further along, the wall drops to the height of the rear garden wall remaining, no work has been done to this section of wall



Fig 18 View showing where the unaltered section of wall meets the rear garden wall

7.0 CONCLUSIONS

- 7.1 This report has assessed the historical and architectural significance of the wall that has been reduced in height and assessed the impact that the works that are the subject of the application for listed building consent would have on that significance.
- 7.2 While Ayscoughfee Hall and its Gardens are an important example of 15th Century architecture, the Love Lane boundary wall that this document refers to, is thought to be 19th or 20th century and has a much smaller significance. This part of the boundary walls has had many interventions and has been reduced in height in various places previously.
- 7.3 The section of wall that has been reduced in height had lost much of its support by the removal of the attached buildings on the side of No12 Church Gate and was the subject of vegetation growth which had damaged the upper courses of the brickwork.
- 7.3 The application for listed building consent is retrospective since the works were carried out to ensure the safety of both the occupants of No12 Church Gate and the staff and visitors to Ayscoughfee Hall Gardens.
- 7.4 The works that were carried out and have been set out in this application have consolidated the existing boundary wall and have made it safer, while not impacting on Ayscoughfee Hall or its Gardens. While the works were reasonably substantial in nature, it can be seen that they have been informed by historical research and are intended to be sympathetic to the existing fabric.

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

8th April 2022

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Appendices

Drawings referred to within the HIA document:

A1572W-01 P1 - Site location plan

A1572-30 P1 - Plans, Elevations and Photos before and after works



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Site Location Plan

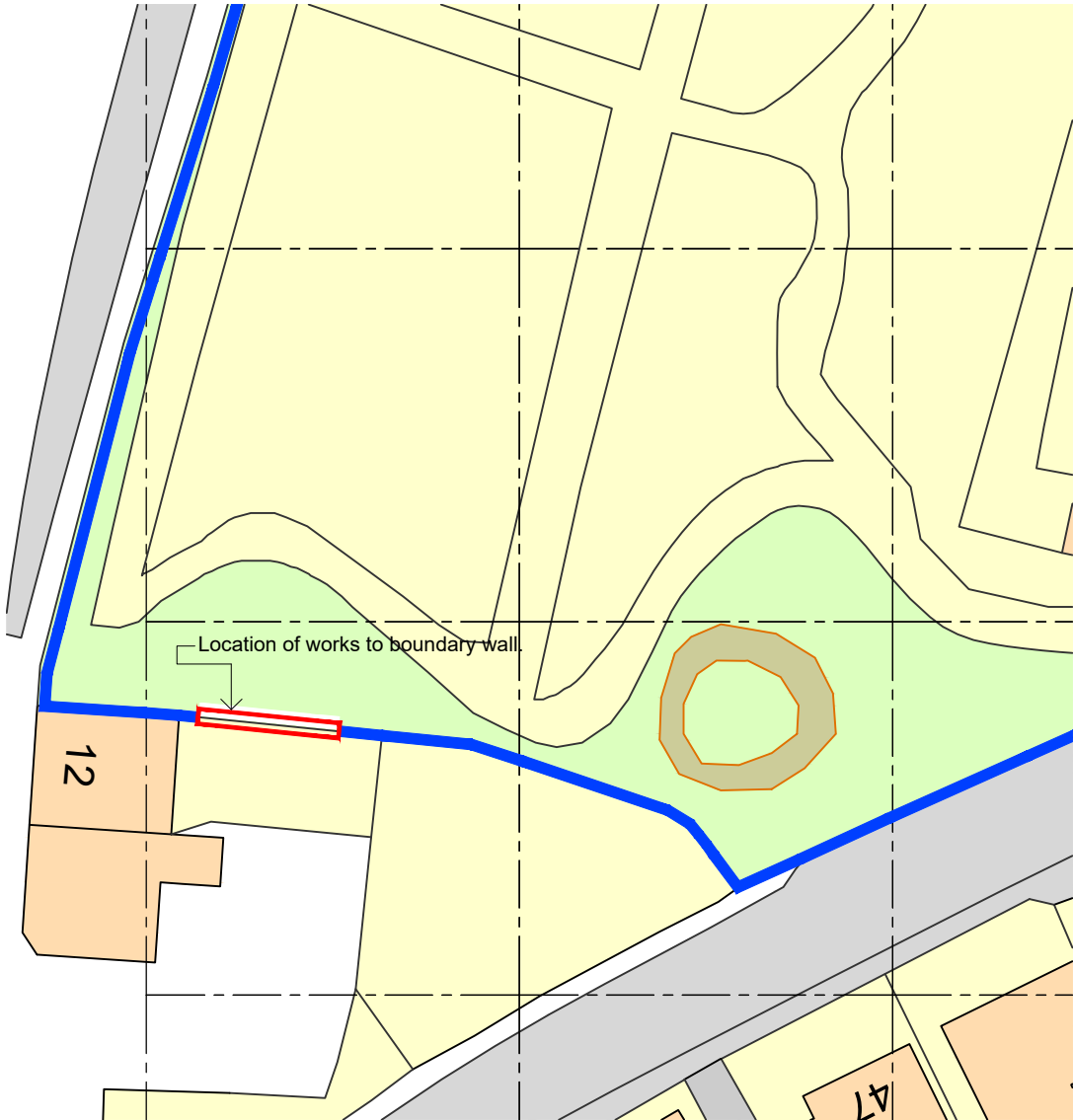
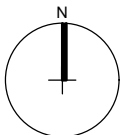
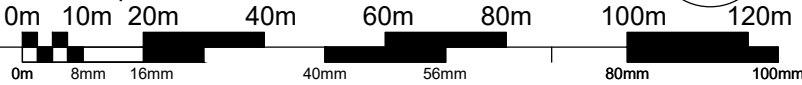
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250

SCALE 1 : 1



Site Block Plan as proposed

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500

SCALE 1 : 1



Client:

South Holland District Council

Project: **Ayscoughfee Hall Museum & Gardens**
Church Gate, Spalding, PE11 2RA
Proposed repair works to boundary wall
including reduction in height.

Drawing Number:

A1572W-01

Rev:

P1

Date: April 2022

Drawn by: AJO

Scale: As shown @ A3

Checked by: CLS

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Site Location and Block Plans

PLANNING & LBC APPLICATION ISSUE

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Chartered Architect

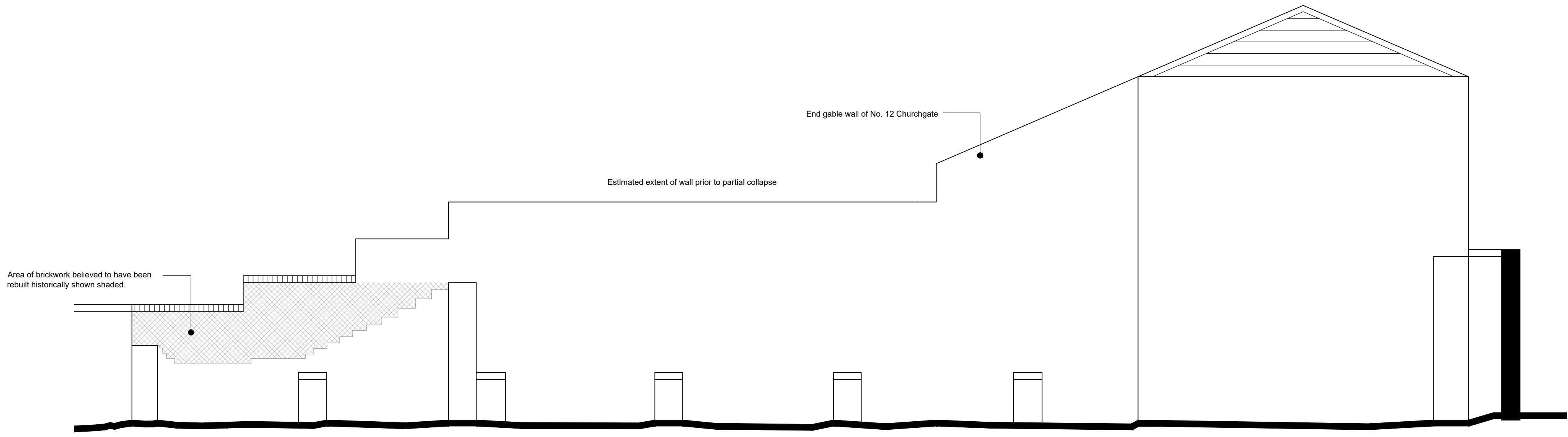
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PE11 1SL

Tel: 01775 761196

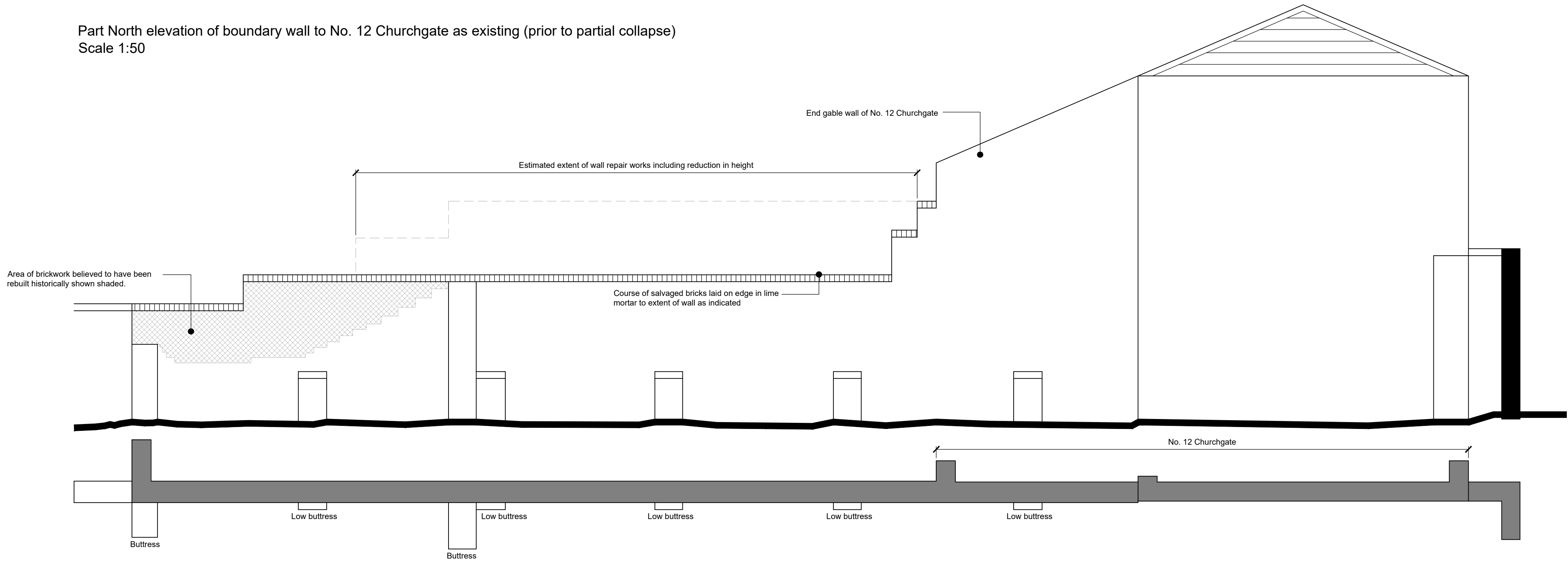
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Part North elevation of boundary wall to No. 12 Churchgate as existing (prior to partial collapse)
Scale 1:50



Part plan and north elevation of boundary wall to No. 12 Churchgate as existing (after partial collapse)
Scale 1:50

SCALE 1 : 50
SCALE 1 : 1

0m 0.5m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm



View of wall from SE prior to partial collapse and rebuild



View of wall from SE after partial collapse and rebuild



View of wall from N after partial collapse and rebuild



Detailed view showing capping course set in lime mortar

X	XX.XX.XX	XXXXX	XXX
Ref.	Date	Description	Initial
Oglesby & Limb Ltd Chartered Architect Suite 1, Market Chambers 12 Market Place, Spalding, Lincs PE11 1SL Tel: 01775 761196 e-mail: design@o-l-ltd.co.uk			

Client:
South Holland District Council

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

**Proposed repair works to boundary
wall including reduction in height**

Drawing Title:
Elevations and photos as existing
PLANNING & LBC APPLICATION ISSUE

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

Drawing Number:	Rev:
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