

WAREHOUSES, CRAYTHORNE LANE, BOSTON. PE21 6HA



HERITAGE STATEMENT

APRIL 2020

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1. Introduction & Limitations

Neil Dowlman Architecture has commissioned Liz Mayle¹ historic building consultant, to prepare a heritage statement for the proposed development of a warehouse, formerly a nightclub, to residential units. The warehouse is not a listed building but lies within the Boston Conservation Area. The building consists of two warehouses of similar age, dating from the late 17th or early 18th century, and one mid-18th century known as Gaol Granary and Sibsey Lane Warehouse². The two buildings were conjoined in the latter half of the 20th century. The buildings are in a state of poor repair and one warehouse had its roof removed during the last half of the 20th century. The site is located directly adjacent Shodfriars Hall, which is grade II* listed, and other listed buildings at grade II. National Grid Reference TF 32870 44016 shows the exact location of the building. The local planning authority is Boston Borough Council. Inspection of the building was undertaken on 7 November 2019.

As required by the National Planning Policy Framework (“NPPF”), as revised and published in July 2018, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes;

the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (para. 189).

This report, which is based on a site inspection and primary research, has been prepared by Liz Mayle. It provides the information required to assess the proposed development of the site and any impact that may arise to heritage significance.

The principle of an assessment of significance is that there should be thorough understanding of the history and development of the site in order to inform an assessment of its heritage significance and its importance as, or part of, a designated heritage asset. This assessment of significance should then guide proposals for change. A heritage impact assessment considers proposed changes and the likely impact arising on any significance identified.

The warehouse was accessible but there was no lighting. Some removal of fabric has occurred. The condition of the building is poor.

¹ Liz Mayle BA (Hons) MA (Dist) IHBC is a conservation accredited professional with more than 19 years of experience gained working in five local authorities as a Conservation Officer, and as an Historic Buildings Inspector in the East Midlands Region of English Heritage, and nine years as a consultant. She has extensive knowledge and experience of the historic built environment.

² Boston as a Port, Dr J M T Lewis and N. R. Wright, Lincolnshire Industrial Archaeology, Special Issue Vol.8 No.4 1973. Pages 27 & 28.

2. Methodology

This methodology is based upon advice set out in Conservation Principles 2008. Significance derives from a number of factors including:

- o Understanding the evolution of a place through both research and physical evidence:
- o Relate identified heritage values to the fabric of the place – identifying how particular parts of a place and different period in its evolution contribute to, or detract from heritage values;
- o Consider the contribution made by setting and context;

Assigning grades of significance can sometimes assist assessments of significance, however, it must be remembered that many heritage assets have developed over time and that not every feature is necessarily original. This may mean that later features do not have the same level of significance, but a lower level of significance does not necessarily mean that a feature or element could be altered or removed. For example, a plain but intact fire surround of a later date than the original construction of a house might not hold the same level of significance as an original fire surround, but it may contribute greatly to the room as whole or may be representative of later development of the building. Similarly, setting can be difficult to define on a map, because the setting may be far reaching, and may be enjoyed in ways that maps cannot define.

Very high significance	An element, feature or grade of asset of more than national interest (e.g., a rare wall painting, grade I or II* listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type.
High significance	An element, feature or grade of asset of national interest (e.g., a grade II listed building or its setting) or is indicative of its original features, plan form, layout or gives evidence of historic development. Compares directly with its counterparts in other listed buildings of the same age / type
Moderate significance	A building of architectural or historic interest, but not of sufficient merit to warrant being added to the national list of buildings of special architectural and historic interest., or, a historic feature or element of a listed building which may not be original but nevertheless make a contribution to significance of the special architectural interest of the building and / or its setting
Low significance	A feature or element that makes a low or minimal contribution to the special architectural interest of the building and / or its setting.
Neutral	A feature or element Insufficient to cause harm to or detract from any significance
Damage / Intrusion	Features or alterations that have removed earlier features of significance, or where original features have been removed in entirety(e.g., exposing joists originally covered with lath and plaster, or replacement windows of an inappropriate design or material), or where a modern intervention detracts from the original building (e.g., subdivision of an original room plan).

3. Brief History & Development (of the site)

Inspection of Gaol Granary and Sibsey Lane Warehouse (see Contextual Plan for location and extent of each warehouse), along with examination of documentary evidence assists in piecing together the history and development of the warehouses. There is evidence that the Gaol Granary may date from the late 17th or early 18th century, and that this may once have belonged to a nearby merchant's house. The building is constructed in English Bond, with a string course between the ground and first floor, which is consistent with a late 17th or early 18th century construction.

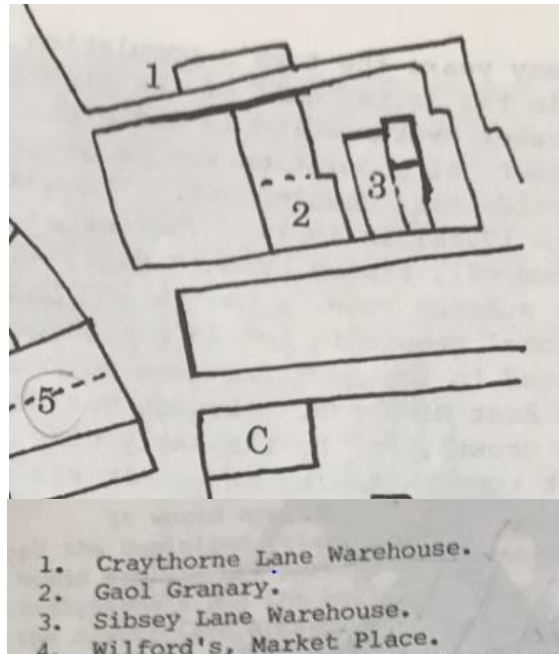


Fig 1, above extract of map and index from Boston as a Port, showing location of Gaol Granary and Sibsey Lane Warehouse

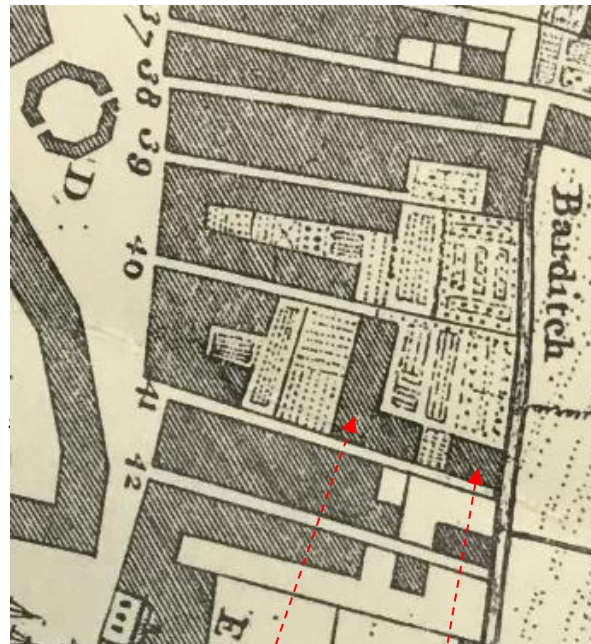


Fig. 2, Robert Hall plan of Boston, 1741, shows Gaol Granary as an L plan building, this is consistent with the existing footprint, indicating a pre-1741 construction date. To its left is a garden, and what may be a house. A much smaller building is extant where Sibsey Lane Warehouse now stands, but it is likely that this was constructed after 1741 as this is constructed in Old English Garden Wall Bond.



Fig 3, 1829, John Wood plan of Boston, shows the large garden has been built over and the warehouses extended. There are three additions, one very large east-west range.

Lewis and Wright, in their book *Boston as a Port* note the two warehouses in Sibsey Lane, extending through to Craythorne Lane. The largest 'was a three storey brick building with an attic under a pantiled roof' and is '37 feet square, with an extension 39 feet by 27 feet north to Craythorne Lane. The two sections are separated by a thick wall with window spaces and the extension was apparently built soon after the original building'. Inspection of the building join shows that coursing is virtually identical, and also constructed in English Bond (now painted grey). The same book also notes that the walls are '23 feet high and taper from 19 inches at ground level to one foot at the top' and that 'about 1970, the pantiled roof was in need of repair, and the seed merchants who now use the building replaced it with a flat roof'. Gaol Granary has been truncated at two



Fig 4, 1887 OS map, shows the footprint of the warehouses almost as they are today. Gaol Granary has retained its L shape since at least 1741. Sibsey Lane Warehouse has an extension to its north added between 1829 and 1887. It is not possible to verify the age of this by measuring brickwork because this addition has been rendered.

storeys with a flat roof, rather than the three described by Lewis and Wright. A third floor must have been lost since as well as the roof, or the description by Lewis and Wright includes the attic (which is the case with Sibsey Lane Warehouse).

The original north-south range of Sibsey Lane Warehouse is also 18th century and is likely to date from after 1741. It is a purpose built warehouse, having very substantial timbers internally, clearly designed to take a heavy load. A small corner of very old brickwork is extant on the south elevation of Sibsey Lane Warehouse, located left of the door (seen as facing). This brickwork remnant consists of narrow bricks, laid in random bond, indicating this may be date from the early 17th century. Although it could not be inspected, there is apparently a cellar. Perhaps this is part of the earlier structure? Lewis and Wright note the existence of an industrial area around the lanes and that medieval warehouses once existed.

Lewis and Wright describe the Sibsey Lane Warehouse in 1973 as 'lately occupied by Bateman's as a bonded warehouse' and 'like Wilford's granary in the Market Place this buildings had a house attached to the side' (the building located east occupied by Boston Tattoo Studio). Described as being 'four storey, 21 feet by 53 feet with a gabled pantiled roof, the eaves about 24 feet above the ground'. The southern gable end of Sibsey Lane Warehouse has been rebuilt in the late 20th century.

With regard to uses, Gaol Granary was occupied by Griffin & Lowe, linseed and cattle cake merchants. By 1965, Ingram's seed merchants, and in 1973, was still used as a seed merchants being occupied by Sinclair McGill. Sibsey Lane Warehouse was one of a number of warehouses owned by

James Ridlington, who was a wharfinger and coal merchant originally. Ridlington bought the business of Francis Fane Yeatman of Fydell House, who was a wines and spirits merchant.³ White's Directory of 1856 notes 'Ridlington Jas, Edward, South Street, Wines, Spirit & Porter Merchants'. Ridlington made all of his warehouses, including Sibsey Lane, bonded warehouses,⁴ According to Lewis and Wright, James Ridlington established the Bateman's Brewery. In Kelly's Directory 1889, James Ridlington lived in Pilgrim House on South Street, and had become the vice-consul for Norway and Sweden and the German Empire. A similar entry is found in Kelly's Directory of 1896, noting the bonded warehouse. Ridlington is noted in 1922 Kelly's Directory, with Harry Bateman as proprietor, and the Ship Tavern is also noted as part of this entry. By 1933 Kelly's Directory notes

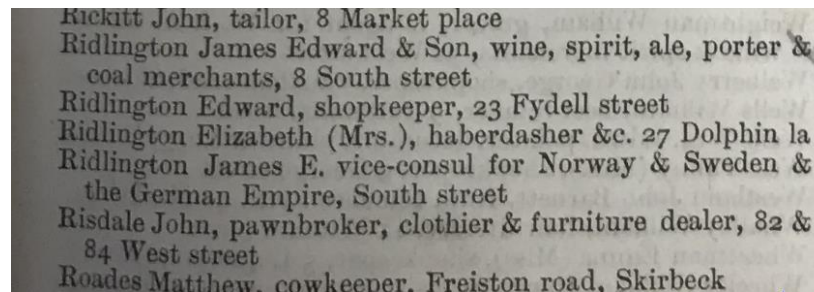
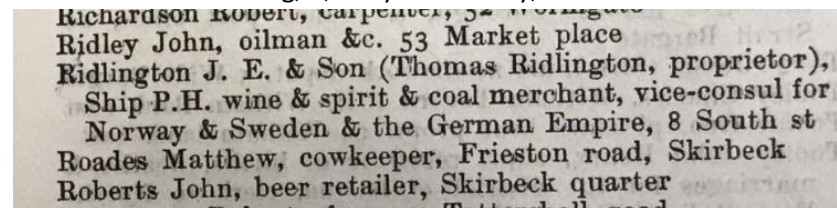


Fig. 5, Kelly's Directory, 1889.

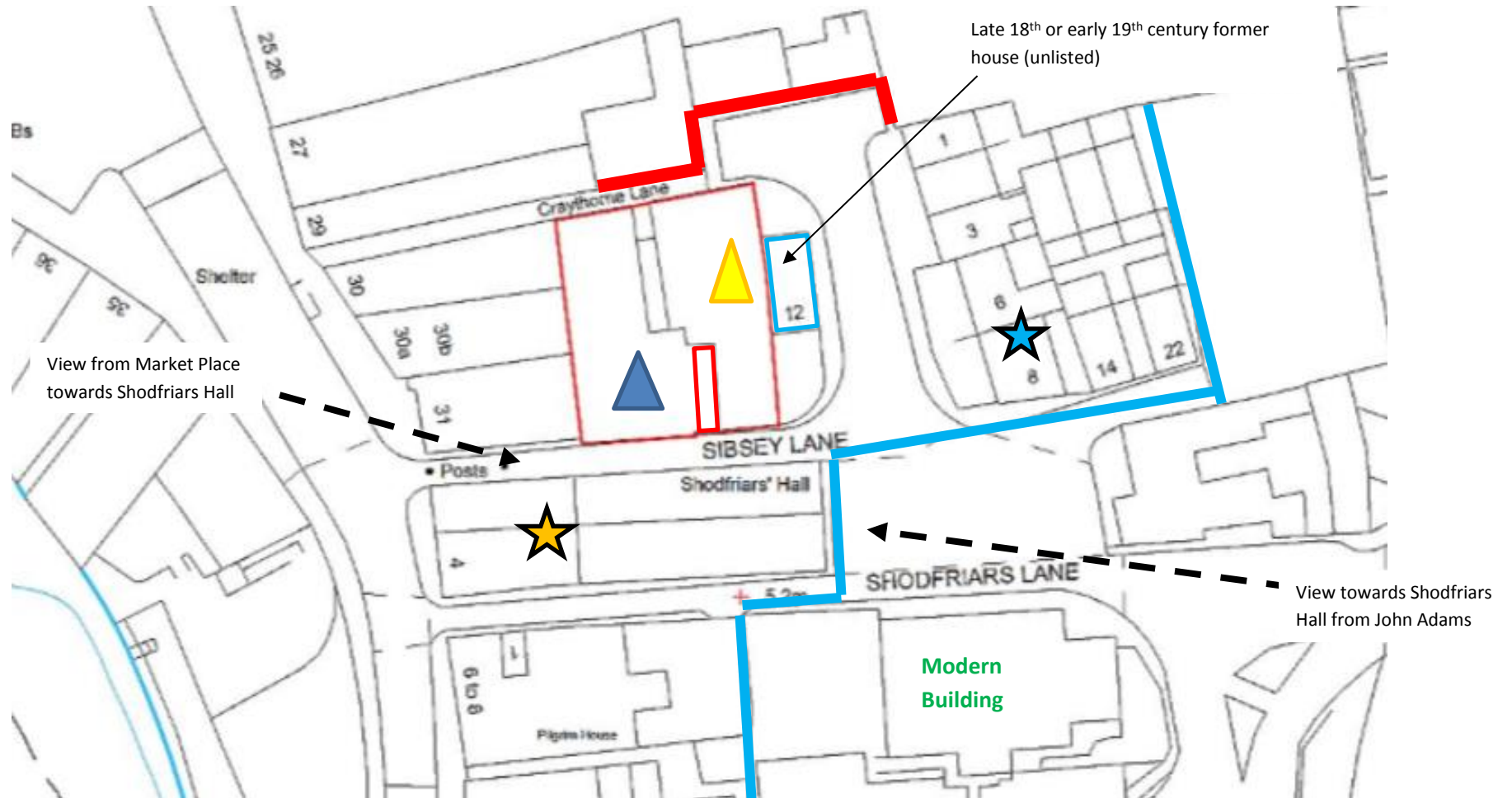


Ridlington's ceased use of the Sibsey Lane Warehouse (Bonded warehouse) by 1973. The warehouses were combined after 1973. In 1984 the was the Town Pump public house and was most recently used a night club.






³ Boston as a Port, Dr J M T Lewis and N. R. Wright, Lincolnshire Industrial Archaeology, Special Issue Vol.8 No.4 1973. Page 52

⁴ A bonded warehouse is a building or other secured area in which dutiable goods may be stored, manipulated, or undergo manufacturing operations without payment of duty. It may be managed by the state or by private enterprise. In the latter case a customs bond must be posted with the government. This system exists in all developed countries of the world. The system was introduced by Robert Walpole, England's first prime minister in 1733 https://en.wikipedia.org/wiki/Bonded_warehouse

4. Contextual Plan



OS Licence no.100022432 Neil Dowlman Architecture.

-  Grade II* listed building
-  Grade II listed building
-  Negative elevation in conservation area
-  Gaol Warehouse
-  Sibsey Lane Warehouse

5. Photographs



Fig 5, Sibsey Lane Warehouse, east elevation, with north elevation of Shodfriars Hall to left, and late 18th/ early 19th C former house on right. The later rendered range is seen on the far right behind the late 18th / early 19th C former house.



Fig 6, Sibsey Lane Warehouse, later rendered range to right, mono-pitch lean-to roof, blocked openings, Shodfriars Hall behind.









6. Assessment of Significance (of Heritage Assets that may be affected)

Building / Room / Feature	Description of features of significance/intrusions or damage to significance.	Assessment of Significance
Gaol Granary	<p>Red brick warehouse of late 17th or early 18th origin. Originally of three floors, truncated to two storeys in the late 20th century.</p> <p>The south elevation is of red brick, four bays, laid in Flemish bond, with a string course between each floor and six original window openings. Ground floor door opening is a later alteration, and a first floor window has been lengthened to form a warehouse door. Modern breezeblock infill to all windows. Modern link connects to Sibsey Lane Warehouse.</p> <p>North elevation, also truncated to two storeys, painted brickwork, original openings to first floor, modified openings to the ground floor.</p> <p>South elevation, grey painted red brick (facing into small courtyard with Sibsey Lane Warehouse), mostly original window openings. Cast iron wall tie plates.</p> <p>L plan form as original is extant.</p>	<p>Gaol Warehouse is of low to moderate architectural significance due to ill-conceived alterations and partial demolition. Important features include:</p> <ul style="list-style-type: none"> I. the brick facades, II. historic L plan footprint; III. original window openings IV. cast iron ties (east elevation). <p>Detractions to significance include:</p> <ul style="list-style-type: none"> I. The loss of the third floor and roof; II. Loss of windows/breeze block infill; III. Painted finish to brickwork on northern and eastern elevations (the colour is particularly inappropriate) IV. Alterations to window and door openings V. Modern infill between Gaol Warehouse and Sibsey Lane Warehouse.
Sibsey Lane (bonded) Warehouse	<p>Built in two phases, the earliest prior to 1741, with a later addition of the early 19th century (according to map evidence).</p> <p>South elevation, red brick laid on Old English Garden Wall bond, has original warehouse door openings, evidence of earlier brickwork at the base and a steeply pitched gable. An enlarged cellar door opening with modern doors.</p> <p>East elevation (southern range which is the original building) is also part of the earlier phase of building, four bays, three storeys, painted red brick under a concrete tiled roof, all original openings, except for one ground floor opening which has been altered to form a pair of doors. Ground floor and first floor opening blocked, second floor, circa 1970's windows. There are large beam ends visible just under the eaves (there are substantial timber beams to the interior).</p>	<p>Sibsey Lane Warehouse, original phase is of moderate architectural significance. Important features include:</p> <ul style="list-style-type: none"> I. Brick facades; II. Early brickwork evidence at the base of the southern elevation; III. Original openings on the south, east and west elevations of the original range; IV. Visible beam ends; V. Original and historic footprint; VI. Original pantile covered roof to mono-pitch lean-to roof. <p>Detractions to significance include:</p>

Building / Room / Feature	Description of features of significance/intrusions or damage to significance.	Assessment of Significance
	<p>The east elevation is separated by an 18th c building not forming part of the site. East elevation (northern range, which is a later addition), three lower storeys, two visible bays, rendered, under a concrete tiled roof. All openings are blocked and rendered but appear original.</p> <p>North elevation, plain gable, two bays, plus mono pitch lean-to on west side, openings to first and second floor appear original except ground floor door, rendered, including blocked and rendered window openings.</p> <p>West elevation (facing courtyard with Gaol Warehouse). Original range is red brick, laid in old English Garden Wall bond, original cambered arch window openings with late 20th C (circa 1970) windows. Later northern range has a plain rendered wall. An original pantile roof covering over the mono pitch roof.</p> <p>A modern metal staircase and later modern infill between Gaol and Sibsey Lane warehouses in the courtyard.</p>	<ul style="list-style-type: none"> I. Loss of original roof covering (likely to have been pantile originally, or slate if replaced during the 19th century) II. Cement based render over original brickwork (may prove difficult to remove?); III. Painted brickwork (due to colour) IV. Loss of windows/ blocked windows/ openings; V. Changes to ground floor door opening VI. Modern metal staircase to courtyard; VII. Modern infill between Gaol Warehouse and Sibsey Lane Warehouse.
Shodfriars Hall (grade II* listed)	<p>Shodfriars Hall is an ancient guildhall of C 1400 in origin. A fine timber framed building extended in red brick in a highly contrasting Gothic style by George Gilbert Scott in 1873 with steeply pitched gables.</p>	<p>Shodfriars Hall is grade II* listed, placing it within the top 8 percent of all listed buildings in England. The building is of exceptional architectural interest. The north elevation, including the gothic extensions by George Gilbert Scott although are not of less significance, however the east elevation has limited architectural decoration by comparison and is of moderate significance. The building has landmark quality. The letters GV (group value) are noted on the list description and Shodfriars Hall shares group value, adding to the quality of the townscape shared with a number of other listed buildings.</p>
Setting of Shodfriars Hall	<p>The warehouse is directly opposite Shodfriars Hall on Sibsey Lane, both are experienced together from Sibsey Lane as a part of a narrow pedestrian thoroughfare, it is not possible to enjoy the full north elevation of Shodfriars Hall due to close proximity. Shodfriars Hall dominates Sibsey Lane and the end of the Market Place and South Street. The ill-conceived alterations to Gaol Warehouse detract from the setting of Shodfriars Hall. 31 Market Place detracts from the</p>	<p>The setting of Shodfriars Hall as experienced from the end of Market Place and South Street, with associated group values shared with other listed buildings is of very high significance.</p>

Building / Room / Feature	Description of features of significance/intrusions or damage to significance.	Assessment of Significance
	<p>setting of Shodfriars Hall. The east elevation of Shodfriars Hall is a visually dominant feature seen from John Adams way and on entering Sibsey Lane. The south east elevations dominate Sibsey Lane from its NE corner.</p>	<p>The setting from Sibsey Lane is of mixed significance, due to some of the detractions around Shodfriars Hall, particularly the north side of Sibsey Lane due to the modern warehouse.</p> <p>Sibsey Lane Warehouse is seen directly beside Shodfriars Hall and shares its setting, but due to ill-conceived alterations, detracts from this setting.</p>
Setting of 6-8 Sibsey Lane (Grade II listed).	<p>A pair of 18th century cottages, painted brick, with pantile roof coverings. The principal elevation faces Sibsey Lane Warehouse.</p>	<p>6 & 8 Sibsey Lane is of high significance, as a pair of virtually unaltered houses. GV (group value) is noted on the list description, shared with Shodfriars Hall. The ill-conceived alterations to Sibsey Lane Warehouse detract from the setting of 6 & 8 Sibsey Lane.</p>
Boston Town Conservation Area	<p>The site is located within character Area 5 Market Place, of the Boston Town Conservation Area, spanning two pedestrian lanes, Craythorne Lane and Sibsey Lane. The Boston Town Conservation Area Appraisal refers to the narrow pedestrian lanes leading from the Market Place character area as ‘The east side is punctuated by narrow pedestrian lanes, giving a good contrast in hierarchy of spaces between the large and dominant focal Market Place and the access routes to it’. The warehouses are not specifically mentioned or noted as building of interest.</p> <p>Sibsey Lane is a small open area, partly in the conservation area, lacking in architectural merit on its northern side, due to the back side of modern warehousing and shops. New development its eastern side is set between a modern terrace of three, and 6 & 8 Sibsey Lane. A modern development on the south east side is beyond the conservation area boundary. Sibsey Lane Warehouse although a tall building appears diminutive beside Shodfriars Hall, whose 1873 extension dominates this part of the conservation area. A two storey late 18th or early 19th century building adjoins Sibsey Lane Warehouse, once a house, now offices, and also appears to have been truncated, having a flat roof (no evidence of parapets).</p>	<p>The Market Place and South Street areas of the Boston Town Conservation Area are of high significance.</p> <p>Sibsey Lane is of mixed significance. Shodfriars Hall clearly makes a very strong positive contribution to this part of the conservation area, as does 6 & 8 Sibsey Lane, but significance is generally moderate, due mainly to modern warehouse buildings, views to John Adams Way, and being on the edge of the conservation area where historic townscape has been partly lost.</p>

Building / Room / Feature	Description of features of significance/intrusions or damage to significance.	Assessment of Significance
	<p>There are two important views in and around the site from various locations in the conservation area that need consideration (see Context Plan). These include:</p> <ul style="list-style-type: none"> a. Views from John Adams Way into Sibsey Lane; b. View from Sibsey Lane over roof tops of Boston Stump; <p>Additionally, there are:</p> <ul style="list-style-type: none"> c. Narrow framed views along Sibsey Lane and Craythorne Lane towards the Market Place; d. Glimpsed views above the flat roof of 31 Market Place, a modern circa 1960's building directly north of Shodfriars hall. Due to the relatively low level, compared to other historic buildings around it, 31 Market Place has views of the upper levels of the west elevation of Shodfriars Hall. However, the lack of a roof on 31 Market Place is a detraction to the townscape, as is already noted, the lack of a roof above Gaol warehouse leaves an opening in an otherwise distinctive historic roofscape. 	<p>Views from John Adams Way into Sibsey Lane are of significance.</p> <p>Views from Market Place over the flat roof of Shodfriars Hall are of significance. The loss of a roofscape is an intrusion to significance of the conservation area.</p> <p>The narrow Sibsey Lane has channelled views along the north side of Shodfriars Hall to and from the Market Place which are of significance.</p> <p>The loss of the third storey and roof of Gaol Warehouse has reduced significance of the building and diminishes the roofscape of the conservation area.</p> <p>Views looking west along Craythorne Lane from the end of Sibsey Lane are unattractive due to the truncation of Gaol Warehouse, its painted brick and the blocked fenestration of the northern range of Sibsey Lane Warehouse.</p>

7. Description of Proposed Development

An inspection of the site and buildings took place in November 2019, and this document completed in part at that time as far as section 1 – 6 (and sections 8 & 9) which includes a detailed assessment of significance, and has been used to inform pre-application discussions with the Local Planning Authority. Sections 7 and 8 have been completed following supply of the final scheme.

Proposed development consists of change of use, alterations and extension to buildings to form 12no. self-contained flats. Alterations externally that impact on the building itself, the conservation area and setting of listed include reinstating missing roof structures, installing additional floors and linking structures, additional windows openings and new windows and doors.

Drawings provided for the assessment of the proposed development have been supplied by Neil Dowlman Architecture and consist of:

- DWG Ref. B/3339-3001 Rev A – Existing Elevations and Plans, June 2019
- DWG Ref. B/3339-3001 – Proposed elevations Sections, March 2020
- DWG Ref B/3339/3002 – Rev A Proposed Floor Plans and Sections, March 2020
- DWG No. B/3339-3003 – Proposed 3D Views, March 2020
- DWG No. B/3339-3004 – Proposed 3D View 2, March 2020
- Design & Access Statement, March 2020

The Design & Access Statement makes specific reference to ‘keeping valued historic buildings in active and viable use’ and that brickwork on Gaol Granary is ‘to be cleaned/repared/replaced as necessary’ indicating clearly retention of the historic buildings with new additions, some based on historic precedence and authentic reinstatement, in combination with some modern links using zinc cladding and natural slate roofs and new Critall windows to complete an industrial style. The proposed development has taken account of the architectural significance of both warehouses and used historic precedent to reinstate key elements resulting in a scheme of high design quality.

8. Heritage Impact Assessment

This assessment has been undertaken by considering any identified heritage significance using the following documents:

- Making Changes to Heritage Assets: Historic England Advice Note 2 (HEAN2).
- Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- Boston Conservation Town Conservation Area Management Plan 2017-2020

The proposed development is carefully considered against relevant best practice guidance, and where an element of a proposal results in the total loss of a feature, rather than its retention, the impact will obviously be harmful to the heritage asset. Where development affects the setting of a designated heritage in a negative way, harm may also arise. Where harm results, mitigation is recommended to reduce harm where possible, as per paragraph 190 of the National Planning Policy Framework. Where damages/intrusions to significance are removed and / or reinstated to restore original features this will be likely to enhance or better reveal significance.

The Local Planning Authority (LPA) are required under Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, when exercising its planning function to 'have special regard for the desirability of preserving' a listed building, its features and its setting. Section 72 of the same act places a duty on the Local Planning Authority to 'pay special attention to the desirability of preserving or enhancing' a conservation area. Any harm to a listed building, including its setting, or a conservation area must be justified, and where harm arises, the LPA are obliged to minimise harm wherever possible. It is also a requirement for any harm to significance to be weighed against public benefits.

Historic England Advice Note HEAN 2 (Making Changes to Heritage Assets), advises in Section 41, that main issues to consider in proposals for extensions to heritage assets, including new development in conservation areas are:

proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.

And that:

It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
Gaol Granary	<p>Gaol Warehouse is of low to moderate architectural significance due to ill-conceived alterations and partial demolition.</p> <p>Important features include:</p> <ul style="list-style-type: none"> I. the brick facades, II. historic L plan footprint. III. original window openings IV. cast iron ties (east elevation). <p>Detractions to significance include:</p> <ul style="list-style-type: none"> I. The loss of the third floor and roof. II. Loss of windows/breeze block infill. III. Painted finish to brickwork on northern and eastern elevations (the colour is particularly inappropriate) 	<p>Brick facades are retained and repaired Historic L plan footprint is retained. Original window openings are retained and utilised, including opening blocked windows Retained as an integral part of the building's structure. Retention of the above features sustains significance. Repair of the building's exterior walls will enhance a significant feature of this historic building.</p> <p>The demolished third floor and roof will be reinstated, running across the buildings E-W (evidence of the original roof is seen on page 5 of the Neil Dowlman Architecture Design & Access Statement. A double pile roof will be added, along with a missing first floor From Craythorne Lane. Plans supplied state that a William Blyth Barco pantile will be utilised. This is a handmade natural red pantile which, with the reinstatement of the original form of roof structure will result in a substantial enhancement to significance of the building, and the Boston Town Conservation Area.</p> <p>Reinstatement of windows, removal or breezeblock in-fill and introducing appropriately designed windows will be a substantial enhancement to significance of the building and the Boston Town Conservation Area.</p> <p>Brickwork is to be cleaned of paint and repaired. This will enhance original architectural elements of significance.</p>

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
	<p>IV. Alterations to window and door openings</p> <p>V. Modern infill between Gaol Warehouse and Sibsey Lane Warehouse.</p>	<p>Harmful alterations to modify window openings will be removed and new paned black Crittall windows will be utilised resulting in an enhancement to significance.</p> <p>Removing an inappropriate feature will enhance significance. A replacement link with a more appropriate design is set back in recess which will allow the original form of the two original buildings to be seen.</p>
Sibsey Lane Warehouse	<p>Sibsey Lane Warehouse, original phase is of moderate architectural significance. Important features include:</p> <p>I. Brick facades.</p> <p>II. Early brickwork evidence at the base of the southern elevation.</p> <p>III. Original openings on the south, east and west elevations of the original range.</p> <p>IV. Visible beam ends.</p> <p>V. Original and historic footprint.</p> <p>VI. Original pantile covered roof to mono-pitch lean-to roof.</p> <p>Detractions to significance include:</p>	<p>Proposed development will retain existing brick facades and the early brickwork at the base of the southern elevation, and those elevations which are rendered will be returned to brick. This would be an enhancement to significance.</p> <p>Original opening on the east elevation of the original range will be retained and new paned black metal Crittall windows will be utilised and this will sustain and enhance significance of these features. The triple stacked warehouse door opening on the west elevation will be removed and replaced with six new windows which will result in harm to significance, as although this element has lost its original doors, the openings are typical Georgian warehouse features and will be lost. The north elevation of the original range will also have new fenestration, with the original (all blocked) opening being replaced with a new warehouse style door to the ground floor and window above to each floor will result in some limited harm to the original pattern of fenestration.</p> <p>Although not shown on plans, these are structural elements and unlikely to be removed. Retained</p> <p>The above sustains features of significance. This will be removed and built over to form additional accommodation. This will result in harm to significance of this element, due to loss of historic fabric.</p>

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
	<p>VII. Loss of original roof covering (likely to have been pantile originally, or slate if replaced during the 19th century)</p> <p>VIII. Cement based render over original brickwork (may prove difficult to remove?).</p> <p>IX. Painted brickwork (due to colour)</p> <p>VIII. Loss of windows/ blocked windows/ openings.</p> <p>IX. Changes to ground floor door opening (north elevation)</p> <p>X. Modern metal staircase to courtyard.</p> <p>XI. Modern infill between Gaol Warehouse and Sibsey Lane Warehouse.</p>	<p>The concrete roof tiles will be replaced with William Blyth Barco pantiles and will result in a substantial enhancement to the building.</p> <p>Cement based render is to be removed and brickwork is to be repaired. This will result in a substantial enhancement revealing original fabric.</p> <p>Modern paint finishes will be removed and result in enhancement.</p> <p>Reinstatement of windows and window openings will result in substantial enhancement of the building and the conservation area.</p> <p>To be replaced with a new large door opening to house a bin store. The new door and opening are designed in an industrial style and provide a necessary amenity. The loss of the modern door opening does not result in harm to significance as this feature is much altered already. Replaced with a new staircase to the centre of the development which is an improvement to the current arrangement.</p> <p>New extension replaces unattractive modern infill between the two historic buildings.</p>
Shodfriars Hall and Setting	Very high significance	<p>The proposed development does not physically impact on Shodfriars Hall but will impact on its setting. This will be in a positive way. It is not possible to stand back on Sibsey Lane and really view Shodfriars Hall, its setting is experienced as part of the tall sense of enclosure Shodfriars Hall provides from on one side of Sibsey Lane, by reinstating lost architectural features such as the missing storey, pitched roof with pantile roof and reinstating blocked window openings on the south elevation which face directly onto Shodfriars Hall. This will result in an enhancement to the setting of this highly graded listed building visually, through physical alterations to the buildings in its setting, and through bringing a new use will should assist in maintaining in the long-term, this new improved setting.</p>
Setting of 6-8 Sibsey Lane (Grade II listed).	Of high significance	<p>Improvements to the east elevation of Sibsey Lane Warehouse will enhance the setting of 6-8 Sibsey Lane.</p>

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
<p>Boston Conservation Area</p>	<p>The Market Place and South Street areas of the Boston Town Conservation Area are of high significance.</p> <p>Sibsey Lane is of mixed significance. Shodfriars Hall clearly makes a very strong positive contribution to this part of the conservation area, as does 6 & 8 Sibsey Lane, but significance is generally moderate, due mainly to modern warehouse buildings, views to John Adams Way, and being on the edge of the conservation area where historic townscape has been partly lost. Views from John Adams Way into Sibsey Lane are of significance.</p> <p>Views from Market Place over the flat roof of Shodfriars Hall are of significance. The loss of a roofscape is an intrusion to significance of the conservation area.</p> <p>The narrow Sibsey Lane has channelled views along the north side of Shodfriars Hall to and from the Market Place which are of significance.</p> <p>The loss of the third storey and roof of Gaol Warehouse has reduced significance of the building and diminishes the roofscape of the conservation area.</p>	<p>The proposed development will reinstate the former industrial quality of two very historic warehouses. Views from John Adams Way will be improved and a new pantile roof and paned metal windows along with repair of the building will greatly enhance this part of the Boston Town Conservation Area.</p> <p>View from the Market Place will be enhanced through the reintroduction of a traditional roofscape.</p> <p>The proposed development will reinforce and augment the sense of enclosure.</p> <p>The reinstatement of the missing storey of Gaol Granary will enhance the conservation area.</p>

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
	Views looking west along Craythorne Lane from the end of Sibsey Lane are unattractive due to the truncation of Gaol Warehouse, its painted brick and the blocked fenestration of the northern range of Sibsey Lane Warehouse	Reinstatement of the missing storey and gables and the removal of render and paint from brickwork, and the use of new matching brickwork for extensions will result in much improved view which will be a substantial enhancement to the conservation area.
The Boston Town Conservation Area is a designated heritage asset and Gaol Warehouse and Sibsey Lane warehouse are non-designated heritage assets.	<p>Relevant consideration for development in the as noted in paragraph 41 of Making Changes to Heritage Assets are:</p> <p><u>Proportion:</u> the reinstatement of the missing storey and roof covering to Gaol Granary, running between Sibsey Lane and Craythorne Lane results in reinstating the historic roofscape of the two buildings. The proportion of the new links and additions sits well with the original historic buildings, allowing these to take precedence by using zinc facades on new elements, which are recessed from principal frontages.</p> <p><u>Height:</u> New storeys and roofs do very much add height, but this is needed, to balance the building, which currently appears very unbalanced due to losses during the late 20th C. The townscape in this part of Boston conservation area has many tall buildings and the new development will sit well in this historic townscape.</p> <p><u>Massing and bulk:</u> A large complex which does a better job of joining two historic buildings resulting in a proposal that is much more appropriate to the original structures, and actually reduces the appearance of bulk by recessing the link on Sibsey Lane. The link as seen on proposed elevations on Craythorne Lane are recessed and as such, the mass and bulk appear very much as it is likely to have done almost three centuries ago.</p> <p><u>Use of materials:</u> Wall materials utilise red brick on historic buildings, laid in matching bond. William Blyth Barco pantiles are a high quality pantile that will add a richness to the building and townscape and will be an appropriate material to be seen directly adjacent to Shodfriars Hall. Black metal Crittall style windows and doors will bring about an industrial character, which is appropriate to the original buildings age and use, giving longevity too, compared to timber windows, which would result in an overly domestic appearance not appropriate to industrial buildings.</p> <p>Relationship with adjacent assets and definition of spaces and streets. The proposed development works with historic grain and character of the buildings, the closely knit narrow lanes of this part of the conservation area. The reinstatement of missing storeys and roof structures will add to this character in a very appropriate manner.</p>	

Building / Room / Feature affected	Assessment of Significance (see Section 6 for full comment on significance)	Impact of proposed development upon identified significance
<p>Summary of Impact upon Significance:</p> <p>As this assessment demonstrates some very limited harm results due mainly to the loss of three industrial stacked door openings on the south gable elevation of Sibsey Lane Warehouse and other minor losses. Sibsey Lane Warehouse is a non-designated heritage asset and the small amount of harm resulting needs to be weighed against the remainder of the development and the enhancements to both of the these historic warehouses, the conservation area and the setting of both Shodfriars Hall and 6-8 Sibsey Lane, which will result in a very substantial enhancement to all of the designated heritage assets through:</p> <ul style="list-style-type: none"> ○ Redevelopment of a site that currently does not contribute positively to the Boston Town conservation area. ○ Reinstatement of missing elements of both historic warehouses, substantial elements in the case of Gaol Granary. ○ A development that works with and improves the grain of the townscape and it's roofscape. ○ The use of traditional design and form to introduce new structures with an appropriate siting, scale, mass, proportion, materials, and detailing that reflects structures that once existed on this site. ○ Good quality materials and removal of inappropriate features to enhance the original buildings. ○ Bringing into use a building that currently lies empty and has needed sympathetic repair since the 1960's when Gaol Granary was reduced to its current flat roofed status. 		
<p>Suggested mitigation (if any): None</p>		

9. Resources and Reference

Boston Library Reference/ Local Studies Section

Boston Town Conservation Area Management Plan 2017-2020 <https://moderngov.boston.gov.uk/documents/s5491/Appendix%20A%20-%20Boston%20Town%20Centre%20Conservation%20Area%20Management%20Plan%202017-20.pdf>

Boston as a Port, Dr J M T Lewis and N. R. Wright, Lincolnshire Industrial Archaeology, Special Issue Vol.8 No.4 1973.

Historic Environment Record (HER) via Heritage Gateway

Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (GPA2)

<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>

Making Changes to Heritage Assets: Historic England Advice Note 2 (HEAN2) <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/>

Lincs to the Past

National Archive online

Old Maps online

THE LIST – Historic England

10. Appendix

List Description for Shodfriars Hall

Statutory Address: SHODFRIARS HALL, 2 AND 4, SOUTH STREET

County: Lincolnshire

District: Boston (District Authority)

National Grid Reference: TF 32858 44000

GV II*

Guildhall, now shops, offices and entertainments hall. c1400, C17, restored and extended by Sir George Gilbert Scott 1873. Timber-framed with lath and plaster nogging, and red brick with plain tile roofs. EXTERIOR: main timber-framed facade to South Street, 3 storeys plus attics, with jettied 1st and 2nd floors. 2 large bays, each topped by a C19 bargeboarded gable. 2 tall brick ridge stacks. Ground floor has 8, four-centred arches, 3 to right form shop, No.2, and 2 to left form shop, No.4, 2 arches between have studded doors to offices above. Both shops have central doors flanked by glazing bar shop windows. 1st floor has arch-braced box framing with plaster panels decorated with Tudor roses. Each bay has a group of one 3-light and two 4-light wooden traceried mullion windows. Above each bay has a group of four 3-light similar windows. Above again gables have diamond brace, decorative framing, with a pair of 3-light wooden mullion windows each. The north facade, to Sibsey Lane has a single timber-framed and jettied bay to the west, with four 4-centred arches with glazing bar shop windows, above a pair of 4-light wooden traceried mullion windows, and above again four 3-light similar windows, above again in the bargeboarded gable with decorative diamond arch-braced framing and a pair of 3-light wooden mullioned windows. The remainder of this facade is brick added in 1873 in the Gothic Revival style, with 4 bays to the west with a single 4-centred arch doorway and 2 small casements. Above 3 tall casements and a blind white brick panel each in a chamfered 4-centred arch. Further east, 3 very tall bays topped by a cross-stepped gable each. The western bay has a shop at ground floor, and the others have 2 casements, above 3 very tall pointed arch cross casement windows, each flanked by single lower, 4-centred arch white brick panels. Beyond to the east a single bay entrance bay with a single double chamfered segmental arched entrance, with above 4 white brick panels in chamfered 4-centred arches. The south facade, to Shodfriars Lane has 3 bays of arch-braced and jettied box framing to west, with 6 alternating wide and narrow 4-centred arches, with glazing bar shop windows and 3 plain arches beyond. Above

two 2-light and a single 3-light traceried wooden mullioned windows. Above again three 3-light similar windows. Beyond to east, the remainder of the facade is brick of 1873, with 3 very tall bays, topped by crow-stepped gables. The ground floor has 2 small shops, and 2 doorways and 2 casement windows, above 3 very tall pointed arch cross basement windows, each flanked by single lower 4-centred arch white brick panels. Beyond to east a final bay, with a doorway and 2 casements on the ground floor, with above a central casement and above again a loft doorway and hoist within a 4-centred double-chamfered arch, with either side tall white brick panels in 4-centred arches, each with a small casement. INTERIOR: 2 king post roof misses in right range and a fine C17 fireplace elaborately carved with panelled overmantle. HISTORY: this building was probably built as the 'Golden Hows', 'the principal mansion of the guilds' c1400. The rear wing of 1873 was built for Boston Conservative Club.

List Description 6 & 8 Sibsey Lane, Boston

Heritage Category: Listed Building

Grade: II

List Entry Number:1388977

Date first listed:28-Nov-1974

Statutory Address: 6 AND 8, SIBSEY LANE

TF3244SE SIBSEY LANE 716-1/7/148 (East side) 28/11/74 Nos.6 AND 8

GV II

Pair of cottages. C18. Whitewashed and red brick, pantile roofs with brick coped gables, No.6 having tumbling. Reduced gable stacks. EXTERIOR: 2 storeys, attics to No.6, 4-bay front. Each house has an off-centre half-glazed door flanked by single margin light sashes. To 1st floor 4 margin light sashes, the right-hand pair to eaves. All other openings have cambered brick heads. In the roof a single Yorkshire sash, raking dormer with rendered cheeks. INTERIOR: not inspected.