

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Agent:
Acanthus Clews Architects
The Old Swan
Great Bourton
Banbury
Oxfordshire OX17 1QN

Application no: H16/1339/01

Applicant: Ayscoughfee Hall School
Welland Hall
London Road
Spalding
Lincs PE11 2TE

Description: Demolition of single storey ancillary buildings,
construct new hall, changing facility, classrooms &
cloakroom

Location: Ayscoughfee Hall School
Welland Hall
London Road
Spalding

Amendment: Revised roof details
Dwg.Nos. 01.015-18 & 01.015-19

05-JUL-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 22 AUG 2002
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Application AmendmentsApplication

Location

Postcode House Number Amendment Date Type Sub-Type 

Description

Long Description

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate

Clarification/Details required:

Appears valid

Registered

Terminal date/committee updated

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to consult as a result of this amendment?

PC None
WM
Press
Residents
Other - ✓ *community*

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: *22/2/7*

Superseded details removed

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated: *8/2/10*

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. 1416/1339/01/143

Date Registered 27 JUN 2002

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Lysonsfree Hall School

Tel. No. _____

NAME AND ADDRESS OF AGENT

(if form completed by agent)

*Heather Ullers
Hearthorn Ullers Architects
The Old Swan
Great Bowdon, Bamber, Oxon OX17 1QN*
Tel. No. 01295 758101 (Contact) H Ullers.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

London Rd. Spalding.

Please complete

APPLICATION No.

This amendment cannot be considered unless the relevant reference is stated

1416/1338/01

1416/1339/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

B

☒

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.

I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed *Heather Ullers* Date *27 June 2002*

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Revised Roof detail

State drawing no's of the current submission

01-015 18 + 19

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations?

Yes / No

APPROVED PLANS HAVE BEEN RECEIVED

PLANNING APPLICATION FILE COPY

Application has been made to the Council for the following proposal:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest

Reference No: H16/1339/01
Description: Demolition of single storey
ancillary buildings, construct
new hall, changing facility,
classrooms & cloakroom
Location: Ayscoughfee Hall School
Welland Hall
London Road
Spalding

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until 18 JUN 2002

Please send any comments to me by that date, quoting the above application reference number.

Head of Planning & Development
28-MAY-2002



ENGLISH HERITAGE

12 JUN 2002

EAST MIDLANDS REGION

Mr T Huggins
Director of Customer Services
South Holland District Council
Council Offices, Priory Road
SPALDING PE11 2XE

Direct dial: 01604 735457
Direct fax: 01604 735401

Our Ref: LI/38605
Your Ref: H16/1339/01

12 JUN 2002

FAO Mr D J Roberts

11 June 2002

Dear Mr Huggins

**AYSSCOUGFEE HALL SCHOOL, WELLAND HALL, LONDON ROAD,
SPALDING**

Thank you for your letter of 22 May containing the amended plans and supporting information for the extension at Welland Hall. I apologise for the slight delay in replying – I have been away from work through illness.

I have also received further amended plans (Drawing Nos 18 and 19) direct from Clews Architects which offer additional improvements.

Following our meeting with the school on 21 March further opportunities for reducing the impact of the proposed extension have been explored and we requested a clear justification statement (referring to the PPG15 criteria) explaining why a building to the rear of the site was not feasible.

While the statement now supplied provides useful background and addresses some of the issues it does not form the consolidated justification sought at the meeting. In particular, we recommended that the critical functional relationships between classrooms, circulation spaces, external play areas and use of the building as a school be set out, demonstrating with the use of sketches, how a location to the rear of the site could not be achieved. Some of the issues are touched on in the existing statement (eg the question of levels, the implications for access of maintaining the ground levels to the rear and the implications of raising the building to the rear in terms of impact on Welland Hall). Some others are set out in Mr Chittick's helpful letter to me of 2 November 2000.

Turning to the plans submitted, at our meeting it was suggested that the building could be set 3m further back on the site (but maintaining the proposed glazed reception line) and that the upper section of the hall could also be recessed, helping to reduce further the impact of the extension. An additional amendment, reducing the height of the top section to the second floor string course has also been suggested. These changes are reflected (together with other corrections) in the latest plans supplied direct to me by the architects (Drawing Nos 18 & 19). The cumulative effect of these will improve the relationship between Welland Hall and the

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new build significantly and more than the 2-D elevation drawings imply. The design of the rear has also been improved and the new building works more effectively in the round – rather than simply as an elevation to London Road.

On the details, I continue to have reservations about the use of timber infill panels, and suggest that these be replaced with an alternative material (such as render). Timber panelling is not one of the palette of materials which define the character of the conservation area in this part of London Road.

Prior to determination there are a number of detailed matters on which confirmation/details should be sought:

- a) Confirmation that the existing external walls of Welland Hall which are to be inside the extension will not be treated in any way.
- b) Detailed drawings of how the junctions between the extension and the existing buildings are to be achieved.
- c) A larger scale drawing 'slice' through the front elevation showing in elevation and section the detailing and materials.
- d) Details of landscaping to front of extension.

In conclusion, providing that the clear justification for the location of the building can be made, I believe that the amendments to the detailed location, design and form of the building have produced significant improvements in ensuring that Welland Hall remains the dominant building on the site and its character as a separate villa respected as far as possible.

Please do not hesitate to contact me if I can be of further assistance.

Yours sincerely



PP Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

cc Bob Scriven, Conservation Officer, South Holland District Council
Heather Clews, Clews Architects
Andrew Martindale, Georgian Group
Mr Mossman, Spalding Civic Society

FILE COPY

Application no: H16/1339/01

Applicant: Ayscoughfee Hall School
Welland Hall
London Road
Spalding
Lincs PE11 2TE

Description: Demolition of single storey ancillary buildings,
construct new hall, changing facility, classrooms &
cloakroom

Location: Ayscoughfee Hall School
Welland Hall
London Road
Spalding

Amendment: Resiting & Revised Elevations-Acanthus Clews Ltr & 'Resp. to
points' (9.5.02) & Dwg.Nos.01.015/6B;/07C;/08C;/11C & /17A

Agent:
Acanthus Clews Architects
The Old Swan
Great Bourton
Banbury
Oxfordshire OX17 1QN

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

22-MAY-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 04 JUL 2002
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

Application Amendments

H16/1339/01

1?

Ayscoughfee Hall School

Welland Hall

London Road

Spalding

2

09-05-2002

LPA Current App(LPA-led)



VAR Various/Other



Resiting & Revised Elevations-Acanthus Clews Ltr & 'Resp. to
points' (9.5.02) & Dwg. Nos.01.015/6B;/07C;/08C;/11C & /17A



Application 

Location

Amendment Date

Type



Sub-Type



Description

Decision



Decision Date

Dave
Brain -- please complete

AND

check Dwg Nos! - Do the "letters/notes"
need to be included?

Thanks *L. G. G. P. L.*
Sx

Copy

HJCA/S/01.015

26 April 2002

English Heritage
44 Derrgate
Northampton
NN1 1UH

For the attention of Carol Pyrah

Dear Sirs

AYSCOUGH FEE HALL SCHOOL

Further to our meeting at school on 21st March I confirm that we have reviewed again your letter of the 16th October 2000 addressed to Mary Cresswell, a copy of which we received from you on the 30th January 2002, and prepared a response in the light of latest proposals. The final revisions which we have made continue our efforts to meet your concerns with regard to the setting of Welland Hall.

We have developed our detailed design, removed any inaccuracies which had unfortunately crept in through our queries and revisions, and provided a justification document which addresses, the six points raised in your initial consultation letter which we have restarted in your letter of 1st December 2000 to Brian Chittick and on 28th January 2002 to South Holland District Council.

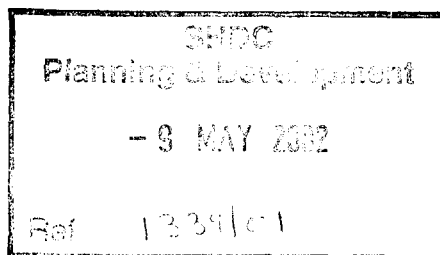
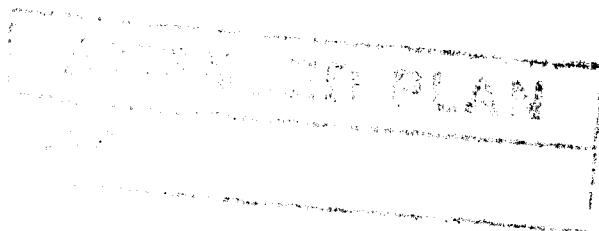
At the meeting at school in March we raised various points and both the Headmaster and the Chairman of Governors stressed that the school was single form entry, that it proposed to stay single form entry however it needed these new key facilities to provide for meeting current curriculum needs. They had invested heavily in the building to bring it to its present state of repair and order, and that they would continue to support the building given the new facilities. Without the development their future on the site was in jeopardy. They stressed that together with ourselves they have modified their proposals to reduce the impact of the works upon Welland House, and that their frustration being able to plan for the future of the school had reached crisis pitch.

We now enclose our final revised drawings together with our response to your initial letter of 16th October 2000. We hope to seek your support such that if we are successful in the attaining of detailed planning consent and Listed Building Consent we may start construction in October 2002, with phase I complete at Easter 2003 and Phase II in the summer.

Yours sincerely



Heather Clews
Cc: B Chittick



Acanthus
Clews
architects

The Old Swan Swan Lane
Great Bourton Banbury
Oxfordshire OX17 1QR

Tel: 01295 758101

Fax: 01295 750387

architects@acanthusclews.co.uk

www.acanthusclews.co.uk

Coventry office:
3 Castle Yard Hay Lane
Coventry CV1 5RF

Tel: 02476 631306
Fax: 02476 631307

Directors: Michael Clews IHBC RIBA
Heather Clews IHBC RIBA
Martin Smart RIBA
Andrew Salter IHBC RIBA
Steven Myhill RIBA
Associate: Mark Smith RIBA

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RESPONSE TO THE POINTS SET OUT IN CAROL PYRAHS LETTER OF 16TH OCTOBER 2001



**Acanthus
Clews
architects**

The Old Swan Swan Lane
Great Bourton Banbury
Oxfordshire OX17 1QR

Tel: 01295 758101
Fax: 01295 750387
architects@acanthusclews.co.uk
www.acanthusclews.co.uk

- (i) **The main building should continue to be seen as both the dominant building on the site and as a separate villa surrounded by gardens.**

A In the current proposals the Welland Hall continues to be the dominant building on the site. The new extension is now 1.5m behind the line of the existing building on the site, which is to be demolished. The new house is stepped in section to reduce the impact of it upon the adjacent. The Reception Hall and the first 2.5m of the Main Hall are single storey the higher space for sport is now 6m behind the line of the existing single storey building. The higher space for sport is 16m behind the line of the façade of Welland Hall i.e. over 50 feet. Our drawing of the front elevation is therefore providing no real guidance on the visual impact because it appears as if the two structures are seen on the same plane and not in perspective.

- (ii) **Any new development should be concentrated to the rear of the main building largely replacing existing unsuitable temporary buildings.**

B The new building sits over the footprint of the existing building and as previously described is behind the line of the existing building to the right of Welland Hall. To the left the existing projection of 7m beyond the left side of Welland House is completely removed.

The location of the building grouped around Welland Hall is specifically designed to minimise the distance of travel from the three floors of teaching space in Welland Hall. The new Hall is to be used by the whole school for curriculum activities ranging from drama, music, sport, assembly's etc. In the proposed position the Hall is parallel to the existing central circulation at the heart of the school. The distance of travel will be 12m to the Hall. To the rear of the site with existing depth of Welland Hall the distance to a proposed Hall would double to 24m/70 feet.

The existing building is on three floors with classrooms on each and it is vital from a teaching and supervision aspect that new facilities are as close to this vertical circulation as possible. The proposal meets this educational criteria need.

- (iii) **New development to the right should sit no further forward than the rear two bays of the Hall.**

C We confirm that the proposal meets this criteria.

- (iv) **Since the site falls considerably towards the rear the change in ground level can be used to ensure that the double height hall does not dominate the existing building.**

Coventry office:
3 Castle Yard Hay Lane
Coventry CV1 5RF

Tel: 02476 631306
Fax: 02476 631307

Directors: Michael Clews IHC RIBA
Heather Clews IHC RIBA
Martin Smart RIBA
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D We acknowledge that the site falls in total approximately 500mm from the level of Welland Hall to the rear of the site. Our proposal is to build the extension level with the ground floor of Welland Hall. There are two reasons one of which is legal and the other structural. Legally we are bound by the 1999 edition of the Approved Document M, access and facilities for disabled people which brought into effect the Disability Discrimination Act 1995. Thus the majority of the new work is at one level and the access to the music room is designed for ambulant disabled. The new entrance to the Reception Hall at the front is ramped and provides a disabled access to the front of the building complex.

If the new building had been reduced in level the ramps involved would have been 7.5m long within the buildings. Structurally to reduce the level adjacent to Welland Hall would expose the foundations and lead to the risk of the need to underpin to stabilise the structure which is an intervention which is both intrusive and costly. Building at the same level is therefore most compliant in terms of access and least disruptive in terms of structure.

(v) **Any Extension to the right, I recommend that these be single storey only and one option might be to hide them behind a "garden wall"**

E The Hall area which is full provides the minimum height required for club badminton. With regard to height and the perception of the building, the design steps back with the canopy over the terrace at the front presenting a definite single storey brick and glass façade. The derestory above the canopy provides a light-weight. Band with the light weight natural cedar boarded box above. Internally there is a timber structure which is curtailed by the glazing and cedar boarding and springs from the masonry walls. This is intended to be simple form and of a contemporary nature. We have not hidden the building behind a garden wall because school wish to demonstrate the community value of the hall and to make it welcoming, and to utilize the 15m of garden in front of the wall in conjunction with inside facilities.

(vi) **A scheme concentrating on the rear was drawn up previously and I suggest that this be revisited in the light of our discussions.**

F We have never seen any proposals of a design concentrating to the rear of the school. We explored the option for siting of the building and we concluded that to build at the rear of the school presented significant problems. Firstly play area and location. The building to the rear would build over the existing hard tarmac surface. This existing space is ideally situated between the infant department and the juniors. In building here a new tarmaced area would need to be provided to the right of Welland Hall. The smallest childish having the furthest to go for access to the play area, and cross circulation with small children and older children.

As described the site to the rear meaning that to avoid ramps within the building the new extension would be 5mm above existing ground level which is both costly and inefficient. The extension to the rear would dominate the aspect of the infant department who currently over look the play space. On a practical matter the tarmac area covers a filled in swimming pool 25m long and 12.5m wide which was owned by The Grammar School. The made up ground which fills this play area is unsuitable for any form of simple structural solution, and would have to be spanned over in order to achieve structural stability. This is not therefore a suitable site for a new building from the development of cost and construction.

Finally as previously stated Ayscouffee School seek to provide the best quality education for their children in a secure and well managed environment, they are mindful of their responsibility towards Welland Hall and seek only to consolidate their plan form to ensure the viable use of their building and site. The latest revised drawings fulfil their suite and premises strategy for the foreseeable future, and will ensure continuity of care for Welland Hall.

Heather Clews
06.04.02

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate

Clarification/Details required:

Appears valid

Registered

Terminal date/committee updated

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other -

None

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No

Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed:

Superseded details removed

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

AYSCOUGH PLAN

HJC/TAS/01.015

7 May 2002

Mr D J Roberts
South Holland District Council
Council Offices
Piory Road
Spalding
Lincs
PE11 2XE

SOUTH HOLLAND
DISTRICT COUNCIL

9 MAY 2002

RECEIVED

DR ?



Acanthus
Clews
architects

The Old Swan Swan Lane
Great Bourton Banbury
Oxfordshire OX17 1QR

Tel: 01295 758101

Fax: 01295 750387

architects@acanthusclews.co.uk

www.acanthusclews.co.uk

Dear Mr Roberts

AYSCOUGH FEE HALL SCHOOL

Further to your letter of 14th February 2002 and our meeting of 21st March 2002. I confirm that we have further revised our proposal to meet concerns expressed by Carol Pryah, yourself and Bob Scriven.

I enclose 8 sets of our latest drawings, which were sent to Carol directly on 26th April 2002. We also sent a justification response to her letter to Mary Gresswell dated 16th October 2000. I enclose a copy for your information.

The latest revisions reduce the impact of the new building by setting back further the large hall volume. We have also carefully redesigned the rear elevation to follow through the detailing expressed to the front. Generally taking on board comments from the Spalding and District Civic Society.

We explained at our meeting that the intention of the design is to project the single storey element with the open covered area and the colonnade being in line with the stringcourse of Welland Hall at first floor level. The roof of the higher part of the new hall which sit back from the front façade, is supported on a timber structure springing from the top of the walls at first floor level. It is for this structural reason on that the clerestory glazing and lightweight cedar clad box are above the walls and outside the timber structure.

We believe the timber internal structure will enhance the interior of the new Hall and will be seen in reality through the glass from the outside.

Please contact us if you have any queries regarding the design. I believe the latest comment to English Heritage are helpful background.

Coventry office:

3 Castle Yard Hay Lane
Coventry CV1 5RF

Tel: 02476 631306

Fax: 02476 631307

Directors: Michael Clews IHBC RIBA
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With regard to the Environment Agency I have contacted Mr Braithwaite and he has put me in touch with Paul Hunt in order to carry out a flood risk assessment and this is in hand.

With regard to the Country Archaeology request for a pre-determination evaluation we are appointing a consultant archaeologist and requesting a brief from the country. The footprint of the new building site over the existing, there is a limit to work in advance of demolition.

In an attempt to speed up the process of consideration I am circulating the drawings to the Georgian Group and the Spalding and District Civic Society.

We look forward to discussing the matter further.

Yours sincerely



Heather Clews

Enc

Cc: Georgian Group, Spalding District Council
Brian Chittick, Ayscoughfee Hall School

PLANNING AMENDMENT

For office use only

Application No. H16/1339/01/A1
Date Registered 9-5-02
Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ayscoughfee Hall
School
Weald Hall

Tel. No. London Rd Spalding

NAME AND ADDRESS OF AGENT

(if form completed by agent)

A canthus clews Arch

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/1339/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

B

☒

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

New Hall
etc

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

See Letter

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations?

Yes / No

PLANNING
APPLICATION

Application has been made to the Council for the following proposal:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest

Reference No: H16/1339/01
Description: Demolition of single storey
ancillary buildings, construct
new hall, changing facility,
classrooms & cloakroom
Location: Ayscoughfee Hall School
Welland Hall
London Road
Spalding

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until
12 MAR 2002

Please send any comments to me by that date, quoting the above application reference number.

19-FEB-02

C. Russell Reave
Pro. Ashford ✓
W/ms. ✓
E Hartage ✓
Georgina Gyles ✓
Ann Smith ✓
OK 12/2.

1 March 2002

English Heritage
44 Derrgate
Northampton
NN1 1UH

For the attention of Carol Pyrah

SHDC			
Planning & Development			
- 4 MAR 2002			
HP&D	PM	DC 02	POL
CONS	BC	ADMIN	PAO

DL



Acanthus
Clews
architects

The Old Swan Swan Lane
Great Bourton Banbury
Oxfordshire OX17 1QR

Tel: 01295 758101
Fax: 01295 750387
architects@acanthusclews.co.uk
www.acanthusclews.co.uk

Dear Sirs

AYSCOUGHTEE HALL SCHOOL

As discussed I enclose for your information the two maps which were provided by the Spalding Gentlemen's society. The earlier extract A4 is from "Map of Spalding in the County of Lincoln 1844" published by George Clarke Land surveyor and Co Spalding.

The other is from the 1903 OS Map.

The former shows a possible stable range at right angle to London Road at the front of the site, two thirds of the range being in front of the line of the House. The latter shows the stable range lost. In the original setting the view of Welland Hall would have been obscured by North by the original range in front of it. This situation is made more emphatic because of the bend in London Road.

I confirm that I have set up a meeting at South Holland District Council with Mr D Roberts, Bob Scriven, Andrew Martindale, Brian Chittick and myself on 21 March 2002 at a time in the morning to fit in with trains from London for Andrew. If it were possible to move forward without the meeting everyone will be happy to do so.

I understand from David Mossman of the Civic Society that Welland Hall was empty for a number of years before Ayscoughfee School took on the building. The local authority sought to use it as a music centre or art centre however there were significant roof problems and resourcing the repairs were a key factor Ayscoughfee in taking on the building have provided a use which enables appropriate maintenance driven by sound economic use. As I stated the school is single form entry and fits well into the building. It will not change its classroom structure on this site, however the current ancillary facilities are totally inadequate and the replacement of poor facilities by contemporary standard buildings is the school intention.

Coventry office:
3 Castle Yard Hay Lane
Coventry CV1 5RF

Tel: 02476 631306
Fax: 02476 631307

Directors: Michael Clews IHBC RIBA
Heather Clews HBC RIBA
Martin Smart RIBA
Andrew Salter IHBC RIBA
Steven Myhill RIBA
Associate: Mark Smith RIBA

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We understand the school to be a good custodian of the building and the improved additional facilities whilst representing change seek to make a positive contribution to the site and provide continuity of use of Welland Hall for the foreseeable future.

Please contact me if I can assist in your considerations in any way. I look forward to hearing from you.

Yours faithfully,



Heather Clews

Encs

cc Mr D Roberts, South Holland District Council
Mr B Scriven, South Holland District Council
Mr A Martindale, Georgian Group
Mr B Chittick, Headmaster, Ayscoughfee School.



Acanthus
Clews
architects

The Old Swan Swan Lane
Great Bourton Banbury
Oxfordshire OX17 1QR

Tel: 01295 758101

Fax: 01295 750387

architects@acanthusclews.co.uk

www.acanthusclews.co.uk

Coventry office:
3 Castle Yard Hay Lane
Coventry CV1 5RF

Tel: 02476 631306
Fax: 02476 631307

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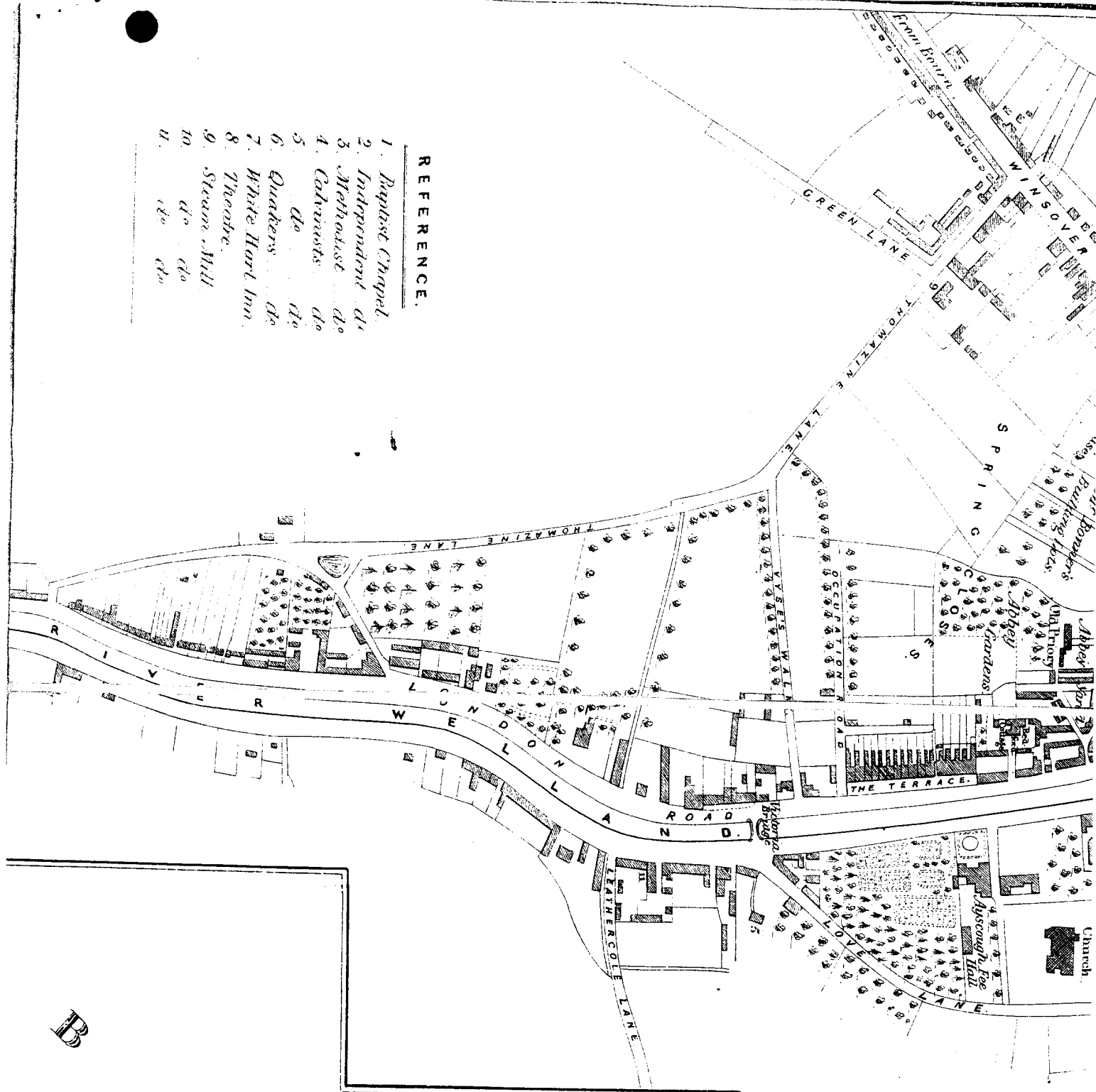
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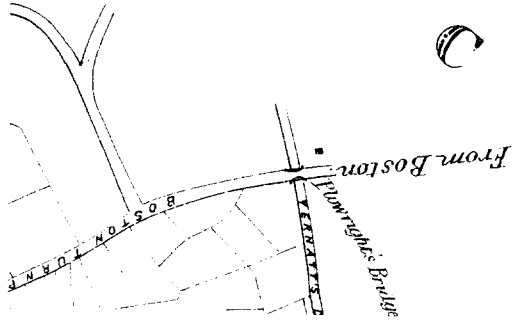


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- REFERENCE.**
1. Baptist Chapel.
 2. Independent do
 3. Methodist do
 4. Calvinists do
 5. do do
 6. Quakers do
 7. White Hart Inn.
 8. Theatre.
 9. Steam Mill
 10. do do
 11. do do



SHDC
Planning & Development
04 MAR 2002
 Ref



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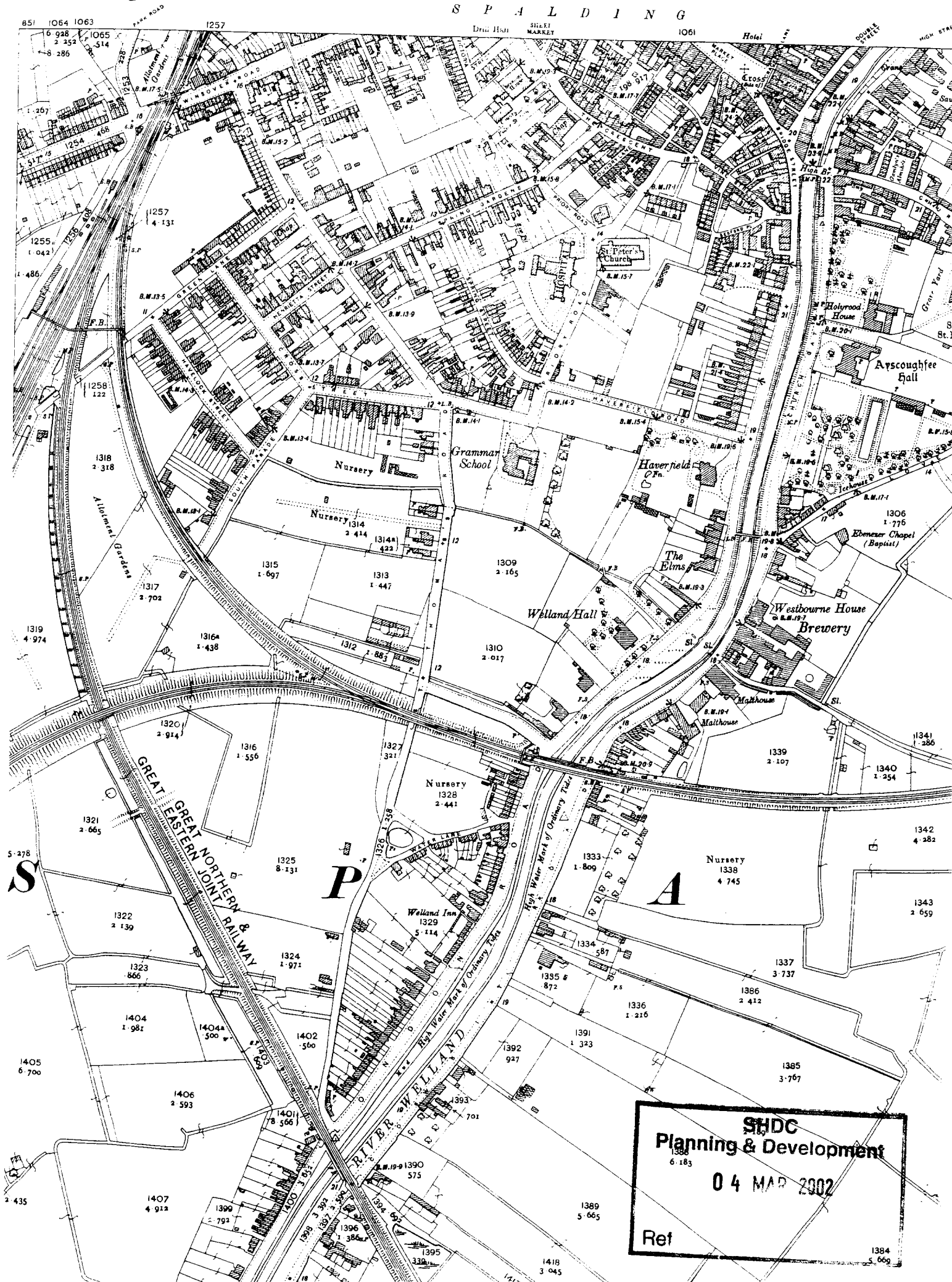
SHED MARKET

1061

Hotel

COBBLE

HIGH STREET

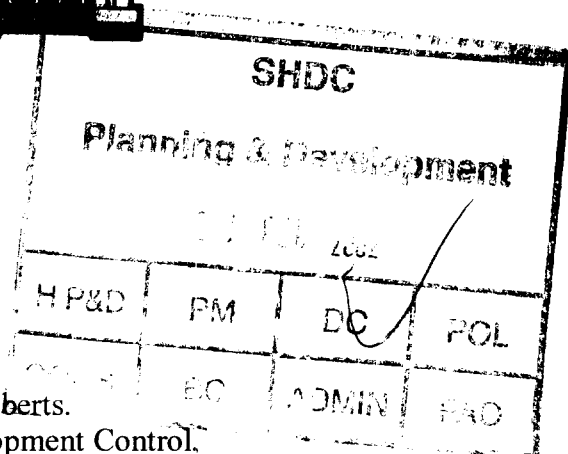


SHDC
Planning & Development
1386
6-183
04 MAR 2002
Ref
1384
5-669

Copy of
letter
applicant 21/3/02



SPALDING & DISTRICT CIVIC SOCIETY



26 Welland Terrace,
Spalding,
Lincs.
PE11 2TA

Phone 01775 723212
Fax 01775 713179
25 February 2002

D.J.Roberts.
Development Control,
South Holland District Council,
Priory Road,
Spalding.

Dear Mr Roberts,

**APPLICATION H16/1339/01 AYSCOUGH FEE SCHOOL, WELLAND HALL,
SPALDING.**

Thank you for the copies of amended plans connected with the above application.

You will recall that we wrote to you concerning this application in mid December 2001. At that time we felt that we were unable to give a complete response to the plans that were then on offer until we knew the view of The Georgian Group.

We are aware that in the past few weeks a representative of the Group has visited the school and met with Mrs Clews, the architect. We understand that arising out of that meeting there has been a revision of the design. We have been informed that the Casework Panel of the Group has considered the revised plans and the business plan of the school. We have seen a copy of the letter dated 29 January from Mr Martindale addressed to you, which sets out the position of the Group.

More recently we have been in contact with English Heritage and we have seen correspondence from them as follows;

1. Letter to Ms Cresswell, copied to Mr Scriven dated 16 October 2000
2. Letter to Mr Chittick, also copied to Mr Scriven dated 1 December 2000
3. Letter to Mr Huggins SHDC, for the attention of your good self, dated 28 January 2002, which sets out the position of English Heritage as regards the Application before the latest revisions.

We have noted with great interest that in October 2000, English Heritage set out principles to apply to development on the site. Included in these was the stipulation

that new development to the right of the listed building should sit no further forward than the rear two bays of the Hall. It was also a recommendation that any development on the right should be single storey only, and that an option would be to hide the new buildings behind a "garden wall". Clearly, the proposals that were on offer in 2000 failed to comply with the principles. It is also clear that the latest proposals ignore the recommendations made in 2000.

We understand that English Heritage have not, as yet commented on the latest drawings.

In the light of our new understanding of the history of the advice and recommendations from English Heritage we think it is unfortunate that there is now an application for a high structure on the right side of the Hall. We are concerned that the Georgian Group may have considered the latest drawings in too much haste and without the knowledge that the applicants has been recommended not to suggest anything higher than a single storey to the side of the Hall.

For our own part, we have reviewed the latest drawings. We have noted some very important discrepancies and we are still concerned about the appearance of the building. In particular about the highest part, which is apparently, needed to accommodate the various activities within the hall. The latest revision has made this the dominant part of the building and we think it would be an unsuitable companion for the listed building. We are not content with its design, especially because of the height of it and the way the upper solid part is apparently supported by little more than glass.

In fact, in the revised design, the highest part of the building is higher than it was in the original drawings. We find this hard to understand because height has been one of the main concerns of the Georgian Group and English Heritage.

There are discrepancies between the drawings. In particular the colonnade and doors shown in the south east elevation, (drawing 08B) do not correspond to the ground floor plan (drawing 05A). In consequence we feel it is difficult to understand the appearance of the façade. Obviously, much of the detail is absent from the drawings, however the acceptability of the building will depend very much on the details and it being of high quality. We very much endorse the view of the Georgian Group as expressed in their letter in these regards.

Matters of detail and quality apply to all of the proposed development. We have concerns about the proposed timber cladding. Whatever material is chosen it must be high quality.

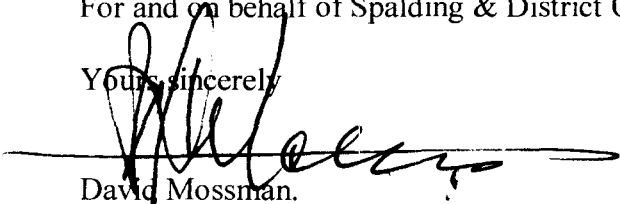
We have been pleased to learn that now there is no intention to alter the interior of the entrance hall of the listed building.

In summary, we are not comfortable with the current design for the new hall and clearly, it is a going to be very difficult indeed to find something acceptable to occupy the position suggested by the applicants. We think it is unfortunate that the latest application has apparently ignored the recommendations from English Heritage given in the year 2000. We support the objective of English Heritage to push the double height structure further back and to possibly put all the development behind a garden wall. We note the recent call from English Heritage for the design to be revisited and

we think this is justified. On the basis of our concerns about the impact of the high structure, the discrepancies in the drawings and the possibility that an improved scheme may yet emerge, we object to the revised application.

For and on behalf of Spalding & District Civic Society

Yours sincerely



David Mossman.

Cc by fax English Heritage. Attn Carol Pyrah, Historic Buildings Inspector.

AMENDED PLANS HAVE BEEN RECEIVED

PLANNING APPLICATION

Application has been made to the Council for the following proposal:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest

Reference No: H16/1339/01

Description: Demolition of single storey
ancillary buildings, construct
new hall, changing facility,
classrooms & cloakroom

Location: Ayscoughfee Hall School
Welland Hall
London Road
Spalding

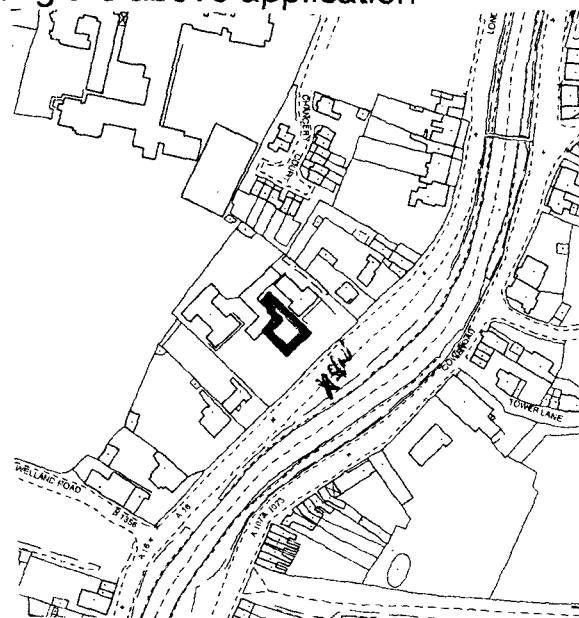
You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until
12 MAR 2002

Please send any comments to me by that date, quoting the above application reference number.

19-FEB-02

S O U T H

H O L L A N D
DISTRICT COUNCIL





30 JAN 2002

ENGLISH HERITAGE

EAST MIDLANDS REGION

0015

Mr T Huggins
Director of Customer Services
South Holland District Council
Council Offices, Priory Road
SPALDING PE11 2XE

Direct dial: 01604 735457
Direct fax: 01604 735401

Our Ref: Y LI/38605
Your Ref: H16/1339/01

FAO Mr D J Roberts

28 January 2002

Dear Mr Huggins

**AYSCOUGH FEE HALL SCHOOL, WELLAND HALL, LONDON ROAD,
SPALDING**

Thank you for your letter notifying English Heritage of the application for listed building consent and planning permission affecting the Grade II* Welland Hall.

As you will be aware, I have been involved with your conservation officer, Bob Scriven, in providing pre-application advice to the school. This was set out in two previous letters dated 16 October 2000 and 1 December 2000 (further copies enclosed).

In my letter of 16 October I set out a number of principles which any redevelopment on the site should follow. These were that:

- i) the main Hall should continue to be seen as both the dominant building on the site and as a separate villa surrounded by its gardens;
- ii) any new development should be concentrated to the rear of the main building, largely replacing existing unsuitable temporary buildings;
- iii) new development to the right should sit no further forward than the rear two bays of the Hall.

I also recommended that any double height hall should be located to the rear of the site and that extensions to the right be single storey only (with one option being to hide them behind a 'garden wall').

While I would welcome a well-designed and appropriately detailed modern approach to any new buildings on the site, the current proposal would damage the setting of Welland Hall. The location and scale of building to the right of the Hall would not allow the listed building to continue to be seen as a separate villa surrounded by its gardens. The new building, with its large portico (whose proportions sit rather oddly next to the listed building), emphasis on a grand entrance and two-storey bulk towards the front would also compete with the Hall for dominance on the site, rather than being a secondary and recessive building as previously advised.

I would therefore recommend that the scheme be revisited. In particular the option of pushing the double height hall further to the rear of the site and creating a single storey section at the front end should be considered. This would allow the bulk of the new build to be broken up and would reduce the impact of the double height section on the listed building. The option of a very simple elevation to London Road (following the previous suggestion that this might function as a 'garden wall') should be explored. I also have some concerns about the encasing of the rear service wing in new build and the installation of a metal security fence around the site.

In its current form I do not believe the proposed scheme meets the criteria set out in English Heritage's pre-application advice and I would recommend that planning permission and listed building consent be refused. I would, of course, be happy to participate in further discussions with your authority and the applicant's architect to seek an acceptable revised solution.

Please do not hesitate to contact me if I can be of further assistance.

Yours sincerely



PP Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

cc Bob Scriven, South Holland District Council, Conservation Officer
Heather Clews, Acanthus Clews Architects
Andrew Martindale, Georgian Group

Mr B G Chittick
Headmaster
Ayscoughfee Hall School
Welland Hall
London Road
SPALDING PE11 2TE

Direct dial: 01604 735457
Direct fax: 01604 735401

Our Ref: HB 5313/728/0022

1 December 2000

Dear Mr Chittick

WELLAND HALL, LONDON ROAD, SPALDING

Thank you for your letter of 22 November regarding the proposed alterations and redevelopment in the grounds of the Grade II* listed Welland Hall.

As we discussed in the summer, it is undoubtedly a real challenge to provide the improved accommodation which the school requires in a way in which does not affect the special interest of this important listed building and its setting. In our meeting and my letter of 16 October I therefore attempted to set out the principles which should inform any such development on the site.

I continue to feel that it is essential for any new development to follow these principles and I regret that English Heritage could not support development in the form shown on the sketches prepared by Mary Cresswell prior to our meeting.

The creation of a new classical 'villa' in the position shown to the side of Welland Hall would damage the setting of Welland Hall by creating a competing building – in scale, position and design - towards the front of the site. As my previous letter stated, it is important that the Hall continues to be seen as a separate villa within a relatively open site and as the dominant building on the site. The existing single storey buildings, though unfortunate, do not essentially affect this aspect of Welland Hall's special interest. Obviously any two storey building would need to be set further back on the site if it was to remain clearly secondary and retain the setting of the listed building.

Please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely

Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

cc Mary Cresswell
Bob Scriven, Conservation Officer, South Holland District Council

Mary E Cresswell
4 Victoria Mews
SPALDING
PE11 1IL

Direct dial: 01604 735457
Direct fax: 01604 735401

Your Ref: mec/157

16 October 2000

Dear Mary

WELLAND HALL, LONDON ROAD, SPALDING

Please accept my apologies for the unavoidable delay in writing to confirm the discussions we had on site regarding the proposed extensions to the Grade II* listed Welland Hall.

Welland Hall is a large, well-proportioned Georgian house of five bays by five bays. It sits within large square grounds bounded partially by brick walls. Much of the architectural character of Spalding is determined by the fine Georgian houses which run along the River Welland. Further up London Road from Welland Hall, Welland Place and Welland Terrace contribute to a very fine Georgian streetscape. The First Edition OS map shows that the area south of Haverfield Road and the east side of the river contained a number of large houses, not all of which survive. Welland Hall originally had larger gardens spreading down London Road and it continues to be read as a substantial mid 18th century house surrounded by its grounds. Despite past alterations and rear extensions, Welland House retains important interior features.

I understand that a combination of factors, including the need to replace/upgrade wooden rear extensions, the requirement for a double height hall for sports and assemblies, and the desire to consolidate playground space, has led to the current proposals for extension.

As discussed on site I have fundamental concerns about the impact of the current sketch scheme on the special interest of the listed building. These relate primarily to the principle of an extension in this location and secondarily to the detailed design.

Having explored the various options at some length at our meeting there are a number of principles which any redevelopment of the site should take into account:

- i) the main Hall should continue to be seen as both the dominant building on the site and as a separate villa surrounded by its gardens;
- ii) any new development should be concentrated to the rear of the main building, largely replacing existing unsuitable temporary buildings;
- iii) new development to the right should sit no further forward than the rear two bays of the Hall.

Since the site falls considerably towards the rear, the change in ground level can be used to ensure that the double height hall does not dominate the existing building.

Turning to any extensions to the right, I recommend that these be single-storey only and one option might be to hide them behind a 'garden wall'.

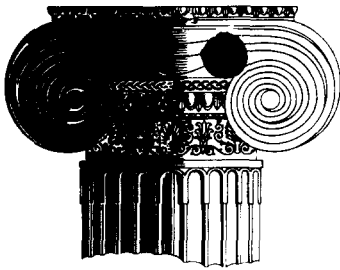
A scheme concentrating on the rear was drawn up previously and I suggest that this be revisited in the light of our discussions.

Please do not hesitate to contact me if I can be of any further assistance. I would be happy to comment at an early stage on any revised schemes.

Yours sincerely

Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

cc Bob Scriven, Conservation Officer, South Holland District Council
Brian Chittick, Head, Ayscoughfee Hall School



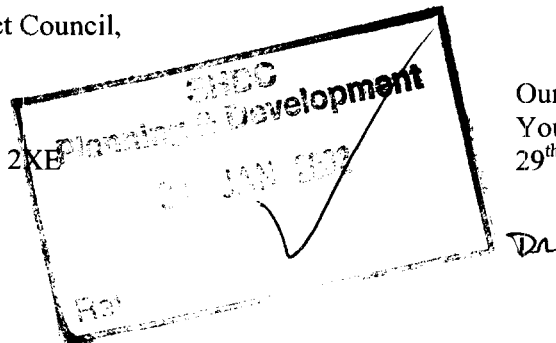
THE GEORGIAN GROUP

PATRON: HM QUEEN ELIZABETH THE QUEEN MOTHER

VICE PATRON: HRH THE PRINCE OF WALES

Mr D J Roberts,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING
Lincolnshire

PE11 2XE



Our ref: ARM/o2.I/14
Your ref: H16/1339/01
29th January 2002

Dear Mr Roberts,

Ayscoughfee Hall School, Welland Hall, Spalding.

Thank you for consulting the Group over the proposed works at Welland Hall. The Group has now attended a site meeting, arranged by the architects, and had full access to the building. The Group wishes to record its thanks to the applicants and their architects for having made this possible. Subsequent to the site meeting the architects have forwarded revised proposals to the Group. These revised drawings, (which I understand have also been forwarded to your authority) were discussed by the Group's Casework Panel last night. I have been asked to make the following observations:

The Group has examined the extensive justification submitted with interest. The continued use of Welland Hall by the school clearly depends on the school's ability to house itself in adequate buildings. The Group accepts that the basic business plan outline, with a sustainable number of admissions, requires the rebuilding of the current single storey buildings. Those buildings that are currently still in use are clearly inadequate structures for the purposes they are put to, and their impact on the historic building and its setting is unfortunate.

The proposal would be a considerably more solid building, which would have a different type of impact on the historic building. Following revision to the front elevation of the Hall, the Group are willing to accept this impact. It is clearly essential that all works are carried out in suitably high quality materials, and your authority should carefully control matters of detail and specification by conditions. The Group would also urge that the opportunity of the proposed works is used to address issues of long term maintenance of the historic building, and its improvement by a revue of policy in regard of such matters as escape routes. It would clearly be an obvious heritage gain if the metal external fire escape could be removed.

I trust that these observations will be of assistance to your authority in determining this application. I attach a copy of the Group's earlier letter to the architects, as it explains our attitude in regard to various aspects of the proposal and its subsequent revision.

Yours sincerely,

Andrew Martindale,
Casework Secretary.

cc Carol Pyrah, EH.
President: Lord Crathorne M.A.

Frank Kelsall, AMS
Chairman: Lady Nutting O.B.E. J.P.

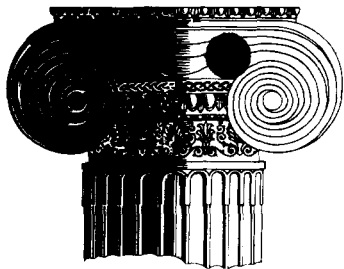
Mrs Clews, Acanthus Clews.
Secretary: Neil Burton B.A. F.S.A.

6 Fitzroy Square, London. W1T 5DX Telephone: 020 7387 1720 Fax: 020 7387 1721 Email: office@georgian-group.org.uk

Registered office as above

Registered Charity No. 209934

VAT No. 447 1613 54



THE GEORGIAN GROUP

PATRON: HM QUEEN ELIZABETH THE QUEEN MOTHER

VICE PATRON: HRH THE PRINCE OF WALES

Heather Clews,
Acanthus Clews Architects,
The Old Swan,
Great Bourton,
BANBURY
Oxon OX1T 1QR

Our ref: ARM/o2.I/12
App. No: H16/1339/01
18th January 2002

Dear Heather (if I may),

Ayscoughfee Hall School, Welland Hall, London Road, Spalding.

Many thanks for your help in organising our site meeting on Tuesday, and so fully explaining the proposals. It was particularly helpful to be able to examine the site, and to discuss the project with representatives of the school.

As discussed on site, the Group is particularly pleased to be able to examine such extensive justification documents. On the basis of these, and the presence of the existing buildings, I am willing to accept that the case for extensions on this scale, and on this footprint, is justified. The school are clearly an enthusiastic occupier of the building, and the basic outline of their business plan appears reasonable. The existing extensions and 'temporary' buildings do distract from the character and appearance of the listed building, and their replacement with a sympathetic modern building may be acceptable.

I would be interested to see copies of any historic plans or early OS maps (particularly the 1st ed. 25" survey) that may be available. Given that the flush boarded door on the side elevation appears to be original, and was in all likelihood the kitchen door, it seems reasonable to surmise that this elevation would have been partly screened by a wall or shrubberies. Such historic information may provide the evidence for a suitable front line for any new development.

Our principle concerns (as raised on Tuesday) would remain with the height and architectural boldness of the proposed elevation. I would be most interested to see a cross sectional drawing of the hall, and some thoughts in justification of the proposed bulk of the hall. Comparative heights for the ideal spaces for netball, drama or gymnastics would be helpful. In considering revisions to the elevations, I would particularly urge that you take on board our comments regarding storey heights and their relationship with the existing building.

I hope these initial observations are of some use. Please do not hesitate to forward further information or revised schemes to us for our comments. I will be in the office on Tuesday, Thursday and Friday of next week.

Yours sincerely,

Andrew Martindale,
Casework Secretary.

President: Lord Crathorne M.A.

Chairman: Lady Nutting O.B.E. J.P.

Secretary: Neil Burton B.A. F.S.A.

6 Fitzroy Square, London. W1T 5DX Telephone: 020 7387 1720 Fax: 020 7387 1721 Email: office@georgian-group.org.uk

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VAT No. 447 1613 54