

Oglesby & Limb Ltd

Chartered Architect &
Technologists

www.design@o-l-ltd.co.uk



Heritage Impact Assessment



Proposed relocation of stone planter and installation of Historic Drinking Water Fountain within the gardens of Ayscoughfee Hall, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

June 2022

A1572F – HIA rev P6 – FINAL VERSION
(Railings amended to LPA and HE comment)

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Appendix 1

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A1572-02 Rev p5	Plans and photos as existing and as proposed, (Position 3 Paddling Pool)
A1572-03 Rev p2	Plans and photos as existing and as proposed, (Position 1 Peace Garden)
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1.0 INTRODUCTION TO THIS HERITAGE IMPACT ASSESSMENT

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 considers possible sites for the re-erection of the Mary Ann Johnson drinking fountain which was originally erected in Hall Place on 26th August 1874 by The Spalding Water Works Company as a memorial to Miss Mary Ann Johnson (1794-1878), who had given the Spalding Water Works Company £1,500 (possibly £200,000 today) to lay water mains along Winsover Road, Holbeach Road and along London Road.

The 6metre (20ft) fountain is gothic in style and is made of sedimentary material (limestone or sandstone) with a granite plinth and is thought to weigh in the region of 78 tons. Through the centre of the fountain is an iron rod on which the parts of the fountain are assembled and this is topped with a metal cross. On alternate faces of the fountain are the Johnson family arms.

It was designed by the London Architect, Robert Jewell Withers RIBA (1824 -1894),

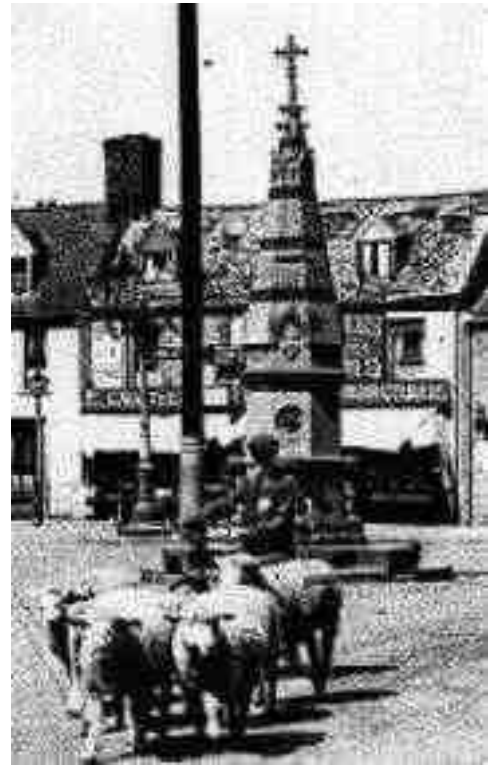


Image 1. Mary Ann Johnson drinking fountain

The fountain stood in Hall Place for 80 years before being dismantled in 1954 to allow road design changes in Hall Place and put into storage.

In 1956 the water fountain was re-erected in the gardens of Ayscoughfee Hall, in the area known as the Peace Garden where it stood for 65 years before being dismantled in January 2018 to make way for a Second World War memorial and again it was put into storage.

1.3 This document considers four sites; a number of other sites were considered by the Council prior to the commission of this report but were ruled out.

- 1 Possible positions in Hall Place
- 2 Possible sites within Ayscoughfee Garden close to the former paddling pool;
 - i) to the west of the former pool adjacent to the War Memorial
 - ii) to the south of the former pool close to the area planted with trees.
 - iii) directly on the site of the former paddling pool.

Note: Where superimposed images of the fountain have been shown in the positions under consideration, care has been taken to ensure that the images of the fountain are to the correct height in the context of the proposed surroundings.

- 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 firstly describes the setting of each site and the significance of any existing designated heritage assets, then it describes the Mary Ann Johnson fountain and the contribution that it might make to the site in question. 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 REGULATORY FRAMEWORK

- 2.1 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.

- 2.2 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 and again in 2009.
- 2.2.1 Hall Place is part of the historic centre of Spalding which South Holland District Council has designated as a conservation area of special architectural and historic interest.
- 2.2.2 Ayscoughfee Hall and its Gardens form a five acre park and are part of the Spalding conservation area.

3.0 HALL PLACE

3.1 Hall Place Introduction

Spalding Town Hall stood at the northwest end of the Hemp Market (now Hall Place) until 1854 when it was demolished to improve the road layout. The drinking fountain was erected in August 1874 close to the site of the old Town Hall. Latitude: 52°47'16"N, Longitude: 0°9'11"W

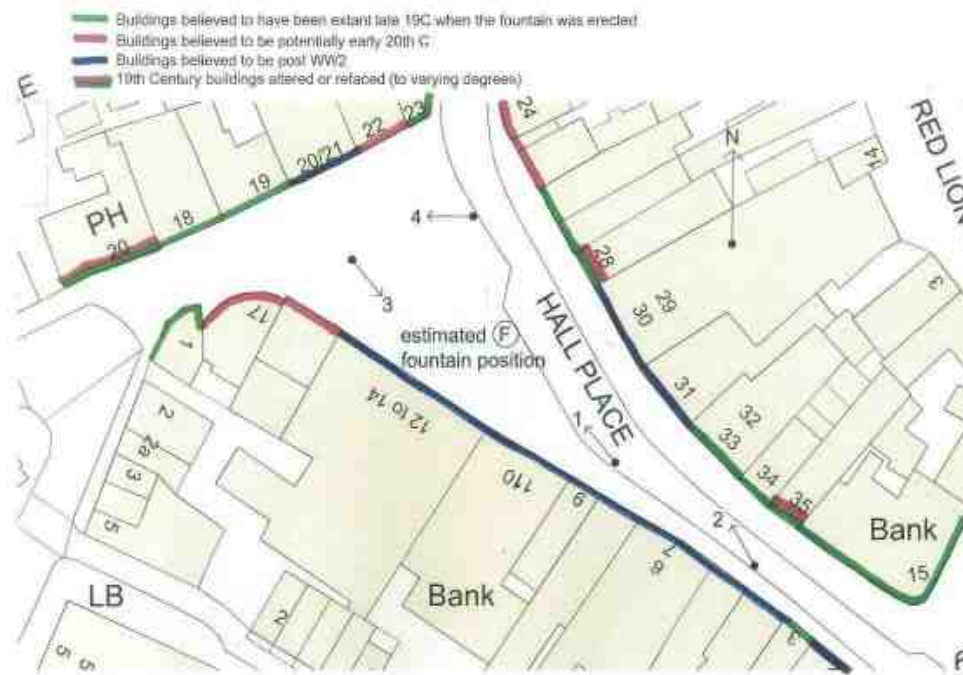


Image 2: Marked-up present day Ordnance Survey showing the estimated location of the fountain.

Buildings are colour coded to show which are believed to have existed when the fountain was erected and those that are post war and those that have been altered.

The numbered arrows relate to views provided in this document.



Image 3. (View 1) Hall Place early 1900's showing the Fountain with the northwest parade behind



Image 4. (View 4) Hall Place early 1900's showing the northwest parade, the fountain is out of the picture. The road layout has been changed with traffic originally passing both sides of the fountain and lampposts. There was a thoroughfare to the left which has now been pedestrianised

3.2 Hall Place- Northwest

The northwest parade of buildings at the end of Hall Place was noted by Historic England in 1975 as:

Nos 18 to 20 (consec) and No 20 Sheep Market form a group. (No 20 and No 20 Sheep Market are local interest buildings).

Buildings 18 and 19 Hall Place, which are the buildings to the left of the fountain (*Image3*) are those which are listed within this elevation. Listing details are as follows:

No. 18: Grade 2 – C18 origins, 2 storeys and attics, rendered, with Welsh slate roof of steep pitch with 2 gable dormers. Chimney stacks at gable ends. 5 windows, modern glazing. Modern shop front.

No. 19: Grade 2 - C18 origins. 2 storeys and attics, rendered, with Welsh slate roof of steep with 1 gabled dormer and 1 long modern dormer. 4 windows, modern glazing, over modern shop front.



Image 5 (View4) northwest parade – Hall Place, February 2022

Comparing Image 4 with Image 5, it can be seen that in addition to the road layout changes, some of the buildings on the northwest side of Hall Place have been altered during the intervening period.

This is most evident in number 22 (Gibbs), shopfronts generally, and above eaves level where dormers have been lost to nos. 18, 20 and 21.

No. 20 Sheepmarket is the building to the far left of the group and is used as a public house. Since image 4 was taken, the roof has been altered. The dormer windows have been removed and it appears that another storey has been added.

No. 18 Hall Place, (listed) has a more modern shop front and two dormer windows have been removed.

No. 19 Hall Place, (listed) has a more modern shop front and the windows have been replaced.

No. 20/21 Hall Place was rebuilt after 1985

No. 22 Hall Place has been completely rebuilt

No. 23 Hall Place has a modern shopfront, and the eaves detailing appears to have been changed, in addition to which the first-floor bow window has been replaced by a flat one.

3.3 Hall Place - Southwest



Image 6. (View 3) Hall Place early 1900's showing fountain and the southwest side of Hall Place



Image 7 (View3) Hall Place southwest side, February 2022 (Note: The photograph foreshortens the view, see Image 10)

Comparing Image 6 with Image 7, it can be seen that the southwest side of Hall Place has been extensively rebuilt. The decorated three storey buildings have been replaced with angular mainly two storey structures. The road layout has been changed with traffic original passing both sides of the fountain. It is thought that the fountain's relative position would now be near the tree and the lay-by (See Image 7 and Image 10).

3.4 Hall Place East



Image 8. (View 2) Hall Place early 1900's showing fountain and the east side of Hall Place



Image 9 (View2) Hall Place east side, February 2022

Comparing Image 8 with Image 9, it can be seen that the road is much narrower in the modern photograph. While there have been new shopfronts installed and modern windows there are still some features remaining from the early 1900's photograph.



Image 10 Detail from Image 9 (View2)

As previously discussed, it can be estimated that the original site of the fountain would now be close to the tree and the lay-by shown in Image 10 above (also shown in *Image 7*).

3.5 Consideration of the proposed positions in Hall Place

The Mary Ann Johnson fountain was originally set in Hall Place and consequently has a significant historical connection with this location. There is no doubt that its return to this location would elevate this urban space and consequently this location has been considered in depth.

In considering this space it is important to assess what the impact would be on Hall Place, but also what the impact would be upon the fountain. One of the reasons for relocating the fountain here, would be to restore an historical association, however the foregoing analysis of Hall Place has indicated that the character of this space has changed significantly over time. This relates to the way in which pedestrians and vehicles move through the space (i.e. the road layout) but also significant changes to the way that the space is contained and defined (i.e. by the buildings that form the context). Over time, modern buildings have replaced those that gave the fountain historical context and several of those that remain have been altered to varying extents, though it is acknowledged that there are a small number that remain from the late 19th C / early 20th C in condition similar to what existed at that time. Overall, however, a significant number of the buildings that form the context are now very different from how they existed in 1874 when the fountain was installed.

South Holland District Council in their document 'Spalding Conservation Area Appraisal' dated September 2007 acknowledge that;

" Hall Place has suffered many losses in terms of historic buildings. Replacements have mainly been in a modern post war style and are of a different scale and height to those they have replaced. Superdrug is a particularly poor replacement and detracts significantly"

Superdrug sits directly opposite the site of the fountain.

Overall, therefore it has to be recognised that many of the characteristics of Hall Place that existed in the late 19th Century when the fountain was erected, have changed, in some cases beyond recognition. The urban, historical context therefore varies significantly from when the fountain was erected. Consequently, it must be considered that the reintroduction of the fountain here would not be visually as harmonious as would have been the case in 1874, in many ways the buildings that were constructed in the immediate post war period would form a poor backdrop.

It is difficult to be 100% accurate in assessing exactly where the fountain originally stood. Whilst the historic photographs give a good impression, the viewpoints and perspectives lead to some uncertainty into the exact centre point of the fountain. However, having studied various photographs, the estimated original position for the fountain would now appear an impractical proposition. The fountain would require suitable foundations and there is now infrastructure that would be very difficult to move to allow a foundation to be formed. Working to the original location we also believe that the fountain would sit very close to the road and the lay-by area would have to be changed. Siting the fountain in this location may dictate a change to the paving and kerbing layout which in itself may be problematic, doing so would also mean that the fountain would be relatively close to the carriageway.

The fountain could be sited further towards the northwest parade of shops into the pedestrian precinct, but the parade does not give the backdrop that it originally did. Relocation here would also create a different relationship between the fountain and the surrounding space to that which originally existed. That is not to say that this in itself would be problematic or inappropriate, but this would have an impact upon current uses of this space and would not set the fountain in the manner that reflects its status.

Considering the potential impact on the fountain, vehicles do access the pedestrian area meaning there is risk of damage to the fountain by vehicle impact, even if surrounded by protective railings; of which of course there were originally none. Hall Place is open to the public at all times and as a consequence there is a significant risk that it could suffer vandalism, general damage and abuse here. Society has changed since 1874 and sadly the abuse of public property, including undesirable use, graffiti and general damage is a common problem in the current era. Though not a planning concern, there may also be issues of liability, since in this location the fountain could easily be climbed which introduces a risk of potential damage, plus risks associated with injury to the public.

On balance, having considered this location, it is felt that the historical context is not as strong as it once was, and the relocation here may raise some practical problems. In addition, this location would not offer a particularly secure environment for the fountain.



Image 11 (View₂) The fountain shown in its estimated original position in the new road layout



Image 12 (View₄) The fountain shown in a possible position in the northwest parade – Hall Place

4.0 AYSCOUGHTEE GARDENS

4.1 Ayscoughfee Gardens - Introduction

The fountain stood in Hall Place for 80 years before being dismantled in 1954, to allow changes to the road layout and put into storage.

In 1956 the water fountain was re-erected in the gardens of Ayscoughfee Hall, in the area known as the Peace Garden where it stood for 65 years before being dismantled in January 2018 to make way for a Second World War memorial and again it was put into storage

It is now proposed that the fountain is returned to Ayscoughfee Hall Gardens and for the foregoing reasons there is believed to be a significant historical connection between the two.

There are three proposed positions which are in the area of a previous paddling pool - this is discussed later in this report.



Image 13. Photograph of the drinking fountain in Ayscoughfee Gardens, prior to removal in 2018

4.2 Historic England's Listing Records of the Hall & Gardens

Ayscoughfee Hall is within the Spalding Conservation Area and four listings are associated with the site

4.2.1 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 as Grade II.

List Entry Number: 1359532

Heritage Category: Listing Grade: I

4.2.2 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

4.2.3 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.

4.2.4 Spalding War Memorial

First World War memorial by Sir Edwin Landseer Lutyens, 1922,

List Entry Number: 1064002

Heritage Category: Listing Grade: I

4.2.5 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.

4.3 Local plans and reports which have been considered in writing this document

4.3.1 In June 1992 the Council commissioned a building recording and historical research report on the Hall. This was produced by Archaeological Project Services

4.3.2 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.

4.3.3 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 (extracts taken directly from the document using the report reference number and provided in italics). Reference is also made to Figure 4 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.

2.9.5 Public Access and Interpretation

a. Improve the understanding of the links between the collections, the Hall, the grounds and the town and area of South Holland. .

b. Develop the house and grounds as important exhibits themselves.

3.2.2 Historical Development (note: selected from the document to reflect Johnson involvement)

1688 Property passes to Maurice Johnson, (I) by marriage.

1712 Maurice Johnson (II) antiquary, (1688-1755) founds Gentlemen's Society in Spalding. Initially a literary society it developed both a library and museum.

1732 Grundy's plan of Spalding is published, showing Hall and gardens in detail. John Grundy was a member of the Spalding Gentlemen's Society. The Society commissioned the map and the original is still held in their library. Grundy was a leading civil engineer who worked on drainage projects. It is likely that the grounds shown on the plan were laid out during the time of Maurice Johnson

1794 Rev. Maurice Johnson (IV), incumbent of parish church from 1782 - 1825 is resident in Hall.

1834 Maurice Johnson (VI) inherits.

1851 Johnsons leave Spalding to settle in Suffolk

1898 Indenture details that property to be conveyed to trustees for benefit of Spalding inhabitants as museum and recreation ground.

1902 Hall and grounds conveyed to Spalding Urban District Council to commemorate the coronation of Edward VII

1912 A guide to the Hall was published by the Spalding Free Press and lists over 30 paintings on view to the public. Most of these were donated by local artist Edward Gentle who also contributed to the purchase of the Spalding Gentlemen's Society Museum. Two were donated by Isabella Johnson were portraits of her and Maurice Johnson.

3.4 Gardens

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. (see Fig 4.)

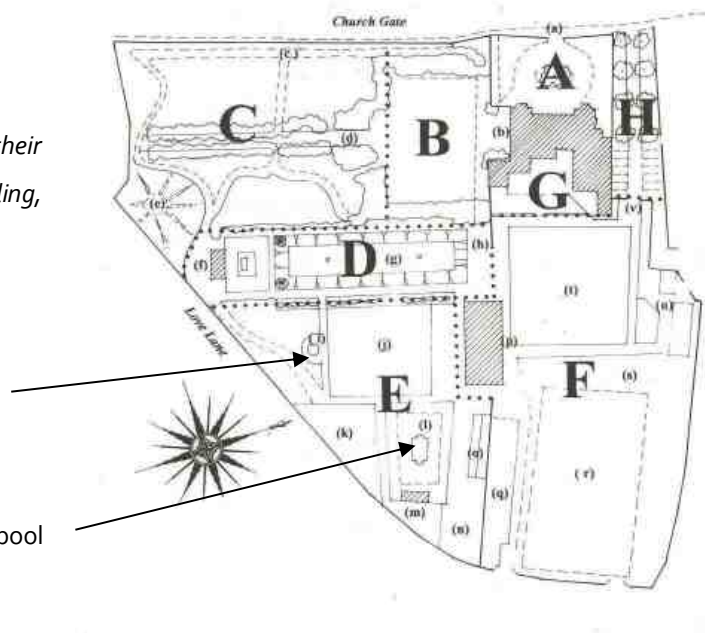
Image 14.

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

Note

(i) was the position of the drinking fountain

(l) was the position of the paddling pool



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

3.5 Garden Structures

3.5.3 The Drinking Fountain. This stone structure dates from 1847 '(sic)' and was moved here from a site in the centre of town in 1954. Its connection to this site is that it was given to the town as a memorial to Mary Ann Johnson(*). It sits on a circular base, but the fountain itself is octagonal in the form of a banded pinnacle with traceried top surmounted by a cross fleury. Its siting relates to the peace garden in Area E (in fig 4)

*It must be noted that whilst this site was at times owned by members of the Johnson family, it was by another branch, it was never owned or occupied by Mary Ann Johnson herself.

3.7 Collections

3.7.3 Mrs Isabella Johnson, the former owner of the Hall also contributed 2 oil paintings. One of herself and the other of her late husband Maurice Johnson.

3.7.4 The paintings of Maurice and Isabella Johnson have recently been restored and hang on the main stair of the Hall. Unfortunately they do not have labels or any other interpretation to explain their importance to the house.

4.3 List of most significant elements

4.3.5 The association of the house with the antiquarian Maurice Johnson, founder of the Spalding Gentleman's Society and a founder member of the Society of Antiquaries, gives it special significance for the town of Spalding. Linneas is also known to have visited the site at that time.

4.3.6 The use of the building as a local museum, with its historical interest incorporated as part of the museum experience, gives educational value to the building and the site, (recognised in the Council's Cultural Strategy , Recommendation 3.8)

4.3.7 The use of the site as a local park, with its recreational elements and pleasure gardens adds to its local importance and value.

4.3.15 The paintings of Maurice and Isabella Johnson are an important illustration of the relationship between the Johnson family, Ayscoughfee Hall, the Spalding Gentlemen's Society and the history of social and cultural life in Spalding

5.2 Present

5.2.8 There seems to have been a tendency in the recent past to introduce many new small and rather fussy features into the historic parts of the gardens. Cast artificial stone items, and the intricate 20th century style herb garden in the rear yard of the Hall are examples of this trend.

5.2.10 The recreational areas (E and F) are less critical in terms of their relationship both to the Hall and to the areas of historic interest within the grounds. There is more scope here for new works as the successful Peace Garden illustrates.

6.2 Retention of Significance

6.2.4 All later elements of the site up to 1902, when the site was conferred to the Urban District Council, shall be retained as far as possible. Any losses of this later fabric shall only be accepted where they can be shown to be essential for statutory reasons or to carry out repair works to the earlier phases of the buildings or grounds.

6.4 Repair and Conservation

6.4.8 Allow for replacing, over time, those inappropriate materials and alterations which have been carried out to the building and grounds.

6.5 Public Access and Appreciation

6.5.4 Provide interpretations of house and gardens in terms of the site's own long history, the changes visible in the architecture and the links between the house and Spalding and the district as a whole.

6.5.6 Link the collections on display such as the Johnson portraits and the drainage collections to the Hall itself, the Spalding Gentlemen's Society, the town of Spalding and the district as a whole, since all of these

stories are inextricably linked. Interpretation should endeavour to make these links clear and will thus increase public appreciation of the Hall and the collections.

6.9 Future Intervention

6.9.1 Use the Conservation Plan as a base line for all future decision making on the site, and ensure that it in turn is reviewed and updated as circumstances change.

- 4.3.4 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 and simply mentions the drinking fountain and its position.

5.2.12 The recently created Peace Garden [area E] is enclosed on its western boundary by the reinstated yew hedge, which also divides it from the Canal and the Lutyens War Memorial. Mature plantings form its southern and eastern boundaries, and it is contained to the north by the 1970s restaurant and recreation block. Its design possesses a pleasing use of proportion and it sits well in its relationship to other areas of the garden. This feature is arguably the best quality of the more recent overlays and it is placed appropriately adjacent to the earlier tribute to those who gave their lives in the service of their country [plate 30], The mid nineteenth century drinking fountain is adjacent to the peace garden. It was re-located onto the site from the centre of the town in 1954.

- 4.3.5 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).

- 4.3.6 An archaeological excavation was carried out in 2009 and a report was provided to SHDC by nau archaeology (part of the nps group).

This document mainly deals with excavations within the gardens and states that the gardens were laid out by Maurice Johnson around 1730, in a style which was currently fashionable, and they are depicted on a map of 1732. Little was done to alter or maintain the gardens after Johnson's death in 1755

4.4 The relationship between the Johnson family and Ayscoughfee Gardens

Ownership of the Estate and Genealogy

Informed by:

- i) The National Archives guide to Ayscoughfee Hall and its Garden
- ii) "The Coat of Arms" a heraldic journal published by The Heraldry Society Spring 2008

iii) Fenland Churches and People by Norman T Willis

- 4.4.1 John Johnson (unknown -1667) purchased Ayscoughfee Hall in 1658. He was the husband of Jane Ogle and Hannah Throckmorton and father of Francis Johnson; Dorothy Johnson; Elizabeth Johnson and John Johnson
- 4.4.2 Francis Johnson (1638-1685) son of John Johnson and Jane Johnson inherited the hall
- 4.4.3 Maurice Johnson (1661 -1747) was the son of Walter Johnson (1619-92) and his second wife Katherine, Maurice married Jane Johnson as his first wife, she was the daughter and heiress of Francis Johnson, thus he inherited the Hall in 1685.
- 4.4.4 Maurice's son was also called Maurice Johnson (1688-1755) and was known as The Antiquary, he and his wife Elizabeth had 25 children with 11 reaching maturity.
He has had a lasting affect upon both Ayscoughfee Gardens and the town of Spalding. He was a lawyer by profession and he formed the learned Spalding Gentleman's Society in 1712.
- 4.4.5 After Johnson 'The Antiquary's death his eldest son, once again named Maurice, inherited the Hall. This Maurice was a Colonel in the Duke of Cumberland's regiment of Foot Guards
- 4.4.6 Colonel Johnson 's eldest son, Reverend Maurice Johnson, vicar of Moulton, inherited the estate in 1793 upon the death of his father.
Walter Maurice Johnson was the brother of Reverend Maurice Johnson who, after retiring from the army, became Vicar of Weston and Master of Spalding Grammar School. He was the father of Frances Osborne, Elizabeth Ann Johnson and Mary Ann Johnson .
- 4.4.7 Mary Ann Johnson (1794-1878), during her lifetime, provided money to lay water mains to areas of Spalding and with her sister, Elizabeth Ann funded the building of St John the Baptist Church Hawthorne Bank as well as its School and Vicarage. Mary Ann out-lived Elizabeth and upon Mary's death their joint estate funded the building of The Johnson Memorial Hospital and the adjacent St Peters Church (now demolished) in Priory Road, Spalding.
Mary Ann Johnson did not marry.
- 4.4.8 The Rev Maurice's grandson, also Maurice, succeeded to the estate in 1834 and moved away in 1852 renting the property out to various tenants.
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.

5.0 THE RELATIVE POSITION OF THE PROPOSED SITES ASSOCIATED WITH THE FORMER PADDLING POOL AND THE EXISTING GARDENS AND MONUMENTS

The proposed position in the gardens for the works is shown arrowed on the map to the right.

Position 1 - to the west of the former pool next to the tarmac path

Position 3 - in the centre of the outline of the paddling pool

Position 2 - to the south of the former pool in a tree lined area

The previous position of the fountain, now a war memorial

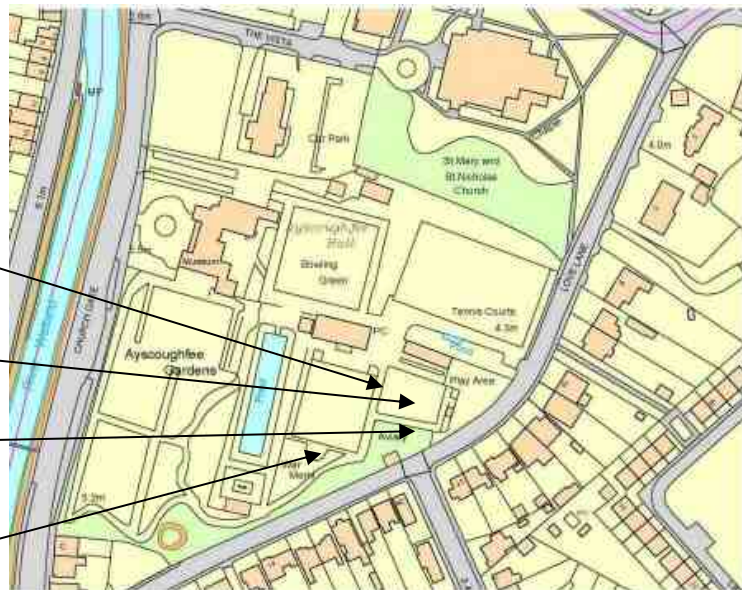


Image 15 Extract from the 2020 Ordnance Survey Map Location Long/Lat $52^{\circ}47'01''N$, $0^{\circ}08'53''W$

North is to the top of the map



Image 16. Aerial View showing the relative positions of the features discussed in the document.

Dated after the removal of the fountain, the low level wall forming an entrance to the paddling pool has also been removed

South is approximately to the top of the photograph



Image 17. Photographs from the edge of the path toward the former paddling pool with its planter. The paddling pool was present in 2000 at the time of Anderson and Glenn's report, now there only remains the slabs which outline its shape. The centre of the pool is the proposed site No 3



Image 18. Ground view showing the relative position of the Peace Garden and proposed site 1, adjacent to the tarmac path to the left of the photograph and site 2, which would be to the left of the dead tree in the background of the photograph

6.0 PROPOSED POSITION IN THE GARDENS

6.1 The fountain at the edge of the grassed area closest to the peace garden

This proposal seeks to take the drinking fountain from storage and erect it to the west of the paddling pool area at the edge of the grassed area as shown below

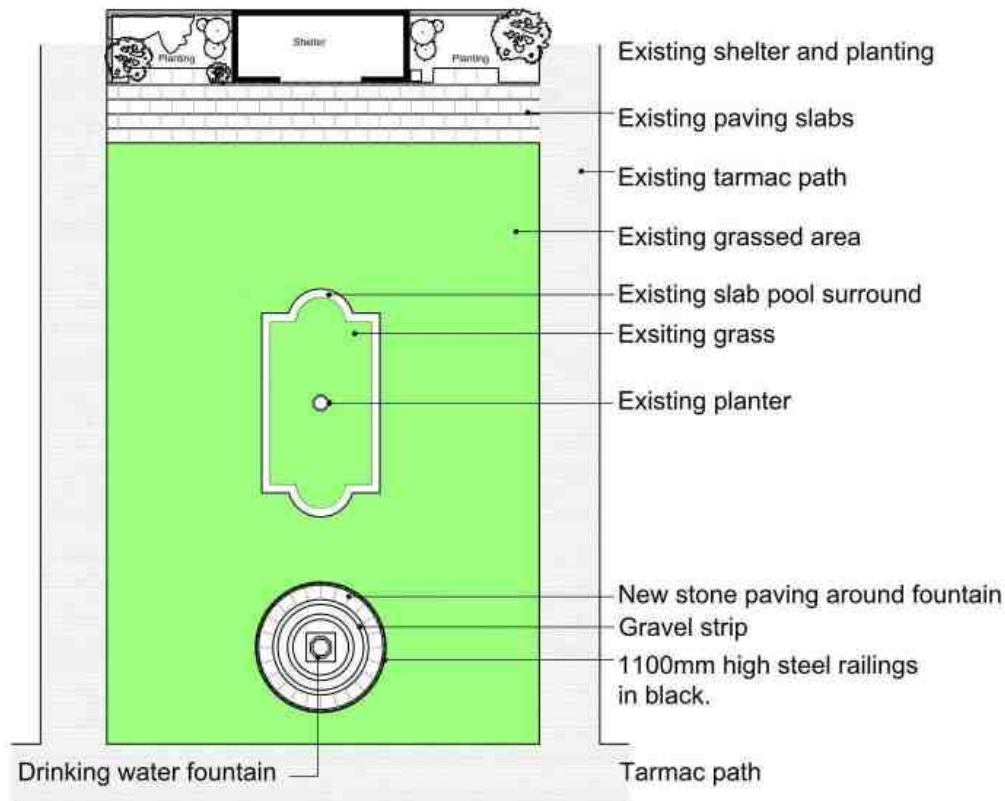


Image 19 - Extract from Drawing A1572-03 Rev P2 – (Provided in the Appendices) showing the proposed position of the fountain at edge of the grassed area to the west of the paddling pool

Image 20

Proposed position 1
at edge of tarmac
path



6.2 The fountain in the tree area to one side of the former paddling pool

This proposal seeks to take the drinking fountain from storage and erect it to the south of the paddling pool area across the tarmac path at the edge of the tree area as shown below

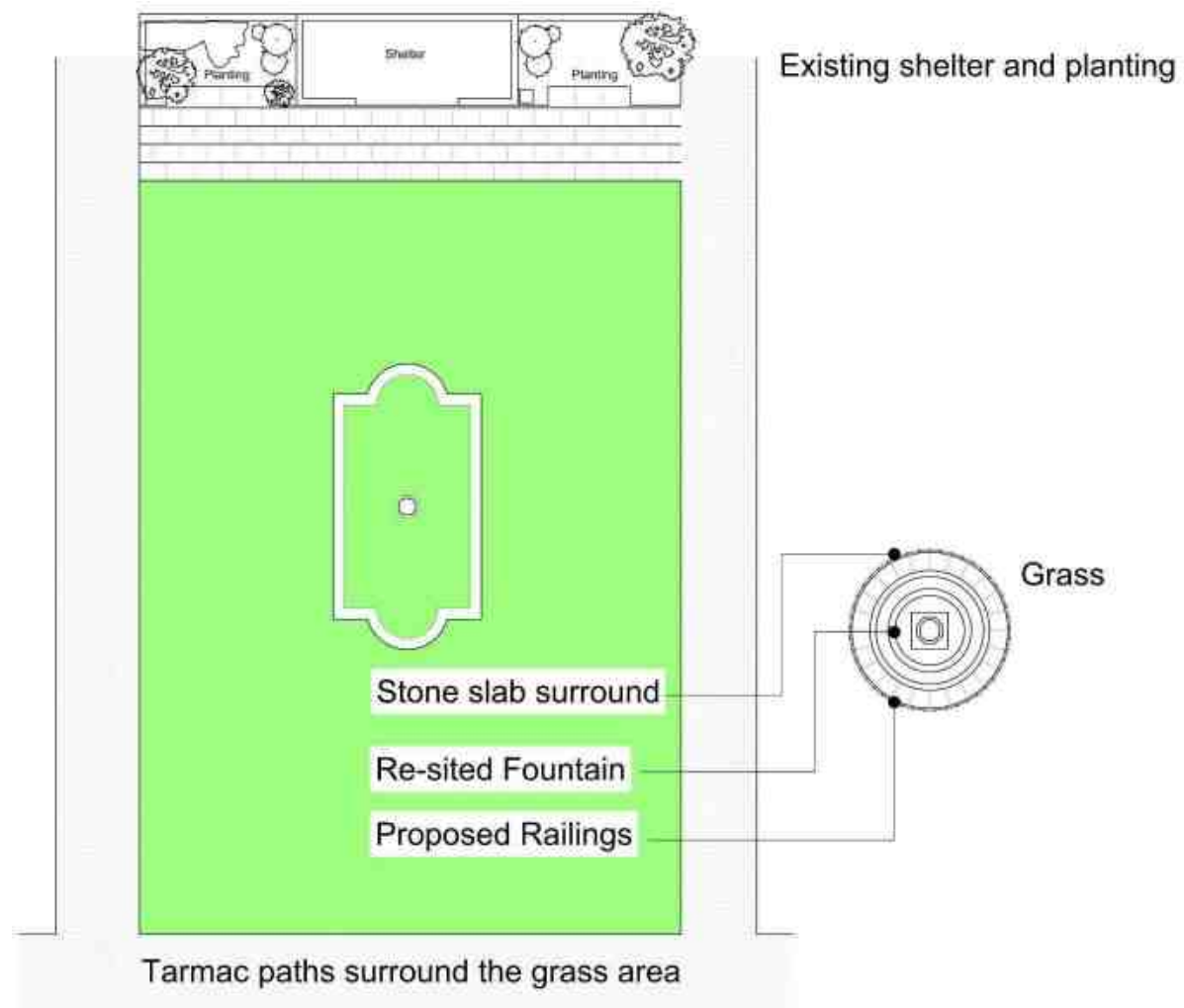


Image 21 - Extract from Drawing A1572-04 Rev P2 – (Provided in the Appendices) showing the proposed position of the fountain at edge of the tree area to the south of the paddling pool

Image 22 - View from the proposed position 2 of the fountain at edge of the tree area towards the paddling pool



6.3 The fountain at centre of the grassed area that was the site of the paddling pool

This proposal seeks to remove the existing stone planter (to be re-sited locally) and then to take the drinking fountain from storage and erect it in place of the planter.

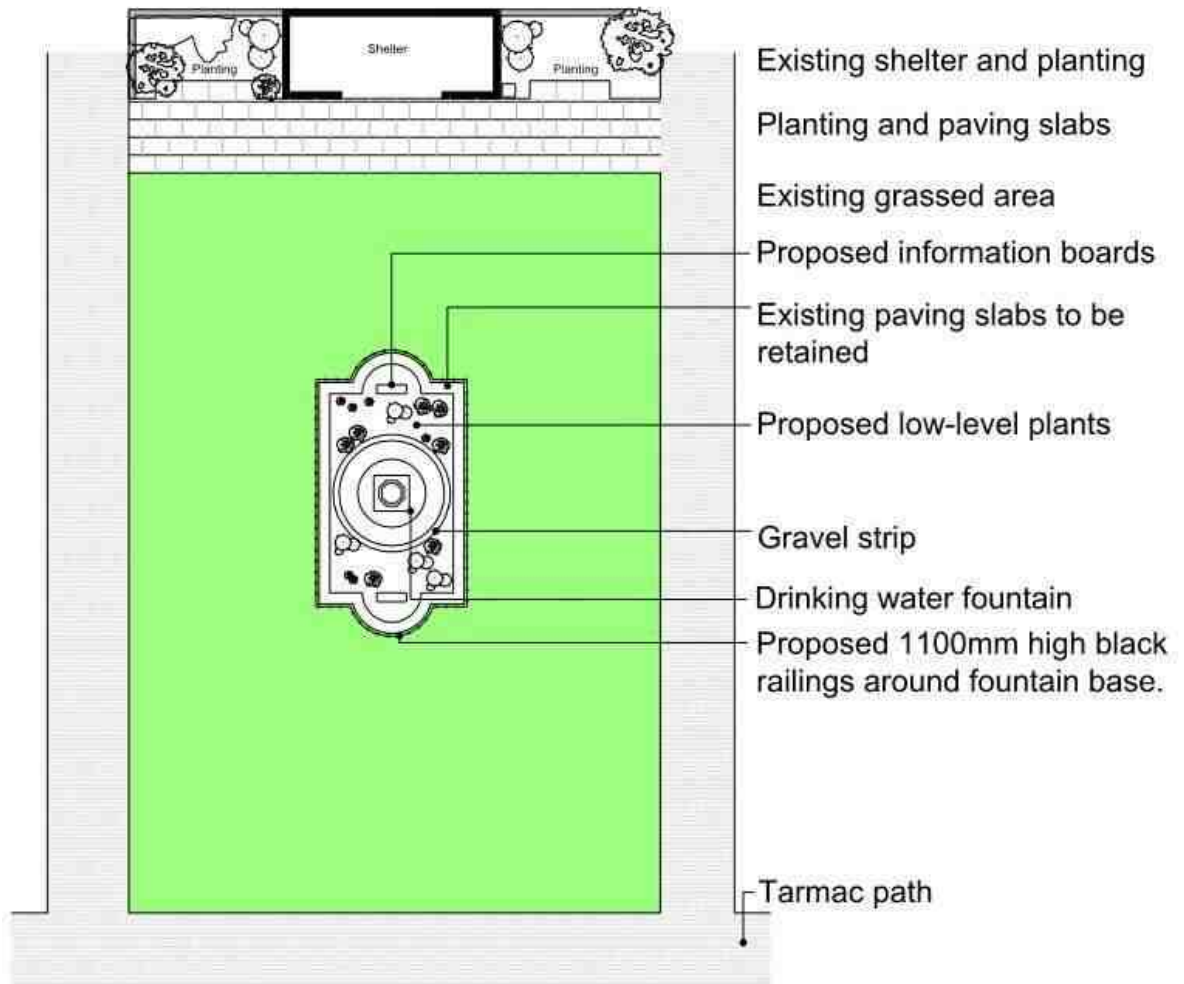


Image 23- Extract from Drawing A1572-02 Rev P2 – (Provided in the Appendices) showing the proposed position 3 of the fountain at the centre of the former paddling pool

The origin of the planter that sits at the centre of the slabs had at one time sat in the centre of the pool when it had been drained. There are many similar planters around the gardens.

Image 24 The planter that is to be moved (Drawing A1572 provided in the Appendices shows a possible relocation)



7.0 CONSIDERATION OF EACH OF THE PROPOSED POSITIONS

This section seeks to give an idea of how the fountain might look in each of the proposed positions with some of the positive and some of the negative reasons that might be applicable.

7.1 Position 1 - to the west of the former pool next to the tarmac path



Image 25 The fountain shown in position close to the peace garden as seen from the cafeteria



Image 26 The fountain shown in position close to the peace garden as seen from the bandstand

- 7.1.1 This position, while giving a good view of the fountain from close to the cafeteria area, it dominates the area. At 6metres tall the fountain is more than twice the height of the obelisks within the garden, this can be seen from images 25 &26. Because of this it takes the eye away from the smaller obelisks and the memorial plaques that are at ground level.

7.2 Position 2 - to the south of the former pool in a tree lined area

Image 27 The fountain shown in position as seen from the cafeteria and the peace garden



Image 28 The fountain shown in position as seen from the bandstand



Image 29 The fountain shown in position as seen from the paddling pool area



- 7.2.1 This position provides the fountain with its own location, but it is not in an area which has a great deal of use. It is also only viewable from one side, not from all around as was originally the case.
- 7.2.2 Close to vegetation the fountain will be quite vulnerable to moss and lichens growth, these are both more than a cosmetic problem, moss in particular penetrates the stone and they both hold moisture against the stone which will cause frost damage.

7.3 Position 3 - in the centre of the outline of the paddling pool



Image 30 The fountain viewed from the south-east shown in position In the centre of the slabs outlining the previously removed paddling pool.

- 7.3.1 This position provides the Mary Ann Johnson fountain with a prominent position
- 7.3.2 It could become a focal point in an empty area and allow for picnics or a new seating arrangement for families.

8.0 CONCLUSIONS

- 8.1 Hall Place has a significant historical connection with the Mary Anne Johnson Fountain and for this reason it was considered worthy of substantial consideration. Unfortunately, the historical setting provided by Hall Place has changed significantly from that which existed when the fountain was erected there. Both the road layout and the surrounding buildings that define the space have changed dramatically, in some cases beyond recognition. As a consequence, it is considered that from a visual perspective, the setting has been significantly and detrimentally impacted upon by 20th Century changes. The location within Hall Place also appears to present a number of practical issues that may be difficult to overcome, particularly relating to the road alignment, surface finishes and utilities etc. Hall Place is also an uncontrolled space to which the public have access at all times. There are concerns to be considered about the safety of the fountain in this location and how any form of protection may be afforded to it. On balance it is therefore considered, that of the options analysed, Hall Place no longer represents the most appropriate option.
- 8.2 Ayscoughsee Hall and Gardens also has a substantial historic association with the fountain and could provide a suitable context for it. The South Holland District Council plan titled 'Ayscoughsee Hall, Spalding, Lincolnshire Conservation Plan July 2000' by Anderson and Glenn and Headland Design Associates, was written when the fountain stood in the Gardens, they thought it important enough to describe its form and connection with the Hall.
- 8.3 The salient points of the SHDC Plan are detailed in this Impact Statement and in particular the document lists the connection with the wider Johnson family over a period of 200 years, and their major influence on the town of Spalding, with Ayscoughsee Hall and the Gardens being a focal point of that connection. It strongly emphasises the importance of the connection between the Johnson family, the Hall and the town of Spalding saying that "*their stories are inextricably linked*". It is acknowledged that this site was never occupied by Mary Ann Johnson specifically, but nonetheless it remains a significant focal point for the wider Johnson family within the town.
- 8.4 It is clear that Mary Ann Johnson and her sister were great benefactors to many areas of the town and while the water fountain was originally erected in Mary Ann's lifetime, it could be said that it is a memorial to all that she and her sister did.
- 8.5 The proposed works set out in this application seek to identify an appropriate setting for the fountain. Ayscoughsee Hall and Gardens was the most recent setting for the fountain which stood in the gardens for many decades. The gardens have a direct link with the wider Johnson family, though it is acknowledged that Mary Ann Johnson lived at Fairfax House, immediately to the north of Ayscoughsee Hall, which was demolished in 1959. The site is open to the public but in a controlled manner that would offer greater security for the fountain through the hours of darkness that would be the case elsewhere.

- 8.6 The position of the fountain is crucial within the Gardens. In position 1 it is too close to the Peace Garden, this is an area for remembrance and contemplation, the fountain would take the eye away from the WW2 war memorial, the smaller obelisks and the memorial plaques that are at ground level.
- 8.7 In position 2, it does not reflect the importance that the Johnson family has with Spalding or the great legacy that Mary Ann Johnson left for the people of Spalding. This setting is not considered to be of appropriate standing for the fountain.
- 8.8 In contrast to the other positions, in position 3, at the centre of the former pool, the fountain does not overshadow the peace garden and stands in its own right. It can become a focal point in an empty area and could both be educational and allow for picnics or a new seating arrangement for families.
- 8.9 The new position for the Mary Ann Johnson drinking fountain has been informed by historical research and repositions it within an historic context. Its new position is intended to be sympathetic to the existing gardens and structures while ensuring that it is not vulnerable to damage or vandalism and makes a positive contribution to its setting whilst not impacting detrimentally on either the gardens of the Hall, both of which are of historic importance.

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

30th June 2022

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

Appendices

Drawings referred to within the HIA document:

A1572-F-01 Rev P2	-	Site location plan
A1572-02 Rev P5	-	Fountain in location 3
A1572-03 Rev P2	-	Fountain in location 1
A1572-04 Rev P2	-	Fountain in location 2



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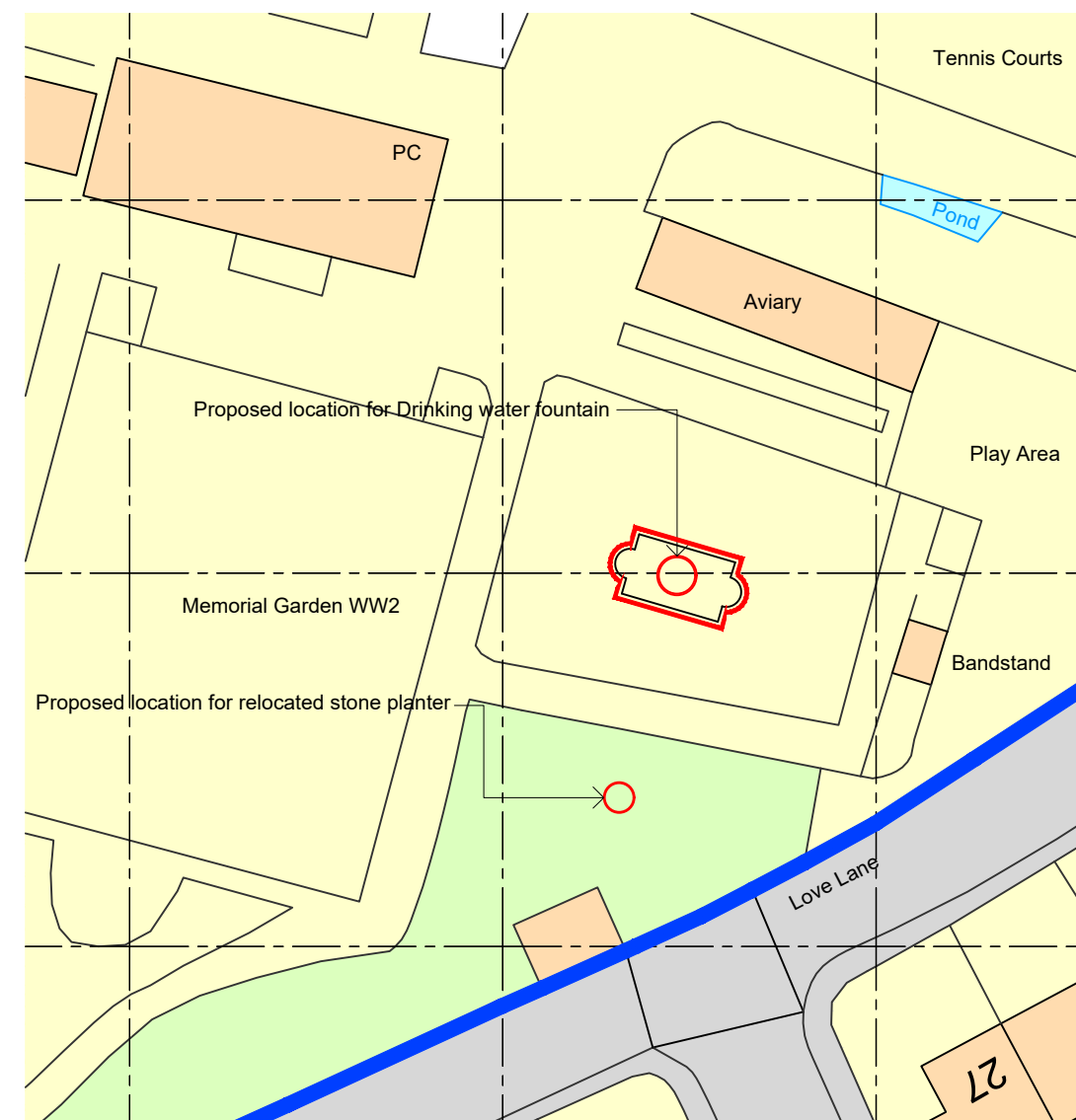
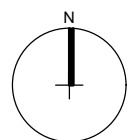
Site Location Plan

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 relocation of water fountain

Drawing Number:
A1572F-01

Rev:
P2

Date: October 2021

Scale: As shown @ A3

Drawn by: AJO

Checked by: CLS

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Drawing Title:

Site Location and Block Plans

PLANNING & LBC APPLICATION ISSUE

Oglesby & Limb Ltd

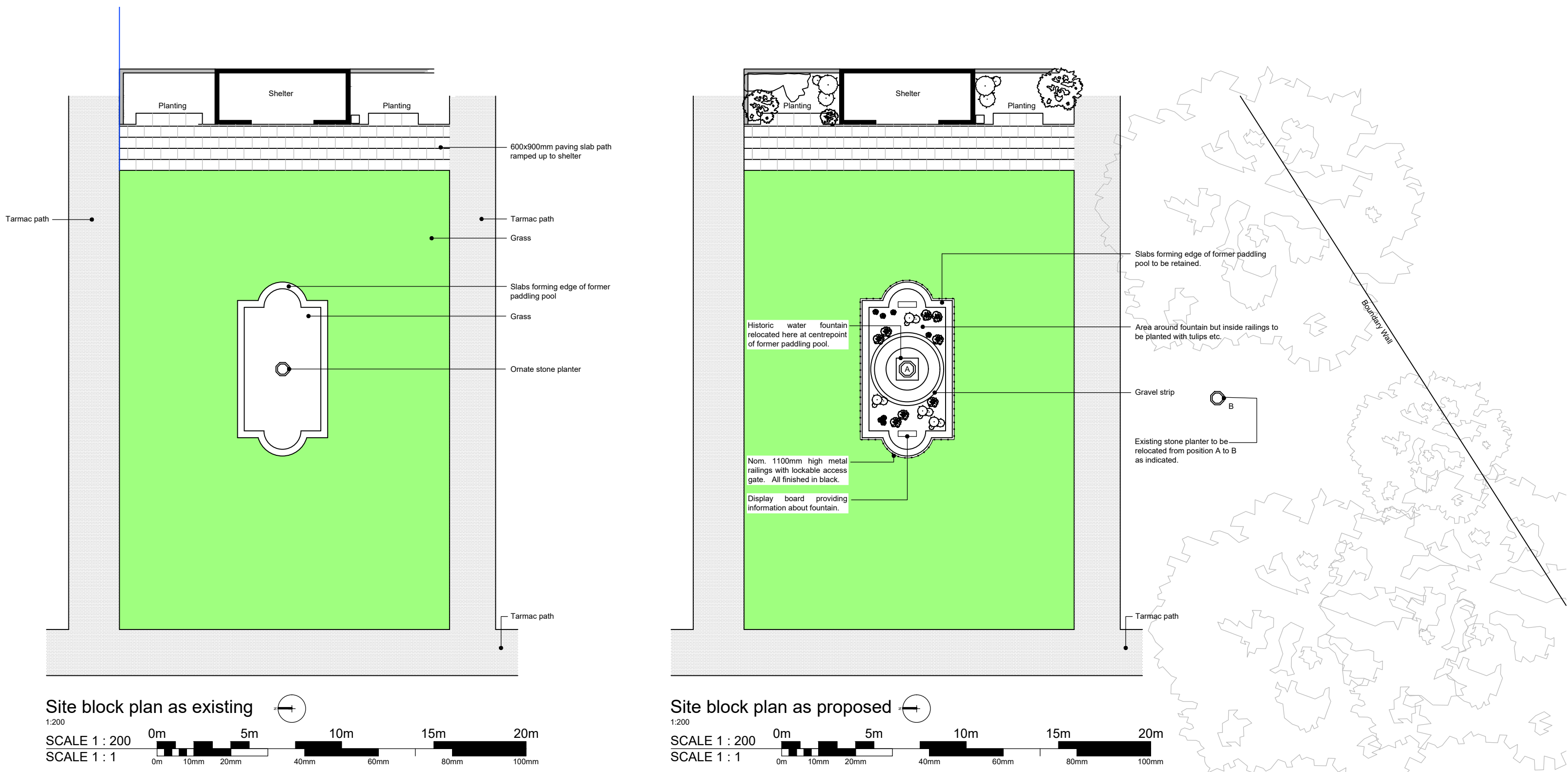
Chartered Architect

Suite 1, Market Chambers
12 Market Place, Spalding, Lincs
PE11 1SL

Tel: 01775 761196

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





Photograph of ornamental water fountain when previously located within Ayscoughfee Hall Gardens (currently removed and in storage)



Detailed view of fountain in proposed location



Artist's impression of fountain within former paddling pool, viewed from south-east



View across site from south



View across site from north



View of grassed area where stone planter is to be relocated

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P6	04.08.22	Drawing updated following comments received from LPA as follows: Railings design amended to circumnavigate paddling pool surround instead of in a circle.	ajo
P5	07.06.22	3d images amended as requested by client.	ajo
P4	11.05.22	Railing design amended to SHDC comment, Artist's impression updated.	ajo
P3	18.03.22	Fountain 3d image updated	ajo
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

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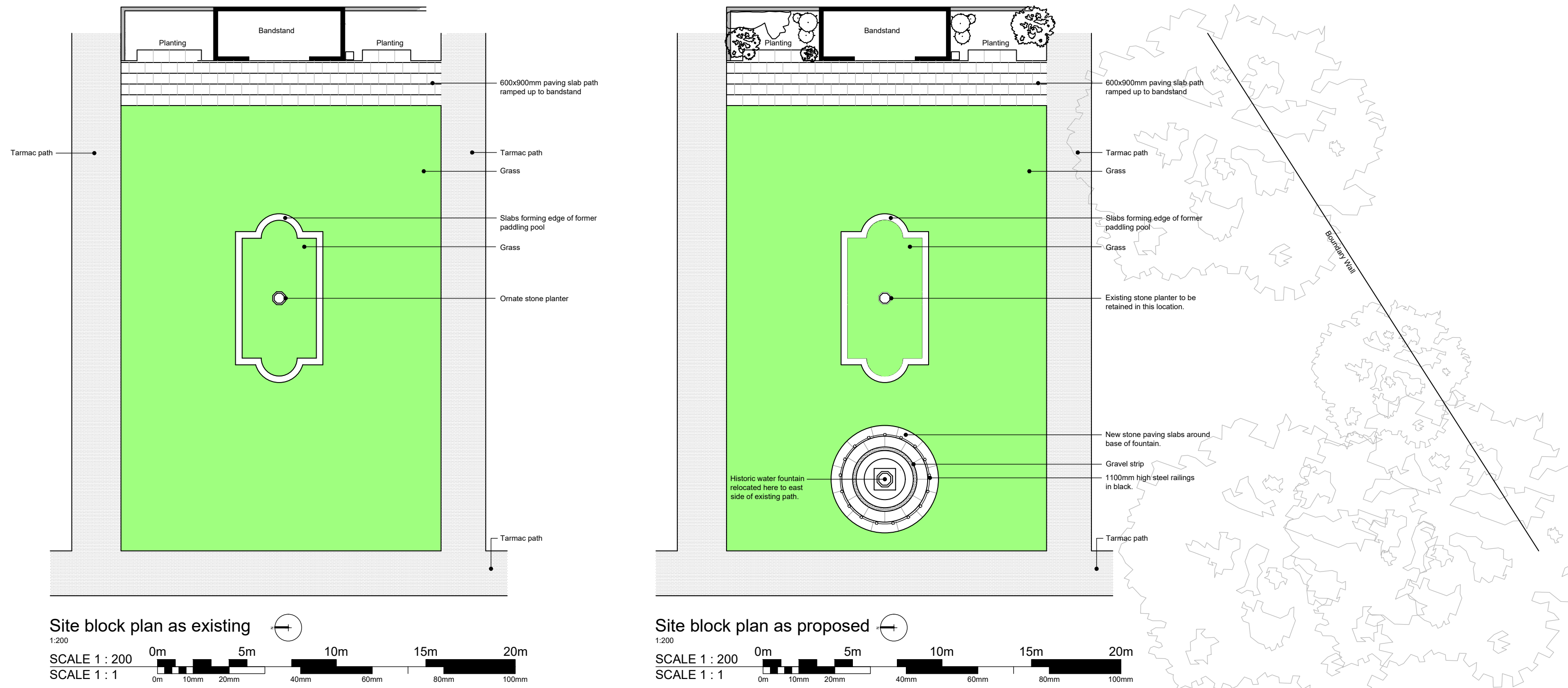
Plans and photos as existing and as proposed - position 3

PLANNING & LBC APPLICATION ISSUE

Date:	October 2021	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	Rev:
A1572-02	P6

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View across site from north



View across site and path from west



View across site from south



View across site from east



Photograph of ornamental water fountain when previously located within Ayscoughfee Hall Gardens (currently removed and in storage)

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

O&L

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

Proposed relocation of water fountain

Drawing Title:

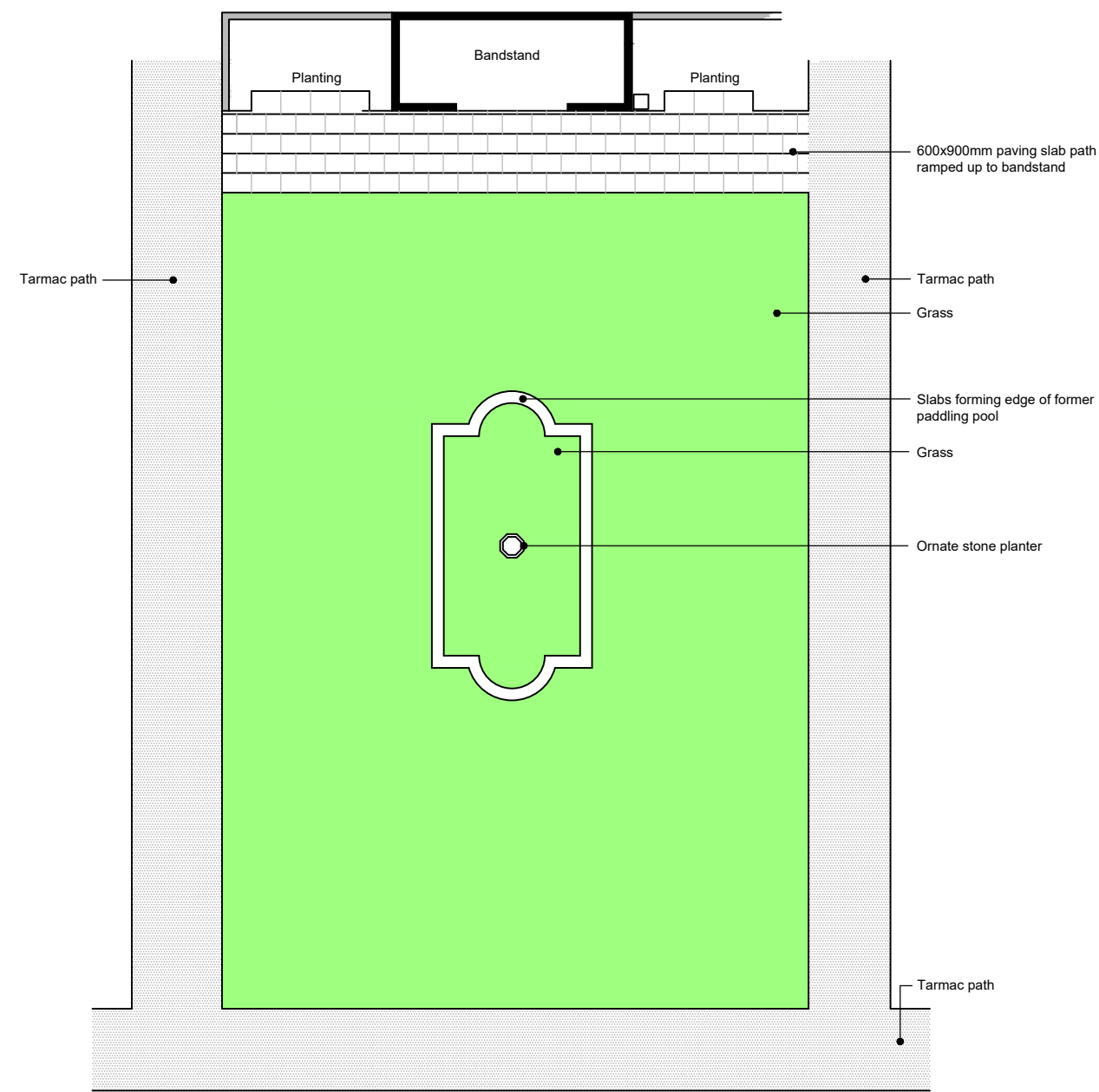
Plans and photos as existing and as proposed - position 1

OPTION APPRAISAL TO BE INCLUDED IN HIA ONLY

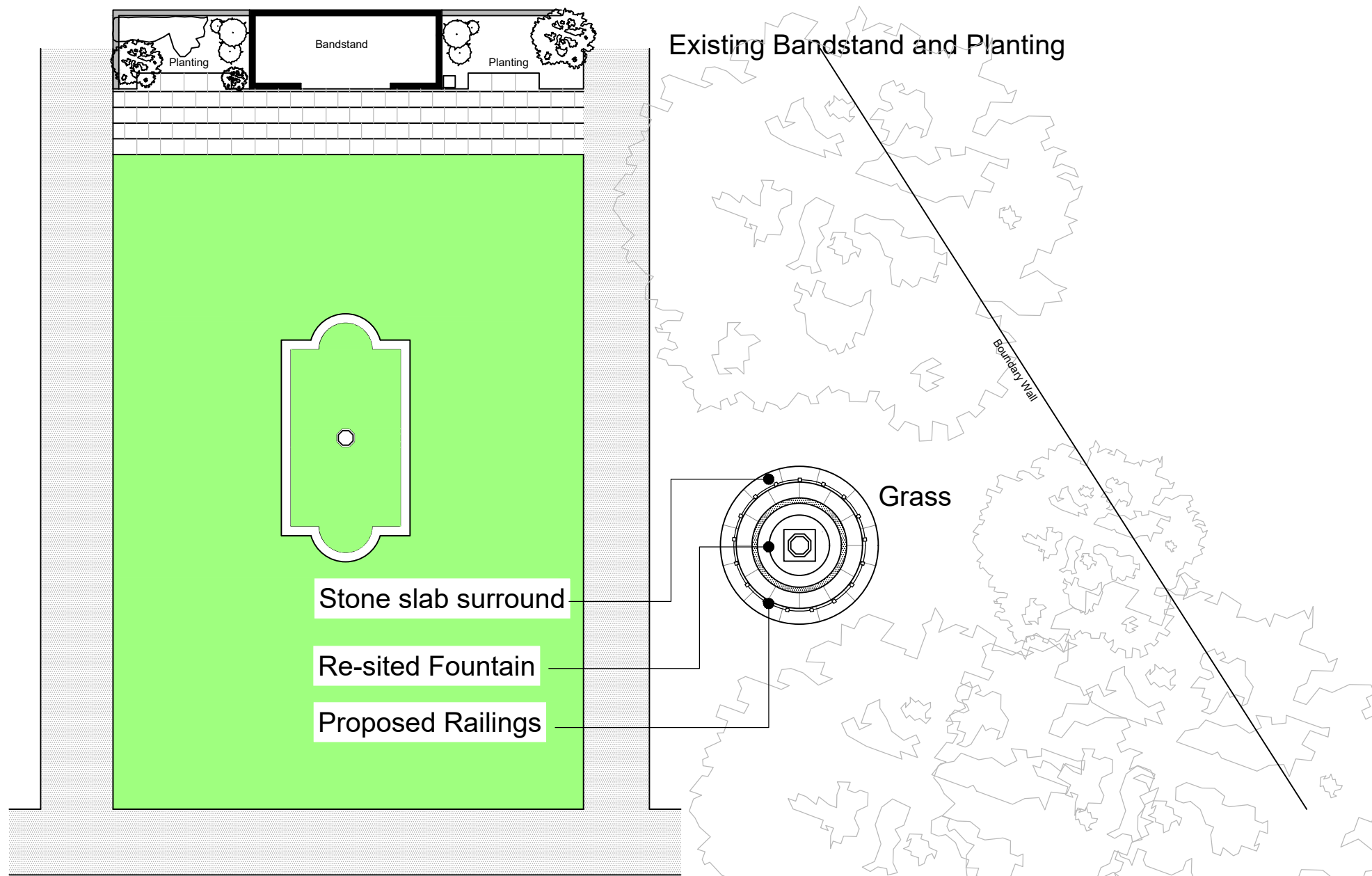
Date:	October 2021	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	Rev:
A1572-03	P2

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Site block plan as existing
1:200
SCALE 1:200
SCALE 1:1



Site block plan as proposed
1:200
SCALE 1:200
SCALE 1:1

Existing Bandstand and Planting



Grass

Stone slab surround

Re-sited Fountain

Proposed Railings



Photograph of ornamental water fountain when previously located within Ayscoughfee Hall Gardens (currently removed and in storage)

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

Oglesby & Limb Ltd
Chartered Architect
Suite 1, Market Chambers
12 Market Place, Spalding, Lincs
PE11 1SL
Tel: 01775 761196
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O&L

Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**
Proposed relocation of water fountain

Drawing Title:
**Plans and photos as existing and as
proposed - position 2**
**OPTION APPRAISAL TO BE INCLUDED IN
HIA ONLY**

Date: **February 2021** Scale: **as shown @ A1**
Drawn by: **ajo** Checked by: **cls**

Drawing Number: **A1572-04** Rev: **P2**



View across site from south-west



View to site from north



View across site from east

