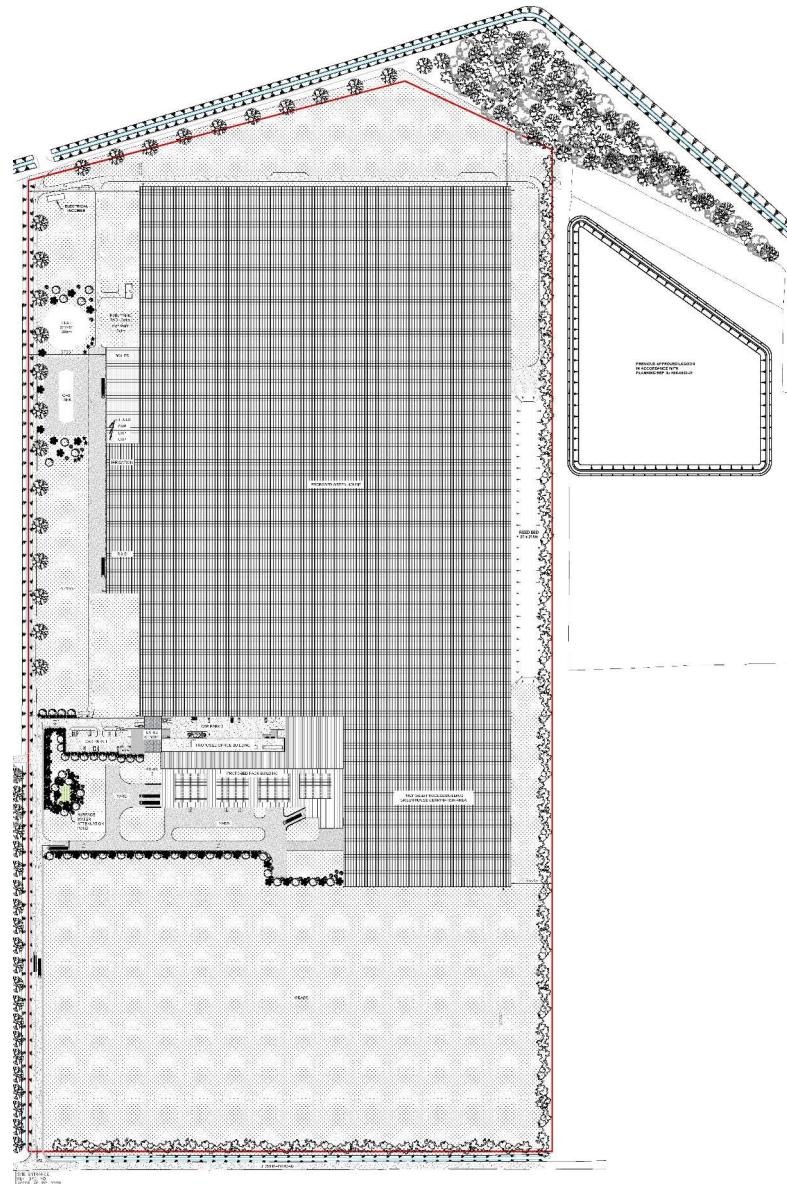


Welcome to the
Planning
Committee





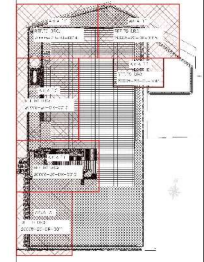
PROPOSED OVERALL SITE LAYOUT

- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PRELIMINARY REPORT AND THE SITE VISIT REPORT.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. CONSULT WITH THE LOCAL AUTHORITY FOR ANY RELEVANT REGULATIONS.

LEGEND

— PROPOSED PERIMETER FENCE

KEYPLAN



NO.	DATE	BY	CHKD	APPD
001	2023-03-01	JM	AM	AM

JACO

Maceo Design & Management Limited
 81 Hill Street, Singapore Village,
 Singapore 0486107
 Tel: +65-6331-8078
 Fax: +65-6331-8079
 Email: info@maceo.com.sg

PROJECT: GEDAILY MARKSHED PROJECT

PROPOSED OVERALL SITE LAYOUT

DATE: 2023-03-01

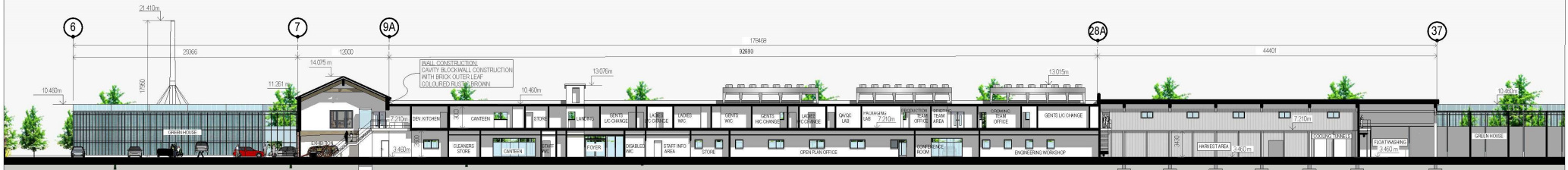
SCALE: 1:500

PROJECT NO: 2209-03-04-0019

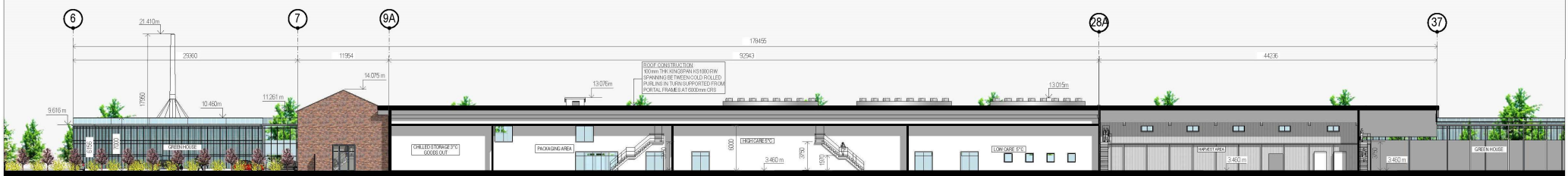




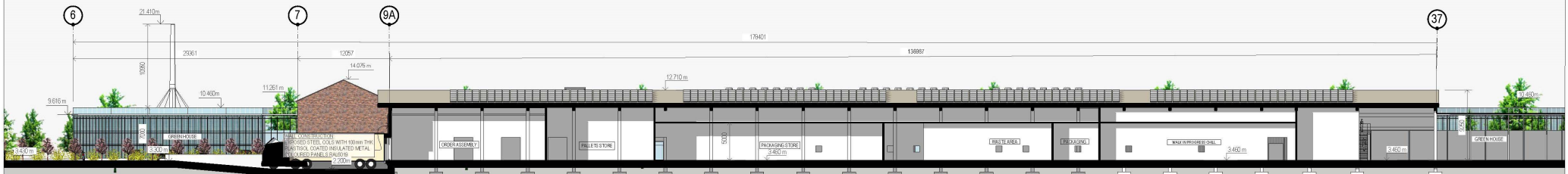
Section 1
Scale 1:250



Section 2
Scale 1:250



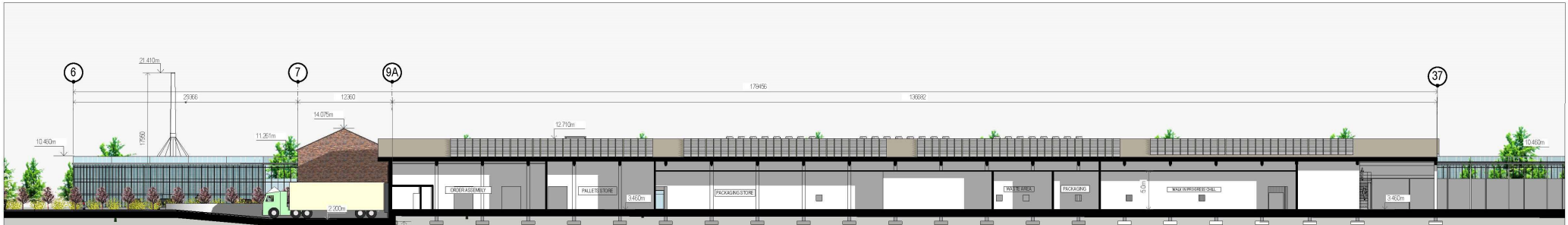
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Scale 1:250



Section 4
Scale 1:250



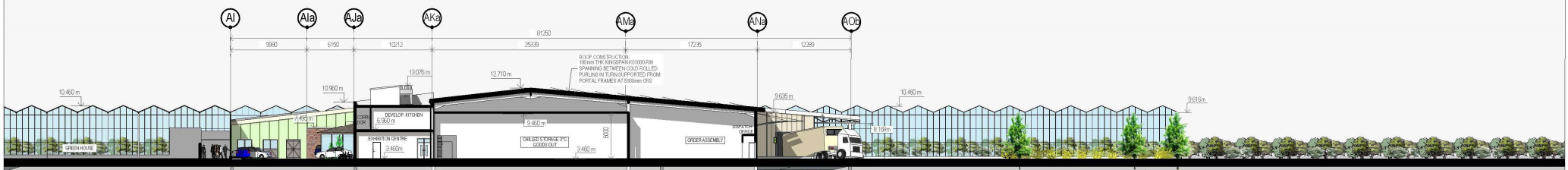
MACEC DESIGN & MANAGEMENT LTD
51A Apperwell Road, Drom, Drogheda
Co. Dublin K87 WY30



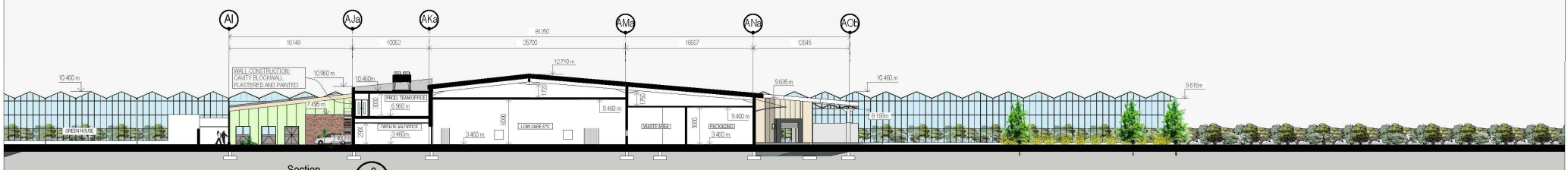
Section 5
Scale 1:250
0018



Section 6
Scale 1:250
0018



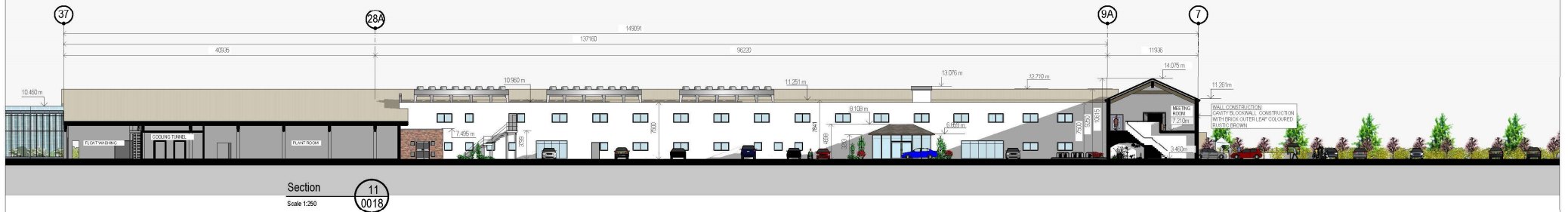
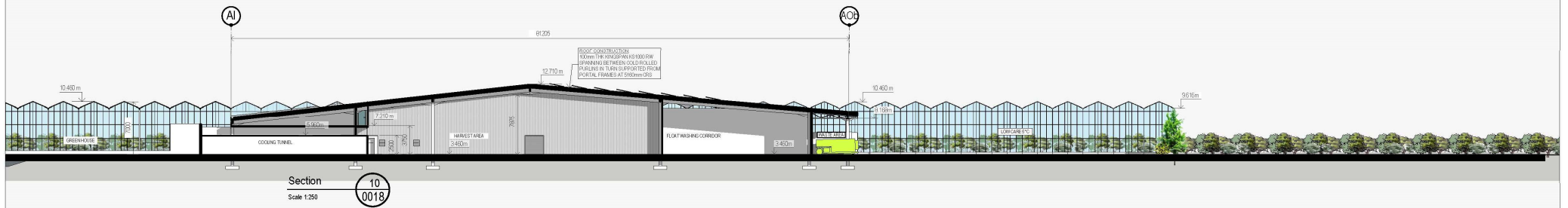
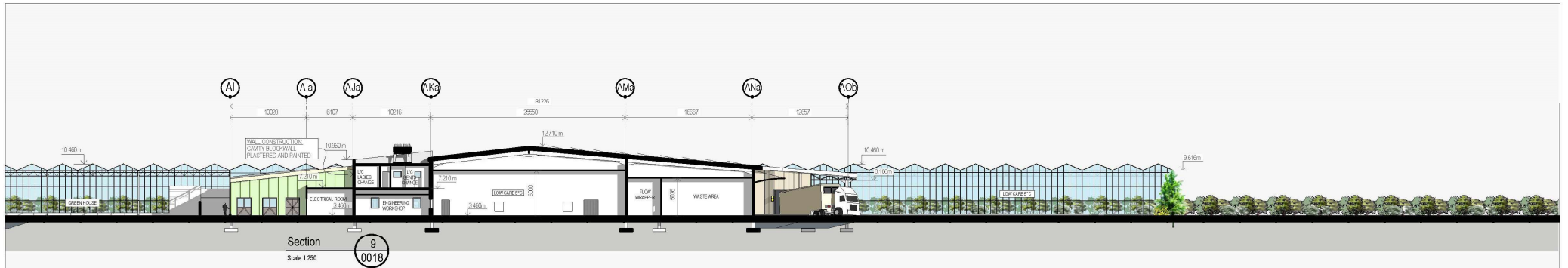
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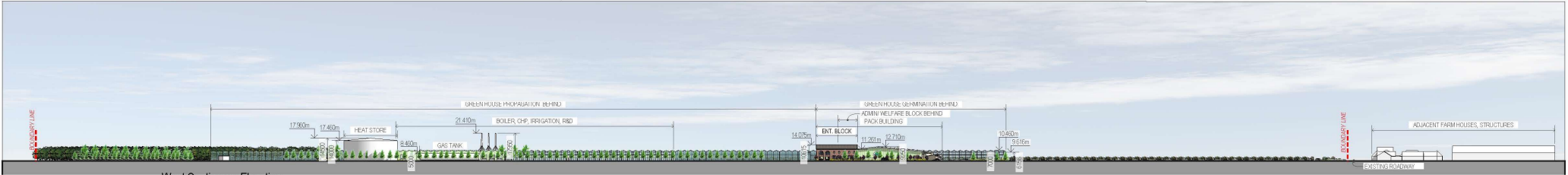


Section 8
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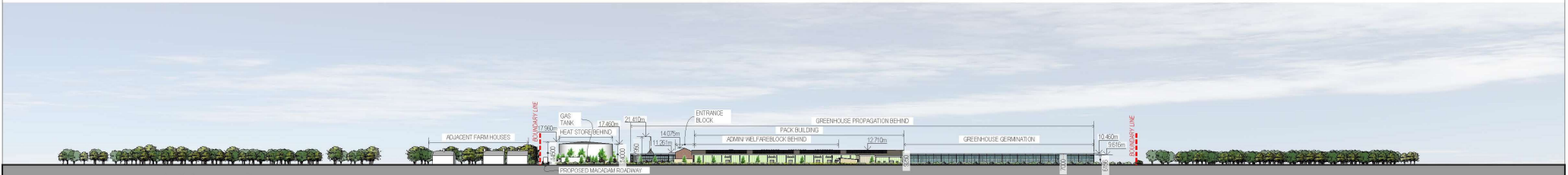


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51A Apperley Court, Newark, Lincolnshire
Co. Lincoln LN9 7WJ

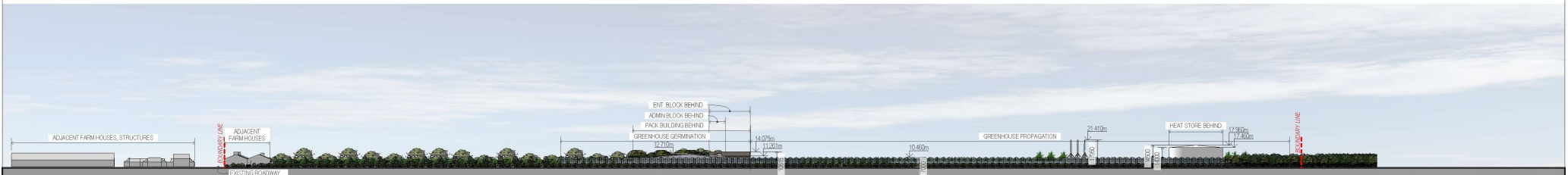




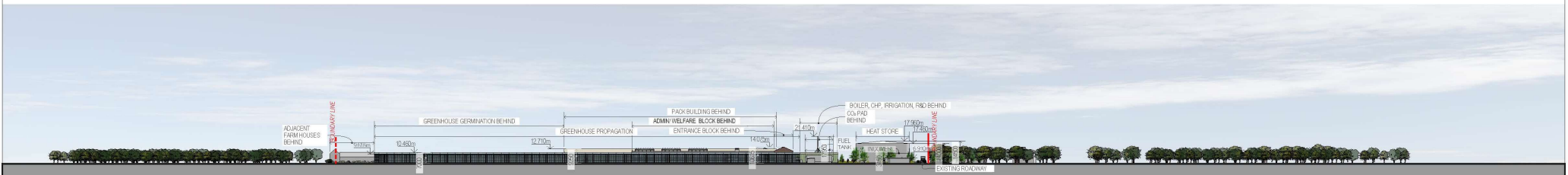
West Contiguous Elevation
Scale 1:1250



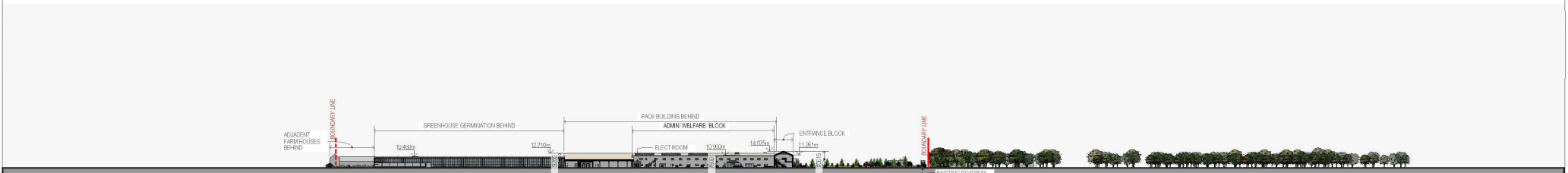
South Contiguous Elevation
Scale 1:1250



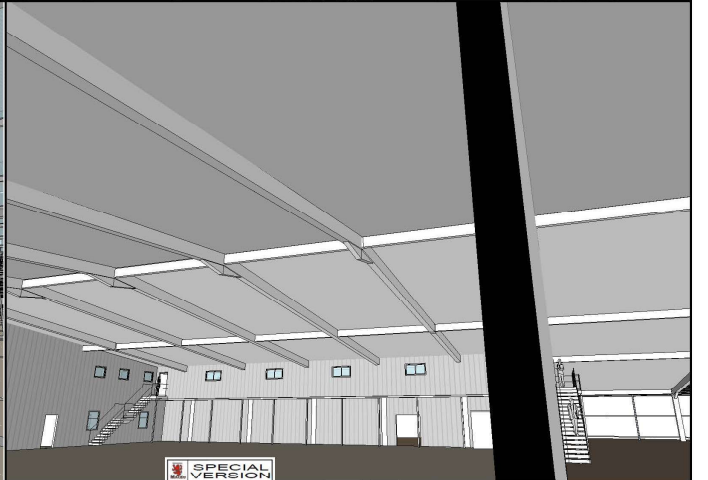
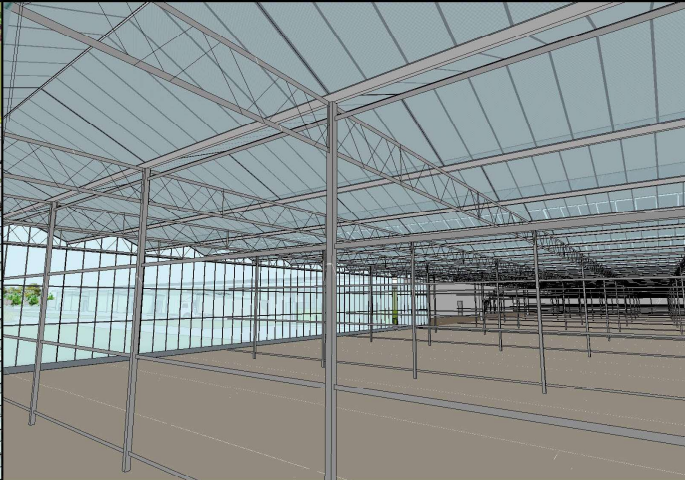
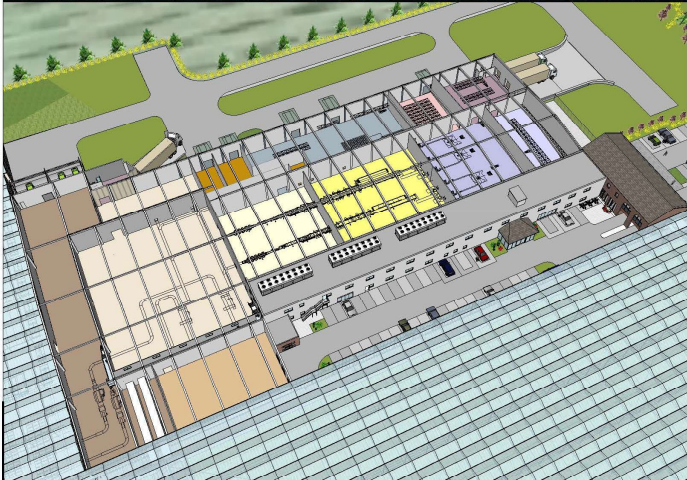
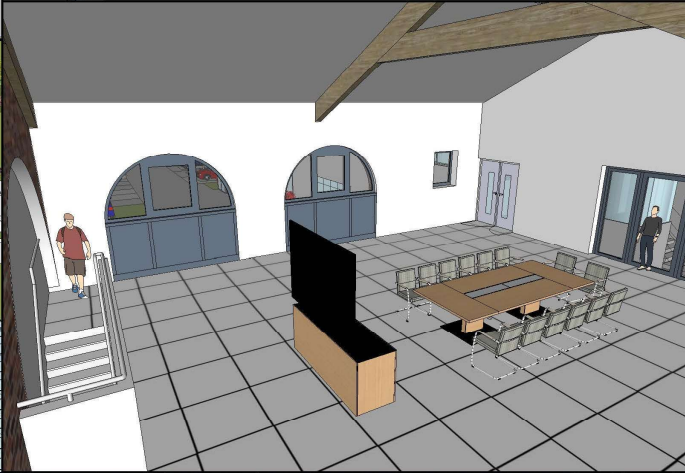
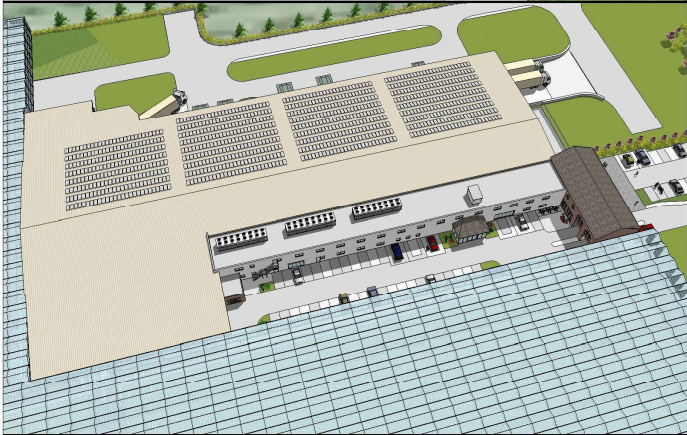
East Contiguous Elevation
Scale 1:1250



North Contiguous Elevation
Scale 1:1250



North Contiguous Elevation [2]
Scale 1:1250













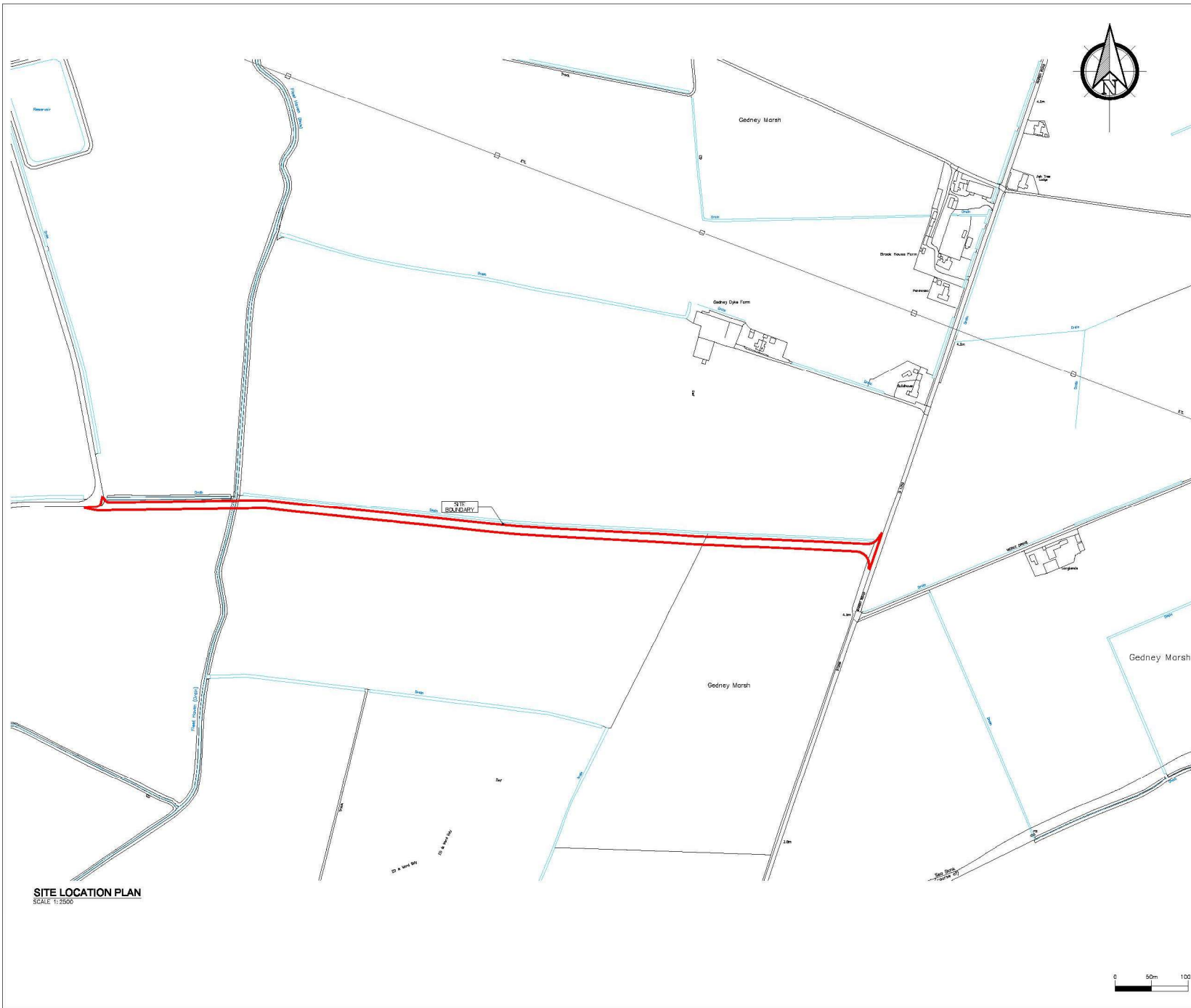












SITE LOCATION PLAN
SCALE 1:2500

NOTES

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B	REVISED FOR PLANNING	AP	AP	MK	MK	19/04/22
A	ISSUED FOR PLANNING	AP	AP	MK	MK	18/02/22
ISSUE	DESCRIPTION	DRN	DRG	AUTH CHK	APP	DATE



CLIENT **JEPCO**

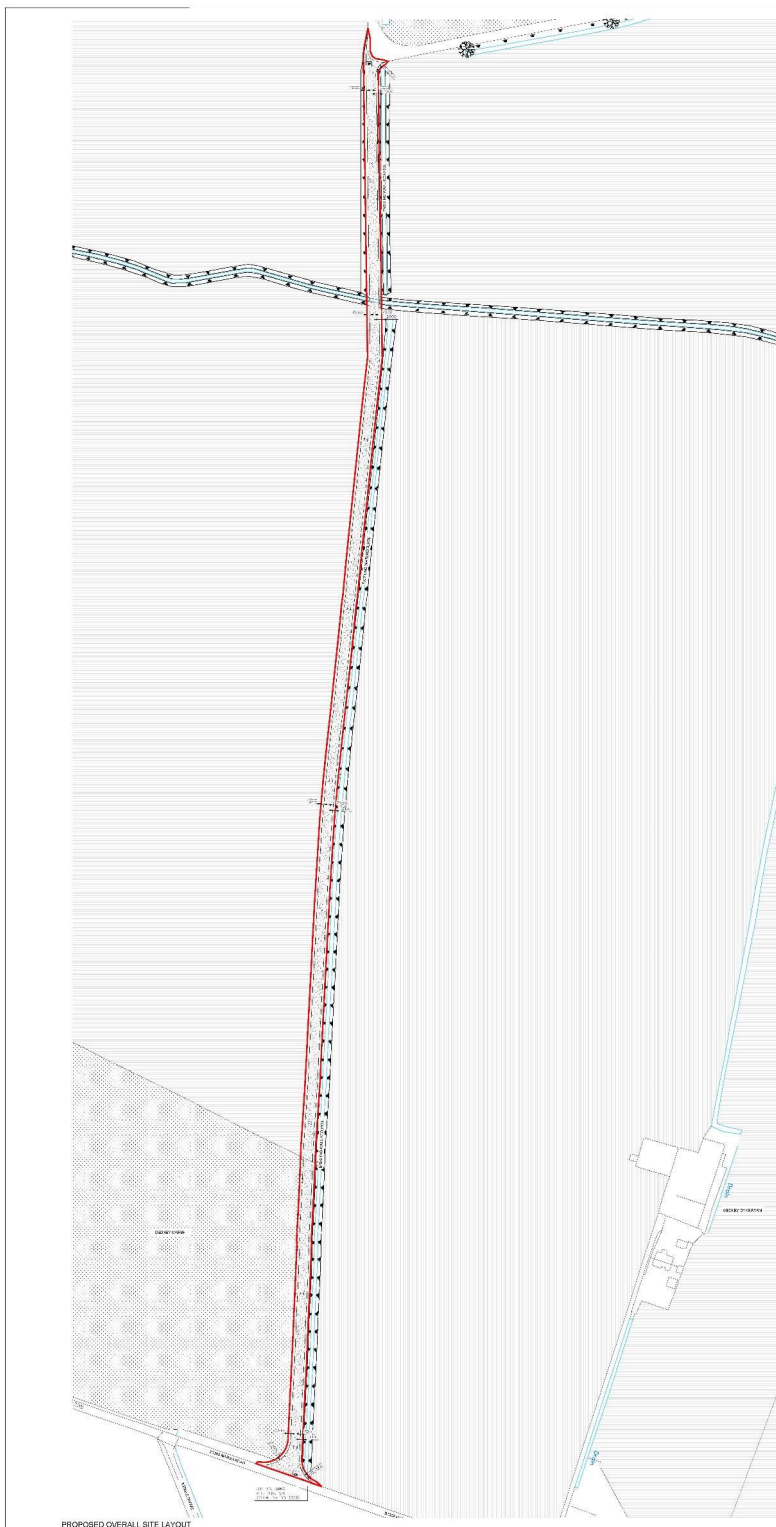
Maceo Design & Management Limited
81 Main Street, Applewood Village,
Swords,
Co. Dublin, K67 WV30
Ireland.
Tel. +353 -1- 8957818
Fax. +353 -1- 8957819
E-mail. postmaster@maceo.ie

PROJECT **GEDNEY MARSH H3 ACCESS ROAD PROJECT**

TITLE **SITE LOCATION PLAN**

PROJECT No.	22006	CLIENT DRG No.	
A1 SCALE	1:2500	DRG No.	22006-20-DR-0000

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PROPOSED OVERALL SITE LAYOUT
DATE: 11/2019



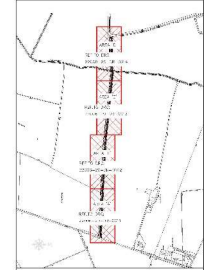
NOTES

1. THE PROPOSED SITE IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
2. THE PROPOSED SITE IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
3. THE PROPOSED SITE IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
4. THE PROPOSED SITE IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

LEGEND

- BOUNDARY OF SITE

KEY PLAN



NO.	REVISION	DATE	BY	CHKD	APP'D
01	ISSUED FOR PERMIT	11/2019

DESIGN APPROVAL

DATE: 11/2019

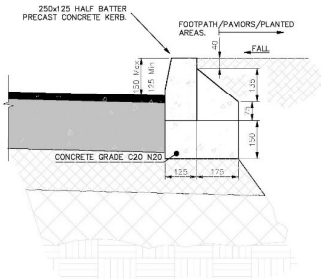
MACO

PROJECT: GILNIFY MANOR HQ ACCESS ROAD

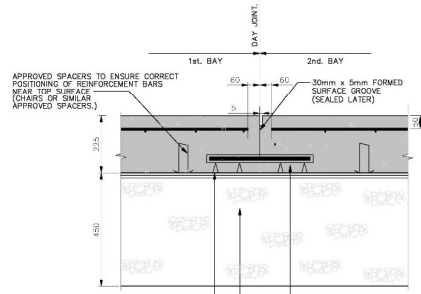
PROJECT: PROPOSED OVERALL SITE LAYOUT

DATE: 11/2019

22005-03-04-0019



TYPICAL PRECAST KERB
SCALE 1:10



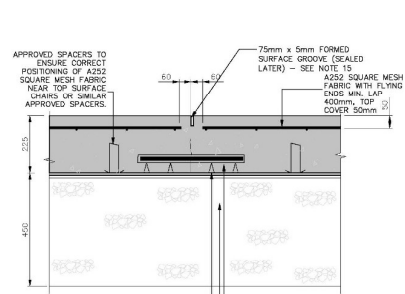
APPROVED SPACERS TO ENSURE CORRECT POSITIONING OF REINFORCEMENT BARS NEAR TOP SURFACE (CHAIRS OR SIMILAR APPROVED SPACERS.)

APPROVED SPACERS TO ENSURE CORRECT POSITIONING OF A252 SQUARE MESH FABRIC NEAR TOP SURFACE (CHAIRS OR SIMILAR APPROVED SPACERS.)

16mm DIA. MILD STEEL DOWEL BARS 400mm LONG @ 300 CRS. TWO THIRDS OF BAR TO BE TREATED WITH DEBRANDING COMPOUND. ENDS TO BE SAWN SQUARE WITHOUT BENDS OR BURRS.

450 MIN. THICKNESS OF GRANULAR SUB-BASE MATERIAL TYPE 'B' COMPLYING WITH CL 804 OF THE D.O.E. SPECIFICATION FOR ROAD WORKS ON TERRAM.

**FORMED DOWELLED CONTRACTION JOINT (F.D.C.)
DETAIL FOR DAY JOINT**
SCALE 1:10



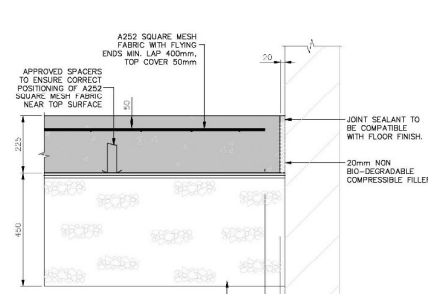
APPROVED SPACERS TO ENSURE CORRECT POSITIONING OF A252 SQUARE MESH FABRIC NEAR TOP SURFACE (CHAIRS OR SIMILAR APPROVED SPACERS.)

75mm x 5mm FORMED SURFACE GROOVE (SEALED LATER) - SEE NOTE 15

19mm DIA. MILD STEEL DOWEL BARS 400mm LONG @ 300 CRS. TWO THIRDS OF BAR TO BE TREATED WITH DEBRANDING COMPOUND. ENDS TO BE SAWN SQUARE WITHOUT BENDS OR BURRS.

450 MIN. THICKNESS OF GRANULAR SUB-BASE MATERIAL TYPE 'B' COMPLYING WITH CL 804 OF THE D.O.E. SPECIFICATION FOR ROAD WORKS.

**FORMED DOWELLED CONTRACTION JOINT (F.D.C.)
DETAIL FOR CONTINUOUS POUR**
SCALE 1:10



APPROVED SPACERS TO ENSURE CORRECT POSITIONING OF A252 SQUARE MESH FABRIC NEAR TOP SURFACE

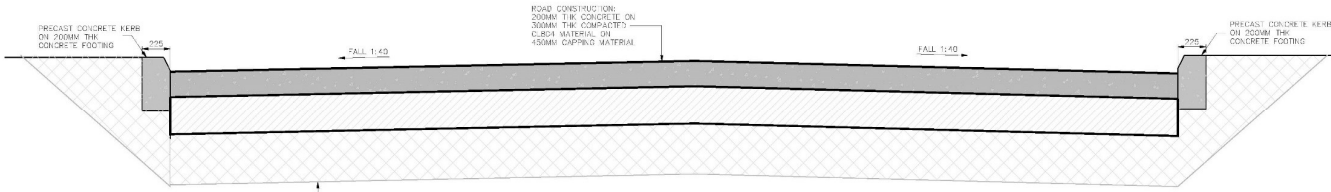
A252 SQUARE MESH FABRIC WITH FLYING ENDS MIN. LAP 400mm, TOP COVER 50mm

JOINT SEALANT TO BE COMPATIBLE WITH FLOOR FINISH.

20mm NON BIO-DEGRADABLE COMPRESSIBLE FILLER

450 MIN. THICKNESS OF GRANULAR SUB-BASE MATERIAL TYPE 'B' COMPLYING WITH CL 804 OF THE D.O.E. SPECIFICATION FOR ROAD WORKS.

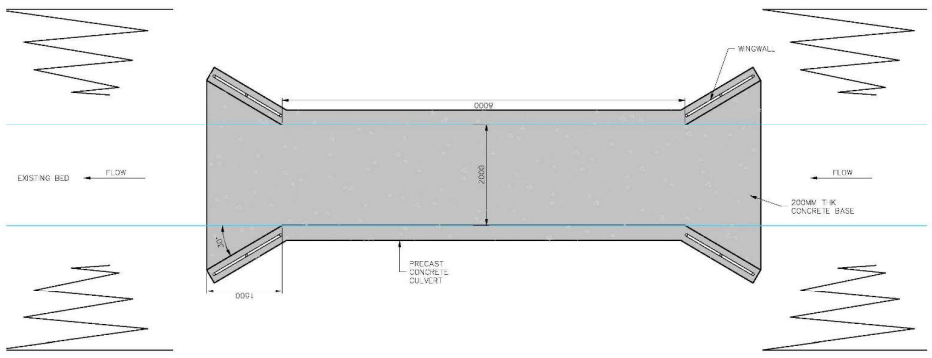
ISOLATION JOINT (I.J.)
SCALE 1:10



CONCRETE ACCESS ROAD
SCALE 1:20



GIVE WAY SIGN SCALE 1:50
STOP SIGN SCALE 1:50



DECK PLAN
SCALE 1:20

NOTES

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- ALL LEVELS ARE IN METRES AND REFER TO ORDNANCE DATUM NEWLIN (ODN).
- DO NOT SCALE, USE FIGURED DIMENSIONS ONLY.



A.	ISSUED FOR PLANNING	AP	AP	MK	MK	19/04/22
ISSUE	DESCRIPTION	D'N	Q'98	A/1/1	2-4	APP DATE



CLIENT: **JEPCO**

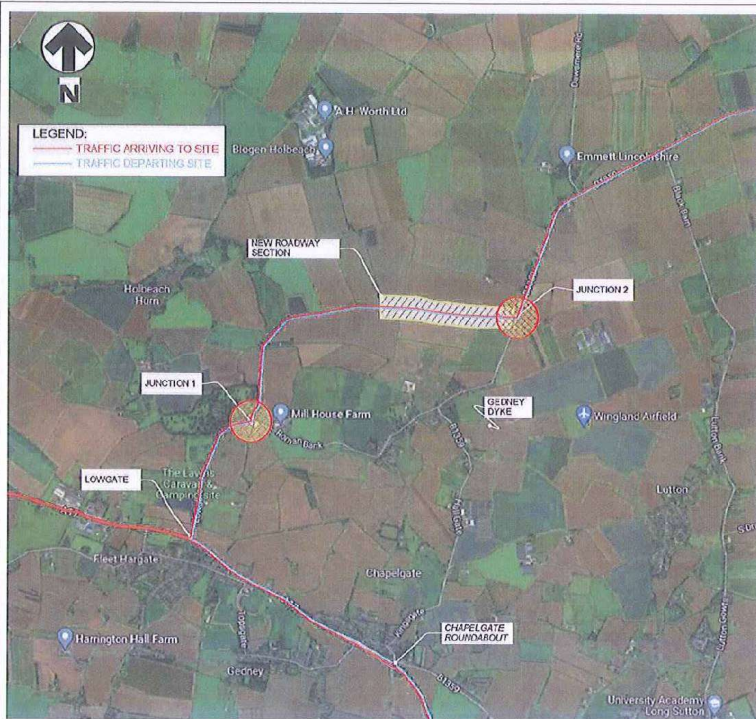
Maceo Design & Management Limited
81 Main Street, Applewood Village,
Swords,
Co. Dublin, K67 WW30
Ireland.
Tel: +353-1-8957818
Fax: +353-1-8957819
E-mail: postmaster@maceo.ie

PROJECT: **GEDNEY MARSH H3 ACCESS ROAD PROJECT**

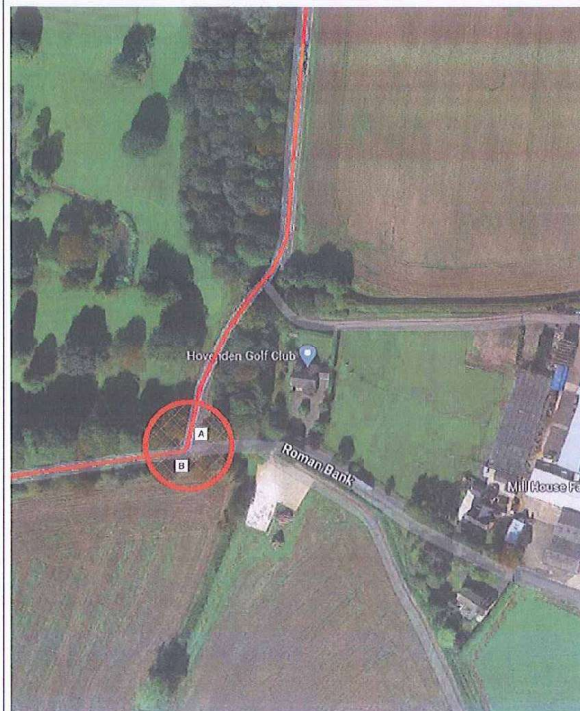
TITLE: **PROPOSED PAVING DETAILS SHEET 1 OF 2**

PROJECT No.	22006	CLIENT DRG No.	
A1 SCALE	AS SHOWN	DRG No.	22006-30-DR-0112

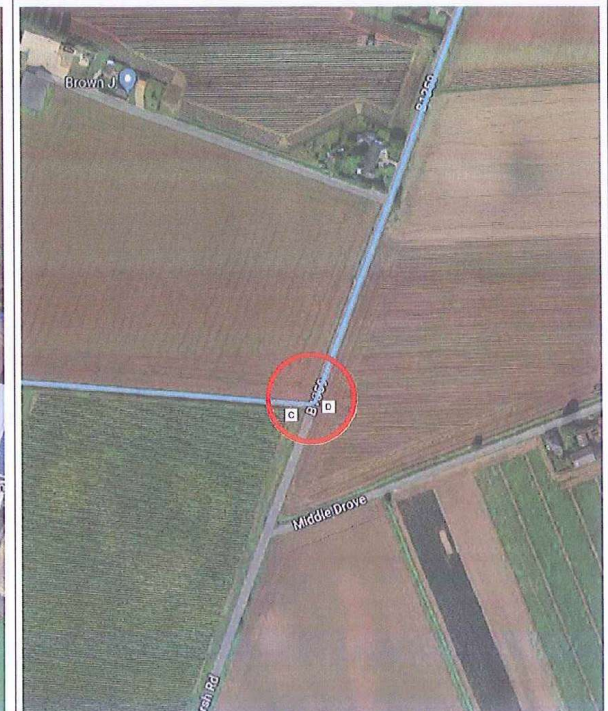
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KEYPLAN
SCALE: 1:12.5



ROAD JUNCTION 1
SCALE: 1:12.5



ROAD JUNCTION 2
SCALE: 1:12.5

**DRAFT COPY -
 UNCHECKED - MAY BE
 INCOMPLETE**



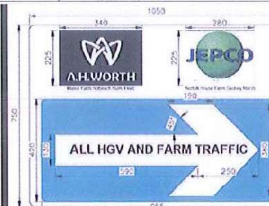
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SCALE: 1:12.5



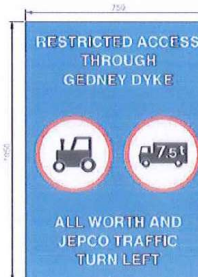
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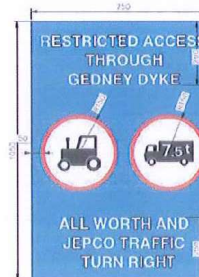
ROAD SIGN AT A
SCALE: 1:12.5



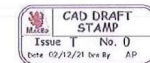
ROAD SIGN AT C
SCALE: 1:12.5



ROAD SIGN AT B
SCALE: 1:12.5



ROAD SIGN AT D
SCALE: 1:12.5



ISSUED FOR INFORMATION						
ISSUE	DESCRIPTION	DRW	CRG	AUTH	APP	DATE



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 Swords,
 Co. Dublin, K67 W39
 Ireland
 Tel: +353-1-8957818
 Fax: +353-1-8957819
 E-mail: postmaster@macedo.ie

CLIENT: JEPCO
 PROJECT: GEDNEY MARSH H3 PROJECT
 TITLE: ACCESS ROAD SIGNAGE DETAILS

PROJECT No: 20008	CLIENT BRG No:
A1 SCALE: AS SHOWN	DRG No.: 20008-20-DR-00

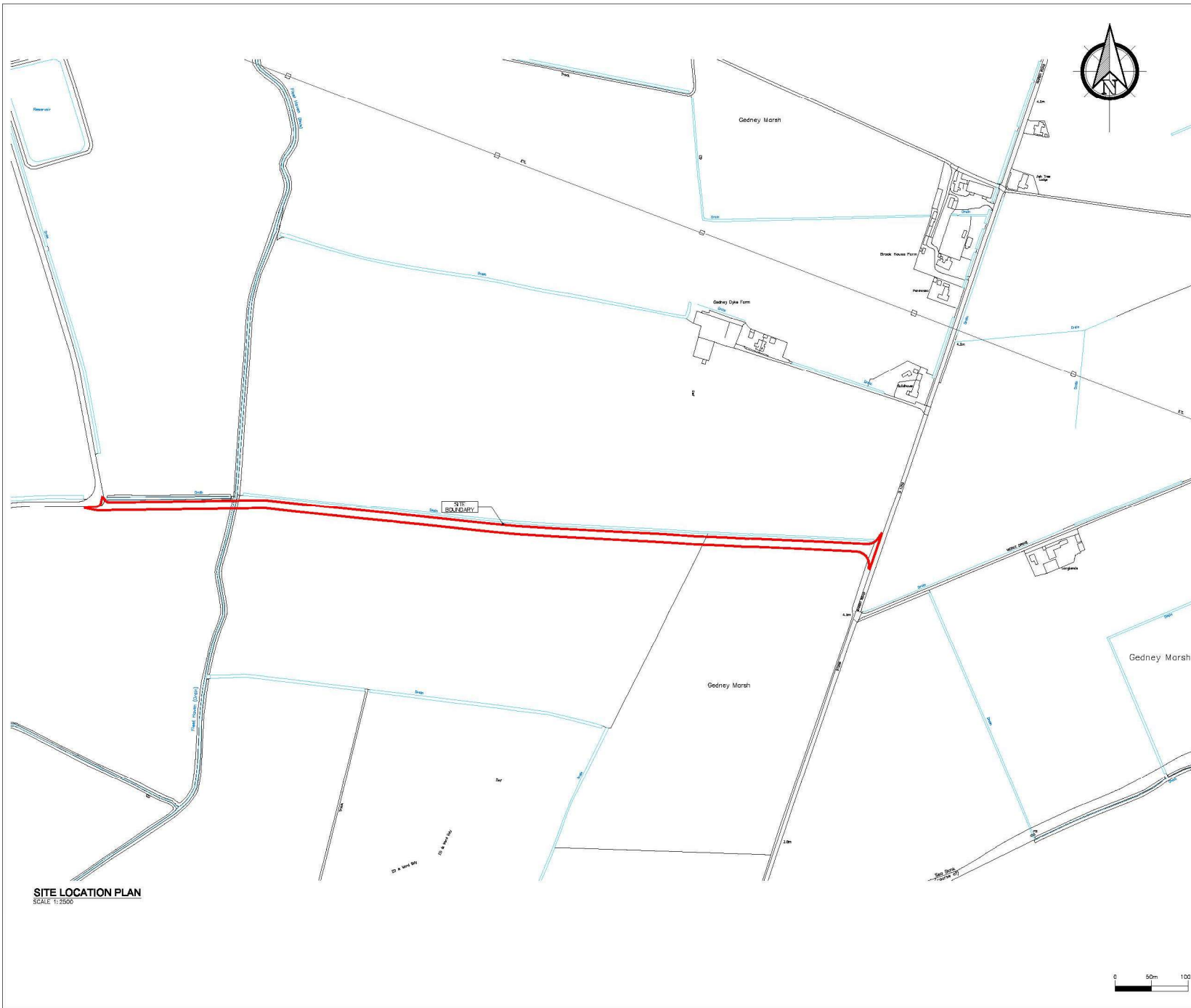
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NOTES

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B	REVISED FOR PLANNING	AP	AP	MK	MK	19/04/22
A	ISSUED FOR PLANNING	AP	AP	MK	MK	18/02/22
ISSUE	DESCRIPTION	DRN	DRG	AUTH CHK	APP	DATE



CLIENT **JEPCO**

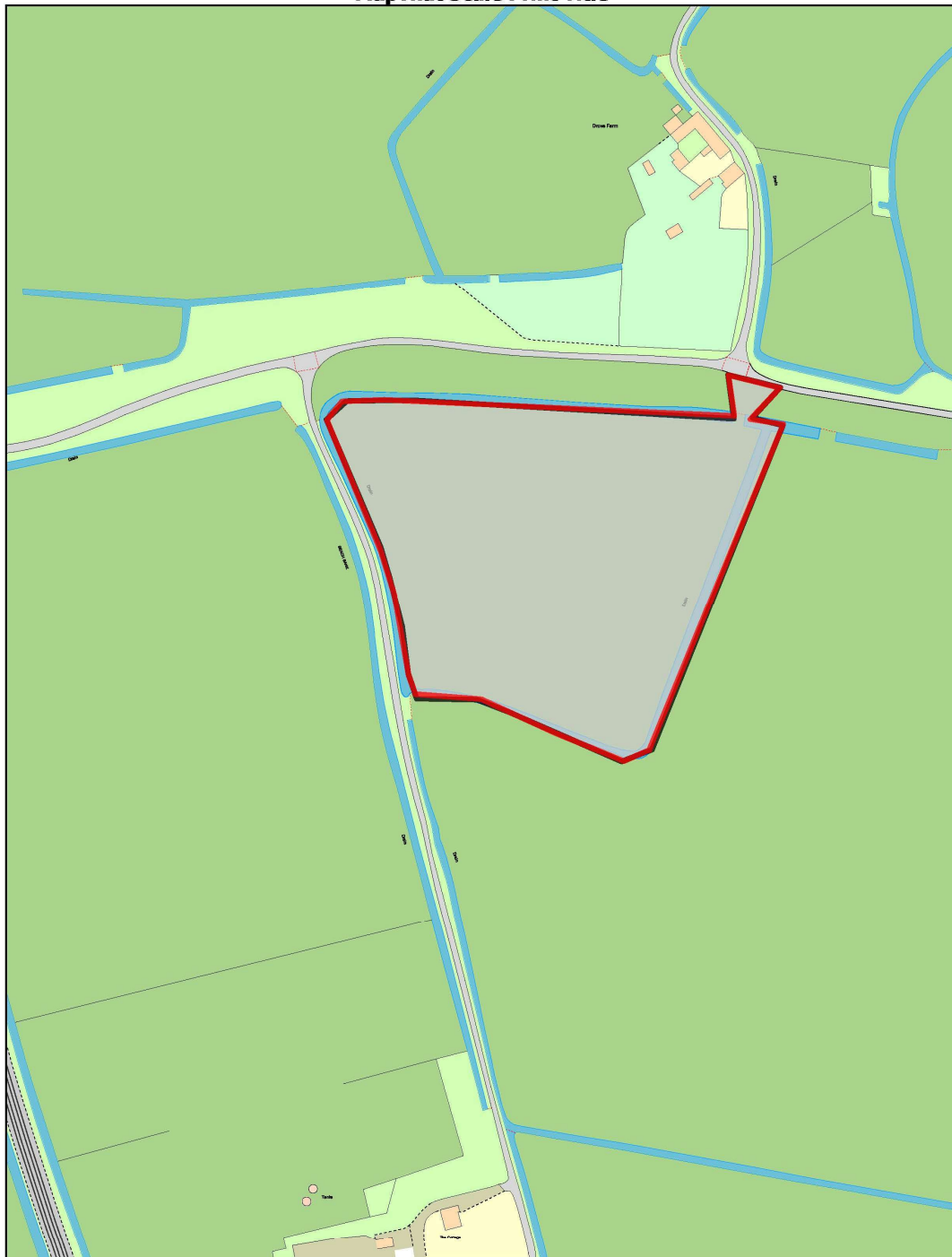
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 Fax. +353 -1- 8957819
 E-mail. postmaster@maceo.ie

PROJECT **GEDNEY MARSH H3 ACCESS ROAD PROJECT**

TITLE **SITE LOCATION PLAN**

PROJECT No.	22006	CLIENT DRG No.	
A1 SCALE	1:2500	DRG No.	22006-20-DR-0000

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Atomic Dog Training Centre



Plan Produced for: Hayley Laches
Date Produced: 14 Feb 2020
Plan Reference Number: TQRQM20045121123827
Scale: 1:1250 @ A4



Search Google Maps

See travel times, traffic and nearby places

**Yellow box represents
the artificial grass
training area
(approx position)**

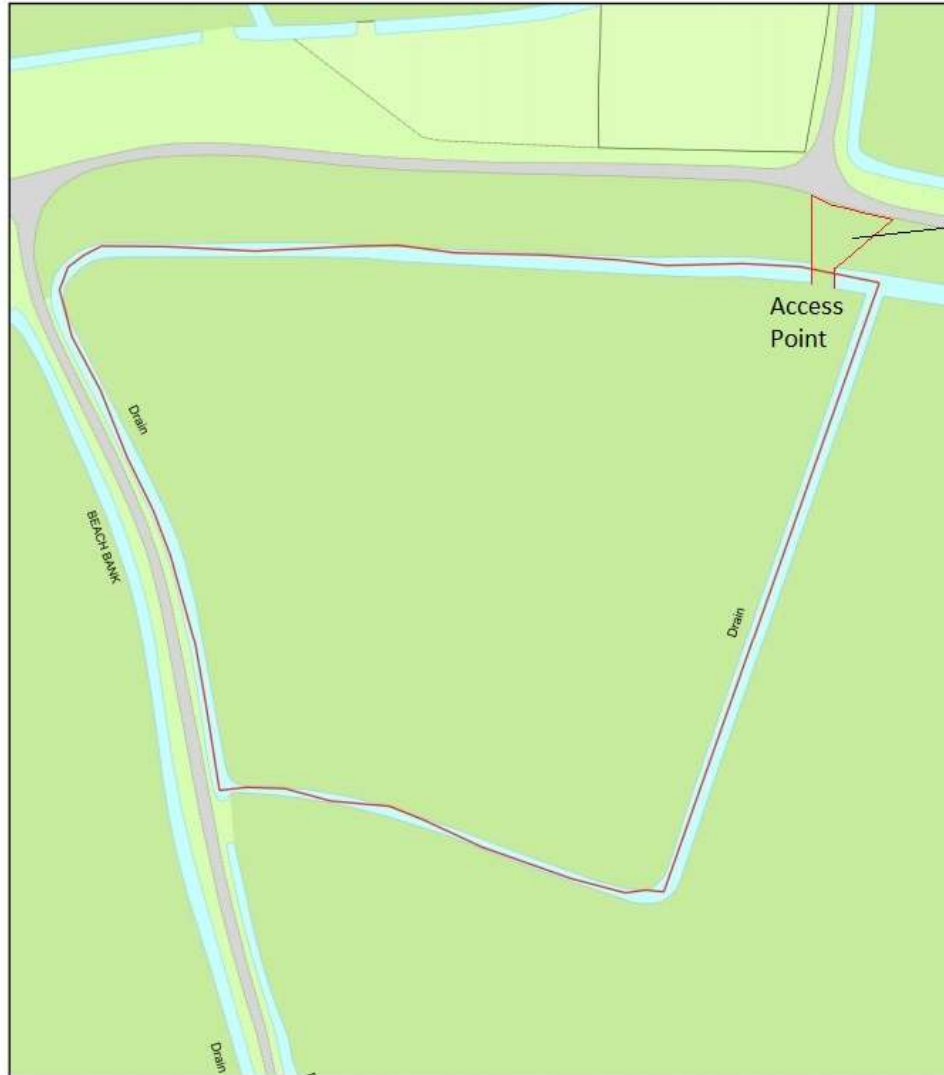
Measure distance

Click on the map to add to your path

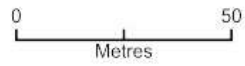
Total area: 17,638.64 m² (189,860.78 ft²)

Total distance: 541.81 m (1,777.59 ft)

Atomic Dog Training Centre



Grass verge belongs to Gosberton Parish Council



Plan Produced for: Hayley Laches
Date Produced: 14 Feb 2020
Plan Reference Number: TQRQM20045121123827
Scale: 1:1250 @ A4



A gravel driveway with a sign that reads "GUBBOLE'S DROVE". The driveway is surrounded by lush green trees and foliage. A utility pole is visible on the right side of the driveway. The scene is brightly lit, suggesting a sunny day.

GUBBOLE'S DROVE



LITTLE LANE











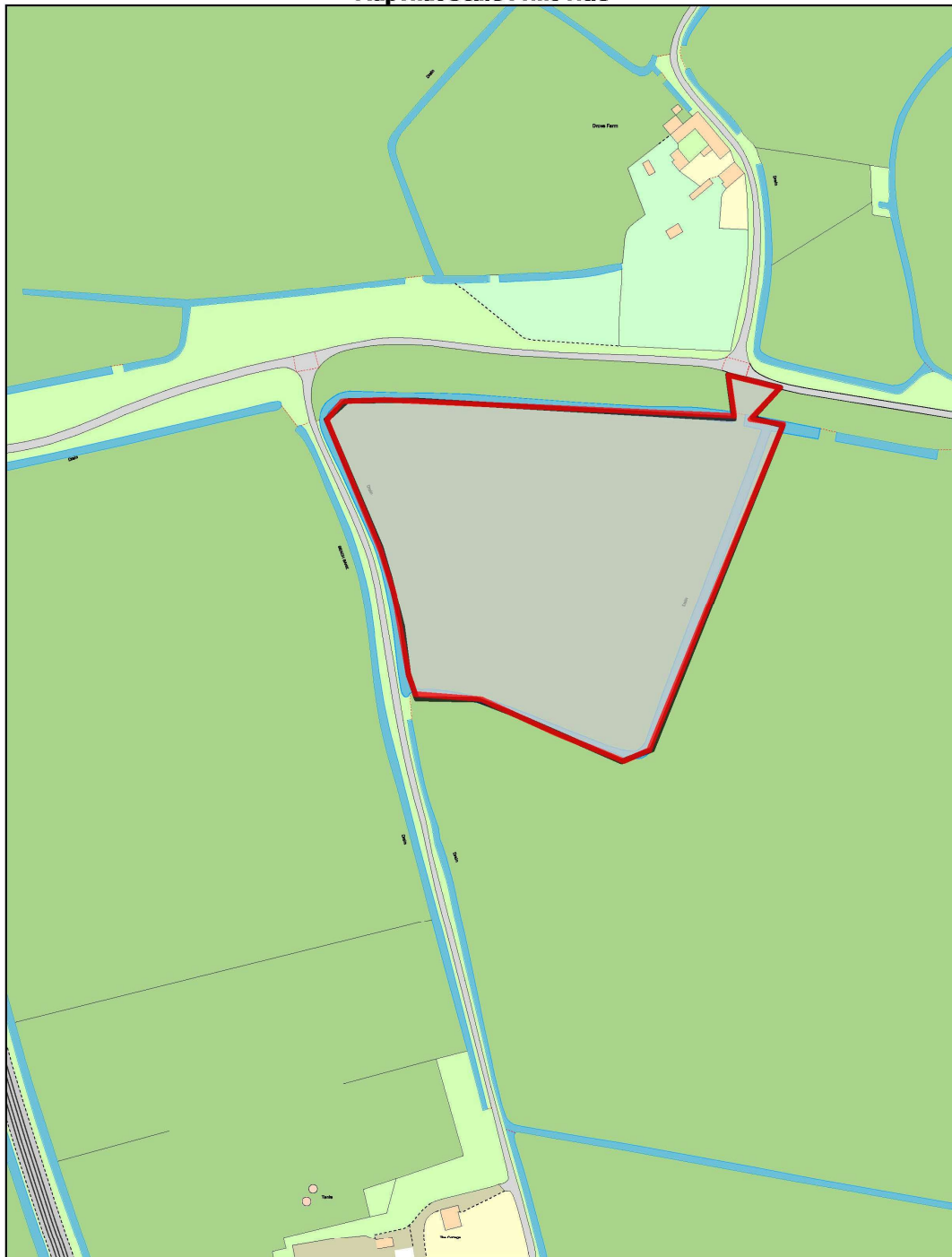




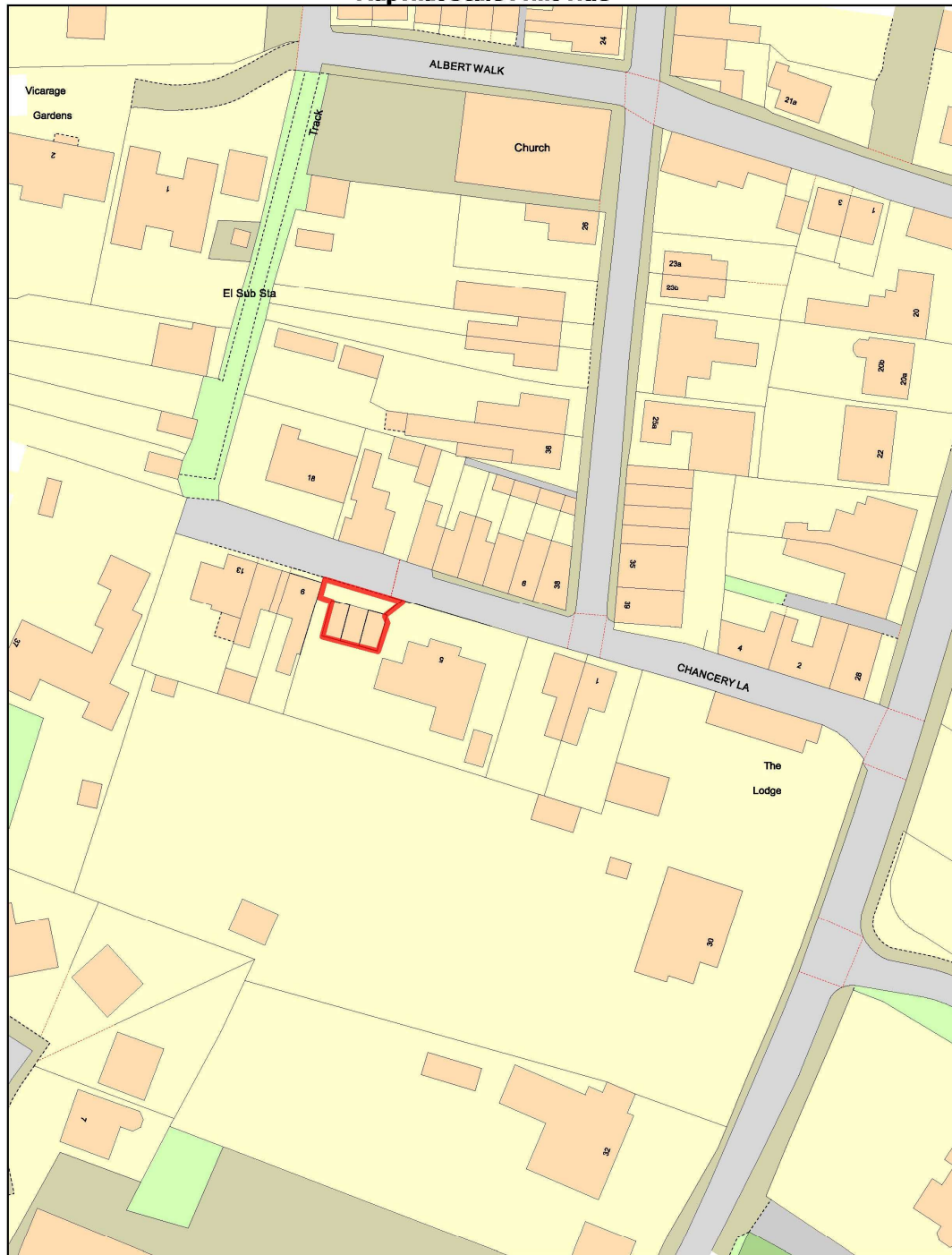


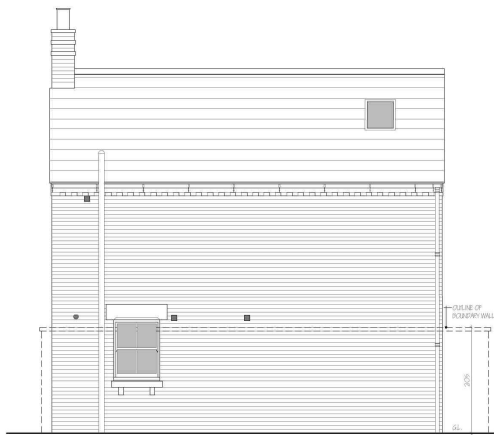




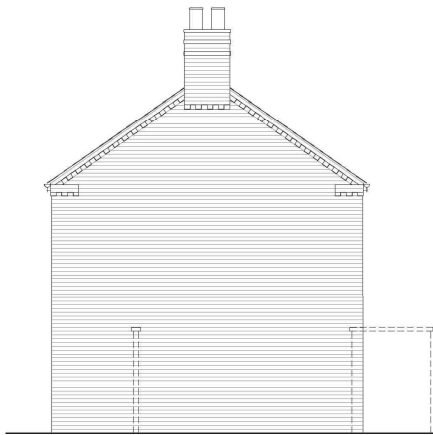


MapThat Scale Print Title

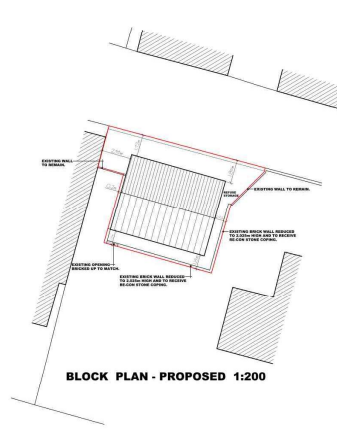




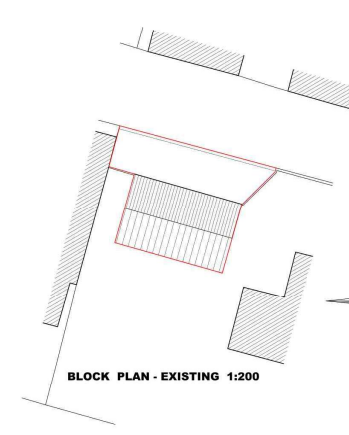
SOUTH ELEVATION



WEST ELEVATION



BLOCK PLAN - PROPOSED 1:200



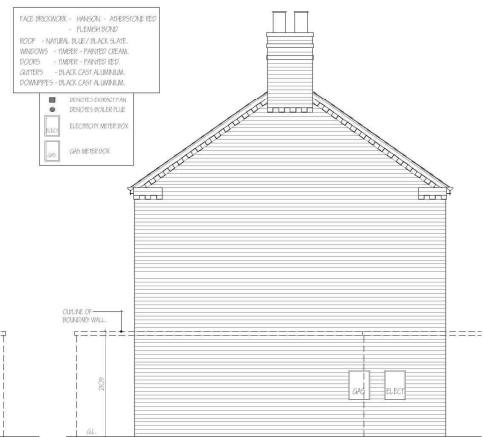
BLOCK PLAN - EXISTING 1:200



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 All dimensions shall be taken from the most central work, unless otherwise stated.
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 All dimensions shall be taken from the most central work, unless otherwise stated.



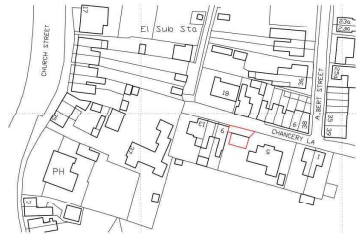
NORTH ELEVATION



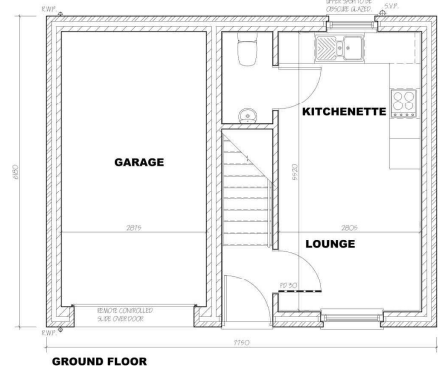
EAST ELEVATION

**FACE FINISHES - HANSON - AMERSFORD 185 FLESHBOND
 ROOF - HARVEY BLUE SLATE
 WINDOWS - HANSON - PAINTED CREAM
 DOORS - HANSON - PAINTED RED
 GUTTERS - BLACK CAST ALUMINIUM
 DOWNPIPES - BLACK CAST ALUMINIUM**

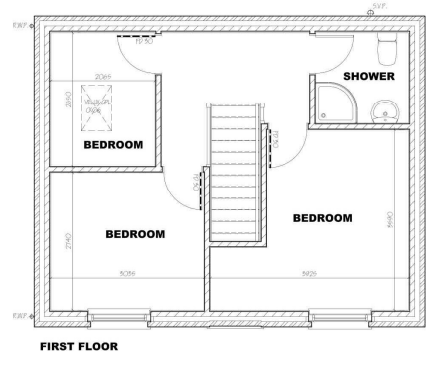
BRICKS EXTERIOR
 BRICKS INTERIOR
 ELECTRIC METER BOX
 GAS METER BOX



LOCATION PLAN 1:1250



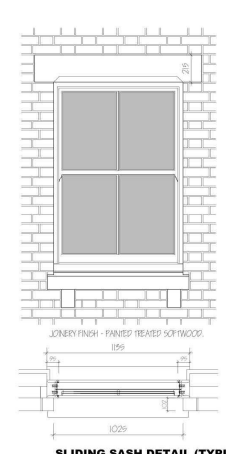
GROUND FLOOR



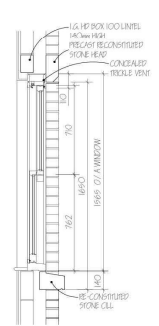
FIRST FLOOR



FRONT ENTRANCE DETAIL (TYPICAL) 1:20



SLIDING SASH DETAIL (TYPICAL) 1:20



ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES

revision	date	init.	revision	details
A	MAR 22	J.C.		GENERAL NOTES FOR FULL PLANNING
B	MAR 22	J.C.		ROOF LIGHT TO SCOURLEIGH LANE
C	MAR 22	J.C.		EXISTING WALL AND ROOF



Client: MR J BELSHAM, MRS D WOODS & MRS S DAWSON

Project: RESIDENTIAL DEVELOPMENT
 7 CHANCERY LANE
 HOLEBACH LANE
 PE12 7DS

Drawing: BLOCK & LOCATION PLANS
 INDICATIVE DWELLING LAYOUT

Scale	1:50 1:100 1:200 1:1250 @ A1	Drawing No.	Z119-01-D
Date	MAR '22	Drawn	J.C.

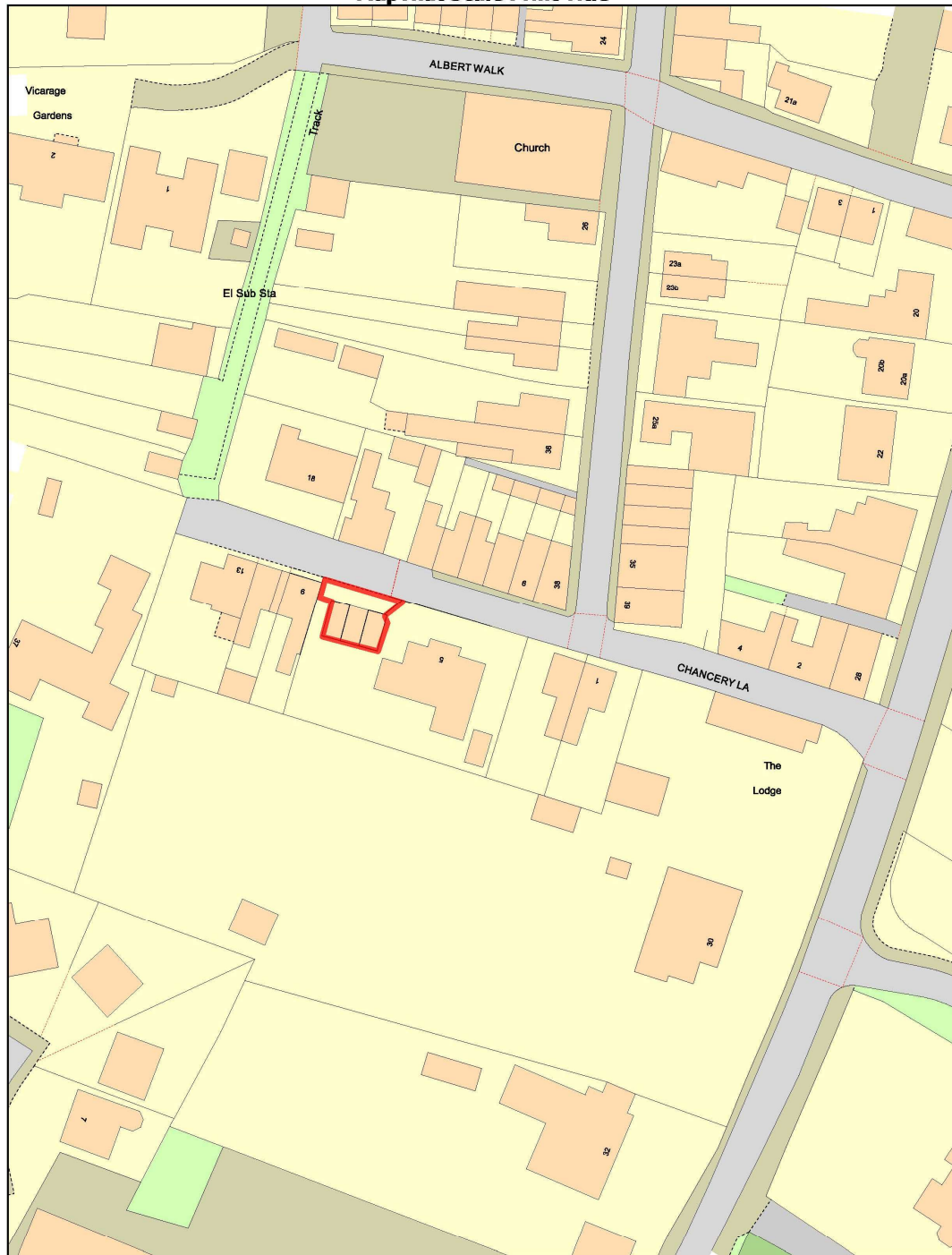








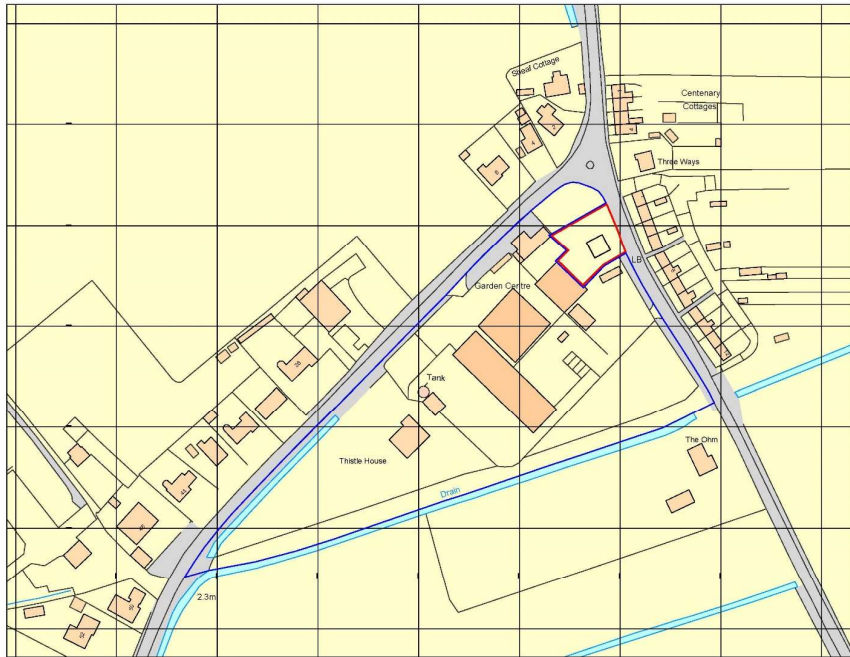
MapThat Scale Print Title



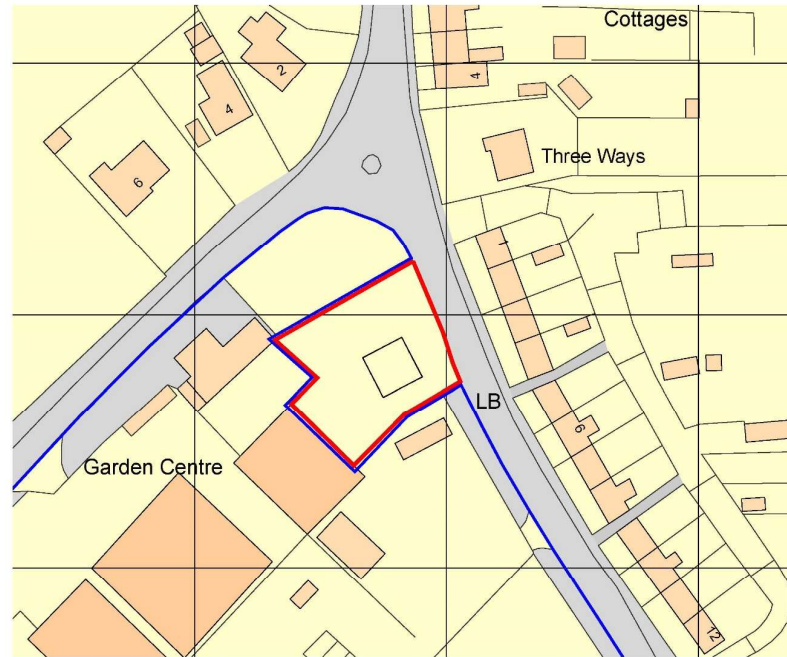
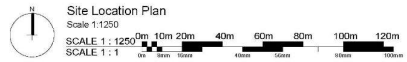
MapThat Scale Print Title



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Ref.	Date	Description	Initial
		Ogkoby & Limb Ltd Clustering Architects Suite 1, Market Chambers 12 Market Place, Spalding, Lincs PE11 1SE Tel: 01773 761196 e-mail: design@o&l-ltd.co.uk	

Client:
Tyrrell Properties Ltd

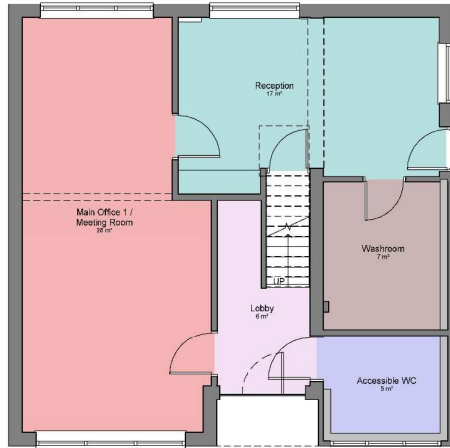
Project:
Proposed Refurbishment and change of use from residential to office accommodation at Silverwood Nursery, Sutton Crosses, Long Sutton, Spalding, PE12 9AU

Drawing Title:
Site Location Plan
GENERAL ISSUE

Date: **11.09.20** Scale: **as shown @ A1**
 Drawn by: **CLS** Checked by: **AJO**

Drawing Number: **A1494-01** Rev: **-**

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Ground Floor Level Plan as existing
 Scale 1 : 50



First Floor Level Plan as existing
 Scale 1 : 50

Ref.	Date	Description	Initial
X	XX/XX/XX	Xxxx	XXX

Oglesby & Limb Ltd
 Chartered Architects
 Suite 1, Market Chambers
 12 Market Place, Spalding, Lincs
 PE11 1JQ
 Tel: 01775 7601796
 e-mail: design@osl-ltd.co.uk



Client:

Tyrrell Properties Ltd

Project:

Proposed Change of Use from office to residential dwelling at Silverwood Nursery, Sutton Crosses, Long sutton, Spalding, PE12 9AU.

Drawing Title:
Ground & First Floor Level Plans as existing
PLANNING APPLICATION ISSUE

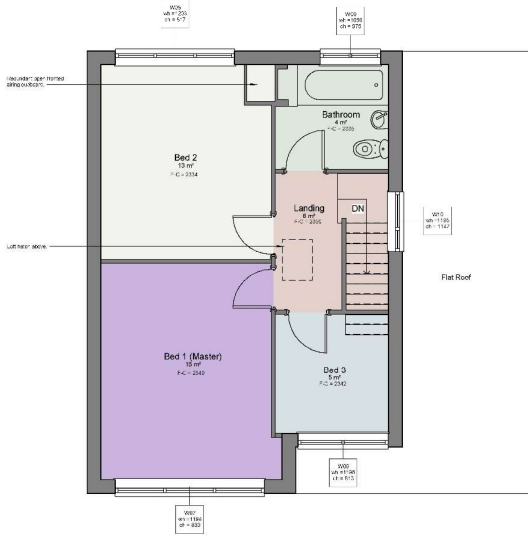
Date:	MAY 2022	Scale:	as shown @ A1
Drawn by:	AJO	Checked by:	RDL

Drawing Number:	Rev:
A1494-30	

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Ground Floor Level Plan as proposed
 Scale 1 : 50
 0m 1m 2m 3m 4m 5m
 VISUAL SCALE 1:50 @ A1



First Floor Level Plan as proposed
 Scale 1 : 50

Ref.	Date	Description	Initial
X	XX/XX/XX	XXXX	XXX

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Client
Tyrrell Properties Ltd

Project:
Proposed Change of Use from office to residential dwelling at Silverwood Nursery, Sutton Crosses, Long sutton, Spalding, PE12 9AU.

Drawing Title:
Ground & First Floor Level Plans as proposed
PLANNING APPLICATION ISSUE

Date:	MAY 2022	Scale:	as shown @ A1
Drawn by:	AJO	Checked by:	RDL

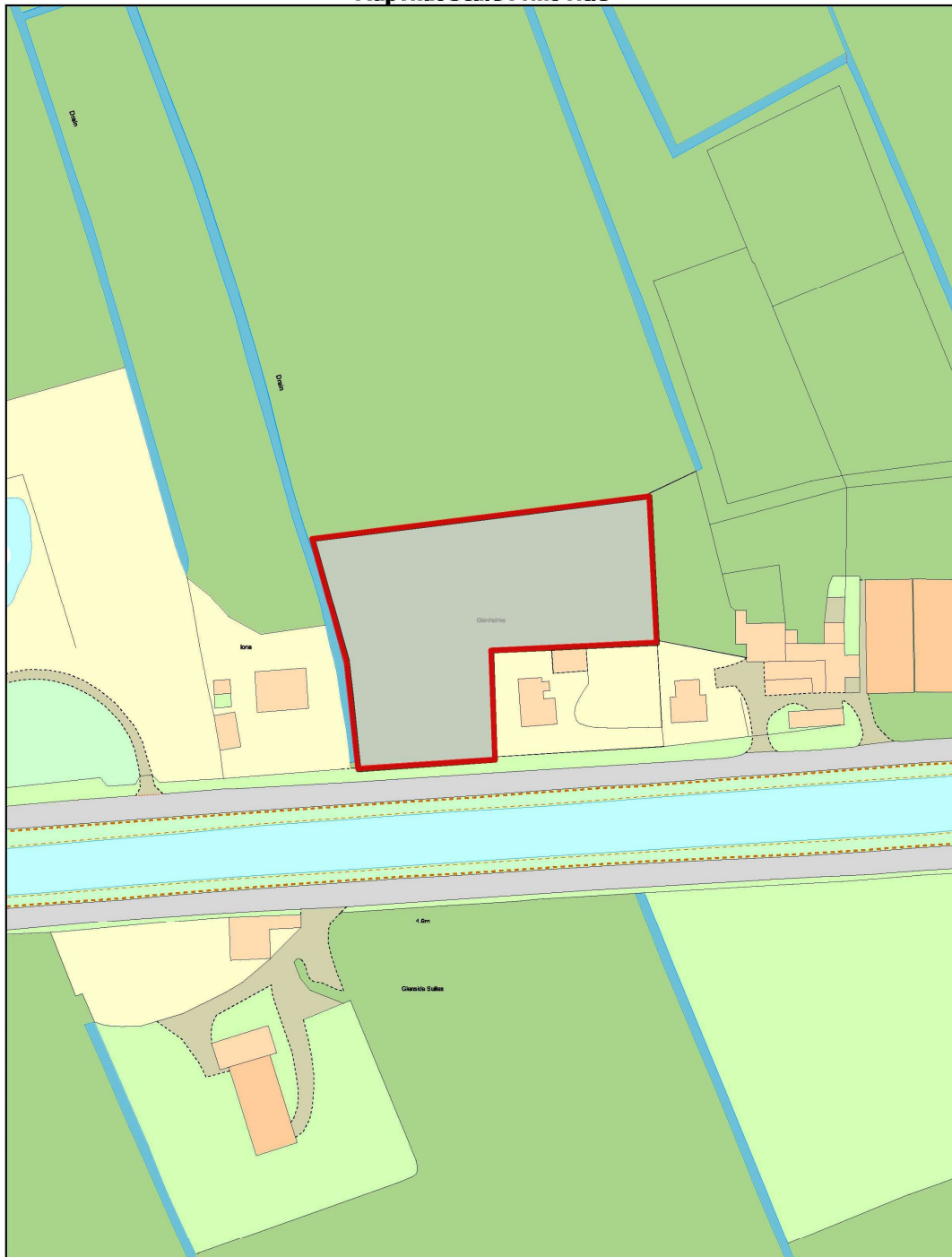
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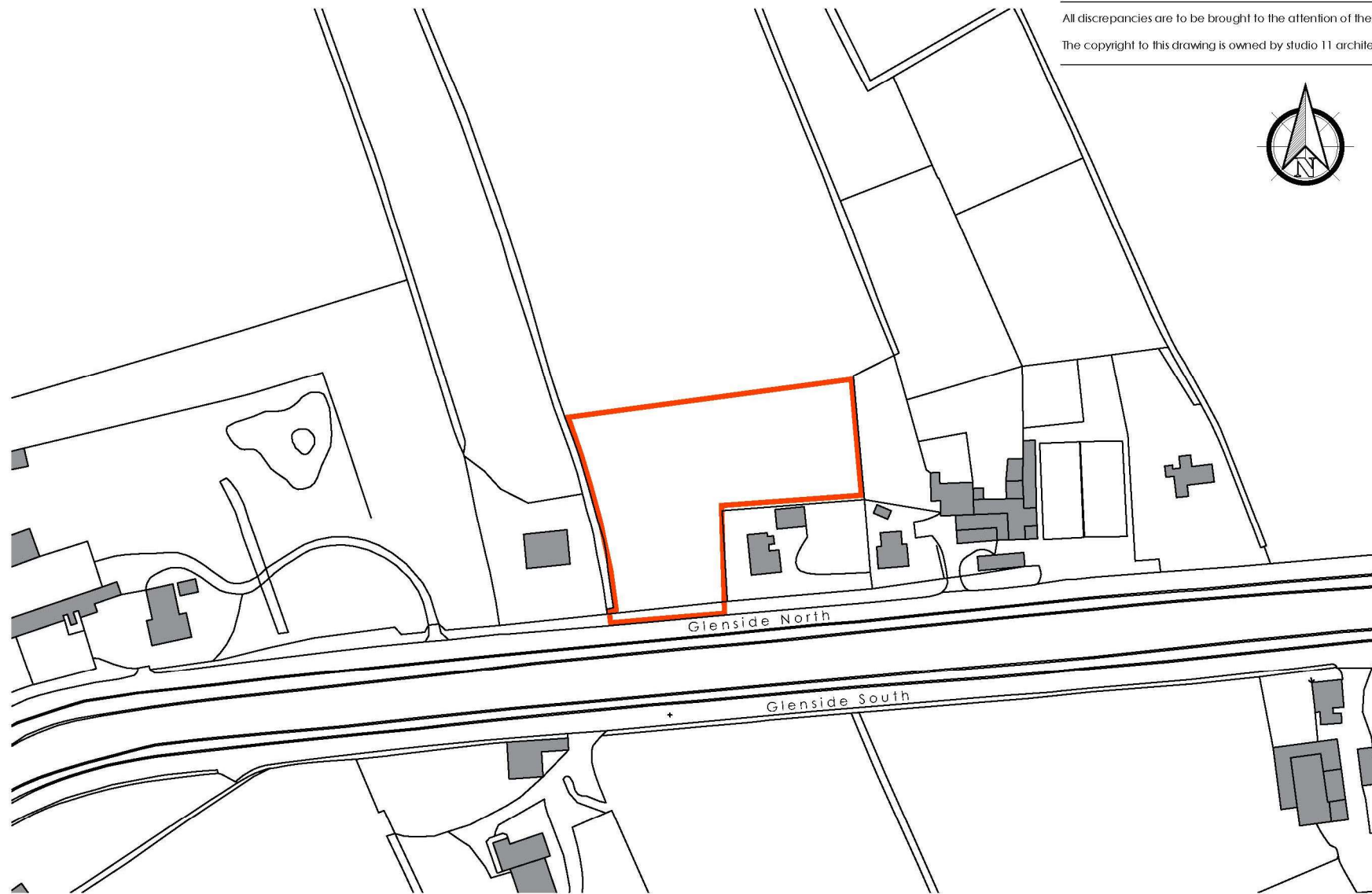


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All discrepancies are to be brought to the attention of the below office.
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INNOVATION DRIVE, KING'S LYNN,
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REVISION	DATE	DRAWN	DESCRIPTION	PROJECT DESIGNER	PROJECT DIRECTOR
		EG		KB	KB
				SCALE	PAPER SIZE
				1:1250	A3
				DRAWING NUMBER	
				542.PD.03	

CLIENT	Mr & Mrs M Thomas	DRAWN	EG	PROJECT DESIGNER	KB	PROJECT DIRECTOR	KB
PROJECT	Proposed self-build home on land off Glenside North, West Pinchbeck	DATE	06.10.2021	SCALE	1:1250	PAPER SIZE	A3
DRAWING	Location Plan	DRAWING NUMBER	542.PD.03				



A 11.04.2021 05 Drawing issued for final construction.
REVISION DATE DRAWN DESCRIPTION



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CLIENT Mr & Mrs M Thomas

PROJECT Proposed self-build home on land off Glenside North, Pinchbeck

DRAWING Site Layout

DRAWN EG	PROJECT DESIGNER KB	PROJECT DIRECTOR KB
DATE 06.10.2021	SCALE 1:200	PAPER SIZE A1

DRAWING NUMBER 542.PD.02
Working partnership with: Ralph Clewley Associates & Steven Conrath







South Elevation



East Elevation



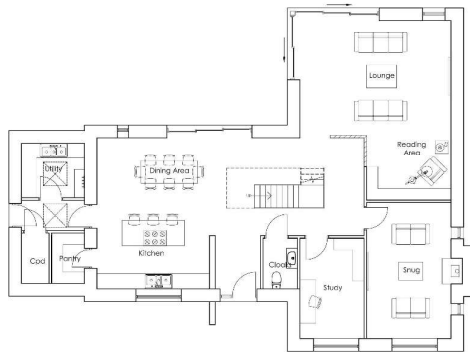
North Elevation



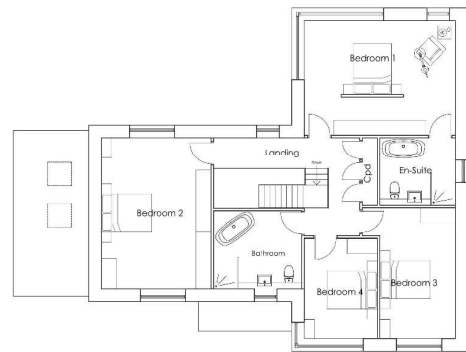
West Elevation

Materials Key

- ① Black Standing Seam Cladding
- ② Grey Facing Brickwork
- ③ Black Window/Doors
- ④ Perforated Brickwork to Porch



Ground Floor Plan



First Floor Plan



A 11.10.2021 05:00:00 C:\p\11\1021\05\0005.rvt



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CLIENT Mr & Mrs M Thomas

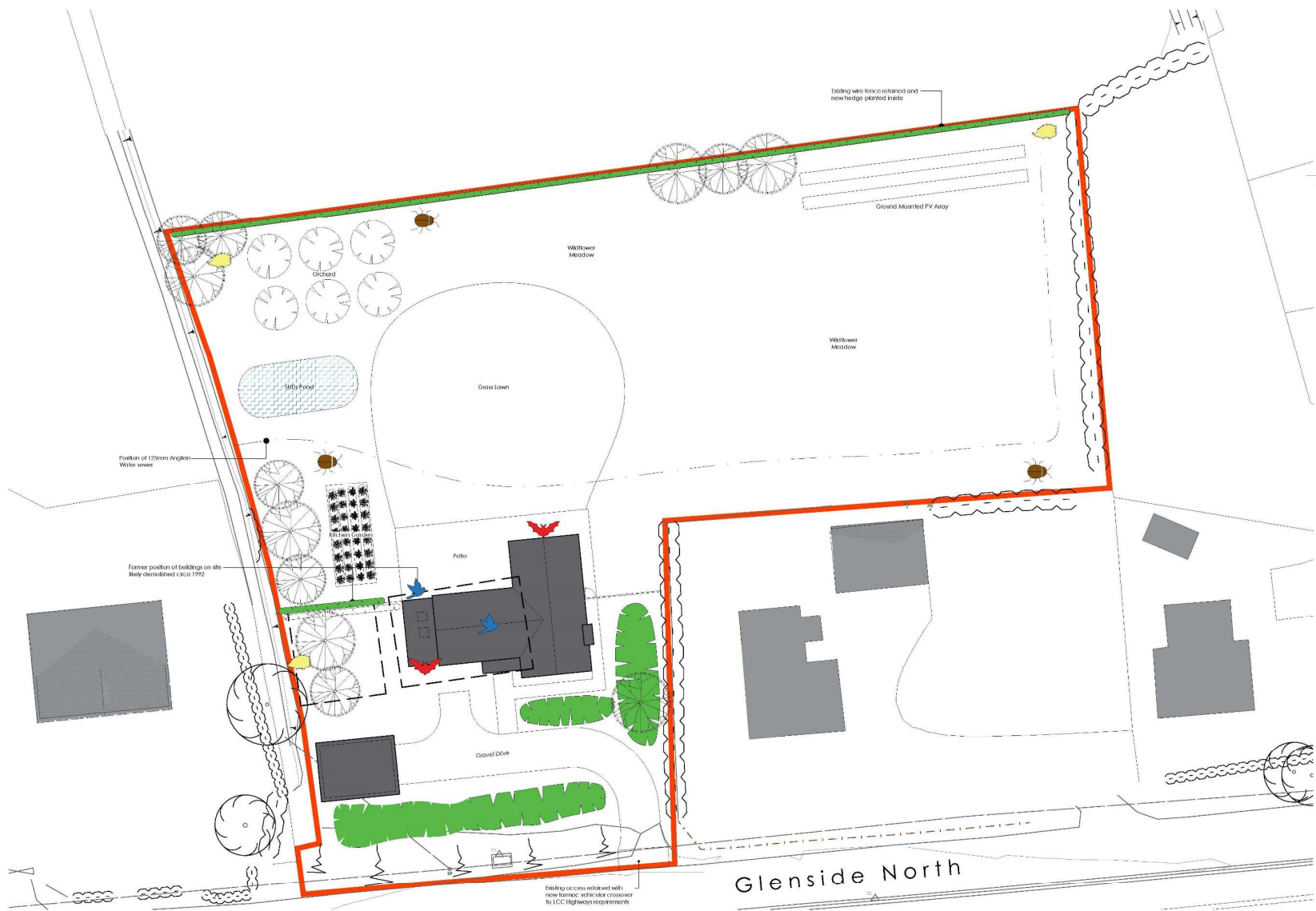
PROJECT Proposed Self-build home on land off Glenside North, Pinchbeck

DRAWING Floor Plans & Elevations

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	KB	KB
DATE	SCALE	PAPER SIZE
06.10.2021	1:100	A1

DRAWING NUMBER 542.PD.01

Working in partnership with **Ralph Chapman Associates & Evers Consultants**



- KEY**
- New SuDS Water feature with marginal planting to increase bio-diversity
 - Wildflower Meadow providing a new habitat for pollinators such as Butterflies, Bees and Hover flies
 - Existing Tree Retained
 - Existing Hedge Retained
 - New Tree General Planting
 - New Orchard Tree
 - New Shrub planting
 - New Native Hedge Planting

- Bird Boxes
- Bat Boxes
- Minibeast Habitats for invertebrates such as Beetles, Woodlice, Centipedes and Millipedes
- Hedgehog Houses
- Kitchen Garden



A: PROSELER
 20.10.2021
 DATE
 EG: KEVIN
 20.10.2021
 DRAWN
 EG: KEVIN
 20.10.2021
 CHECKED
 EG: KEVIN
 20.10.2021
 DESIGNED
 EG: KEVIN
 20.10.2021
 PROJECTED




STUDIO 11
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CLIENT Mr & Mrs M Thomas
PROJECT Proposed self-build home on land off Glenside North, Finchback
DRAWING Ecology Measures

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	KB	KB

DATE: 20.10.2021 | SCALE: 1:200 | PAPER SIZE: A1
 DRAWING NUMBER: 542.PD.04
Work prepared in accordance with the RIBA Chartered Association of Design Consultants



- KEY**
-  Building highly insulated through the 'Fabric First' approach reducing Carbon through the life of the building
 -  Photovoltaic Modules generating electricity for the home and selling surplus to the grid
 -  Electricity battery storage retaining electricity on site during the day for use at night
 -  Electric car charging point for charging minimum 2no. vehicles



A PROSECCO 100% ITALIANO BOUTIQUEAL FINESTRA
 100% ITALIANO BOUTIQUEAL FINESTRA

STUDIO 11
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 W: www.studio11architecture.co.uk

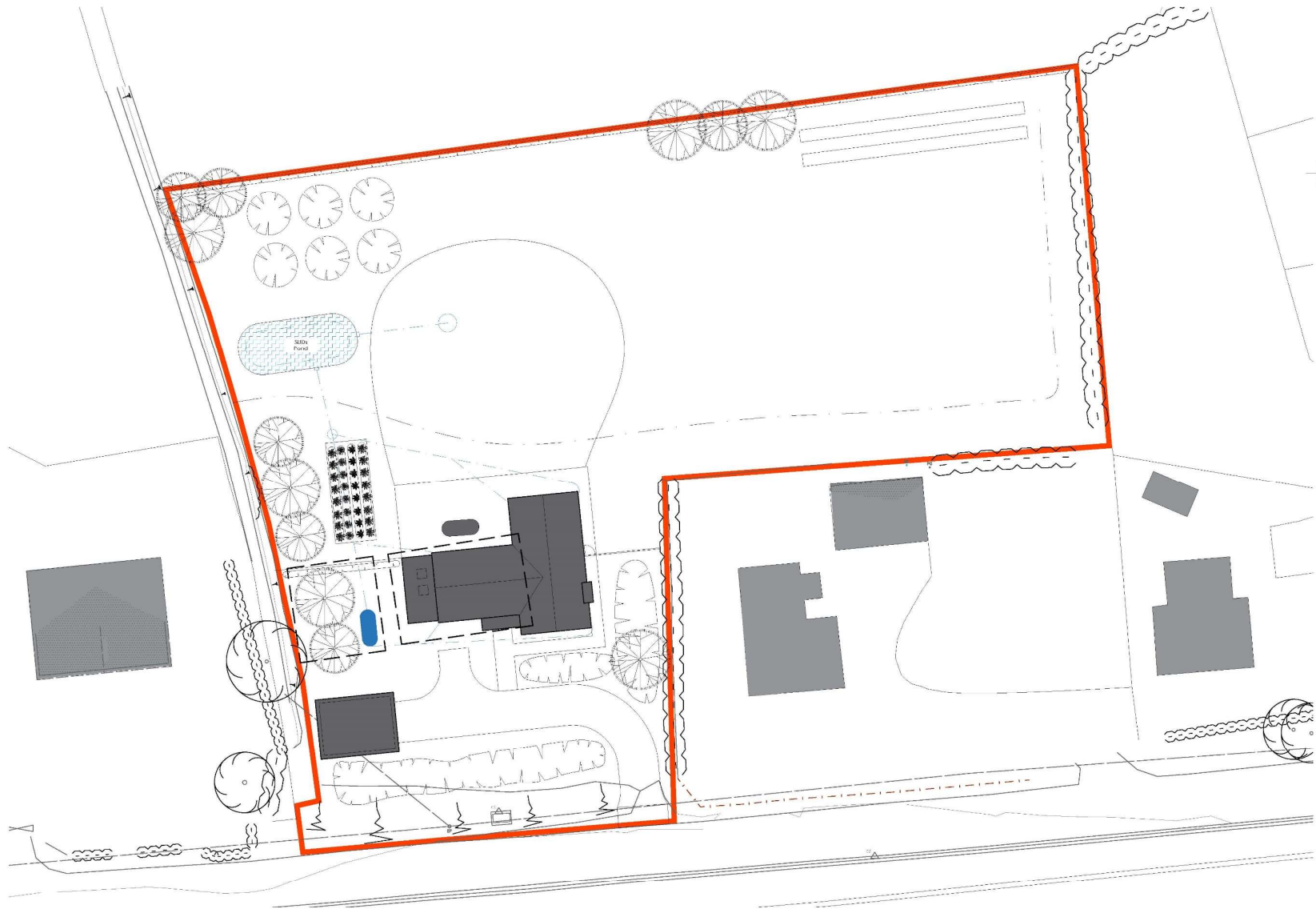
CLIENT Mr & Mrs M Thomas





PROJECT Proposed self-build home on land off Glenside North, Finchback

DRAWING Carbon Reduction Measures

DRAWN EG	PROJECT DESIGNER KB	PROJECT DIRECTOR KB
DATE 22.10.2021	SCALE 1:200	PAPER SIZE A1
DRAWING NUMBER 542_PD.05		

Work prepared by: T. Ralph Charlton Associates & Design Consultants



- KEY**
-  New SuD's feature storing stormwater on site, attenuating to greenfield run-off and discharging with overflow to soakway
 -  Rainwater Harvesting tank providing water for garden irrigation and car washing
 -  Stormwater Drainage Run
 -  Grey water tank providing water for WC Flushing



A. DESIGN DATE: 22.10.2021
B. DRAWN DESCRIPTION: SUDS DESIGN



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CLIENT Mr & Mrs M Thomas
PROJECT Proposed self-build home on land off Glenside North, Pinchbeck
DRAWING Sustainable Urban Drainage Design

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
EG	KB	KB
DATE	SCALE	PAPER SIZE
22.10.2021	1:200	A1

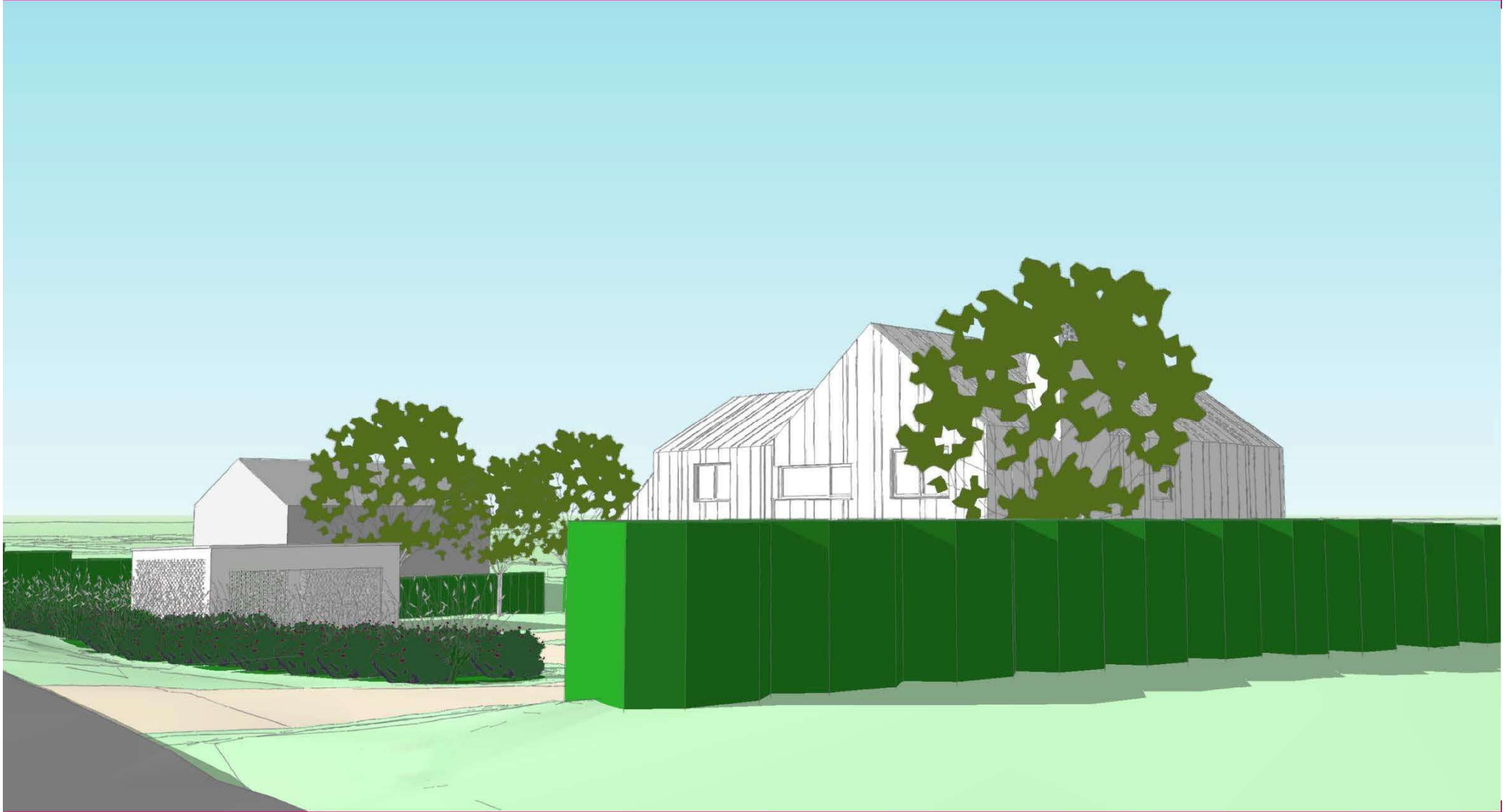
DRAWING NUMBER 542.PD.06

Working in partnership with the Ralph Chapman Associates & Steven Cook Architects

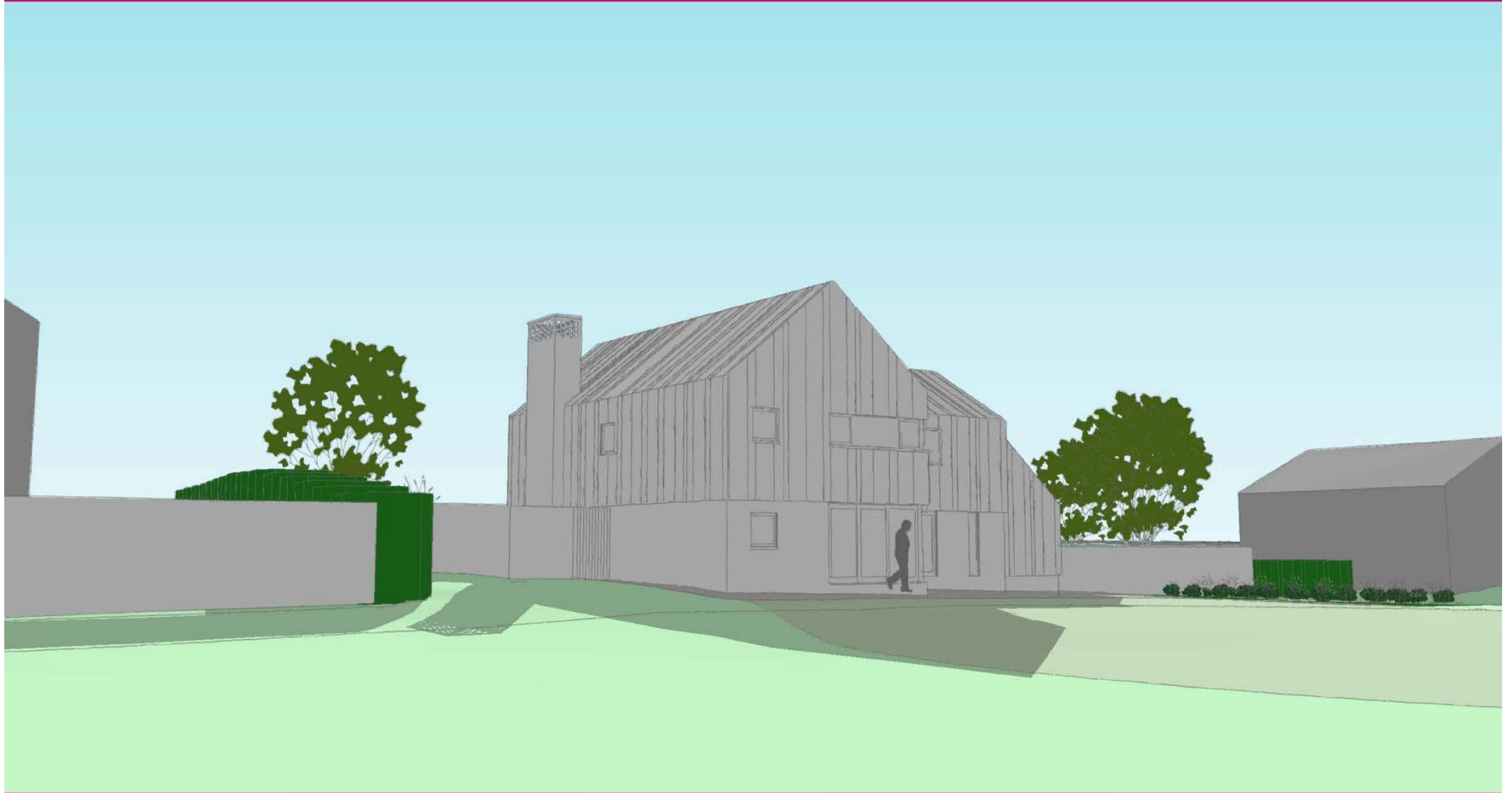
















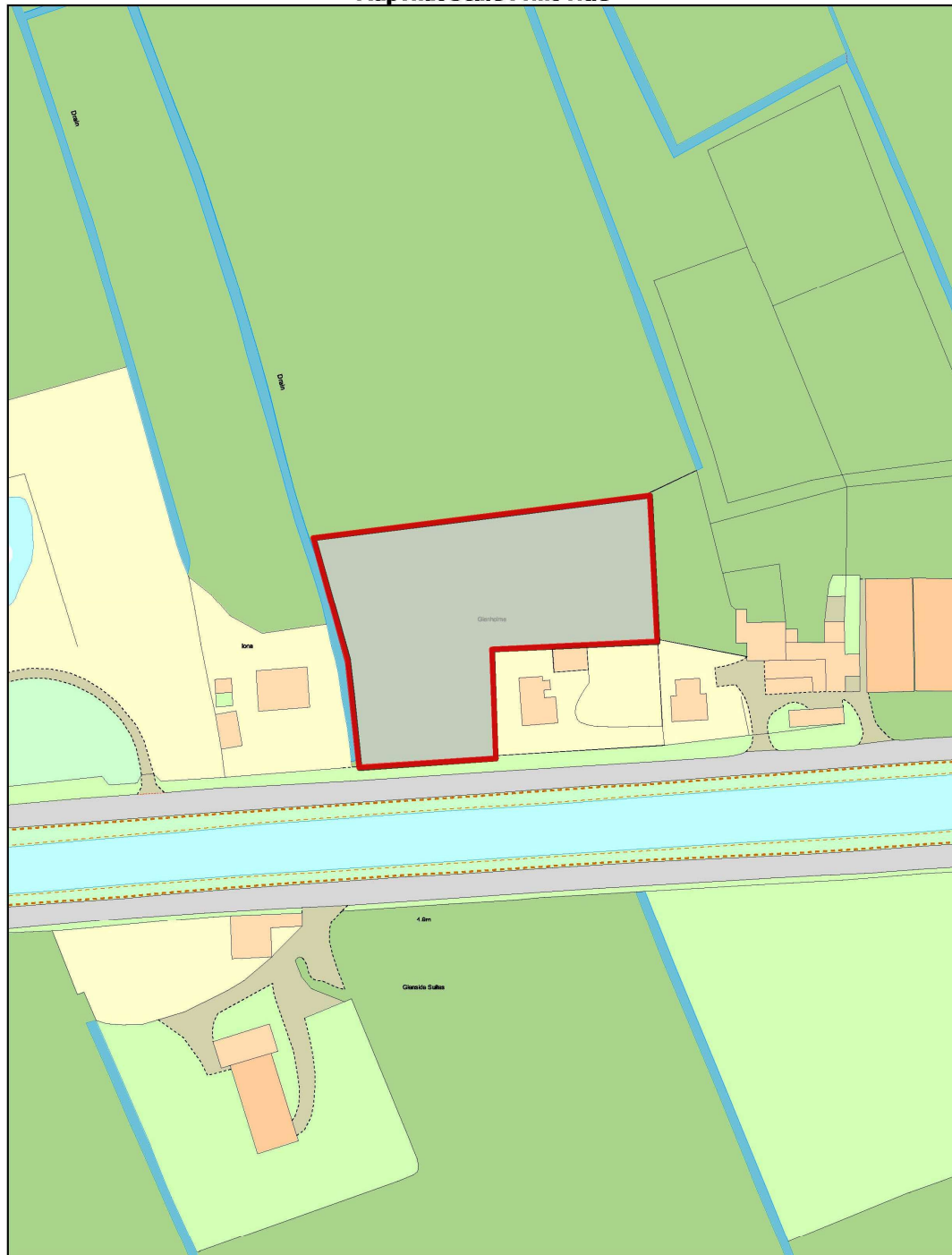




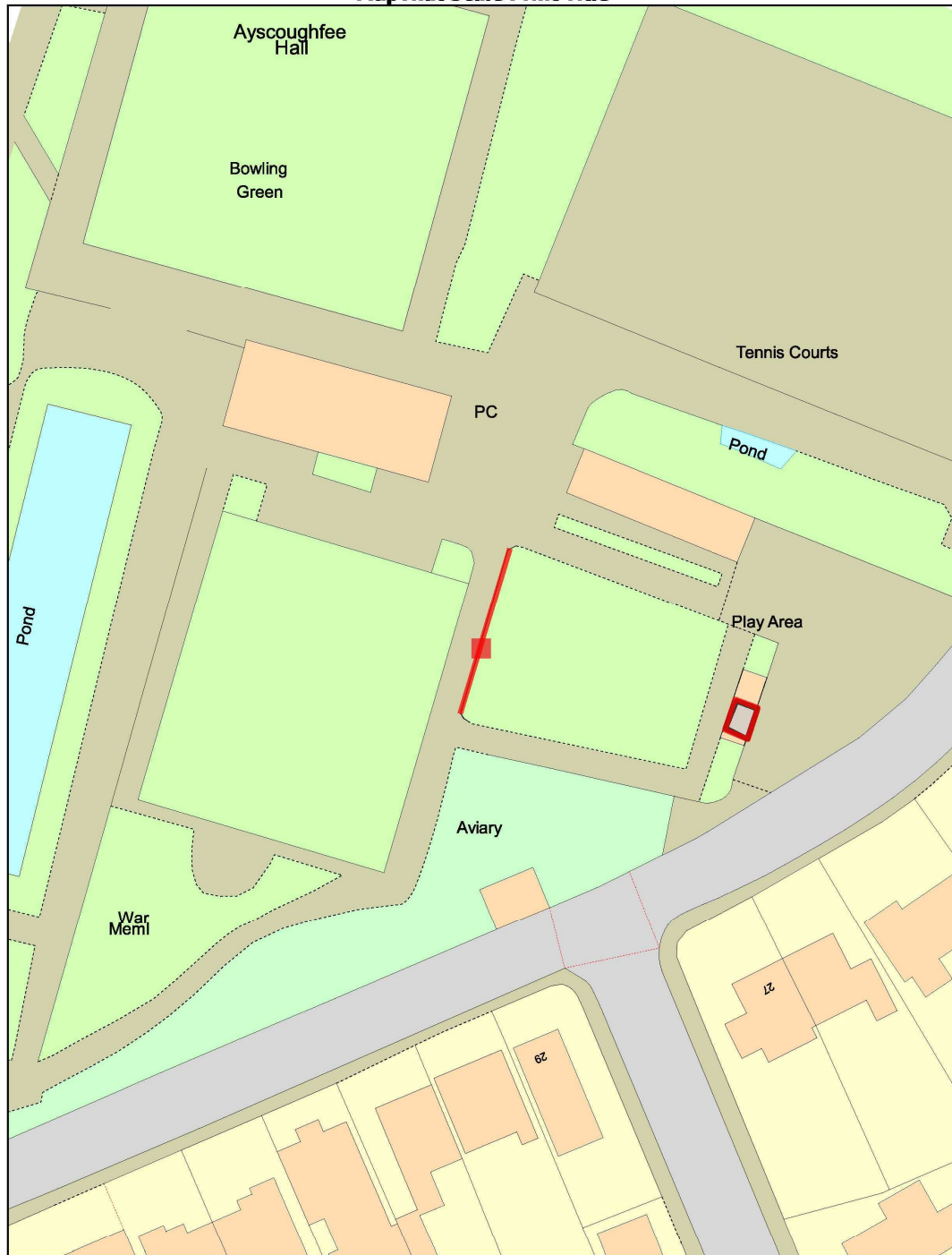




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Site Location Plan

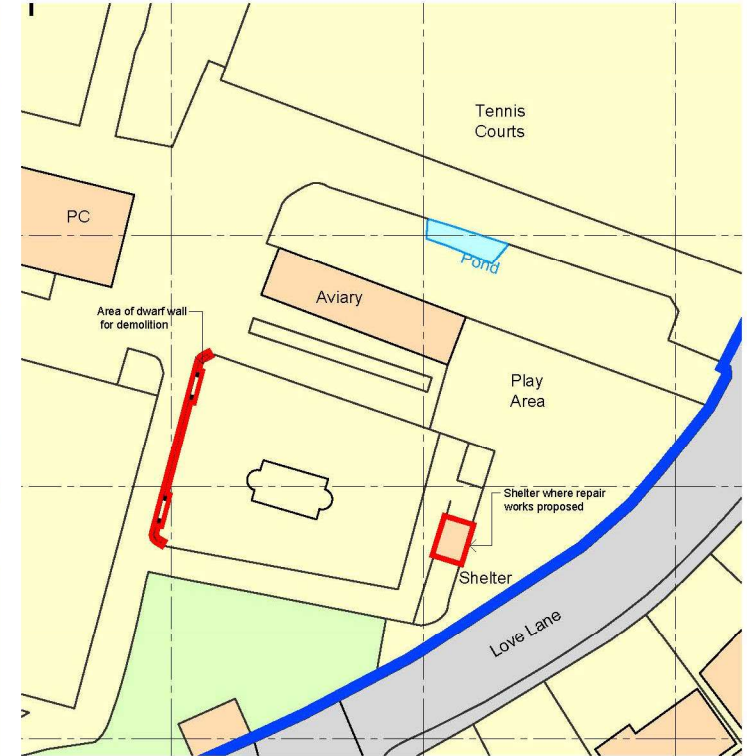
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250 0m 10m 20m 40m 60m 80m 100m 120m

SCALE 1 : 1 0m 3mm 6mm 12mm 24mm 48mm 96mm 192mm



Site Block Plan as proposed

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500 0m 5m 10m 20m 30m 40m 50m

SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm



Client:	South Holland District Council
---------	---------------------------------------

Project:	Ayscoughfee Hall Museum & Gardens Church Gate, Spalding, PE11 2RA Proposed works to shelter and dwarf wall
Drawing Number:	A1572S-01
Rev:	P1

Date:	April 2022	Scale:	As shown @ A3
Drawn by:	AJO	Checked by:	CLS
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Drawing Title:	Site Location and Block Plans
LBC APPLICATION ISSUE	

<p>Oglesby & Limb Ltd Chartered Architect</p> <p>Suite 1, Market Chambers 12 Market Place, Spalding, Lincs PE11 1SL</p> <p>Tel: 01775 761196 e-mail: design@o-l-ltd.co.uk</p>	
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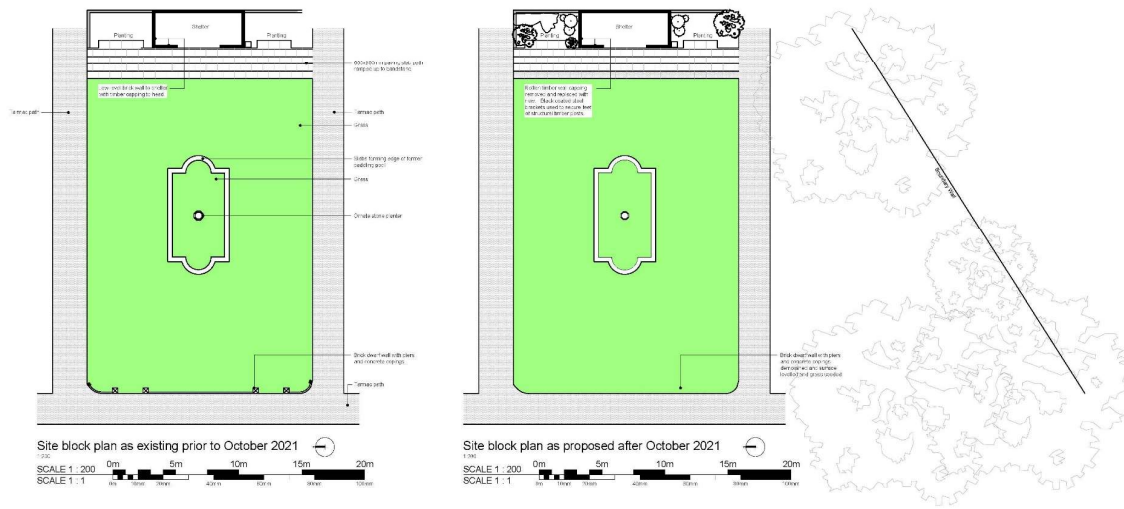


Image of shelter prior to works

Shelter repair photographs



Aerial image prior to demolition of dwarf wall



Image prior to works showing rotten timber plates

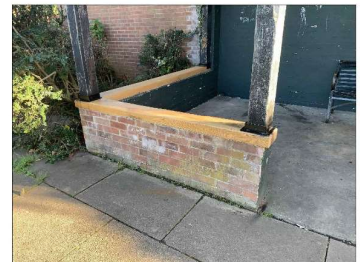


Image after to works showing new timber plates



Image after to works showing new timber plates

Dwarf wall demolition photographs



View from east prior to demolition, dwarf wall in centre ground



View from east after demolition.



Ground surface following demolition of wall



Ground surface following demolition of wall

Ref.	Date	Description	Initial

Oglesby & Limb Ltd
Chartered Architects

Suite 1, Market Chambers
17 Market Place, Spalding, Lincolnshire
PE11 1SL
Tel: 01775 393196
e-mail: aoleg@oglesbylimb.co.uk

Client: South Holland District Council

Project: Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA

Proposed works to Shelter and demolition of Dwarf Wall

Drawing Title:

Plans and photos as existing and as proposed

LBC APPLICATION ISSUE

Date: April 2022 Scale: as shown @ A1
Drawn by: ajo Checked by: cls

Drawing Number: A1572-20 Rev: P1





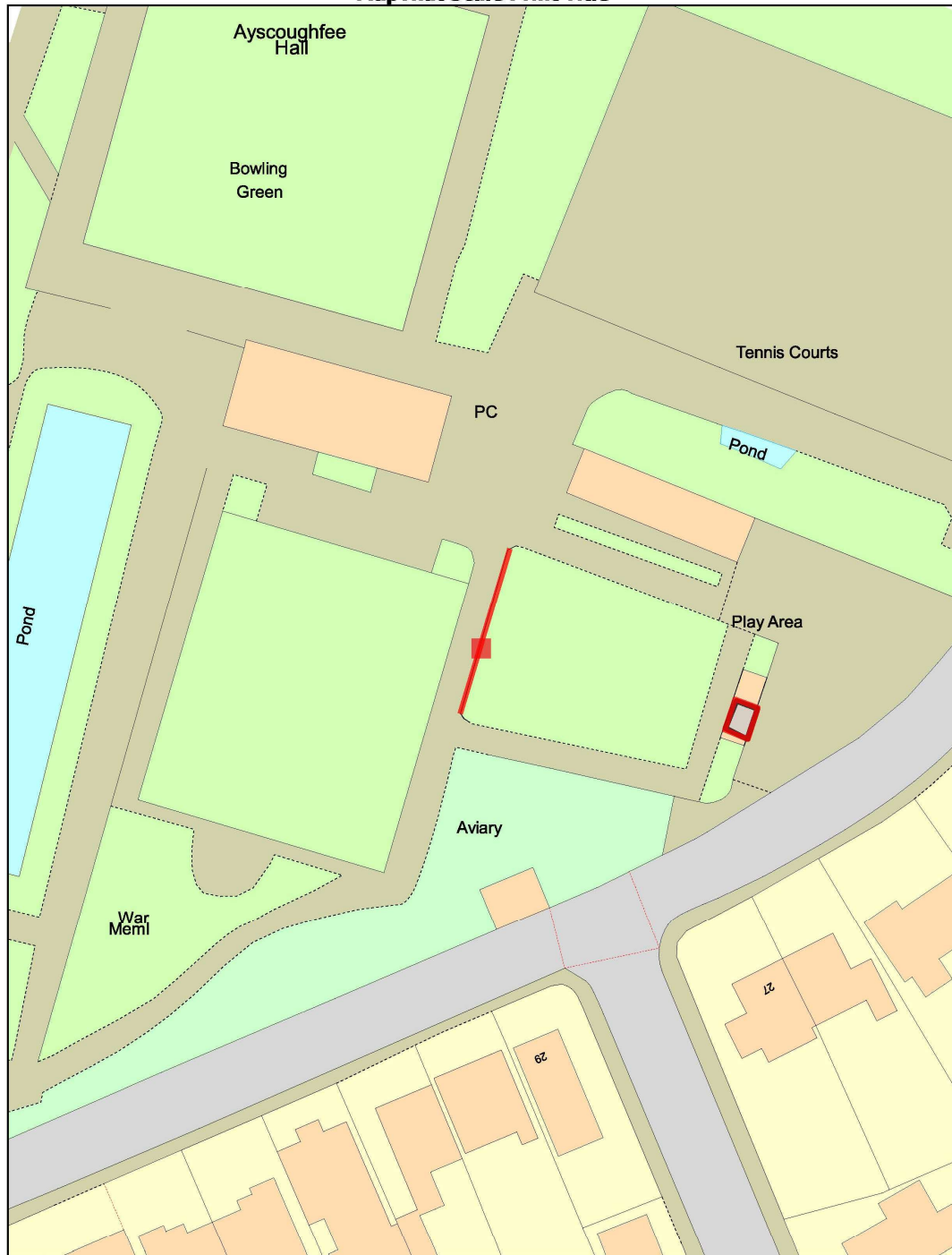


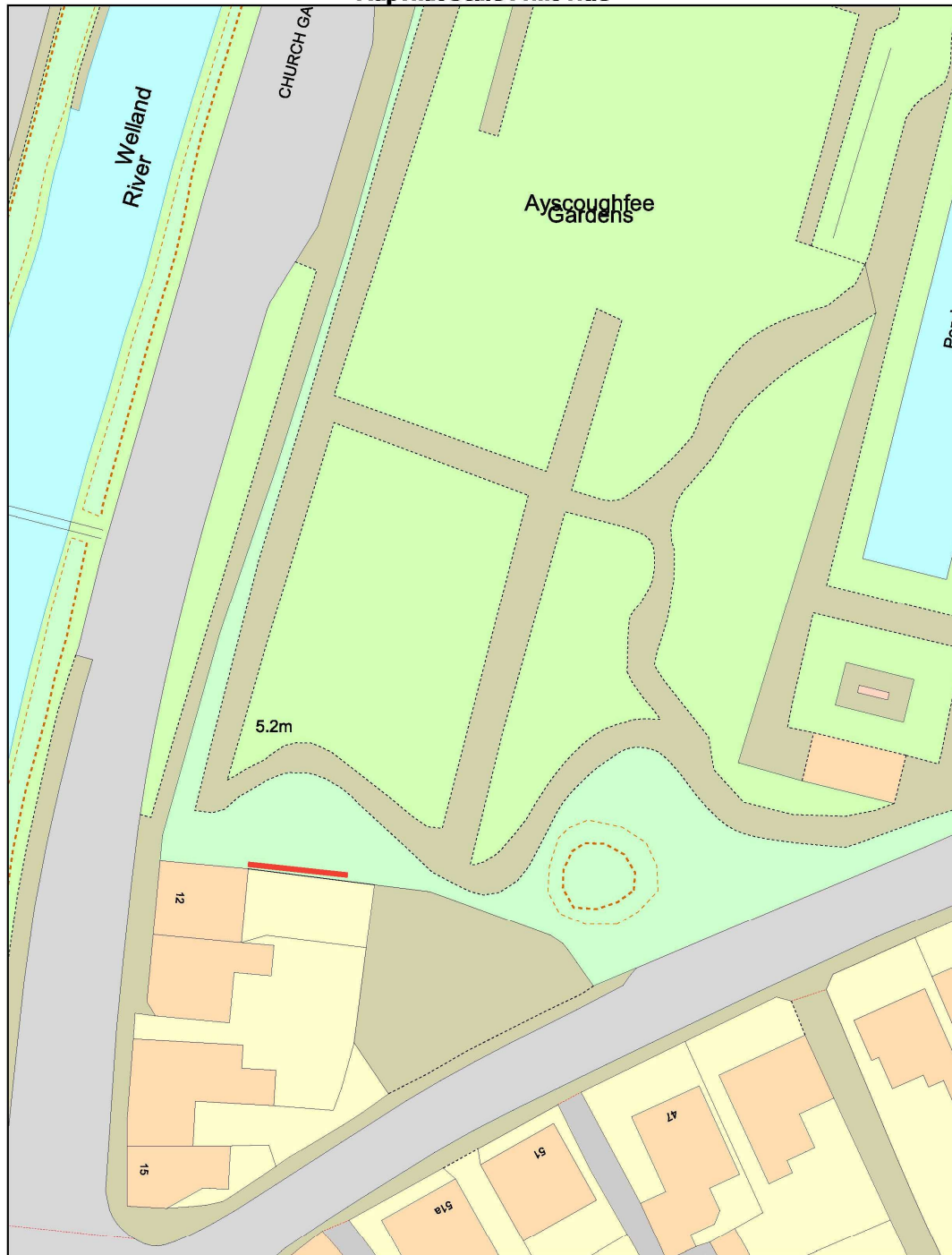






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Site Location Plan

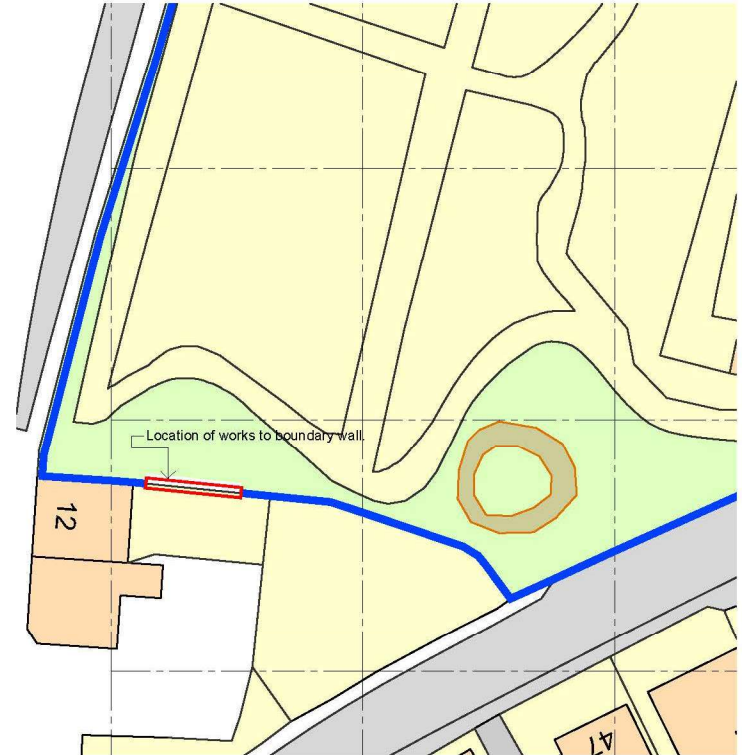
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250 0m 10m 20m 40m 60m 80m 100m 120m

SCALE 1 : 1 0m 3mm 16mm 40mm 56mm 80mm 100mm



Site Block Plan as proposed

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500 0m 5m 10m 20m 30m 40m 50m

SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm

Client:	South Holland District Council
---------	---------------------------------------

Project:	Ayscoughfee Hall Museum & Gardens Church Gate, Spalding, PE11 2RA Proposed repair works to boundary wall including reduction in height.
Drawing Number:	A1572W-01
Rev:	P1

Date:	April 2022	Scale:	As shown @ A3
Drawn by:	AJO	Checked by:	CLS
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Drawing Title:	Site Location and Block Plans
PLANNING & LBC APPLICATION ISSUE	

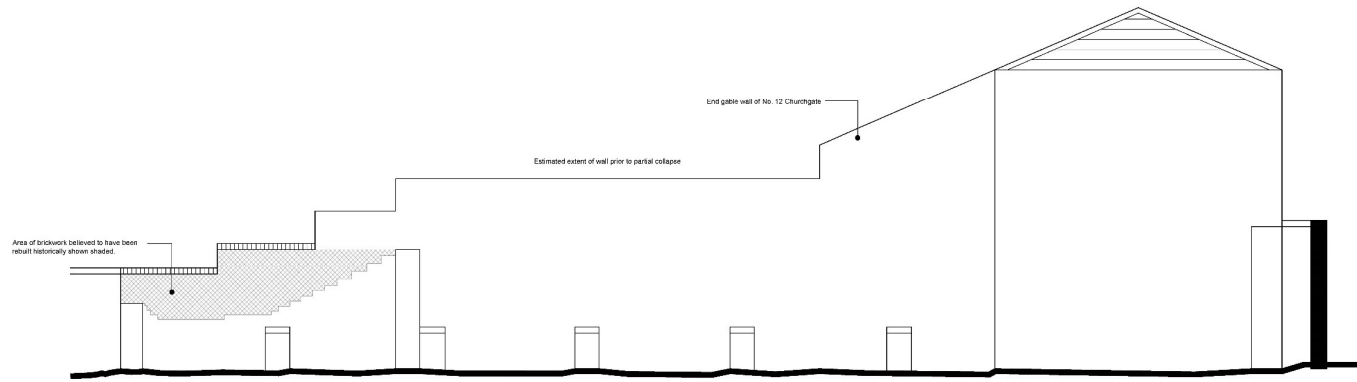
Oglesby & Limb Ltd
Chartered Architect

Suite 1, Market Chambers
12 Market Place, Spalding, Lincs
PE11 1SL

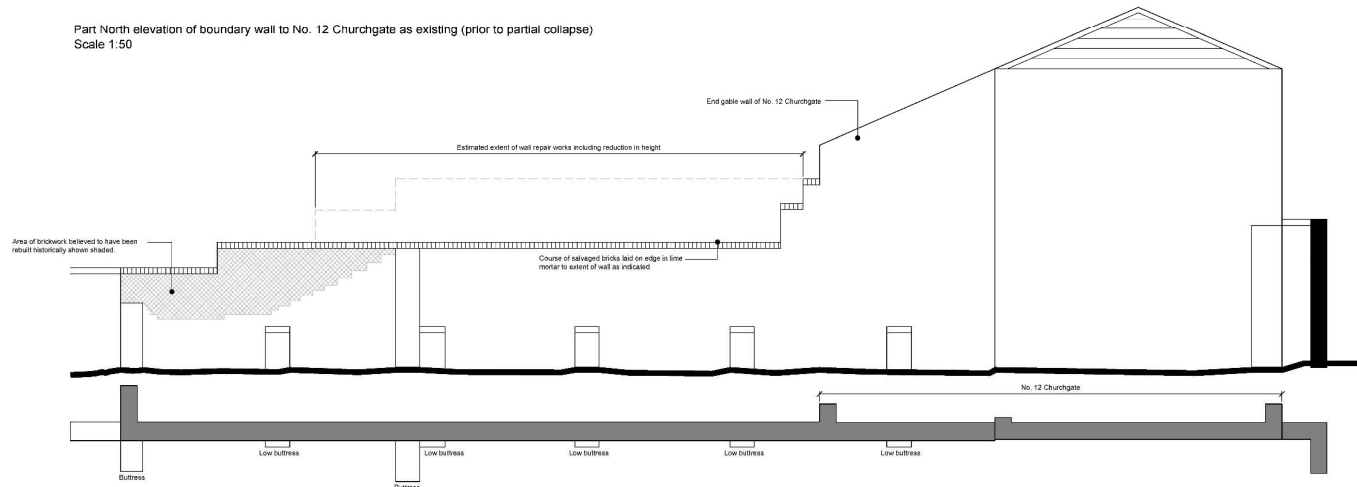
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Part North elevation of boundary wall to No. 12 Churchgate as existing (prior to partial collapse)
Scale 1:50



Part plan and north elevation of boundary wall to No. 12 Churchgate as existing (after partial collapse)
Scale 1:50

SCALE 1:50
SCALE 1:1



View of wall from SE prior to partial collapse and rebuild



View of wall from SE after partial collapse and rebuild



View of wall from N after partial collapse and rebuild



Detailed view showing capping course set in lime mortar

Ref.	Date	Description	Initial
X	xx/xx/xx	Xxxxx	xxx

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Chartered Architects

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Tel: 01775 361196
e-mail: d.sage@olh.co.uk



Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**

**Proposed repair works to boundary
wall including reduction in height**

Drawing Title:
Elevations and photos as existing

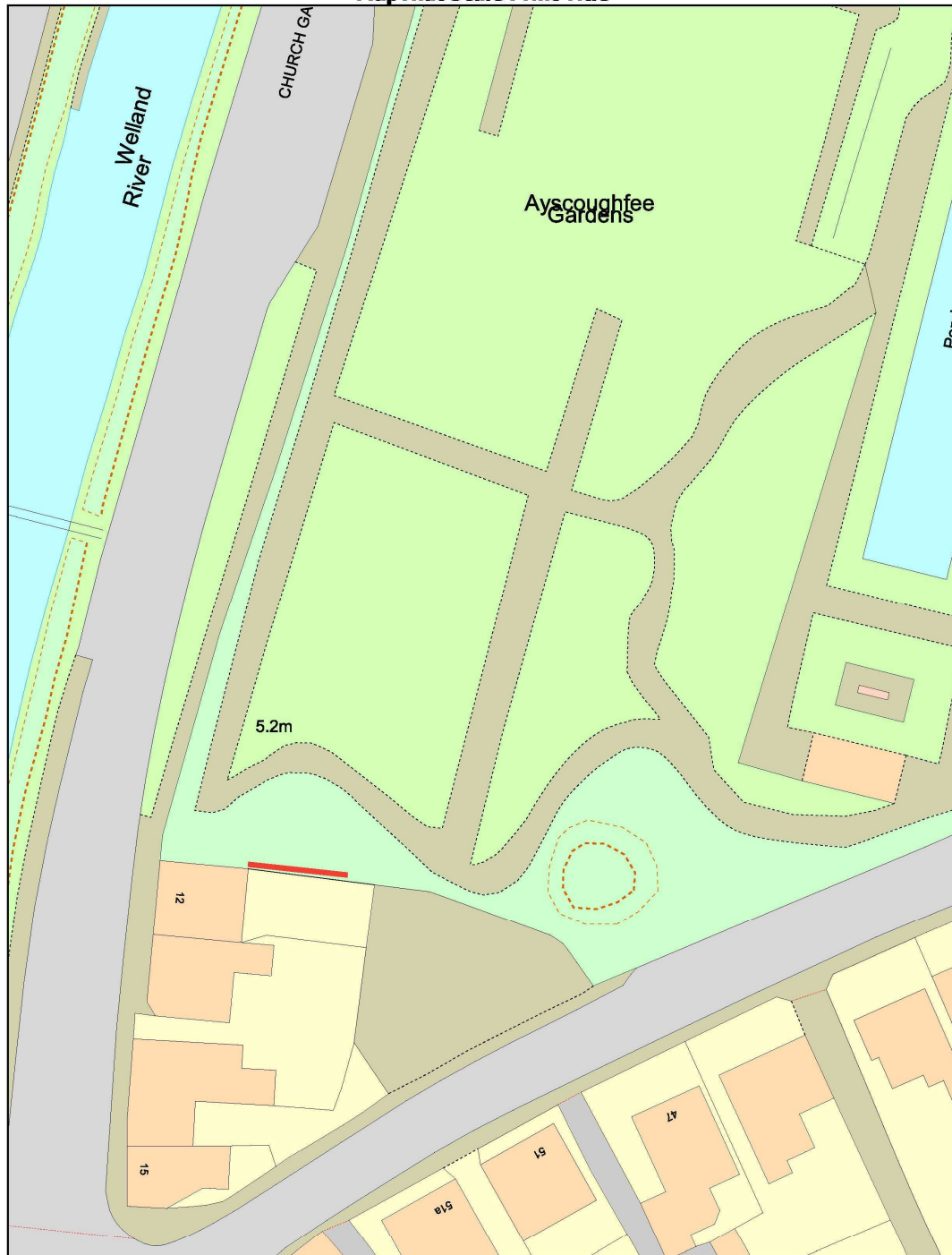
PLANNING & LBC APPLICATION ISSUE

Date:	April 2022	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	Rev:
A1572-30	P1



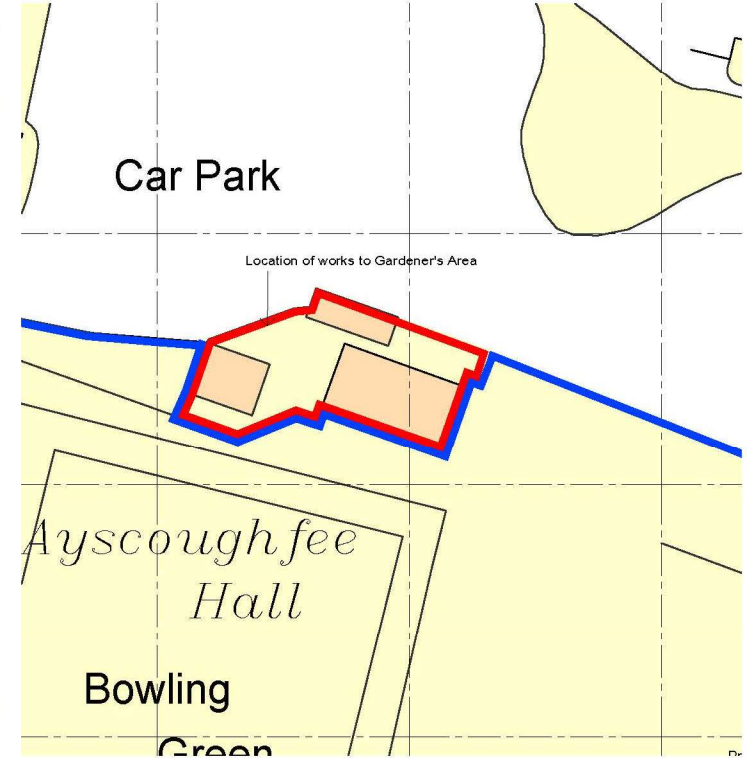








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Site Block Plan

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500

SCALE 1 : 1



Site Location Plan

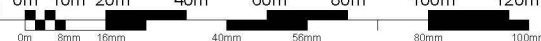
Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250 0m 10m 20m 40m 60m 80m 100m 120m

SCALE 1 : 1



Client:
South Holland District Council

Project: **Ayscoughfee Hall Museum & Gardens Church Gate, Spalding, PE11 2RA Demolition of greenhouse, erection of fencing, pergola & replacement of door.**

Drawing Number: **A1572GA-01**

Rev: **P1**

Date: April 2022

Scale: As shown @ A3

Drawn by: AJO

Checked by: CLS

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Drawing Title:
Site Location and Block Plans

PLANNING & LBC APPLICATION ISSUE

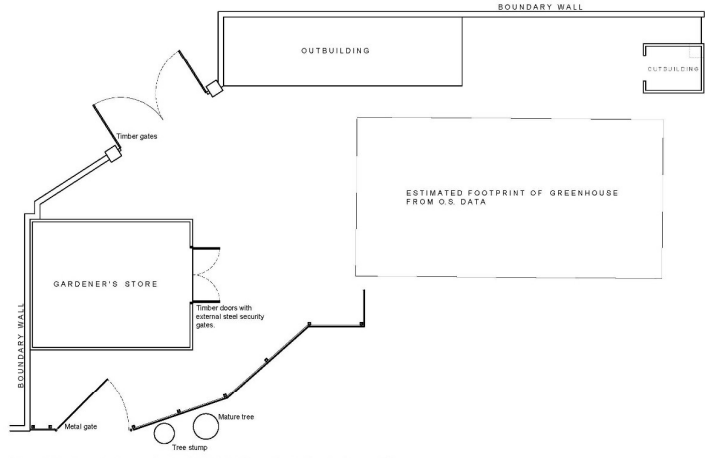
Oglesby & Limb Ltd
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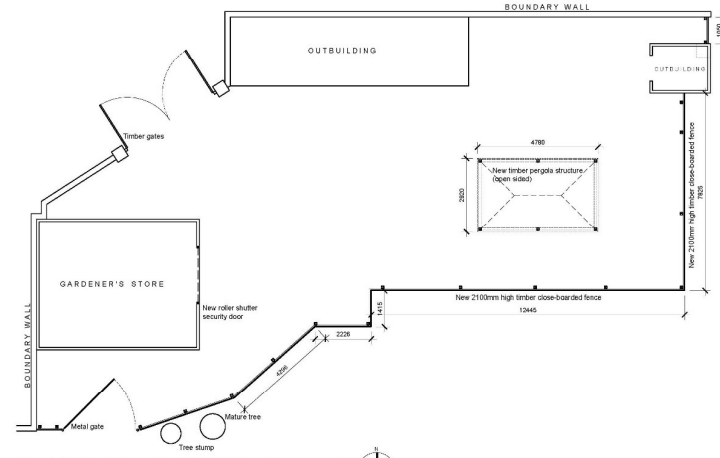
Tel: 01775 761196
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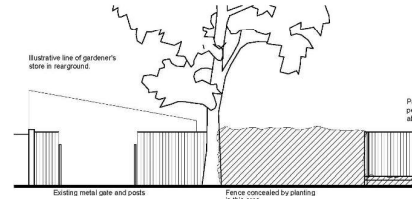
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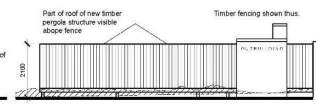
Plan of Gardener's Area prior to 2021 / 2022 works (estimated) - existing
Scale 1:100
SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1



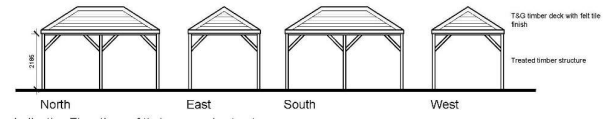
Plan of Gardener's Area after 2021 / 2022 works - proposed
Scale 1:100



South elevation showing fence and pergola in rearground
Scale 1:100
SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1



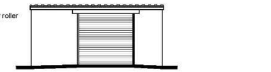
East elevation showing fence and pergola in rearground
Scale 1:100



Indicative Elevations of timber pergola structure
Scale 1:100



East elevation of Gardener's Store as existing
Scale 1:100
SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1



East elevation of Gardener's Store as proposed
Scale 1:100



View from south, fence and pergola visible right of centre



View from south showing new fencing.



View of fencing from inside gardener's area



View of timber pergola



View of gardener's store door to be replaced

Ref.	Date	Description	Initial
	08.06.22	XXXXXX	XXX

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Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**
Proposed works to Gardener's Area

Drawing Title:
**Plans, elevation and photos showing
demolition of greenhouse, erection
of fencing and pergola, and
replacement of door to Gardener's
Store.**
PLANNING & LBC APPLICATION ISSUE

Date: **April 2022** Scale: **as shown @ A1**
Drawn by: **ajo** Checked by: **cls**

Drawing Number: **A1572-40** Rev: **P1**





Arbeitsplatz
Cremes für parfümierte Kosmetik
Donnerstag, 14. Juni 2024
Nr. 2021



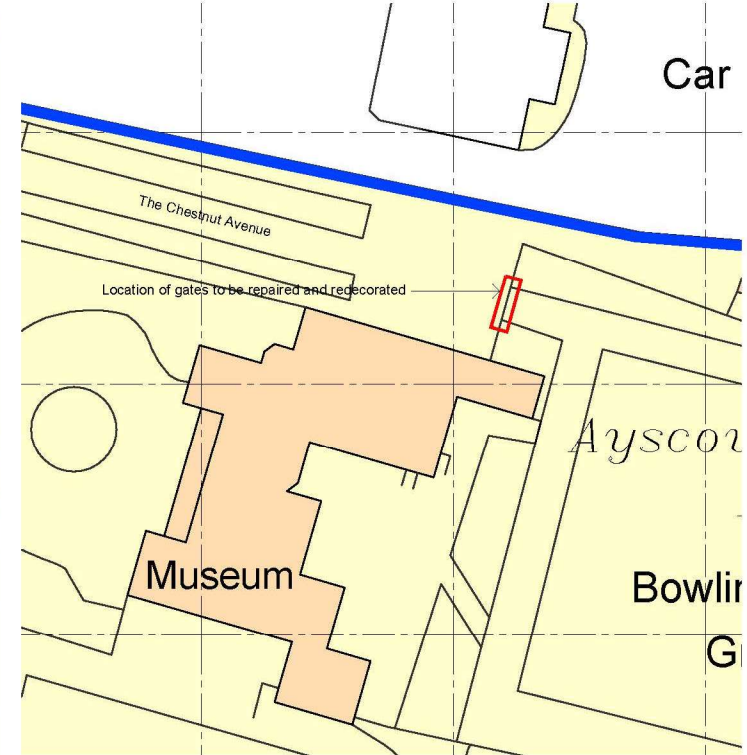


MapThat Scale Print Title





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Site Block Plan

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500

SCALE 1 : 1



Site Location Plan

Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250

SCALE 1 : 1



Client:
South Holland District Council

Project: **Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA
Proposed repair & redecoration of North
Gates (east end of The Chestnut Avenue).**

Drawing Number:
A1572NG-01

Rev:
P01

Date: June 2022

Drawn by: AJO

Scale: As shown @ A3

Checked by: CLS

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Drawing Title:

Site Location and Block Plans

LBC APPLICATION ISSUE

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North gate

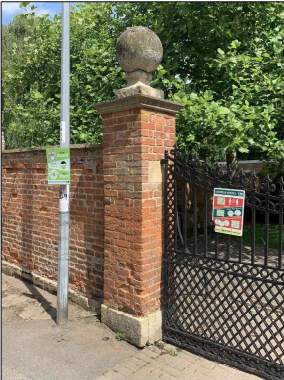
Anonymous image of Ayscoughfee Hall from 1821



Gates viewed from the West
Gates set between brick pillars, parts of which have been reconstructed relatively recently.



Gates viewed from the East



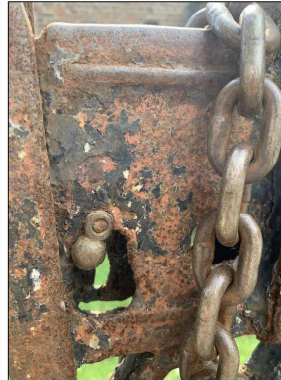
North pillar - top section rebuilt
Note:
Lower section in finer gauge brickwork with white lime mortar with aggregate exposed.
Upper section has wider mortar joints, mortar is more grey in colour and smoother in texture.
Conclusion - upper section has been rebuilt recently.



South pillar - top section rebuilt



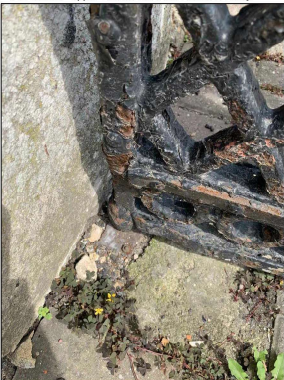
Fixed hinge point on north pillar
Note:
Fixed hinge does not allow for any realignment of the gates so they cannot be pulled out at the top to prevent clashing at the meeting stiles.



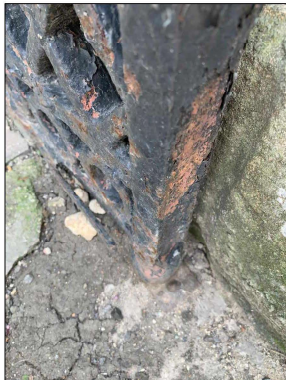
Lock box on south gate
Note:
Internal mechanism of lock is missing and out lock box is damaged.



Fixed hinge point on south pillar
Note:
Fixed hinge does not allow for any realignment of the gates so they cannot be pulled out at the top to prevent clashing at the meeting stiles.



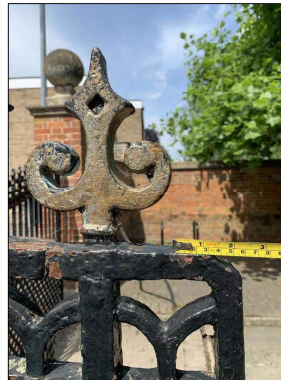
Ground-mount pivot point at north pillar
Note:
Non-adjustable fitting



Ground-mount pivot point at south pillar
Note:
Non-adjustable fitting



Head detail over meeting stile - North gate
Note:
Tape shown for scale



Head detail over meeting stile - South gate
Note:
Tape shown for scale



Lock box meeting stile - North gate
Note:
Lockbox damaged and gate frame badly distorted.

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Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**

**Proposed works to North Gates (at end
of The Chestnut Avenue)**

Drawing Title:
Photographs of gates as existing

LBC APPLICATION ISSUE

Date: **June 2022** Scale: **as shown @ A1**
Drawn by: **ajo** Checked by: **cls**

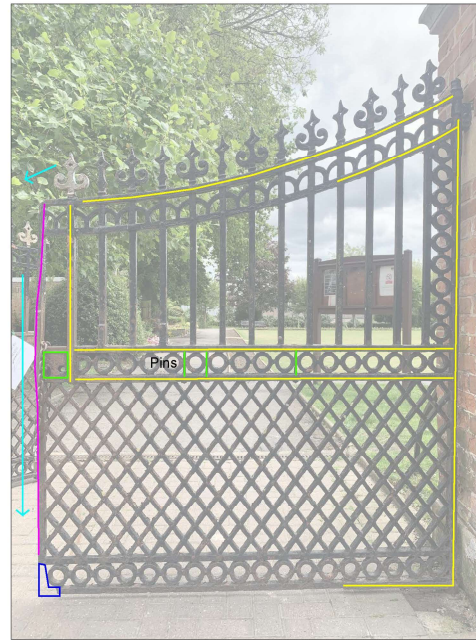
Drawing Number: **A1572-50** Rev: **P01**

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North gate (from west)



View of gates from west (the Chestnut Avenue) - showing visible defects and repairs



South gate (from west)

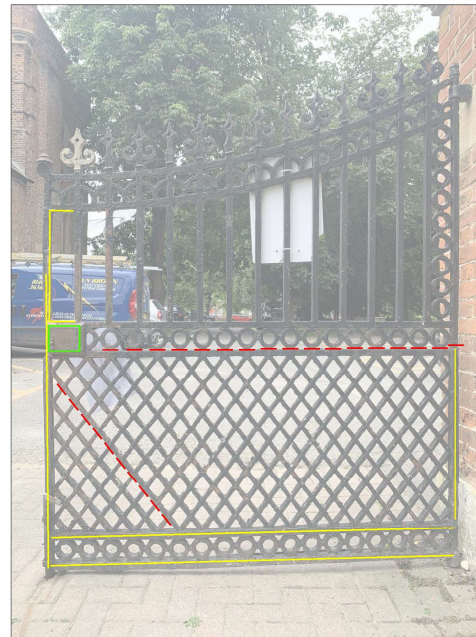
Gate condition - the issues:
The existing gates date from at least the early 1820s and as such have significant historic and architectural value. The following issues are however evident which hinder the movement and securing of the gates and raise some concerns regarding their long term longevity.

1. The paint finishings are in poor condition, much of the black paint is peeling to reveal a form of red oxide primer beneath. The decorative outer coating is not therefore providing the optimal level of protection to the iron substrate beneath.
2. The gates will not close currently, this is due to distortion within the gates and in particular the south gate.
3. The lock box is not functioning and consequently the gate has been secured by a chain which has further damaged the painted surfaces.
4. Both gates have been repaired historically. Both faces of both gates have had strengthening straps applied, these have been fixed using exposed studs. There is a considerable amount of strapping which would suggest significant failure, particularly in the outer frame of each gate.
5. On the south gate 3 vertical pins have been installed within the central rail, again suggesting a interim repair.
6. The north gate has hairline cracks running horizontally at mid-rail level and at an angle of 45 degrees descending from the lock box. These fractures appear to extend through the full thickness of the iron.
7. There appears to be general distortion in both gates, but particularly the south gate. It is suspected that the sheer weight of each gate is either causing or significantly contributing to this.
8. The mortar pointing within the brick pillars is evidence of the relatively recent rebuild of part of the gates supporting posts. The hinge fittings appear to be a later addition. These do not allow for any adjustment meaning that distortion or movement within the gates cannot easily be accommodated.

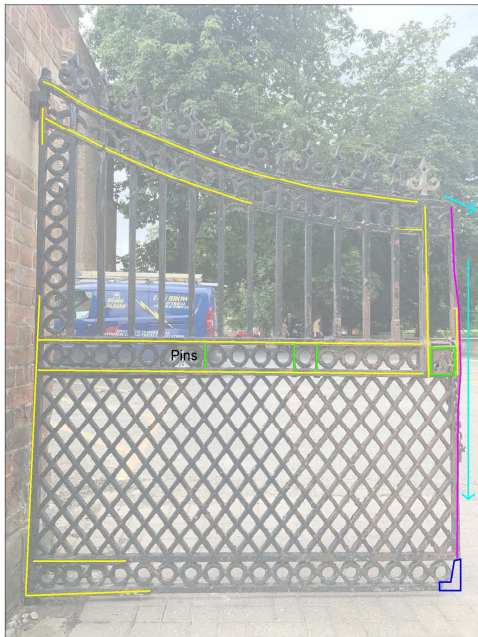
Proposals - the aims:
The applicant (SHDC) recognizes that the gates need maintenance and repair to address a number of the items raised above and to ensure their longevity. It is recognized that the gates have significant value both historically and architecturally and therefore the approach taken is to repair and conserve rather than replace. The aims are therefore as follows:

1. To repair the gates and eliminate distortion as far as practically possible such that the gates can be closed correctly and that they can be used to fulfil their original purpose.
2. To repair cracks and fractures within the gates to minimize the risk of further deterioration.
3. To retain as much of the original fabric as it is practical to achieve, whilst ensuring the structural integrity of the gates.
4. To repair the locking mechanism such that this can be used to secure the gates. Should the existing lock components be missing or damaged beyond repair then to install new, sensitive to the design of the gates.
5. To remove all previous decoration, prime and redecorate the gates to provide optimum protection to the ironwork.
6. To return the gates to their original colour, as they would have appeared in the early 19th C.

North gate (from east)



South gate (from east)



View of gates from east (inside Ayscoughfee Gardens) - showing visible defects and repairs

- Fracture / crack completely through member shown thus.
 - Previous repair - straps pinned / welded to iron.
 - Other damage - some previously repaired.
 - Direction of general distortion.
 - Significantly distorted member
 - Incomplete / missing frame section?
- Note double lock box (one to each gate leaf) - both non-operable.

Ref.	Date	Description	Initial
X	XX.XX.XX	XXXX	XX

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Client
South Holland District Council

Project
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA**

Proposed works to North Gates (at end of The Chestnut Avenue)

Drawing Title:
Annotated photographs showing existing visible defects and previous repairs.

LBC APPLICATION ISSUE

Date:	June 2022	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	A1572-51	Rev:	P01
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Investigations and outcomes:

Prior to developing proposals it was necessary to investigate various aspects of the gates to establish basic and detailed facts. This was necessary in order to assess the project aims and consider what is realistic and appropriate to deliver.

Paint Analysis

The existing paint is black in colour but is flaking extensively, revealing a red oxide primer beneath. During investigation works no historic photos were discovered that could confirm original paint colour, therefore a full paint analysis was undertaken to establish what evidence remains on the gates. Paul Croft of Lincoln Conservation was commissioned and attended site to take samples on 21st April 2022. The report is provided as part of the accompanying application documents, from this the following was derived:

1. Paint sample evidence supports the date for the gates as being likely early 19th Century.
2. The gates have been painted with black oil paints throughout their history.
3. The scroll tops have been picked out in gold paint, but this is a recent feature dating from probably no earlier than 1990.

Lincoln Conservation were also able to advise on suitable redecoration and in this respect suggested the following:
 Primer - Rust-oleum Zinsser Metal Primer
 Top coats - Zinsser AllCoat Exterior Gloss (water-based).

Overall Gate design

The majority of evidence found to date the gates is in map form, however there is an anonymous painting of the east side of Ayscoughfee Hall dated 1821 that appears to show gates of the extant design. Since the paint analysis findings support this date, and in the absence of any further evidence, it is concluded that the gates are original and at least early 19th Century.

Condition

With respect to the general condition of the gates, these were visually inspected in some detail. Numerous areas of damage and defect were discovered and these are recorded on the application drawings. It is acknowledged that some damage may have been missed, some may not be visible from the exterior or may be concealed by paint and general grime. During this process, input and advice was sought from Chainbridge Forge in Spalding as they have a strong knowledge of metalworking and an experienced-based practical knowledge of what is achievable.

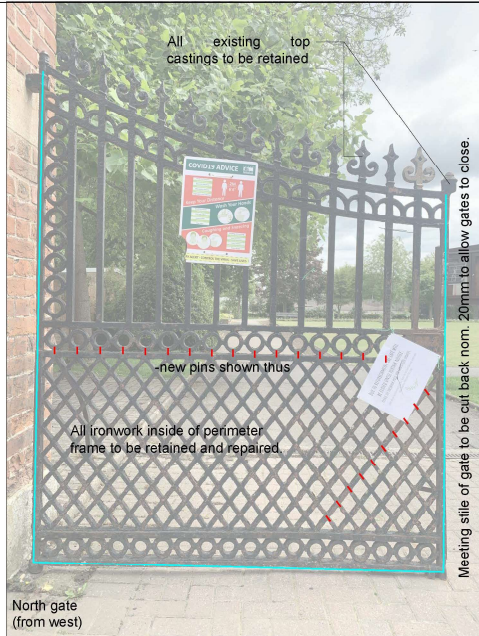
Proposed works - south gate:

1. South gate to be carefully removed from hinge points to allow transfer to workshop.
2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.
3. Historic repair strapping to be removed.
4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
6. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
7. New steel perimeter frame to be measured and constructed to replace former.
8. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
9. Gate to be prepared and redecorated as specified elsewhere.
10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

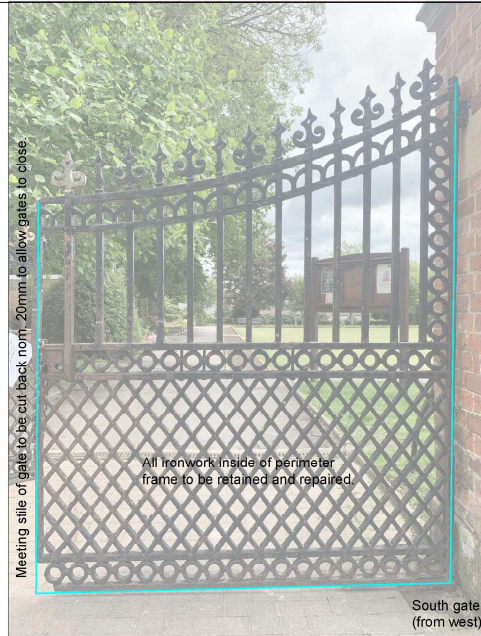
Proposed Redecoration works to both gates:

Following removal of existing paint and primer layers and suitable preparation of metal surfaces, the gates are to be redecorated in black throughout, in order that their original appearance can be best replicated. Paint system to be the following or equal approved:

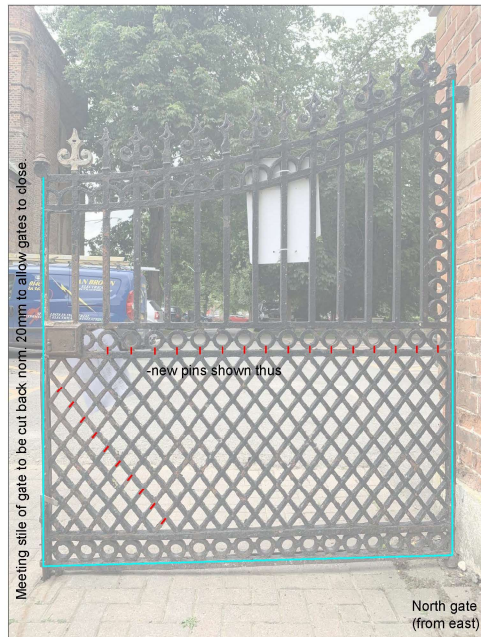
Primer - Rust-oleum Zinsser Metal Primer
 Top Coats - Zinsser AllCoat Exterior Gloss (water based).
 All works to be in strict accordance with manufacturer's recommendations.



View of gates from west (the Chestnut Avenue) - showing visible defects and repairs



View of gates from east (inside Ayscoughfee Gardens) - showing visible defects and repairs



Key findings of the visual investigation.

- a. The gates have distorted over time, particularly the south gate and have been repaired on at least one occasion. It is suspected that this distortion is either caused or worsened by the self-weight of the gates.
- b. The central iron sections of the gates (latticework etc) have fractured and cracked in areas, though overall the historic fabric remains present and intact. It is suspected however that this has structural integrity only as far as it will.
- c. The outer frame of both gates shows the greatest degree of distortion and has evidence of cracking. The repair strapping that has been added to the gates is all attached to either the mid-rail or the perimeter frame (side and base members) of both gates. This suggests that the outer frame has failed historically and that there has been a problem with both distortion and failure for a significant period of time.
- d. The hinges appear to be a later addition and do not allow for any adjustment of the gates to accommodate distortion or mis-alignment.

Considerations in developing proposals:

- i. The gates appear to be original and therefore the initial assumption that the fabric is of architectural and historic interest, worthy of conservation rather than replacement, is correct.
- ii. The historic point evidence found provides information about the original colour and finish and allows reasonable replication of the original appearance as part of these works.
- iii. The central ironwork within the gate is original and intact though it has suffered fractures in numerous locations. Discussions with Chainbridge Forge have indicated that this could be saved and the cracks could be secured using pins. This would retain the original fabric, address the breaks and minimize further deterioration, though the lattice etc would require structural support to its perimeter to prevent further damage occurring in daily use.
- iv. The perimeter frame of both gates has fractured in multiple locations and has been heavily strapped historically. This has however not prevented distortion to the extent that it is no longer possible to close the gates. In consultation with Chainbridge Forge, it is not considered feasible to further repair the outer frame in a satisfactory manner that will afford the required structural support for the mill, nor is it feasible to remove the distortion within the existing frame. It is however noted that the curved upper frame members for both gates could be retained and repaired.
- v. The hinges and floor pivot points for the gates are all fixed and allow no adjustment to stop the gates from clashing. This presents an ongoing problem.

Proposed works - north gate:

1. North gate to be carefully removed from hinge points to allow transfer to workshop.
2. Existing paint finishes to be removed using controlled media blasting. Media to be selected to minimize surface damage to iron.
3. Historic repair strapping to be removed.
4. Distorted, cracked outer frame member of gate to be carefully cut away from central lattice and ring ironwork.
5. Existing lock box to be assessed for damage and reused if repairable. Should this not be the case then new to be fabricated to match existing in all respects.
6. Existing lattice and ring ironwork to be brought back into flat alignment and repaired locally by installing pins tapped and died. Lock edge of gate (lattice work etc) to be cut back nominally 20mm in readiness to attach new perimeter frame. This as an allowance to move the meeting stiles apart slightly to allow the gate to close properly (distortion currently prevents this).
7. New steel perimeter frame to be measured and constructed to replace former.
8. New steel perimeter frame to be attached ensuring that original details within centre of gate and along top are retained in situ.
9. Gate to be prepared and redorated as specified elsewhere.
10. Gate to be returned to site and rehung using adjustable hinges in place of existing fixed hinges within pillar brickwork.
11. Any disturbed brickwork to be made good reusing existing bricks set in lime mortar to match existing in all respects.
12. Gates to be adjusted and lubricated on site to ensure correct and full operation.

- Preliminary locations for proposed tap and die pin connections.

- Extent of distorted and fractured perimeter frame to be removed and replaced with new in steel.

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Client
South Holland District Council

Project
**Ayscoughfee Hall Museum & Gardens
 Church Gate, Spalding, PE11 2RA**

Proposed works to North Gates (at end of The Chestnut Avenue)

Drawing Title:
Annotated photographs showing repair and conservation proposals.

LBC APPLICATION ISSUE

Date:	June 2022	Scale:	as shown @ A1
Drawn by:	ajo	Checked by:	cls

Drawing Number:	A1572-52	Rev:	P01
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