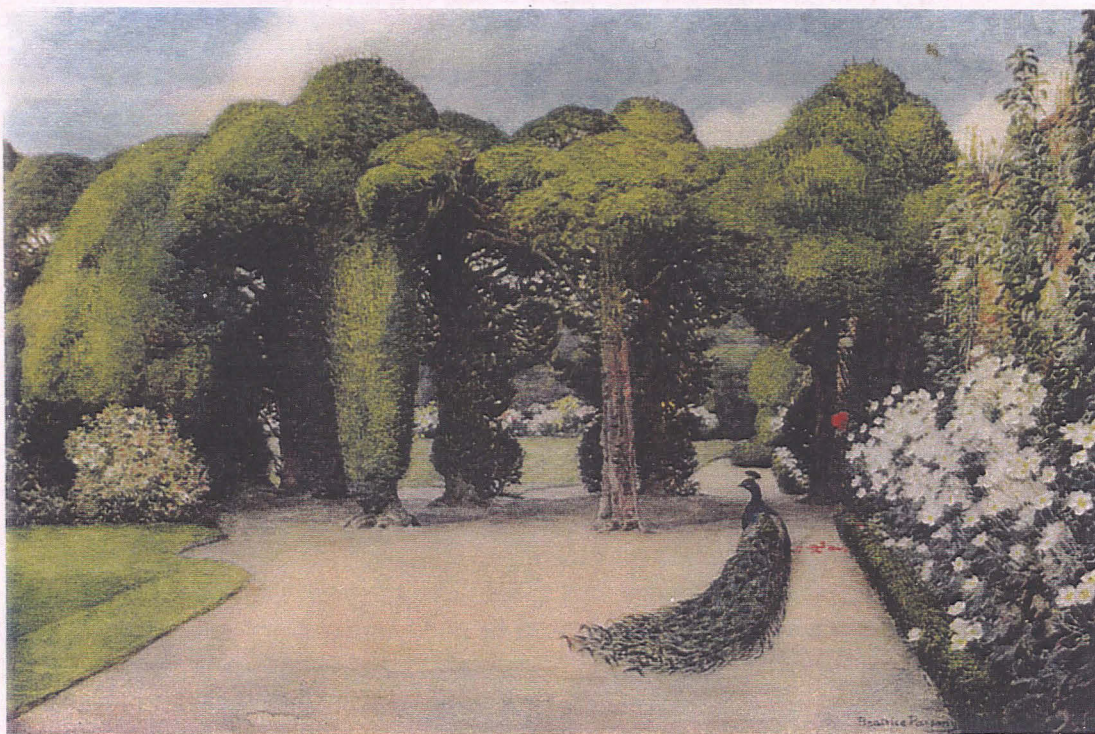


AYSCOUGHFEE HALL SPALDING, LINCOLNSHIRE



CONSERVATION PLAN SECOND DRAFT: JULY 2000

ANDERSON & GLENN, BOSTON (UK)

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1.0 USE OF PLAN

- 1.1 This plan is intended to be used by all those involved in the care, maintenance and development of the site at Ayscoughfee. It is intended to apply to the Hall, the museum collections, the grounds and all of the structures and buildings contained therein. It should be used by 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.
- 1.2 The document refers to much detailed information following analysis of the different elements on the site. It provides recommendations and policies which need to be adopted by all concerned, so that future decisions regarding the site and its contents are taken in an informed way. It should therefore be consulted as a matter of routine on all matters relating to the site.
- 1.3 Because the Plan is intended to be holistic the assessments of significance, vulnerability and the formulation of policies are integrated, in order to view the site and its interrelationships as a whole, rather than separating out the different elements of the site - Hall, gardens, collections - into discrete sections.
- 1.4 Existing proposals are analysed against the plan. Future proposals should be treated similarly. The document should also be revised and updated when appropriate so that it can continue to provide a baseline of informed policies for the well being of these important heritage assets.

2.0 SUMMARY

2.1 Purpose of Plan

2.1.1 To provide a basis of information for all decisions relating to this site affecting maintenance, repair, management and development.

2.1.2 As it is to be consulted by all concerned with Ayscoughfee, it is important that it is widely distributed to all staff in the Council who have any direct involvement with the site, and is also provided in initial briefing to all consultants, outside contractors, statutory bodies, advisory bodies and other agencies called upon to work in or comment on the site.

2.2 Terms of Reference

2.2.1 South Holland District Council's Cultural Strategy 1999-2002 published in November 1998 refers to the need for a Conservation Plan in Recommendation 3.2. This Plan was commissioned by South Holland District Council by order no O17125 dated 17.03.00. A brief to consultants, prepared by Anderson and Glenn, dated 14th April 2000, was agreed as the basis for the production of the plan.

2.2.2 The plan has been prepared in line with the guidelines published by the Heritage Lottery Fund 'Conservation Plans for Historic Places, March 1998. The English Heritage publication 'Conservation Plans in Action' published 1999, and in particular the sections on plans for museums and galleries and for gardens and landscapes, have been used as references.

2.2.3 Headland Design Associates, Museum Consultants, have been involved with Anderson and Glenn as part of the team drawing together the information required for this Plan.

2.3 Relationship with other relevant documents

2.3.1 The Council have formerly commissioned a Maintenance Survey Report on the Hall and the surrounding boundary and internal walls on the site. It did not include reference to any of the garden buildings on the site. This report was prepared by Lee Holmes in May 1999. The findings of this report are drawn on in assessing vulnerability, and also in framing conservation policies for the built structures.

2.3.2 The Council have also commissioned a building recording and historical research report on the Hall. This was produced by Archaeological Project Services in June 1999. The findings of this report are drawn upon in the overall assessment of significance and also in framing conservation policies for the built structures. As this document did not provide a chronology for the whole site, nor an overall architectural description of the Hall as it now stands, these have been included as part of the Plan.

2.3.3 Concurrent with the preparation of the Plan, the Council have commissioned Anderson and Glenn to produce an historical appraisal of the grounds and its structures. This document focuses on the historical development of the site and compares its different phases with other gardens of a similar period. General descriptions of the grounds in their present form are located in the Conservation Plan, which also draws upon the Historical Appraisal for assessment of significance and policies relating to the grounds.

2.3.4 The South Holland Cultural Strategy for the Museums Service 2000-2001 has also been used as a basis for assessment by the museums consultant.

2.3.5 The District Council have proposals for the development of the Hall and gardens. These are described in full in the Project Section of the Council's Site Development Outline Business Plan, dated March 2000. They include the following areas of proposed building works;

- removal of toilet block and addition of clear protective cover for roundel and south wing doorway.
- opening of a window in link room
- clearing out of a chimney in the period kitchen
- clearing out of the Victorian cellar and using it for museum storage
- removal of partition walls and modern staircase to install lift to improve access.
- improving entrance doors
- refurbishment of toilets in Hall in north wing
- improving children's playground, aviary and area near greenhouse
- resurfacing of footpaths

Miscellaneous features identified include:

- development of on site storage
- introduction of site interpretation and lighting
- viewing platform for stained glass at first floor level balcony
- viewing area of north wing roof from bedchamber in tower
- use of IT, videos, audio and other aids
- reinstatement of railings to front walls

- new bandstand on south lawns
- introduction of CCTV

In addition 6 additional period rooms are to be created and various garden improvements including;

- the exposure of an historic wall between play area and tennis court area
- the creation of a period kitchen garden
- improvements to entrance and approach road
- improvements to café and herb garden
- provision of scent and sound garden
- provision of picnic tables
- introduction of new facilities such as croquet and ping pong

2.4 Consultations

2.4.1 The first draft of this Plan was considered by the Council in early June 2000. The document was distributed to the Officers Ayscoughfee Steering Group and the Members Working Party. A presentation by the consultants was given to some of the council officers and members working party.

2.4.2 The Officer Steering Group comprises

Director of Environment and Leisure Services

Development and Support Services Manager

Museum and Tourist Information Officer

Environmental Services Manager

Local Agenda 21 Co-ordinator

Conservation Officer

Public Building Surveyor

Principal Accountant

Support Services Manager

Administrative Services Manager

2.4.3 The Plan was then presented to the following bodies for further consultation:

South Holland District Council Members
Friends of Ayscoughfee
Ayscoughfee benefactors
Local Access Group
Crowland Historic Society
Deepings Historic Society
Holbeach Civic Society
Spalding Civic Society
Spalding Gentlemen's Society
English Heritage East Midlands Team
East Midlands Museum Service
Society for the Protection of Ancient Buildings
Garden History Society.

2.4.4 A period of 28 days was allowed for comments and these have been compiled and are contained in Appendix IV.

2.4.5 The comments were carefully considered in conjunction with the Council and the Plan modified as appropriate.

2.5 Adoption of Plan

2.5.1 The modified final version of the Plan was presented to the Council on and adopted by the Council at its(meeting) date.

2.6 Historical Development

2.6.1 Ayscoughfee Hall is in essence an H plan house. The Hall is thought to have commenced construction in the 1420s for Richard Aldwyn, a wool merchant. In the first stages the building may have comprised just a hall and solar tower. These are now the north wing and tower with stair turret. Later in the 15th century a great hall seems to have been added, immediately to the south of the original hall. This now forms the cross bar of the developed H plan house. At the end of the 15th century or possibly into the 16th century a south wing was constructed. These phases of early work are in red brick with limestone plinth and limestone ashlar dressings.

2.6.2 Nothing concrete is known about the grounds of these early periods. In 1688 the estate passed to a lawyer Maurice Johnson and was to remain in that family's ownership until 1902. The second Maurice Johnson (1688 - 1755) was also a lawyer and an antiquary and founder of the Spalding Gentlemen's Society in 1712. In 1732 a map of Spalding was published showing the Hall and its grounds with a formal garden on the south side. (*Figure 2*)

2.6.3 In the late 18th century and into the early 19th century the Hall underwent major alterations and was given a new front in the popular Gothick style. It was also altered internally and rooms given Adam style decorations, doorcases and fire surrounds. At this time a late medieval oriel window was removed from the front elevation.

2.6.4 In the 1840s the Hall was refronted again in a Victorian Tudor style with gritstone dressings and crenellations. A rear porch and north wing was also added.

2.6.5 In 1902 the Hall and grounds were conveyed to the Spalding Urban District Council. The grounds became the town's municipal park and the building acted variously as private school, library and latterly as the Museum of South Holland Life. The town's war memorial, by Sir Edwin Lutyens, was erected here in 1922.

2.7 Assessment of Significance

2.7.1 This assessment is intended to place the contribution that the site makes to the cultural heritage in its local, regional and national context. It looks at the way the site increases our knowledge and understanding of architecture, history, garden design, museum collections and its importance to the local community and townscape.

2.7.2 The Hall is listed grade II*, the front walls and the war memorial are grade II. The garden is on the register of historic parks and gardens at grade II. The site is also a Conservation Area and the museum is registered by the Museums and Galleries Commission.

2.7.3 In addition to these statutory designations the building is a fascinating example of the development of a late medieval brick house with later phases of Georgian and Victorian periods. The grounds retain a rare survival of an early 18th century garden layout, and the museum exhibits include an important 19th century bird collection.

2.8 Analysis of Vulnerability

2.8.1 This section deals with the risks which may adversely affect the building, the grounds and the collections. The risks have been assessed from the past, the present and those which may have future impact on the site. The risks may arise from the condition of certain elements, from former alterations, from physical proposals, and from changes in policy.

2.8.2 Although the condition of the Hall, grounds and collections are generally good, there are some areas, identified in the Maintenance Survey in particular, where repair works are required. Provided these works are put in hand in the timescale suggested, and they are carried out using best conservation practice for materials and workmanship, the building's vulnerability in terms of condition is low.

2.8.3 The changes which have occurred over its long history have rendered the building very vulnerable to change. Recent changes have caused some problems at a detailed level. The building however has a stable and suitable use and provided the policies set out in this Plan are adopted, its vulnerability to change should be greatly lessened.

2.8.4 It must be noted that the grounds contain the bones of a rare survival of an early 18th century town garden. This has been under appreciated and insufficiently recognised. It is important that further research is carried out to establish its importance, and that provision is made in future plans for the greater understanding and development of this area.

2.8.5 There are proposals to carry out works to the building and grounds with an intention of enhancing both. These alterations do themselves pose threats to the building and the grounds. The Plan reviews these proposals where appropriate and highlights the particular areas of concern.

2.9 Conservation Policies

2.9.1 Vision for the site To promote the understanding, inter-relationship, conservation and where appropriate enhancement of the grounds, buildings and collections in ways which are consistent with the importance and value for the whole site as a cultural, community, historic and educational asset.

2.9.2 Retention of Significance

- a. Continue the programme of research into the history of the site.
- b. Avoid alterations to early fabric of Hall and grounds.
- c. Reinstate lost or damaged features of Hall and grounds where proven by research.
- d. Use new materials and components with care and discretion
- e. Reassess heating system.

2.9.3 Appropriate uses

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

2.9.4 Repair and Conservation

- a. Adopt an approach of minimum intervention.
- b. Use traditional building materials and techniques.
- c. Commission all works with firms known to have a track record in conservation work.

2.9.5 Public Access and Interpretation

- a. Improve the understanding of the links between the collections, the Hall, the grounds and the town and area of South Holland.
- b. Develop the house and grounds as important exhibits themselves.
- c. Further the use of automated techniques such as video and audio guides.

2.9.6 Statutory and Registration Requirements

- a. Comply with CDM Regulations, Health and Safety at Work Acts, Disability Act, Planning Acts, in a way which is sensitive to the significance of the site.
- b. Continue to manage the collections in line with the requirements of the Museum and Galleries Commission.

2.9.7 Maintenance

- a. Stave off decay with daily care.

2.9.10 Management

- a. Establish five year condition survey and put in place financial requirements to implement recommendations.
- b. Implement planned maintenance procedures.
- c. Monitor progress.
- d. Prepare strategy for commissioning works to conservation standards.

2.9.11 Future Intervention

Use the Plan as a base line for all future decisions on the site.

2.10 Relationship of Project to Plan

2.10.1 The removal of the modern toilet block, opening up of the window and chimney, removal of debris in cellar, installation of passenger lift, refurbishment of existing toilets in north wing all come under Policy 6.2.4 and policy 6.2.5 would also apply. Where these result in further alterations, policy 6.2.8 and 6.2.9 would apply.

2.10.2 Improving the entrance doors needs to retain the existing outer doors, because these are an integral part of the Victorian refacing of the front facade. It is the inner doors which need attention.

2.10.3 Improving the aviary, area near greenhouse and children's play area would come under policy 6.2.9 and 6.3.6.

2.10.4 For resurfacing of footpaths Policy 6.2.7 applies.

2.10.5 Introduction of site interpretation, lighting, CCTV, - Policies 6.2.10, 6.2.14, 6.5.3, 6.3.7.

2.10.6 Introduction of viewing areas - Policies 6.2.3, 6.2.8, 6.2.9

2.10.7 Reinstatement of front railings - Policy 6.2.7

2.10.8 Reinstatement of bandstand - Policy 6.2.7

2.10.9 Development of storage facilities on site - Policy 6.3.2 and 6.2.11

2.10.10 Development of period rooms 6.5.6

2.11. Recommended modifications to proposals

2.11.1 The current proposals make no mention of any additional works to research or enhance the historically important parts of the site. There exists significant potential that archaeological investigation of the early eighteenth century formal gardens to the south of the Hall may produce further evidence of the development of what appears to be a rare survival of early town garden of national importance.

2.11.2 It is not recommended that a bandstand be located on the site chosen. See section 5.3.4

2.11.3 The proposed display of some of the rooms as period setting is questionable partly because there are no provenanced collections of furnishings associated with the house available but also because it is almost impossible to freeze any of the rooms in one particular form. The Library however is an exception, as this is an existing historical period room.

2.11.4 Additional building to provide on site storage is not considered essential as this can be provided off site with far better conditions available and this then avoids compromising the grounds with additional structures.

2.11.5 There exists some scope for improving the footpath surfacing especially in the southern gardens area. Research would be need to establish an historically accurate surface which is also compatible with access needs. Elsewhere in the recreational areas the existing tarmac may well remain the most practical and effective surface.

12. Implementation and Review

2.12.1 Implement the plan as soon as it has been approved by Council.

2.12.2 Carry out a full and formal review at a minimum period of 10 years, but regularly update the Plan as and when appropriate to reflect changes which occur.

3.0 UNDERSTANDING THE SITE

3.1 Location and General Uses

3.1.1 Ayscoughfee Hall is located in the centre of the historic town of Spalding on the east side of the River Welland, close to the High Bridge which leads to the Market Place. The site, which is of approximately 5 acres abuts the parish church and modern town hall which is to the north. To the south are some private properties facing Church Gate. On the west is Church Gate which runs alongside the river, to the south east is Love Lane. There is pedestrian access available from Love Lane, and vehicular access from Church Gate.

3.1.2 Spalding is the administrative centre of the South Holland District Council area, and the Hall and gardens are managed by the Council. The Hall currently serves as a local museum and tourism office for the whole District. Some areas are rented out as office accommodation.

3.1.3 The grounds are open to the public on a daily basis as a public park and pleasure gardens. Contained within the grounds is the town's war memorial and also a restaurant, bowling club and lavatory facilities. The grounds provide recreational facilities including bowls, tennis and putting, together with children's play area.

3.1.4 Access to the grounds and the museum are both free. There is adequate public car parking adjacent to the site beside the Town Hall and Church Hall.

3.2 Historical Development

3.2.1 The historical development of the Hall and gardens are dealt with in detail in the Building Recording and Historical Development document by Archaeological Project Services and the Gardens Appraisal document by Anderson and Glenn, respectively. Both studies were commissioned by South Holland District Council.

3.2.2 The following chronology sets out the dates of key events relating to both Hall and gardens

1420s	North wing and tower constructed by Richard Aldwyn, wool merchant. Later extended in 15 th century to include south wing and hall.
1499	Sir Nicholas Aldwyn becomes Lord Mayor of London .
1500s	Estate granted to Sir William Ayscough
1602	Deed of sale, between Robert Hall and Thimas Wimberley, describes the property as 'Manorium Aiscugh'

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| 1616 | Inventory of Thomas Wimberley records rooms and contents of Hall. Ayscoughfee then passes by marriage from Wimberley family to Evingtons, and then to Walpoles. |
| 1658 | Sir John Walpole sells Hall to John Johnson of Pinchbeck. |
| 1688 | Property passes to Maurice Johnson, (I) by marriage. |
| 1712 | Maurice Johnson (II) antiquary, (1688-1755) founds Gentlemen's Society in Spalding. Initially a literary society it developed both a library and museum. |
| 1732 | Grundy's plan of Spalding is published, showing Hall and gardens in detail. John Grundy was a member of the Spalding Gentlemen's Society. The Society commissioned the map and the original is still held in their library. Grundy was a leading civil engineer who worked on drainage projects. It is likely that the grounds shown on the plan were laid out during the time of Maurice Johnson (II). |
| 1772 | Roof thatch removed and roofs slated. |
| 1778 | Armstrong plan (See APS report Fig.7) shows site of coach house. |
| 1790 | Byng, later the 5 th Viscount Torrington records visiting site and meeting Colonel Johnson. (Maurice III, 1714 - 1793) |
| 1791 | Claude Nattes produces drawings of front and rear, for Joseph Banks. These show an H plan house with projecting gables, with stone mullioned windows, hood moulds, oriel windows to front and rear of Hall, plain chimney stacks. Tower is visible on rear view, with pitched roof and taller stair turret. In front of the house are shown six trees, possibly yews?, to the rear is a wooden paled fence and small gate. |
| 1794 | Hall undergoes major alterations internally and externally, indicated by date on rainwater hopper heads to front elevation and architectural details. Rev. Maurice Johnson (IV), incumbent of parish church from 1782 - 1825 is resident in Hall. |
| 1808 | Drawing by W.Brand published, shows front view of Hall which is refenestrated with Pointed Gothick lights and an added pediment to the front of the Hall which has been crenallated. The front oriel has been removed, the door repositioned and covered with an extended porch. The tower roof has been replaced by one with a parapet. The front trees have been removed and replaced with a low wall with railings and piers with ball finials. To the south side is an attached wall with |
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- Gothick pointed archway. Behind to the rear, apparently in the distance, is a two storey building. This is likely to be the coach house, which also featured on Armstrong plan of 1779.
- 1834 Maurice Johnson (VI) inherits. Building remodelled externally in Tudor Style, with Dutch gables, battlemented top to stair turret and stone chimney stacks added, possibly by architect William Todd in 1840s. Earlier C19 rear extensions incorporated in building at rear of Hall and north wing.
- 1848 Tower built at head of fish pond, 50 feet high, later called owl tower.
- 1851 Johnsons leave Spalding to settle in Suffolk.
- 1868 Hall and grounds put up for lease.
- 1887 First Ordnance Survey Plan of site produced.
- 1898 Indenture details that property to be conveyed to trustees for benefit of Spalding inhabitants as museum and recreation ground.
- 1902 Hall and grounds conveyed to Spalding Urban District Council to commemorate the coronation of Edward VII.
- 1908 Gardens described by horticulturist Ernest Thomas Cook (1870-1915) as unique in England and particularly commented on the peculiar architectural treatment of the yew trees. Two contemporary paintings of the gardens by Beatrice Parsons R.A. accompanied this description.
- 1908 Bowling green laid out.
- 1912 A guide to the Hall was published by the Spalding Free Press and lists over 30 paintings on view to the public. Most of these were donated by local artist Edward Gentle who also contributed to the purchase of the Spalding Gentlemen's Society Museum. 2 donated by Isabella Johnson were portraits of her and Maurice Johnson.
- 1915-18 War office occupy Hall.
- 1916 Country Life article written about Hall and gardens.
- 1920 Tennis courts laid out.
- 1920-81 Ayscoughfee School occupy top part of Hall.
- 1921 Owl tower demolished.

1922	War memorial by Sir Edwin Lutyens erected on site of Owl Tower.
1925	Tennis courts resited and aviary formed on site of earlier courts.
1937-66	Library occupies Hall.
1937	Thatched bandstand erected at end of Yew walk opposite to south side of Hall, erected to coincide with coronation celebrations.
1953	Ashley Maple Collection of British Birds, from Spalding Gentlemen's Society, opens in Hall.
1970s	Coach House burnt down.
1976	New pavilion containing café, club house and lavatories built to designs of Ruddell and Wilkinson, local architects, on site of coach house.
1976	Lake deepened.
1977-82	Various repair works carried out including reslating, leadwork, etc. with grant from Historic Buildings Council.
1982	Yew avenue heavily pruned.
1983-86	Buildings altered internally to form Museum of South Holland Life, tourist information centre and offices. Works cost £175,000 and were carried out by Mumfords of Spalding, and rewiring by East Midlands Electricity Board under the direction of the South Holland District Council technical services department.
1984	Bandstand demolished.
1984	Lake edged with Bradstone surrounds and paving.
1994	Obelisk erected in gardens and 3 small fountains in lake.

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.

3.3.2 On the other side of the river a few properties have already been built, but there are also open lands and orchards. The general aspect appears quite rural.

3.3.3 A not dissimilar arrangement appeared to pertain at the time of the Armstrong map of 1779, figure 7 in the APS report.

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

3.3.5 A photograph of c. 1905, taken from the west side of the river, shows the two buildings, Ayscoughfee House and Holyrood House standing either side of the avenues of trees. Holyrood House was a much plainer building, with a long ridge line, but in terms of scale the two buildings balanced well. Behind Holyrood House the tower and spire of the church stands proud.

3.3.6 Holyrood House has now been replaced by the rather mundane Council Offices, and the gardens to the north have been built upon with a large public house. These surroundings have therefore become rather urbanised and surrounded by car parking areas. However the avenue of trees between the two sites has been maintained, albeit with scarlet horse-chestnut trees which were replacements of the 1950s. The car parking areas do mean that there is adequate access for the Hall visitors.

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.

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. These areas are shown on Figure I and brief descriptions of their current form are set out below.

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, brattished tops and pinnacles.

3.4.4 Inset in the left hand pier is an inscription recording the erection of the gates by public subscription in memory of W.S. Royce, M.P., and in the right hand pier an eulogy to him.

3.4.5 The tarmac entrance circle has at its centre a large magnolia. There are side borders and lawned areas to form the circle.

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

3.4.7 Area B The Lawns This area is entered from the forecourt by a small pointed arch through the brick wall (clearly shown in place on the print of 1808). The lawns relate to the south front, which is flanked by a group of large shaped yews to each side. At the centre of the facade, growing against the building is a further large magnolia.

3.4.8 Adjacent to the Hall is a tarmac path. Inset into the lawn on a concrete brick pavior base is a modern fluted sundial in artificial stone; it has been set on the axis of the yew walk in Area C. *Plate 1.*

3.4.9 The lawns are an open area, roughly rectangular in shape. At the western end is a line of shaped large yews and hollies, behind which is a narrow path adjacent to the western tall brick boundary wall. This path connects into the gardens of Area C. At the eastern edge is a clipped privet hedge partly masking a line of tall shaped yews. These have been opened out at their northern end to form an arcaded yew opening through to Area D.

3.4.10 At the entrance from the lawns to the yew walk in Area C is the site of the former 20th century thatched bandstand, marked out in stones and planted with an inappropriate specimen conifer. There is a view up the yew walk to the pedestrian gate into Love Lane.

3.4.11 *This area appears to have been an open space since the 18th century, originally in the form of two plats probably in grass, with a path on the axis of the yew walk and a cross axis at its southern extent. These axial paths do not show on the 1887 OS map.*

- 3.4.12 **Area C The Yew Walk and formal gardens.** The yew walk starts at the edge of the lawns with a concrete edged tarmac path at its centre. This path has an abrupt and awkward beginning marked by the large pebble infill on the base of the former bandstand to the west and the remains of a curved sweep on the east, which would have followed the line of the former exedra.
- 3.4.13 The yews, which are clipped into informal shapes, are set in grass. The walk leads towards a pedestrian gateway in the external wall which is not directly on axis, and is normally closed. At the end of the yew walk are a pair of artificial stone benches.
- 3.4.14 To the west of the yew walk, entered from the end of the walk or midway, are the formal gardens. There is a long low modern pergola from the 1970s, with thin brick columns and timber cross pieces covering a tarmac path which runs parallel to the western brick boundary wall. There are clipped yellow privet, ivy and conifer plantings along this section.
- 3.4.15 Between the pergola and the yew walk a lawned area has been cut into shaped beds forming a symmetrical pattern around a central modern artificial stone obelisk. This was erected in 1994 but had at our last visit been destroyed apparently by vandalism. The beds are filled with wallflowers/bedding plants which have replaced the roses which were formerly planted here. There are also a number of small specimen trees such as flowering cherry, or decorative conifer located between the beds.
- 3.4.16 To the east of the yew walk is a more informal area of paths and specimen shrubs set in a grassed area. At its southern end is the 18th century ice house surrounded by insubstantial modern iron railings with incongruous gold painted finials.
- 3.4.17 Within Area C are to be found three 19th century stone statue bases. The statues originally formed points of interest within the gardens but were sold some years ago.
- 3.4.18 *This area is where features of the garden of most historical interest survive. The walk is shown on the Grundy plan with what appears to be a wilderness quarter to either side at its southern end and formal plats at its northern end. There are a number of photographs from Country Life of 1916 showing the gardens with herbaceous borders and small shaped Victorian beds.*
- 3.4.19 **Area D The Lake and War Memorial.** The lake now forms a formal rectangular pool seen in conjunction with Lutyens classical war memorial. As described in Pevsner's Buildings of England¹ 'a rectangular pool in the manner of a formal Italian garden'. This effect is further emphasised by the three fountains installed in the pool by the Council in 1994.
- 3.4.20 To the west is a line of large clipped yews and to the east a new line of yews being grown with arched frameworks forming entrances into the adjacent gardens

in Area E. These yews appear to be intended to reinstate an earlier line of yews shown on photographs in the Country Life collection.

3.4.21 Looking down the lake to the north is a brick wall terminating in a large rusticated brick pier with ball finial. It is clear from earlier photographs that this marked a pedestrian gateway arranged on the axis of the lake garden. The eastern pier and wall has been removed, presumably when the coach house was demolished. The symmetrical balance of the space has been lost by the removal of this section of wall and pier, together with a framed view of the church tower and spire.

3.4.22 *The lake or rather canal was in place at the time of the Grundy plan. It is described as being an ornamental lake, full of fish in 1923." It has been deepened and given its formal edgings in recent years.*

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

3.4.24 To either side of the Cottage Garden are aviaries, one built up against the boundary wall, and the other built against a tall brick dividing wall that appears to have been in place by the time of the OS map of 1887. (note the alignment of this division appears to have changed from that shown on the Grundy and Armstrong maps.)

3.4.25 Tucked into the corner behind the Cottage Garden high wall at its eastern end is a children's playground with modern play equipment and surfaces.

3.4.26 *This area appears to have been the kitchen gardens and orchards on the Grundy plan and glasshouses are shown on the 1887 map.*

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. The two greens are edged with bedding borders. These more open areas afford full views of the adjacent parish church and also of the rear of the Hall. The tennis courts have recently been resurfaced with a harsh red playing surface. This intrudes significantly in views of the church and the Hall from that part of the site. *Plate 2*

3.4.28 Beside the tennis courts on the southern side is a rockery and water garden laid out in the 1930s and now looking rather tired. On the western side is a herbaceous border beside the churchyard wall and adjacent to the Bowling green a sensory garden for the blind.

3.4.29 Around the pavilion is a harsh modern concrete paved terrace area with raised brick surrounds to mature trees. *Plate 3*

3.4.30 *This area is shown planted with trees on the Grundy map but was used as a paddock in the 19th century. It was designated as a recreation/playground area early in its municipal use and by the time of the 1929 OS map the bowling green and tennis court areas had been defined and laid out.*

3.4.31 **Area G Gardens immediately to rear of hall.** Between the path alongside the bowling green and the rear of the hall are raised bedding borders in limestone edged walling with clipped yew cones. There is a diagonal path to the rear courtyard area of the Hall. This is defined by further modern insubstantial railings with golden spearheads. *Plate 4*

3.4.32 The courtyard area is partly paved with gravel, but there has also been introduced modern concrete paviors around a late 20th century style herb garden with box edging.

3.4.33 *The rear of the Hall was originally simply treated with a low palisade fence shown on the Nattes drawing. Later, the early 20th century painting by Sir Henry Rushbury shows soft informal shrub planting and a herbaceous border to the rear of the Hall.*

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

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

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

3.4.37 The gardens have changed significantly in detail but little in the boundary footprint of the site since the Grundy Plan of 1732, as the maps in the Historical Appraisal show. The yew walk however is an important survival. The current uses and circulation patterns of the Hall and the site fail to adequately relate these pleasure grounds to the Hall.

3.5 Garden Structures

3.5.1 **The Ice house.** This is a circular brick chamber covered with a brick arch. It has a suspended floor set over a soakaway for drainage and the whole structure is covered with an earth mound for insulation. It stands at the southern end of Area C, adjacent to the external boundary wall. It is likely to date from the 18th century. It has been surrounded by modern railings presumably to prevent climbing. *Plate 5*

3.5.2 The War Memorial. Constructed in 1922 to the designs of Sir Edwin Lutyens in an Italianate Temple style. It is rendered with ashlar dressings and a shallow hipped pantile roof. The remembrance stone in front on its triple stepped plinth is part of the original design. Notice the beautiful draped flags in carved stone. It is one of about 20 war memorials designed by Lutyens, who also designed the Cenotaph in London. It is located at the end of the lake in Area D. The history of its design and the support for its erection is fully covered in the Anderson and Glenn Historical Appraisal of the Gardens. *Plate 6*

3.5.3 The Drinking Fountain. This stone structure dates from 1847 and was moved here from a site in the centre of town in 1954. Its connection to this site is that it was given to the town as a memorial to Mary Ann Johnson. It sits on a circular base, but the fountain itself is octagonal in the form of a banded pinnacle with traceried top surmounted by a cross fleury. Its siting relates to the peace garden in Area E. *Plate 7*

3.5.4 The Aviaries These can only be described as temporary structures in wire netting and sheeting built up against existing walls.

3.5.5 Covered seat in Cottage garden. This is in a wire cut brick with gabled roof and boarded apex. There is evidence of structural cracking in the rear wall.

3.5.6 The Pavilion Built in 1974 to replace the two storey coach and stables building. This is in red brick with clerestorey windows beneath a deep overhanging timber clad fascia with a low hipped pitched roof covered with concrete tiles. It sits between Areas E and F and is the hub of activities within the grounds. Although not a sensitive design it has the advantage of being low key and functional. It is also clearly in a style contemporary with its date of construction.

3.5.7 Gardeners Buildings These are relatively unobtrusive structures of little architectural merit tucked into a yard area on the north side off Area F.

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. At the southern end, 28m of the Church Lane wall has been rebuilt by the South Holland technical services Department in 1988.

3.5.9 Part of the dividing wall between Areas D/E and F may also be early, however the alignment is not the same along its entire length as the division shown on the Grundy plan of 1732. Indeed it is not clear on the map that there was even a wall on that alignment. This wall, which may date from the mid 18th century to the early 19th century, is to be revealed by the removal of the aviary and rock garden.

3.5.10 A former opening through the dividing wall by the Garden Room, is marked by a surviving rusticated pier. This is likely to be at the latest a mid 18th century pier and may date from the construction of the coach house which was shown on the Armstrong plan of 1777.

3.5.11 Other walls around the site are 19th or 20th century. Many areas have had cement based animal sculptures applied to them. Generally they have all been poorly repaired in harmful and unsightly hard cement mortars. *Plate 8*

3.6 The Hall

3.6.1 The APS report provides a detailed account of the historical and architectural development of the Hall. The references to features identified in that report are given in brackets in the following architectural description. This is set out in the manner of a detailed listed building description.

3.6.2 The plan is H form, with the front facade of its cross bar facing west. There is an additional wing to the north containing a tower on the western front. Attached to the rear (east) of the cross wing is a later 2 storey porch and a modern flat roofed toilet block. To the rear and south of the south wing is a single storey garden room.

3.6.3 The western entrance elevation is of two storeys, in brick with gritstone dressings and Welsh slate roof. *Plate 9* Five bay recessed front with projecting end wings. Smooth slightly raised stone quoins, with chamfered ashlar plinth. At eaves level is a moulded fleuron frieze stone course with stone coped brick battlements above. Shaped Dutch gabled raised parapets, stone coped, with panelled pinnacles to each end. Each gable has a 2 storey canted bay window in gritstone, with paired Gothic lights to each face with ogee traceried heads to ground floor and cusped heads to first floor. Crenellated stone parapet to bays. In the gables a nodding ogee headed recess. To each end are lead hopper heads dated 1794. Central Tudor style arched entrance, with pair of 19th century panelled and traceried entrance doors, is set beneath five bayed open loggia with Tudor arches with hood moulds having shield stops, cusped panels. To each end an ogee niche with statute base. Pierced parapet conceals flat lead roof. In the frieze below, in raised stone lettering 'Ayscoughfee Hall'. To first floor 5 two light pointed windows in stone surrounds. Battlemented parapet raised at the centre with shield and motto. *This front was largely rebuilt in 1840s.*

3.6.4 The north side elevation of the north wing retains its original plinth in coursed limestone rubble. There is a canted external stack, capped off at the top and an early blocked late 15th century window at first floor level with flat brick hood, moulded brick reveals and shallow flat Tudor arch with stone cill and bases. (See F46, APS) To the left of the stack is a Gothick pointed light, a remnant from the early 19th century phase of the building alterations. (See F47, APS)

3.6.5 In the angle between the north wing and the north range is the massive stair turret. Offset at second floor level. Tiny slot windows and one 19th century window with a stone surround like an arrow loop. Stone arches beneath 19th century traceried battlemented top. (See F20, APS)

3.6.6 The west elevation of the north range tower has a doorway at low level, to the undercroft, with four centred arched stone surround which cuts through the stone plinth. Above is one offset, but the parapet above is canted out on a stone moulding. Single 19th century stone cross 2 light window to first and second floor. Lead

downpipe and hopper head dated 1753. *The north elevation of the north wing and stair turret, together with the western aspect of the tower are the most massive and least altered elements externally.*

3.6.7 Abutting the south wing to the entrance front is a brick wall with low pointed doorway, from the late 18th century building phase, which leads to the south front. This front has a coursed limestone rubble plinth with chamfered top with above a brick facade of mixed bond. Two storey five bay front, with battlemented parapet and frieze as the front elevation. *Plate 10* Slate roof with reduced brick stack on ridge. To the ground floor five recessed plain sashes with flat brick wedge arches and deep stone cills. Two openings have been deepened to form doorways, now with fixed panels beneath windows. To first floor five 19th century cross mullioned flat headed windows with deep cavetto stone surrounds and hood moulds. *It is suggested that this range was remodelled in late 18th century.* (APS)

3.6.8 The south front of the garden room has an ashlar plinth with brickwork above in Flemish bond. Single storey two bay front with dividing brick pilasters and stepped brick cornice beneath brick parapet. Hipped slate roof behind. Two pairs of French doors with overlights, up stone steps, with flat wedge lintels over. Attached to the end of the garden building, behind a ramped wall, is a modern room in wirecut brick with shallow pitched sheeted roof. The north wall of the garden room is blank with plain pilasters and wall stack. *It is likely that the garden room is a late 18th century addition, possibly on the site of the earlier kitchen out buildings which may have been those shown on the Grundy plan.*

3.6.9 The eastern garden elevation has the projecting end wings of the H plan. *Plate 11* The southern wing has a stone coped brick plinth and a plain raised stone coped gable with plain stone kneelers. The brickwork is in English bond. To ground floor is an early 19th century tripartite sash window with round arched central sash having intersecting glazing bars. Above is a tall opening with early stone surround and 19th century hood mould, containing plain sash and rendered panel above. (See F34 APS)

3.6.10 The northern wing has a similar plain gable, but its side wall has been battlemented. To first floor is a three light stone window. Attached to the gable end is a 19th century single storey kitchen range, with cellar, quoins, raised and battlemented parapet and 19th century stone 2 light window in south side elevation. (See F19 APS) The south elevation of the north wing has 19th century stone quoins and an earlier limestone plinth. There is a six panel door with a double pointed stone overlight with hood mould. Earlier stone quoins to opening. To the right a 19th century two light Tudor style window and to the left a single 19th century pointed window with hood mould. (See F39 APS)

3.6.11 The rear wall of the hall has a two storey brick addition in the southern angle, partly early 19th century and partly mid 19th century with battlemented parapet and corner ashlar turret and Tudor style two light windows to both floors. Attached to the north wall of the southern wing is a single storey 20th century flat roofed toilet block extension in wire cut brick with flat felt roof. Between this and the 19th

century addition is a taller and narrower flat roofed link with exit door. This 20th century addition is unsympathetic in terms of scale, materials and design.

3.6.12 On the east elevation of the hall, between the addition and the north wing is an early 16th century full height canted bay window, with stone plinth, brick base and top, filleted round shafts, with fleuron capitals, arched heads and decorated stone hood mould. *Plate 12* Leaded lights with stained glass to upper panels. Pierced stone parapet, possibly later. (See F7 APS) To the right is a square brick projection with stone reveal at upper level. (See F8 APS) *Two of the most important early features in the building. The eastern elevation is the most complex and contains most elements from different phases of the Halls development.*

3.6.13 The added north range projects eastwards with a two storey end gable shaped in the Dutch form. This has a Tudor style doorway with three light stone window above and a niche in the gable. On its south side is a doorway in stone with overlight a narrow pointed window, a tiny Gothick light and a reset datestone of 1632.

3.6.14 The north side of the north range has 4 casement glazing bar windows to first floor level and 3 smaller windows plus a door opening to ground floor. There are three different builds of brickwork. *Plate 13*

3.6.15 *The Hall externally has an overall Tudor appearance, part original part Victorian mock Tudor. Internally the character is largely late Georgian, with the original 15th and 16th century elements being largely hidden away in passages, staircases, cupboards and the roof structure.*

3.6.16 The main hall is open with a gallery at first floor level supported on Doric columns. Decorative plaster ceiling with harebell chains, wedgewood urns and other Adam details. 6 panelled doors, arches with Greek key decoration, stone flagged floor. (See F36 APS) On the south side of the Hall outside the late C18 decorative scheme is the 16th century bay window and small brick vaulted chamber. (See F7 and F8 APS)

3.6.17 Shallow vaulted passage to southern wing gallery which has panelled shutters and lie in panels, marble fire surround with cast iron insert, and fluted arched surround to library entrance.

3.6.18 The Library has a coffered ceiling with tall 8 panel doors and fitted bookcases Gothick style glazed doors all in polished hardwood, allegedly yew. There is a fire surround with scrolled brackets and mirror over. (See F44 APS)

3.6.19 The rear southern wing gallery has a marble fire surround with fluted roundel and cast iron insert, and a 2 panel 18th century doors and architraves. One door leads to the garden room. This room has window architraves with typical late 18th century paterae roundels and a finely fluted door surround with scrolled overdoor. The other door leads to a passage containing the remains of a 16th century staircase with brick vaulted roof. *Plate 14* (See F2 APS)

3.6.20 From this passage the modern rear link block is entered, where a carved roundel is located over a 16th century stone doorway. (See F3 APS) This is located next to the modern brickwork of the toilet block with surface fixed plastic trunking above it. *Plate 15*

3.6.21 The adjacent 19th century rear porch contains the elegant back stairs with stone steps, metal stick balusters and wreathed handrail. (See F41 APS)

3.6.22 From the hall northwards the north wing gallery has a fine and flamboyant marble fire surround and a recess with archway and finely fluted columns.

3.6.23 The stair hall, entered also from the main hall has a cantilvered curved stone staircase with decorated tread ends and fine metal balusters with Greek key decorated arch. A 6 panel door with pediment and urn leads to the cleaners cupboard which contains the possible remains of a late medieval squint. (See F9 APS)

3.6.24 Under the staircase gives access to the undercroft of the tower (See F17 APS) and the 15th century stone spiral staircase in the stair turret. (See F20 APS) This gives access to the upper chamber in the tower, the tower roof and the main roof structures. The upper chamber has a fireplace with an early 18th century plain stone surround and dentillated stone overmantle. (See F21 APS)

3.6.25 The first floor rooms are plainer but have panelled doors and late 18th century details. The rear of the south wing has plaster cornices which have been interrupted by later partitioning which has also utilised 20th century sapele flush faced doors. In the rear room is a bolection moulded 18th century corner fire place.

3.6.26 The north wing, which is tenanted, contains two rooms with interesting features described in APS F22, F23, F25 - F33. These rooms have also been given unsympathetic modern finishes and there is 6 panelled hardwood modern door to the first floor tower room.

3.6.27 The roof structures are fully described in the late David Robert's articleⁱⁱⁱ The north wing has a cross saltire braced roof, with no tie beams, the hall has a cambered tie beam roof with braced collar principal rafters with moulded butt purlins and cusped spandrels. The south wing roof is a wind braced clasped purlin, roof with queen posts. They are all excellent survivals of early roof forms.

3.7 Collections

3.7.1 The document of conveyance of Ayscoughfee Hall to the District Council in 1902 stated that the Hall and Gardens were to be used as "a Public Museum and Recreation Ground for the benefit of the inhabitants of the Town and Parish of Spalding". The Gardens were opened to the public in the same year, but although the Hall was opened to the public for visits it did not formally become a museum until the Museum of South Holland Life was opened in 1985.

- 3.7.2 A guide to the Hall, which was produced in 1912, lists many gifts that were given to the Ayscoughfee Committee for display to the public. These included a collection of 30 paintings from Edward Gentle (1823 — 1910) a local artist and member of the Spalding Gentlemen's Society. His head is carved into a roundel over the front door of the Society's museum in Broad Street in recognition of his contribution to its cost.
- 3.7.3 Mrs Isabella Johnson, the former owner of the Hall also contributed 2 oil paintings. One of herself and the other of her late husband Maurice Johnson. Other gifts included a portrait of Alderman Jackson of Grimsby together with his collection of curios and a bedstead once slept in by Queen Victoria.
- 3.7.4 The paintings of Maurice and Isabella Johnson have recently been restored and hang on the main stair of the Hall. Unfortunately they do not have labels or any other interpretation to explain their importance to the house. A bedstead, which is currently in the tower may be the one listed in 1912. The other gifts have disappeared over the years and although some may still be in council ownership, they are not catalogued in the Museum of South Holland Life.
- 3.7.5 In 1953 the Ashley Maples collection of British birds and eggs which belongs to the Spalding Gentlemen's Society was put on display in the Hall. This collection is still on display today and is now on long term loan to the Museum of South Holland Life, although the eggs are no longer on public display and are currently stored within the Hall. The remaining British duplicate birds from the Ashley Maples collection, together with all the foreign birds, the study skins and the remaining eggs were loaned to Leicester Museum in 1960 and are still there today. They are highly valued at Leicester for the quality of taxidermy and as a study collection.
- 3.7.6 Spalding Gentlemen's Society who own the collection are one of the oldest learned societies in Britain. They maintain their own private museum in Broad Street, Spalding, where there is also a library, archive and lecture theatre. The museum, which they claim is the second oldest in the country is only open to the public by special arrangement with the curator. The Society was founded by Maurice Johnson (1688 — 1755), the 'Antiquary' of Ayscoughfee Hall, in 1712 and early members included a number of notable eighteenth century figures like Sir Isaac Newton and Sir Hans Sloane. The Society's museum houses an important and eclectic collection which includes: the original John Grundy map of 1732; the Loewental collection of Chinese glass, ceramics and carved hard stones; a rare specimen of a Jas Christopher le Blon tapestry; a fifteenth century illuminated manuscript bible and many other artefacts.
- 3.7.7 The Ashley Maples collection of mounted birds, which is on display at Ayscoughfee contained 850 specimens when catalogued in 1962 and contained all of the common species together with most of the rarer species on the British list in 1953. Since that time some of the rarer specimens have been lost through vandalism and other causes. The quality of taxidermy is very high and the collection is important not just for its range but also because of its ownership and origins. It is very typical of the type of collection formed by wealthy ornithologists in the nineteenth century. The original collection donated to the Spalding Gentlemen's Society in 1934 by Ashley Maples (1868-1950) was augmented by

gifts of rare and exotic birds from Lord Lilford who himself collected both mounted and live specimens. The bird collections includes a number of 'Hastings Rarities' a selection of unusual birds which were reputed to have crossed the channel and been found in Hastings, but which are now known to be the subject of an elaborate rouse.

3.7.8 The bird display in Ayscoughfee Hall lacks any contextual interpretation to explain its historical significance or its links with the Hall or the Spalding Gentlemen's Society. Without such interpretation it is irrelevant and inaccessible to visitors. The larger part of it would have more relevance as a study collection than it has on display and parts of it are currently exposed to very high levels of natural light, which are unsuitable for material of this type.

3.7.9 The collections acquired since 1985 by the Museum of South Holland Life now number somewhere in the region of 13,500 items, these are currently being put onto a computer database, but this work is not yet complete.

3.7.10 The collection falls into 4 main categories, Drainage, Agriculture and Horticulture, Fine Art and Social History.

3.7.11 The drainage collections seem to be largely on display either at Ayscoughfee Hall or at the Pinchbeck Pumping Engine and Land Drainage Museum. The drainage tools are said in the museum's collecting policy to be fully representative of the tools used in drainage prior to mechanisation and illustrate a key area of local history for South Holland. Those at Ayscoughfee are currently on open display with out-dated largely graphic interpretation.

3.7.12 The agriculture/horticulture collection has been largely confined to small items because of limited storage and is restricted in scope because of the extremely strong collections in this area held at the Museum of Lincolnshire life. Again the objects are on open display and are presented with very limited interpretation.

3.7.13 The fine art collection is small with very few items on display.

3.7.14 The social history collection comprises a range of domestic items as well as some costume and photographs. Only the photographs are currently displayed and these are a very strong resource for the interpretation of local history.

3.7.15 Several other loaned items are also displayed at Ayscoughfee Hall. These include a punt which belongs to the Spalding Gentlemen's Society, some objects on loan from the Museum of Lincolnshire Life and a collection of books known as 'Dr. Strong's Library' which is on loan from Peterborough Museum.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Statutory Status

4.1.1 Ayscoughfee Hall is included in the Statutory List of Buildings of Historical or Architectural Interest, for Spalding, Item 1/28, listed 29.12.1950 reissued 20th November 1975. It is one of 24 items listed at II* out of the 144 entries for Spalding. The majority of the other entries are 18th century when there were some significant good quality buildings constructed in the town. In the District of South Holland itself there are only 36 grade II* buildings out of 462 entries and the 23 Grade I entries are all churches.

4.1.2 The list description reads as follows;

Said to have been originally built by Sir Richard Alwyn in 1429 - tower survives. Late Elizabethan H- type front to river. Red brick with stone dressings and 2 shaped gable ends facing to the front. Front given Gothick treatment in 1792, and with considerable Tudor alterations of 1845 by William Todd. 2 mullioned stone bays added to side gables and a stone arcaded porch with stone parapet below 5 pointed traceried window crosses centre of the building. Interior has late C18 decoration in the Adam manner. Pevsner records re-use of mediaeval stained glass. Now in municipal use.

4.1.3 The list description is for identification purposes only, but gives little indication of the early fabric which survives throughout the building.

4.1.4 The garden wall along Church Gate is also listed at item 1/28A as follows;

Brick garden wall, part repaired, with 4 centred doorway with keystone to south. Rusticated quoin. Base part stone.

4.1.5 This description is very limited in its scope.

4.1.6 The other listed building in the grounds is the war memorial, grade II at item 1/132, as follows;

Circa 1925. Architect, Sir Edwin Lutyens. A classical loggia with 3 arches resting on Tuscan columns. Side arches. Hipped pantiled roof. Faced with stucco. Columns and details of stone. Interior has 3 inserted panels on rear wall. Vaulted plaster ceiling. In front, a stone of Remembrance and a formal sunken pool.

4.1.7 The other structures are covered by virtue of their being in the curtilage of the listed building and also in a designated Conservation Area. It is however surprising that the ice house is not listed. Most ice houses from this period that survive complete are considered to be listable.

- 4.1.8** The gardens are on the English Heritage Register of Parks and Gardens of special historic interest in England, as Grade II. The description is as follows:

Formal and ornamental gardens, C18 and C19, c.3ha, to south of Ayscoughfee Hall. Ayscoughfee Hall begun 1429 for Sir Richard Aldwyn, with additions and alterations C16, 1792, and, in 1845 possibly by William Todd. Gardens to east and south, mainly C18 in origin, laid out by William Sands. Principal feature the pond, rectangular, lying north-south, with outstanding yew hedges. Vista of Hall and St. Nicholas's Church to north. War Memorial by Lutyens to south. Bowling green to east and lawns to south. Associated with the antiquary Maurice Johnson, 1688 - 1755.

- 4.1.9** The association with William Sands comes directly from Pevsner. However we have been unable to find any other historical provenance for this statement.
- 4.1.10** The importance of the yew gardens to the west of the canal are understated in this description. Further research and archaeological investigation may provide evidence to enhance its grading.
- 4.1.11** The effect of listing the buildings means that they cannot be altered, demolished, or repaired with incorrect materials, without first having achieved listed building consent. The grade II* listing means that all applications for consent have to be referred to English Heritage and also the amenity societies.
- 4.1.12** The effect of the garden register means that any planning applications for development within the site have to be referred to the Garden History Society for comment, and the Local Authority must seek to protect the gardens in determining planning applications.
- 4.1.13** The Museum of South Holland Life is registered as a museum through the Museums and Galleries Commission Registration Scheme. This demonstrates the museum's commitment to achieving minimum standards in its care of collections in its ownership and those loaned to it. The Museum has a collecting and disposal policy and undertakes to properly manage the collections by documenting and monitoring their condition.

4.2 Assessment of Significance

- 4.2.1** The Hall at Ayscoughfee is significant for its historical and architectural development at regional level and can with justification be described as Spalding's most important secular building.
- 4.2.2** The grounds, which are not well known outside the south of the county, are most significant in terms of their formal planting of historical yews, and possibly of national importance in this regard. Locally the grounds are significant because of their recreational value.

4.2.3 The pleasure grounds have clearly been designed to complement the Hall and the combination of these two elements makes one important whole. An historic house with an historic garden.

4.2.4 The museum collection, although mostly based on local resources, has on loan the significant and important 19th and 20th century Maples bird and egg collection which is of recognised scientific and historic value.

4.3 List of most significant elements

4.3.1 The vernacular architectural historian, Dr David Roberts, who spent his working life studying Lincolnshire's buildings said, in his article on Ayscoughfee 'This Elizabethan house of H-plan is in fact the most conglomerate domestic complex yet seen in Lincolnshire.' This is confirmed by Charles Glenn who produced the architectural analysis of the APS report. The overlays of the different phases of development of the Hall make this a particularly fascinating and important building.

4.3.2 The architectural links between the early phases of the Hall and the better known brick structures of Tattershall Castle and Gainsborough Old Hall are also of importance in tracing the development of brick building in Eastern England.

4.3.3 The different roof designs and the quality in particular of the main hall roof are of special interest and deserve further study and research beyond the work done by David Roberts in the 1970s.

4.3.4 A list of key historical architectural features was prepared as part of the APS report and identified on a series of plans. This list and the plans are replicated in the Appendix II to this report.

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

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

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

4.3.8 The siting in the grounds of the town's war memorial, by one of the country's most distinguished architects, noted for his contribution to the design of war memorials following the First World War, adds to the significance of the site both locally and nationally.

- 4.3.9 The yew avenue and exedra, which corresponds to the designs of the garden first illustrated in the Grundy map of 1732, means that this is an important early ornamental planting of yews which deserves to be better known in national terms.
- 4.3.10 The fact that the site has retained its integrity, with its boundaries in the same location as the early 18th century and probably earlier, is a major contribution to the character of the town centre and its Conservation Area.
- 4.3.11 Vistas in the grounds of the Hall and the adjacent parish church are important in townscape terms.
- 4.3.12 Although the grounds have an overlay of the municipal involvement over the past century, the fact that the hall and grounds were saved by the local council has protected them from the urban development that a town centre location could easily have fallen victim to in the first half of the 20th century. It has allowed this rare example of an early 18th century town garden to survive. This is important for the study and understanding of garden history.
- 4.3.13 As well as providing recreational interest, this landscaped open area in the centre of the built up modern Spalding, provides a focus for wild-life as shown in the report prepared by Lapwing Consultants and contained in Appendix III.
- 4.3.14 The most significant collections displayed at the Hall and in the ownership of the Museum of South Holland Life are those associated with drainage and agriculture, which are key elements in local industrial and cultural heritage. The photographic collections also provide important documentary evidence of local social history.
- 4.3.15 The paintings of Maurice and Isabella Johnson are an important illustration of the relationship between the Johnson family, Ayscoughfee Hall, the Spalding Gentlemen's Society and the history of social and cultural life in Spalding.
- 4.3.16 The Ashley Maples bird collection is important in terms of its natural history value and as an illustration of the activities of wealthy and intellectual society in the 19th century. It has a strong link with the Hall where it has been on display for 47 years.

5.0 ANALYSIS OF VULNERABILITY

5.1 Past

5.1.1 From the late 18th century onwards the Hall underwent major building and alterations works. Removal of the thatch roofing and replacing with slate - presumably at that time English slate, - thankfully retained intact the late medieval roof structures. The late 18th century saw the refenestration of the front of the building with the removal of the front bay and off centre door. The insertion of a new ceiling and gallery floor into the main hall and the blocking off of the bay window to the rear also date from that time. New staircases were introduced, new joinery details and around this time the kitchen ranges are thought to have moved from the south side to the north rear. A clear example of the attitude of the then owner to the earlier phases of the building can be seen in the passage behind the library. There the stone steps, beneath their brick vaulted ceiling, have been hacked away to allow for the insertion of the fine bookcases in the adjoining library. Because the space was effectively blocked off, this allowed the stair passage to survive and be rediscovered in later alterations in the 20th century. *Plate 14*

5.1.2 The alteration of the south front to face the early 18th century gardens is likely to have resulted in increased fenestration in this flank wall. The window openings are fairly large and deep and will have weakened the walling here where cracking is now exhibited.

5.1.3 The alterations of the Victorian period included the addition of many parapet walls, some with pierced balustrades, others with battlements. All require hidden lead lined gutters to drain roofs. As the Maintenance Survey makes clear, these gutters are plagued with leaks. The on going upgrading of these areas and attention to their maintenance is crucial to the well being of the structure and in particular the roof structure and its bearings. Additionally the use of parapets increases the areas of vulnerable walling that are exposed at high level to the elements on both faces. Where these have been rendered on their inner faces, this has led to potential problems in brick decay.

5.1.4 There is evidence that the Victorian alterations also removed the support for at least one floor beam, in the front store off the Hall. The windows inserted in the front facade were too tall to allow the bearing of the beam to continue. The room above is used as a store where some cracking in the side wall has been noted. It is important that the replacement floor configuration is checked, by a structural engineer with specialist knowledge of historic buildings.

5.1.5 The later Victorian rear porch addition has resulted in an awkward junction with the earlier canted rear bay window.

- 5.1.6 The various phases of the building are characterised by the use of different materials. Brick sizes and finishes for example vary. Limestone has been used on the earlier phases for plinths and dressings, whereas on the Victorian work the stone used is a gritstone. Where these materials wear out, it is important that any replacement material is chosen carefully to match exactly the type and size of material it is replacing.
- 5.1.7 The original roofs in the early phases of the Hall are in sound oak of good section. All of the roofs have been repaired in various ways, mostly with softwood, but in the north wing with 'aged' oak members. The north and south wing roofs have ended up as structural hybrids because of the way in which they have been repaired. These important survivals need to be soundly understood structurally and historically before any further repair works are carried out in these areas.
- 5.1.8 At some time in the 20th century the brick chimney stacks had their stone flues or shafts taken off. This has reduced their profile and spoilt the proportions of the stacks.
- 5.1.9 There has been an extensive use of dense cement pointing used throughout the building and also on the boundary walls. *Plate 16* This has caused untold damage to the early brickwork. Some of the worst areas are on the northern wing. Even as recently as the 1980s alterations, there are internal areas of exposed brickwork which have had cement mortar smeared over them in sensitive locations such as at the base of the narrow late medieval stairs adjacent to the library room.
- 5.1.10 Inappropriate modern materials have also been used in the 20th century for repair works - such as flash band and bitumen coatings to mend lead roofs, asphalt or roofing felt to replace lead roofs, plastic guttering to replace cast iron, gypsum plasters instead of lime plasters. There is no place for these materials in a building of this nature and their use can cause active damage to historic fabric.
- 5.1.11 The rear (east) elevation has been disfigured by the addition of the modern toilet block and also the array of external plumbing in the south west angle above the block.
- 5.1.12 Sandblasting has been used to remove paint surfaces from the brick vaulted undercroft, leaving wear marks on the soft late medieval brick.
- 5.1.13 An injection DPC has been used throughout the building. This has disfigured some areas and it has also been put in at too low a level. This could have caused some salt damage to vulnerable areas such as in the vicinity of the early bay window on the rear.
- 5.1.14 Lexan sheet has been used in the 1980s to protect the exterior of the stained glass to the rear bow window. As pointed out in the Maintenance Survey this is now dirty, unattractive and potentially damaging to the lead comes.

- 5.1.15 The 1980s alterations introduced alien features such as sapele faced flush doors and modern mahogany panelled doors, thin skirtings and architraves and a suspended ceiling in the northern first floor western gallery. Such alterations would not have achieved a listed building consent today.
- 5.1.16 The planting of a magnolia grandiflora hard up against the south wall of the Hall, now grown to a mature size, has caused some ground disturbance and possibly contributed to cracking in that area. As recommended in the Maintenance Survey, this needs monitoring following remedial work.
- 5.1.17 The loss of the coach house and in particular the attached wall with rusticated pier to balance the one which remains, means that the symmetry and formality of the lake garden in Area D has been displaced. In addition the two piers framed the view of the church tower from the gardens and formed a distinctive and strong visual feature within the grounds.
- 5.1.18 The yew exedra has become blurred as it has not been maintained as a curved end to the yew walk. The removal of the main axis path leading across the lawns to the southern face of the Hall has taken away the focus of the yew walk. The yew walk path now terminates in an abrupt and awkward fashion against the lawned area.
- 5.1.19 At the northern end of the yew walk the site of the former bandstand has been marked in the ground and also by a specimen conifer. This obscures the entrance to the yew walk and distracts from it.
- 5.1.20 Privet hedging has been planted close up to the skirt of the yews, especially in Area B by the eastern row. This has led to a reduction in light levels to the base of the yews causing defoliation.
- 5.1.21 Tarmac surrounds the yews in some locations, especially in the arcade between areas B and D. This restrict the roots and causes compaction and is not good horticultural practice.
- 5.1.22 The quality and scale of the pergola in Area C detracts from this part of the gardens. The pergola as a garden feature in this form, has only an historical provenance of approximately 100 years and therefore is an inappropriate interloper to this historically important area of the garden.
- 5.1.23 Inappropriate modern materials such as concrete paviors and slabs have been used in the gardens, and when these are close to the historic structures, they provide a harsh and unpleasant contrast with the old and natural materials used on the buildings.
- 5.1.24 The ice house (Area C) and the rear garden (Area G) have been surrounded by railings. The railings are thin modern steel ones, and the spear head tops have been painted in gold. The selection of appropriate railings of an historic form and design is most important in this context and the use of gold paint needs to be avoided.

5.1.25 The aviaries and rock garden are built up against a brick dividing wall which cannot be properly maintained as a result. Both additions are poor quality and rather worn out features.

5.1.26 The management of the building and the grounds have previously been carried out under separate local government departments. This has led to some conflicts and differing standards. An historic site of this nature needs a common vision, management objectives, and a designated officer who vets all decisions made regarding the site.

5.1.27 The use of some rooms for museum display has led to certain areas of window being blocked off, in some cases with black paint applied to the glazing. This can look poor externally and can also spoil the architectural appearance of the room internally.

5.1.28 The off site storage of collections in the ownership of the Museum of South Holland Life has been a problem in the past because the store was insecure and exposed the collection to risk from fire, theft and physical damage. These problems have been largely overcome.

5.1.29 Lack of staff time in the past has resulted in poor documentation standards; this problem too is now in hand.

5.2 Present

5.2.1 The use of electrical storage heaters is in many locations intrusive and has also caused problems of shrinkage of doors, window boards etc , especially where they are located close to joinery items. Particularly vulnerable is the yew panelling in the library. The fluctuations that are caused by storage heaters create very unsuitable conditions for museum collections. The existing method of heating needs to be reviewed.

5.2.2 Surface mounted wiring in plastic trunking has been installed above the roundel and stone doorway on the northern face of the southern wing. *Plate 15* Even small items such as these can be visually obtrusive and show how important it is that all tradesmen instructed to carry out works on the site are made aware of the sensitivity of the building.

5.2.3 A current Council policy is to review signage within the building and the park. There are numerous examples where signage has been located without due consideration being given to its effect on an historic view or part of the fabric. Similarly the placing of essential items such as fire extinguishers or rubbish bins can intrude on important features or vistas. The positioning of these items needs to be carried out not only with practicality in mind, but also with an eye to the aesthetics of each location.

5.2.4 There are visual, practical and interpretational conflicts in the areas where small 'keyhole' views have been cut out of later fabric to reveal earlier work. The glazed opening in the ceiling at first floor level to reveal the hall roof is difficult to read,

the glass is dirty, there are wires visible in the roof space and looking up near an area where there is a change in level is potentially hazardous. The cut out at the base of the Victorian porch on the rear, to show the plinth of the bay window will not read to most visitors and provides a trap for leaves and rubbish. There are alternative modern ways of presenting this information which need to be considered.

5.2.5 The cellar area has now been cleaned out of rubbish and fill. If this area is to be used for storage, the steps which access the cellar and retaining side walls must be repaired and made safe first.

5.2.6 The recent redecoration of the garden room has been done using high gloss paint on the attractive late Georgian joinery details. Consideration needs to be given to having a decorating policy that will respect early surviving fabric. With so many firms now producing dead flat oil paints based on historic colours the opportunity to choose more authentic materials is improving all the time.

5.2.7 Parts of the building are in use as offices. Where the rooms involved contain early historic elements, which at present includes the first floor tower room and the first floor rear north wing room, these elements are not currently well presented in terms of the building being an important historic structure.

5.2.8 There seems to have been a tendency in the recent past to introduce many new small and rather fussy features into the historic parts of the gardens. Cast artificial stone items, and the intricate 20th century style herb garden in the rear yard of the Hall are examples of this trend. Historic sites are usually best presented with the minimum of modern intrusion to let the structures and form of the gardens speak for themselves. In landscape architectural terms, Brenda Colvin's observation that 'less is more' is a good rule to follow.

5.2.9 Public spaces can also suffer from the well wisher who in memory of a loved one for example, donates a specimen tree to the gardens. Very rapidly a well thought out scheme of planting is overwhelmed by these inappropriate specimens. In the formal yew garden area there are a number of such trees which detract from the form and design of these spaces.

5.2.10 The recreational areas (E and F) are less critical in terms of their relationship both to the Hall and to the areas of historic interest within the grounds. There is more scope here for new works as the successful Peace Garden illustrates. However the resurfacing of the tennis courts in a bright red wearing material has had a major impact on views within the grounds and shows that the need for care and sensitivity in these areas is also of importance.

5.2.11 The current display of objects suffers from a number of fundamental problems. Much of the Ashley Maples bird collection is exposed to high levels of natural light. Other objects are on open display with little or no security in place and are vulnerable to theft or damage. Lack of appropriate interpretation makes some objects inaccessible and their significance is lost

5.3 Future

- 5.3.1 The maintenance survey has highlighted numerous areas where small repairs are required. These may be put in hand over a period of time and by different tradesmen. It is imperative that these works are carried out following best conservation practice preferably with a Hall manual setting out the correct materials and mixes for such works.
- 5.3.2 Problems with the rainwater systems have been noted. A comprehensive review of the rainwater system is recommended. Whoever carried this out needs to be aware of the importance of the surviving lead hoppers and downpipes and to note that additional downpipes on the building are likely to require listed building consent.
- 5.3.3 Proposals have been formulated to improve the museum and gardens as part of a lottery bid. These proposals are at an early stage of development, however it is clear that some of these could have an impact on the future vulnerability of the site.
- 5.3.4 The proposal to resite a new bandstand on its 1937 position gives cause for most concern. At the time the original bandstand was erected the importance of the formal yew garden would not have been fully understood. Garden history was then in its infancy. To site a bandstand there today, close to the Hall and adjacent to the end of the yew walk would represent a significant visual intrusion into an historic space. Other sites need to be explored in the areas E and F of the grounds.
- 5.3.5 Certain changes are proposed to the Hall to include the installation of a lift for the disabled and the provision of a full disabled access policy. Small changes in level can be particularly difficult to handle. These issues need to be carefully assessed to ensure that the works are capable of being carried out in a way which does not damage the historic fabric of the building.
- 5.3.6 It is proposed to remove the rear modern toilet block but then to construct a glass structure to protect the roundel and stone doorway. As well as the design of the canopy/structure, issues such as the means of removing modern plaster finishes from the former external wall of the southern wing will have to be addressed.
- 5.3.7 It is suggested that a number of additional rooms within the Hall be made into Period Rooms. This approach can work well with buildings of a reasonably consistent architectural period and style. At Ayscoughfee hardly any room is totally of one period. It would be unfortunate if the rich amalgam that forms this historic building were to be overlooked as a result of this approach.
- 5.3.8 It is unlikely that the Council's technical services department will have the necessary skills or experience to specify and inspect repair and alteration works to a building of this historical complexity.

5.3.9 Issues related to the documentation and storage of the collections of the Museum of South Holland Life are being dealt with and should not present a threat in the future. The display conditions, in terms of light levels, security and fluctuations in temperature will also need to be addressed if in the long term safety of the collections is to be achieved.

6.0 CONSERVATION POLICIES

6.1 Vision for the site

- 6.1.1** To promote the understanding, inter-relationship, conservation and where appropriate enhancement of the grounds, buildings and collections in ways which are consistent with the importance and value for the whole site as a cultural, community, historic and educational asset.

6.2 Retention of Significance

- 6.2.1** Continue the programme of documentary and archaeological research into the history of the building and its grounds, so that its place in the local, regional and national context of historic buildings and gardens can be better understood and recognised.
- 6.2.2** Current legislation may affect the use of and alterations to historic buildings and their sites. Only legislation which can claim to be essential for the protection of human life should be allowed to override the need to protect the historic asset. Such legislation would comprise that concerned with fire prevention, means of escape, matters relating to health and safety, and essential access for the disabled. .
- 6.2.3** Any alterations which would result in the loss of built or vegetative fabric of pre 19th century origin, or to the Lutyens war memorial, are to be avoided at all costs.
- 6.2.4** All later elements of the site up to 1902, when the site was conferred to the Urban District Council, shall be retained as far as possible. Any losses of this later fabric shall only be accepted where they can be shown to be essential for statutory reasons or to carry out repair works to the earlier phases of the buildings or grounds. An example is the proposed insertion of a lift in the 19th century north wing to improve access for the disabled.
- 6.2.5** Any alterations which do result in loss of this later fabric are to be recorded photographically and on drawings, which are to be kept on file both on site and at the Council headquarters. Where possible such alterations should also be archaeologically investigated.
- 6.2.6** Repairs shall be carried out in materials which match the existing and to specifications that accord with current best conservation practice. The Council's conservation section should be involved in approving the repair works and assessing samples of materials and pointing which should always be approved in advance of works being undertaken. (See also section 6.4)
- 6.2.7** The reinstatement of lost features or elements should only be undertaken when this can be fully justified by reference to earlier evidence as provided by documentary sources or archaeological investigation.

- 6.2.8 Where alteration work is required to comply with other policies it should be seemly and respect the age and character of the existing building without attempting to fake or pretend antiquity. New work within the existing building should blend in and be unobtrusive. Additions should be of their time, but designed so that they do not significantly intrude on the building or its setting.
- 6.2.9 Where new components or materials have to be used on or in the buildings or grounds to meet current standards or legislation they should be used discreetly and with great care to ensure that the nature and behaviour of the building and its fabric, or the grounds and their part in key vistas, are not adversely affected by their use. Where a traditional material can be used, this should always be chosen in preference to a modern alternative.
- 6.2.10 Avoid the unnecessary ornamentation of the historic parts of the grounds (Areas A, B, C, D and G) with garden objects or specimen trees. Maintain a firm policy with regard to inappropriate gifts to the site.
- 6.2.11 Avoid any new structures within the grounds or any extensions or alterations which will impinge upon views of the Hall or Church from within the historic areas of the site.
- 6.2.12 Remove the inappropriate privet (*Ligustrum*) and Snow-berry (*Symphoricarpos albus*) hedging from the skirts of the historic yews in the exedra and arcade and research alternative surfacing around the base of the yews where they are surrounded by tarmac.
- 6.2.13 Assess carefully the existing heating system initially to ascertain whether the heaters can be resited to avoid conflict with historic fabric, especially where it has been noted that a heater is causing distress to a joinery element. The ultimate aim should be to provide a heating system which is more environmentally sensitive and flexible in its use.
- 6.2.14 Ensure that museum displays are not built into the structure, that they are designed to be structurally reversible and that they do not obscure the architectural features of the building.
- 6.2.15 Where collections are vulnerable to light, evaluate the rooms chosen for the display to ensure that the reduction in light levels can be achieved without intruding upon the architectural character of the building.

6.3 Appropriate Uses

- 6.3.1 Aim towards a single use and user for the building. This then avoids the need for invasive fire separation and also allows the presentation of the whole building to be under the control of a single management process. The current strategy of the Council supports this view, and the areas previously occupied by outside bodies have been reclaimed.

- 6.3.2 Consider carefully the siting of all stores in the building and ensure that structural analysis is carried out taking into account all known factors of the building and the proposed storage should any additional superimposed loads be contemplated.
- 6.3.3 Ensure that museum displays are designed so that their environmental controls and requirements can be fully met by display methods rather than requiring the introduction of environmental controls into the building itself.
- 6.3.4 Where new services are required, ensure that their impact on the historic fabric is fully assessed before implementation. Utilise existing concealed routes where possible and design systems so that the reopening of voids is kept to a minimum.
- 6.3.5 Keep surface mounted cabling and fixtures well away from the features listed as of significance in Appendix II.
- 6.3.6 Continue to separate the recreational areas of the grounds from the important historic areas to the south and south east of the Hall.
- 6.3.7 Develop a coherent signage policy, to include all types - directional, informative, safety/fire - appropriate for the use of the building and grounds, and which is clearly presented and located with a sensitivity to the importance of the site.

6.4 Repair and Conservation

- 6.4.1 The approach of 'minimum intervention' is to be the keynote for any repair campaigns. The removal therefore of existing fabric shall only be undertaken where it can be shown to be no longer capable of fulfilling its original function.
- 6.4.2 Arrange for samples to be taken from existing fabric, where this will not cause undue damage, to identify the original materials for matching purposes. (plasters, paints, mortars)
- 6.4.3 Replace fabric found to be beyond repair on an exact like for like basis, except where the existing material has been identified as an unsuitable modern substitute.
- 6.4.4 Attend to structural defects first before attention is turned to decorative details.
- 6.4.5 Ensure that all works (design and construction) to repair structures are carried out only by firms with a proven track record and known reputation in historic building work.
- 6.4.6 Maintain to a high technical standard a photographic record of the repair works being undertaken and ensure that these are retained, fully dated and annotated in a building archive.
- 6.4.7 Take precautions to protect elements from accidental damage by physical protection and screening when works are carried out adjacent to an important early feature (as listed in Appendix II) or to any fragile or delicate decorative work.

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

6.4.9 Following further research into the paint history of the building develop a paint materials and colour definitions document to ensure that appropriate schemes are utilised in the historic parts of the building.

6.5 Public Access and Appreciation

6.5.1 Make the building and grounds more physically accessible in a manner consistent with their historic importance and listed status.

6.5.2 Continue with unified management of the building, grounds and collections to ensure the future safety and security of all elements.

6.5.3 Provide heating and lighting so that there is comfort for staff and visitors but also with a view to achieving consistency of temperature and relative humidity suitable for the protection of the house and of the collections. Where possible lighting should be controllable so that light levels can be reduced where necessary in relation to collections but should also be in keeping with the character of the Hall.

6.5.4 Provide interpretations of house and gardens in terms of the site's own long history, the changes visible in the architecture and the links between the house and Spalding and the district as a whole. Audio-visual techniques and an audio-tour should be considered as well as conventional display methods.

6.5.5 Design the displays to be in sympathy with the house and as wholly reversible interventions, which allow the rooms in which they are sited to be appreciated in their own right. The house can in many ways be considered the most important exhibit

6.5.6 Link the collections on display such as the Johnson portraits and the drainage collections to the Hall itself, the Spalding Gentlemen's Society, the town of Spalding and the district as a whole, since all of these stories are inextricably linked. Interpretation should endeavour to make these links clear and will thus increase public appreciation of the Hall and the collections.

6.5.7 The proposed display of some of the rooms as period settings is questionable partly because there are no provenanced collections of furnishings associated with the house available, but also because it is almost impossible to freeze any of the rooms in one particular time frame. If period settings are required, concentrate on the period when it was last used as a house.

6.5.8 Make provision for differing groups of visitors by allocating certain areas of the building for different uses such as a resource room for research, and areas for local exhibitions.

6.6 Statutory and Registration Requirements

6.6.1 Comply with the current Health and Safety at Work Acts and the Construction Design and Management Regulations 1994. In particular have regard to the use of traditional building materials, such as lime putties or lead paints. Ensure that all records are kept of such materials in the Health and Safety File and that full and adequate precautions are taken in the use and storage of these materials.

6.6.2 Comply with the Disability Discrimination Act of 1995 and develop an access strategy which assesses and avoids as far as possible any serious impact on fabric of historic interest. Utilise published works on this subject as a guide to the approach to be used. ^{iv}

6.6.3 Ensure that all alterations, however minor they may seem, are discussed with the Council's Conservation Officer, so that compliance with the Planning (Listed Buildings and Conservation Areas Act) 1990 is assured.

6.6.4 Continue to manage the collections in line with the requirements of the Museum and Galleries Commission Registration Scheme.

6.7 Maintenance

6.7.1 The keynote to this policy is, in the words of William Morris 'stave off decay by daily care'. Ensure that staff are encouraged to report all defects immediately they occur, so that the appropriate action, which may initially be to monitor the defect, is undertaken.

6.7.2 Lag all pipes and tanks in roof spaces or where exposed to frost.

6.7.3 Remove ivy or plants which can weaken mortar, hold damp or conceal decay. Any areas of ivy shall be removed gradually, having first killed off the plant and allowed it to die back before removal.

6.7.4 Ventilate regularly all rooms, roof spaces and ducts.

6.7.5 Carry out rainwater calculations for Hall roof systems and implement improvements in a sensitive manner.

6.7.6 Regularly check and maintain security and monitoring equipment.

6.7.7 Keep display cases clean and free from dust on the inside and the outside.

6.8 Management

6.8.1 Establish a five year condition survey of the building, services and grounds. This survey should follow a similar pattern each year, with the first document produced acting as a reference base. It should be fully supported with annotated photographs so that the changes in condition can be clearly seen at each inspection.

6.8.2 Implement regular planned maintenance procedures for the grounds and buildings. These are to include inspections of roofs, gutters, removal of leaf debris, fire fighting equipment, heating and plumbing systems, drains and cleaning of paintwork and fittings, pruning of shrubs and safety of trees.

6.8.3 Regularly update a full maintenance log on the site, recording all activities and results.

6.8.4 Continue with the Officers Steering Group to monitor progress and procedures on the site.

6.8.5 Plan a strategy to ensure that the advice obtained and works carried out are up to the highest standards, to include sample specifications for maintenance work and an updated register of professionals and contractors to work on the site.

6.9 Future Intervention

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

7.0 IMPLEMENTATION AND REVIEW

- 7.1 Implement this Plan as soon as it has been approved by the Council, ensuring that all 'need to know' officers are aware of its existence and use.
- 7.2 Consider a presentation on the use and purpose of the document to all concerned parties.
- 7.3 Make arrangements for the Plan to be reviewed by incorporating a review system into the Officers Steering Group meetings.
- 7.4 Carry out a full and formal review on a regular basis at an interval of not less than 10 years, or when significant changes are in train which would have a major impact on the site and its contents.

ⁱ |Pevsner, Harris and Antram; The Buildings of England, Lincolnshire, Ed 1989

ⁱⁱ Spalding Free Press; Ayscoughfee and its History; 5th edition

ⁱⁱⁱ Lincs History and Archaeology Vol 10, 1975

^{iv} Access to the Historic Environment, Foster, Donhead 1977.

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GLOSSARY

<i>ARCADE</i>	a series of arches carried on uprights
<i>ASHLAR</i>	cut stone worked to a smooth face
<i>BRATTISHING</i>	ornamental cresting above screen or parapet
<i>BOLECTION</i>	a moulding which projects beyond the panel face
<i>CAVETTO</i>	a hollow moulding
<i>CLERESTOREY</i>	a row of windows in the upper part of a building.
<i>CRENELLATED</i>	battlemented - ie. with repeated indentations
<i>CROSS FLEURY</i>	an equal armed cross with floriate ends
<i>DENTILLATED</i>	a series of small cubic projections
<i>DORIC</i>	a classical order of columns
<i>DUTCH GABLE</i>	a shaped gable with curved sides and pedimented top.
<i>EXEDRA</i>	in gardens, an area with semi circular backdrop in the manner of an apse
<i>FLEURON</i>	a carved floral pattern, usually square in shape
<i>GOTHICK</i>	a term used to denote the use of pointed arches on Georgian buildings
<i>GREEK KEY</i>	a fret motif used in bands on friezes
<i>KNEELER</i>	A large support stone at the base of a gable coping
<i>LOGGIA</i>	An arcaded recess at ground floor level
<i>OGEE</i>	an S shaped double curve
<i>PURLIN</i>	A horizontal structural roof member which supports the rafters
<i>QUATREFOIL</i>	A cusped form in the shape of a flower with four leaves

AYSCOUGHFEE HALL SPALDING : CONSERVATION PLAN

<i>SALTIRE</i>	A diagonal cross
<i>SPANDREL</i>	The space between an arch and a horizontal moulding above it
<i>SQUINT</i>	An oblique opening through a wall
<i>WILDERNESS</i>	A designed woody area, the forerunner to the designed shrubbery
<i>WREATHED HANDRAIL</i>	The curved part of the handrail

APPENDIX I

FIGURES AND PHOTOGRAPHS

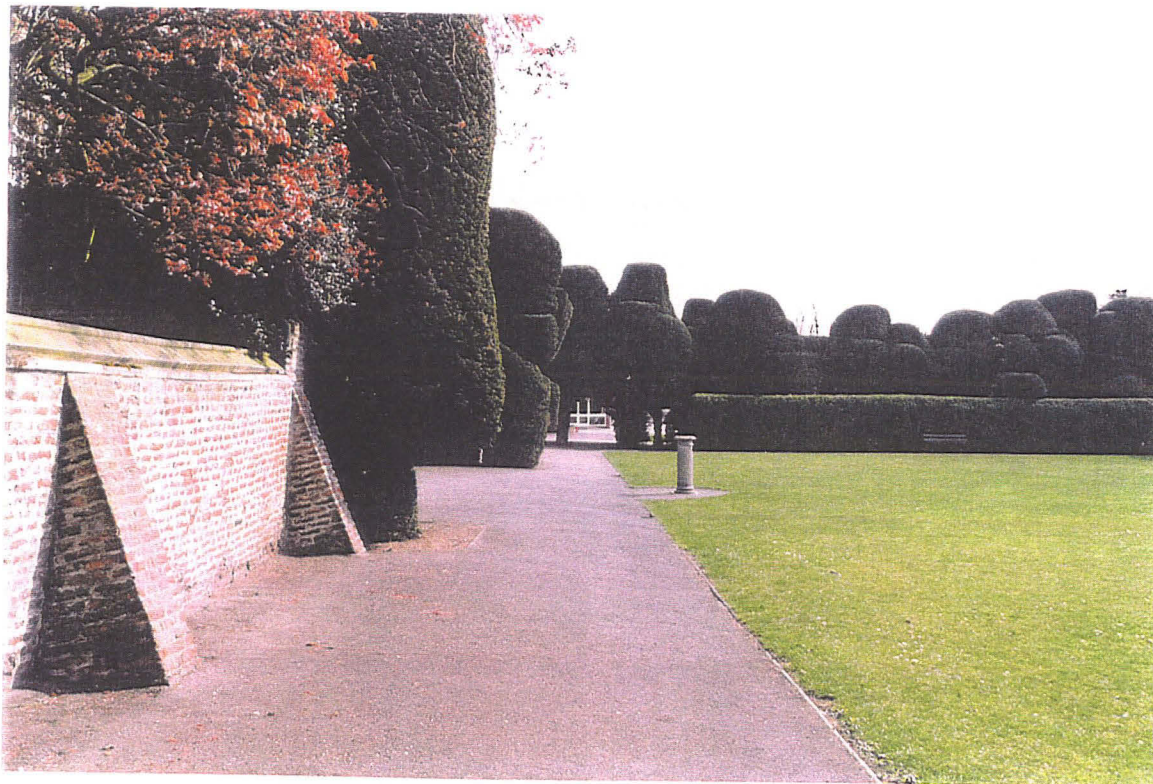


Plate 1 [area B]
The south lawns, modern sundial and yew arcade beyond.



Plate 2 [Area F]
Bright red surfaces on the tennis courts intrude into views of the parish church.



Plate 3 [area F]
The Pavilion with harsh surfacing and brick tree surrounds.



Plate 4 [area G]
Gardens to the rear of the Hall.



Plate 5

The unlisted late 18th century ice house, with thin modern railings surrounding it.



Plate 6

The War Memorial and remembrance stone by Sir Edwin Lutyens.



Plate 7
Drinking Fountain of 1847.



Plate 8
Boundary wall with cement patching and animal sculptures.



Plate 9
West front elevation, remodelled in the mid 19th century.



Plate 10
South front, refenestrated in the 18th century.



Plate 11
East elevation, showing H plan, with 19th century additions to rear & north wing.

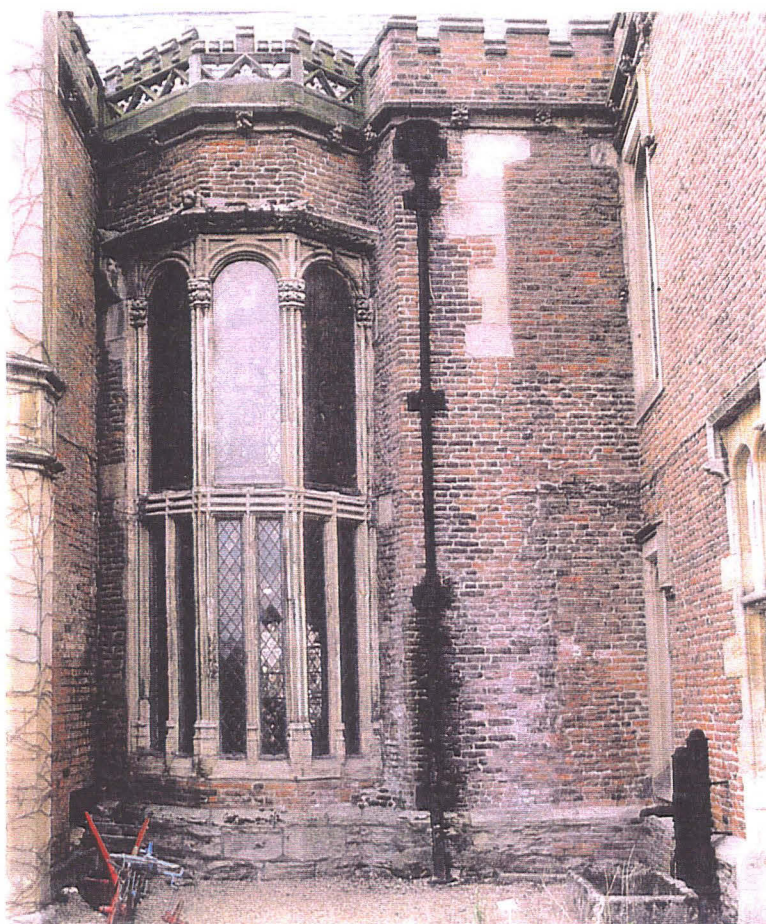


Plate 12
Early 16th century canted bay window on east wall.



Plate 13
North elevation, 19th century
rear wing on 15th century tower.

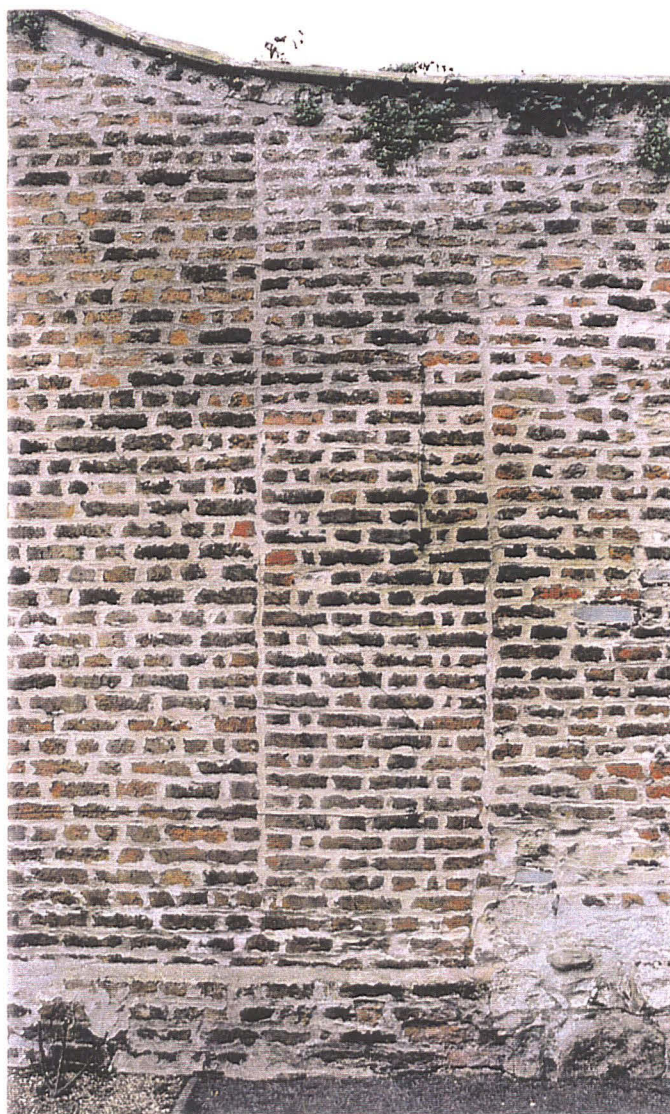
Plate 14
16th century staircase and brick
vault interrupted by early 19th
century yew bookcase to library.





Plate 15
Roundel over Tudor
doorway, to south wing.
Note plastic trunking over.

Plate 16
Inappropriate dense cement
pointing to wall by Garden
room.



AYSCOUGHFEE HALL SPALDING : CONSERVATION PLAN

Key to Figure One

AREA A ENTRANCE FORECOURT

(a) Entrance gateway

AREA B THE LAWNS

(b) *Magnolia grandiflora*

AREA C YEW WALK AND FORMAL GARDENS

(c) Pergola walk

(d) Yew walk and exedra

(e) Ice House and mound

AREA D THE LAKE AND WAR MEMORIAL

(f) War Memorial

(g) Lake

(h) Georgian rusticated brick pier

AREA E MUNICIPAL GARDENS, AVIARIES AND PLAYGROUND

(i) Drinking Fountain

(j) Peace Garden

(k) Aviary

(l) Cottage Garden

(m) Covered Seat

(n) Children's playground

(o) Aviary

(p) Pavilion

AREA F RECREATION AREA

(q) Rockery and water garden

(r) Tennis Courts

(s) Putting Green

(t) Bowling Green

(u) Blind garden and glass houses

AREA G GARDENS TO REAR OF HALL

AREA H ENTRANCE DRIVE

(v) Garden entrance gateway

AYSCOUGHFEE HALL SPALDING : CONSERVATION PLAN

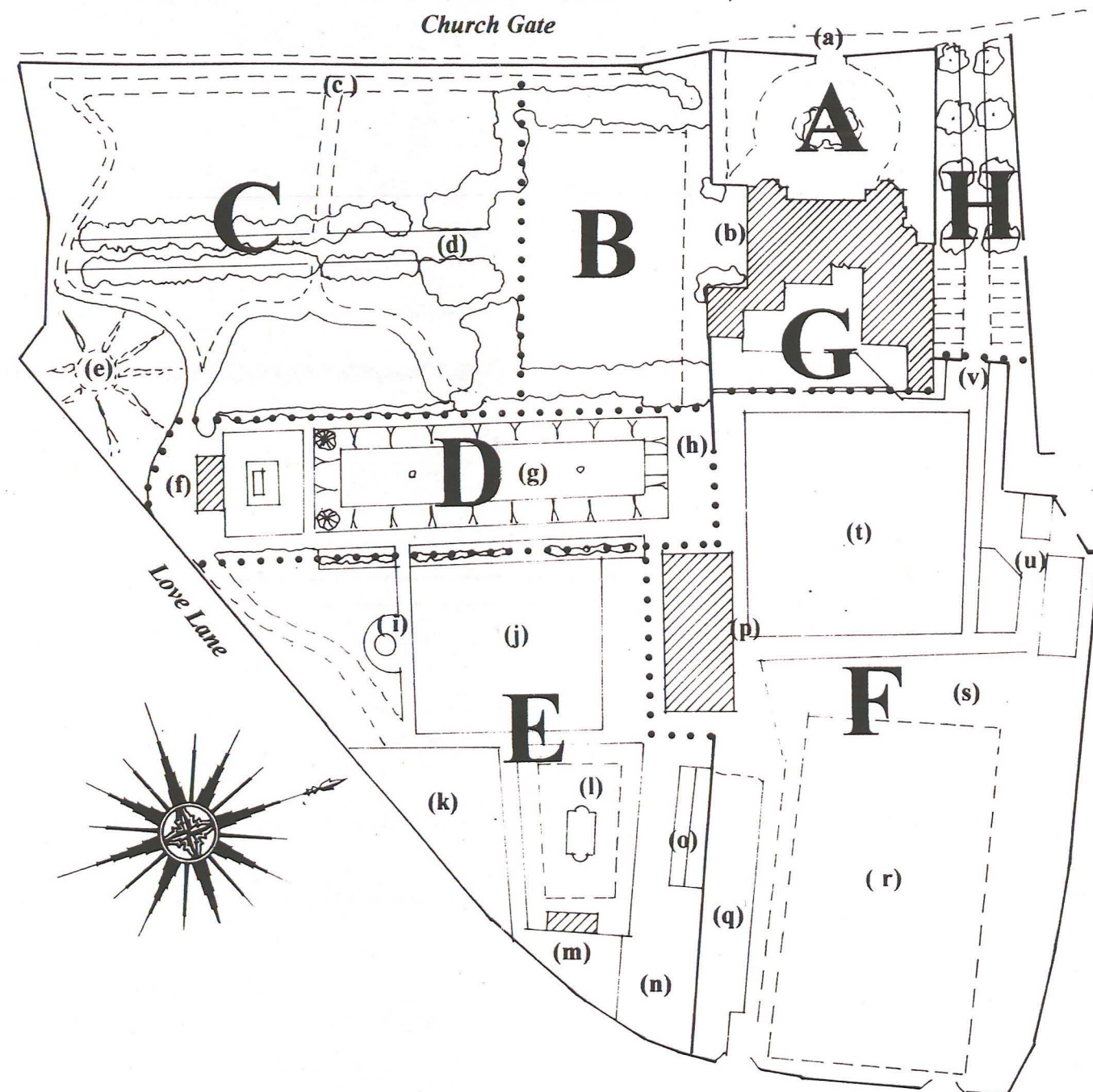
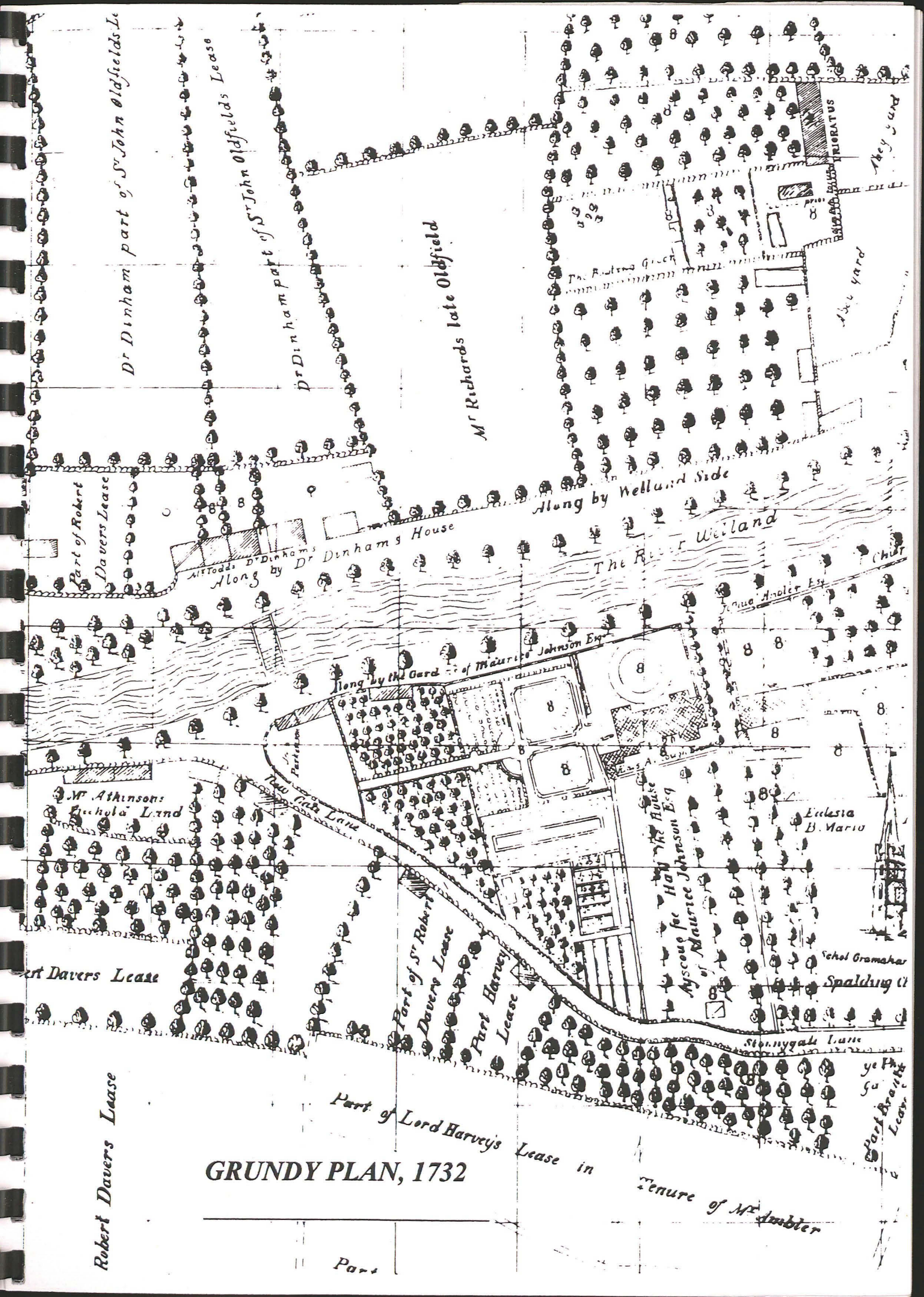


FIGURE ONE; SITE PLAN



GRUNDY PLAN, 1732

Robert Davers Lease

Part

Tenure of Mr Doubler

APPENDIX II
SIGNIFICANT BUILDING FEATURES
FROM APS REPORT

Appendix 6

Ayscoughfee Hall, Spalding, Lincolnshire

A description of individual features of the building, identified during the survey of 1st to 4th March 1999

Please refer to Figures 15 and 16 for Feature Nos and locations

F No	Description	Drawing	Photographed
F1	Doorway with flat ogee head and bold roll and cavetto mouldings. Identical to F5. May have been one of three services end doors opening off the Great Hall.	No	No
F2	Stone staircase ascending westwards, placed against the south wall of the Great Hall. The ceiling is vaulted with ribs to the cross vaults in moulded brick. This staircase may have led off the former external door (F3) to a greater chamber over the services wing	No	Vaulting
F3	Stone doorway with a four centered arched head with a very understated ogee at the apex of the arch. This was once an external door opening into the services wing. The staircase (F2) begins at the right hand (west) jamb of the door. Above the door and built into the brickwork is a carved stone roundel.	Roundel	Yes
F4	Plinth with chamfered plinth course. Shows this was originally the north external wall to the services wing.	No	No
F5	Stone doorway with flat ogee head. Identical to F1 (This was originally an external door giving access to the screens end of the Great Hall. The drawing by C. Nattes showing the west front and dated to 1791, shows a similar doorway aligned with F5 at the opposite end of the screens passage.	No	Yes
F6	Brick external wall with a brick plinth with a stone chamfered plinth course links F5 and F7 (bay window). This was the east external wall of the Great Hall. The bricks are identical in dimensions and character to brickwork dated to the 15th and early 16th century in building as a whole.	No	No
F7	Bay window. Brick with moulded window mullions transoms and hoodmould above in stone. This is the most important surviving decorative stonework in the building. The hoodmould is decorated with bleuons as are the capitals to the mullions. Shafts are round with fillets. They are cornered through as roll and fillet mouldings around the segmental arched heads to the upper windows and transoms. The mouldings to the upper windows are similar to the small roll mouldings to the remains of brick arches to the fireplace (F30) and former doorway/window (F20.04). The narrow fillet round mouldings with shallow, flat spandrel panels are very similar to the two light stone window, the remains of the inner face of which can be seen in the roofspace of the south wing (F34). All of these features including the bay window are probably datable to the early 16th century.	No	Yes
F8	To the north of the bay window and apparently part of the same construction is a square projection in brick. Access into a small chamber with the fragments of brick vaulting is off the bay window (F7). The vault arches are two centered. A doorway (with modern infill) opens off the north side of the vaulted room. The bay window was likely to have been intended to light and give emphasis to the upper, dais, end of the Great Hall. Quite a common feature is for the lord's private apartment or chambers to be accessed from a door in the bay window or oriel at the upper end of the Great Hall. The presence of a decorative brick vaulted ceiling supports the idea that this was the case here. Nattes' view of the west facade of Ayscoughfee Hall (c1791) shows a bay window, similar to F7, since demolished. This would have aligned with F7.	No	Yes

F No	Description	Drawing	Photographed
F9	Short corridor and doorway leading north from F8. There are awkward junctions of brickwork within the corridor which coincides with the junction between the Great Hall and the north wing. The evidence might suggest that these two parts of the building were designed and built at different times. The slanted opening (infilled with stone) at high level on the east side of the corridor might be a squint to give light to this corridor?	No	No
F10	Plinth with bold chamfered plinth course. Identical to F4	No	No
F11	Brickwork with brick plinth and stone chamfered plinth course (identical to F4 and F104). There is a projection with a canted side on the east. This is the wall of the external chimney on what was the north external wall of the north wing.	No	Yes
F12	Fragments of a brick wall, and chamfered top plinth, identical to F11 runs northwards but its relationship to F11 cannot be determined because it is separated from F11 by a later (?) door opening. F12 is the external wall of what was possibly a pentice (an external corridor) on two storeys allowing direct access from the tower to other chambers within the north wing. Later modifications make it difficult to be certain about the internal arrangements but there seem to have been openings at first floor level as well as ground. There is also what appears to be a narrow door opening (F24) from the top floor of the tower opening into the pentice. This is confusing because it is well above the level of any floor within the north wing. Either it was a window or perhaps the alternative use for the little building was as a garderobe tower. This door would serve the top floor of the tower only with double privies (perhaps separated from each other by a timber partition accessed from both tower and north wing on the main first floor and ground levels.	No	Yes
F13	A series of timber beams visible in the corridor just beyond F12 and which probably supported a floor within the pentice/garderobe. The floor they supported would have been roughly 950mm below the level of the first floor to the tower and about 1850mm below the first floor level to the north wing. The large difference in floor levels between the north wing and the tower that suggests that unless there was a staircase within the pentice then it might have originated as a garderobe tower rather than as a pentice. It further suggests that the floor represented by F13 was a later insertion perhaps when the two storeyed addition shown in the view of c1821 was built. The floor would probably coincide with the first floor level to this addition. The cavetto moulded beam which supports these joists at their eastern end is probably a re-used timber.	No	No
F14	A portable range. 19th century marked 'Bratleys Spalding:Excelsior'. The fireplace within which it is installed is built against the south external wall of a two storeyed addition built between 1791 (the date of C. Nattes' view of the hall where it is not shown) and c1821 (this addition is shown on the watercolour of around that date).	No	No
F15	A stone, square headed window lighting the undercroft to the tower and situated in what was its east external wall. This area (now the museum's store) was enclosed within an infill building erected probably in Victorian times.	No	No

F No	Description	Drawing	Photographed
F16	Two lead lined oblong cisterns built into the south external wall of the north wing. The larger of the two has a pipe feeding into the lower with the remains of a tap. Each of the cisterns has a pipe outlet near their tops which seem to slope towards the outside suggesting they are overflow pipes rather than supply. There is no obvious means of supplying the cisterns with water except that there is a cavity within the brick work above the upper, larger cistern, suggesting an internal downpipe supplying the cistern with rainwater. It may, or may not, be coincidence that there are two cast iron water pumps against the outside wall near to the positions of these cisterns. Whatever the means of supply, these cisterns are too small to store a large amount of water and appear to be too utilitarian in appearance to be part of a buffet, a feature of 17th and 18th century larger houses and used for washing glassware, hands or faces (Girouard 1978).	No	No
F17	Brick undercroft with a four centered arched vault running north-south. The undercroft is entered from the stair turret on its southwestern corner and by a stone, four centred arched doorway on its west side. A single stone window situated in its east wall lights the room (F15). The floor of the undercroft is about 900mm below the present ground level. The room has two large, four centered arched recesses in its north and south walls and two smaller, similarly arched recesses in the east and west walls. These were all presumably used for storing articles off what was probably a damp floor. The undercroft is very plain in appearance and was never heated and was likely intended from the beginning as a storeroom rather than a habitation. As with the other brickwork exposed internally, it was quite probably plastered or limewashed from the start. The brick faces of the undercroft bear the scour marks from the removal of earlier finishes.	No	Yes
F18	Cellar. Part of the probable Victorian south extension of the north range. Part of this cellar has been filled with concrete possibly to strengthen the footings to the east end of the older part of the north range. It was entered by steps on its south side	No	No
F19	A stone two light window in tudor revival style. The hoodmould terminates in two human heads, one male, one female. There is an identical window to its west. The windows are part of the alterations and extensions to the north range carried out between 1845 and 1851. Is it possible that the heads, which have Victorian hairstyles, depict the then owner, Maurice Johnson and his wife?	No	Yes
F20	Staircase turret and associated features. Brick with canted sides. Spiral 50 stairs in stone (changing to brick nearer the top - 7 of these) ascending clockwise. The stone trefoil headed windows, the stone parapet and stone imitation arrow loops are later additions, possibly part of the major alterations carried out to Asycoughfee Hall between 1845 and 1851. The worn stone trefoil semi circular arches forming the false machicolations beneath the parapet may be earlier. The stairs are accessed off a doorway on the north side of the north range. At ground floor level there appears to be a doorway (now blocked) on the south side of the turret leading directly to the undercroft.	No	No
F20.01	At approximately 2100mm to sill level, above the main ground floor level, a blocked slit window facing west. The head of the opening is segmental arched.	No	No
F20.02	At approximately 3160mm to sill level, a slit window (similar to the above) faces north.	No	No
F20.02	At approximately 2330mm above the main ground floor level, a doorway with a 4-centered arched head opens off the east side of the staircase into a chamber in the tower. The doorway has modern infill.	No	No

F No	Description	Drawing	Photographed
F20.04	At approximately 3740mm above main ground floor level, a doorway opens off the south side of the stair allowing access to the roofspace. On the south face of the opening is the fragmentary remains of roll mouldings and a hoodmould in brick. The presence of a hoodmould suggests an external window facing south. However this window would have looked out into the interior of the north range. The internal faces of some openings did have hoodmoulds (plate 23A, Wood 1965). Most of the moulded decoration to windows and doors at Ayscoughfee is of carved stone. This feature though is of moulded brick with a small roll moulding very similar to F30. Both features are probably contemporary.	No	No
F20.05	Moulded brick handrail begins again after the entrance to the first floor of the tower.	No	No
F20.06	A slit window (identical to above) facing west. Blocked.	No	No
F20.07	An open slit window facing north.	No	No
F20.08	At approximately 6170mm above main ground floor level. A 4-centered arch headed doorway gives access to the second floor of the tower off the east side of the stair turret. The wall to the south side of the turret here may be a later insertion. It is built upon the stone steps making them narrower above this point. There was an opening in the wall indicated by straight joins in the brickwork beneath a timber lintel.	No	No
F20.09	At approximately 7390mm above the main floor level, the curved walls of the stair turret give way to canted walls.	No	No
F20.19	A blocked slit window facing west	No	No
F20.11	At approximately 9400mm above main ground floor level a doorway opens off the east side of the turret giving access to the tower roof.	No	No
F20.12	A square headed opening with a stone lintel and sill at steps level faces south.	No	No
F20.13	There are 50 stone steps. They gave way to brick steps of which there are 7. The last steps in broken masonry suggesting that there may have been further steps. The brick from which the steps are made appears to be identical to the brickwork of the turret itself. The steps are carried on fairly crude corbelled brickwork.	No	No
F20.14	Handhold of moulded brick. The section at the bottom of the stairs is of a different profile to the sections above the doorway to the first floor of the tower but this is probably due to plaster being applied to the lower section of the handhold perhaps because the moulded brick had worn away through use. The handhold is identical in profile to that at Hussey Tower in Boston (1450-1469), and Rye House gatehouse, Hertfordshire (c1443) (Brunskill 1990 P121)	Yes	Yes
F21	Roof trusses to the second floor of the tower. There are two forming a single bay. They carry a very shallow pitched, almost flat, lead covered roof. Braces create a continuous segmental arch beneath paired beams carrying a single, central bridging beam running north to south. Rafters, braces and beam are moulded. The lower parts of the wall legs to the south truss have different, more elaborate mouldings than the timber above indicating that the trusses have been substantially replaced in the past. The simple cavetto mouldings of the later timbers are very similar to those seen on the purlins to the Great Hall roof (F45) suggesting the tower roof may have been replaced at the time the Great Hall roof was installed	Yes	Yes
F22	The first floor of the tower. This was heated with its own fireplace indicating a chamber of importance within the building.	Yes	No

F No	Description	Drawing	Photographed
F23	A two light stone window facing east. Four centered arched heads. Simple chamfered jambs and mullion. Hoodmould. The north wall of the pentice interrupts the south end of this hoodmould indicating the pentice post-dates the tower.	Yes	No
F24	A narrow opening, probably a door. Elliptical arched heads to front and rear arches. Plain chamfers to jambs and arches. East wall of the second floor to the tower. May be a later insertion to allow access into the pentice.	No	No
F25	A blocked square headed window opening to the north wall of the first floor of the tower. Splayed opening with four centered rear arch	No	No
F26	A stone fireplace in the north wall of the first floor of the tower. Identical mouldings to the stone fire place on the floor above. Possibly early 18th century. The cast iron arched grate is later, post 1850.	No	No
F27	A blocked door opening allowing access from the stair turret to the first floor of the tower. Four centered arched head. Plain chamfers to arch and jambs	No	No
F28	Remains of a door opening now concealed within a cupboard. The door opened diagonally from the southeast corner of the tower's first floor. The difference in floor levels between the north wing and the tower means that if this was a door, there must have been steps within the opening although no evidence for these has survived. The cupboard has a two panelled door hung on 'H' hinges with decorative ends. Door and hinges are typical of the late 17th to early 18th centuries	No	No
F29	A blocked opening in the south wall of the first floor to the tower. Plain chamfered jambs. The other face of the opening is concealed behind the curved wall to the main staircase (F37). The battered plinth and uneven steps up to the sill suggests that this was a window opening.	No	No
F30	To the east of the fireplace (F31) a former fireplace in the north wall of the north wing. Only part of the head and upper jamb are visible. Moulded brick. A small roll moulding with a shallow, flat sunk spandrel. Probably formed a four centre arch within a rectangular head. Mouldings very similar to F20.04. Possibly early 16th century.	No	No
F31	Fireplace in the north wall of the north wing. Stone. Bold bolection moulding. Typical of the late 17th to early 18th centuries.	No	No
F32	To the west of F31 on the same north facing wall. A square headed niche with a stone lintel and containing a very shallow stone basin with what may be a drain hole in one corner. This may have been a piscina (serving a domestic chapel) or a laver, a washhandbasin, a common feature by the 15th century according to Wood (Wood 1965). The plain-ness of this example and its position between the fireplace and what may have been a door into a possible garderobe tower suggests the latter.	Yes	No
F33	A timber six panelled door with raised and fielded panels. Simple ovolo moulding. H-L hinges with decorative ends similar to F28. Late 17th to early 18th century. Probably contemporary with the fire place.	No	No

F No	Description	Drawing	Photographed
F34	<p>Roofspace, south wing. A blocked window in the east gable end. The stone fragments of a two light window. Trefoiled arches within square heads. Shallow, flat sunk spandrels. Similar in appearance to the inside face of the upper parts of the windows to the bay (F7). Single, central mullion with cavetto mouldings. This large window lit what was a chamber above the service wing and reached by the staircase with vaulted roof (F2). The upper part of this window is shown blocked in Nattes' view of the Hall of 1791. The drawing shows a typical Georgian six-over-six paned sash window, since replaced by an Edwardian or later period one-over-one period sash with horns.</p>	No	Yes
F35	<p>A door opening facing east at the top of the staircase (F2). The threshold to the door is virtually the same as the main first floor level. This indicates that the floor level of the chamber over the south wing was carried through as the floor level in the north wing and the later balcony inserted within the Great Hall. The door opening now has a glazed screen allowing a view of the staircase (F2).</p>	No	No
F36	<p>The former Great Hall. Despite the later insertion of a balcony (perhaps c1794) this double height space is still impressive. It would have been even more dramatic open as it was to the rafters. (There is now a plaster ceiling of c 1794) although one portion has been removed to allow a view of the roof structure). Nattes' 1791 view of the Hall shows a bay window on the west elevation corresponding to the surviving bay to the east side of the Great Hall. They marked the dais, upper end of the Great Hall. At the opposite, south end of the room was the screens passage marked by the surviving stone doorway in the east wall (F5) and an opposing door now gone but shown in Nattes' view of 1791. There may have been the typical triple doorway arrangement in the south wall but of these only the westernmost doorway survives in its original form (F1). The three doors normally led to buttery and pantry with the central doorway opening on to a passage way leading between the above rooms to a kitchen beyond. At South Wingfield Manor, Derbyshire and Gainsborough Old Hall the kitchen was in a block attached to the butteries range in line with the Great Hall. This may have been the arrangement here. A large portion of the south wall of the south range has been rebuilt, perhaps an indication of an attached building now demolished. The floor of the hall is paved with stone flags, possibly 17th century in date. The Great Hall survived in its original form until c1794 when a balcony, supported on 6 columns was installed. This balcony running around three sides of the Great Hall is contemporary with the main staircase and possibly the back stairs and the doorcases to openings off the main stairs and balcony. The order of the columns is Doric with acanthus leaves decoration to the necks. Entablature to the balcony, ceiling cornices and roses are decorated with Adam type motifs. Balusters to the two stairs and the balcony are slender and square in section, a pattern typical of c1800-1840 as are the scrolled handrails over curtail steps. On the west side of the Great Hall, a series of two centered arched headed windows, 5 at first floor level and 4 at ground floor level (2 each side of the centrally positioned main entrance). Each window has two lights with trefoiled heads. Window frames are of metal with horizontal glazing bars. Internal, panelled shutters close against splayed reveals. These windows are part of the major alterations carried out from 1845-1851.</p>	Ays 1 and 2	Yes
F37	<p>Main staircase. Stairs rise in two curved flights with a quarter landing which has a doorway allowing access to the last floor of the tower. (This doorway is now blocked). The balustrade is of the same pattern as the Great Hall balcony. Vitruvian scroll to the string. Stone flagged floor continues from the Great Hall. Plasterwork decorations to cornice and ceiling rose to doorcases and pediments very similar to those of the Great Hall.</p>	No	No

F No	Description	Drawing	Photographed
F38	Part of the plaster ceiling has been removed and replaced to display the fine timber roof to the Great Hall.	No	No
F39	A four centered arched stone window with a single light. Part of the 19th century alterations to the building. Diamond leaded lights containing stained glass. Initials M.J. (the Reverend Maurice Johnson?). A coat of arms, some of the stained glass of which may be re-used. It shares features with the stone crest to be seen on the parapet of the main west front of Ayscoughfee Hall. Namely; the winged crest above a medieval style crown; three annulets (rings) above a water bouget (a stylised representation of a yoke with 2 large waterskins attached); a chevron between three lions.	No	Yes
F40	On the south side of the bay window at low level. The remains of an underfloor heating system for the Great Hall and passages. It comprises a cast iron boiler built into an arched opening within the thickness of the earlier brick wall. This would have been installed some time in the 19th century, a necessity in the Great Hall which has no surviving evidence for a fire place.	No	Yes
F41	Hall and back staircase. Cantilevered stone steps with a balustrade very similar to that on the Great Hall balcony and main staircase suggesting that it is contemporary with these features. It may have been installed shortly after the building of the library which led to the removal of part of the late medieval/tudor stone staircase (F2) and postdate the 1821 watercolour of the east front	No	No
F42	Door opening, east side of the Great Hall. A four-centered arched stone opening with a timber vertical boarded door. A fanlight above with three four-centered lights beneath a square head. Originally an external door. This door was probably built with the backstairs within a two-storeyed infill between the north wall of the south range and the south wall of the current information office. The latter is probably depicted on the c1821 view of the east front of the hall, the infill is not. With the addition in the 20th century of a single storey toilet block and passage, this door is now internal.	No	Yes
F43	A blocked door opening in the north wall of the south range near the top of the staircase (F2). Estimated height above main ground floor level of the threshold is 3230mm, about 670mm below the main first floor level. The door would have opened beyond the main first floor level. The door would have opened beyond the east wall of the Great Hall. There is no evidence of any buildings to the east of this wall and so the door would have been external. Perhaps it was reached by an external staircase or served a small lean to building the evidence of which has completely disappeared.	No	No
F44	The library. South range. The installation of the large timber bookcase on the north wall of this room necessitated the destruction of the earlier stone stair leading to the chamber above the former service rooms. The timber mouldings and other details of the bookcases suggest an early 19th century date. Certainly this seems to have been the period when the service part of the building was moved from its original place in the south range to the north side of the hall. Between 1791 and c1821 a new building, presumably for services, was built against the north range. Nattes' 1791 view of the east front shows a large rainwater butt against the south range suggesting the services were still here at that time (Roberts 1977, 39). These modifications were possibly part of the conversion of the south range to principal rooms enjoying a southerly aspect. The appearance of the ground floor window openings to the south front suggests a late Georgian-Regency period date (c1794-c1840).	No	No

F No	Description	Drawing	Photographed
F45	Fragments of a blocked stone opening in the east wall of the Great Hall at first floor level. This is situated in a small closet directly over the vaulted corridor (F9) leading to the north range off the north side of the bay window. The external face of this opening (shown blocked) can be seen in Nattes' 1791 view of the east frontage. On the north side of the closet and set behind the later doorcase is the remains of an internal door opening in brick. Probably an elliptical arched head. Plain chamfers to the jambs. The estimated sill height to the blocked opening suggests it was a window rather than a door serving an external stair for example. The projection in which this feature is sited is puzzling. An awkward return is created at the junction between the bay window itself and the projecting square bay in brick to its north, suggesting the two were conceived and built separately. And yet, there is no real evidence on the structure for this. If built separately the brick bay is likely to have succeeded the stone window bay - the brickwork beneath the springing for the upper right hand light seems to butt against the stone. If this was the case, however, what was the reason for a large opening in the brick bay at first floor level? It was not necessary to light this part of the Hall with a full height bay window immediately adjacent. The brick bay itself has been much altered. This can be seen in the plinth which changes from stone rubble to brick at this point and there is visible evidence above the plinth both inside and out for modification (see notes for F9). The north side of the brick bay was probably canted (like the stone bay window) and there may have been a squinted window to give light to the corridor? At first floor level, the brickwork of the south facing wall of the north range is built against the right hand jamb of the blocked stone window. I would suggest that the eastern end of the north range was built after the Great Hall. This is based on the evidence described above, the style of brick moulding to the former fireplace (F30) and the fact that the floor level bears no relation to the tower.	No	No
F46	The north wall of the north range. A blocked four-centered arched opening beneath a square head with hoodmould. All in moulded brick. The sill and bottom portions of the opening is in stone. The actual opening is about 1950mm height to the top of the arch. This was quite possibly a window opening (the blocking obscures any evidence - if any exists - of mullions within the opening). It is suggested it is an early 16th century rebuilding in brick of an earlier stone window opening. The estimated height to the sill of this window is 3795mm which is below the first floor level, evidence that the floor in this part of the north range is a later insertion	No	No
F47	North wall of the north range immediately against the west side of the stair turret. A window opening with a two-centered arched head, 2 lights. This is probably the only surviving window of the late 18th century gothic re-styling of the Hall depicted in the illustration of Ayscoughfee Hall of around that time.	No	No
F48	North wall of the tower second floor level. A stone window opening with an ogee head, identical to another window opening at the same level on the east wall of the tower. The latter is shown in Nattes' 1791 view of the east front. It is probable that these are originals rather than part of the 18th or 19th century remodellings in a 'gothic' style. This window has the same plain chamfered jambs as the two light window to the east wall of the tower (F23) which appears to pre-date the pentice (F11 & F12).	No	Yes
F49	North wall of the tower. First floor level. A blocked stone window opening with a four-centred arched head. Very similar in its plain chamfered jambs to F48. It appears on the watercolour of Ayscoughfee Hall viewed from the northeast and dated to c1821.	No	Yes

F No	Description	Drawing	Photographed
F50	Fireplace. Second floor of the tower. Stone. Hob grate. Possibly early 18th century. Very similar to F26.	No	No

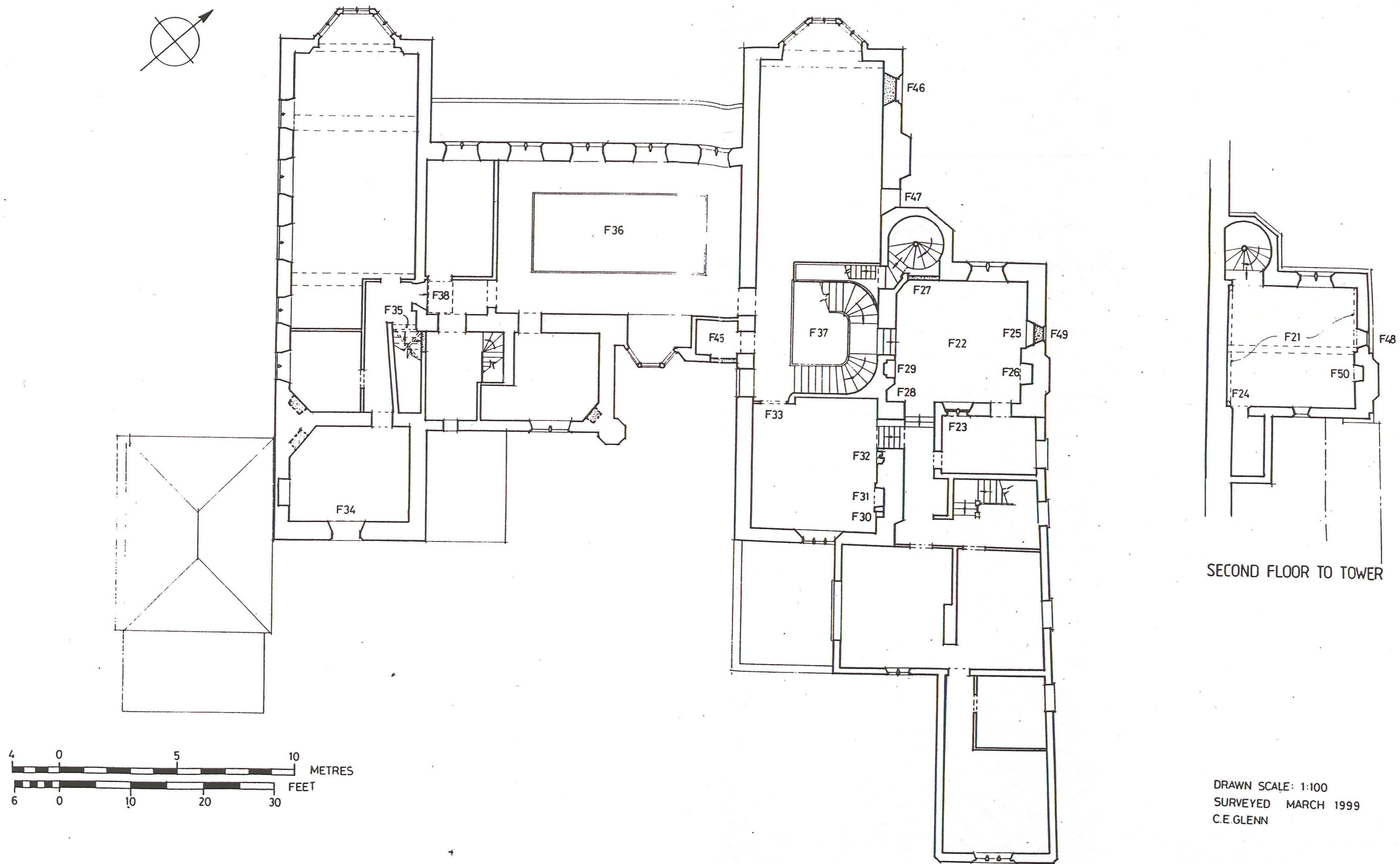


Figure 16 - Ayscoughfee Hall, upper floor plan with location of features

APPENDIX III
REPORT BY LAPWING CONSULTANTS

Ayscoughfee Hall Environment Survey

Conducted By Annette Faulkner, Lapwing Consultants and David Tyrrell BA (Hons.) SHDC

1.0 Abstract

- 1.1 Although managed primarily as a museum and ornamental garden, Ayscoughfee Hall offers huge opportunities for wildlife. Previous surveys have looked at specific parts of the gardens and their inhabitants but the current survey focuses on the garden as a whole. This report will look at previous work, what the current position is and suggests how the area can be improved for wildlife.

2.0 Previous work

- 2.1 Spalding Watch Group (for young naturalists) carried out a survey for butterflies during the 1980's. The numbers were not high but the work prompted the planting of a butterfly garden behind the tennis courts.
- 2.2 In 1992, members of the Lincolnshire Bat Group investigated the Ice House as a possible hibernaculum (hibernation roost). The group felt that the Ice House was too warm, but the area still offers possibilities for bat boxes.
- 2.3 In addition, during 1992, the Civic Society held an environment week. Amongst other activities, bird and bat boxes were placed around the garden, but their success was not monitored.
- 2.4 During public bat walks held in 1995 and 1998, Pipistrelles (*Pipistrellus* sp.) and Daubenton's (*Myotis daubentonii*) bats were spotted in the garden. The Pipistrelles were feeding mainly in the Yew Hedge area and the Daubenton's over the lake. Large numbers of bats frequently used the garden to hunt, but the population crashed during the 1970's.
- 2.5 No surveys of bird life have been carried out in recent times, but there are historical records of many garden varieties including Green Finches (*Carduelis chloris*) and Goldcrests (*Regulus regulus*).
- 2.6 The gardens and their borders are intensively managed for their amenity value, and offer little to indigenous wild life. However there exists a locally scarce plant, the Rue Leaved Saxifrage (*Saxifraga tridactylites*), on the Cowbit road side of the wall. The location and local importance of this plant should be taken in to consideration in any future management plan.

3.0 The Current Position

3.1 There are several good areas for wild life in the garden. The garden as a whole favours flying rather than ambulant wild life. This is because of the high walls that restrict access and the busy roads along two sides.

3.2 The Butterfly Border is developing well. There is still Ox Eye Daisy (*Chrysanthemum leucanthemum*), Meadow Cranesbill (*Geranium pratense*), Wood Sage (*Teucrium scorodonia*), Cowslip (*Primula veris*), Grape Hyacinth (*Muscari atlanticum*) and Hemp Agrimony (*Eupatorium cannabinum*) present. Further studies could assess this area for its benefit to insects.

3.3 Although there are no studies on the use of bird and bat boxes, there is evidence to suggest that one of the bat boxes may be in use. There are also good numbers of common garden birds that use the garden on a regular basis.

3.4 There is an intriguing gap in the roof of one of the out buildings, which may be used as a bat roost and should be investigated. There is no evidence to suggest that there has been a recent decline in the use of the gardens by bats, although anecdotal evidence suggests that there are far fewer bats than before. As well as the Pipistrelles and Daubenton's bats there has been a solitary bat spotted in the hall. This is most likely to be a male Brown Long-Eared (*Plecotus auritus*). The bat was spotted most recently during 1999 when smoke alarms were being fitted. The Brown Long-Eared feeds in well-treed gardens and so most probably feeds in the garden and near by Church yard.

3.5 The pond contains several interesting plants that have been transplanted in to it. These plants will provide habitat for Dragon and Damselfly, but due to the shape of the pond edges, it is unsuitable for amphibia and potentially dangerous to small mammals.

3.6 In the formal gardens, it is essential to use soil improvement techniques. The materials used in the soil management are the most environmentally friendly possible. The long-term view is to improve the soil organically by selective use of organic fertiliser and encouraging beneficial soil flora and fauna.

4.0 Proposals for future management

4.1 As this report was instigated as a "snap shot" of the current position at Ayscoughfee, any recommendations made based on it will be very tentative. However, the following list will improve the garden and house not only for wild life but also for the visitors to Ayscoughfee in terms of what they will experience during their visit.

- Maintain and improve the Butterfly Boarder by planting appropriate flowers such as the Michaelmas Daisy (*Aster novi-belgii*)

- Look in to planting some of the more "showy" native perennials like Perforate St. John's Wort (*Hypericum perforatum*) and Field Scabius (*Knautia arvensis*)
- The area around the Ice House is well shaded and could be planted with woodland plants like Wood Anemone (*Anemone nemorosa*)
- The pond could be greatly improved for wild life by fringe planting in baskets, at intervals, using native plants. These plants will be beneficial to insects that will in turn encourage birds and bats
- The ice house could be resurveyed and bat boxes installed
- A rat-proof bird feeding station could be built at a discrete location
- Bat tiles could be built in to the roof of the south wing of the hall to allow access.

APPENDIX IV
CONSULTATIONS

22 JUL

AYSCOUGH FEE DRAFT CONSERVATION PLAN ISSUES RAISED AT MEETING HELD ON 11 JULY 2000

- Potential for up-grading the grounds
- Importance (if any) of wall behind aviary which relates to the old kitchen garden
- Tarmac' near yews and footpath surfaces in general
- Ice-House of significant importance and should be listed separately in its own right
- *Paragraph 5.3.7* - Advises us not to go down the road of period rooms as the mismatch of periods would be inappropriate - an exception is the Library. The building itself is of significance and should be maximised. Suggest using history of the Hall within the building and video, plus other interpretation techniques, to view period rooms e.g. bedroom, which is difficult to access. Period rooms 'old hat'
- Look at how the home and gardens were run and integrate drawing in national and international factors of importance
- *Paragraph 6.2.2* - If feasible with minimum alterations, installing a lift in the area identified represents a good way of dealing with access issues and the requirements of the Disability Discrimination Act legislation. Height restrictions may need consideration
- *Paragraph 6.3.1* - Advises that we do not let out areas of the site to other organisations. This supports our strategy. We have reclaimed areas occupied previously by the South Holland Volunteer Bureau and The Veterans
- Recommended a glossary to explain technical or specialist words
- Advises that the site be controlled under one management structure as different departments can be inclined to go off in different directions
- No evidence of medieval garden
- Look to develop opportunities to use the site for educational purposes.