



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

1 VICTORIA AVENUE,

WOODHALL SPA, LINCOLNSHIRE

NGR TF 19297 62968

On behalf of

Neil Dowlman Architecture Ltd

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REPORT FOR Neil Dowlman Architecture Ltd
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SUMMARY

This document represents an investigation of the potential for archaeological remains and the visual impact of alterations to 1 Victoria Avenue, Woodhall Spa, Lincolnshire (NGR TF 19297 62968) and the surrounding area.

The proposal site is located within the historic village of Woodhall Spa and is part of a row of terrace houses that are recognised as being part of the original planned town. The research for the report consisted of a search of the Lincolnshire Historic Environment Record, examination of cartographic sources and a site visit.

There was limited evidence within the records to indicate any activity within the area of Woodhall Spa prior to its establishment in the early 1800s. The village was established as a spa resort following the discovery of healing water during the failed attempt to establish a coal mine.

Proposed alterations to the structure concern the removal of an outbuilding that contains some original features and part of the rear terrace wall. The main architectural components, the principal part of the street frontage which is presumably the main significance of its local listing (joint listing), and this being part of the original planned settlement are not altered. As a locally listed structure in a Conservation Area the alterations have to be treated as being less than substantial.

1 INTRODUCTION

1.1 Origins of the Report

This report was commissioned by Mr Neil Dowlman in order to accompany a planning application to carry out alterations to 1 Victoria Avenue, Woodhall Spa, Lincolnshire (NGR TF 19297 62968).

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for protecting the significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The East Midland Plan was revoked 12th April 2013 under the Regional Strategy for the East Midland (Partial Revocation) Order of 20th March 2013. The revocation of the East Midland Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the authority (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will, therefore, continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

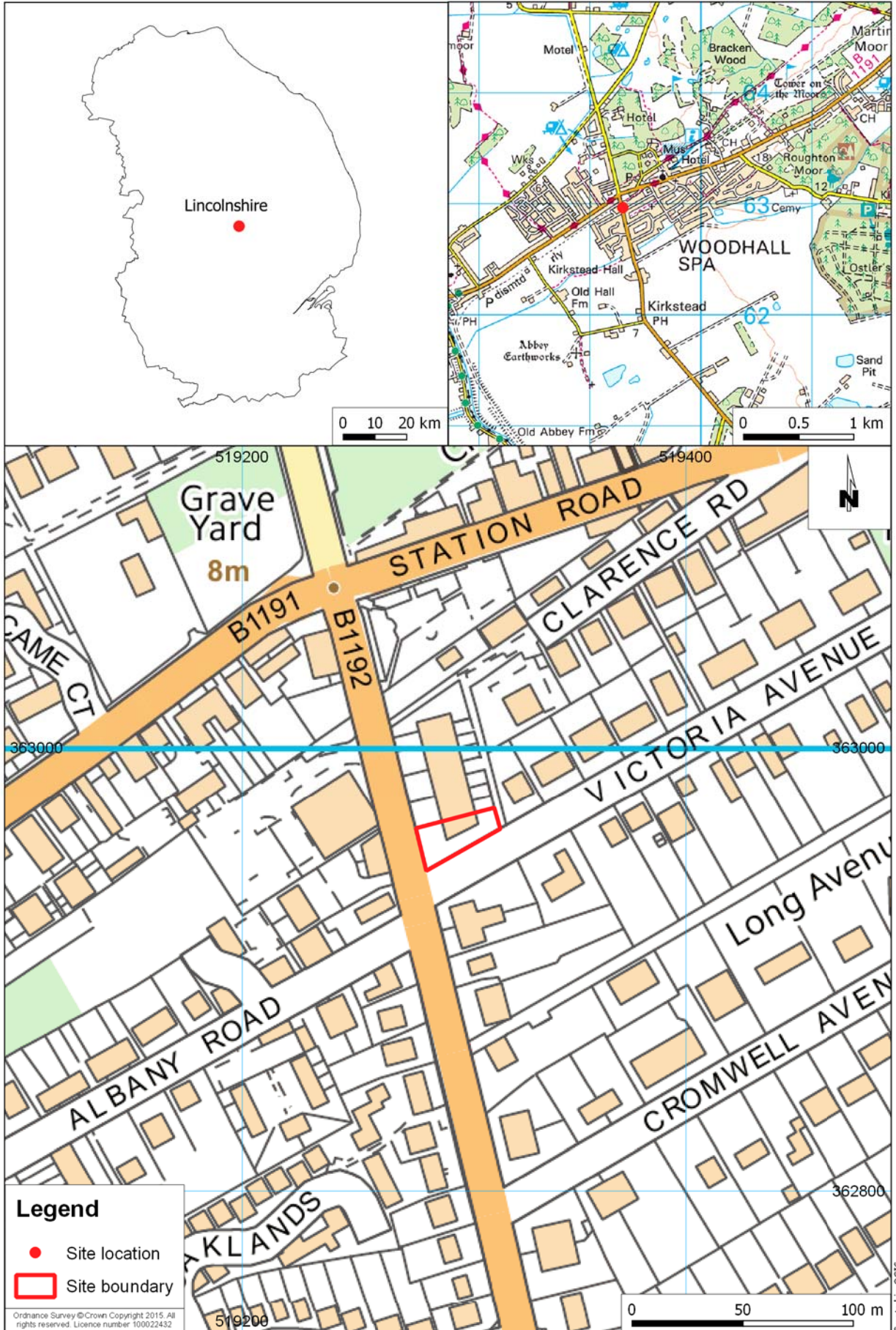


Figure 1: Site location

1.3 Heritage Impact Assessment Aims and Objectives

The primary aim of the Heritage Impact Assessment is to provide a professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a desk-based evaluation of existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Chartered Institute for Archaeologists *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Heritage Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for desk-based assessments (CIfA 2014). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover. The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (CIfA 2014).

In summary, the work has involved:

- Identifying the client's objectives

- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Lincolnshire Historic Environment Record (HER)
- The Lincolnshire Record Office

The Lincolnshire Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

The heritage values of the site will be assessed using English Heritage (now Historic England) Conservation principles (2008b) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within an irregular polygonal shape located around the site (that is centred on NGR TF 19297 62968). The information about heritage assets both designated (scheduled ancient monuments and listed buildings) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in the search area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made

during the site walkover, which provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Lincolnshire Historic Environment Record belongs to Lincolnshire County Council.

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

2 THE SITE

2.1 Location (Figure 1)

No 1 Victoria Avenue, Woodhall Spa is located within Woodhall Spa Parish. Woodhall or Old Woodhall along with Woodhall Spa was formed into a Civil Parish in 1889, which comprised portions of Langton, Woodhall, Thimbleby and Thornton. In 1894 the Civil Parish was split into Woodhall and Woodhall Spa. The Civil Parish of Woodhall Spa is now located in East Lindsey District within the modern County of Lincolnshire.

2.2 Description (Figure 1)

The proposal site consists of a three storey end terrace house that is locally listed. The structure is an end terrace with the terrace extending on the north side. There are roads on the west and south side of the proposal site, with the building fronting onto the south and set back from both roads. Beyond these roads there are further dwellings.

2.3 Geology and Topography

Topographically the site is located on a flat plain, as is Woodhall Spa generally. The proposal site is at a height of between 4 and 18m Ordnance Datum.

The underlying geology of the site consists of Ampthill Clay Formation. Mudstone sedimentary bedrock formed approximately 156 to 161 million years ago in the Jurassic Period. The site also contains a superficial geology of River Terrace Deposits. Sand and gravel superficial deposits formed up to 3 million years ago in the Quaternary Period. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>)

3 PROPOSED SCHEME

The proposed scheme is to remove the existing garage on the east side of the building and construct an extension in its place. The extension will consist of a single storey across the width of the east elevation to the west edge of the driveway, with a patio on the south side. A new garage would then be built on the northern part of the driveway and attached to the new extension.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIfA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

4.1 The Historical Development of Woodhall Spa

Woodhall or Old Woodhall along with Woodhall Spa were formed into a Civil Parish in 1889, which comprised portions of Langton, Woodhall, Thimbleby and Thornton.

Woodhall Spa was created in the early 19th century after a failed attempt to locate coal was abandoned. In 1821 John Parkinson was granted permission to dig a mine shaft (1000ft deep) in order to search for coal on land belonging to Thomas Hotchkin, the local lord of the manor (ELDC 2008, 9). However, the mine shaft was closed in 1823 due to no coal being found and the shaft flooding (ELDC 2008, 9). After the shaft was closed, the water which had flooded the shaft began to pool outside of the entrance and after observing several ill cattle become healthy after drinking the water, Thomas Hotchkin built a small bath which was fed by the water (ELDC 2008, 9). As interest in the bath and the water increased, Hotchkin replaced the original structure with a larger, permanent building and also built a hotel for people visiting the baths (ELDC 2008, 9).

By 1880 the interest had increased greatly and in the late 1880s the spa was sold to the Syndicate of Gentlemen, who hired architect Richard Adolphus Came to design the layout and buildings of the village (WSPC 2015). The village and baths continued to gain interest and between 1901 and 1914 the spa went through its most beneficial period (WSPC 2010, 2).

After the First World War, interest in the baths declined slightly, but the activities available expanded and in the early 1920s a golf course was established and Woodhall Spa became known as a leisure destination (WSPC 2010, 2). In 1922 Lady Weigall started the conversion of her private concert pavilion into the Kinema, which was then given to the spa and in 1935 the Jubilee Park and swimming pool were built for Lady Weigall, who then granted them to the spa in 1947 (WSPC 2010, 2).

During World War Two, the village was used as a garrison post, with an RAF camp based on Kirkby Lane and the woods were used for storage of equipment and ammunition (WSPC 2010, 2). Due to this, the village became a target for raids and recorded more air raid warnings than Lincoln. Also in 1943 a parachute mine bomb was dropped on the village and the Royal Hotel and Winter Gardens were destroyed (WSPC 2010, 2). Several squadrons were based in the Woodhall Spa RAF camp, including the 617 Squadron who became known as the Dambusters (WSPC 2010, 2). In addition to being billeted at the camp, a number of military personnel were billeted at empty and requisitioned houses within the village (WSPC 2015). Also the Petwood Hotel was requisitioned and used as the Officers' Mess and several large houses were used as hospitals (WSPC 2015).

After the Second World War the spa continued to attract people, but the quantity of people decreased, even with the spa becoming a place to which the NHS sent patients for rheumatic treatment (WSPC 2010, 3). This decline gradually continued until the spa closed in 1983 following the collapse of the spa well (WSPC 2010, 3). After the closing of the spa the buildings were abandoned, but are still in place (WSPC 2010, 3).

Prior to 1974 Woodhall Spa had their own Urban District Council, but in 1974 this was replaced with a Parish Council, which resulted in reduced control regarding the village and in the early 1980s Kirkstead parish was incorporated into Woodhall Spa (ELDC 2008, 11). During the 1970s there was an increase in developing the surrounding area, with an intense housing development programme taking place (WSPC 2010, 3). The housing developments were mainly within the surrounding areas, with some infilling taking place within the central part of the village (WSPC 2010, 3). In order to limit the housing development and retain the historical nature of the village and surrounding area the Cottage Museum was established in 1987 and the village became a conservation area in 1991 (WSPC 2010, 3).

4.2 Known Archaeological Sites (Figures 2 to 4)

Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 - AD 43

Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

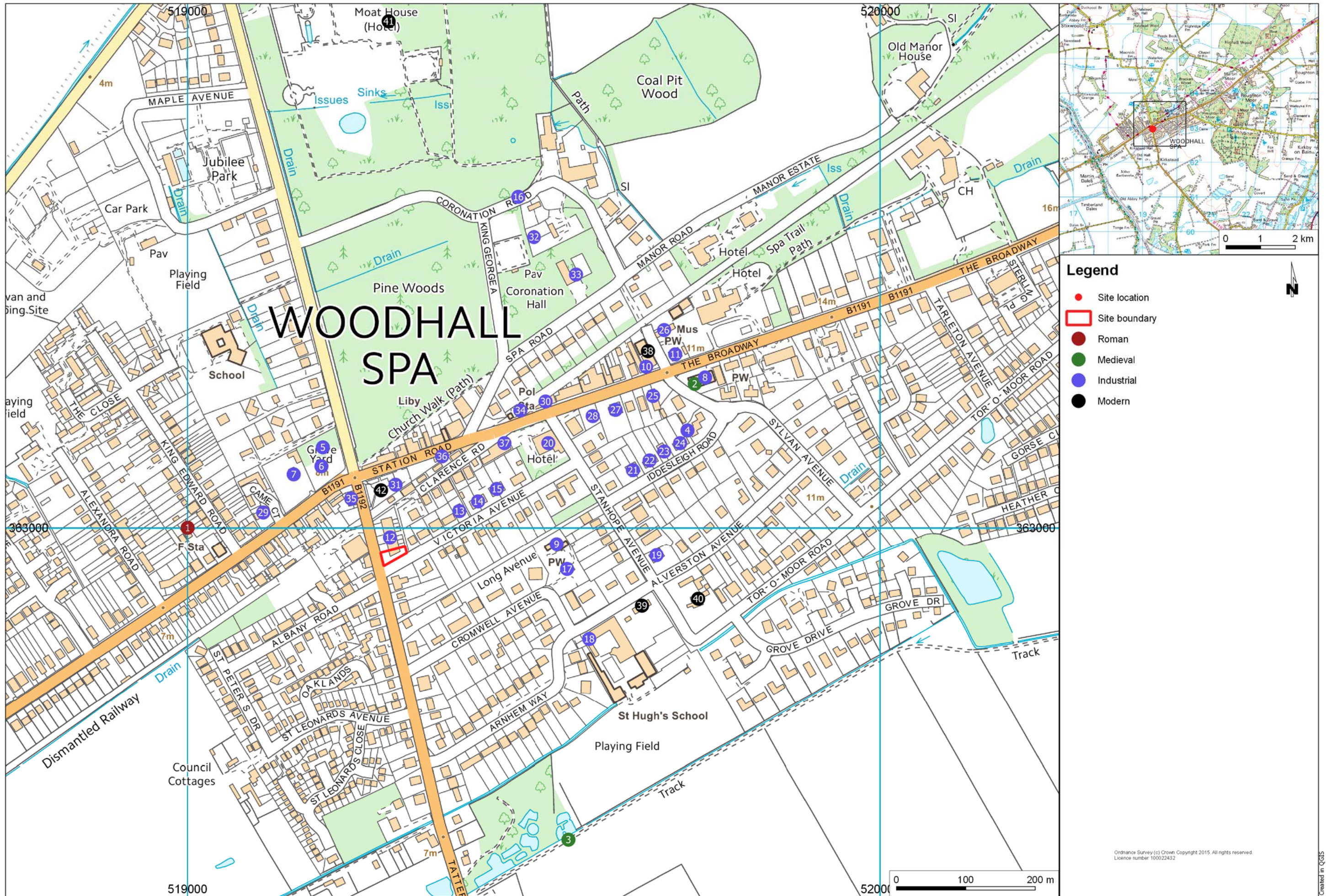


Figure 2: Historic Environment Record Sites

Prehistoric and Roman

There are no recorded prehistoric features or finds within the search radius; however, there are records of Prehistoric activity within the surrounding area. The earliest indication of activity within the immediate vicinity of the proposal site is dated to the Roman period and consists of four complete Ollae which are in Boston Museum (**JMHS 1:** 40089-MLI40089: TF 1900 6300).

Early Medieval and Medieval

As with the prehistoric period, there are no sites recorded within the search area which are dated to the early medieval period, but there are records of activity in the surrounding area. There is evidence of medieval activity; however, one consists of stonework and tiles within St Peters Church, which were originally in Kirkstead Abbey (**JMHS 2:** 40091-MLI40091: TF 1974 6321). The other evidence of medieval activity consists of a boat that was found while digging for clay in 1899 (**JMHS 3:** 40110-MLI40110: TF 1955 6255).

Post-medieval and Imperial

As with the prehistoric and early medieval period, there are no recorded features and finds within the search area that have been dated to the Post-medieval and Imperial period.

Industrial

In contrast to the early periods, the Industrial period was when the village was established (**JMHS 4:** 47260-MLI92054: TF 19719 63135) and there are several buildings from this time that have been recorded as part of the Conservation Area Appraisal. One of the earliest sites recorded within Woodhall Spa is the church and graveyard, the original church within the village was built in 1846 and demolished during the 1950s (**JMHS 5:** 47217-MLI91961: TF 19193 63098; **JMHS 6:** 47217-MLI91961: TF 19193 63098). In addition to the church and graveyard, the Vicarage which was built in 1846 and associated with the church also remains (**JMHS 7:** 47215-MLI91962: TF 19153 63077). There were additional churches built within Woodhall Spa, including St Peter's Church which was built in 1893 (**JMHS 8:** 47243-MLI92009: TF 19743 63214) and the Catholic church of Our Lady and St Peter which was built in 1896 (**JMHS 9:** 47229-MLI91990: TF 19533 62976). In addition to the church there was also the Methodist chapel that was built in 1899 and is still in use (**JMHS 10:** 47246-MLI92012: TF 19655 63260).

The earliest house within Woodhall Spa is Longwood House, to the east of the proposal site, possibly dating from 1835 (**JMHS 11:** 47247-MLI92013: TF 19704 63250). The majority of the houses within Woodhall Spa have been dated to the mid 19th century and were designed by Richard Adolphus Came, at the time when the village was created, including Cromwell Terrace (**JMHS 12:** 47222-MLI91978: TF 19292 62986). Cromwell Terrace is a row of nine terrace houses orientated north to south, designed in the Queen Anne revival style and the south terrace includes the proposal site. There are several additional buildings along Victoria Avenue that have been dated to the initial development of the village, including No. 11 (**JMHS 13:** 47228-MLI91988: TF 19392 63024), Nos. 13-15 (**JMHS 14:** 47225-MLI91985: TF 19419

63038), Nos. 17-19 (**JMHS 15**: 47226-MLI91986: TF 19446 63056) and Nos. 21-23 (**JMHS 16**: 47227-MLI91987: TF 19477 63071).

The remainder of the houses dated to the late 19th century are all located to the east of the proposal site. The houses include Priests House, which was built in association with the Catholic Church (**JMHS 17**: 47230-MLI91991: TF 19548 62940) and the house which was converted into St Hugh's School in 1929 (**JMHS 18**: 47231-MLI91992: TF 19580 62839). There are two houses along Stanhope Avenue that are dated to the late 19th century, No. 25 (**JMHS 19**: 47237-MLI92003: TF 19677 62960) and Woodhall Spa Hotel that was converted from a house into hotel in 1882 (**JMHS 20**: 47238-MLI92004: TF 19521 63122). There are several semi-detached houses along the north side of Iddesleigh Road and appear to have been designed as a group (**JMHS 21**: 47239-MLI92005: TF 19643 63083; **JMHS 22**: 47240-MLI92006: TF 19667 63097; **JMHS 23**: 47241-MLI92007: TF 19688 63110; **JMHS 24**: 47242-MLI92008: TF 19711 63122; **JMHS 25**: 47244-MLI92010: TF 19672 63190).

There are several buildings that have changed use since their initial construction in the late 19th century, such as a house on Iddesleigh Road which was initially a shop (**JMHS 26**: 47249-MLI92015: TF 19688 63285). Along Broadway there are two buildings that were initially a boarding school, but have since been converted (**JMHS 27**: 47257-MLI92043: TF 19618 63170; **JMHS 28**: 47258-MLI92045: TF 19585 63161). Another school which was converted into a house is located along Witham Road (**JMHS 29**: 47219-MLI91963: TF 19109 63022). However, there are still buildings along Broadway which have the same use as when they were constructed, such as a row of shops that are still in use for that purpose (**JMHS 30**: 47253-MLI92034: TF19517 63182).

Within the village there are several hotels, which were initially constructed in the late 19th century for people who were visiting the baths, including the Royal Hotel which was destroyed in 1943 during an air raid (**JMHS 31**: 47221-MLI91976: TF 19300 63062). Another hotel was the Victoria Hotel, which was destroyed in 1920 by a fire (**JMHS 32**: 47261-MLI92056: TF 19550 63419), which also had a park associated with it, but no longer exists (**JMHS 33**: 47404-MLI92406: TF 19561 63365). The railway station has also since been demolished after closing in 1954 (**JMHS 34**: 47259-MLI92052: TF 19480 63169).

In addition to the hotels there are several other buildings within the village that date from the late 19th century and were being used for public purposes, such as a block of shops along Tattershall Road, opposite Cromwell Terrace (**JMHS 35**: 47220-MLI91975: TF 19236 63042). Another is the Mall Public House, that originally part of the Royal Hotel (**JMHS 36**: 47223-MLI91982: TF 19367 63103) and the Post Office (**JMHS 37**: 47224-MLI91984: TF 19457 63122).

Modern

The development of the village continued into the modern period, but was limited. The additional buildings include a replacement Methodist chapel,

which was built in 1907, but has since been converted into a shop after being sold in the 1990s (JMHS 38: 47245-MLI92011: TF 19666 63240). Another is 24 Cromwell Avenue, which was built between 1905 and 1907 and was a guesthouse before being converted into a boarding school (JMHS 39: 47232-MLI91993). The only house included within the records is 27-29 Stanhope Avenue, which was built during the early 20th century (JMHS 40: 47233-MLI91994: TF 19737 62897).

The main part of the spa is located to the north of the proposal site and includes the Petwood House Gardens that were designed in 1912 and contain many ornamental features including several gardens, a central raised terrace and a classically inspired Temple of Atlanta (JMHS 41: 49195-MLI115975: TF 19296373). The latest feature within Woodhall Spa is Royal Square Gardens, which is located on the site of the destroyed Royal Hotel and includes a war memorial and Dambusters memorial (JMHS 42: 47262-MLI92057: TF 19279 63054).

4.3 Cartographic Research (Figures 3 to 4)

A series of historical maps dated from 19th century to 20th century were examined in order to establish the historical development of the proposal site and surrounding area. The earliest map examined was the First Edition Ordnance Survey from 1888 (Lincs 80SE-81SW) which depicts the initial layout of the village (Fig. 3). The land on which the proposal site is located is an empty lot, with the closest building located on the east end of Victoria Avenue.



Figure 3: First Edition Ordnance Survey map

Also examined were the plans of the village which dated from *c.*1890 (HAWLEY/5/5/1-4) and indicated parts of the village that were available for sale. The first plan showed the relevant plot as a continuous plot covering the area from Victoria Avenue to the railway line. The next plan showed an L-shaped building within the plot, indicating that the Cornwall Terrace was part of the original design for the plot.

The following map examined was the Second Edition Ordnance Survey (OS) map from 1905 (Lincs80.12). This map depicts each of the houses within the Cornwall terrace row individually, therefore indicating that the proposal site was built between 1888 and 1905 (Fig. 4). The building is depicted with the same outline as is now. A larger scale OS map also shows an additional out-building within the area which is now the driveway; this map is not shown as the copyright belongs to Lincolnshire Archive and we do not have permission to reproduce it.

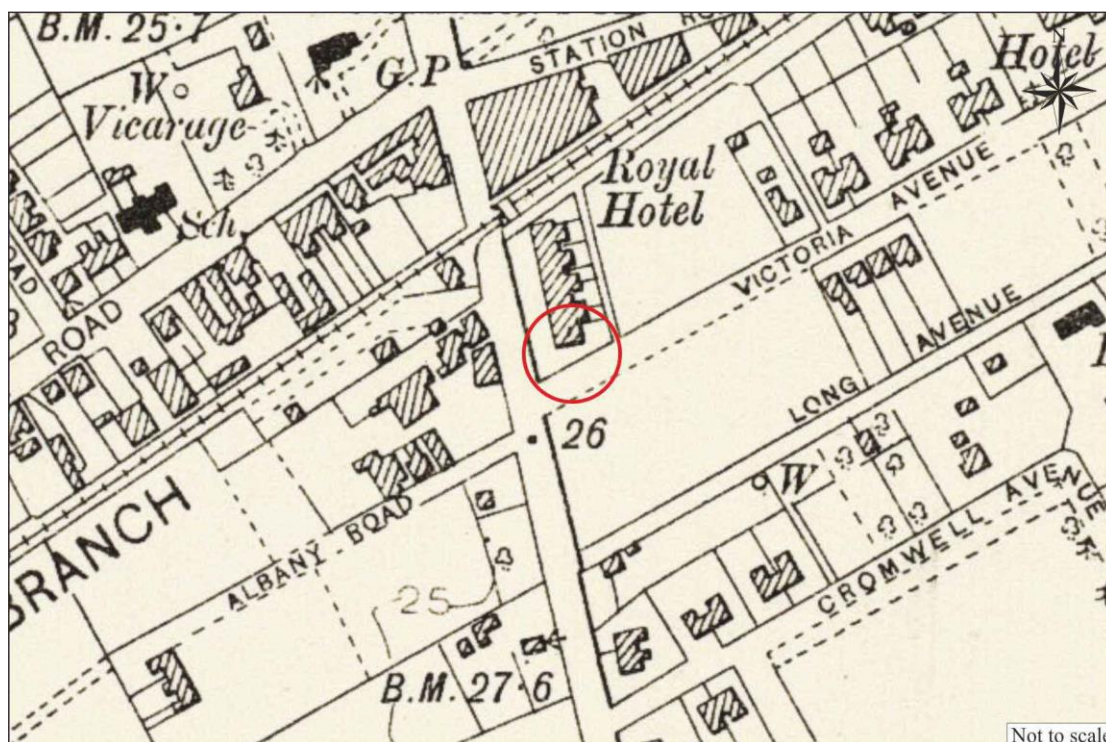


Figure 4: Second Edition Ordnance Survey map

4.4 Site Visit

A site visit was conducted on 6th January in order to establish the visual impact the proposed scheme would have on the proposal site and the buildings within the surrounding area. During the site visit it was noted that there was a hedge and wooden fencing surround, which concealed the ground floor from view with only the driveway visible (Plate 1). Also, due to the distance and angle at which the locally listed buildings of Victoria Avenue are in relation to the proposal site, it was not possible to view the part of the building which is proposed to be altered (Plate 2).



Plate 1: View of proposal site from Victoria Avenue



Plate 2: View of proposal site from Victoria Avenue

Upon viewing the building, it was not possible to identify any definitive joint between the main building and the current garage, therefore indicating that the garage was part of the building depicted on the 1905 Ordnance Survey map on the east side of the building.

The east elevation contained an area on the south side which appears to have been re-constructed at ground and first floor (Plate 3). The reconstructed part continues into the south elevation of the garage, with approximately two thirds of the elevation having been rebuilt (Plate 4). The sash windows within this area are of the same design as the windows within the remainder of the building and the Cornwall Terrace. This could mean that the original windows

were reused or that all the windows within the building have been replaced since construction. There are four windows on the north side of the east elevation, which are also sash windows.



Plate 3: East elevation of house and garage



Plate 4: South elevation of garage



Plate 5: Door and window in north elevation of garage



Plate 6: Sash window in east elevation

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, and 4.4 Site Visit). Section 5.1 offers a simplified overview in a chronological overview.

5.1 The Landscape of the Search Area

There is limited archaeology within the search area prior to the Industrial period, with the only record concerning several sherds of Roman pottery. However, there is evidence of activity within the area surrounding Woodhall Spa, which indicates activity as early as the Prehistoric period.

The known archaeology within the search area relate to the establishment and development of Woodhall Spa as a village and resort, with the majority of the sites consisting of buildings which date from the early 19th century onwards.

5.2 The Archaeological Potential of the Proposal Area

The potential for archaeology within the proposal site is very limited and would probably date to the Industrial and Modern periods. Also any archaeology is likely to relate to the building or the outbuilding identified on the Ordnance Survey map within the north part of the drive.

5.3 The Impact of Previous Development on Potential Archaeological Remains

Based on the archaeology of the surrounding area, it is a very low possibility that there was previously archaeology within the area. However, any archaeology was likely removed or heavily disturbed during the establishment of the village and construction of the buildings. Also the laying of the driveway is likely to have included the removal of the outbuilding and removed any possible traces of the building.

5.4 The Impact of the Proposal on non-designated heritage assets

The buildings recorded within the vicinity of the proposal site are recorded as being of local significance and include several structures along the east end of Victoria Avenue and Cornwall Terrace row. The proposal site is at the south end of the Cornwall Terrace row and appears to retain several of the original features, including the windows within the east elevation. As the proposed scheme includes removing the ground floor part of the east elevation and the current garage, both of which have been partially replaced but also contain original features. The impact of the proposed scheme would be have a degree of significance as it would be altering the original design of the building. However, as the building is not listed this has to be determined as being less than substantial.

The visual impact upon adjacent heritage assets the proposed alterations would have is limited due to the restricted visibility of the proposal site from other heritage assets. The only buildings likely to be affected are the adjoining buildings within the Cornwall Terrace row which overlook the area to be altered. However, due to the location of windows and the height of the proposed alterations, the impact is would be limited.

5.5 The Impact of the Proposal on designated heritage assets

A Designated Heritage Asset can be comprised of a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed by legally sanctioned by the proper authorities (in this case Historic England). This legal protection is provided under the “Ancient Monuments and Archaeological Areas Act of 1979”.

In 1991 the resort area and the initially planned streets within Woodhall Spa became a Conservation Area and the proposal site is within the designated area. The proposed alterations would have an impact on the Conservation Area; however the extent of the impact is less than significant due to the area being mostly shielded from view. Also if the design of the alterations is in keeping with the historical character of the building and surrounding area, the impact would be much lessened. Another aspect which limits the level of impact on the Conservation Area, is that during the 1970s there were a series of buildings constructed within the village, which were not of the same style and design as the original structures.

5.6 The Impact of the Proposal on listed buildings

A listed designation means that a building is considered to be of nationally or internationally important. There are three ranks of designation that are I, II* and II. The legal back-ground for designation is provided by the “*Planning (Listed Buildings and Conservation Areas) Act 1990*”. Any alteration or destruction has to be legally sanctioned by the proper authorities with a listed building consent.

The search of the area did not indicate any listed buildings within the vicinity of the proposal site.

5.7 The Impact of the Proposal on known burial sites

‘The *Burial Act 1857* makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained’ (HO 2004).

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled

monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

There are no known burial sites within the vicinity of the proposal site which will be impacted by the proposed scheme.

6 CONCLUSIONS

This investigation was carried out to establish the level of impact the replacement of the garage and extension of the ground floor would have on 1 Victoria Avenue and the surrounding area.

The research established that there is very limited evidence of activity within the area of Woodhall Spa prior to 1820s, when the village was established. The historical resort and the initially planned streets within Woodhall Spa are within a Conservation Area and contain several locally listed buildings that date from the initial establishment of the village as a resort and spa. Included within the locally listed buildings is Cornwall Terrace, a row of terrace houses which are on Tattershall Road and include the proposal site.

The proposal site is shielded from view by a high hedge and fence that would limit the visual impact that the proposed alterations would have. Also, due to the additional buildings along Victoria Avenue, there would be a limit as to the extent that the alterations would be seen from other locally listed buildings. The buildings which are most likely to be impacted upon are the other buildings within Cornwall Terrace. However, this impact is also limited due to there being a limited number of windows that it would overlook the proposal site. The extent of the impact on the visual aspect could be reduced further by ensuring that the design of the proposed extension and new garage incorporate the existing design of the building.

The greatest impact would be the loss of original features within the east elevation and the current garage. However, as this is only a locally listed building in a Conservation Area and not causing significant alterations to the group value of the architecture of the terrace, these alterations have to be classed as being less than substantial.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

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- NPPF 2012 National Planning Policy Framework, London: Department of Communities and Local Government
- Woodhall Spa Parish Council (WSPC) 2010 Woodhall Spa Village Design & Parish Landscape Statement: Village History and Development, Woodhall Spa: Woodhall Spa Parish Council

Woodhall Spa Parish Council (WSPC) 2015 Woodhall Spa Community
Website: The Parish of Woodhall Spa
<http://www.woodhallspa.org/heritage.html#english>

7.2 Historic Maps

Lincs 80SE-81SW 1888 First Edition Ordnance Survey map
HAWLEY/5/5/1-4 c.1890 Plans of Woodhall Spa
Lincs80.12 1905 Second Edition Ordnance Survey map

Gazetteer: On Historic Environment Record

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Roman	40089-MLI40089	519000	363000	Romano-British Pottery, Woodhall Spa. Four complete ollae pottery which are now held in Boston museum
2	Medieval	40091-MLI40091	519740	363210	Stonework and Tiles, St Peters Church, Woodhall Spa. Carved stonework and tiles that were originally in Kirkstead Abbey
3	Medieval	40110-MLI40110	519550	362550	Dugout boat, Kirkstead. A boat found in 1840.
4	Industrial	47260-MLI92054	519719	363135	Settlement of Woodhall Spa. Woodhall Spa is a 19th century planned settlement, following the establishment of a spa resort
5	Industrial	47217-MLI91961	519193	363098	Graveyard to the demolished St Andrews church, Woodhall Spa. The original church within Woodhall Spa, that was built in 1846 and demolished in the 1950s
6	Industrial	47217-MLI91961	519193	363098	Graveyard to the demolished St Andrews church, Woodhall Spa. Graveyard for the original church within Woodhall Spa, and still exists
7	Industrial	47218-MLI91962	519153	363077	Vicarage to the demolished St Andrew church, Woodhall Spa. Red brick vicarage which was built in 1846
8	Industrial	47243-MLI92009	519743	363214	St Peter's church, Woodhall Spa. Red brick church which was built in 1893
9	Industrial	47229-MLI91990	519533	362976	Catholic church of Our Lady and St Peter, Woodhall Spa. Originally built in 1896 with later additions
10	Industrial	47246-MLI92011	519666	363240	Methodist Chapel, Iddesleigh Road and Broadway, Woodhall Spa. Originally built in 1907 and sold in 1990s
11	Industrial	47247-MLI92013	519704	363250	Longwood House, Woodhall Spa.
12	Industrial	47222-MLI91978	519292	362986	Cornwall Terrace, Woodhall Spa. Terrace of 9 houses designed by Richard Adolphus Came.
13	Industrial	47228-MLI91988	519392	363024	11 Victoria Avenue, Woodhall Spa. Gault brick house built c.1895
14	Industrial	47225-MLI91985	519419	363038	13-15 Victoria Avenue, Woodhall Spa. House designed by Aldopus Came and considered one of the oldest along the road
15	Industrial	47226-MLI91986	519446	363056	17-19 Victoria Avenue, Woodhall Spa. House designed by Aldopus Came and considered one of the oldest along the road
16	Industrial	47227-MLI91987	519477	363477	21-23 Victoria Avenue, Woodhall Spa. House designed by Aldopus Came and considered one of the oldest along the road
17	Industrial	47230-MLI91991	519548	362940	Presbytery to Catholic church of Our Lady and St Peter, Woodhall Spa.
18	Industrial	47231-MLI91992	519580	362839	St Hugh's School, Woodhall Spa. First used as a school in 1929 and extended during the 1950s
19	Industrial	47237-MLI92003	519677	362960	25 Stanhope Avenue, Woodhall Spa
20	Industrial	47238-MLI92004	519521	363122	Woodhall Spa Hotel including The Lodge pub, Woodhall Spa. Originally built in mid 1870s as Eagle house and became a hotel in 1882.
21	Industrial	47239-MLI92005	519643	363083	Southcote and Lindum, Iddesleigh Road, Woodhall Spa. Pair of late 19th to early 20th century semi-detached houses

Gazetteer: On Historic Environment Record

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
22	Industrial	47240-MLI92006	519667	363097	Latchmore and Alverston, Iddesleigh Road, Woodhall Spa. Pair of late 19th to early 20th century semi-detached houses
23	Industrial	47241-MLI92007	519688	363110	Hereward House and Pinewood, Iddesleigh Road, Woodhall Spa. Pair of late 19th to early 20th century semi-detached houses
24	Industrial	47242-MLI92008	519711	363122	Bunsen House and Eagerton House, Iddesleigh Road, Woodhall Spa. Pair of late 19th to early 20th century semi-detached houses
25	Industrial	47244-MLI92010	519672	363190	Ingledew and Glen Esk, Woodhall Spa. Pair of late 19th to early 20th century semi-detached houses
26	Industrial	47249-MLI92015	519688	363285	Willoughby Lodge, Woodhall Spa. Red brick house with timber features
27	Industrial	47257-MLI92043	519618	363170	Hartington House, Woodhall Spa.
28	Industrial	47258-MLI92045	519585	363161	Victoria Lodge, Woodhall Spa.
29	Industrial	47219-MLI91963	519109	363022	Former school, Witham Road, Woodhall Spa. Built between 1889 and 1905, now a house
30	Industrial	47253-MLI92034	519517	363182	1-6 Broadway, Woodhall Spa. Row of distinctive single storey shops
31	Industrial	47221-MLI91976	519300	363062	Site of the Royal Hotel. Woodhall Spa. The building was destroyed during the Second World War
32	Industrial	47261-MLI92056	519500	363419	Site of the Victoria Hotel, Woodhall Spa. The hotel was built in 1849 as a replacement for the first spa hotel and destroyed in 1920 by a fire
33	Industrial	47404-MLI92406	519561	363365	Victoria Hotel park, Woodhall Spa. A park recorded on the 1st and 2nd edition OS maps
34	Industrial	47259-MLI92052	519480	363169	Site of the railway station, Woodhall Spa. The railway station opened in 1855 and closed in 1954
35	Industrial	47220-MLI91975	519236	363042	Block of shops on Tattershall Road, Woodhall Spa.
36	Industrial	47223-MLI91982	519367	363103	The Mall public house, Woodhall Spa. Originally part of the Royal Hotel complex
37	Industrial	47224-MLI91984	519457	363122	Post Office, Clarence Road, Woodhall Spa. Victorian post office, retaining all its original detailing
38	Modern	47245-MLI92011	519666	363240	Methodist Chapel, Iddesleigh Road and Broadway, Woodhall Spa.
39	Modern	47232-MLI91993	519656	362887	Girl's boarding school, 24 Cromwell Avenue, Woodhall Spa. Built between 1905 and 1907 as a guest house called Raftsund. Now converted into a girl's boarding school
40	Modern	47233-MLI91994	519737	362897	27-29 Stanhope Avenue, Woodhall Spa.
41	Modern	49195-MLI115975	519290	363730	Petwood House Gaardens, Woodhall Spa. Gardens to the former Petwood House, designed and laid out in 1912
42	Modern	47262-MLI92057	519279	363054	Royal Square Gardens, Woodhall Spa. Gardens created on the site of the Royal Hotel and includes the Dambusters Memorial and a stone commemorating the Royal Hotel