

**Historic Environment Assessment
And Evaluation**

for

**Proposed Two Storey Rear
Extension**

at

**Fairmile
58 West End Road
Frampton
Boston
PE20 1BT**

RECEIVED
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BY:

for

Mr & Mrs D Tebbutt

Jan 2021

Physical

- 'Fairmile' 58 West End Road Frampton is a two storey house located in a row of residential properties on the south side of the road. These properties are of individual design and were typically constructed in the 1960/1970's.
- Directly opposite the application site on the north side of the road is situated the Grade II* listed Frampton House built about 1790 for the Tunnard family. Frampton House is now a Residential Care Home which sits in a rural setting on a site of approximately 8000 square metres.

Listed Buildings in the Vicinity

- From The Lincolnshire Register of Listed Buildings there are two assets adjacent to the application site which are the above mentioned Frampton House Grade II* and 80 Yards of Wall to Frampton House Grade II.
- Other historical assets within the vicinity include The Church of St Michael, Grade II Frampton (to the north); Milestone, Grade II London Road Frampton (to the east); Old Vicarage, Grade II Willington Road Kirton (to the south) and The Old Windmill, Grade II Willington Road Kirton (to the south). None of these assets can be seen from the site and consequently there will be no impact on their setting.
- The Grade II* Frampton House was built in 1792 as a small country house and notwithstanding the finer architectural detail can be summed up as constructed in red brick with a hipped slate roof including two red brick ridge stacks. The external elevations contain panelled doors and sash windows throughout.
- The Grade II 80 Yards of Wall is 5 feet high and is constructed of red brick with a castellated top and ashlar copings.

The Proposal

- The current householder application is for the erection of a two storey rear extension which is to be constructed traditionally consisting of cavity walls with rendered finish, tiled pitched roof and white upvc doors and windows. This is entirely in keeping with the existing house and the adjacent residential properties.
- The garden of the existing property is about 50 metres deep and the scale of the proposal is in keeping with the existing dwelling and generous plot dimensions.
- Due to the existing environment and the discreet location of the intended building it can never be viewed in the same context as the two heritage assets discussed above.

Conclusion

- It is clear that both the above heritage assets are of significant importance and should be respected by any adjacent development.
- However, Mr & Mrs Tebbutt's proposal is to erect a traditionally constructed rear domestic extension which will be completely out of view of either heritage asset and can never be seen in the same perspective. Therefore, by virtue of this unobtrusive location in relation to the above assets, it will have no impact on their settings.

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