

HERITAGE STATEMENT

for

The Reinstatement & Repair Works

to

**18 MARKET PLACE,
BOSTON, LINCOLNSHIRE**

Job Ref. No: 2437

Date: December 2022

SCORER HAWKINS ARCHITECTS

Lodge Farm Barns, Skendleby, Spilsby, Lincolnshire, PE23 4QF
01754 890089 | projects@scorerhawkins.co.uk

1.0 BUILDING SUMMARY



Figure 1: Present day view of 18 Market Place.

1.1 OVERVIEW

History:

The building is understood to be of medieval original but was substantially rebuilt in the early 18th Century. The timber shopfront appears to date from the 19th Century with substantial later alterations.

Condition:

The building suffers ongoing maintenance issues with water ingress associated with the dormer window and parapet gutter.



Figure 2: View of 18 Market Place c.1930.

1.2 LOCATION

Address: RSPCA Shop
18 Market Place
Boston
Lincolnshire
PE21 6EH
District: Boston Borough Council
Grid Reference: TF 32803 44101

1.3 SIGNIFICANCE

Period: Georgian (predominately)
Protected Status: In the Boston Conservation Area
List Entry Number: 1388930
Date First Listed: 15.11.1999
Listing Description: *House now shop. Early C18 with some late medieval remnants and late C19 front altered C20. Painted brick, red brick, slate roof. EXTERIOR: 2 storeys plus attics, 2-bay front with C20 shop front. Moulded cornice, plain parapet. To 1st floor 2 C19 sash windows with curved heads and fluted scrolled keystones. In the attic a single dormer. In the side wall a late medieval king post, possible timber framing may also be concealed in the passage wall. To the rear a C18 range with sash windows. INTERIOR: not inspected.*



Figure 3: View of 18 Market Place c.1950.

Setting: A number of buildings in the vicinity of 18 Market Place are also listed, including:

- 15 Market Place (List Entry: 1388928)
- 16 Market Place (List Entry: 1388929)

- 19 Market Place (List Entry: 1388931)
- 20 Market Place (List Entry: 1388932)
- 22 Market Place (List Entry: 1388933)

Heritage at Risk: The building is not listed on the Heritage at Risk Register, although it forms part of the Boston Conservation Area, which has been on the register since 2009.

2.0 PROPOSED WORKS

The works outlined below are proposed to be predominately funded by the Boston Townscape Heritage Project.

2.1 ARCHITECTURAL REINSTATEMENT

Shopfront:	Replace shopfront glass with double-glazing; replace existing fanlight with one more in-keeping to the period of the building. Replace flooring in shopfront entrance. Reinstall a traditional style canvas awning.
Walls:	Remove masonry paint to façade, using JOS system or similar approved. Allow for replacing spalling brickwork and localised re-pointing in matching lime mortar.
Dormer:	Undertake complete overhaul/replacement as required.
Signage:	Replace current signage board with a more traditionally styled signage board. Add a hand-painted property numeral to the parapet.
Lighting:	Provide new lighting to shopfront and signage.
Services:	Remove/re-route external services.

2.2 ARCHITECTURAL REPAIR

Windows:	Overhaul the existing sash windows, including replacement of staff beads and parting beads with brushed versions. Replace existing glass with vacuum-glazed units and rebalance the weights.
Roof:	Re-roof in new Welsh slate.
Leadwork:	Renew parapet gutter in terne-coated stainless-steel to reduce maintenance burden and replace lead flashings.
Rainwater Goods:	Overhaul cast-iron downpipe.