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# Heritage Impact Assessment



Proposed works to North Gates (at the end of The Chestnut Avenue),  
Ayscoughfee Hall Museum and Gardens, Church Gate, Spalding, Lincolnshire

On behalf of South Holland District Council

June 2022

A1572NG– HIA rev P01

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### Appendix 1

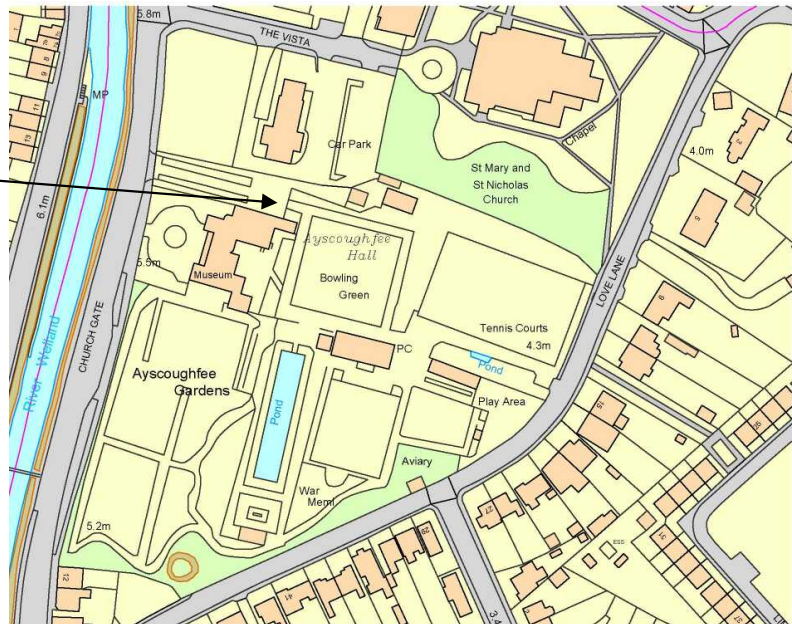
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## 1.0 INTRODUCTION

- 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 John Hemingway BA (Hons), MA (Arch. Conservation) MRICS ACiFA IHBC,
- 1.2 The assessment supports proposals to repair and repaint a pair of gates at the end of the 'The Chestnut Avenue', which is off of Church Gate, Ayscoughfee Hall Gardens, Spalding, PE11 2RA., to the north of the Hall. The position is indicated on the Ordnance Survey Map extract at Fig 1 below.

Fig 1. Location of gates

Long/Lat 52.7847N . 0.1491W



- 1.3 The gates are shown in the photographs below (Fig 2 & Fig 3)



Fig 2. The gates from Church Gate side



Fig 3. The gates from within the Gardens

- 1.4 The gates are misshapen and ill-fitting because of decayed elements, the proposals seek to remove the defective parts and replace them with like for like materials using traditional blacksmithing techniques and then re-decorate them in a method based on the Conservation report which also forms part of this application

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- 1.5 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.
- 1.6 The Heritage Impact Assessment describes the setting and significance of the existing gates and 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.

**2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS**

Ayscoughfee Hall is 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.

**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 gate piers set in the east wall.

*\*AUTHORS NOTE: This paragraph refers specifically to the avenue and gates in this HIA*

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**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.*

#### 4.0 LOCAL PLANS, REPORTS AND OTHER DOCUMENTS WHICH HAVE BEEN CONSIDERED IN WRITING THIS DOCUMENT

AUTHORS NOTE - Relevant information taken directly from the documents are provided in italics, using the original report reference numbers

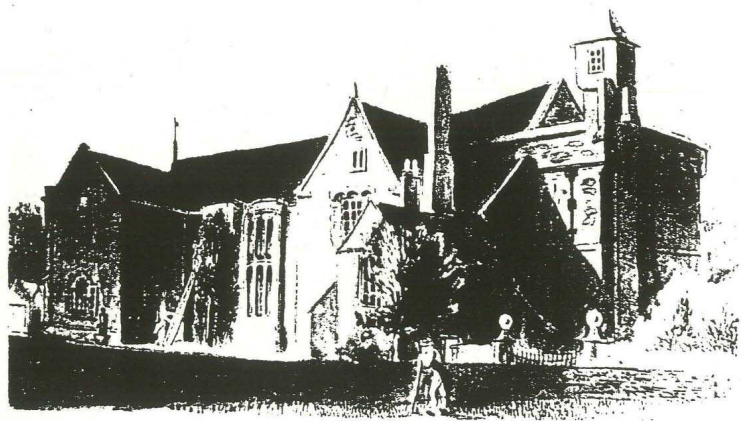
- 4.1 In June 1999 SHDC commissioned a building recording and historical research report on the Hall. This was produced by Archaeological Project Services (APS Report No 62.99)

In section 8, page 11 of the report APS referring to building alterations made in 1793 states:

*"Extensions and alterations were also undertaken at the rear of the building at that time. Extensive additions were made to the eastern end of the north wing. The extension first recorded in the painting of c. 1821, (APS Fig 12 - shown below as Fig 4) was enveloped in further constructions, which are recorded on the 1887 Ordnance Survey map of the area" (APS Fig. 13 shown below as Fig 5).*

The 1821 painting at Fig 4 shows the top part of the gates, which appear to be the same profile as the gates that this HIA refers to.

Fig 4. Scanned image of an anonymous painting c.1821 of the rear east side of Ayscoughfee Hall



The extract from the Ordnance Survey map of 1887 referred to in the APS report and in Anderson and Glenn's later reports show the gates and their pillars in the same position as they are today.

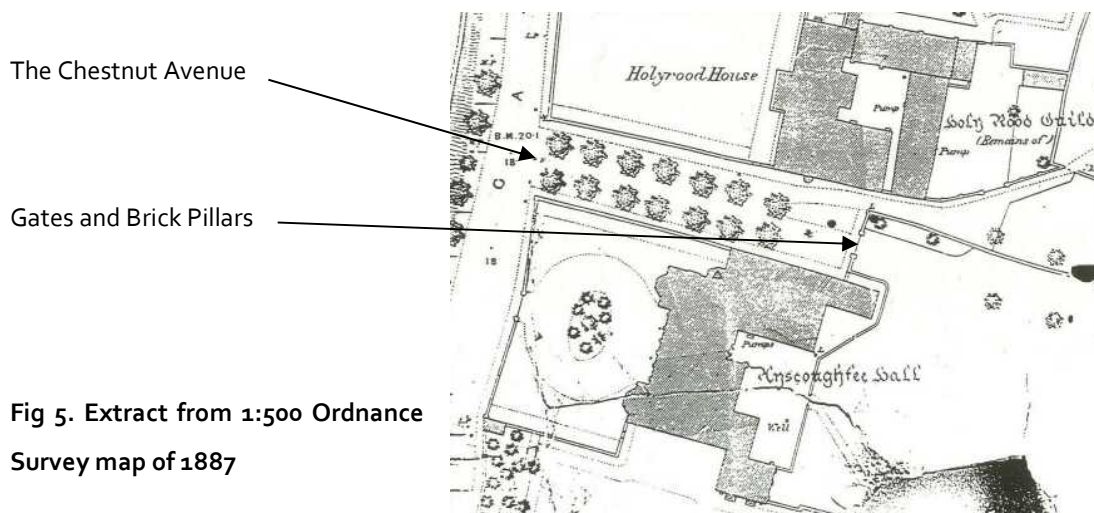


Fig 5. Extract from 1:500 Ordnance Survey map of 1887

- 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 and provides information which is drawn upon by the subsequent Anderson and Glenn reports discussed in this document.
- 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.
- 4.4 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, the different areas of the gardens are referenced by their 'Figure 1' which is taken from the Anderson Glenn document and provided below at Fig.6:

#### 2.6 Historical Development

#### 2.7 Assessment of significance

#### 2.8 Analysis of Vulnerability

#### 2.9 Conservation Policies

##### 2.9.2 Retention of Significance

- a. Continue the programme of research into the history of the site.
- b. Avoid alterations to early fabric of Hall and grounds.
- c. Reinststate lost or damaged features of Hall and grounds where proven by research.
- 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.

##### 2.9.7 Maintenance

- a. Stave off decay with daily care.

#### 3.2 Historical Development

#### 3.3 Setting

3.3.4 The 1887 Ordnance Survey map indicates that all of the boundaries were walled. On the opposite side of the river the Welland Terraces are fully constructed, giving a much more urban feel to the setting on that side of the river. The adjacent Holyrood House clearly has fine gardens to the north, and to the south the apex of land looks to be fully developed with buildings. The 1929 map shows the same situation.

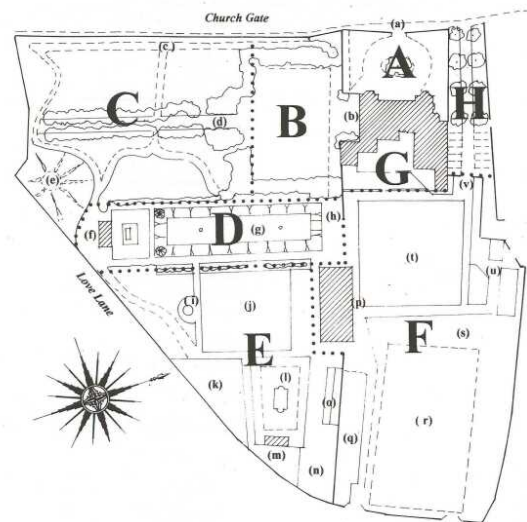
### 3.4 Gardens

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

(The Garden entrance gateway is marked v, area H )



#### 3.4.34 Area H The Entrance Drive.

This formed the avenue between Holyrood House and Ayscoughfee Hall. In 1957 14 of the horse-chestnuts in the avenue had to be taken down. They have however been renewed in part, leaving spaces for parking at the eastern end.

3.4.35 At the end of the drive is the current garden entrance to the grounds with brick piers and ball finials and solid lattice work cast iron gates. This entrance would have served the stables and coach house and the rear service yard. It would not have formed an entrance into the pleasure grounds.

3.4.36 Gateway with ball finials is shown on the anonymous painting of 1821, See APS report Figure 12.

- 4.5 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'

This report primarily gives information about the gardens themselves but does provide some information about the boundary walls and gates, providing a series of maps and plans of the gardens.

The earliest known plan of the gardens by John Grundy 1732 is included and the report also provides a map by Armstrong of 1779 (see Fig 7 below). While 'The Chestnut Avenue' is clearly shown on the Grundy plan, neither of these maps show the pillars or the gates.

The report in Section 4.0 The chronological development of the Gardens states:

*4.3 Armstrong's Map of Lincolnshire (1779) shows the gardens but includes much less detail than Grundy. Importantly it shows the addition of the stable block and the garden building shown in 1732 on the main eastern axis still in place*

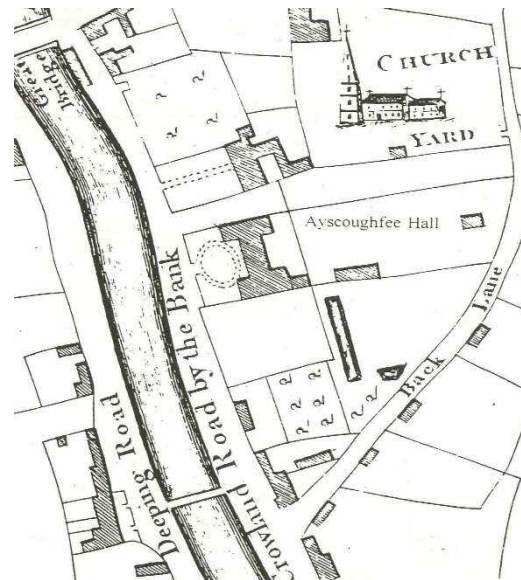


**Fig 7 Extract from Armstrong's map of 1779**

In section 5.1.3 Gateways

*The gateway to the garden leading from the Drive is marked by brick piers with smaller stone finials and that is clearly shown on a painting of the rear of the Hall dating from 1821. ( Figure 12, in APS report). The iron gate appears to be the original one featured in that painting.*

The 1:2500 Ordnance Survey map of 1887 is also included and appears to show the gates and pillars but is too small a scale to show any detail while the 1902 1:2500 map shows a wall line but not the gates.

The report includes a plan from the Guide Book to the Hall of 1912 showing the chestnut trees, the gates and their pillars in the same position as they are today.

- 4.6 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 gate under consideration in this HIA is not specifically mentioned.

- 4.7 A desk based assessment of the gardens of Ayscoughfee Hall (Report No.1618) was provided to SHDC by NAU Archaeology (part of the NPS group) in January 2008. This document investigated the development of medieval plots of land and the influence it had on Ayscoughfee Hall and Gayton House 1481 (renamed Fairfax House, damaged by fire in 1958 and since demolished). It deals with the layout of the gardens, its statuary and a list of plantings. It does not mention the gates specifically but it does mention 'The Chestnut Avenue'.

*North of the Hall, between the Hall and Gayton House is an avenues of trees (replaced in 1959 with the present Chestnuts). This shared drive may represent an earlier shared feature, even perhaps a spur from the river to serve the two late medieval houses here. Roberts argued for short 'canals' at right angles to the river in the 13<sup>th</sup> century (Roberts 1975 ,37) and if so then the chestnut avenue could be such a feature.*

The report refers to the Archaeological Project Services (APS Report No 62.99) which lists the painting shown in Fig.4 above, and in Section 7 within a chronology of the major events of the hall it states:

*1819 The Chestnut Avenue planted*

*1957 The Chestnut Avenue felled and replanted in 1959*

- 4.8 An archaeological excavation was carried out in 2009 and a report (No 1618c) was provided to SHDC by NAU archaeology. This document mainly deals with excavations within the gardens but these were not near 'The Chestnut Avenue', and the gates are not mentioned.

- 4.9 The Parish Church of St Mary and St Nicholas in conjunction with Ayscoughfee Hall produced a Learning Resource Pack. As part of this pack they have provided some maps. One map is labelled 1888 and appears to be copy of the map from the previous year (Fig 5 above) showing the gates and their pillars in the same position as they are today.

- 4.10 In 2009, an application was made under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 for permission to dismantle and re-build the gate pillars associated with the gates that this HIA refers. (Ref H16/0471/08 & H16/0199/09).

A photographic record of the existing structure was made and lodged with SHDC.

Permission was granted on 4<sup>th</sup> July 2008,

No works were undertaken to the gates themselves.

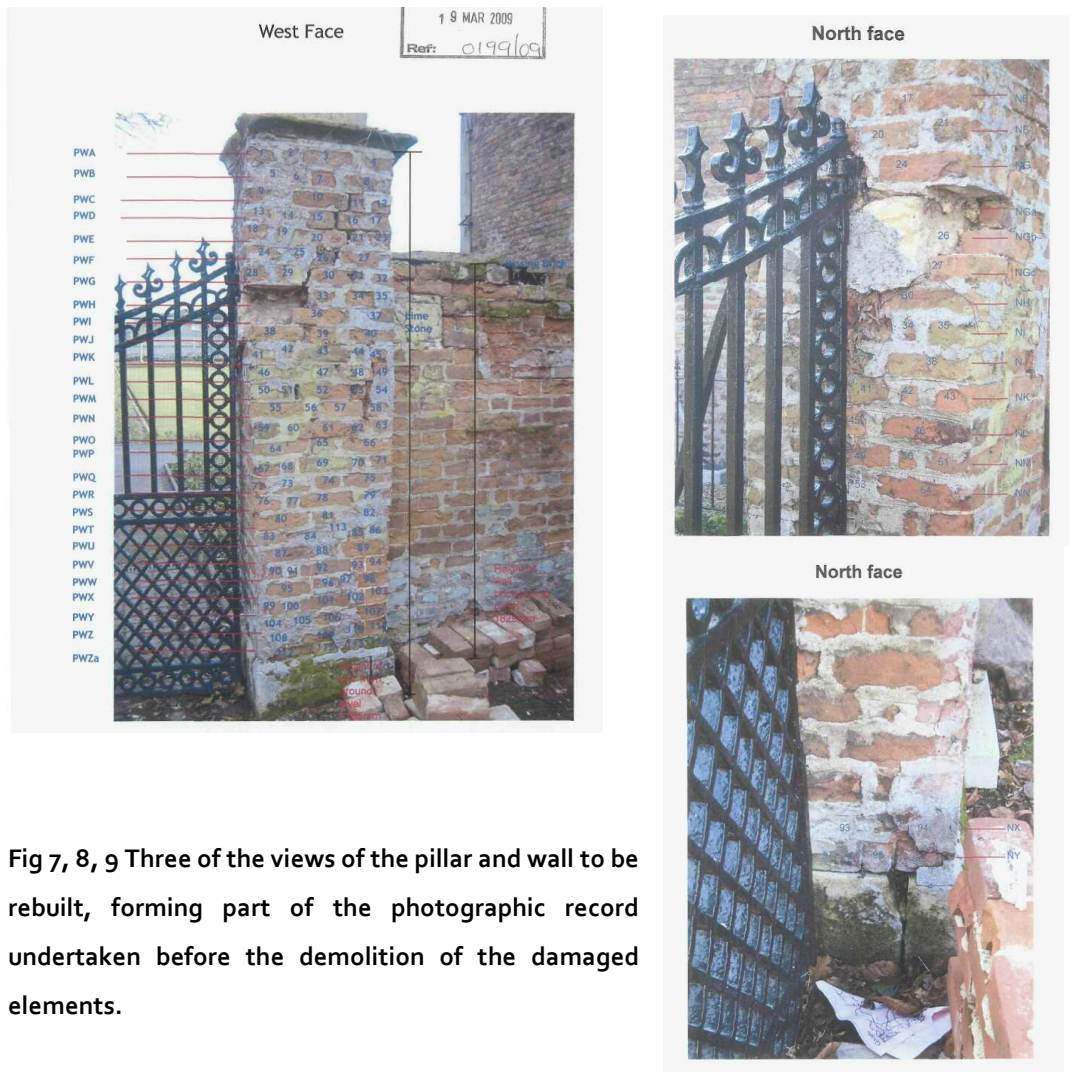


Fig 7, 8, 9 Three of the views of the pillar and wall to be rebuilt, forming part of the photographic record undertaken before the demolition of the damaged elements.

- 4.11 In May 2022, as part of the proposed new works, Lincoln Conservation were commissioned by Oglesby & Limb Architects, on behalf of SHDC, to remove paint samples from 'The Chestnut Avenue' iron gates at Ayscoughfee Hall and determine the colour history of the paints applied. The report (LC ref: 2022/16) forms part of the planning application.

The report refers to three sets of gates around the Gardens (4.2 being 'The Chestnut Drive' gates)

#### 4.0 Summary

##### 4.2: The Drive (early 19th century gate)

iv) An anonymous painting dated c1821 showing the rear east side of Ayscoughfee Hall shows a pair of gates leading into the gardens from The Drive that appear to be identical to those currently in situ, suggesting these gates date to at least the early 19th century.

*v) The evidence uncovered here endorses this, with the earliest paint layers consistent with an early 19th century date.*

*vi) Although the gates have been repaired and restored several times during their long history, great care was taken to remove samples from areas most likely to yield greater historical evidence (thick paint layers).*

*vii) All samples examined were consistent, strongly suggesting the gates have been painted using black oil paints throughout their long history. The scroll tops of the gates were picked out in gold oil paint latterly, presumably to match the pair of gates at main entrance on Churchgate.*

## 5.0 HISTORIC INTEREST RELATING TO THE REPAIR OF 'THE CHESTNUT AVENUE' GATES

- 5.1 The pair of gates appear to be the oldest surviving gates at Ayscoughfee Hall, and may date before 1821.

This is evidenced by:

- a) The anonymous painting of c. 1821, (shown above as Fig 4) which appears to show the same profile as the existing gates and the general acceptance by the reports previously mentioned that these are the same gates.
- b) The 1887 Ordnance Survey map of the area (shown above as Fig 5) which shows the pillars and a pair of gates in their present position
- c) The recent report by Lincoln Conservation refers to the anonymous painting of 1821 and states that their scientific analysis shows that; *"the earliest paint layers consistent with an early 19th century date"*.

- 5.2 Archaeological Project Services (APS Report No 62.99) referring to building alterations made in 1793 states that; *"The extension first recorded in the painting of c. 1821"*, this may infer that the construction of the wall and the gates may date from the 1793 alterations, whereas The Heritage Gateway List Entry (No.1000969) states that the *"Avenue was planted on either side of the carriage drive in 1819 (Pursglove 1996)"*, may contradict this, if one supposes that the trees were planted at the same time as the creation of the drive..

- 5.3 Anderson and Glenn suggests that the *"entrance would have served the stables and coach house and the rear service yard. It would not have formed an entrance into the pleasure grounds"*. Armstrong's map of 1779 shows the stable block at the rear of the Hall and 'The Chestnut Avenue' would have been the obvious entrance.

The other available opening in the boundary wall is in Love Lane (Anderson and Glen suggest 19<sup>th</sup> or 20<sup>th</sup> century) and the pair of gates to this opening appears to be of the same period as the Main Entrance Gates (erected in memory of Wm. Stapleton Royce MP. Royce who died in 1925).

This is confirmed in the Lincoln Conservation Report (LC ref: 2022/16)

### 4.3: Gates on Love Lane

*viii) The close similarity between the early paints applied to these gates and the main gates on Churchgate, suggests they were installed at the same time, or certainly within a few years of each other.*

## **6.0 PROPOSED REPAIRS TO 'THE CHESTNUT AVENUE GATES'**

Drawings showing the existing situation and the proposed works are provided as Appendix 1

A1572-50 pr1 - Photographs of gates as existing

A1572-51 pr1 - Annotated photographs showing existing visible defects and previous repairs.

A1572-52 pr1 - Annotated photographs showing repair and conservation proposals

### **6.1 Design Philosophy**

Conservative repair is characterised in BS 7913 (Guide to Conservation of Historic Buildings. 1998, p.10)

It says:

'A conservative approach to repair is fundamental to good conservation. This means that no building or part of a building should be repaired before such repair is strictly necessary or unless there is a good reason'.

The writer is of the opinion that the repairs to the gates are necessary and, in line with the general principles of conservation, the works will be carried out with the following in mind:

- (i) Minimal intervention in the existing construction with as little historic fabric being removed or altered as possible.
- (ii) Suitably experienced Conservation trained trades persons will carry out the works using like for like materials
- (iii) The design and the work itself will be authentic, it will be informed by, and sympathetic to, the original gates.
- (iv) The works will be documented and photographed at each stage to ensure that in the future it is clear what has been carried out
- (v) The works will be carried out in a way to ensure the safety of the public and those carrying out the work. While the works themselves do not need to be notified to the Health and Safety Executive, suitable risk analysis and method statements will be carried out for each stage of the works.

### **6.2 Key Findings of the visual investigation**

- i. The gates have distorted over time, particularly the south gate and have been repaired on at least one occasion. It is suspected that this distortion is either caused or worsened by the self-weight of the gates.
- ii. The central iron sections of the gates (latticework etc) have fractured and cracked in areas, though overall the historic fabric remains present and intact. It is suspected however that this has structural integrity only as infill.

- iii. The outer frame of both gates shows the greatest degree of distortion and has evidence of cracking. The repair strapping that has been added to the gates is all attached to either the mid-rail or the perimeter frame (side and base members) of both gates. This suggests that the outer frame has failed historically and that there has been a problem with both distortion and failure for a significant period of time.
- iv. The hinges appear to be a later addition and do not allow for any adjustment of the gates to accommodate distortion or mis-alignment.

### **6.3 Considerations in developing proposals**

- i. The gates appear to be original and therefore the initial assumption that the fabric is of architectural and historic interest, worthy of conservation rather than replacement, is correct.
- ii. The historic paint evidence found provides information about the original colour and finish and allows reasonable replication of the original appearance as part of these works.
- iii. The central ironwork within the gate is original and intact though it has suffered fractures in numerous locations. Discussions with Chainbridge Forge have indicated that this could be saved and the cracks could be secured using pins. This would retain the original fabric, address the breaks and minimize further deterioration, though the lattice etc would require structural support to its perimeter to prevent further damage occurring in daily use.
- iv. The perimeter frame of both gates has fractured in multiple locations and has been heavily strapped historically. This has however not prevented distortion to the extent that it is no longer possible to close the gates. In consultation with Chainbridge Forge, it is not considered feasible to further repair the outer frame in a satisfactory manner that will afford the required structural support for the infill, nor is it feasible to remove the distortion within the existing frame. It is however noted that the curved upper frame members for both gates could be retained and repaired.
- v. The hinges and floor pivot points for the gates are all fixed and allow no adjustment to stop the gates from clashing. This presents an ongoing problem.

### **6.4 Proposed Works – South Gate**

- i. South gate to be carefully removed from hinge points to allow transfer to workshop.
- ii. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.

- iii. Historic repair strapping to be removed.
- iv. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
- v. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
- vi. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice-work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
- vii. New steel perimeter frame to be measured and constructed to replace former.
- viii. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
- ix. Gate to be prepared and redecorated as specified elsewhere
- x. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
- xi. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
- xii. Gates to be adjusted and lubricated on site to ensure correct and full operation.

## 6.5 Proposed Works – North Gate

- i. North gate to be carefully removed from hinge points to allow transfer to workshop.
- ii. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.
- iii. Historic repair strapping to be removed.
- iv. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
- v. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
- vi. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice-work etc) to be cut back

nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).

- vii. New steel perimeter frame to be measured and constructed to replace former.
- viii. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
- ix. Gate to be prepared and redecorated as specified elsewhere
- x. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
- xi. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
- xii. Gates to be adjusted and lubricated on site to ensure correct and full operation.

#### **6.6 Proposed Redecoration works to both gates**

Following removal of existing paint and primer layers and suitable preparation of metal surfaces, the gates are to be redecorated in black throughout, in order that their original appearance can be best replicated.

Paint system to be the following or equal approved:

Primer - Rust-oleum Zinsser Metal Primer

Top Coats - Zinsser AllCoat Exterior Gloss (water based).

All works to be in strict accordance with manufacturer's recommendations.

**7.0 CONCLUSIONS**

- 7.1 This report has assessed the historical and architectural significance of the pair of gates that are at the end of 'The Chestnut Avenue', 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 Ayscoughfee Hall and its Gardens are an important example of 15<sup>th</sup> Century architecture which has an equally important historic development in social terms up to today, the gates that are the subject of this HIA have a great significance and although they have had various interventions they have been allowed to fall into disrepair.
- 7.3 The application for listed building consent seeks to remove the works that have been carried out previously which have failed to allow the gates to operate correctly and are now clearly causing harm to the character of this element of the listed building and its environs.
- 7.4 The proposed works set out in this application seek to improve the function of the gates and to consolidate the existing boundary wall in the area of the work. The design the proposed works 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

21st June 2022

Oglesby & Limb Ltd, Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL

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## Appendix 1

Drawings showing the existing situation and the proposed works:

A1572NG-01 P01 Site location and block plan

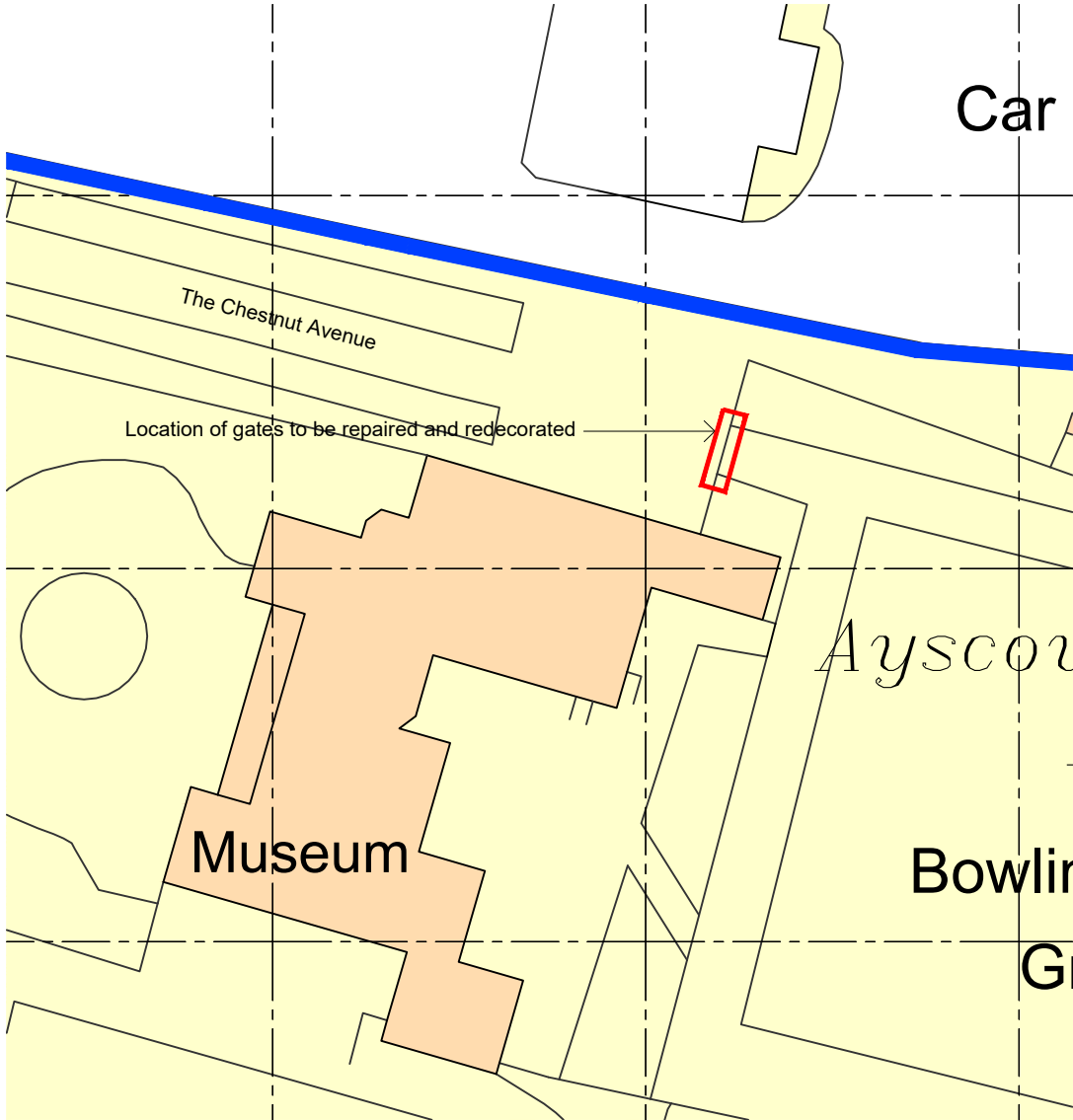
A1572-50 P01 Photographs of gates as existing

A1572-51 P01 Annotated photographs showing existing visible defects and previous repairs.

A1572-52 P01 Annotated photographs showing repair and conservation proposals



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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

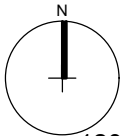
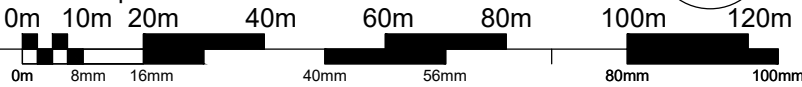
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250

SCALE 1 : 1



Client:

South Holland District Council

Project: **Ayscoughfee Hall Museum & Gardens**  
**Church Gate, Spalding, PE11 2RA**  
**Porposed repair & redecoration of North**  
**Gates (east end of The Chestnut Avenue).**

Drawing Number:

**A1572NG-01**

Rev:

**P01**

Date: June 2022

Drawn by: AJO

Scale: As shown @ A3

Checked by: CLS

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Drawing Title:

**Site Location and Block Plans**

**LBC APPLICATION ISSUE**

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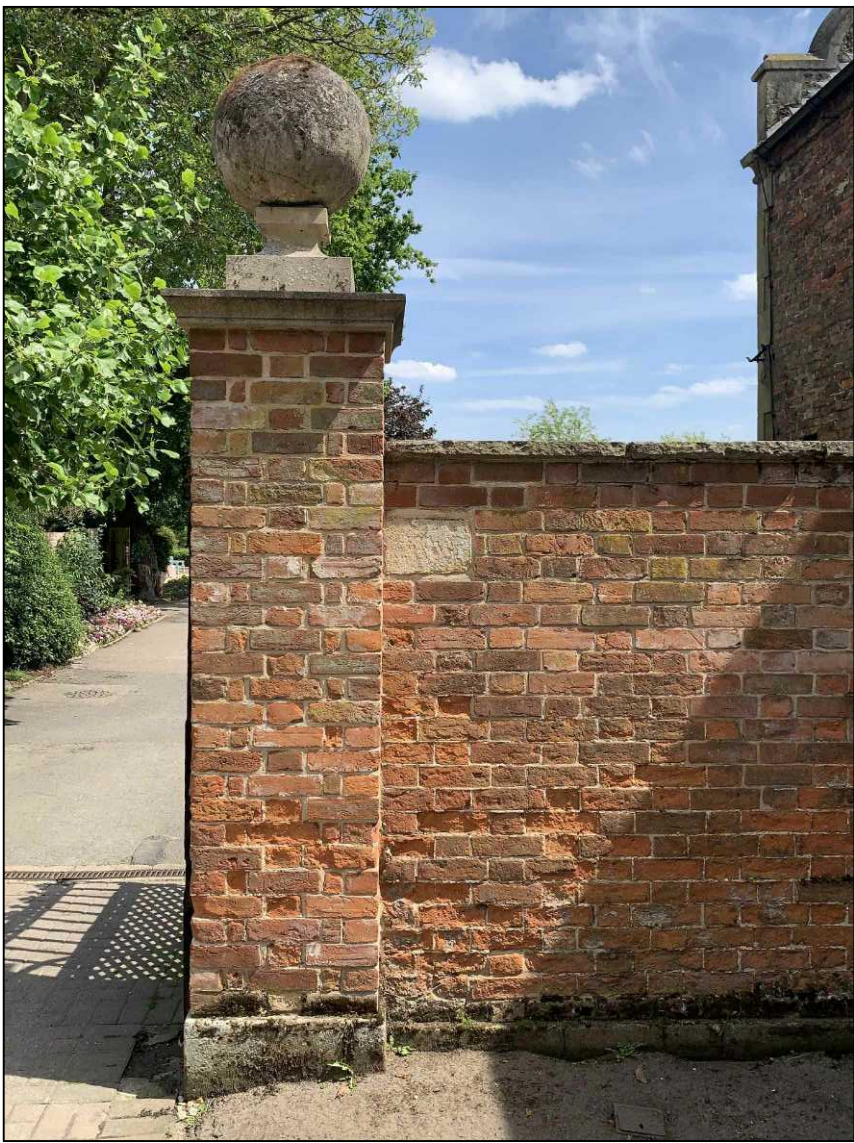
North gate

Anonymous image of Ayscoughfee Hall from 1821



North pillar - top section rebuilt

Note:  
Lower section in finer guage brickwork with white lime mortar with aggregate exposed.  
Upper section has wider mortar joints, mortar is more grey in colour and smoother in texture.  
Conclusion - upper section has been rebuilt recently.



South pillar - top section rebuilt



Ground-mount pivot point at north pillar

Note:  
Non-adjustable fitting



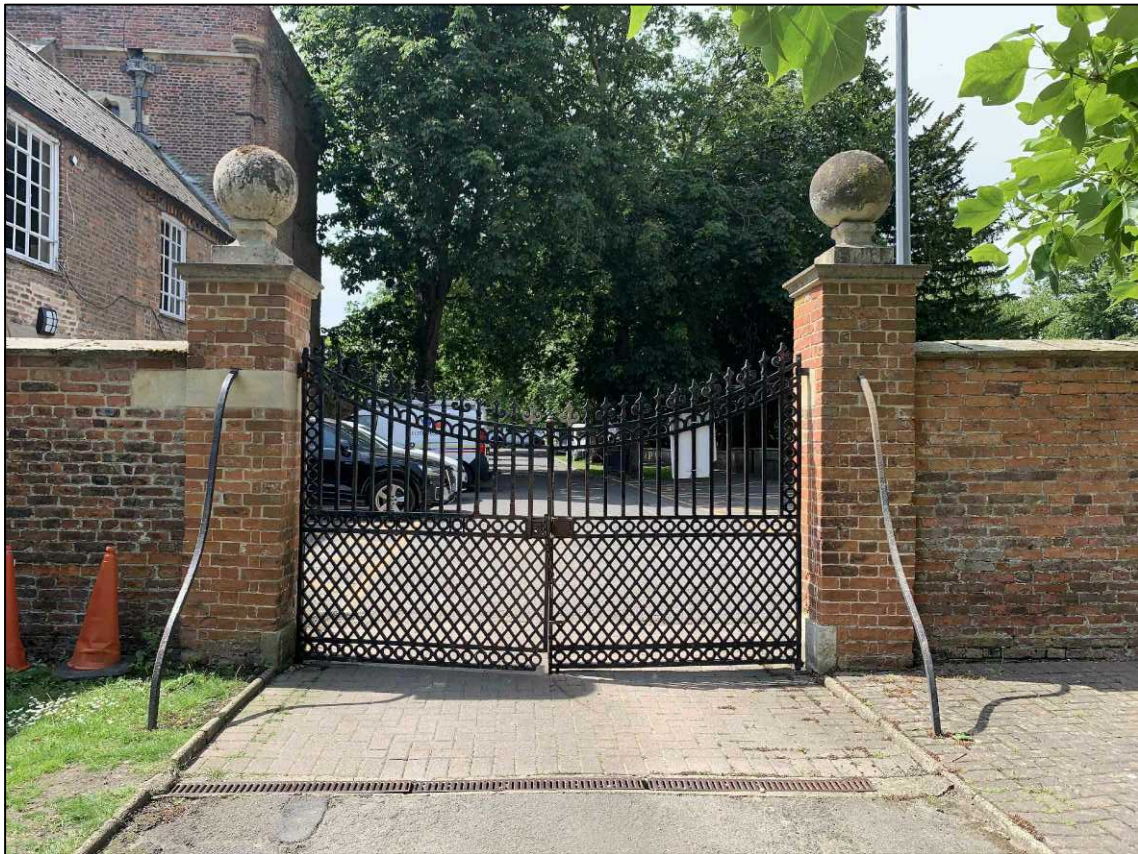
Ground-mount pivot point at south pillar

Note:  
Non-adjustable fitting



Gates viewed from the West

Gates set between brick pillars, parts of which have been reconstructed relatively recently.

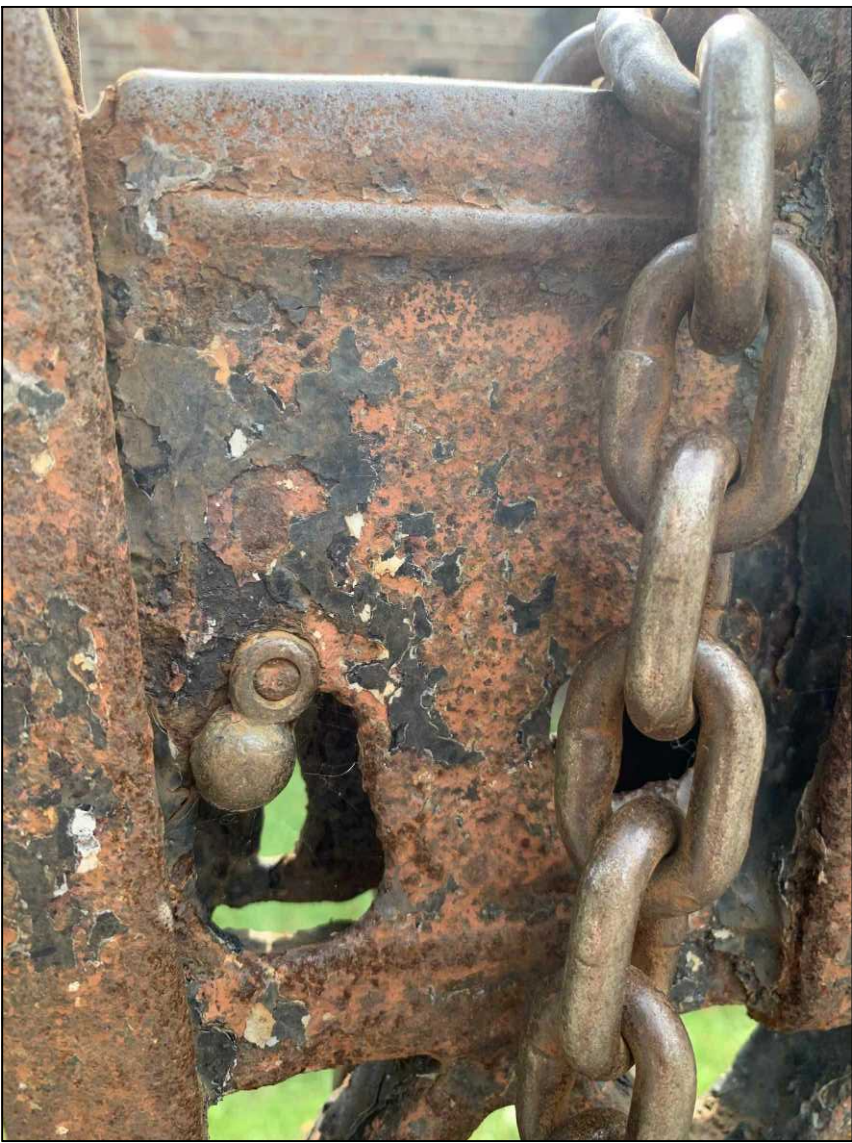


Gates viewed from the East



Fixes hinge point on north pillar

Note:  
Fixed hinge does not allow for any realignment of the gates so they cannot be pulled out at the top to prevent clashing at the meeting stiles.



Lock box on south gate

Note:  
Internal mechanism of lock is missing and out lock box is damaged.



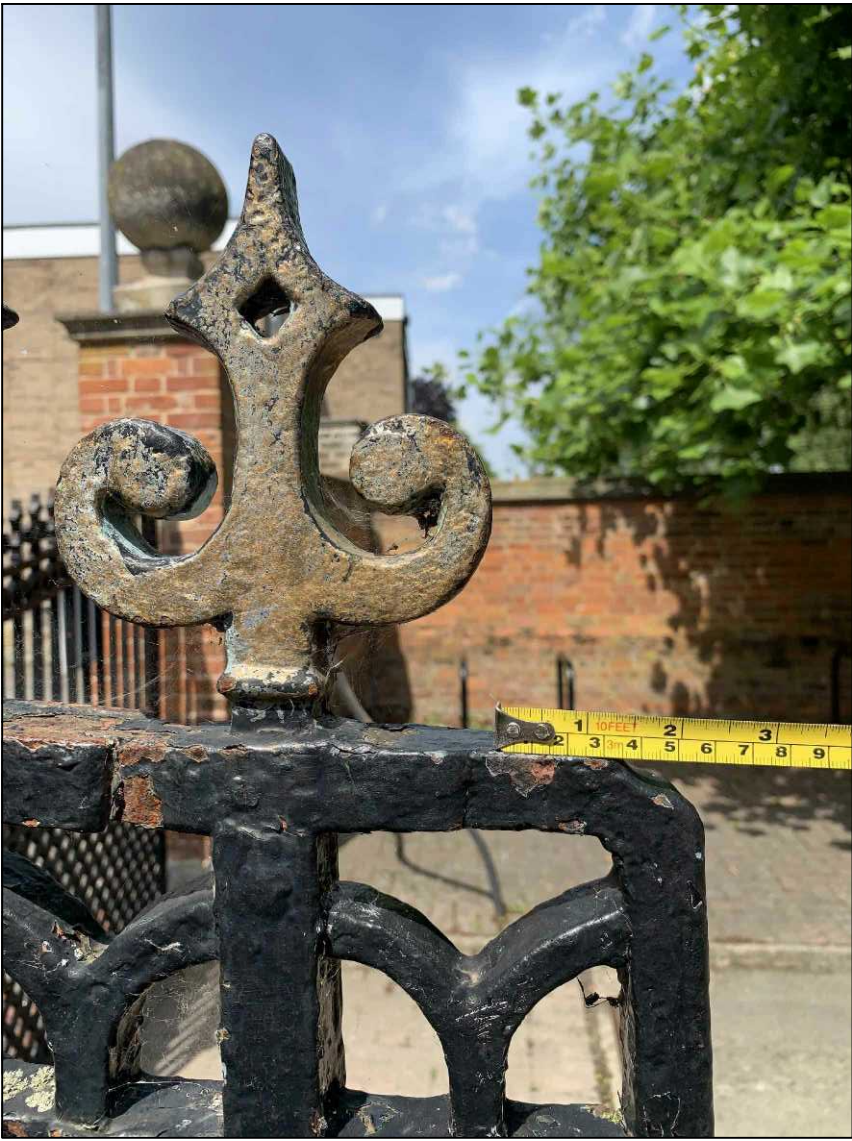
Fixed hinge point on south pillar

Note:  
Fixed hinge does not allow for any realignment of the gates so they cannot be pulled out at the top to prevent clashing at the meeting stiles.



Head detail over meeting stile - North gate

Note:  
Tape shown for scale



Head detail over meeting stile - South gate

Note:  
Tape shown for scale



Lock box meeting stile - North gate

Note:  
Lockbox damaged and gate frame badly distorted.

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O&L

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:

**Photographs of gates as existing**

**LBC APPLICATION ISSUE**

|           |                  |             |                      |
|-----------|------------------|-------------|----------------------|
| Date:     | <b>June 2022</b> | Scale:      | <b>as shown @ A1</b> |
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|                 |            |
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| Drawing Number: | Rev:       |
| <b>A1572-50</b> | <b>P01</b> |

North gate  
(from west)



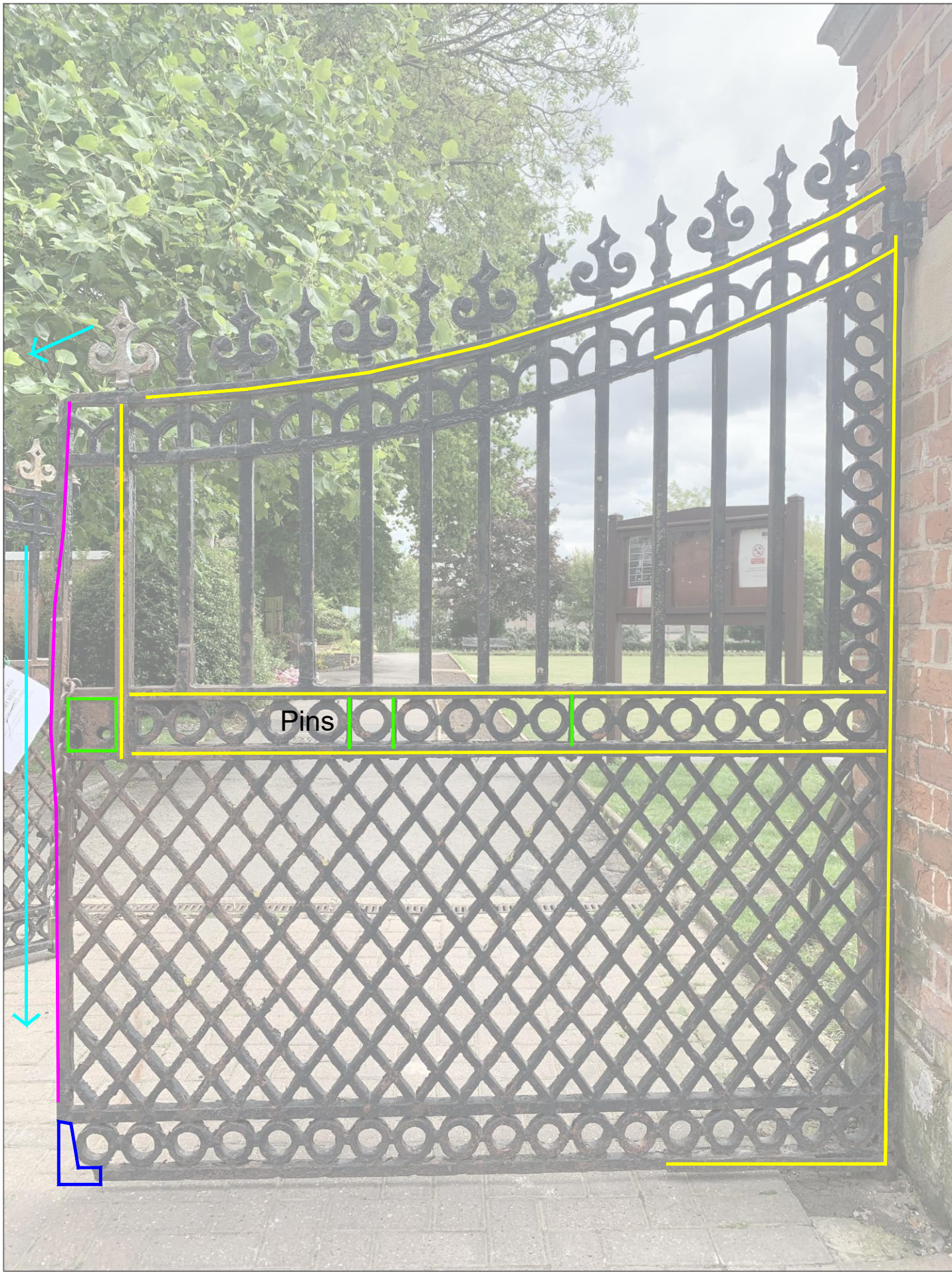
View of gates from west (the Chestnut Avenue) - showing visible defects and repairs

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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| Client:                               |
| <b>South Holland District Council</b> |

|                                                                                  |
|----------------------------------------------------------------------------------|
| Project:                                                                         |
| <b>Ayscoughfee Hall Museum &amp; Gardens<br/>Church Gate, Spalding, PE11 2RA</b> |

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

|                                                                                     |
|-------------------------------------------------------------------------------------|
| Drawing Title:                                                                      |
| <b>Annotated photographs showing existing visible defects and previous repairs.</b> |
| <b>LBC APPLICATION ISSUE</b>                                                        |

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| Drawing Number: | <b>A1572-51</b> | Rev: | <b>P01</b> |
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Investigations and outcomes:

Prior to developing proposals it was necessary to investigate various aspects of the gates to establish basic and detailed facts. This was necessary in order to assess the project aims and consider what it is realistic and appropriate to deliver.

Paint Analysis

The existing paint is black in colour but is flaking extensively, revealing a red oxide primer beneath. During investigation works no historic photos were discovered that could confirm original paint colour, therefore a full paint analysis was undertaken to establish what evidence remains on the gates. Paul Croft of Lincoln Conservation was commissioned and attended site to take samples on 21st April 2022. The report is provided as part of the accompanying application documents, from this the following was derived:

- 1. Paint sample evidence supports the date for the gates as being likely early 9th Century.
- 2. The gates have been painted with black oil paints throughout their history.
- 3. The scroll tops have been picked out in gold paint, but this is a recent feature dating from probably no earlier than 1980.

Lincoln Conservation were also able to advise on suitable redecoration and in this respect suggested the following:  
Primer - Rust-oleum Zinsser Metal Primer  
Top coats - Zinsser AllCoat Exterior Gloss (water-based).

Overall Gate design

The majority of evidence found to date the gates is in map form, however there is an anonymous painting of the east side of Ayscoughfee Hall dated 1821 that appears to show gates of the extant design. Since the paint analysis findings support this date, and in the absence of any further evidence, it is concluded that the gates are original and at least early 19th Century.

Condition

With respect to the general condition of the gates, these were visually inspected in some detail. Numerous areas of damage and defect were discovered and these are recorded on the application drawings. It is acknowledged that some damage may have been missed, some may not be visible from the exterior or may be concealed by paint and general grime. During this process, input and advice was sought from Chainbridge Forge in Spalding as they have a strong knowledge of metalworking and a experienced-based practical knowledge of what is achievable.

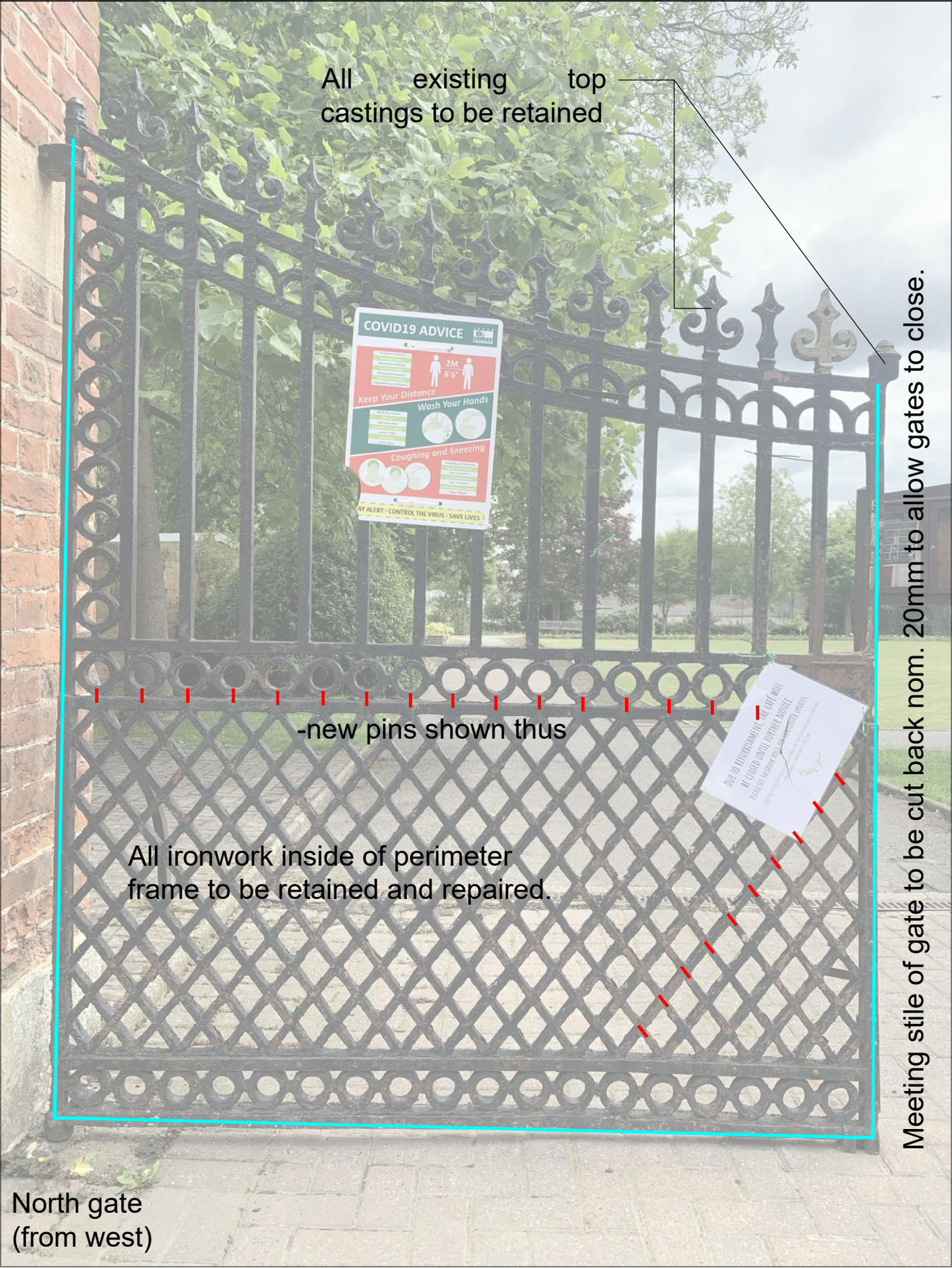
Proposed works - south gate:

- 1. South gate to be carefully removed from hinge points to allow transfer to workshop.
- 2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.
- 3. Historic repair strapping to be removed.
- 4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
- 5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
- 6. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
- 7. New steel perimeter frame to be measured and constructed to replace former.
- 8. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
- 9. Gate to be prepared and redecorated as specified elsewhere
- 10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
- 11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
- 12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

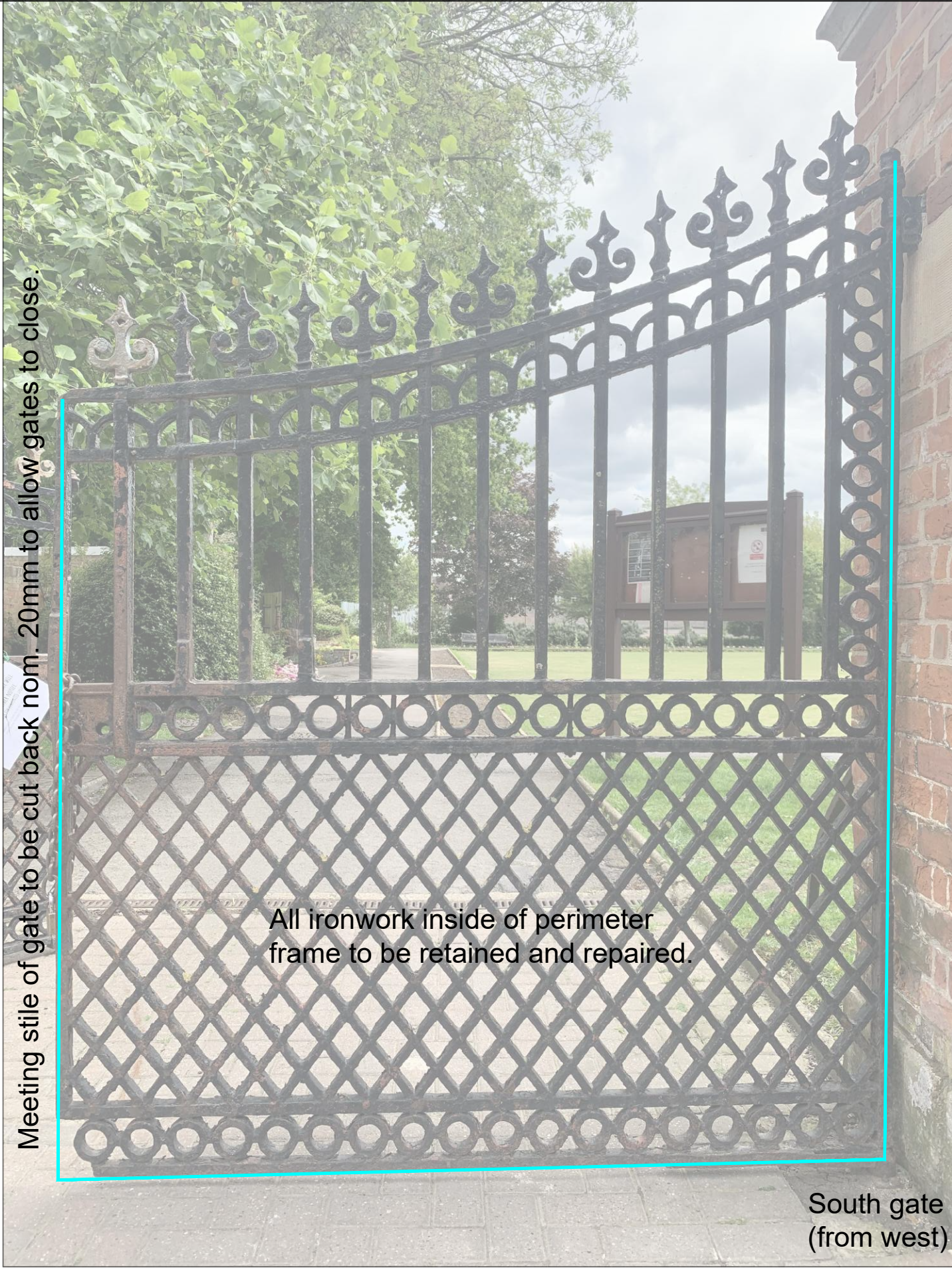
Proposed Redecoration works to both gates:

Following removal of existing paint and primer layers and suitable preparation of metal surfaces, the gates are to be redecorated in black throughout, in order that their original appearance can be best replicated. Paint system to be the following or equal approved:

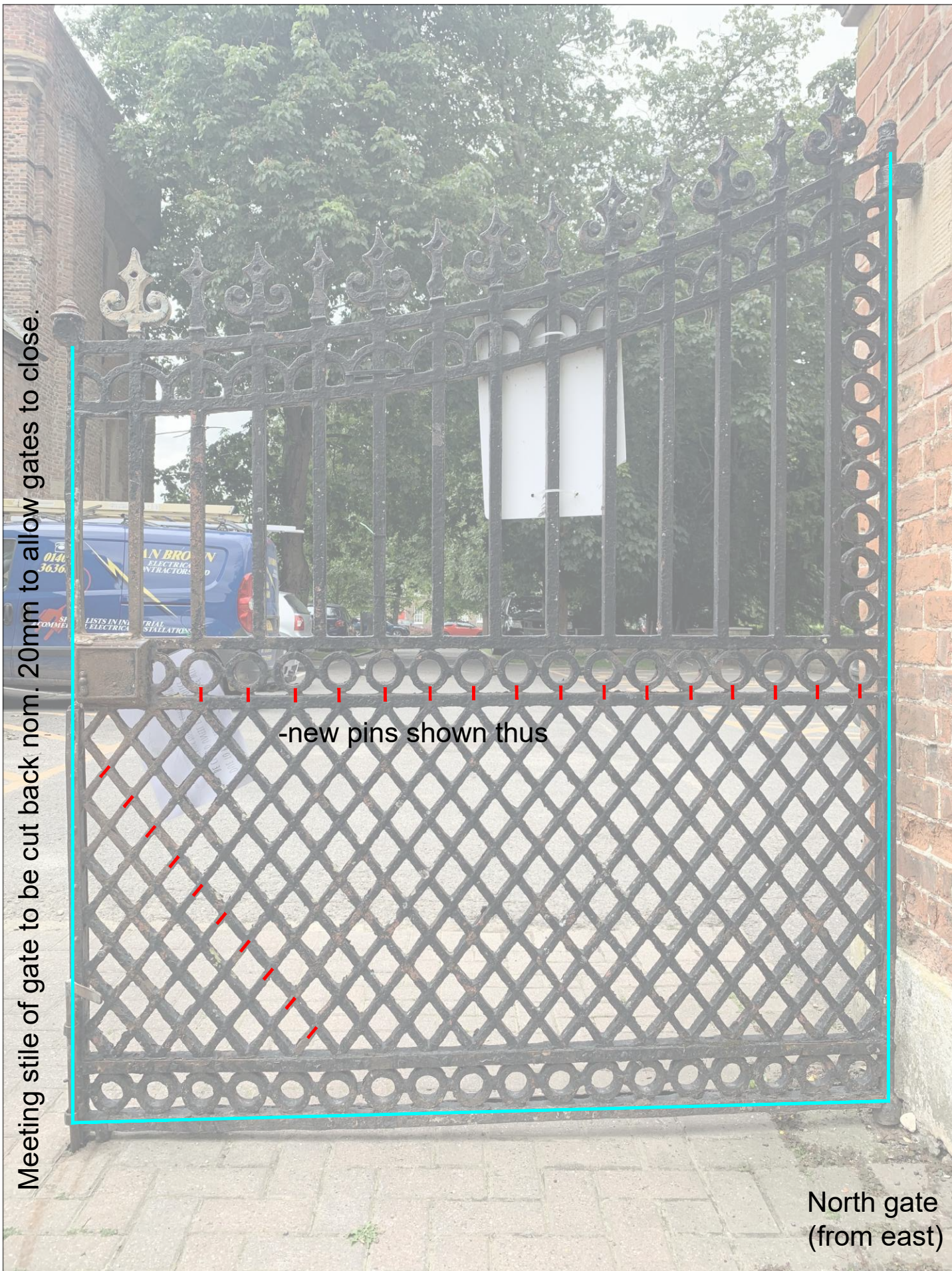
Primer - Rust-oleaum Zinsser Metal Primer  
Top Coats - Zinsser AllCoat Exterior Gloss (water based).  
All works to be in strict accordance with manufacturer's recommendations.



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



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



Key findings of the visual investigation.

- a. The gates have distorted over time, particularly the south gate and have been repaired on at least one occasion. It is suspected that this distortion is either caused or worsened by the self-weight of the gates.
- b. The central iron sections of the gates (latticework etc) have fractured and cracked in areas, though overall the historic fabric remains present and intact. It is suspected however that this has structural integrity only as infill.
- c. The outer frame of both gates shows the greatest degree of distortion and has evidence of cracking. The repair strapping that has been added to the gates is all attached to either the mid-rail or the perimeter frame (side and base members) of both gates. This suggests that the outer frame has failed historically and that there has been a problem with both distortion and failure for a significant period of time.
- d. The hinges appear to be a later addition and do not allow for any adjustment of the gates to accommodate distortion or mis-alignment.

Considerations in developing proposals:

- i. The gates appear to be original and therefore the initial assumption that the fabric is of architectural and historic interest, worthy of conservation rather than replacement, is correct.
- ii. The historic paint evidence found provides information about the original colour and finish and allows reasonable replication of the original appearance as part of these works.
- iii. The central ironwork within the gate is original and intact though it has suffered fractures in numerous locations. Discussions with Chainbridge Forge have indicated that this could be saved and the cracks could be secured using pins. This would retain the original fabric, address the breaks and minimize further deterioration, though the lattice etc would require structural support to its perimeter to prevent further damage occurring in daily use.
- iv. The perimeter frame of both gates has fractured in multiple locations and has been heavily strapped historically. This has however not prevented distortion to the extent that it is no longer possible to close the gates. In consultation with Chainbridge Forge, it is not consider feasible to further repair the outer frame in a satisfactory manner that will afford the required structural support for the infill, nor is it feasible to remove the distortion within the existing frame. It is however noted that the curved upper frame members for both gates could be retained and repaired.
- v. The hinges and floor pivot points for the gates are all fixed and allow no adjustment to stop the gates from clashing. This presents an ongoing problem.

Proposed works - north gate:

- 1. North gate to be carefully removed from hinge points to allow transfer to workshop.
- 2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.
- 3. Historic repair strapping to be removed.
- 4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
- 5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
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- 10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
- 11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
- 12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

- Preliminary locations for proposed tap and die pin connections.

- Extent of distorted and fractured perimeter frame to be removed and replaced with new in steel.

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

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

|                                                                                               |
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| Drawing Title:<br><b>Annotated photographs showing<br/>repair and conservation proposals.</b> |
| <b>LBC APPLICATION ISSUE</b>                                                                  |

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