

HERITAGE IMPACT ASSESSMENT

PROPOSED RESIDENTIAL DWELLING

AT

Burton Corner, Sibsey Road, Boston, PE21 9QR

FOR

Mr S Allen

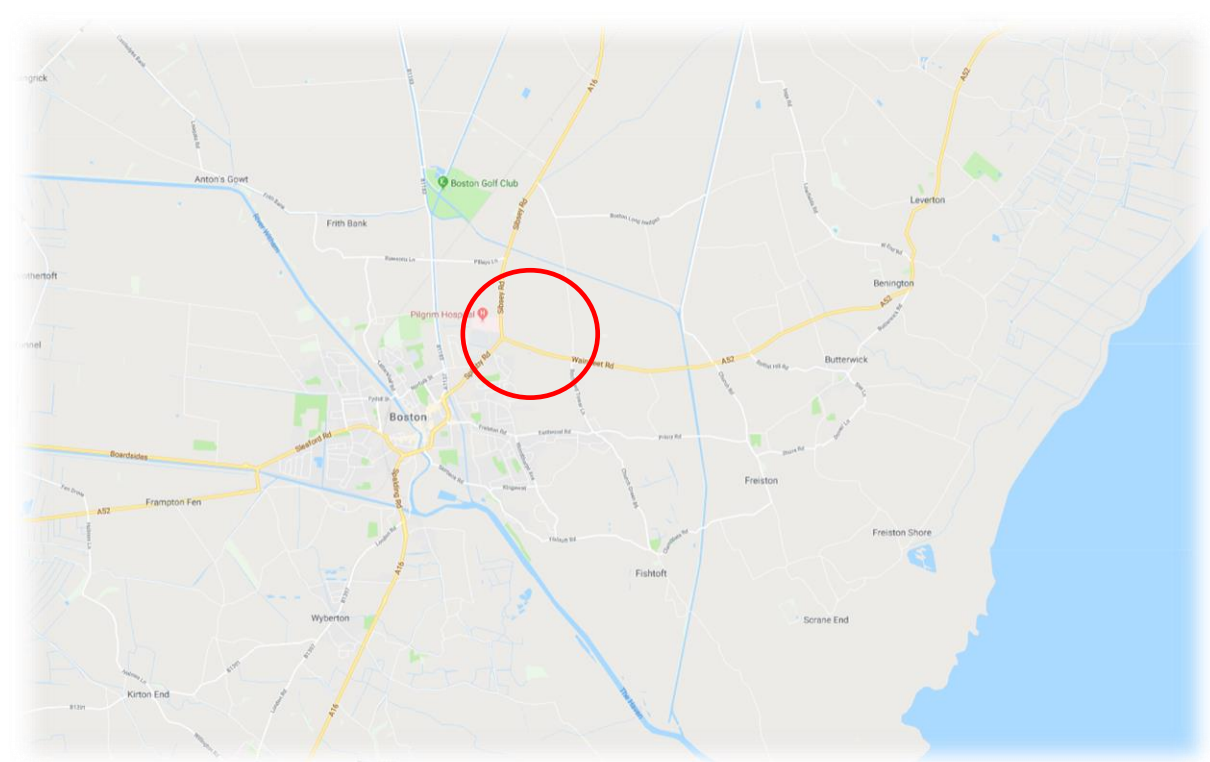
DATE: October 2020

PROJECT NO. 12-424(Rev A)

1.0 Existing

1.1 Neighbourhood Context

The site of this proposal lies to the north-east of the town of Boston on the Lincolnshire east coast. The main town is situated approximately 1 mile to the south west and consists of a range of services and shops to support the local community. The A16 and A52 main trunk roads run parallel with the site and provide a direct link to the town.



Location of site within the district.
Source: Google.com

The application site itself is bound to all sides with a comprehensive array of natural screening by way of mature trees, hedgerows and shrubs. Within the site there are a number of trees however, the majority of the land is laid to open grassland with a few timber and metal clad sheds located towards the northern boundary.

Within the borough of Boston are a huge number of historic and listed buildings of varying shapes and sizes. For the purposes of this proposal, we have concentrated our search to the area surrounding the site in all directions. The following sections of this document assesses the impact of the proposal on these identified historic buildings.

2.0 Listed Buildings

Following a search on the Historic England website, we have identified three listed buildings within the vicinity that will be evaluated:-



Location plan showing positions of
surrounding Listed Buildings.
(www.historicengland.org.uk)

Although the number of Listed Buildings within this part of the town are relatively scarce, their importance arguably make their presence more important. Burton Hall is the highest profile with a Grade II* listing with walls to the front that not only adjoin the corner of the proposed site, but also link the Hall to the neighbouring Grade II Listed Building the Stables. The feature wall then continues to the east fronting the highway and drawing attention to the open land to the east.

150 Spilsby Road is a residential dwelling located to the south-west of the site. It forms a strong element of the street scene with residential properties lining both sides of the carriageway all the way to the town centre.

Listing details of the individual properties for the following sections of this document which lead on to the discussion around design principles aimed towards the development site.

2.1 150 Spilsby Road

TF34NW SPILSBY ROAD (north west side)

Grade II Listed on 30th May 1990

House. c1830. Red brick in Flemish bond, hipped slate roof, wall stacks.

EXTERIOR: 2 storeys, 3-bay front with 1st floor sill band and overhanging eaves on paired brackets. Central 5-panel door with flanking fluted panels set under broad elliptical rubbed brick arch with decorative fanlight. To either side a single large canted bay window with glazing bar sashes, plain pilasters, fascia and flat lead roofs. To 1st floor 3 glazing bar sashes with flat rubbed brick wedge lintels. To the rear left-hand side, a lower 2-storey wing with bay window and glazing bar sashes.

INTERIOR: No record.



150 Spilsby Road

Spilsby Road is lined with a large number of grand buildings set back from the road with substantial grounds. Incredibly 150 Spilsby Road is the only one in close proximity of the site with a Grade II listing status.

The property is a beautiful three bay fronted residential dwelling dating from the early 19th century. The property is fabulously original with a central feature entrance complimented either side with large bay windows. Although fronting Spilsby Road, the property actually stands well back in it's grounds and is screened by mature planting to the front and by neighbouring buildings either side.

2.2 Burton Hall and Attached Wall

FISHTOFT WAINFLEET ROAD (north side)

7/38 Burton Hall and attached wall

Grade II Listed on 26th January 1967*

House and wall. Late C16, altered C19, C20. Red brick in English bond, ashlar dressings, plain tiled roof, raised brick coped tumbled gables with finials and moulded kneelers. H-plan originally with screens passage. Single large ridge stack with 4 shafts and 2 added wall stacks. H-plan. 2 storey with attics, 4 bay front, the end bays advanced and separately gabled; central gable also. Tall plinth, chamfered offset to first floor, offset to gables. Off-centre C20 door covers original chamfered opening. To right a single and to left 2 five light cavetto moulded mullion windows with moulded hoods and label stops. To first floor are 3 four light similar windows and 2 C19 2 light mullioned windows. In the 3 gables are single 3 light similar windows. Rear elevation matches the front apart from C19 passage connecting the wings in which are reused 2 moulded door hoods from the screens passage doorways. The left hand side has a 2 light window and an inserted door. Above a 4 light window. To the right hand side a garden wall 5'0" high, in English bond with deeply chamfered brick coping. Interior retains chamfered beams with shield stops throughout. Brick fireplace with chamfered stops to first floor. Numbered clasped purl in pegged oak roof.



Burton Hall & Attached Wall

The Grade II* listed Burton Hall offers a significant contribution to the street scene along Wainfleet road due to its relatively close proximity and grand scale. The building is a quintessential 16th century hall with highly distinctive features. It's setting along with the front walls and associated stable building provide a 'landmark' feature within the town. The open nature of the area of land to the south and east further boast the grandness of the structure which is particularly evident when passing to the south along Wainfleet Road.

Although the building has had 19th & 20th century alterations, they don't detract from the historical nature of the building or it's setting as a group with the walls and stables.

Although Burton Hall stands relatively close to the road, it actually stands in substantial grounds that extend to the north. The main part of the grounds are relatively open but its boundaries are heavily landscaped which almost provide the buildings with a protected setting.

2.3 Stables at Burton Hall

FISHTOFT WAINFLEET ROAD (north side)

7/39 Stables at Burton Hall

Grade II Listed on 26th August 1987

Stables. Late C16, altered C19 and C20. Timber frame, underbuilt and cased in brick, thatched roof covered in pantiles. Single storey, 2 bay front with C19 stable door and planked double garage doors. 4 bays of oak frame with earth fast posts, straight braces to wall plate, and clasped purl in roof.



Burton Hall Stables

The stables, although less of a grand structure, still play an important part within the street scene. The Stables building sits on the boundary line to the east of Burton Hall and joins the front boundary walls that continue in front of the Hall and beyond to the east and west. The original timber frame structure and thatched roof have been predominantly covered up hence affecting the integrity of the original structure, but the building still stands in good form and continues to provide a structure of historic interest.

The stable building is the last building for quite some distance along Wainfleet Road, the connection to Burton Hall continues to the east with a red brick boundary wall lining the road back-dropped with specimen trees and open grassland beyond.

3.0 Discussion

Of the Listed Buildings located within this part of Boston, three are positioned within relatively close proximity of the application site and have been highlighted in section 2.0. Given the topography, orientation and position of assets, vegetation and interposing buildings, it is unlikely for there to be any material impact on assets located over a greater distance and have therefore been discounted from this assessment.

Potential heritage impacts concentrate on indirect impacts that may result in changes to an asset's setting and significance, such as changes to setting. For the purposes of this study, it was assumed that there would be no physical changes to any designated assets and that all impacts would be indirect. Setting may contribute to the significance of a heritage asset; therefore, changes to an asset's setting have the potential to have an effect on its significance.

Concentrating on the three Listed Buildings that are within close proximity, the proposed development clearly has a varying impact on each:-

150 Spilsby Road is the furthest property away to the far south west. When positioned at the site, it isn't actually possible to see this building from any angle. Despite the fact that 150 forms a significant historic part of the street scene, it is difficult to suggest that any development within the application site could impact on this particular building or it's setting. The building is set deep within it's site and enclosed by mature planting and neighbouring buildings and although important from an historical point of view, development on the proposed site would not impact this building in any way.

Burton Hall and Attached Walls would have originally been located in a relatively isolated area of the town with visual prominence from further afield. As the town has developed, the town has expanded along Spilsby road, Wainfleet Road and Sibsey Road with numerous residential properties ranging from ribbon development lining the highway, along with smaller residential settlements such as Burton Close and Seedlands Close. More recently, the new development off Sibsey Road is the most notable with properties directly surrounding the setting of Burton Hall.

The setting of Burton Hall, has over the years become somewhat diluted by further development. That said, the development of the town has been sympathetic to the principle vistas of the Hall, with areas of green open space surrounding the property where open views are still possible, particularly from the south and east. The Hall still retains a degree of grandness when viewed from Wainfleet Road and within it's own grounds.

The approval of the neighbouring residential development to the north of the Hall highlights how with careful consideration, it is possible to implement change within the location of Listed Buildings using separation and detachment. The result is respect for the asset and the opportunity for the building to boast its grandness, without being compromised by new development.

Within the site, a proposal has been developed following some basic design principles:-

The existing trees, bushes and hedgerows within the site offer significant screening to not only the Hall, but also all other boundaries. Retaining these features is fundamental to the scheme and hence the proposed dwelling has been positioned centrally within the site to ensure no loss of boundary screening is proposed.

The street scene along Wainfleet Road provides an important aspect of Burton Hall and its setting, we therefore feel it is important to ensure this boundary remains unchanged. We propose to utilise the existing vehicular access point off Sibsey Road to eliminate the need to puncture the existing street scene along Wainfleet Road. Furthermore, the orientation of the dwelling would be directed towards the existing entrance resulting in a proposal that would not necessarily form part of the street scene along Wainfleet Road.

Separation distances from any development and the Hall should be maintained to allow the existing building to maintain its substantial presence. The dwelling would therefore be positioned centrally within the large site hence creating nearly 80m of separation resulting in the prominence of the Hall remaining unchallenged.

By following the principles above, the proposed dwelling could exist without compromising the setting of Burton Hall. The substantial amount of existing screening offered along the south and eastern boundaries not only make it difficult to see into the site, but also restrict the view from the south if one was attempting to 'read' the proposed dwelling with Burton Hall.

The Stables at Burton Hall are positioned further to the east of the site and hence the proposed impact from the development is slightly different. As the building is not visible from the site, we have concentrated our assessment of impact against the effect on the 'group' of buildings.

The stables is positioned directly on the boundary with Wainfleet Road and hence is prominent from the south and east. With the development site being located approximately 75m to the west, and further separated by Burton Hall and substantial screening, any impact would be negligible.

With the proposed dwelling being set back well within the site, the visual impact along Wainfleet Road is extremely low. The design principles utilised to develop the proposal in terms of the impact on the Hall follow the same form with the stables building and will help to mitigate any effect.

The Stables is an equally important building, partly because of the historical nature of its construction, but also because of the positive effect created by the 'group' of buildings together. Both Listings provide a 'landmark' feature and their setting, either individually or as a group have been considered.

4.0 Public Benefits

The details of this Heritage Impact Assessment indicate that the proposal will lead to 'less than substantial harm'. Paragraph 196 of the National Planning Policy Framework states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

Although the proposal is based around the creation of a single residential dwelling, the public benefits associated with the development are still relevant, albeit on a lesser scale than that of a multi-unit residential development. We consider the following to be of significance and offer a balanced benefit when weighed against the impact against the heritage asset:-

Housing Supply - South East Lincolnshire Local Plan 2011-2036 identifies a 5yr housing supply requirement. The number of properties required within the Borough to meet this requirement is 7744 between April 2011 – March 2036 resulting in a need of 1550 over a 5 year period. The latest assessment of the supply indicates a slight shortfall in the number of dwellings identified and relies partly on windfall sites coming forward during the 5 years. Although the development proposal is based on a single dwelling, the sustainable location of the site and the positive benefit it brings to achieving the housing supply requirement results in a clear public benefit.

Local Jobs – Construction of any building requires labour to complete it. The proposal will result in local jobs for local people with the employment of a local building contractors and sub-contractors to complete. This benefit will directly affect the local community.

Local Business – The materials required for the construction of the property will be sourced locally from local businesses. This would bring a direct benefit to the local economy in terms of investing in local businesses, whilst also indirectly helping towards local employment by local business.

5.0 Conclusion

The location of the proposed site falls within a part of the town that has seen substantial residential development over the years. A small number of valuable Listed Buildings fall within relatively close proximity of the site which form an important part of the history and the street scene itself.

We have considered the impact any proposal may have on each of the buildings located within close proximity of the site and highlighted specific visual lines between them. With careful detailing and particular attention to choice of materials, position and orientation, a positive addition could be incorporated onto the site. We consider that following the highlighted principles, the dwelling could be constructed whilst ensuring that any residual harm be at a level of 'less than substantial' to accord with the guidance with the NPPF.

Overall we feel the public benefit created by the project will be evident in a number of ways that would provide substantial weight against the impact of the heritage asset which would meet the criteria set out in the NPPF para 196.

The materials align with those utilised in the recent development to the north and the detailing proposed follow a traditional form which are evident in a large number of properties in the area.

This proposal is for a singular residential dwelling in large grounds. The position and orientation of the property ensures a substantial separation to the neighbouring Listed Buildings, to help preserve the setting of the assets. The low density, two storey arrangement and locally referenced materials further assist in maintaining the protected setting of the neighbouring property.

We feel the proposal would not detract from the overall setting of the Listed Buildings detailed within this document and would align with the NPPF guidance resulting in a development falling into a 'less than substantial harm' category.