

Weir, South Ormsby Hall Lake, South Ormsby

Assessment of Significance & Heritage Impact Assessment

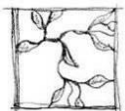


*Completed for
South Ormsby Estate*



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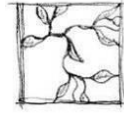
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1.0 Introduction

1.1 Objectives

The aim of this *Assessment of Significance* and *Heritage Impact Assessment* is to provide an independent study of the weir at the northeast corner of the lake that is set within the parkland of South Ormsby Hall. It is part of the South Ormsby Estate. The following report will establish as far as possible with available resources, the historical development of the site and its immediate context. This is followed by a summary assessment of the significance of the weir and an assessment of potential impacts of the proposals on that significance.

The report was commissioned by Cragg Management on behalf of the South Ormsby Estate. It is to inform as well as form a supporting document to be submitted to East Lindsey District Council for a planning application for proposed works to the weir as an extension of the works recently carried out to repair the lake.

This report has been carried out as per the requirements of the *National Planning Policy Framework (Revised September 2023)* and it assesses the site and its wider setting within the context of the historic South Ormsby Estate.

1.2 Study Area

The study area comprises a weir structure at the northeast corner of the lake on the east side of South Ormsby Hall, set within the South Ormsby parkland. Access to the weir is through the adjacent fields. The weir separates the top end of the lake from the stream that runs from the lake to the northeast.

A visual inspection suggests that the weir comprises combination of numerous materials from different periods of alteration, including stone, brick of different periods, iron grilles, timber, and concrete.

The site is centred at approximately NGR TF 36932 75654. Please see Figure 1 and Figure 2 for the site location and study area.

There are no listed buildings or scheduled ancient monuments within the study area, and the site is not located within a conservation area. The weir is, however, located within the Grade II listed South Ormsby Park.

Further to this, the Grade II listed Massingberd Arms is located approximately 130m to the northeast of the site on the east side of Brinkhill Road, and the Grade II* listed South Ormsby Hall and its Grade II listed stables and walled garden are over 190m southwest of the weir. The Lincolnshire Historic Environment Record (HER) also identifies the South Ormsby Park as a feature of interest.

The study area is also located within the Dry Valleys Historic Landscape Character Zone (WOL4), which is within the wider Wolds Historic Landscape Character Area as identified by Lincolnshire County Council in their *Lincolnshire Historic Landscape Characterisation* project (*The Historic Character of the County of Lincolnshire*, September 2011).

The listing report for South Ormsby Park is appended to this report.

1.3 Acknowledgements

I would like to acknowledge the assistance of the following individuals and organisations during the completion of this report.

- Matthew Goulding, Lincolnshire Historic Environment Record
- Lincoln Central Library Local Studies Collection
- Numerous other online resources as required
- Lincolnshire Archives
- WSP
- Stantec
- Cragg Management
- Takero Shimazaki Architects

Photographs within this report are by Austin Heritage Consultants unless otherwise stated. Drawings have been provided by Takero Shimazaki Architects & Stantec.

1.4 Discussion & Limitations

This report is based upon a site inspection carried out on 30th October, combined with archival and desk-based research. The site was accessed from the north side of the weir bank only.

Unfortunately, limited information was available from archival sources specific to the site. The most useful documents uncovered for the site included a significant quantity of historical maps of the estate. Consequently, best judgement has been used, given all available information at the time of analysis and writing for this report. If further historical information becomes available in the future, this should be used to update the historical analysis and significance assessment within the report accordingly.

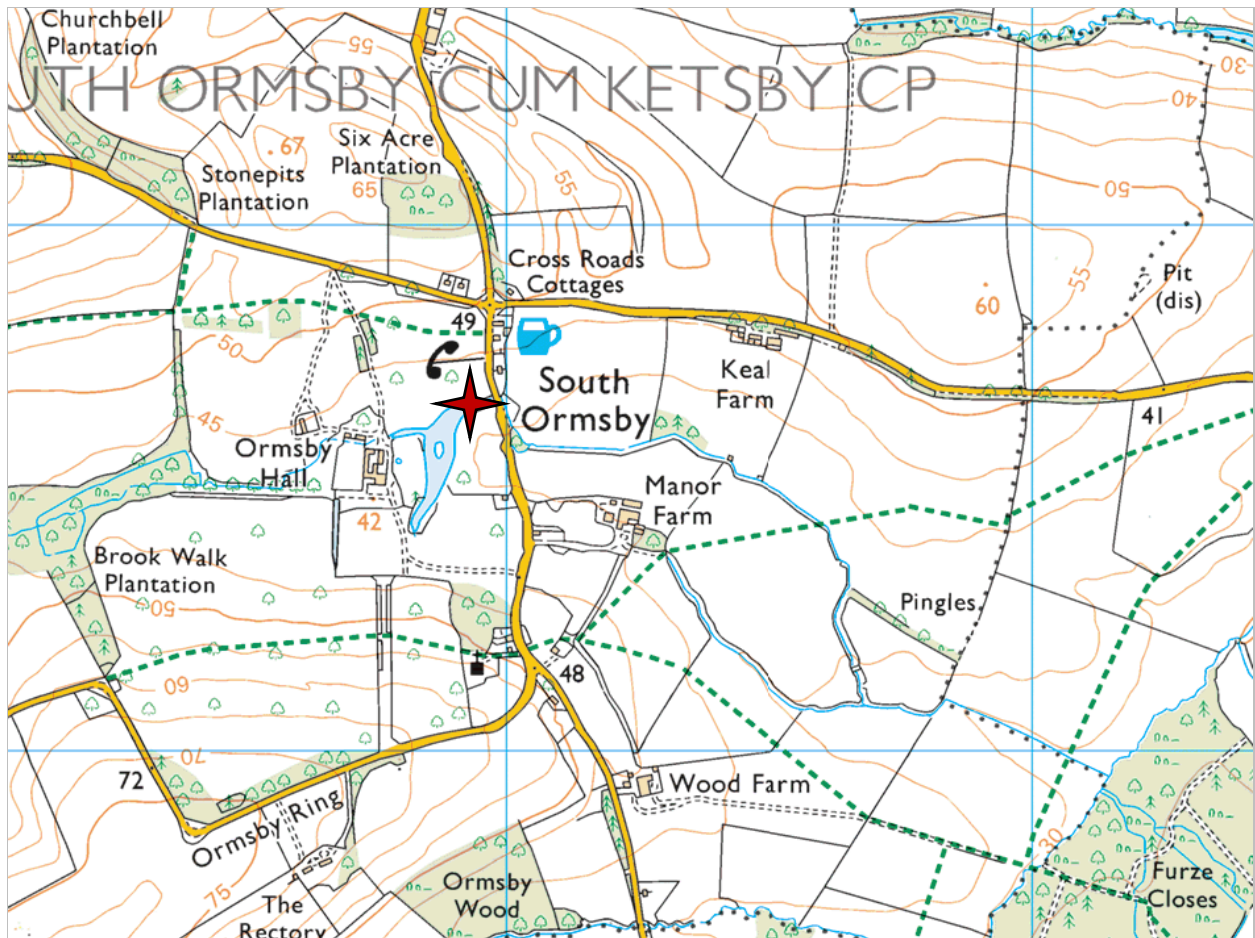


Figure 1 Location map showing site marked in red.¹

Historic Environment Record Information & Archaeological Investigation

Several elements of archaeological interest were found during a search requested from the Lincolnshire Historic Environment Record. They were identified as follows within an approximate 500m radius of the study area:²

- Manor Farm [MLI125131]. Centred over 380m southeast of the site.
- Manor Farm Stable Block [MLI126191]. Located over 330m southeast of the site.
- South Ormsby Shrunken Medieval Village [MLI42448]. Over 200m southwest of the site and excludes the study area.
- Manor Farmhouse [MLI93268]. Grade II listed farmhouse located over 380m southeast of the site.
- Likely Neolithic Stone Axe [HER MLI42445]. Over 170m south of the site.
- South Ormsby Hall [MLI42673]. Grade II* listed hall located over 190m southwest of the site.
- Walled garden at South Ormsby Hall [MLI125155]. Centred over 190m southwest of the site.
- Gates and screen at Ormsby Hall [MLI93532]. 18th century wrought iron gates and screen located over 300m southwest of the site.
- Park Cottages [MLI125873]. Mid-18th century cottages located over 315m west of the site.
- Lincoln Reds Lookout [MLI126123]. Located over 360m west of the site.
- Potting Shed, Manor Farm [MLI126192]. Located over 340m southeast of the site.
- Stable Complex, Manor Farm [MLI126193]. Centred over 330m southeast of the site.
- South Ormsby Estate Hothouse [MLI126214]. Located over 250m southwest of the site.
- The Bluestone Heath Road [MLI43702]. Ancient trackway and current road over 190m north of the study area.

- Medieval Ridge and Furrow [MLI85153]. Centred over 240m northwest of the site.
- Medieval Ridge and Furrow [MLI85155]. Centred over 470m east of the site.
- South Ormsby Park [MLI922479]. Contains the study area.
- Massingberd Arms [MLI93065]. Grade II listed public house about 130m northeast of the site.
- Stables and gate piers, South Ormsby Hall [MLI93066]. Grade II listed buildings part of the Hall complex centred over 190m southwest of the site.
- School House, South Ormsby [MLI93067]. Grade II listed building centred over 440m south of the site.
- Keal Farm [MLI118964]. Centred over 500m northeast of the site.



Figure 2 Location plan with weir area shaded.³

2.0 Historical Development of the Study Area

2.1 South Ormsby & South Ormsby Hall

South Ormsby (or South Ormsby cum Ketsby), is first mentioned in the *Domesday Survey* of 1086 and the name is thought to originate from the Old Danish personal name 'Orm' and the word 'by', meaning 'Orm's farmstead'. Land at South Ormsby was owned by the Archbishop of York, Earl High, and Norman de Arci.⁴

In 1377, there were 80 taxpayers recorded in the village. By 1563, there were 30 households recorded and by the late 17th century, 27 families were recorded, with this falling to 24 families by the early 18th century.⁵

The estate of South Ormsby Hall, the largest property in the village, was acquired by the Skipwith family at the time of Edward III (1327-1377) through marriage with the heiress of Sir Simon De Ormsby.⁶ A monument to Sir William Skipwith is located in the village Church of St Leonard, dated 1485 and the register for the church dates from the 16th century.⁷

The estate was purchased by Sir Drayner Massingberd, a Parliamentarian, a considerable time later in c.1638, when it is thought that he built the first hall on the site.⁸ He extended the Hall in c.1660.⁹

Burrell Massingberd succeeded to the estate in 1689 and it was during his occupation that a survey dated 1716 was drawn for the estate by Thomas Roberts.¹⁰

Reverend William Burrell Massingberd succeeded to the estate in 1728.¹¹

The current Grade II* listed Ormsby Hall was built for William Burrell Massingberd in 1752-5 by prominent architect James Paine (commissioned in 1750¹²), following the demolition of a previous house on the site in 1751.¹³ The hall was significantly altered in 1803 by Peter Atkinson¹⁴ and further works were also proposed in 1927.

The landscape of Ormsby Hall has been designated as a Grade II listed Registered Park or Garden¹⁵ and it is of 18th century origin, thought to have initially been laid out before 1716 and largely redesigned to its current form around the time of rebuilding of the Hall in the mid-18th century.¹⁶

In 1842, Mrs Mary Jane Massingberd, widow of Charles Burrell Massingberd, was the occupant of South Ormsby Hall¹⁷ and she was still there in 1856.¹⁸ By 1868, the Hall was the seat of Charles J H Massingberd-Mundy, Esq. J.P. and he was both lord of the manor and principal landowner within the village.¹⁹ He was still there in 1882.²⁰

The population in 1861 was 261²¹ and by 1881, there were 294 inhabitants.²²

By 1896, the owner of Ormsby Hall was Charles Francis Massingberd-Mundy, Esq., and it was occupied by Col Lawrence Heyworth. Massingberd-Mundy was also lord of the manor and principal landowner.²³ By the early 20th century, Massingberd-Mundy was occupying the Hall.²⁴

By 1911, the population of the village had decreased to 211 inhabitants²⁵ and further (post-war) to 184 by 1921.²⁶ By 1931, the population had risen slightly to 192.²⁷

In 1926, South Ormsby Hall was owned and occupied by Captain Godfrey B Massingberd-Mundy, and he was lord of the manor and principal landowner.²⁸

By 1937, the Hall was in the possession of the trustees of the Massingberd-Mundy Estates and occupied by Mrs G B Massingberd-Mundy. The Estates were lord of the manor and principal landowner.²⁹

The South Ormsby Estate remained in the hands of the Massingberd-Mundy family until 2016, when the estate was sold following the death of Adrian Massingberd-Mundy in 2012.

Mr and Mrs Jon and Jan Thornes are the current custodians of the South Ormsby Estate.

2.2 The Weir

The earliest map for the site and village found during research was the Robert Toppin map produced in c.1648, but unfortunately, the level of detail provided by this map was not sufficient to show a watercourse or related features near the location of the earlier hall and current lake.

The next maps from the 18th century of the Estate from 1716 (see Figure 3) and an undated believed mid-18th century map at Figure 4 also do not provide enough detail to determine any earlier lake or weir arrangements.

Two reputedly 18th century (but undated and anonymous) paintings at Figure 6 and Figure 7 were interesting in that they depicted the lake and watercourse off the northeast corner as a more serpentine configuration than that depicted in the 1749 believed existing layout (see Figure 5) by Edward Gardner of Dunstan, and a proposed scheme of the same date for the grounds of the hall following its rebuilding. Historical map regression suggested that the current weir was located outside the area depicted for the gardens.

It was interesting, however, that the 1749 drawings depicted cascades and what appeared to be sluice gates to the water courses even before they were modified to the arrangement depicted by the time of the 1803 Estate survey map at Figure 8. The existing survey of 1749 described the lake at the time as a '*Conale*' (presumed to refer to 'canal'). The '*Long Canale*' was shown as a separate water feature adjacent and to the north of the angular lake in 1749, but connected via a watercourse heading to the north. The island was described as a '*Clump of Beach Trees in the Conale*', '*Mulberry Trees*' were to the west of the lake and the avenue looking east from the house whose remnants are believed to still survive today was also depicted.

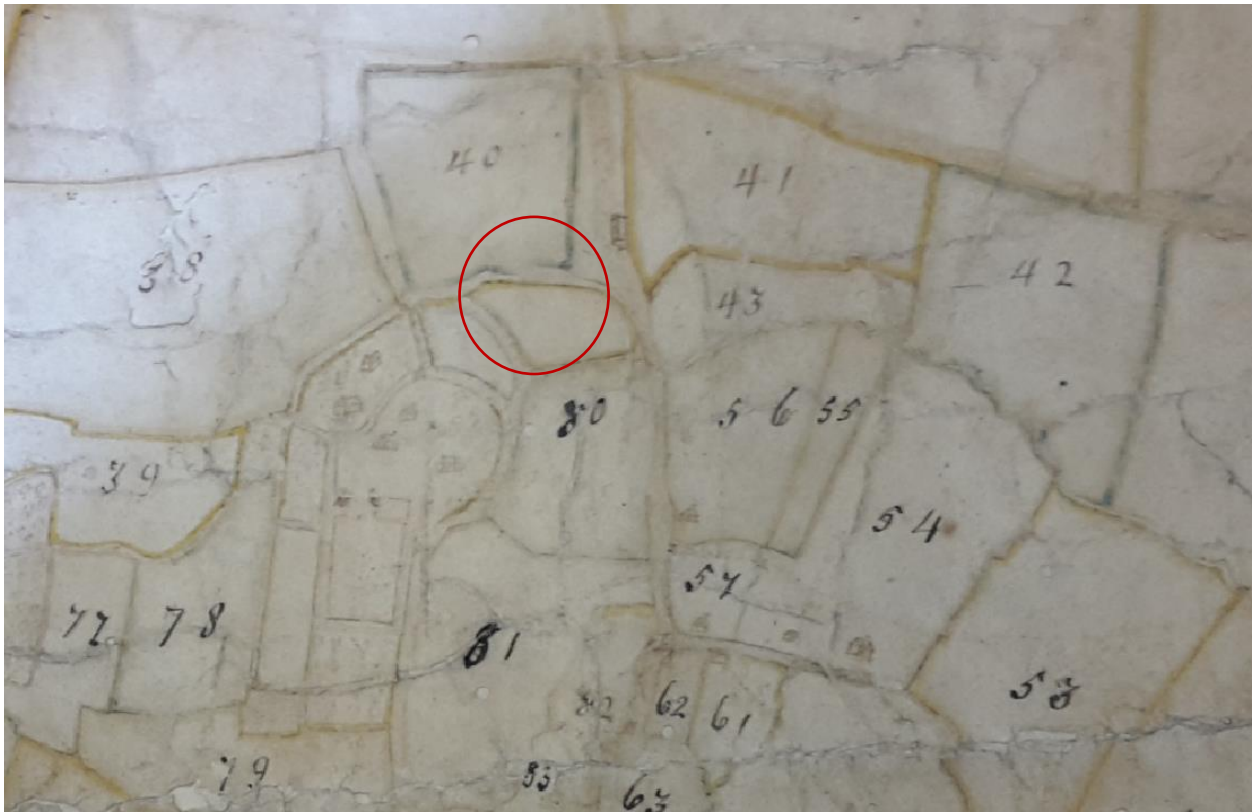


Figure 3 Extract from the 1716 survey of the South Ormsby Estate with the approximate study area location circled.³⁰

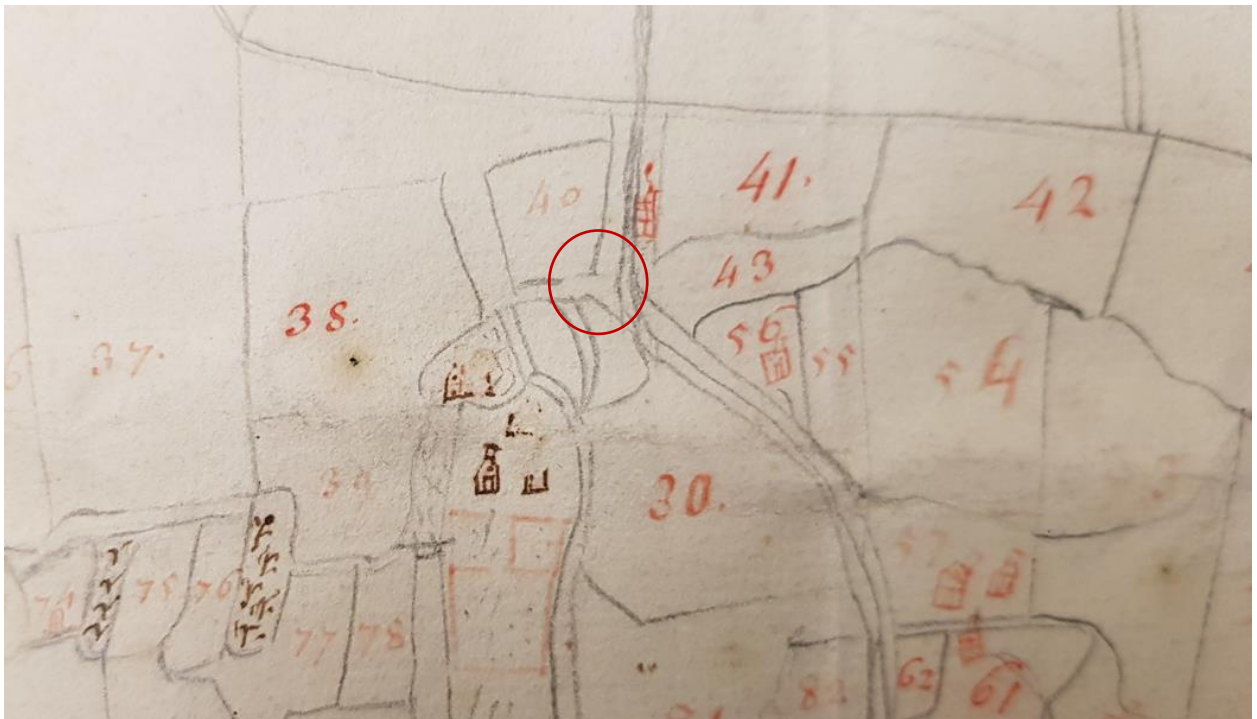


Figure 4 Extract from an undated but believed mid-18th century map of the Estate³¹ with the approximate study area location circled.

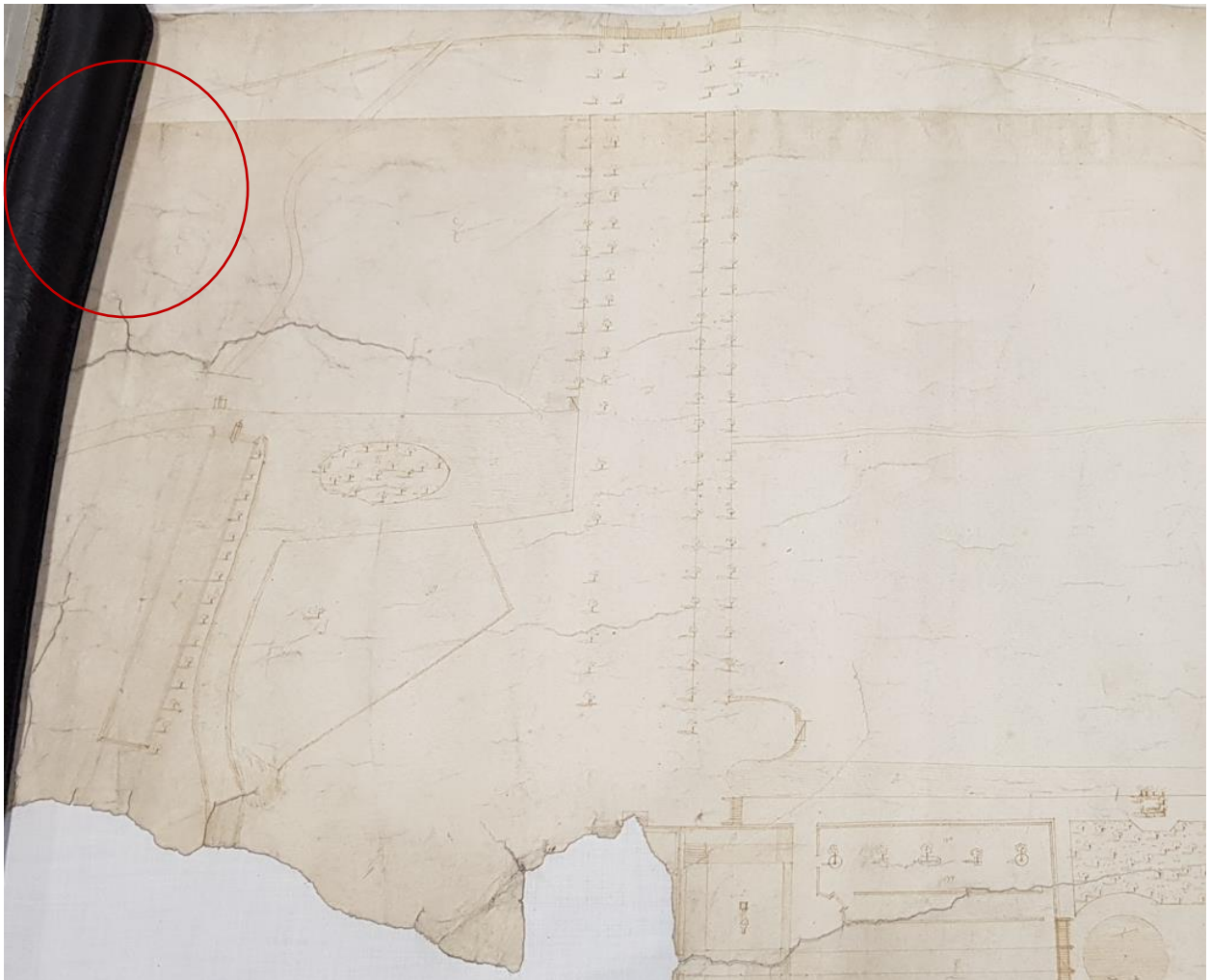


Figure 5 Extract from a survey drawn by Edward Gardner of Dunstan in May 1749 of the hall and gardens with the approximate location of the study area before the watercourse was diverted and lake expanded and significantly reconfigured to a more serpentine form.³²

The 18th century paintings at Figure 6 and Figure 7 were presumably commissioned in the second half of the 18th century to capture the Hall after it was rebuilt in 1752-1755, with the work including substantial reconfiguration of the surrounding parkland.

These images are very interesting in that they both clearly depict a 'cascade' type weir incorporating boulders in the vicinity of the current weir at the northeast corner of the lake. They also depict a boat house on the north side of the lake near mature trees. It is thought that these images possibly represent the earliest manifestation of the weir.

The next survey of the South Ormsby Estate was the 1803 map at Figure 8 prepared by J Bullivant for Charle B Massingberd. It is the first estate plan to show the reconfigured 18th century landscape presumably carried out at the time of the rebuilding of the Hall in the mid-18th century. The location of the weir is to the south of a copse of trees in the field to the north of the lake, but a weir structure was not depicted likely due to the small scale of the map.

No structure was depicted in the weir location on the 1840 *Tithe Map* at Figure 9 either, but again, this was likely due to the small scale of the map and lack of detail provided. It also does not show on the 1864 Estate Plan at Figure 10, but this map appears to depict key features only and not smaller features.

It was not until the publication of the 1889 OS Map at Figure 11 and Figure 12 that the weir was formally noted on a map or plan and the coloured version at Figure 12 suggested that the south side of the weir and watercourse to the east was used for the flow of water from the lake or 'fish pond' as it was described at this time. Mapping alone would suggest that a structured weir was possibly constructed c.1864-c.1888 and possibly replaced the cascade at this time. Does this also suggest that until the weir was built, that the water flow from the lake was controlled by the 18th century cascade and possible sluices at the road bridge?



Figure 6 Extracts from an anonymous and undated (reputedly 18th century) painting of the lake and South Ormsby Hall showing the possible original incarnation of the weir with boulders to the bottom left of the painting.³³



Figure 7 Extract from another unsigned and undated, but reputedly 18th century painting showing the earlier 'cascade' type weir to the bottom left of the painting.³⁴



Figure 8 Extract from the 1803 survey of the South Ormsby Estate with approximate study area circled.³⁵

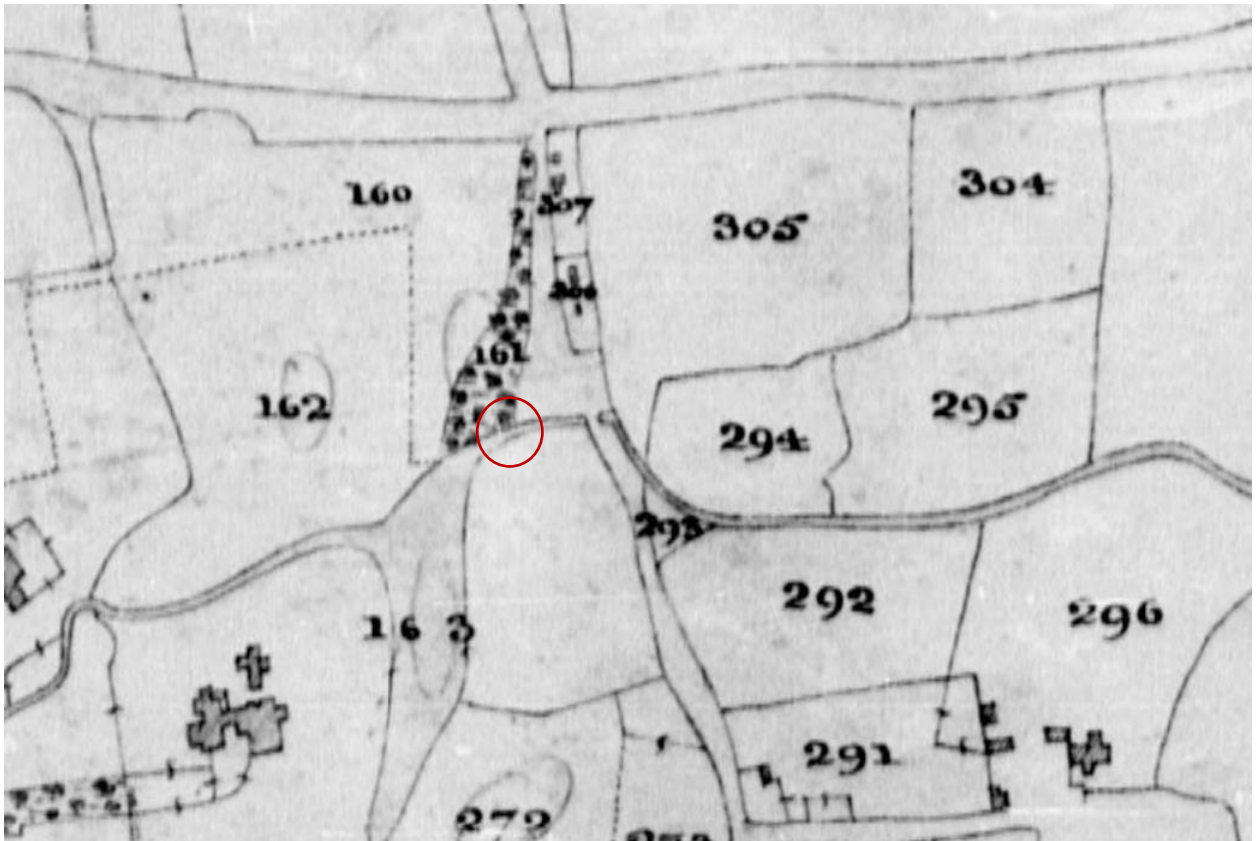


Figure 9 Extract from the 1840 *Tithe Map*³⁶. Study area location has been circled.



Figure 10 Extract from an 1864 *Estate Map*³⁷. No weir was depicted on this map.

By the time of the 1906 OS Map at Figure 13, there had been no apparent change to the overall configuration of the weir or watercourse between the lake and the road, but the boat house was no longer shown, suggesting its removal by 1906.

The weir was still depicted on the smaller scale 1956 OS Map at Figure 14, and on the later 1976-77 OS Map at Figure 15, but it would appear that there has been some alteration to boundaries of the watercourse by this time.

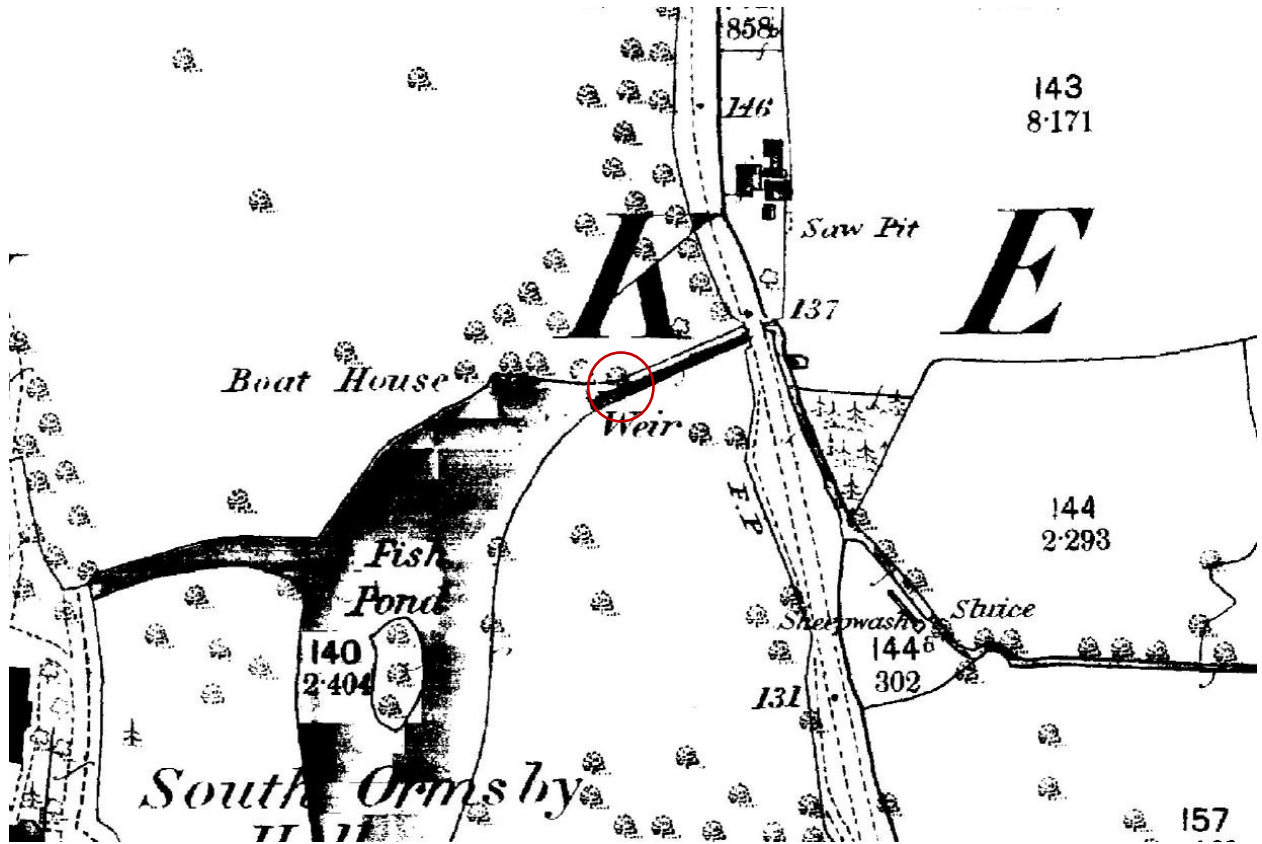


Figure 11 Extract from the 1889 OS Map (surveyed 1888) with the study area circled and the 'weir' depicted by this time.³⁸



Figure 12 1889 OS Map extract (surveyed 1888) showing weir in detail.³⁹

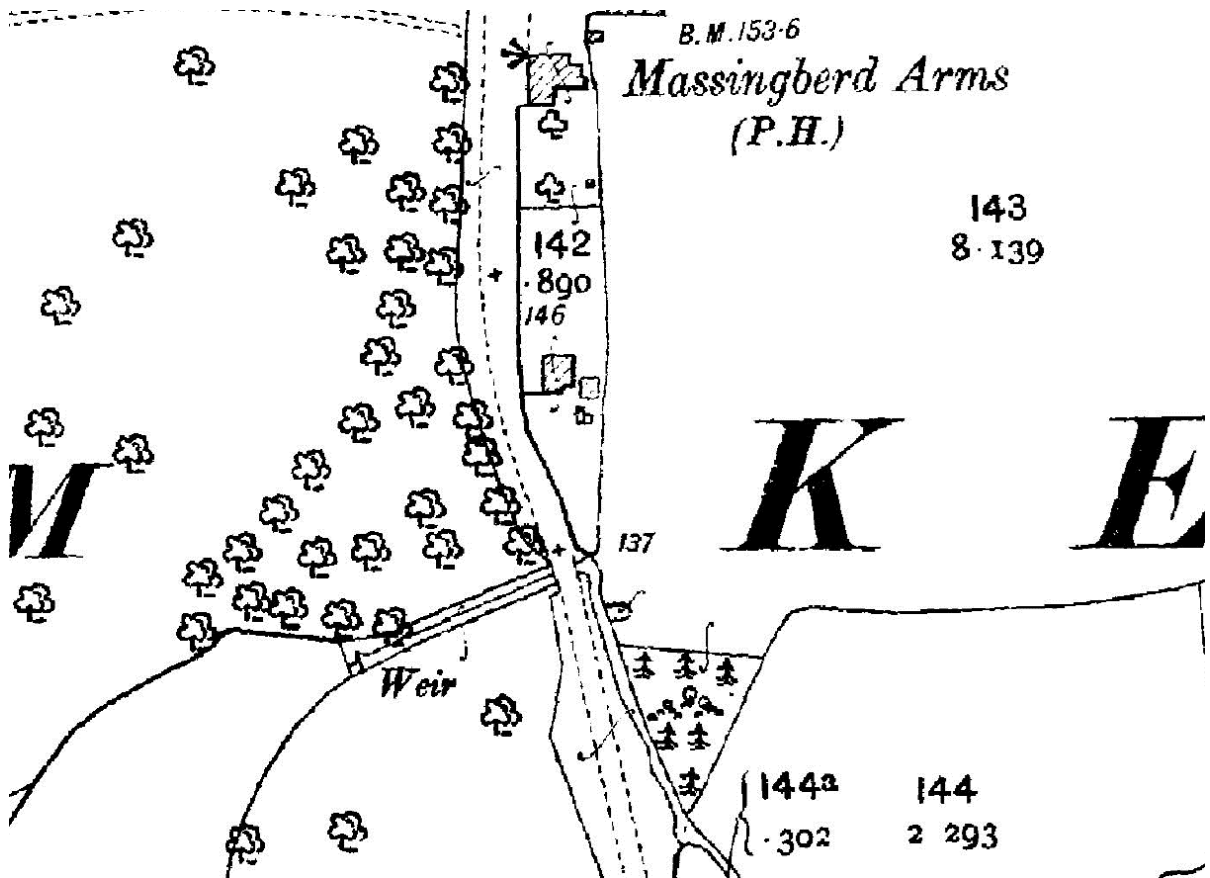


Figure 13 Extract from the 1906 OS Map showing the weir clearly marked.⁴⁰

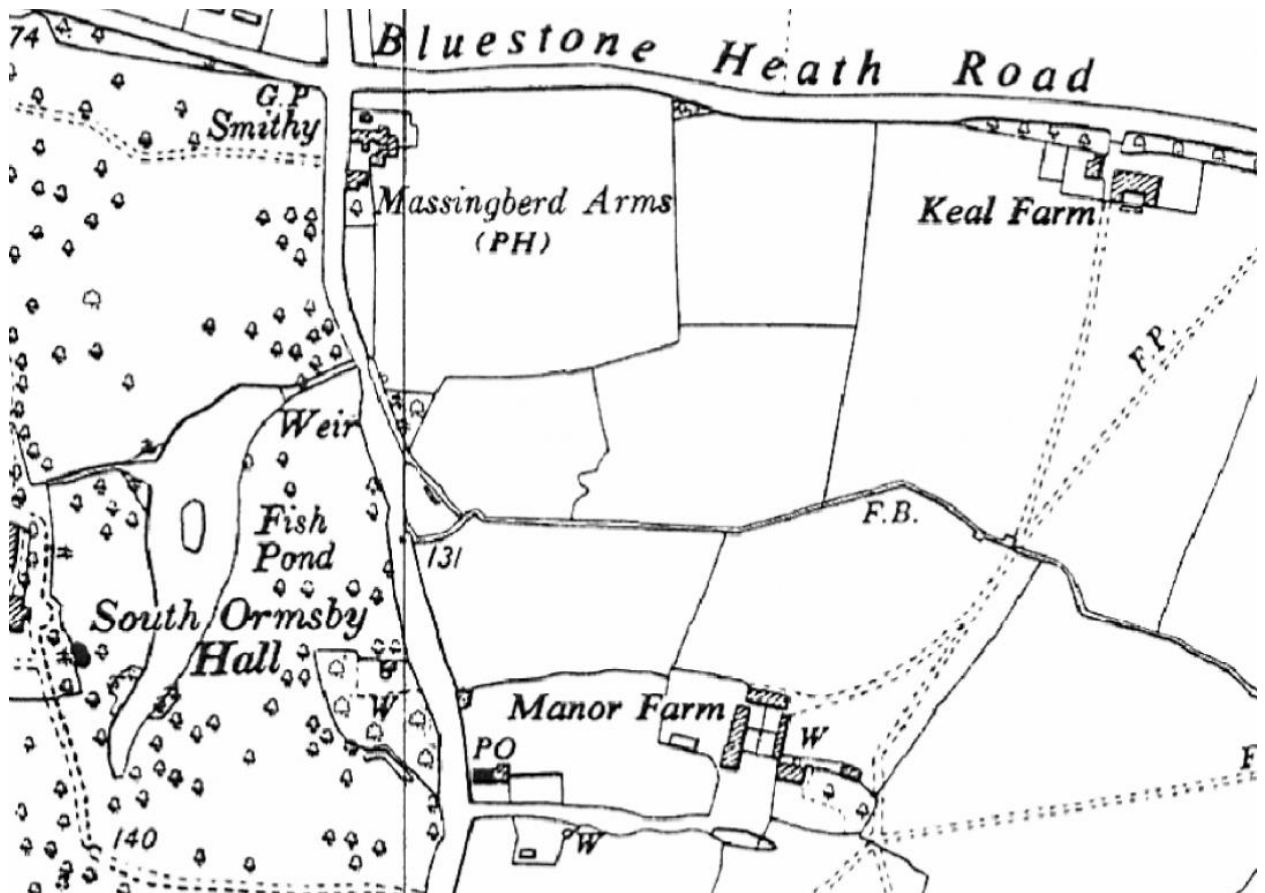


Figure 14 Extract from the 1956 small scale OS Map showing the weir.⁴¹

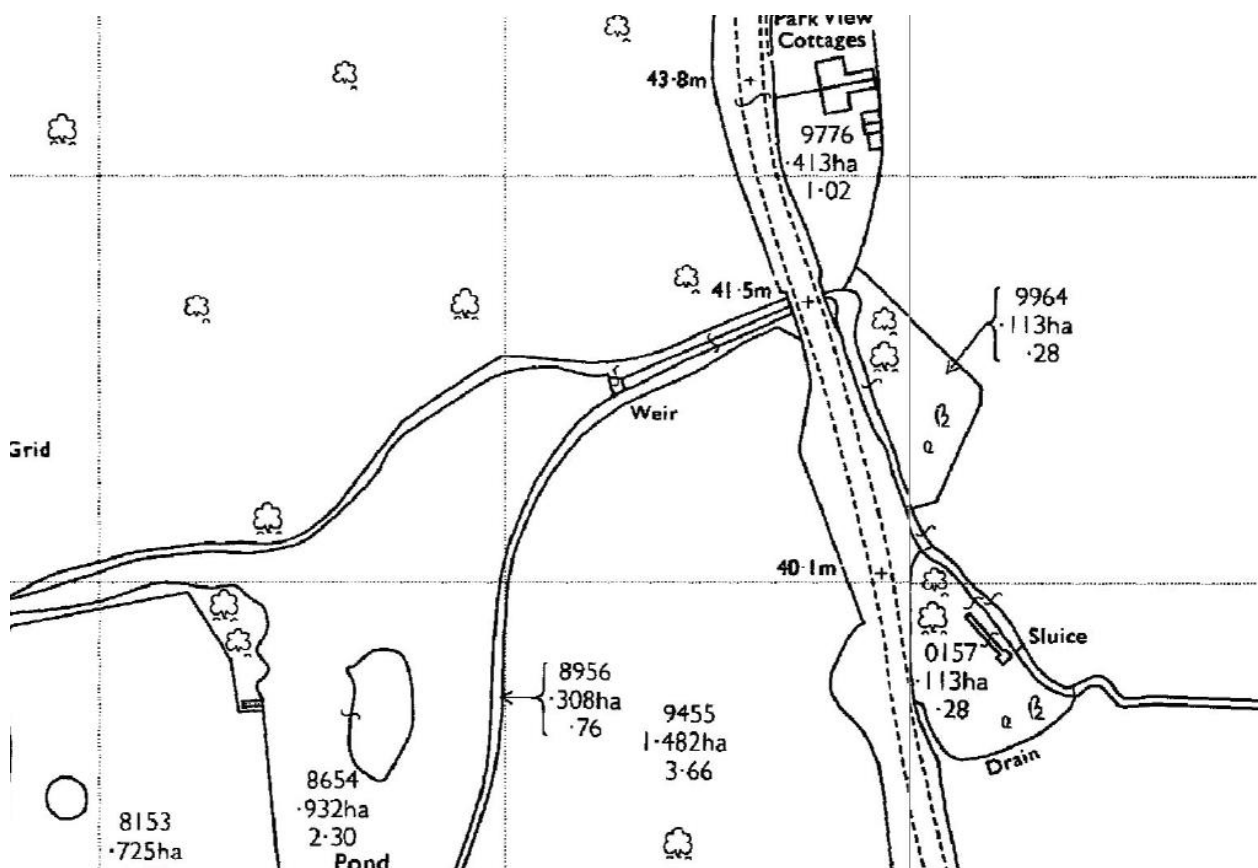


Figure 15 Extract from the 1976-77 OS Map with the weir clearly identified.⁴²

It is expected that a weir in this location or in the immediate vicinity was begun in the second half of the 18th century when the parkland landscape was reconfigured, and the layout of the lake and watercourse was considerably altered.

However, the fabric of the weir is a mixture of materials and from a visual inspection during the site visit, no fabric suggested by 18th century depictions of a 'cascade' type weir with boulders was still evident (although it is possible that this fabric is concealed beneath the water today on the west side of the weir).

The bulk of the stepped/tiered weir was moss-covered but appeared to be constructed of brick and concrete overall, with a concrete pipe and capping embedded on the north side complete with a modern timber sluice gate and red brick piers.

Two corroded iron vertical slatted grille panels are located across the top of the weir wall, and they are embedded in a concrete base that also has large river stones embedded in the top of the concrete presumed to break up the flow of the water and for the grilles to capture debris.

There is some older low brown brick walling on the north side of the weir and earlier piers holding the grilles on the south side and the modern red brick has been used for later pier insertions and repairs. Due to alterations, soiling, and visibility, the older fabric was difficult to assess but possibly dating from the early to mid-20th century. More fabric is likely concealed by earth either side of the weir in the embankments and may become visible during future works. This fabric might better inform the historical evolution of the current weir construction, that appears to be of largely 20th century composition.

2.3 Study Area in October 2023

The following section aims to provide a summary photographic survey of the site and its surroundings at the time of inspection on 30th October 2023. The weir was viewed from the north bank of the watercourse.

Study Area



Figure 16 Panoramic view looking southwest from the north bank of the weir.



Figure 17 Looking south along the line of the weir.



Figure 18 Looking southwest to the east side of the weir with the lake behind.



Figure 19 Looking southwest across the weir to the field on the south side (L) and in the direction of the lake (R).



Figure 20 East side of the weir from the north bank showing various materials used for construction.



Figure 21 Looking southeast across the back (west side) of the weir.



Figure 22 Looking southwest across the front of the weir with concrete sluice pipe on north bank.

3.0 Assessment of Significance & Heritage Impact Assessment

3.1 Introduction

The weir site contains no listed buildings or scheduled ancient monuments and the site is not located within a conservation area. The weir is, however, located within the Grade II listed South Ormsby Park.

The Grade II listed Massingberd Arms is located approximately 130m to the northeast of the site on the east side of Brinkhill Road, and the Grade II* listed South Ormsby Hall and its Grade II listed stables and walled garden are over 190m southwest of the weir. The Lincolnshire Historic Environment Record (HER) also identifies the South Ormsby Park as a feature of interest.

It is important as part of an assessment of significance to assess the site as a whole and not elements in isolation. This is to enable an overall appreciation of the importance of a place upon which an assessment of the potential positive or negative aspects of any future proposals can be made. The following significance assessment is based upon heritage values recognised by Historic England in their *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12* (2019). This *Advice Note* furthers principles previously established in their 2008 *Conservation Principles, Policies and Guidance*, which included evidential, historical, aesthetic, and communal significance values.

The following values have been established by the 2019 *Historic England Advice Note 12*:

1. Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2. Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

3. Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 Assessment of Significance – The Study Area

3.2.1 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

There are no listed buildings or scheduled ancient monuments and the site is not located within a conservation area. The weir is, however, located within the Grade II listed South Ormsby Park that was also recognised as a feature of interest in the Lincolnshire Historic Environment Record, and it forms part of the structure of the lake and stream landscaping that is believed to date from a phase of landscaping carried out in the second half of the 18th century.

Historic paintings reputedly from the 18th century suggest that the current weir is in the vicinity of a former 'cascade' type weir with water running over boulders. While no fabric relating to these depictions was evident during a site inspection for the completion of this report, it is possible that some fabric such as boulders and the sloped original 'weir' might still survive below the water or below the existing weir. Though it is also possible that the earlier 'cascade' was completely removed c.1864-c.1888 for a more structured replacement weir in the current location (that has also undergone further alteration and addition in the 20th century).

Based on available information, it is believed that the weir site is of some local archaeological interest for its contribution to the understanding of the development of lake and the overall landscape since the second half of the 18th century. However, discussions should be carried out with the local authority to determine if it is of interest and if there is likely to be any specific archaeological work required for the site as part of any future development.

3.2.2 Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

As a simple, brick weir structure that likely dates from the second half of the 19th century but has been repaired and altered again in the 20th century to its current form, the weir itself represents a utilitarian feature in the landscape of the lake and surrounding parkland.

In contrast to the picturesque 18th century 'cascade' type weir depicted in the paintings at Figure 6 and Figure 7, the current weir does not appear to have been designed as a decorative feature within the landscape.

The structure itself is not of any particular architectural merit and it is not notable as a feature in any views across the current landscape, as it is largely concealed from view off the northeast corner of the lake at the south end of a copse of trees and set into the banks of the stream (except where the iron grilles and brick piers have been positioned higher across the top of the weir). The structure is also largely concealed by water reeds and planting along the bank of the lake.

3.2.3 Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The study area is believed to have contained a 'cascade' type weir with water flowing over boulders as part of the redevelopment of the landscape for the rebuilt South Ormsby Hall from the mid-18th century. Historical mapping suggests that this might have been replaced with the current structure (that was later altered) between c.1864 and c.1888.

Historically, there appears to have been a weir or 'cascade' in this location or close by since the parkland was redeveloped in the second half of the 18th century and the current weir structure represents changes to the watercourse in the latter part of the 19th century (and later) that have changed the northeast corner to a dammed area with water planting. There has been a weir in the current location for over 135 years and though not a decorative feature, is of some local interest in demonstrating the manipulation of the watercourse for the creation of the current parkland setting of South Ormsby Hall.

3.3 Heritage Impact Assessment

Following the previous assessment of significance, it is important that any future proposals for the site are assessed with regard to the *National Planning Policy Framework (Revised September 2023)* (NPPF) requirements of *Section 16: Conserving and enhancing the historic environment*, particularly paragraphs 194-208 regarding the requirements to both assess the significance of any heritage assets potentially affected by development or alterations, and the consideration of potential harm of any proposals to those heritage assets.

The main heritage asset relating to the weir is the Grade II listed South Ormsby Park. In the wider vicinity of the study area are the Massingberd Arms to the northeast and South Ormsby Hall to the southwest.

This section will be completed when works proposals have been finalised.

3.3.1 Proposals

It is proposed to replace the current weir with a new rock ramp, fish and eel pass, new weir, and footbridge. It is also proposed to include a flood water spillway along the south side of the weir.

A cofferdam would be temporarily installed as an emergency measure to remove pressure from the existing deteriorated weir and left in place for the duration of works to the weir and ramp.

3.3.2 The Study Area

It is understood from consultants Stantec that the existing weir has been leaking under and around the structure for a significant amount of time and recent weather events have exacerbated the flow of water and potential damage to the weir structure.

The engineers are concerned about sudden failure and subsequent flooding downstream and propose to install a curved steel sheet and pile cofferdam upstream of the current weir as an emergency measure to remove the pressure from the current structure and permit later repair and replacement works to be carried out.

It is proposed to carry out the emergency cofferdam, followed by replacement of the current weir with a new, structurally sound weir above a rock ramp fish and eel pass that will slope from the location of the current structure to the east along the existing stream.

Ultimately, the aim of the emergency cofferdam, followed by works to provide the new weir, ramp, and fish ladder is to prevent the breach of the lake dam and subsequent downstream flooding within the Estate that would cause further damage to structures, the lake (which has been recently repaired) and the watercourse. This would be extremely beneficial to the future safety and security of the landscape.

The removal of the current weir might see the removal of some fabric from the second half of the 19th century, as well as modern repairs and later work that has been added to the structure. However, the extent of the fabric was not fully visible due to water and vegetation growth and there is some potential for concealed fabric below the current weir structure, or below the water on the west side of the weir. It is also possible that fabric (such as boulders) from the original 18th century cascade might still survive below the water on the west side, but given the level of change in this area, it is possible that it was

completely removed in the 19th century for the weir construction. If there is still some surviving 18th century fabric, this might be physically impacted by the proposed cofferdam construction and new weir, but it was not physically possible to assess this at the time of inspection. Given the potential harm that would be caused by a failure of the weir to the lake, landscape, and land downstream, it is thought that the potential impact on 18th and 19th century fabric would be outweighed by the need to protect the existing landscape and maintain control of water for future flood prevention within the grounds of the Hall.

The proposed new weir and rock ramp fish and eel pass will take on a natural, more picturesque character than the existing utilitarian structure and it would become a feature that would complement the landscape through the enhancement of the existing watercourse at the northeast corner of the lake.

Boulders would be used to break the flow of water and their use is reminiscent of the 18th century use of boulders for the original weir 'cascade' noted in the paintings at Figure 6 and Figure 7. The new ramp and floodwater side spillway would enable safe control of water from the lake and assist in flood prevention, while reinstating some of the picturesque character of the 18th century landscape that is currently missing in this location.

A visualisation of the proposed discreet new weir and rock ramp is shown at Figure 23 and if visible from the Hall and parkland in the distance, a more natural character will be achieved in views in keeping with the original cascade treatment to only enhance the appearance of this area of the park.



Figure 23 Visualisation of the proposed new weir and rock ramp fish and eel pass.⁴³

The footbridge would also improve access through this corner of the parkland (that currently does not exist) for future maintenance and has been designed as a simple wooden structure in keeping with the holistic and sympathetic design of other bridges within the estate.

The boat house would be in the location of a boathouse that was noted in late 18th century paintings and was still noted there on the 1888 OS Map (but gone by the time of the 1906 OS Map). Construction of a sensitively designed and executed small boathouse would see the reinstatement of a traditional landscape feature in keeping with the character of the 18th century lake and parkland.

3.3.3 Heritage Assets in the Vicinity

Massingberd Arms

The Massingberd Arms is Grade II listed and located approximately 130m to the northeast of the study area on the east side of Brinkhill Road.

It is not expected that there are any key views from the Massingberd Arms in the direction of the study area that would be adversely affected by the proposals, as the key views from the building face west and away to the parkland and not in the direction of the study area. The weir and stream are also set lower than ground level on the slope and are concealed by a dense copse of trees positioned between the Massingberd Arms and the site.

Proposed works within the study area are not expected to harm the character or streetscape setting of the Massingberd Arms. Improvements to the weir area and watercourse only aim to enhance the character of the overall landscape and wider setting of the listed building.

South Ormsby Park

South Ormsby Park is Grade II listed and the Lincolnshire Historic Environment Record (HER) also identifies the parkland as a feature of interest.

The listing report for South Ormsby Park states that it was designated as a well preserved example of an 18th century landscape park designed to *'emulate the prevailing tastes of the period and provide an eminently suitable setting for a country house of some distinction.'*

The key elements in the designed landscape include the Lime Walk to the southwest of the Hall, the serpentine lake to the east of the Hall, and the walled garden west and northwest of the Hall. There are many specimen trees and planned vistas within the landscape.

Together with the Grade II* listed South Ormsby Hall and several other listed buildings within the estate, the listing report states that it forms *'...an ensemble of historical significance that aptly demonstrates the aesthetic quality associated with the Georgian period.'*

The study area appears to have formed part of the setting of views towards the house in the second half of the 18th century, when a 'cascade' type weir appears in the vicinity of the existing weir in paintings at Figure 6 and Figure 7. It would also have been visible from the house in the distance forming the northeast part of views towards and across the lake. However, changes in the 19th century and later saw the northeast corner of the lake developed from what was presumably a more free-flowing arrangement over the cascade (as is the proposed new work), to a more controlled and dammed feature as it exists today. The weir today is largely concealed in views from the surrounding area including across the lake from the Hall due to the changes at the northeast corner, significant bank and water planting, as well as trees within the landscape that screen the utilitarian feature of the weir.

The proposed temporary cofferdam to be installed prior to works would potentially have some impact on the fabric of the lake banks and bed and would be visible in the landscape. This would only be temporary for emergency use and the duration of works and will be kept as minimal as possible but is necessary to ensure safe working. Any potential harm is expected to be outweighed by the benefit of the necessary repairs and flood prevention.

As discussed for the study area itself, it is believed that the proposed works, while they might have some impact on an unknown (if any) quantity of 18th or 19th century concealed fabric, will certainly enhance the northeast corner of the lake through the installation of a sensitively designed and more appropriate water management feature. It is believed that the new work will only serve to improve the character of the parkland in a manner reflecting its 18th century roots while providing essential water management and flood prevention measures to protect the parkland and surrounding area for the future.

South Ormsby Hall, Stables and Gatepiers, Walled Garden and Gates

South Ormsby Hall is Grade II* listed and is set amongst several Grade II listed buildings and structures. The building complex is located over 190m southwest of the weir with the serpentine lake and parkland between the two sites, including substantial woodland and planting across the landscape.

There would be no physical impact of the proposals on the heritage assets at South Ormsby Hall.

Although the front elevation of the Hall could be seen in the distance from the weir between trees and above water reeds in the dammed area at the northeast corner of the lake (see Figure 16 and Figure 20),

views of the weir itself from the Hall were obstructed by vegetation and landscaping at the time of the inspection.

Improvements to the weir area and watercourse only aim to enhance the character of the overall parkland and lake landscape and wider setting of the listed buildings of the South Ormsby Hall complex.

4.0 Appendices

4.1 Appendix I – Listed Building Report for South Ormsby Park

National Heritage List for England

South Ormsby Park

Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1442321

Date first listed: 10-Nov-2017

Statutory Address 1: South Ormsby Hall, South Ormsby, Lincolnshire, LN11 8QS

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Understanding registered parks and gardens

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: South Ormsby Hall, South Ormsby, Lincolnshire, LN11 8QS

The building or site itself may lie within the boundary of more than one authority.

County: Lincolnshire

District: East Lindsey (District Authority)

Parish: South Ormsby cum Ketsby

National Grid Reference: TF3650475427

Summary

C18 landscape park.

Reasons for Designation

South Ormsby Park, an C18 landscape park, is registered at Grade II for the following principal reasons: * Historic interest: it is a well preserved example of an C18 landscape park designed to emulate the prevailing tastes of the period, and provide an eminently suitable setting for a country house of some distinction; * Preservation: the key elements of the designed landscape, such as the Lime Walk, serpentine lake, and walled garden all still remain, together with many specimen trees and planned vistas; * Group value: together with the Grade II*-listed Hall and other Grade II-listed buildings on the estate, the park forms an ensemble of historical significance that aptly demonstrates the aesthetic quality associated with the Georgian period.

History

There has been a house of some status at South Ormsby Park since the medieval period. The land was owned by the Skipworth family until 1638 when it was purchased by Sir Drayner Massingberd who started to build a house sometime afterwards. It was extended and altered in the early C18 for Burrell Massingberd, and then re-fronted by James Paine in 1750-52. The house was altered and extended by Peter Atkinson & Sons in 1803, and again by Swann & Norman in 1927.

The landscape around South Ormsby Hall was enclosed between 1650 and 1651. A survey of the manor carried out for Burrell Massingberd in 1716 states that there was a 'House, gardens, orchard, nursery, motes, the garden, the paddock, walnut yards, stewponds, Garth and [...] green'. The survey depicts an avenue running southwards from the house. The moat referred to is thought to be the short arm on the west side of the lake which, together with a beck, provided the water for this feature. A memorandum dated 18 April 1721 between the Ormsby estate and the Church stated that 'a new park is lately made in Ormsby and part of the paling runs near the ancient churchyard fence' (W O Massingberd, A History of Ormsby, 1893).

In 1749 William Burrell Massingberd commissioned plans to redesign the parkland from Edward Gardner of Dunston. Gardner produced designs for Scremby Hall, near Skegness, and for a Georgian Pleasure Garden around Dunston Pillar, near Lincoln. His work is not represented on the Register. The plans depict a wooded pleasure ground to the south front of the house with an L-shaped water feature at its northernmost end, and an L-shaped water feature to the east of the hall. It is not clear if these features were ever created but they do not survive now. One of the plans shows a pavilion to the south of the hall framed with trees to form a vista. This is also depicted in a painting dated to the second half of the C18 but the pavilion has not survived. A detailed plan of the estate produced in 1803 depicts the landscape park much as it is today. It is thought to have been laid out at some point between 1750, when Paine re-fronted the hall, and 1774 when a survey records the 'new park'. The plan depicts the avenue to the south of the hall, the Lime Walk to the west, and the lake to the east. The earth excavated to create the lake was probably used to build a false platform for the hall giving the impression of a dramatic sweeping lawn falling away to the lake. There is a walled garden on the east side of the hall, and shelter belts are shown along the south and west boundaries of the park. The hall is approached via drives from the north, south-east and south-west. It is not known who was responsible for designing this naturalised landscape.

Details

C18 landscape park.

LOCATION, SETTING, LANDFORM, BOUNDARIES AND AREA

South Ormsby Hall is located to the east of the village of South Ormsby in the Lincolnshire Wolds. The parkland occupies 60-70 hectares of gently undulating land which slopes uphill slightly to the south. The park is bounded on the north by Bluestone Heath Road, on the east by the road through the village, and on the south by Ormsby Ring. The west boundary follows this road as it turns northwards and then follows the outer edge of Brook Walk Plantation and a field boundary back up to Bluestone Heath Road. ENTRANCES AND APPROACHES

The Hall is approached from the east along a drive that turns northwards to curve around the southern end of the lake. A drive from the north leads to the stable courtyard.

PRINCIPAL BUILDING

South Ormsby Hall (Grade II*-listed) was largely rebuilt by James Paine in 1752-5 and is set upon a man-made prominence with the principal east front overlooking the lake. It is constructed of red brick with ashlar dressings and has two storeys under a hipped slate roof. The three-bay east front has a central canted bay containing the entrance with a Roman Doric porch of 1803, flanked by three-light tripartite C19 sash windows (replacing the original Venetian windows) set in the semi-circular headed niches.

To the north of the hall is the Grade II-listed red brick stable and gate piers, also built circa 1755 by Paine. The single-storey, eight-bay stable has two central advanced bays with elliptical carriage arches, flanked by rusticated ashlar blocked openings with segmental heads. At each end are rusticated piers with ashlar ball finials, and a similar pair of Grade II-listed gate piers mark the entrance to the stable yard.

FORMAL GARDENS

Alongside the south of the hall, a straight walk leads to the Grade II-listed mid-C18 wrought iron gates and screen which have scrolled iron gate piers surmounted by lions. These mark the beginning of the Lime Tree Walk which leads to Brook Walk Plantation on the west side of the park. An underground brick vaulted wine cellar is situated on the north side of the hall. At the rear west front, a small garden was created around fifty years ago which has a rectangular pond with raised sides and is enclosed by a high hedge. PARK

The hall is situated slightly north-east of the centre of the park, the main extent of which therefore lies to the south and west. The lawn at the east front of the hall sweeps down to a sinuous lake which has a central island. The boat house depicted at the northern end on the 1889 Ordnance Map is in a ruinous state with a corrugated iron roof.

In the south of the park the avenue of trees is aligned with the south front of the hall; and parallel to this, to the west, are three lines of trees planted within the last twenty years. The park retains many mature trees, including oaks, walnut trees, sycamores and wellingtonia. The planned vista between the hall and the C18 summerhouse (demolished) in the south corner of the park is still framed by mature trees. The earthwork remains of an abandoned medieval village are situated in the east corner of the park near Brook Walk Plantation.

A row of red brick estate cottages, known as Park Cottages, situated to the north-west of the hall is thought to have originated as the home farm. A red brick lodge house, dating to the second half of the C19, is located to the east on the road running through the village.

KITCHEN GARDEN

To the west of the hall there is a Grade II-listed C18 walled kitchen garden constructed of red brick and enclosing approximately one and a third acres. It has a large, approximately rectangular plan and high walls on the north, west and south sides with a canted section at the north-west corner. The east side is formed by a short length of wall at the north and south ends, and in the centre by the rear wall of outbuildings in the stable courtyard. The walls have flat brick coping surmounted by pantiles and there is a door on each side. There are brick lean-tos on the outside of the north wall. The kitchen garden is no longer in production and is laid to grass.

Sources

Books and journals

Harris, John, Pevsner, Nikolaus, Antram, Nicholas, *The Buildings of England: Lincolnshire*, (2002)

Other

Country Life (February 20 1969), pp. 409-10

Elizabeth Mayle, South Ormsby Hall, Louth, Lincolnshire: Assessment of Significance, September 2013

Lincolnshire HER Number 42673 - MLI42673 South Ormsby Hall

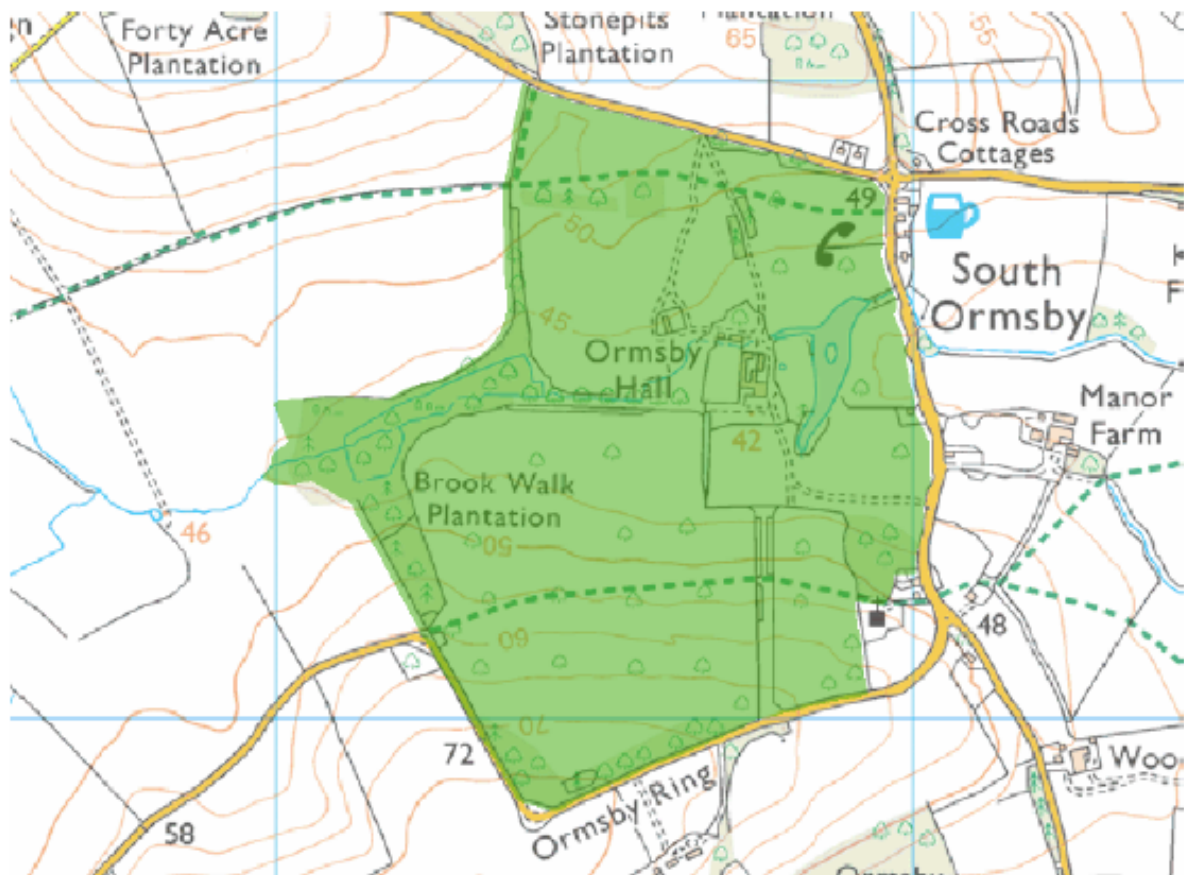
Lincolnshire HER Number 47375 - MLI92249 Historic Park, South Ormsby

Lincolnshire HER Number 47455 - MLI93066 Stables and gate piers, South Ormsby Hall

Lincolnshire HER Number 48045 - MLI93532 Gates and screen, South Ormsby Hall

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Map

This map is for quick reference purposes only and may not be to scale.

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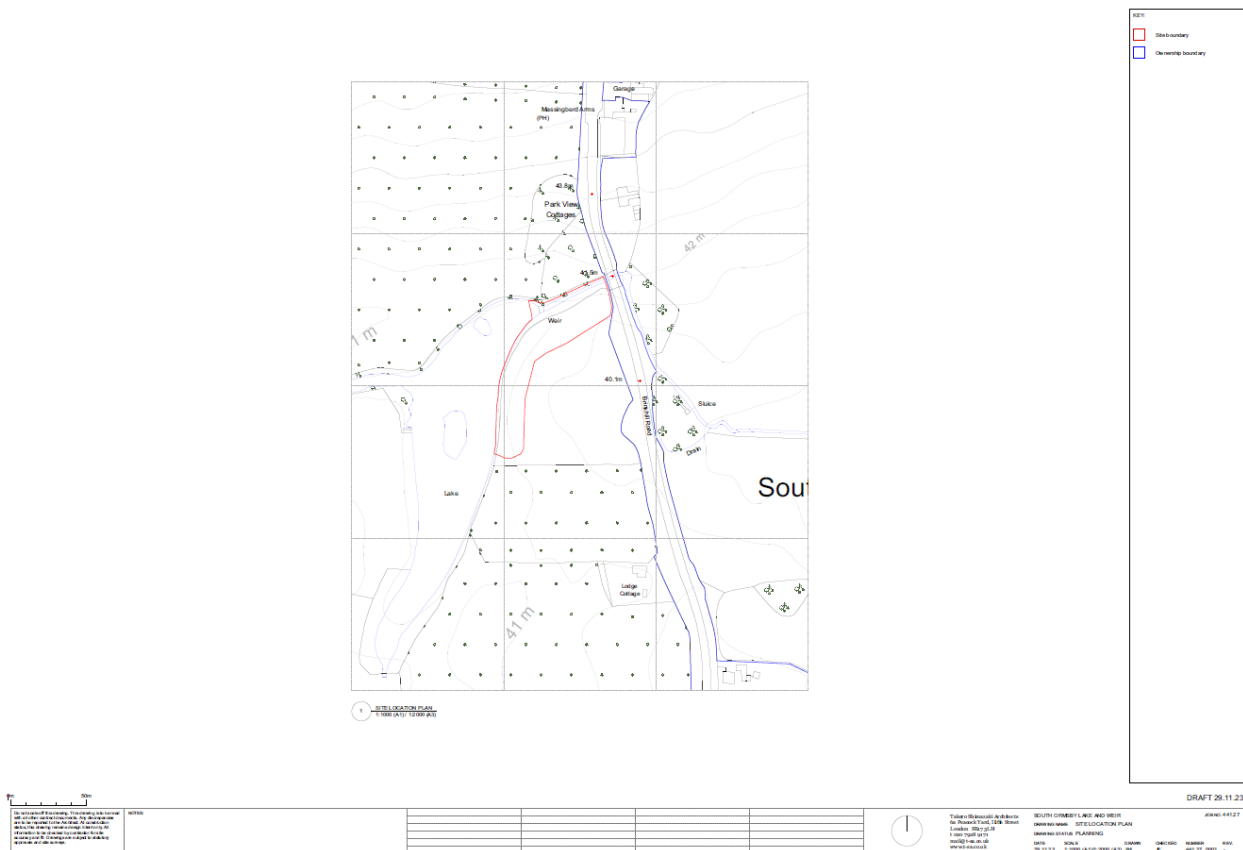
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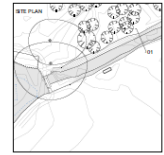
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End of official list entry

4.2 Appendix II – Drawings

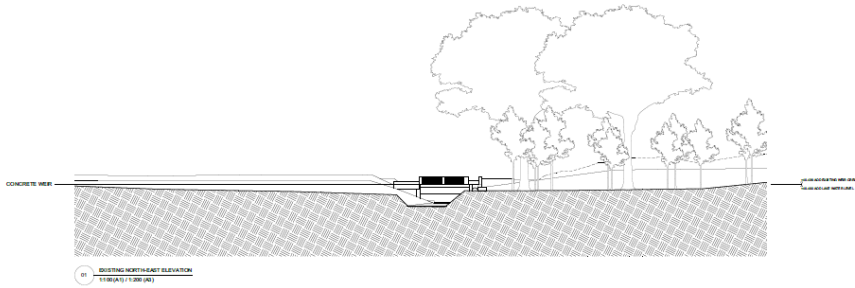
**Drawings provided by Takero Shimazaki Architects & Stantec
Existing**



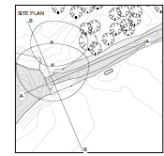


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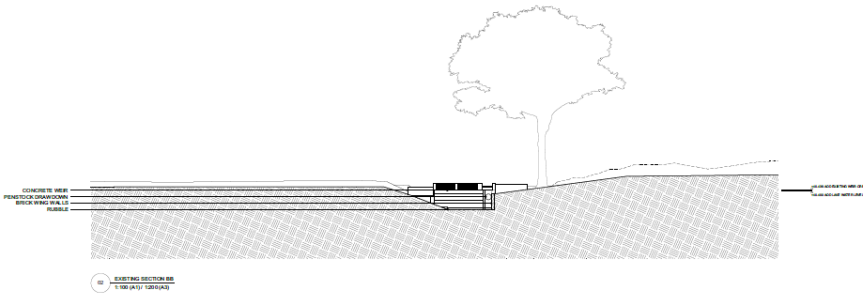
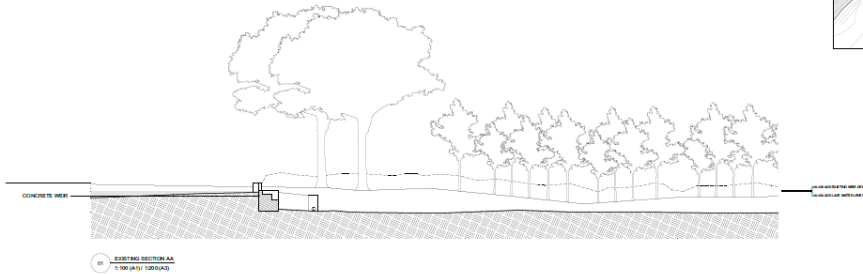


<p>1. All work shall be in accordance with the latest edition of the International Building Code, the International Mechanical Code, the International Fire Code, and the International Energy Conservation Code, as amended by the City of Austin, Texas, and the City of Austin, Texas, as applicable.</p>	NOTES	1. 12.12.21. 1181(A) (1:1250 (A))		<p>Tolson (Shannon) Architects 20 Parkway, Suite 100, Austin, TX 78701 512.476.4777 info@tolsen.com www.tolsen.com</p>	<p>SOUTH CROSS LANE AND DRIVE 26 PARKWAY, SUITE 100, AUSTIN, TEXAS 78701 512.476.4777 info@tolsen.com www.tolsen.com</p>	<p>JR 04/13/21 04/13/2021 04/13/2021 04/13/2021</p>

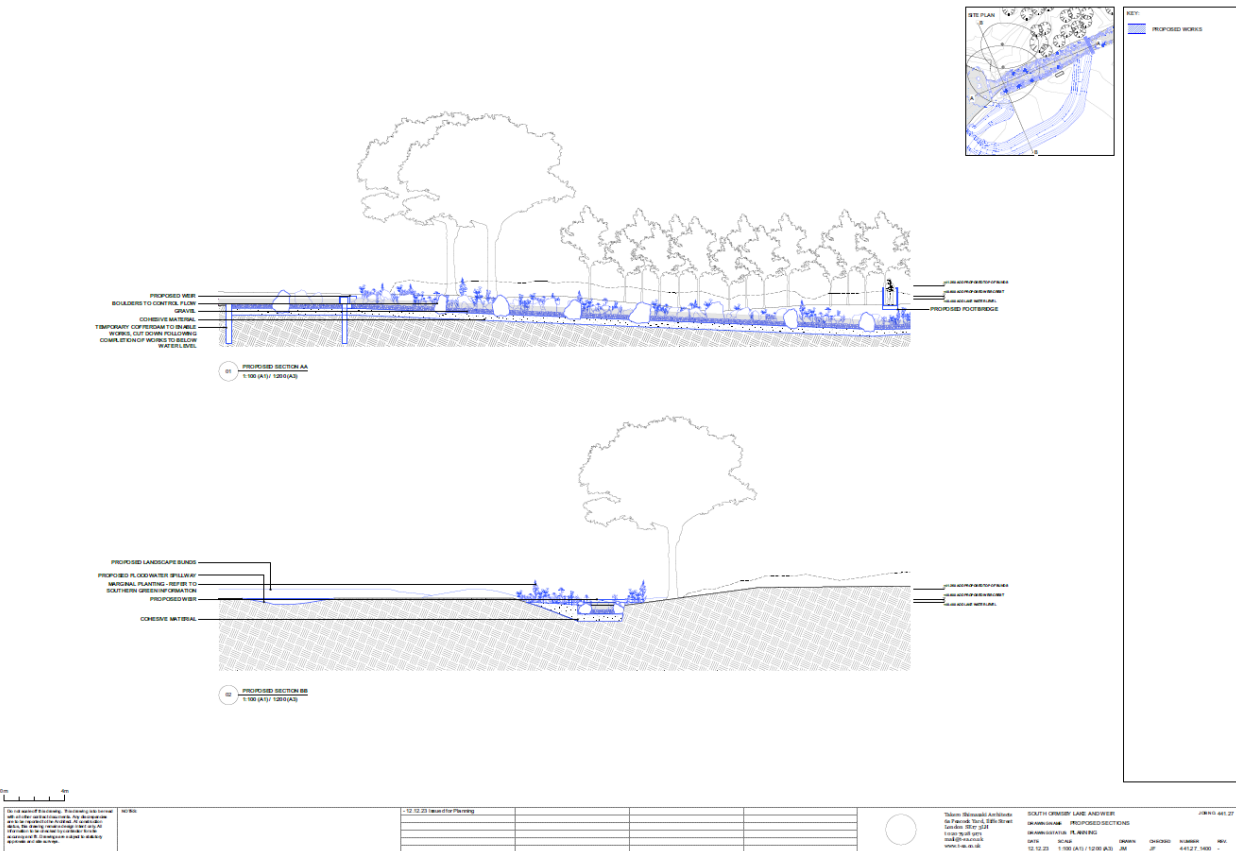
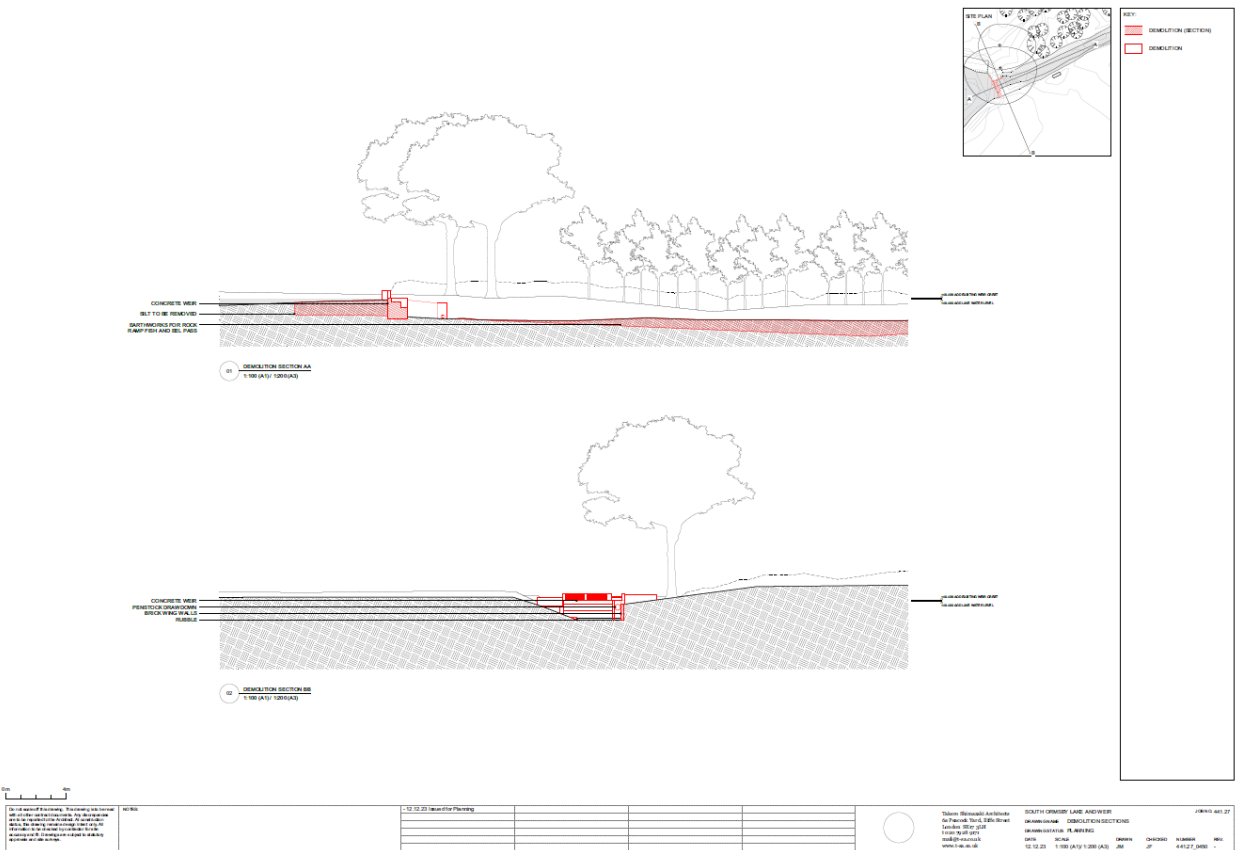


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<p>1. All work shall be in accordance with the latest edition of the International Building Code, the International Mechanical Code, the International Fire Code, and the International Energy Conservation Code, as amended by the City of Austin, Texas, and the City of Austin, Texas, as applicable.</p>	NOTES	1. 12.12.21. 1181(A) (1:1250 (A))		<p>Tolson (Shannon) Architects 20 Parkway, Suite 100, Austin, TX 78701 512.476.4777 info@tolsen.com www.tolsen.com</p>	<p>SOUTH CROSS LANE AND DRIVE 26 PARKWAY, SUITE 100, AUSTIN, TEXAS 78701 512.476.4777 info@tolsen.com www.tolsen.com</p>	<p>JR 04/13/21 04/13/2021 04/13/2021 04/13/2021</p>



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- ¹ Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432
- ² Search carried out by Matthew Goulden, Lincolnshire Historic Environment Record on 24th July 2023 as part of work completed for the nearby site of 3-6 Park Cottages.
- ³ Base drawing provided by Takero Shimazaki Architects.
- ⁴ Lincolnshire County Council Historic Environment Record HER No. 42448-MLI42448: South Ormsby Shrunken Medieval Village - Monument report printed 29th September 2018
- ⁵ Lincolnshire County Council Historic Environment Record HER No. 42448-MLI42448: South Ormsby Shrunken Medieval Village - Monument report printed 29th September 2018
- ⁶ p335 *White's Directory* 1842
- ⁷ p245 *Kelly's Directory* 1868
- ⁸ p34 *South Ormsby Hall Gardens and Parkland: Historic Landscape Report* July 2017 Southern Green. This report contained a thorough assessment of the overall estate landscape.
- ⁹ p15 *South Ormsby Hall Gardens and Parkland: Historic Landscape Report* July 2017 Southern Green. This report contained a thorough assessment of the overall estate landscape.
- ¹⁰ Ref: 1-MM/4/20/1 1716 survey Lincolnshire Archives
- ¹¹ p34 *South Ormsby Hall Gardens and Parkland: Historic Landscape Report* July 2017 Southern Green. This report contained a thorough assessment of the overall estate landscape.
- ¹² p34 *South Ormsby Hall Gardens and Parkland: Historic Landscape Report* July 2017 Southern Green. This report contained a thorough assessment of the overall estate landscape.
- ¹³ p666 Pevsner, N & Harris, J (Rev. Antrim, N) *Buildings of England: Lincolnshire* 2002
- ¹⁴ p666-7 Pevsner, N & Harris, J (Rev. Antrim, N) *Buildings of England: Lincolnshire* 2002
- ¹⁵ historicengland.org.uk/listing/the-list/list-entry/1442321
- ¹⁶ Lincolnshire County Council Historic Environment Record HER No. 47375-MLI92249: South Ormsby Park - Monument report printed 29th September 2018
- ¹⁷ p335 *White's Directory* 1842
- ¹⁸ p729-30 *White's Directory* 1856
- ¹⁹ p245 *Kelly's Directory* 1868
- ²⁰ p620 *White's Directory* 1882
- ²¹ p245 *Kelly's Directory* 1868
- ²² p620 *White's Directory* 1882
- ²³ p424 *Kelly's Directory* 1896
- ²⁴ p477 *Kelly's Directory* 1916
- ²⁵ p477 *Kelly's Directory* 1916
- ²⁶ p486 *Kelly's Directory* 1926
- ²⁷ p450 *Kelly's Directory* 1937
- ²⁸ p486 *Kelly's Directory* 1926
- ²⁹ p450 *Kelly's Directory* 1937
- ³⁰ Ref: 1-MM/4/20/1 *The Manor of South Ormsby in the County of Lincoln. Actually surveyed by order of Burrill Massingberd Esq, Lord Thereof by Thomas Roberts, 1716.* Reproduced with the permission of Lincolnshire Archives.
- ³¹ Ref: 1-MM/4/9/5/1 *'Ormsby Map William Burrell Massingberd Esq, Lord of the Mannor.* Reproduced with the permission of Lincolnshire Archives.
- ³² Ref: 1-MM/4/21/1 – *May 1749 Survey of South Ormsby Hall by Edward Gardner of Dunstan for William Burrell Massingberd.* Reproduced with the permission of Lincolnshire Archives.
- ³³ South Ormsby Estate Collection.
- ³⁴ South Ormsby Estate Collection.
- ³⁵ Ref: 1-MM/15/3 *A Plan of Lands lying in the Parishes of South Ormsby and Tedford in the County of Lincoln, the Property of Charles B Massingberd Esq, by Jno Bullivant, 1803.* Reproduced with the permission of Lincolnshire Archives.
- ³⁶ *Tithe Apportionments, 1836-1929* [database online]. TheGenealogist.co.uk 2023. Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives
- ³⁷ Provided by Daniel Shabetai at Marcus Beale Architects.
- ³⁸ County: Lincolnshire. Dates 1889, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2018. All Rights Reserved.
- ³⁹ © National Library of Scotland.
- ⁴⁰ County: Lincolnshire. Dates 1906, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2018. All Rights Reserved.
- ⁴¹ County: Lincolnshire. Dates 1956, Survey Scale: 1:10,000 © Crown Copyright and Landmark Information Group Limited 2018. All Rights Reserved.
- ⁴² County: Lincolnshire. Dates 1976-77, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2018. All Rights Reserved.
- ⁴³ Provided by Takero Shimazaki Architects