

North gate
(from west)

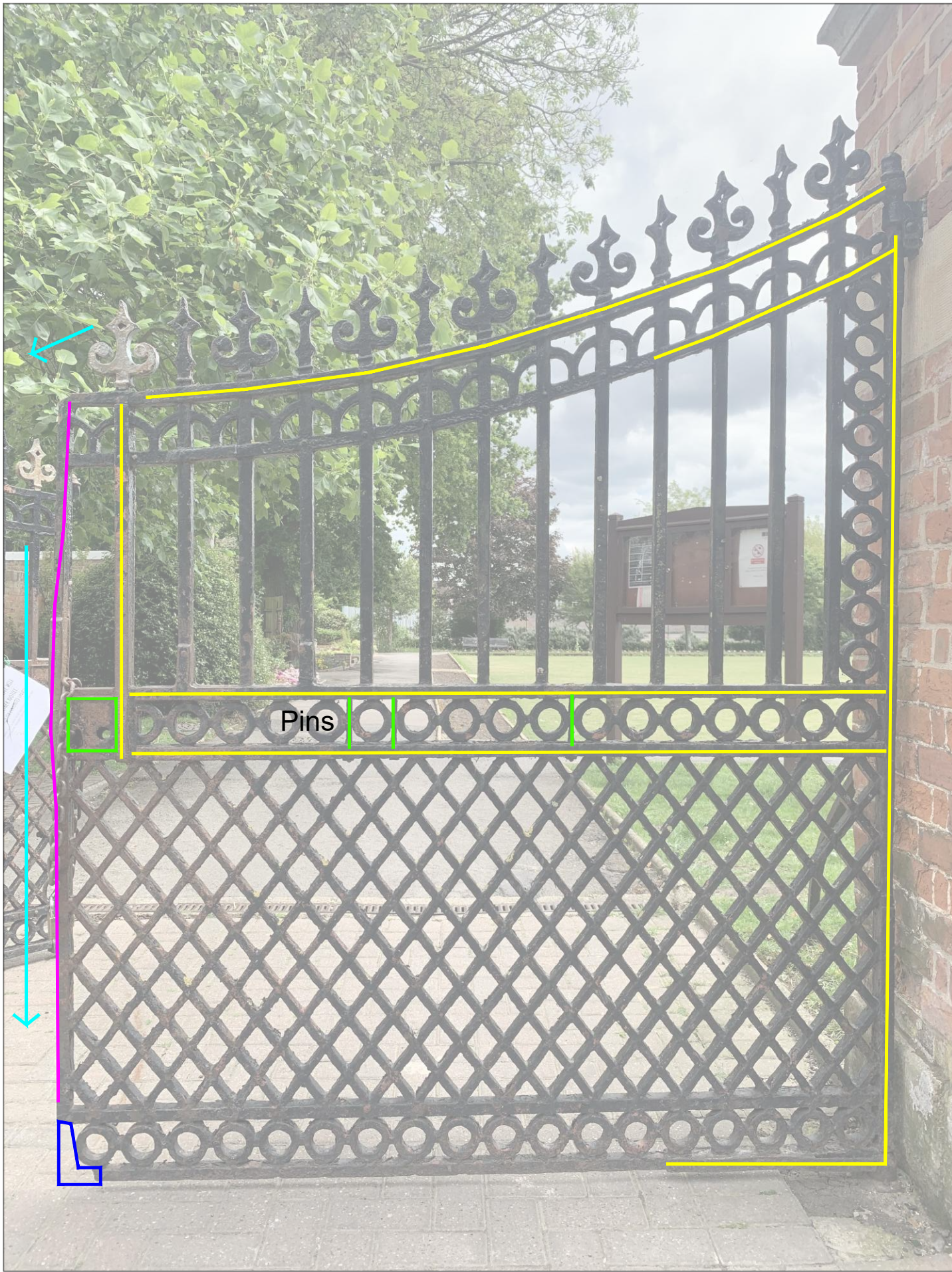


View of gates from west (the Chestnut Avenue) - showing visible defects and repairs

South gate
(from east)



View of gates from east (inside Ayscoughfee Gardens) - showing visible defects and repairs



South gate
(from west)



North gate
(from east)

Gate condition - the issues:

The existing gates date from at least the early 1820s and as such have significant historic and architectural value. The following issues are however evident which hinder the movement and securing of the gates and raise some concerns regarding their long term longevity.

1. The paint finishings are in poor condition, much of the black paint is peeling to reveal a form of red oxide primer beneath. The decorative outer coating is not therefore providing the optimal level of protection to the iron substrate beneath.
2. The gates will not close correctly, this is due to distortion within the gates and in particular the south gate.
3. The lock box is not functioning and consequently the gate has been secured by a chain which has further damaged the painted surfaces.
4. Both gates have been repaired historically. Both faces of both gates have had strengthening straps applied, these have been fixed using exposed studs. There is a considerable amount of strapping which would suggest significant failure, particularly in the outer frame of each gate.
5. On the south gate 3 vertical pins have been installed within the central rail, again suggesting a interim repair.
6. The north gate has hairline cracks running horizontally at mid-rail level and at an angle of 45 degrees descending from the lock box. These fractures appear to extend through the full thickness of the iron.
7. There appears to be general distortion in both gates, but particularly the south gate. It is suspected that the shear weight of each gate is either causing or significantly contributing to this.
8. The mortar pointing within the brick pillars is evidence of the relatively recent rebuilt of part of the gates supporting posts. The hinge fittings appear to be a later addition. These do not allow for any adjustment meaning that distortion or movement within the gates cannot easily be accommodated.

Proposals - the aims:

The applicant (SHDC) recognizes that the gates need maintenance and repair to address a number of the items raised above and to ensure their longevity. It is recognized that the gates have significant value both historically and architecturally and therefore the approach taken is to repair and conserve rather than replace. The aims are therefore as follows:

1. To repair the gates and eliminate distortion as far as practically possible such that the gates can be closed correctly and that they can be used to fulfil their original purpose.
2. To repair cracks and fractures within the gates to minimize the risk of further deterioration.
3. To retain as much of the the original fabric as it is practical to achieve, whilst ensuring the structural integrity of the gates.
4. To repair the locking mechanism such that this can be used to secure the gates. Should the existing lock components be missing or damaged beyond repair then to install new, sensitive to the design of the gates.
5. To remove all previous decoration, prime and redecorate the gates to provide optimum protection to the ironwork.
6. To return the gates to their original colour, as they would have appeared in the early 19th C.

— Fracture / crack completely through member shown thus.

— Previous repair - straps pinned / welded to iron.

— Other damage - some previously repaired.

— Direction of general distortion.

— Significantly distorted member

— Incomplete / missing frame section?

Note double lock box (one to each gate leaf) - both non-operable.

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Ref.	Date	Description	Initial

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Client:
South Holland District Council

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

**Proposed works to North Gates (at end
of The Chestnut Avenue)**

Drawing Title: Annotated photographs showing existing visible defects and previous repairs. LBC APPLICATION ISSUE

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

Drawing Number: A1572-51	Rev: P01
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