

2nd September 2021

Please reply to: BOSTON OFFICE

Our Ref: ND/HL/B/3527

The Planning Department
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

Dear Sir/Madam

Historic Impact Statement for 25 Norfolk Street, Boston PE21 6PW

List Entry Number: 1389026

Grade: II

Statutory Address: The Barge Inn, Tattershall Road

Includes: Nos.1 AND 3 NORFOLK STREET. Inn, manager's house and stable block, now converted to flats. Early C19 with C20 alterations. Red brick in Flemish bond, with stucco dressings, hipped slate roof, with overhanging eaves on paired brackets, 2 ridge and 2 wall stacks. EXTERIOR: 3 storeys, 5-bay front to Tattershall Road, with broad 1st floor band. Door of 8 flush panels has radiating fanlight and is flanked by single windows with broad segmental arches. That to left is a C20 casement, to the right a tripartite plain sash with radiating fanlight. Beyond to the right a pair of half-glazed doors with semicircular fanlight, up 2 steps and set in an open pedimented doorcase with wide attached half-columns. To the right a later C19 shop front with 3 C20 glazing bar sashes set with plain pilasters, consoles and fascia. To 1st floor 4 glazing bar sashes and a plain tripartite sash to right. To 2nd floor 5 glazing bar sashes. The 3-bay elevation to Norfolk Street has to the left a shop window matching that to Tattershall Road and to right 2 glazing bar tripartite sashes, with C20 leaded fanlights beneath segmental arches, set in double recesses. To 1st floor 3 tripartite glazing bar sashes with radiating fanlights and segmental heads. To 2nd floor 3 glazing bar sashes with cambered brick heads. INTERIOR: not inspected.

The building is part of a semi-detached grouping on Norfolk Street, Boston and lies within the conservation area.

The building is a late Victorian red brick structure under a slate roof with bay windows and brick detailed eaves and verges with rear projection lining the eastern boundary in the form of an outbuilding.

The proposal includes the partial demolition of the existing outbuilding however, the eastern wall which forms the outbuilding would be retained as this lines the boundary and would receive additional brickwork to provide the new extension in the form of a rear gabled outrigger in a contemporary style with glazed gable.

The nearest listed building to the site is that of The Barge Inn which is a Grade II listed public house and lies on the corner of Tattershall Road and Norfolk Street and is some considerable distance from the application site and not therefore viewed in conjunction with the application site when seen from Norfolk Street.

Given the nature of the proposal which is that of a rear projection, the changes to the street scene are therefore minimal particularly with regard to the fact that the eastern boundary wall is being retained in its entirety and that of additional work being created to form the outrigger. Materials to be used are that of sympathetic form in the use of slate roof and red brick work to match existing which will be seen from the street scene and accent material of cedar boarding at the lower levels which would only be seen within the garden area.

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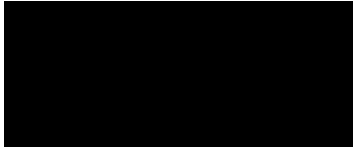
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This is to complement the contemporary rear glazed elevation only.

Whilst there may be some glimpses from the rear garden across various adjoining garden spaces to The Barge Inn, this again is unlikely to cause harm to The Barge Inn. Therefore it is regarded that the impact to the heritage assets and indeed conservation area is low as a result.

Yours faithfully



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