

Heritage Impact Assessment



Demolition of greenhouse, erection of fencing, pergola and replacement of door within the Gardeners Area at Ayscoughfee Hall, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

April 2022

A1572GA – HIA rev P1

Contents

1.0	INTRODUCTION TO THIS HERITAGE IMPACT STATEMENT	p. 3
2.0	AYSCOUGHTEE HALL AND ITS GARDENS	
	LISTING AND HISTORIC ENGLAND'S ENVIRONMENT RECORDS	
2.1	Ayscoughfee Hall	p. 5
2.2	Ayscoughfee Hall Gardens	p. 5
2.3	Garden Wall to Ayscoughfee Hall	p. 5
2.4	Spalding War Memorial	p. 5
2.5	Generally	p. 5
2.6	Heritage Gateway Listing the Historic Development	p. 6
3.0	REGULATORY FRAMEWORK	
3.1	Legislation	p.7
3.2	Spalding Conservation Area	p.7
4.0	LOCAL PLANS & REPORTS WHICH HAVE BEEN CONSIDERED	
4.1	Archaeological Project Services June 1992	p. 8
4.2	Lee Holmes Report 1999.	p. 8
4.3	Ayscoughfee Hall, Spalding, Conservation Plan 2000	p. 8
4.4	Historical Appraisal of the Pleasure Grounds July 2000	p. 9
4.5	Council's Site Development Outline Business Plan	p. 9
4.6	nau archaeological excavation	p. 9
	Plans showing the development of The Gardeners Area	
4.7	Earliest known plan, by John Grundy 1732	p.10
4.8	Guide to Hall C1912	p. 10
4.9	Ordnance Survey Maps 1929	p. 11
4.10	Aerial Photograph 1930	p. 11
4.11	Ordnance Survey Maps 1950	p. 12
4.12	Ordnance Survey Maps 1974	p. 12
5.0	HISTORIC INTEREST RELATING TO THE ELEMENTS IN THE GARDENERS AREA	
5.1	Generally	p. 13
5.2	Close boarded fencing	p. 13
5.3	The Greenhouses and erection of a shelter for Gardeners	p. 15
5.4	The removal of the doors to the gardeners store and replacement with a metal roller shutter	p. 16
6.0	CONCLUSIONS	p. 17

Figures and Images

Fig. 1. Extract from the 2020 Ordnance Survey Map showing the position of the Gardeners Area	p. 4
Fig. 2. Anderson and Glenn's Map provided in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'	p. 9
Fig. 3 Extract from Grundy's plan of 1732	p. 10
Fig. 4 Extract from a Guide to Ayscoughfee Hall C1900	p. 10
Fig. 5 Extract from the 1929 Ordnance Survey Map	p. 11
Fig. 6 Aerial view of the Gardeners Area 1930	p.11
Fig. 7 Extract from the 1950 Ordnance Survey Map	p. 12
Fig. 8 Extract from the 1974 Ordnance Survey Map	p. 12
Fig. 9 View of the fence viewed from the bowling green	p. 13
Fig. 10 View of the fence from within the Gardeners Area	p. 14
Fig. 11 View from the Tennis Courts towards the fence	p. 14
Fig. 12 Image showing the bases of the Greenhouses December 2021 p.13	p. 15
Fig. 13 View of the free standing shelter	p. 15
Fig. 14 The entrance to the Gardeners Area showing the side elevation of the store.	p. 16

Appendices

Appendix 1

A1572GA - 01 Rev P1	Site Location and Block Plan
A1572 -40 Rev P1	Plans, elevation 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 Part of the assessment is retrospective and is in support of works carried out to items within the Gardeners Area namely:
 - 1.2.1 The replacement of close boarded fencing that had deteriorated over time and damaged by high winds
 - 1.2.2 The demolition of two rows of glass houses that had deteriorated over time and were damaged by high winds
 - 1.2.3 The construction of a shelter for the Gardeners working in Ayscoughfee Gardens
- 1.3 Part of the assessment deals with a proposed change to an existing building within the Gardeners area namely;
 - 1.3.1 The replacement of a pair of dilapidated wooden gates to a shed and the installation of a metal roller shutter door.
- 1.4 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.
- 1.5 This Heritage Impact Assessment describes the setting and significance of the Gardeners Area 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.

- 1.6 The area that this application relates to is to the north of Ayscoughfee Hall Gardens. And abuts land belonging to St May & St Nicholas church and is accessed through the Gardens to the north of the bowling green

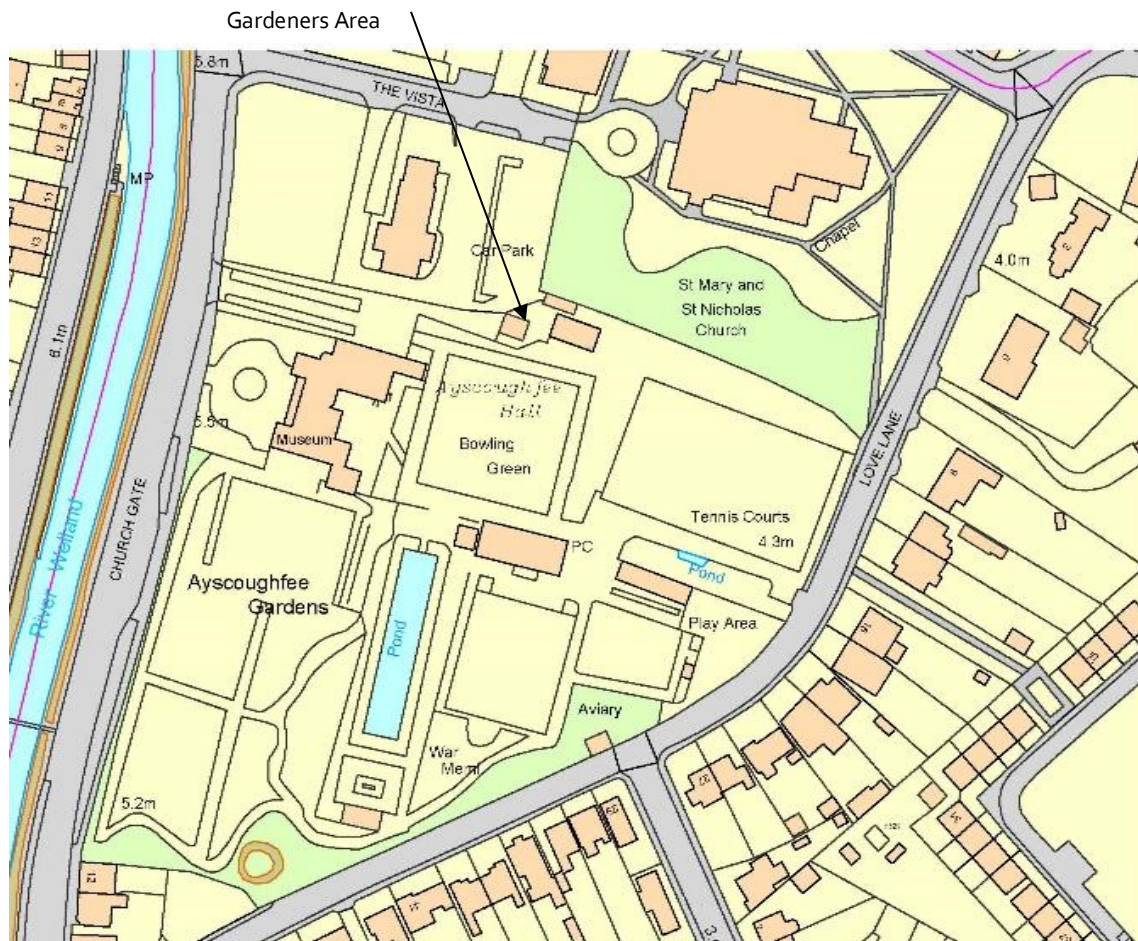


Fig. 1 Extract from the 2020 Ordnance Survey Map North is to the top of the map

Location: Longitude $52^{\circ}47'05''\text{N}$. Latitude $0^{\circ}08'54''\text{W}$

2.0 AYSCOUGHFEE HALL AND ITS GARDENS

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

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 (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

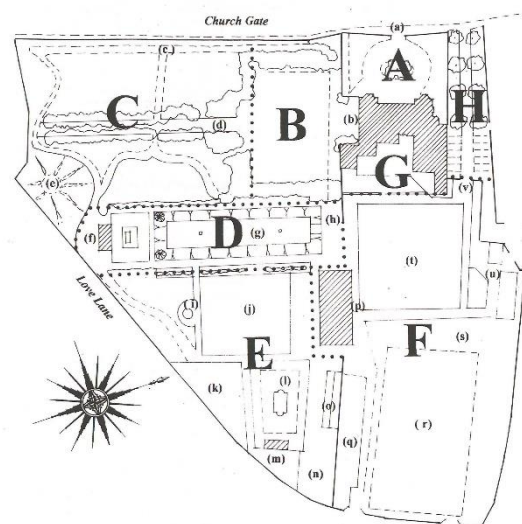
3.3.7 Because the walls surrounding the site have survived and the historic buildings both opposite and to the south along Church Gate are also intact, the setting of the site has suffered little in the way of degradation. Vistas of the church and its spire are still available from within the grounds.

3.4 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.



3.5 Garden Structures

3.5.7 Gardeners Buildings These are relatively unobtrusive structures of little architectural merit tucked into a yard area on the north side off Area F.

Fig. 2 Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000' - the Glasshouses are marked a 'u' close to area F

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 plantings within the gardens and provides some information about the boundary walls and gateways.

It has little to say about other structures within the Gardens at 5.1.4 after describing the ice house and a 1974 brick pavilion, the report goes on to say that "Other buildings are of no architectural interest and have minimal impact on the site."

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 Gardeners Area 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 area under consideration in this HIA is not mentioned.

Plans showing the development of area now known as The Gardeners Area

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 orchards where the Gardeners Area is now sited. The report also shows a map by Armstrong of 1779 which again has the same building outline.

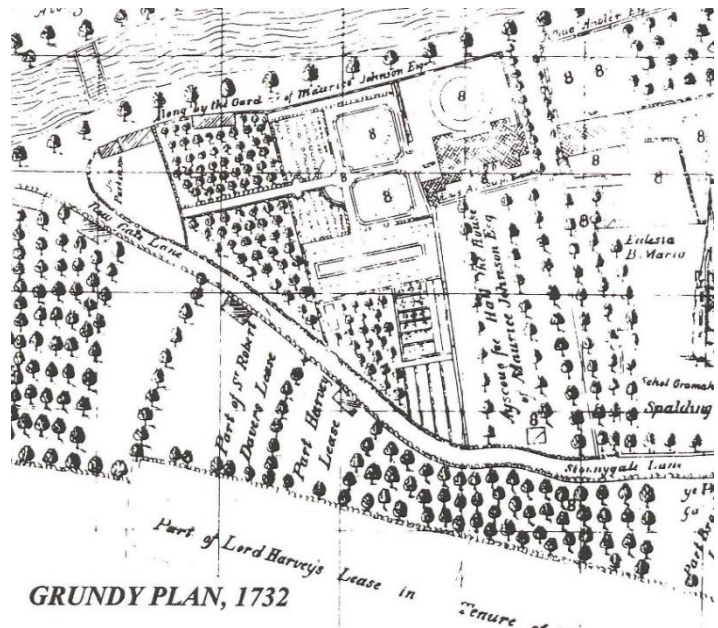
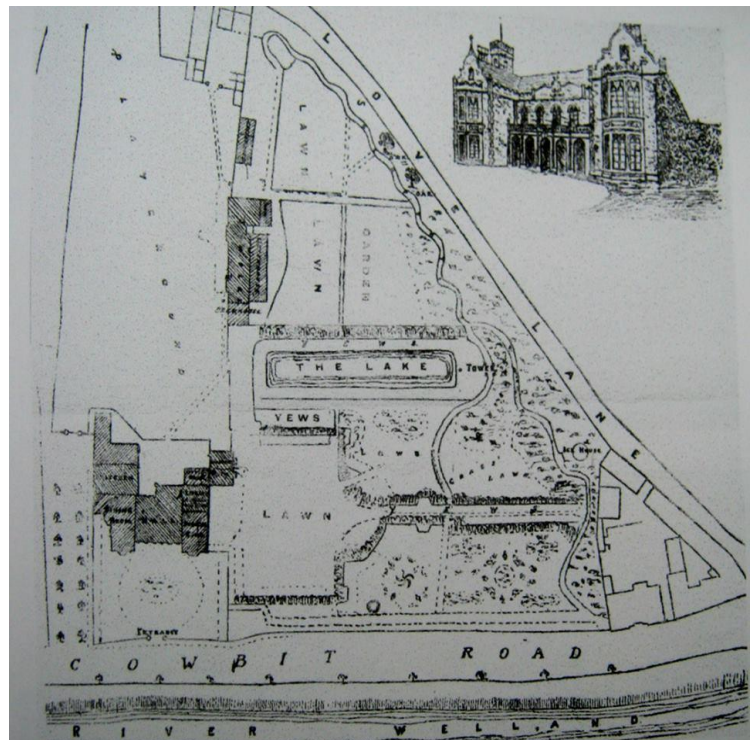


Fig 3. Extract from the Grundy Plan of 1732

4.8 A guide to the Hall that was published around 1912 also shows the area without any structures



**Fig 4. Extract from a Guide to Ayscoughfee
Hall published around 1912**

4.09 OS maps of 1887 and 1903, showed the same layout as the Fig.4 above.

4.10 The OS map was revised in 1929 (see fig 5 below) but no structures are shown in the Gardeners Area



Fig 5. Extract from OS map of 1929,

4.11 The aerial photograph (Fig 6) taken May 7th 1930 shows no buildings in the area under discussion

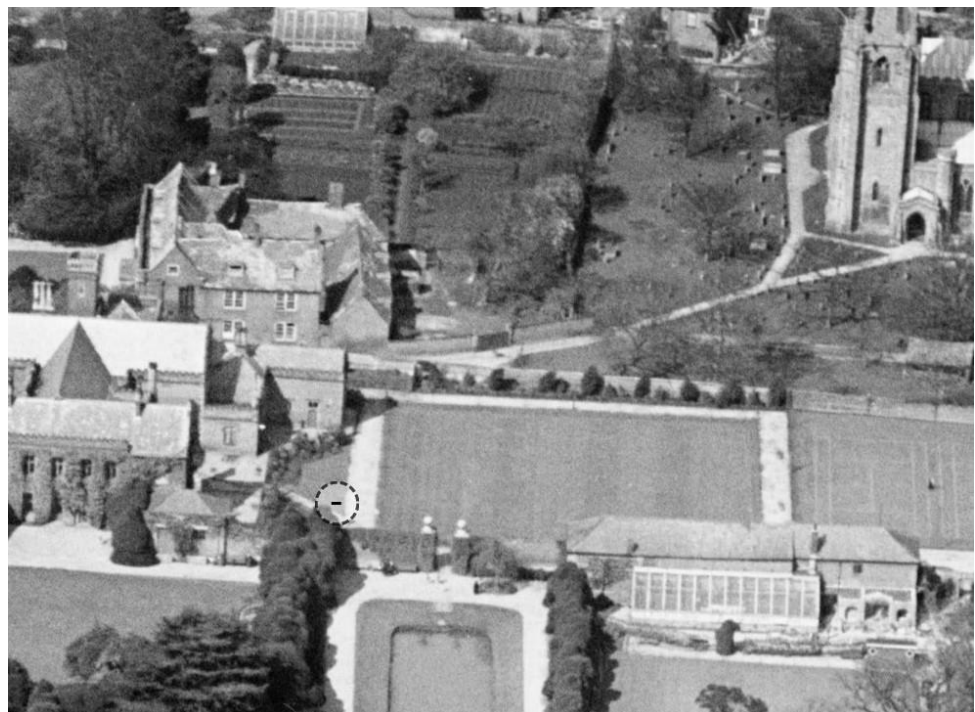


Fig 6. Extract from: Ayscoughfee Hall, the River Welland and the town centre, Spalding, 1930
© Historic England. Aerofilms Collection

4.11 The OS map was revised again in 1950 (see fig 7 below) and then published in a less detailed version in 1952 but no structures are noted in the Gardeners Area on either of these maps.

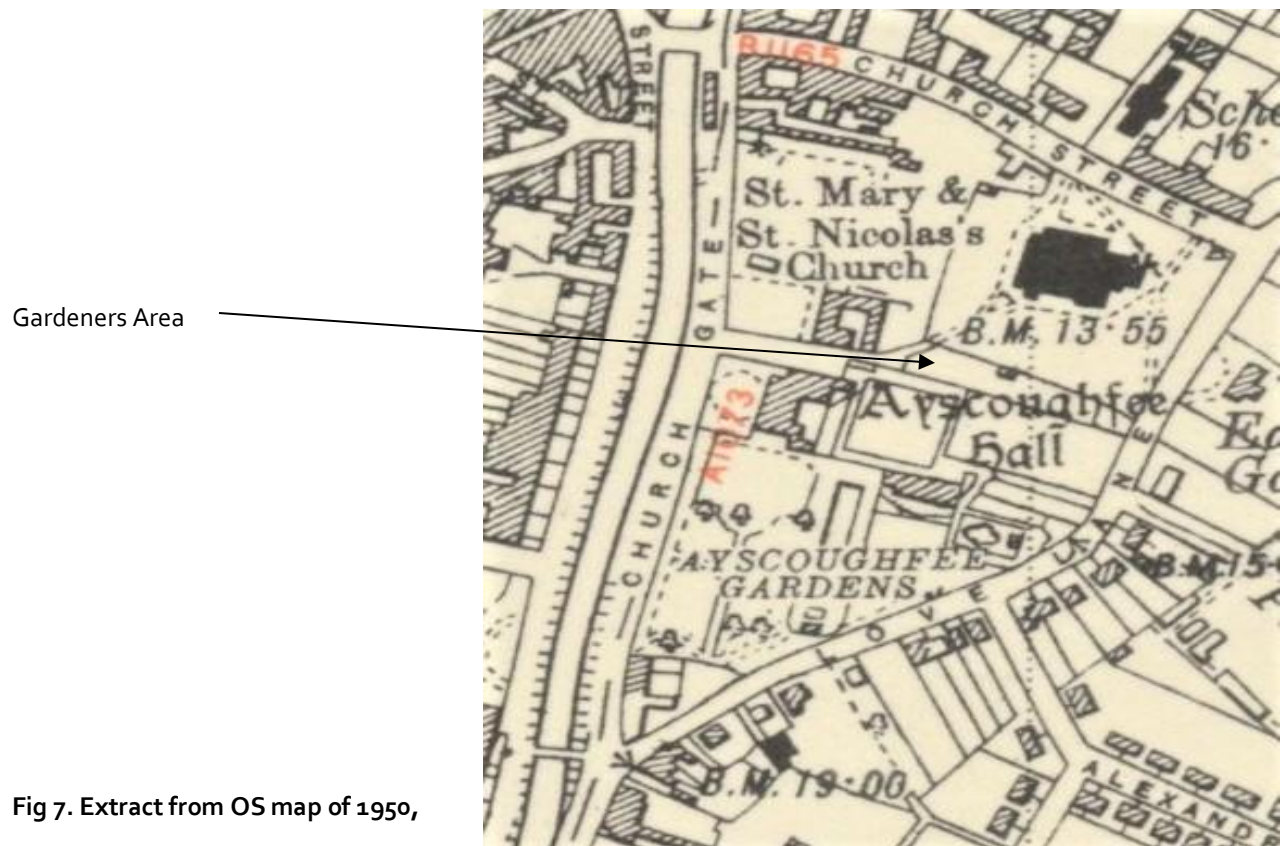


Fig 7. Extract from OS map of 1950,

4.12 The OS map of 1974, (see fig 8) is the first to show structures in the Gardeners Area, these may be Greenhouses and a shed

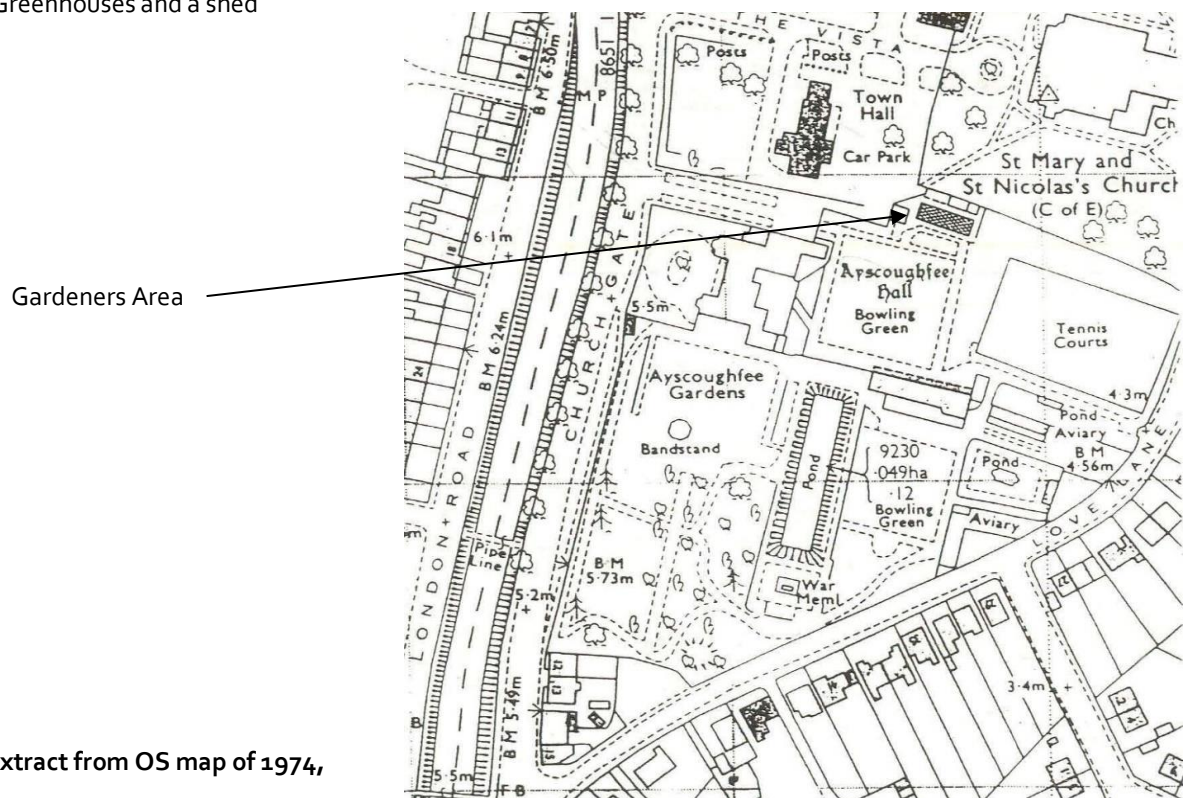


Fig 8. Extract from OS map of 1974,

5.0 HISTORIC INTEREST RELATING TO ELEMENTS IN THE GARDENERS AREA

5.1 Generally

- 5.1.1 No mention is made of any of the elements that are the subject of this HIA in the statutory listings or in any of the plans and documents that were consulted when writing this document (see Section 2 and Section 4 above).
- 5.1.2 The structures that are being discussed do not appear on any plans or Ordnance Survey Maps until 1974
- 5.1.3 The Gardeners Area is enclosed on the Church side by a brick wall, no work has been carried out to this
- 5.1.4 Drawing A1572-40 p1 which accompanies this document shows the relative position of the elements within the Gardeners Area, both before and after the works.

5.2 The close boarded fencing

- 5.2.1 While it is not possible to tell from any of the maps or plans, it is clear that there were no fences between Ayscoughfee Gardens and St Mary & St Nicholas's church in 1930 (see fig 6 above).
- 5.2.2 The new fence is of the style and height as the existing and it now encloses the Gardeners Area making the area more secure and safer for the public.



Fig 9. View of the fence viewed from the bowling green, showing the older section to the left and the new length erected on the same line, to the right



Fig 10 View of fence enclosing the end of the Gardeners Area, viewed from within,



Fig 11 View from the tennis courts of the end section of fence hidden by shrubbery.

5.3 The Greenhouses and erection of a shelter for Gardeners

5.3.1 The first Ordnance Survey Map that shows any structures within the Gardeners Area is dated 1974

5.3.2 No record is available for the style or type of Greenhouse that were erected at that time



Fig 12. Image showing the bases of the Greenhouses December 2021

5.3.3 There was nowhere within the Gardens where the gardeners could shelter from the weather or have their breaks in private.

5.3.4 The shelter is built of materials that are in keeping with its surroundings. It is free standing, built of timber and is open sided with a lightweight felt tile roof

5.3.5 The construction is bolted down to the existing concrete so that it is easily reversible should a different use be needed for the area or a more historic reference is found.



Fig 13 The free standing shelter April 2022

5.4 The removal of the doors to the gardeners store and replacement with a metal roller shutter

- 5.4.1 The store has a mono pitch roof and is built in a single skin of common brickwork with external pillars, its style and the materials used, dates it to the latter part of the 20th century.



Fig 14 The entrance to the Gardeners Area showing the side elevation of the store.

- 5.4.2 The timber doors to the store are softwood framed. Ledged and braced doors from the same period as the building. The doors have deteriorated over time and are beyond repair, they are both difficult to use and make the store vulnerable to theft. Steel gates have been fitted to protect the garden equipment kept in the store and these impede the movement of machinery. A metal roller shutter door would be more secure in itself and allow the removal of the steel gates should that be required.



Fig 15 The doors to the Gardener's store which are to be removed and replaced with a roller shutter door

6.0 CONCLUSIONS

- 6.1 This report has assessed the historical and architectural significance of the elements that have been removed and replaced.
- 6.2 While Ayscoughfee Hall and its Gardens are an important example of 15th Century architecture, the Gardeners Area, is thought to be late 20th century and has very little historic significance.
- 6.3 The fencing that has been carried out better defines the area and uses traditional materials that have a limited lifetime and can be removed easily should it be required
- 6.4 The Greenhouses that were removed had deteriorated and had no historic significance
- 6.5 The shelter that has been erected has used traditional materials and can be easily removed.
- 6.6 The removal of the timber doors and installation of a roller shutter door, finished in a suitable colour will make the store more secure and safer for the gardeners to access their machinery.
- 6.7 The works that were carried out and have been set out in this application have consolidated the Gardeners Area and have made it safer, while not impacting on Ayscoughfee Hall or its Gardens. While the works were relatively minor 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

14th April 2022

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Appendices

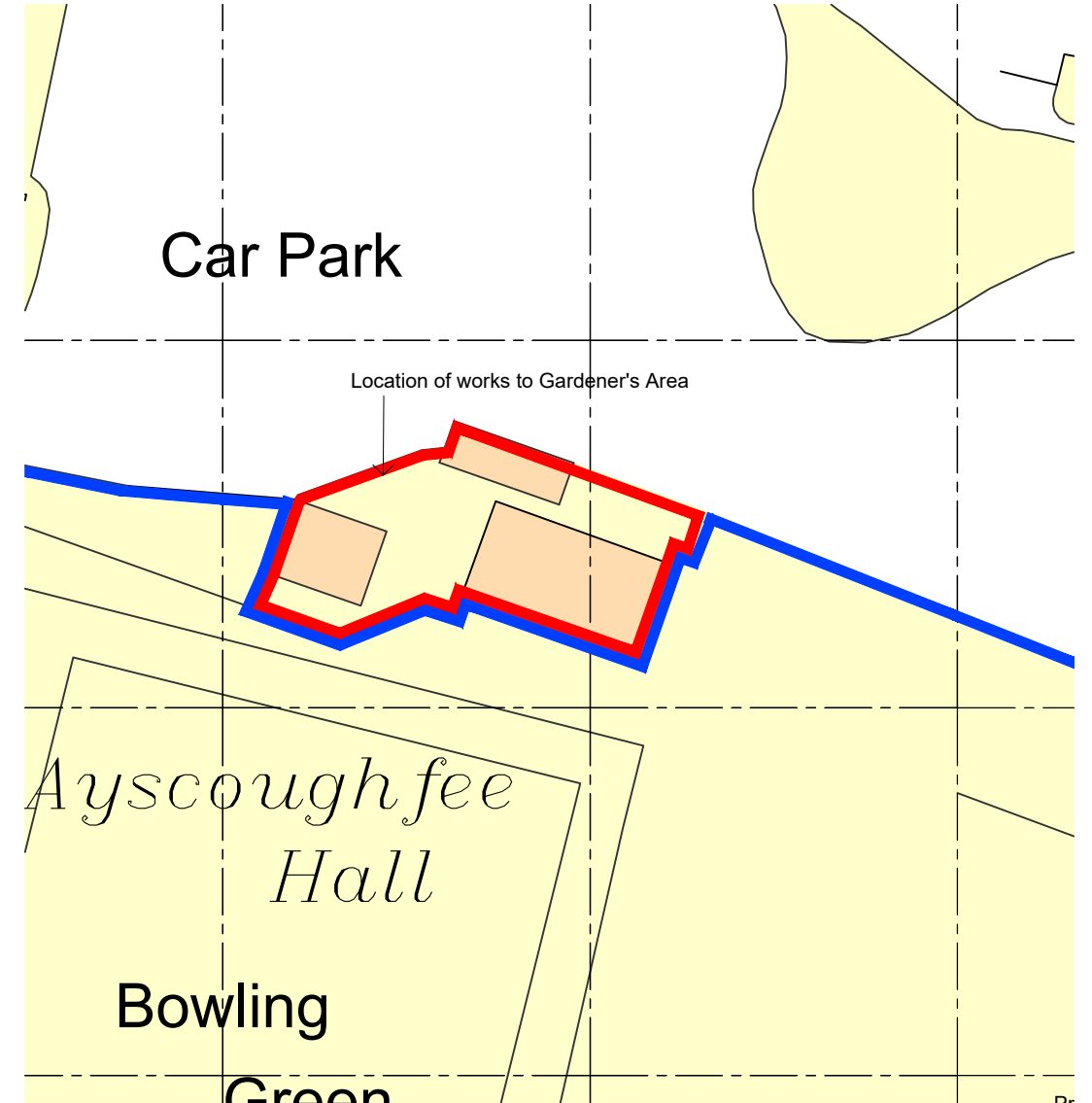
Drawings referred to within the HIA document:

A1572GA-01 P1 - Site location plan

A1572-40 P1 - Plans, Elevations and Photos before and after works



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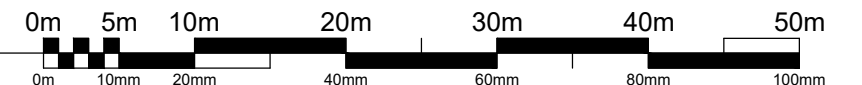
Site Block Plan

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500

SCALE 1 : 1

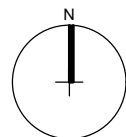
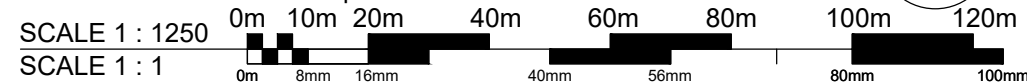


Site Location Plan

Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.



Client:

South Holland District Council

Project: **Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA
Demolition of greenhouse, erection of
fencing, pergola & replacement of door.**

Drawing Number:
A1572GA-01

Rev:
P1

Date: April 2022

Drawn by: AJO

Scale: As shown @ A3

Checked by: CLS

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Drawing Title:

Site Location and Block Plans

PLANNING & LBC APPLICATION ISSUE

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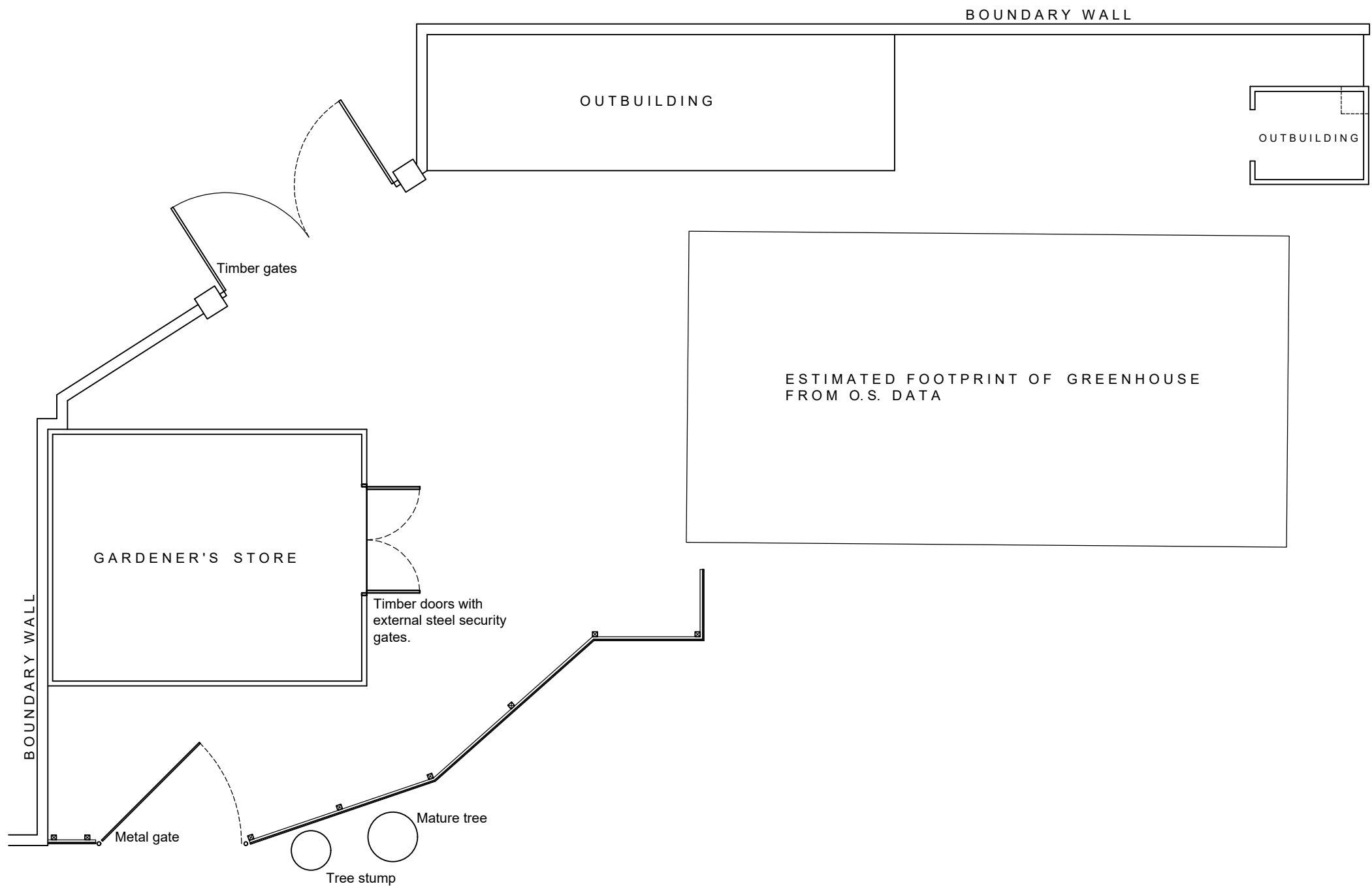
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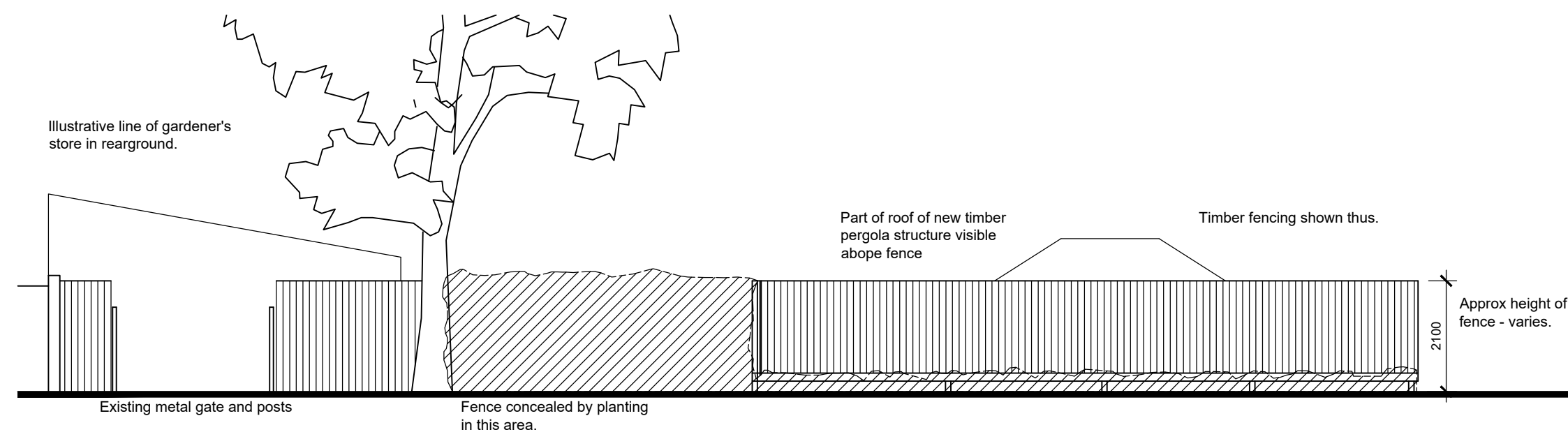
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e-mail: design@o-l-ltd.co.uk

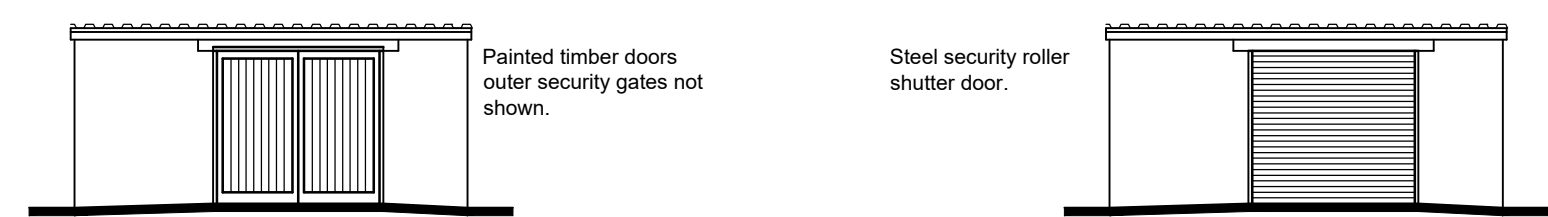




Plan of Gardener's Area prior to 2021 / 2022 works (estimated) - existing
Scale 1:100
SCALE 1 : 100
SCALE 1 : 1

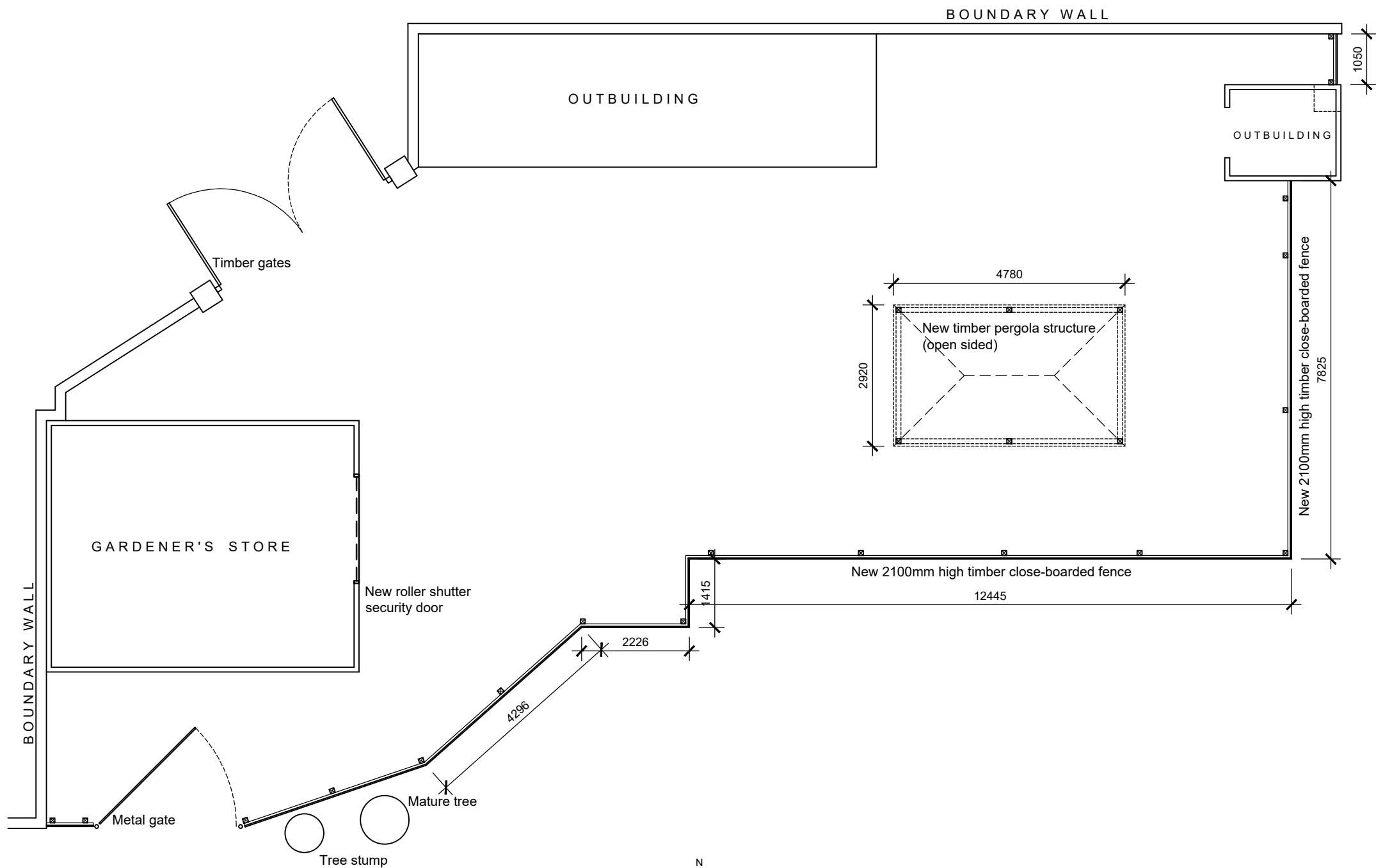


South elevation showing fence and pergola in rearground
Scale 1:100
SCALE 1 : 100
SCALE 1 : 1

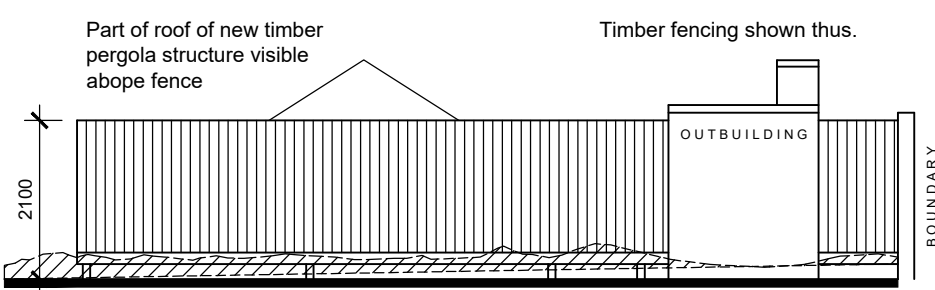


East elevation of Gardener's Store as existing
Scale 1:100
SCALE 1 : 100
SCALE 1 : 1

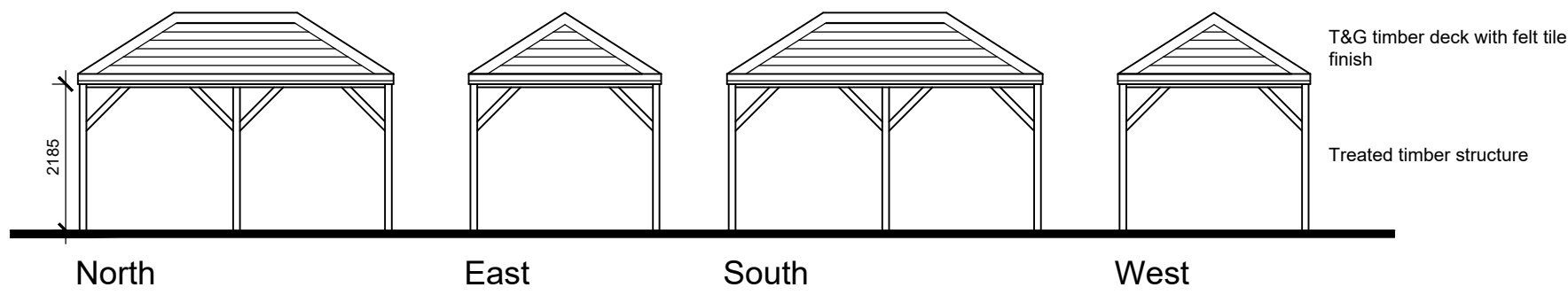
East elevation of Gardener's Store as proposed
Scale 1:100



Plan of Gardener's Area after 2021 / 2022 works - proposed
Scale 1:100



East elevation showing fence and pergola in rearground
Scale 1:100



Indicative Elevations of timber pergola structure
Scale 1:100

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Client:
South Holland District Council

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

Proposed works to Gardener's Area

Drawing Title:
**Plans, elevation and photos showing
demolition of greenhouse, erection
of fencing and pergola, and
replacement of door to Gardener's
Store.**
PLANNING & LBC APPLICATION ISSUE

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

Drawing Number:	Rev.
A1572-40	P1



View from south, fence and pergola visible right of centre



View from south showing new fencing.



View of fencing from inside gardener's area



View of timber pergola



View of gardener's store door to be replaced