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O&L

Heritage Impact Assessment



Proposed rebuild of damaged gate pillar (north pillar of east gates – Love Lane)
at Ayscoughfee Hall Gardens, Love Lane, Spalding, Lincolnshire

On behalf of South Holland District Council

September 2023

A1572EG – HIA rev P1

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A1572 – 60 –P1	Plans, Elevations and Photos as existing
A1572 – 61 –P1	Plans and Elevations as proposed

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) by Oglesby & Limb Ltd (O&L). The report has been written by John Hemingway BA (Hons), MA (Arch. Conservation) MRICS ACIfA IHBC,
- 1.2 The assessment supports proposals to repair the entrance pillar of the East Gate in Love Lane which forms part of the boundary wall of Ayscoughfee Hall, Spalding, PE11 2RA, a statutorily listed Grade 1 listed building. This gate is the main entrance to the Tennis Court area. Location: (Long/Lat 52.7839 N . 0.147563W).
- 1.3 Severe damage has been caused to one of the pillars by being struck by a large commercial vehicle. The impact has damaged a large proportion of the pillar, the hinge block and the hinge itself and this means that the pillar is no longer able to support the gate. The gate itself has only suffered minor damage.
- 1.4 It is believed that when the original opening was made in the boundary wall the gates were set back from the road. The walls formed an angle to the pillar and were tied to each other by means of iron straps set in the mortar beds, these bars are now corroded and the expansion has further destabilized the connecting sections of wall.
- 1.5 The proposals seek to take down the damaged pillar, along with part of the angled section of wall, to a solid base and rebuild to the same form. Details relating to the rebuild are included in Section 6 of this document.
- 1.6 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”.
- 1.7 This Heritage Impact Assessment describes the setting and significance of the existing gate and supporting pillar 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.
- 1.8 The relative positions of elements mentioned in this document are shown in Fig 1 below



Area referred to in Section 4 (3.3.8)

Gates to the Tennis Courts

Fig.1 Gates to the Tennis Courts showing their position in Love Lane to the East of Ayscoughfee Hall



Fig.2 The Love Lane Entrance showing a view from the road and an internal view of the gates and supporting pillar prior to the damage

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.¹

¹ Authors Note: The gate referred to here is the pedestrian gate which Anderson and Glenn discuss in their report in Section 4.3 (3.3.7) and is in the area indicated in Fig 1. Neither the Statutory listing or the Gateway listing specifically mention the opening and gates that are the subject of this HIA

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 from Archaeological Project Services. In June 1999 a report was produced by Charles Glenn and Gary Taylor titled Building Recording and Historical Research at Ayscoughfee Hall, which focussed on the Hall itself and its contents.
- 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. In June 1999 a report was compiled by Charles Glenn and Gary Taylor titled Building Recording and Historical Research at Ayscoughfee Hall. This was produced by Archaeological Project Services and focussed on the Hall itself and its contents.
- 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".

Anderson and Glen provided a map of the Gardens which they use to reference areas in the report, they refer to it as *Figure 1 The Gardens*, and this is provided as Fig 3 below

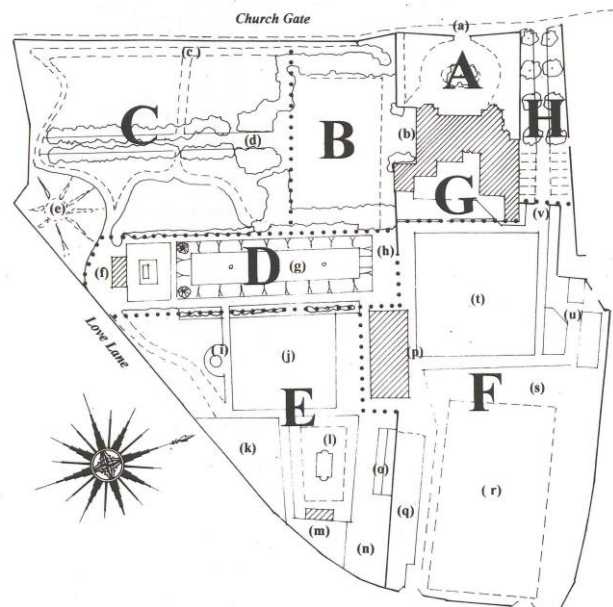


Fig 3. Anderson and Glenn's Map
provided in their document:
'Ayscoughfee Hall, Spalding,
Lincolnshire Conservation Plan July 2000'

The Conservation Plan contained various guidelines and background information (where relevant to this report paragraphs from this document are provided here in italics using the original report reference numbers).

2.9 Conservation Policies

2.9.2 Retention of Significance

d. Use new materials and components with care and discretion

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

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

Tennis Courts were laid out in 1920 and were then re-sited in 1925

3.3 Setting

3.3.4 The 1887 Ordnance Survey map indicates that all of the boundaries were walled.....The 1929 map shows the same situation.

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.

3.3.8 The one area which has changed is to the rear of the adjacent properties nos 12 -15 Church Gate. Here on Love Lane, buildings have been demolished, and the resulting open area, from which there is a pedestrian gateway and vista into the gardens, is used as a car park/ disused car dump.²

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.

² Authors Note: This area is indicated on Fig 1 of this document

The areas have been chosen to correspond to areas which are recognisable on the first known plan of the garden on Grundy's map but which are also readily identifiable today.

3.4.27 Area F Recreation Area. Here is the bowling green, putting green and tennis courts, all supervised and run from the pavilion building.

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.

While Figure 3 shows an opening in the boundary wall relating to the gate of this HIA in area F to the left of the tennis courts, there is no specific mention of it within the report.

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 appraisal uses much of the information from the earlier document and uses the same lettered area plan (provided in this document at Fig 3.) The report primarily gives information about the gardens but does provide some information about the boundary walls and provides a series of maps.

The earliest known plan of the gardens by John Grundy 1732 is included and the report also shows a map by Armstrong of 1779, both of these maps appear to show the area of land that is now used by the tennis courts as being in a separate parcel from Ayscoughfee Hall's garden.

In section 4. Chronological development of the Gardens, the report confirms

4.5 A plan of the gardens in public ownership, published in the guide book of 1912 shows little change in the layout of the garden's footprint. The land to the east of the hall however has now been designated as a playground [area F],

4.6 By 1929 the OS map shows the addition of the present municipal overlays of bowling green and tennis courts to the east [area F]

The OS map of 1929 (Fig 4) shows the tennis 'ground' and it appears to show the opening in Love Lane to the left of the tennis courts. This map was revised in 1950 and in 1952 but the layout does not change. In the OS map of 1974 shows the Tennis court to have been widened.

Fig 4. OS map of 1929



In section 5. Analysis of existing gardens, the report states:

5.1.1 Walls

The walls along Love Lane are likely to be late eighteenth to early nineteenth century although sections have been rebuilt. These are in plain brickwork with a projecting corbel brick covered by a rounded mortar capping.

In section 5.1.3 headed 'Gateways', there is a description of the main gateway to the front of the Hall commonly referred to as 'The Royce Memorial Gates'. (Area A - Fig 3 map)

The main gateway is that leading to the front forecourt (Area A) This is marked by octagonal stone piers with Gothic panels. They are surmounted by small gablettes with carved heads. There is a floriated finial on the very top. The gates are cast iron with Gothic details and dog bars. On the piers are inscribed bronze plates. That to the left reads ' These gates were erected by Public Subscription in Memory of Wm. Stapleton Royce M.P. In the right hand pier 'By unstinted public service in parliament and the locality he showed his love for his native town.' On the gates are two shield plaques. These state ' The elements so mixed in him that nature might stand up and say to all the world ' this was a man'. And ' Honour and shame from no condition rise, act well thy part, there all honour lies'.

The pair of gates in Love Lane, that this HIA refers to, have a small brass plaque affixed to each of them recording that they form part of the William Stapleton Royce Memorial. See Fig. 8 below

William Royce died on 23rd June 1924 so the gates are later than this date.

The 'Historical Appraisal of the Pleasure Grounds, July 2000' document then refers to the gateway to the garden leading from the Drive (Area H- Fig 3 map) and the small pointed archway to the south side of the hall and concludes this section by stating:

"Other gateways through the boundary walls are modern and of no historic interest"

- 4.5 The District Council set out proposals for the development of the Hall and gardens within the Project Section of the Council's Site Development Outline Business Plan, dated March 2000.

The multiple projects are listed within Anderson and Glenn's, Lincolnshire Conservation Plan July 2000 (second draft). The gate under consideration in this HIA is not mentioned.

- 4.6 An archaeological desk based survey was carried out in 2008 by nau archaeology (Report no 1618), this was followed by excavations in 2009 with a further report being provided to SHDC.

This document mainly deals with excavations within the gardens and does not deal with the tennis court area, the gate is not mentioned specifically but it is indicated on the topographical survey dated Jan 2008 provided in the Appendix between pages 10 & 11 of a report by Birmingham Archaeo-Environmental.

- 4.7 The Parish Church of St Mary and St Nicholas in conjunction with Ayscoughfee Hall have produced a Learning Resource Pack. As part of this pack they have provided some maps. One map is labelled 1888 although in the margin of the map the roman numerals are unclear.

This map appears to show openings in the wall close to the site of the gate.

Fig 5. Extract from the map produced by The Parish Church of St Mary and St Nicholas in conjunction with Ayscoughfee Hall



5.0 HISTORIC INTEREST RELATING TO THE PROPOSED REPLACEMENT OF GATE PILLAR AND REPAIR OF ADJOINING WALL

5.1 The Love Lane boundary wall :

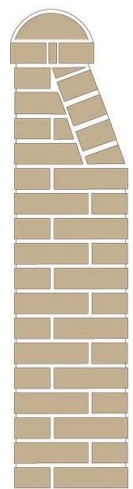
Anderson and Glenn with Headland Design Associates in their plan titled 'Ayscoughfee Hall, Spalding, Lincolnshire Conservation Plan July 2000 3.1.5 suggest that the walls are 19th or 20th century (see para.4.3 above)

Anderson and Glenn in their historical appraisal of the grounds titled 'Historical Appraisal of the Pleasure Grounds July 2000' suggest that the gateways through this part of the boundary walls are modern and of no historic interest (see para.4.4 above)

- 5.1.1 The wall either side of the gate pillars is approximately 2550mm high and is a 'brick and a half thick' (360mm) in English Bond for the lower 19 courses, the wall then has a battered face for four courses on the Hall side, with an over-sailing stretcher course on both faces topped with a half round capping brick (now rendered over in cement).

As the wall approaches the gates to the tennis courts, the battered face changes from four to five courses as can be seen from the photograph in Fig 7 below.

Fig 6. Part section through the wall, showing battered face



- 5.1.2 For 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 7. General Photograph showing the condition of the internal face of the boundary wall to the left of the gates where the battered face changes from four to five courses



5.2 The gates to the entrance to the Tennis Court Area



Fig 8. Photographs of the existing opening and gates with memorial plaque before being damaged

- 5.2.1 It is not known when the entrance was made, the map of 1929 mentioned in 4.4 above shows the opening and may have been made to serve the tennis courts which had been re-sited in 1925 (see 4.3 above).
- 5.2.2 The opening is set back from the line of the main wall with short angled walls and 690mm square piers topped with lime stone cappings.
- 5.2.3 The gates are of wrought iron and are hinged on stone blocks set in the brickwork.
- 5.2.4 It is not known exactly when the gates were installed but they form part of the William Stapleton Royce Memorial along with the main gates at the front of the Hall. (see Fig 8 above)
William Royce died on 23rd June 1924

6.0 DAMAGE TO THE GATE PILLAR AND PART OF ADJOINING WALL

6.1 Materials - Notes from Drawing A1572-61 P1

The walling and pillar generally appear to be constructed of a traditional red brick, with lime mortar (though some C20 cement based re-pointing has occurred). The capping to the wall comprises a projecting brick course, capped by half round bricks, to which a render finish has been applied. The pillar has what appears to be a limestone cap. The appearance of the cap is suspected to be contemporary with the gates (1920s). The hinge stones again appear to be in limestone, but were replaced during the gate refurbishment works in 2023. They are a two piece block, rather than a single piece that they replaced.

6.2 Photographs of after the collision



Fig 9: South Elevation view



Fig 10: North Elevation view



Fig 11: West
Elevation view

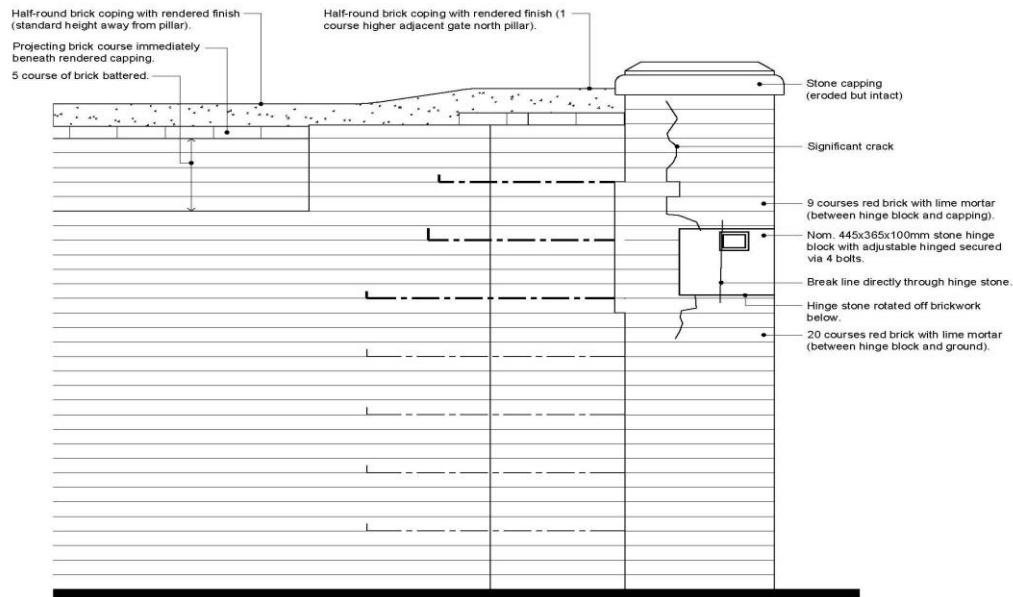


Fig 12: Extract from Drawing A1572-60 P1 showing the East Elevation
(provided as part of Appendix 1- please see original drawing for other views)

6.3 Condition - Notes from Drawing A1572-61 P1

The existing brick gate pillar to the north of the southern Love Lane opening, suffered impact damage in 2023 when stuck by a vehicle. The hinge stone on the west face of the pillar has cracked and parted vertically, through the line of the hinge plate. This stone has rotated anti-clockwise on plan such that it projects beyond the brickwork beneath by circa 50mm. The brickwork beneath the hinge stone has cracked vertically through at least 3 courses. The brickwork above the hinge stone (again on the west face) has been displaced to the north, such that it overhangs the north face of the pillar by circa 50mm, for a height of 9 courses. On the south face, the west section of the hinge stone has been shifted to the west, and a significant gap has opened up between the two components of the hinge stone. A very significant opening has also resulted above the hinge stone, rising through 2 courses before reducing to a single crack. The impact also appears to have resulted in a number of smaller cracks throughout the pillar and into the adjoining boundary wall.

In summary, the main elements of damage of the impact to the brickwork appear to be as follows:

1. Fracture and displacement of the west hinge stone.
2. Rotation of the upper section of the gate pillar.
3. General cracking throughout the pillar and into the abutting wall.

Beyond this, immediately north of the pillar there are a number of iron straps set within the bed-joints of the brickwork, continuing around the wall splay on plan, and set at various heights. This mortar cover on the ironwork has eroded away on the upper 3 straps, exposing the iron to the elements. This has resulted in the iron corroding, expanding significantly in the process.

Consequently, the brickwork above has been lifted. It is suspected that there may be a total of 7 iron straps, though only 3 are visible.

7.0 PROPOSED REPAIRS TO THE GATE PILLAR AND PART OF ADJOINING WALL

7.1 Design Philosophy

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 informed by, and sympathetic to, the original pillar and remaining sections of the wall.
- (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.

7.2 Removals

The following removals are proposed: (Notes from Drawing A1572-61 P1)

1. Careful removal of the stone pillar cap.
2. Careful removal of the rendered half-round brick capping and projecting brick course to the abutting boundary wall back to the line of where the batter commences.
3. Careful removal of the stone hinge blocks and steel hinge plate.
4. Careful dismantling of the brick pillar and the abutting boundary wall to the point at which the remaining brickwork is sound and plumb (estimated to be the levels indicated shaded section shown on extract from A1572-61 P1 shown below at Fig 13.).
5. Careful removal and disposal of the 3 corroded iron straps.
6. Investigation of the wall at lower level to establish whether further iron straps exist. Should this be the case then the works are to include the dismantling of further brickwork and the removal of all iron straps.
7. Cleaning and preparing of existing salvaged bricks for reuse.

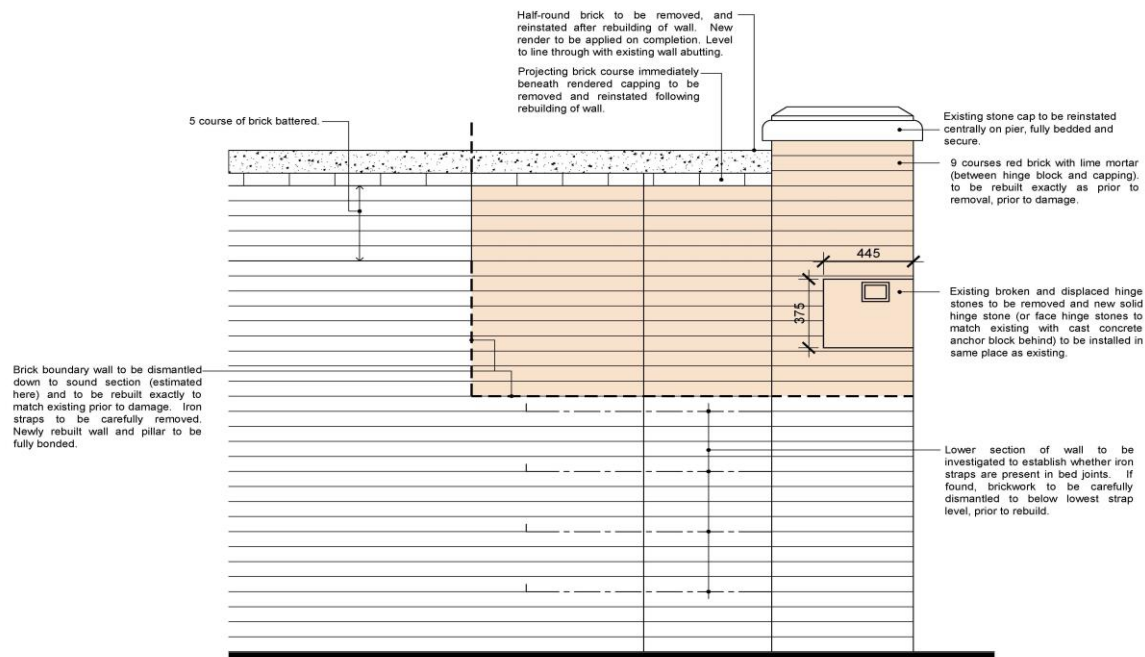


Fig 13: Extract from Drawing A1572-61 P1 shows the proposed area of removal (provided as part of Appendix 1-please see original drawing for other views)

7.3 Proposed Works

The following works are proposed: (Notes from Drawing A1572-61 P1)

8. Reconstruction of the brick pillar reusing salvaged bricks, and a suitable traditional lime mortar mix. The brickwork is to match the existing in all respects including bond, perp and bed joint width (critical), mortar colour, texture, finish and pointing profile etc. The brick pillar is to be rebuilt to its original height and the existing stone pillar cap is to be reset and fixed securely on top, centred on the pillar to achieve equal overhang to all faces.
9. Either a new solid stone hinge block is to be constructed into the pillar (i.e. full depth block, not face blocks as installed earlier in 2023), or new face blocks, securely fixed to a central block of in-situ concrete at the centre of the pillar. The block is to be secure in all respects. The visible faces of the stone hinge block are to match the existing in all respects to allow appropriate bonding in to the brickwork.
10. Reconstruction of the brick boundary wall reusing salvaged bricks, and a suitable traditional lime mortar mix. The brickwork is to match the existing in all respects including bond, perp and bed joint width (critical), mortar colour, texture, finish and pointing profile etc. The brick wall is to have the projecting brick course reinstated and the half-brick capping set securely on top. Note that the level of the capping abutting the pillar is to be reduced by 1 course to align with the existing capping on the remainder of the wall to the north. The half-round brick capping is to receive a render finish to match the existing. Note that the brickwork of the rebuilt wall and pillar is to be fully bonded at the changes of direction and intersections.

8.0 CONCLUSIONS

- 8.1 This report has assessed the historical and architectural significance of the section of wall, the pillar and gates that form the entrance to the Tennis Court Area in the Love Lane Boundary Wall, and assessed the impact that the works that are the subject of the application for listed building consent would have on that significance.
- 8.2 While Ayscoughfee Hall and its Gardens are an important example of 15th Century architecture which has an equally important historic development in social terms up to the present day, the Love Lane boundary wall and this gate opening has a much smaller significance, it has been allowed to fall into disrepair and as a consequence of the damage caused by the motor vehicle it is no longer useable or safe.
- 8.3 The application for listed building consent seeks to remove works that have been carried out previously using inappropriate materials and workmanship. These works clearly cause harm to the character of the listed building and its environs.
- 8.4 The works set out in this application seek to improve the streetscape and to consolidate the existing boundary wall thus ensuring that the gate can be used for its main function. The proposed works have been informed by historical research and are intended to be sympathetic to the existing fabric.

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15th September 2023

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Appendix 1

A1572 – EG -01	Site Location and Block Plans
A1572 – 60 –P1	Plans, Elevations and Photos as existing
A1572 – 61 –P1	Plans and Elevations as proposed



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Site Location Plan

Scale 1:1250 @ A3

Site of works proposal outlined in red.

SCALE 1 : 1250 0m 10m 20m 40m 60m 80m 100m 120m
SCALE 1 : 1 0m 5mm 15mm 40mm 55mm 80mm 100mm



Site Block Plan

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500 0m 5m 10m 20m 30m 40m 50m
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

Client:

South Holland District Council

Project: Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA
Proposed rebuild of damaged Gate Pillar
(north pillar of east gates - Love Lane).

Drawing Number:

A1572EG-01

Rev:

P1

Drawing Title:

Site Location and Block Plans

LBC APPLICATION ISSUE

Oglesby & Limb Ltd

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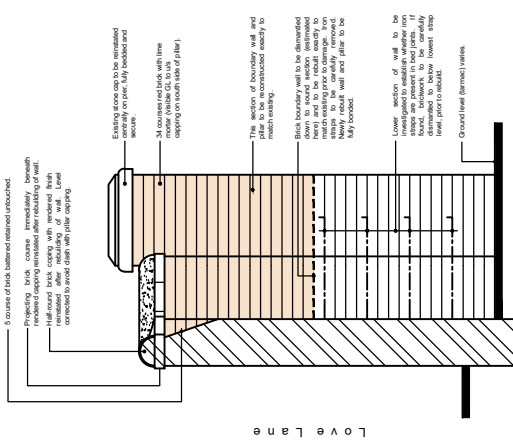
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Drawing Number:	A1572-61
Rev:	P1

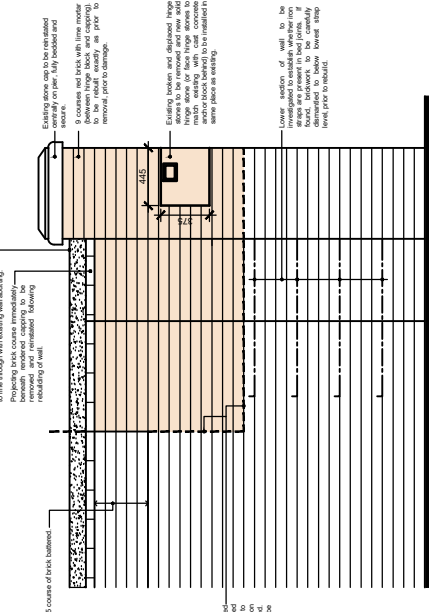


North elevation of north pillar and abutting wall
Scale 1:20

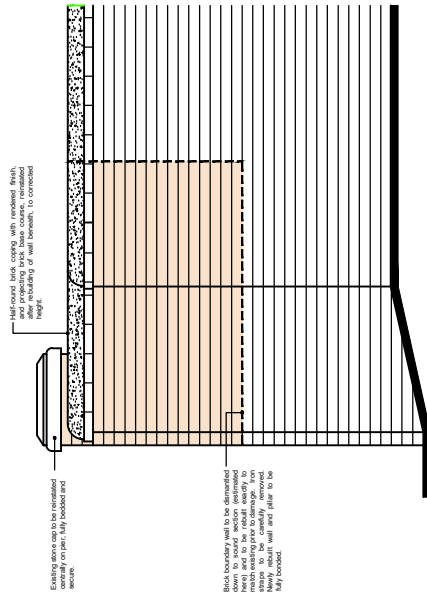
General notes:

Proposed works

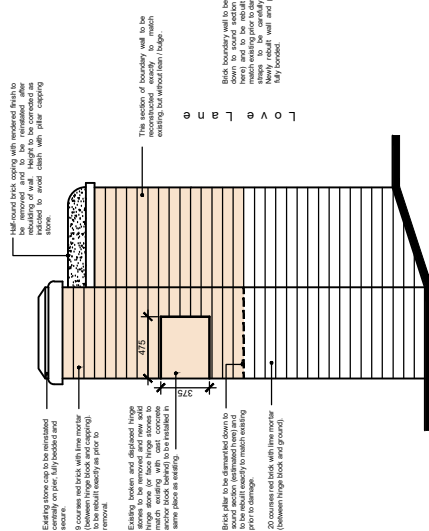
1. Careful removal of the above piler cap.
2. Removal of the brickwork above the brick cap and projecting brick courses to the abutting boundary wall.
3. Careful removal of the stoneinger blocks and steel hinge back to the line of where the latter commences.
4. Careful dismantling of the brick pillar and the abutting boundary wall to the point at which the remaining brickwork is sound (estimated to be the levels indicated (shaded section)).
5. Careful removal and disposal of the 3 corroded iron plates.
6. Thresh the top of the wall at lower level to establish whether further iron strips exist. Should be the case then the works are to include the dismantling of further brickwork above the level indicated.
7. Cleaning and preparing of existing salvaged bricks for reuse.
8. Reconstruction of the brick pillar reusing salvaged bricks, to match the existing in all respects including bond, pier and bed joint with (critical), mortar colour, texture, and finish. The brickwork to be replaced is to be replaced in its original height and the existing above piler cap is to be reset and fixed securely on top. Centred on the pillar to achieve equal depth block, not face constructed in 2003.
9. The pillar to achieve equal depth block, not face blocks as installed earlier in 2003, or new face blocks, securely installed in 2003, to match the existing in all respects. The pillar. The block is to be reset in all respects. The visible faces of the stone hinge block are to match the brickwork in all respects to allow appropriate bonding in to the brickwork.
10. Reconstruction of the brick boundary wall reusing salvaged bricks, and a suitable traditional lime mortar mix. The brickwork to be replaced is to be replaced in its original height including bond, pier and bed joint with (critical), mortar colour, texture, pier and pointing profile etc. The brickwork to be replaced is to be replaced in its original height and the existing above piler cap is to be reset and fixed securely on top. Note that the level of the capping abutting the piler is to be reduced by 1 course to align with the existing capping on the 1 course to align with the existing capping on the 1 course is to receive a render finish to match the existing. Note that the backwork of the rebuilt wall and piler is to be finished at the changes of direction and intersections.



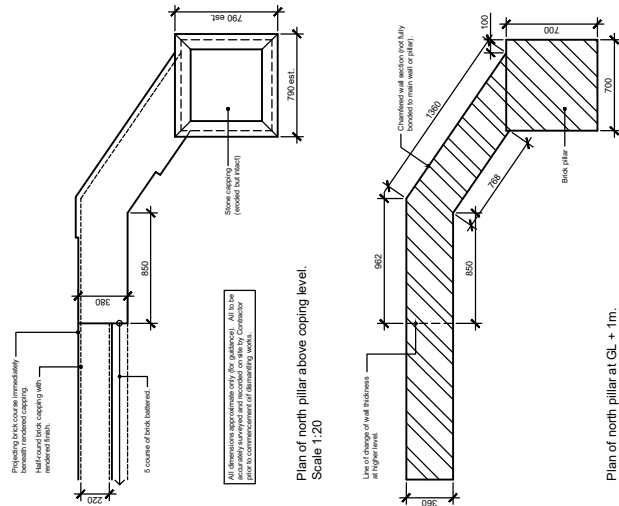
East elevation of north pillar and abutting wall
Scale 1:20



East elevation of north pillar and abutting wall
Scale 1:20



South elevation of north pillar and abutting wall
Scale 1:20



Plan of north pillar at GL + 1m.
Scale 1:20

