

Oglesby & Limb Ltd

Chartered Architect &
Technologists

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



Heritage Impact Assessment



Proposed rebuild of collapsed section of Forecourt Wall

Ayscoughfee Hall Museum and Gardens, Church Gate, Spalding

On behalf of South Holland District Council

August 2024

A1572WR – HIA rev P1

Contents

	FIGURES AND PHOTOGRAPH LIST	p. 2
1.0	INTRODUCTION	p. 3
2.0	LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS	p. 5
2.1	Ayscoughfee Hall	p. 5
2.2	Ayscoughfee Hall Gardens	p. 5
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	p. 5
2.4	Spalding War Memorial	p. 6
2.5	Generally	p. 6
2.6	The Heritage Gateway List of Historic Development	p. 6
3.0	REGULATORY FRAMEWORK	
3.1	Legislation	p. 7
4.0	LOCAL PLANS AND REPORTS WHICH HAVE BEEN CONSIDERED IN WRITING THIS DOCUMENT	p.8
4.1	Archaeological Project Services June 1992	p. 8
4.2	Lee Holmes Report 1999.	p. 8
4.3	Ayscoughfee Hall, Spalding, Conservation Plan 2000	p. 8
4.4	Historical Appraisal of the Pleasure Grounds July 2000	p. 10
4.5	nau Archaeology Report	p. 11
5.0	HISTORIC INTEREST RELATING TO THE FORECOURT WALL	
5.1	The forecourt wall	p. 11
6.0	PROPOSED REBUILDING OF COLLAPSED SECTIONS OF THE FORECOURT WALL	
6.1	Design Philosophy	p. 12
6.2	Removals	p. 12
6.3	Proposals	p. 12
7.0	CONCLUSIONS	p. 13

Figures, Photographs and Appendices

Figure 1: Map with Forecourt wall location indicated.	p. 4
Figure 2: View of the south elevation of the forecourt wall.	p. 4
Figure 3: Anderson and Glenn's Map given in their document- 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'	p. 9
Figure 4: OS map of 1929	p. 10
Figure 5: General Photograph showing the south elevation of the forecourt wall	p. 11
Figure 6: Detailed photo showing the areas of collapsed wall	p. 11

Appendices

Appendix 1

A1572 -70	Plans, Sections, Elevations and Photos as existing and as proposed.
-----------	---

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) by Oglesby & Limb Ltd (O&L). The report has been written by Andrew Oglesby BA(Hons) Dip.Arch. RIBA – Chartered Architect.
- 1.2 The assessment supports proposals to rebuild a section of garden wall, the face of which has collapsed, at Ayscoughfee Hall, Spalding, PE11 2RA.
- 1.3 The Heritage Impact Assessment responds to the requirements of Section 16; paragraphs 189 to 208, of the National Planning Policy Framework (NPPF) revised 20 July 2021, particularly paragraph 194 which requires that applicants for planning permission and listed building consent should describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 1.4 The Heritage Impact Assessment describes the setting and significance of the wall and its contribution to the adjacent designated heritage assets. The report sets out relevant national and local heritage policies, statutory duties, and guidance material, against which the proposal should be judged. In the light of this background, the assessment draws conclusions on the impact of the proposed development on the significance of heritage assets, together with its compliance with heritage planning policy.
- 1.5 The section of wall that this application relates to, runs approximately west to east from Churchgate to a corner just south of the south-west corner of Ayscoughfee Hall. The Hall is grade I listed, and this wall is grade II listed.

The location of the wall is indicated in fig.01 below. The south face of the section of the collapsed wall to be rebuilt is shown in the fig.02. The locations is:

Location (Long/Lat 52.7843 N . 0.1496W).



Fig 1. OS plan showing location of forecourt wall



Fig 2. South elevation of forecourt wall

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.

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 AND REPORTS WHICH HAVE BEEN CONSIDERED IN WRITING THIS DOCUMENT

- 4.1 In June 1992 the Council commissioned a building recording and historical research report on the Hall. This was produced by Archaeological Project Services
- 4.2 South Holland District Council commissioned a Maintenance Survey Report on the Hall and the surrounding boundary and internal walls on the site. This report was prepared by Lee Holmes in May 1999.
- 4.3 South Holland District Council's Cultural Strategy 1999-2002, was published in November 1998, this refers to the need for a Conservation Plan for Ayscoughfee Hall.

Anderson and Glenn and Headland Design Associates produced a plan commissioned by South Holland District Council titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000' (second draft) which set out to inform "those employed by the Council to manage the site and also by any external agencies who are asked to carry out any studies or practical works on the site".

The document contains various guidelines and background information (taken directly from the document using the report reference number and provided in italics), reference is also made to Figure 1 which is taken from the Anderson Glenn document and provided at 3.4 below:

2.9 Conservation Policies

2.9.2 Retention of Significance

d. Use new materials and components with care and discretion

2.9.3 Appropriate uses

a. Ensure that alterations to improve the existing usage of the building and grounds are carried out to have minimal impact on the historic areas

2.9.4 Repair and Conservation

a. Adopt an approach of minimum intervention.

b. Use traditional building materials and techniques.

c. Commission all works with firms known to have a track record in conservation work.

3.2 Historical Development

3.2.2 Chronology

1732 Grundy's map of Spalding is published, showing Hall and gardens in detail (the wall concerned appears to be shown on that map).

3.3 Setting

3.3.1 The Hall and grounds at the time of the John Grundy map in 1732 are shown to be occupying virtually the whole of the triangle of land on the east bank of the Welland between Church Gate and what is now Love Lane to the south of the church, apart from the very tip of the triangle which was built on and owned by Mr Parkinson. The front of the property faced the river, with a small forecourt, and the site appears to have been partly walled around and partly hedged. Along both sides of the river are lines of trees and a small avenue running west east divides Ayscoughfee Hall from the adjacent property to the north, which belonged to Mr Ambler.

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

3.4 Gardens

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

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

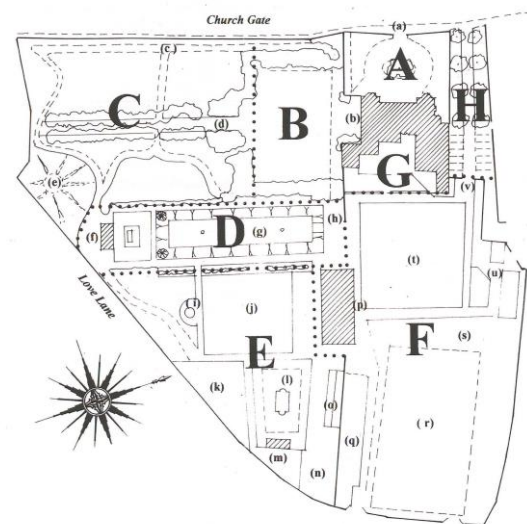


Fig 3. Anderson and Glenn's Map given in their document: 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000'

3.4.3 Area A The Entrance forecourt. This is defined by tall flanking brick walls, probably dating from the 18th century, although the stonework in the base of the north wall may be earlier. They are capped with Victorian gritstone copings. The low front ashlar wall has at each end, and at the centre, a stone panelled octagonal pier with cusped tracery and shaped finial. The base of former railings remains. The cast iron gates have dog bars, quatrefoils, pointed arches, brattish tops and pinnacles.

3.4.6 This area has been the principal entrance forecourt since the 18th century and is likely to have always fulfilled that function.

3.5 Garden Structures

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

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

Figure 3 (at Gardens 3.4) clearly shows the wall that has now collapsed, and all evidence suggests that this may date from at least the early 18th century.

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

The report primarily gives information about the gardens but does provide some information about the garden walls and provides a series of maps. Within the report (5.1.1) it states 'The earliest walls appear to be those which enclose the front entrance forecourt and along the west boundary beside Church Lane (sic Churchgate). Here there is some stone at the base and the brickwork is battered at the top, a characteristic early 18th century form. The forecourt walls have a chamfered gritstone coping form the 1845 facelift of the whole frontage. Elsewhere they are brick coped.

The OS maps of 1887 and 1903, and a plan from the Guide Book to the Hall of 1912 appear to show the wall intact as it exists in 2024.

An OS map of 1929 (Fig 4) again shows a wall in this location.

This map was revised in 1950 and published in a less detailed version in 1952 but the layout does not change.



Fig 4. OS map of 1929

All maps after this date indicate that no change has occurred.

The second report refers to the same map as the 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000', (Fig 3 provided above at 3.4.2) and describes the main walls across the site.

- 4.5 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 does not deal with the walls in the forecourt specifically. No trenches were excavated in the area of the wall here concerned.

5.0 HISTORIC INTEREST RELATING TO THE PROPOSED REBUILDING OF THE WALL

5.1 The Forecourt wall :

Information has previously been given from various sources stating that the wall is likely to have originated in the early 18th century.

Description of wall construction here – referring to drawings.

- 5.1.2 Along the whole length of the wall there are signs of repair and replacement.

The wall shows areas with the pointing being missing and of damage caused by the use of inappropriate mortars and poor workmanship.



Fig 5. General Photograph showing south wall of forecourt.



Fig 6. Detailed view showing south wall of forecourt.

6.0 PROPOSED REBUILDING OF COLLAPSED SECTION OF WALL

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

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 wall face 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) All the work carried out will be reversible where appropriate.
- (iv) The design and the work itself will be authentic, it will be informed by, and sympathetic to, the abutting brickwork.
- (v) The works will be documented and photographed at each stage to ensure that in the future it is clear what has been carried out.
- (vi) 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 Removals

It is proposed to:

- (i) Carefully remove the existing brickwork in so far as it is loose and unsound.
- (ii) Carefully remove all traces of mortar from the bricks to prepare them for reuse.

6.3 Proposals

It is proposed to:

- (i) Rebuild those areas of the wall that have collapsed, with all brickwork to match and course through with existing abutting in all respects.

7.0 CONCLUSIONS

- 7.1 This report has assessed the historical and architectural significance of the wall, 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 The wall that has collapsed is significant in that it is one of the older sections of wall on the Ayscoughfee site and has always played a part in enclosing the forecourt. The face has collapsed and if not addressed it is likely that the abutting brickwork (now partly unsupported) will eventually deteriorate and come away. Therefore, the intervention is justified to ensure the long term survival of the wall.
- 7.3 The application for listed building consent seeks only to rebuild the wall using the salvaged materials. The works will be done in a traditional manner to match the existing. As such the proposed works will be of benefit and will cause no damage to the extant areas of wall.

Andrew Oglesby B.A (Hons) Dip.Arch. RIBA Chartered Architect

12th August 2024

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

+44 (0) 1775 761196

Appendix 1

A1572 -70 Plans, Elevations and Photos as existing and proposed