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Neil Dowlman Architecture

Planning | Design | Project Management

HISTORIC IMPACT STATEMENT

Proposed Alterations & Extensions

At:
8 – 10 Wide Bargate
Boston
Lincolnshire
PE21 6RF

Job Number:
B/3499

December 2020

Architectural Consultants




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Proposed Alterations & Extensions at 8 – 10 Wide Bargate, Boston

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| Date: | December 2020 |
| Project Number: | B/3499 |
| Prepared By: | Neil Dowlman MCIAT, MCABE Managing Director Chartered Architectural Technologist Chartered Building Engineer |
| Checked and Approved By: |  |
| Revisions: | - |

The proposal site is located at 8 – 10 Wide Bargate, Boston, PE21 6RF and consists of a pair of three storey commercial units with storage rooms on the first and second floors. The buildings are of buff brick construction with clay pantile roof, vertical emphasis sliding sash windows and late 20th Century shop fronts. To the rear are ancillary outriggers with pitched and flat roofs with some painted brickwork walls.

Whilst the building is not listed, it does fall within Boston's conservation area and is in close proximity to nearby listed buildings, 4 Wide Bargate, 14 Wide Bargate and listed telephone boxes with the following list entries within the Historic England records.

TF3244SE WIDE BARGATE 716-1/7/207 (North West side) 14/02/75 No.4

GV II

Shop. Early C19, with C20 alterations. Colour-washed brick, stucco dressings, slate roof behind tall parapet. EXTERIOR: 3 storeys, 3 bays. C20 shop front with to right a carriageway with flat arch. To 1st floor 3 glazing bar sashes and to 2nd floor 3 similar smaller sashes. Panelled door to right-hand side. INTERIOR: retains some panelled doors and window architraves to 1st floor.

TF3244SE WIDE BARGATE 716-1/7/211 (North West side) 14/02/75 No.14

GV II

Shop. Late C18, altered C19 and C20. Red brick, plain tiled roof half-hipped to left. EXTERIOR: 3 storeys, 3-bay front with wooden dentilled eaves cornice. C20 shop front, with, to 1st floor, 3 C19 square oriel bay windows with hipped lead roofs and plain sashes. To 1st floor 3 small plain sashes with segmental brick heads. INTERIOR: not inspected.

TF3244SE WIDE BARGATE 716-1/7/234 (North West side) 15/04/88 3 telephone kiosks outside No.18

GV II

3 telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron. Square kiosks with domed roofs. Unperforated crowns to top panels and margin glazing to windows and doors.

The proposal to extend the existing second floor of the building to form a staircase enclosure is required to service the intended first and second floor flats which would be undertaken under Permitted Development. The proposal would be constructed using materials to match existing and would follow the exact proportions and design of a previous scheme which was approved in 2008, Boston Borough Council planning application reference B/08/0187.

The current proposal seeks to provide a lean to pitched design taken from the second storey eaves level of the building to create an ancillary form of extension. The brickwork would be in a matching bond and purpose made timber sliding sash windows to match existing. Furthermore, cast iron rainwater pipes, painted black, are to be used to respect the setting of the nearby Listed Building and the Conservation area.

Given the ancillary nature of the extension to the rear of the building which would continue along the passageway to the West, it is considered that the level of harm to the nearby Listed Building and the Conservation area is minimal.

