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Neil Dowlman Architecture

Planning | Design | Project Management

HISTORIC IMPACT ASSESSMENT

Proposed extension and alterations to form annexe and enlarged kitchen, dining, utility, WC, etc.

**At:
Neptune Cottage
Sea Bank
Boston
Lincolnshire
PE21 0AD**

**Job Number:
B/3472**

December 2020

Architectural Consultants




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Proposed Extension & Alterations

Date:	December 2020
Project Number:	B/3472
Prepared By:	Neil Dowlman MCIAT, MCABE Managing Director Chartered Architectural Technologist Chartered Building Engineer
Checked and Approved By:	
Revisions:	-

HISTORIC IMPACT ASSESSMENT

1. The site of Neptune Cottage is situated in close proximity to the Grade II* listed Parish Church of St Nicholas in the Parish of Fishtoft, the Grade II Listed Skirbeck War Memorial and the Grade II Listed Skirbeck Hall.
2. The entries within the Historic England records are as follows;

BOSTON

TF3343SE FISHTOFT ROAD 716-1/16/277 (West side) 27/05/49 Parish Church of St Nicholas
GVII*

Parish church. C13, C14, C15, C17, C18, additions 1869-75 by Sir George Gilbert Scott. 1899 restoration of tower, 1933-5 chancel by LT Moore. MATERIALS: squared limestone rubble, ashlar, red brick, lead and plain tile roofs. PLAN: western tower, nave with clerestorey, aisles, chancel, north chapel, south vestry. EXTERIOR: tower of 3 stages, with large corner buttresses, double moulded plinth, chamfered string courses, battlemented parapet replaced in C18 brick, with crocketed ashlar corner pinnacles. Stair tower on south side. To the belfry stage on each side a C15 2-light louvred opening with cusped lights, hollow moulded surround and hood mould. The south and north sides have plain lower stages, and a simple 2-light C17 opening beneath the belfry stage. A sundial on the south side. The west side has C19 double doors in moulded surround with hood mould and above a C19 5-light window in Perpendicular style in hollow moulded late C14 surround. The north aisle has a continuous sill band, plain moulded parapet concealing a lead roof and 2-light C19 window in the west end. The exterior of the nave and aisles has been refaced in the Gilbert Scott restoration. The south side of the aisle has plain gabled buttresses between pairs of C19 trefoil-headed lancets with plain surrounds. The 2 windows at the west end are 2-light and in a decorated style. The north door is a simple low pointed arch. The nave clerestorey has a plain parapet with corbelled support, and 5 circular windows. The C19 vestry is low, with a moulded parapet and a 2-light and 3-light window to the north side and 4-light window in the east end, all in C16 style. The pointed door has a hoodmould. Set in the north wall is part of a C13 gravestone with a human head beneath a trefoil, and part of a stiff leaf capital. At the rear end of the nave is an ashlar octagonal stair turret. The chancel is in ashlar with a 2 and a 3-light window on the north side. In the east end is a 5-light lancet east window in thin C13 style. A stone at the base of the chancel records that it was destroyed in 1856 and restored in 1933. On the south side is a reused 3-light C17 window with cross mullion and cusped heads. The south chapel is in ashlar, and has a flat 3-light window. It is in line with the south aisle which is in square rubble and is similar to the north aisle. The clerestorey matches the north side. INTERIOR: late C13 6-bay nave arcades, with square piers with hollowed-out shafts in the 4 main directions, into which are set a slender shaft with stiff leaf capitals. Some of the shafts are in Purbeck marble. Circular abaci and bases on the north side, square bases on the south side. Double-moulded pointed arches, with roll-moulded outer moulding. The circular clerestorey windows are set above the spandrels. C19 roof to nave and aisles with plain exposed timbers. Tall continuously moulded late C14 tower arch, with 3 steps up to tower floor. Narrow door to tower stair in west wall of nave. C19/C20 arch to east end of aisles. Upper door to rood loft on north side and small piscina on north side of chancel respond. Broad pointed C19 chancel arch on C13 half round shafts on human head corbels. Chancel with plain arch to south chapel. Inner shafts to east window. Rood beam and crucifixion. FITTINGS: include font of 1901, octagonal with carved quatrefoils, by JO Scott. Tall elaborate wooden font cover, partly C17. Earlier font dated 1660 now used as communion table base. Octagonal Jacobean pulpit, with flat cut-out cockerels supporting the reading ledge. On a northern window sill are the remains of a stone crucifix. 2 commandment and 2 deed boards in the tower. STAINED GLASS: in north aisle of 1927 by Morris and Co. Stained glass in south aisle of 1896 by Swaine, Bourne and Co. The church is set by the bank of the River Witham, and is thought to predate the foundation of St Botolph's Church in Boston. It is mentioned in the Domesday Book.

Listing NGR: TF3378943104

BOSTON

TF3381143124 Churchyard of the Church of St Nicholas, Fishtoft Road, Skirbeck, Boston, Lincolnshire, PE21 0DJ

The memorial stands in the churchyard of the church of St Nicholas (Grade II), and is c4m in height and made of limestone. At the top of the memorial is a crucifix under a triangular canopy carved to resemble a wooden roof. On the reverse (southern) side there is a carved standing figure of the Virgin and child. The hooded Calvary is at the top of an octagonal shaft with broach-stops at its foot. The shaft has a square base and stands on a plinth. The plinth is square with a bevelled top and is inscribed with incised lettering. The north face is inscribed IN MEMORIAM; the east face RIP; the south face PRO PATRIA; and the west face 1914-1918. The names of the 36 men of the parish who died during the First World War are inscribed below on each face.*

Listing NGR: TF3381143124

BOSTON

TF3344SE FISHTOFT ROAD 716-1/16/26 (East side) 14/02/75 Skirbeck Hall

II

Rectory, vacant at time of inspection. 1847, by Edward Lapidge, C20 alterations and extensions. Gault brick in Flemish bond, ashlar dressings, stone coped brick plinth, parapet and cornice in brick. Shallow pitched slate roof, lead dressings, wall and ridge stacks. Irregular plan. EXTERIOR: 2 storeys. The front block containing the entrance, is taller and has a canted end bay window containing a glazing bar sash to each side and floor. The side entrance bay is advanced, with stone moulded door surround with dentillated open pediment and moulded console brackets. Above is a glazing bar sash with shouldered stone surround. The lower wing to the west is of 4 bays, arranged 1:3. The 3 ground floor openings are blocked, the others contain glazing bar sashes. To the rear a 2-storey wing with hipped roof and dormers. A C20 flat-roofed block has been built in the angle between rear and front blocks. INTERIOR: panelled doors and shutters to principal rooms; stick baluster staircase and arches to hallway. HISTORY: built for Rev Dr William Roy following the destruction by fire of the former rectory.

Listing NGR: TF3374443159

3. The existing building within the site is of painted brick with a low slung slate roof with buff colour tall chimney stack and recently added and altered PCVU windows and conservatory/porch to the south elevation.
4. The building has suffered in recent years through unsympathetic alterations in the form of modern PVCU windows, modern openings and conservatory, all of which are unsympathetic to the existing building, this also includes painting of the original brickwork however the form of the building including the slate roof and original chimney stack remain in tact and any proposed sympathetic alterations should be welcomed.
5. The proposal is to create additional accommodation for the family of the applicant and consideration has been given towards the most suitable area of the site/building to create this accommodation. The result being that the ancillary accommodation is proposed to the north side of the building as it is considered that such ancillary accommodation should be placed to the rear of the building which typifies the general hierarchy of extensions to such buildings and therefore the proposal of rear, double hipped outriggers has been born. In order to tip the balance towards the traditional character, the extension carries with it the proposal of buff brickwork to match the original chimney stack, a slate hipped roof and historical vertical proportioned windows.
6. The proposal would be seen when listed from the Grade II* listed Church however it is considered that the proposal will enhance the setting by virtue of its proportions and materials used.