

Holbeach Conservation Area Appraisal



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HOLBEACH CONSERVATION AREA APPRAISAL

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Holbeach Conservation Area

1.0 INTRODUCTION

Holbeach is a small historic market town located in the southern fens of the County of Lincolnshire and is at the centre of the Local Authority District Council of South Holland. It is situated within a large parish area, the largest in the County, which includes seven other smaller and distinct sub settlements. South Holland is split into eighteen individual wards. Holbeach Town Ward is one of these with Holbeach Hurn another.

The Holbeach Conservation Area was designated in 1970 along with four other conservation areas in the Parts of Holland. These included Long Sutton, Tydd St. Mary, Moulton and Crowland. The then County Planning Officer Mr R. N. Whiston stated that:

Conservation implies a balance on one hand between new development and on the other, the preservation of those vital aspects of the area which give it its individual identity. It is a continuous process.

At the time of its designation it was noted in the local press that ‘traffic mars pleasant town.’ There were only five listed structures in the Conservation Area. Further entries were added in the 1970s and since the listed building resurvey of the 1980s there are now twenty four. The scope of the area has not altered.

Anderson and Glenn have been commissioned by the District Council to produce a Conservation Area Appraisal. This has been carried out following the current guidance issued by English Heritage in the document ‘Guidance on conservation area appraisals. Fieldwork has been undertaken on site, local sources of information including the Holbeach and Spalding Libraries and Anderson and Glenn’s extensive practice library have been used to provide historical information and the Lincolnshire County Council’s Heritage Environment on line records have been searched. The Holbeach Civic Society has kindly allowed copies of their photographic archive to be used for the study.

The Conservation Area is focussed on the historic core of the town centred on the large parish church and excludes areas of later suburban development from the late nineteenth century and early twentieth century. It does not include the site of the nineteenth century Cemetery nor does it encompass all of the listed buildings within the large parish area. Overall the Conservation Area has an urban character.

2.0 PLANNING POLICY CONTEXT

The Conservation Area of Holbeach is one of thirteen designated areas within the South Holland District. The Council is responsible for administering these and for dealing with conservation area consents and general management issues within these areas.

National Policy is covered by the Planning (Listed Buildings and Conservation Areas) Act 1990. Guidance relating to this is given in Planning Policy Guidance 15: Planning and the Historic Environment published in 1994.

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Regional Policy is defined within the County Structure Plan produced by the Lincolnshire County Council and adopted in September 2006. This plan is set to last until 2021 and contains county-wide policies for conservation. The County Council also has an Historic Environment Team who give advice on conservation matters and keep Heritage Environment Records for the County.

Local Policy is determined by the District Council which is based in Spalding. The Council is currently preparing a Local Development Framework. At the present time the Local Plan which was adopted in July 2006 contains the current policies relevant to Conservation and these are contained within Policies EN1- 12. The full Local Plan is available for all to study on the Council's web site. The Council also have a Conservation team including a conservation officer who advises on applications and issues concerning conservation areas.

3.0 SUMMARY OF SPECIAL INTEREST

Holbeach is typical of small historic market towns in the south of the fens in that it is set on level land with a compact layout centred on the historic market area. Its historic routes radiate out from this point each in a gentle sinuous form, and are well defined by the varied buildings from the eighteenth and nineteenth centuries that line the back of pavement. The dominant building in the centre is the large medieval church which with its massive tower and spire features in most views of the town. Late Victorian development close to the church, behind the High Street has a tighter more grid like form

Building materials are brick, with some painted or rendered surfaces and slate or tiled roofs. The architecture has a vertical emphasis and there are some good surviving historic details, in particular fine door cases. Roof forms and heights vary between hips and gables, and two and three storey.

Green spaces are provided by the churchyard, Stukeley Park and a number of private gardens with good hedges and trees. The town is the birthplace of the antiquarian William Stukeley who provided some contemporary accounts of life in the town and some fine drawings of some features of Holbeach.

4.0 LOCATION AND SETTING

4.1 Location and context

Holbeach is the largest parish in the county of Lincolnshire and stretches over 20 miles from top to bottom, terminating at the boundary with Cambridgeshire. The parish area includes a number of small hamlets all of which apart from the last are prefixed Holbeach – Drove, St. John's, St. Matthew, St. Mark's, Hurn, Clough and Penny Hill. The majority of these hamlets are to the eastern side of the town, largely on the land which was reclaimed from the sea. Holbeach Hurn and St. Johns are part of the long tail to the south. The Conservation Area only relates to the central area of the town of Holbeach, focussed around the large parish church of All Saints and all within the Town ward.

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The town is 15 miles south of Boston and 7.5 miles east of Spalding. The nearest settlements to Holbeach are to the west the villages of Whaplode and Moulton and to the east Fleet Hargate and Gedney. The town is about halfway between the larger centre of Spalding, where the District Council offices are located, and the smaller town of Long Sutton which is to the south east. The main road, the A151, which connects Spalding to the A17 trunk road used to pass through the town centre but since the early 1990s it has bypassed the town. The trunk road which connects Lincolnshire and the north to Norfolk runs to the north of the town centre.

Employment in the area is related to agriculture and its service industries. The Fens as a whole are one of the largest providers of vegetables for the home market, and there are pack houses in the area serving the large supermarkets. This has led to a recent influx of workers from the Eastern European countries within the EEC.

The current population of Town ward is around 6,500. The percentage of the population above the age of 65 is 27% which is significantly higher than that of the District as a whole (21.7%) and of England and Wales (15.9%) The average age is 43.6.

4.2 General character and plan form

The centre of the town has a tight urban character based around the five streets which lead out from the centre at Market Hill, on which an early market cross once stood. **(Plate 1)** The church is the largest and most dominant building within the centre, and the tower and spire can also be seen from miles around. The five principal streets are linear and sinuous. To the south of the High Street is a later development dating from the mid nineteenth century which has more of a regular grid pattern. To the west of the area is the former park of Stukeley House. This is now partly municipalized park and partly private grounds to three modern buildings, a school, private house and a residential home for the elderly. The private house is on the site of the former old rectory house.

Building heights are generally two or three storey high with traditional pitched roofs and some dormers. Materials are brick, some painted or rendered, roofs are tiled and slated. Most buildings line the street although there are a few larger properties set back in gardens on the edges of the area. Roofs are hipped or gabled, but the majority have their eaves to the street. Properties on the five main streets are mostly in some form of commercial use. The remaining area is mostly residential.

As when first designated the Conservation Area is still dominated by traffic, which despite the bypasses is surprisingly heavy, with long queues often waiting at the bottleneck of the traffic lights at the junction of the five roads on Market Hill.

There is a small open air market held on Thursdays.

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Plate 1: Aerial view with Market Hill in the foreground bottom left

4.3 Landscape setting

The coastline near to Holbeach is the north east facing inner edge of the Wash and the land there is drained marsh. Here are sand banks, salt marshes and mud flats with no accessible beaches. There is a coastal footpath. Settlements are thin, small and scattered. This area of fenland is bounded by the River Welland to the north, with its small port at Fosdyke, now a sailing marina and the River Nene to the south. This also forms the broad line of the boundary between Lincolnshire and Norfolk although the actual boundary is offset slightly to the south in Lincolnshire's favour.

The land is now farmed intensively and mostly used for arable and vegetable growing. It is classed as grade I agricultural land. By contrast before the drainage of the area was improved it was used for sheep grazing, and the rearing of cattle and horses. It was also a centre for the production of woad and opium.

The landscape is one of low flat lands, open spaces, and big skies. Main roads are normally slightly elevated, and rivers at their outfalls are embanked. Fields are vast, boundaries are low and there are few trees in the open landscape. Church spires and towers are important landmarks in the open setting.

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5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

5.1 Origins and Development

A settlement is known to have existed in the Saxon period and it is mentioned in the charter of King Wiglaf of 833 and also the Domesday Survey of 1086. It is listed there under various spellings – Holebech, Holebec, Holobech, Holobec. Land for ploughs and oxen along with villagers are mentioned but no church.¹ There are various theories as to the meaning of the place name, from the Old English ‘hol’ meaning hollow and baec ‘a back’ have been suggested as the roots of the name. As Holbeach has a raised site, the meaning ‘concave ridge’ could be appropriate.² Other sources suggest ‘deep stream’ – it is known that a river originally ran through the town. Earlier scholars had thought it meant ‘old beach’ but this has now been discounted.

The early settlers would have been heavily involved in the drainage of the fen area and the construction of dykes from the early Middle Ages allowed the area to be farmed effectively. The Lord of Holbeach in the 13th century was Thomas De Multon, and he obtained a licence from the Crown for a market and fair in the town in 1252.

The church is first mentioned in 1177³ but was replaced by the present structure which dates from the 1340s. It stands at the junction of Church Street and the High Street. Dugdale’s map of the fens from 1662 shows ‘Holbech’ church beside the line of the two streets, and a bridge over a crossing point at this junction. A note on the map states that ‘the waters on this north side of Raven’s dike have an indifferent passage to the Sea; for the deepes may be amended and preserved.’ Tolls were set for users of this bridge in the fifteenth century and not rescinded until 1827. Also featured on this map is Holbech Hall to the west of Church Street, clearly shown to be in its own park, and Holbech mill on the south side of what is now Boston Road.

Near to Holbeach Hall, shown on the map of 1662, was the family estate of the distinguished antiquarian Dr. William Stukeley. He described the church in his *Itinerarium Curiosum* thus:

*Holbech (the Salt Beech) church is very large, and well built, a strong tower and lofty steeple, dedicated to all Saints; formerly there were organs and painted glass, with many coats of arms, but none left except the Hobeches..... There is a fine monument of the Littleburys, an ancient and flourishing family in these parts..... Here was born Henry Rands, alias de Holbech, bishop of Lincoln, who was one of the compilers of the Liturgy; here formerly flourished the ancient families of Fleet, Dacres, Harrington, Barrington, Welby, Multon.*⁴

¹ Domesday Book, Lincolnshire, parts one and Two; Philimore Press, 1986

² A Dictionary of Lincolnshire Place Names, general editor V. Watts; 1998.

³ HER number 2221

⁴ Stukeley, W. *Itinerarium Curiosum*, Vol. 1 P.21.

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The monument of Sir Humphrey Littlebury which is still in the church was drawn and published by Stukeley. (**Plate 2**) Also drawn by Stukeley was an early fifteenth century preaching cross (**Plate 3**) which was also near to the church. His drawing dates from 1724, but he records that it was taken down in 1683 and that it stood in the market place. He suggests that Thomas de Multon, who obtained the licence for the market had the original cross built. A free school was founded in the town by George Farmer in 1688 and Stukeley studied there; it was located above the north porch of the church. He also drew the church in 1722. (**Plate 4**)

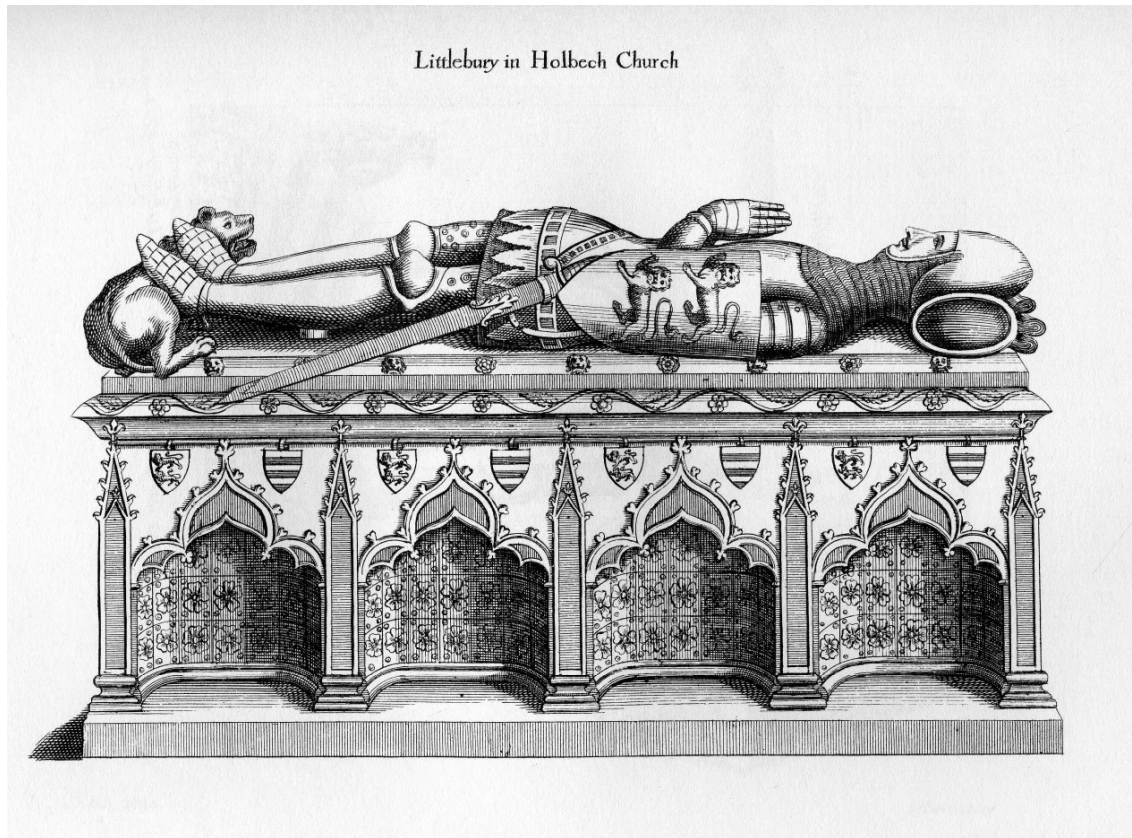


Plate 2: Drawing by William Stukeley of the Littlebury Monument in the church

There is reference to a tenement called the Guildhall in documents dating from 1608.⁵ It is not known precisely where this is located, but the presence of a Guildhall suggests a thriving medieval settlement had existed here. Stukeley also refers to an ancient guild of Corpus Christi which stood near 'Barley pit, where there is now a house once belonging to Moses Stukeley, who owned the estate thereof'. He refers to a hospital founded by John de Kirton which was thought to have stood where the Chequers Inn now stands. He also remembers the old stonework of that building with its arched doors and mullioned windows pulled down when rebuilt by his father.

⁵ G. W. Macdonald, vicar of St. Marks, Holbeach, *The Chantry Chapels of Holbeach*; 1890.

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In the family memoirs of William Stukeley (born 1687) ⁶ he records how his father John Stukeley (born 1657) made his home in Holbech, where the family had many connections and bought the house where he was born and improved it and the gardens greatly. This house was located on Barrington Gate, beside Drakes Lane. John Stukeley also instigated many improvements to the town, including the Rose and Crown Inn (now the Crown Hotel) and built five new houses on the Market Place by the bridge. His also was the new Chequer Inn, with fine brick vaults and he helped to contribute towards the building of a new vicarage house.⁷ The river which was still in use at that time had barges carrying limestone and other building materials for all of this work. His father died aged 49 and was buried at Holbeach Church. The house was not retained by William Stukeley and was sold to Cleypen of Spalding. The fine gardens and avenues installed by John Stukeley were taken out in the 1740s. ⁸ He called Cleypen ‘a stupid penurious wrtech’!

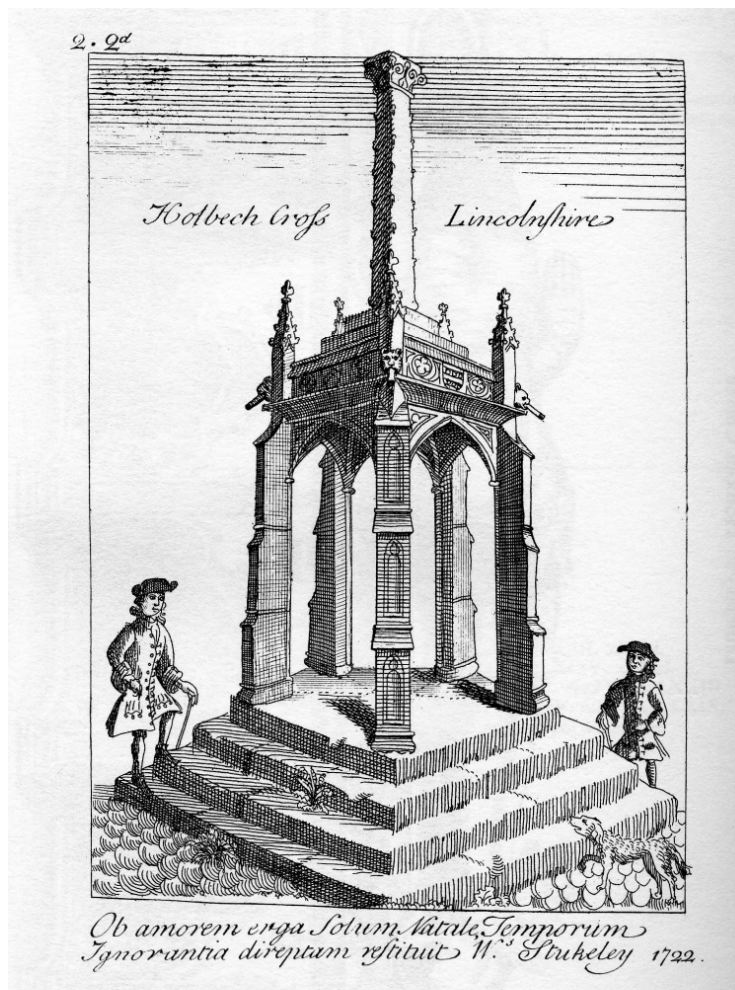


Plate 3: Drawing by William Stukeley of the Market Cross

⁶ Stukeley's Diaries and Letters, published by the Surtees Society, Vol 1, 1880

⁷ A footnote in the Surtees Society volume suggests that the Vicarage which stood there in 1880 had been built between 1833 and 1840, but that two rooms of the former house remained within.

⁸ Ibid Vol 2.

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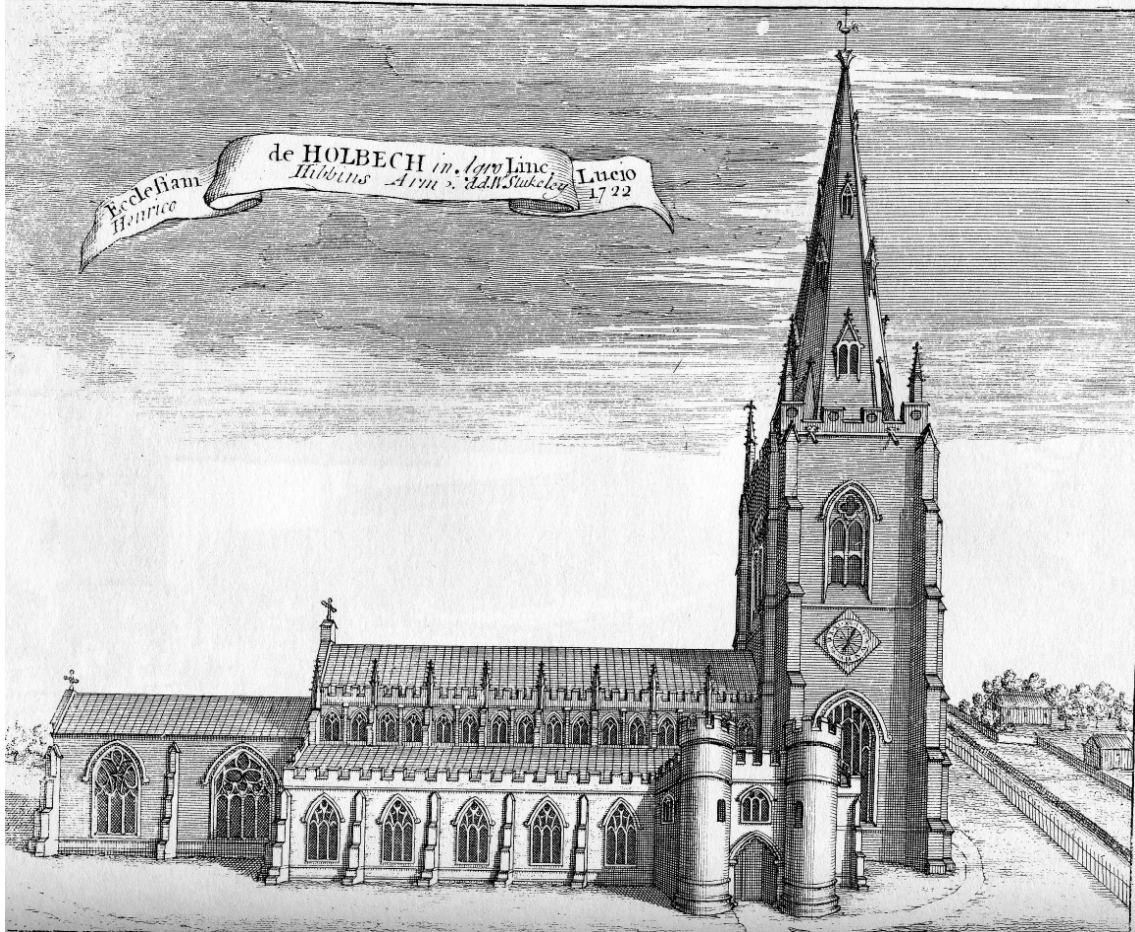


Plate 4: Drawing by William Stukeley of the parish church

Stukeley produced a splendid drawing of his father's house which shows it set in the landscaped grounds with distant church spires beyond of which Gedney, due to its distinctive shape, must be the central one. **(Plate 5)** The Artisan mannerist form of the house is very evident. Over one hundred years later the prolific local illustrator Hilkie Burgess painted the house showing it somewhat reduced in appearance with thatched roofs, blocked window openings and sash windows replacing some of the mullioned ones. **(Plate 6)**. The site of the house is thought to have been that of the earlier manor of the Littleburys. There is no sign now of the house or the park.

The Stukeley Estate was the home of the lawyer Aldard Stukeley, William's Uncle and then his cousin of the same name and he died in 1768. The house was sold to a Mr Palmer who rebuilt it. **(Plate 7)** It was substantially re-modelled in 1922 to form a larger house designed by the architect W.E. Norman Webster, described by Pevsner⁹ as a 'muddled magpie style that defies labelling'. **(Plate 8)** It was last used as an old people's home but following its closure it suffered vandalism, was demolished in 1993 and has

⁹ Buildings of England, Lincolnshire.

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now been superseded by a modern primary school building. The grounds have been partly retained for public use.

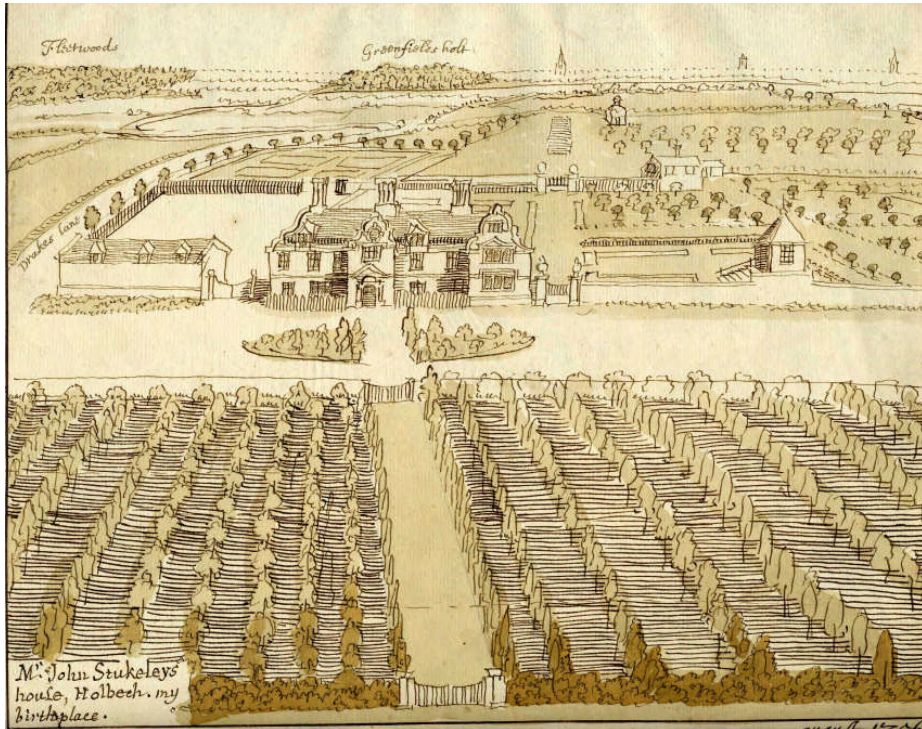


Plate 5: Drawing by William Stukeley of his birthplace in Holbeach



Plate 6: A Hilkiah Burgess view about one hundred years later

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Plate 7: The Georgian Stukeley House in the late nineteenth century



Plate 8: The same house after major remodelling in 1922

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The intrepid traveller and diarist John Byng visited Holbeach twice. In 1790 he came and described it as a pretty clean, little town, with a snug civil inn (The Chequers, which by then had been rebuilt in 1783) fronting 'their noble church.' He noted the churchyard with many walnut trees and also a mean brick building, a kind of small market house, where the cross had once stood. He lamented that markets were not as they had once been.¹⁰ He visited the church and thought it had a neat but dark chancel with blocked up windows. He returned again in 1791 to stay at the Chequers Inn.

Some interesting material from 1834 assists in the understanding of the shape and form of Holbeach starting with the publication of *The History of the County of Lincoln*.¹¹ The population in 1831 was 3,890, but that would have been the whole vast parish area. Donington, a town of comparable size, was only 1,759. The map of that period shows the five roads at the centre on Market Hill. Here was the junction of the main road between Newark and Norwich (Boston Road and the High Street) and that from Spalding (West End). Church Street to the south was a secondary road leading to the fens to the south and what is now Park Road led to Penny Hill. The centre of Holbeach was noted as having 'considerable traffic for the supply of the neighbourhood and the sale of various articles of merchandise'.¹² The market was held on Thursdays (**Plate 9**) with fairs in May, September and October. The school endowed by Farmer had a new spacious school room erected in 1815 on Church Street.



Plate 9: Market Day in High Street, early 20th century

¹⁰ *The Torrington Diaries; A tour of the Midlands Vol. 2.* Eyre & Spottiswode, 1935.

¹¹ *History of the County of Lincoln Vol. 1,* John Saunders Jun. 1834.

¹² *Lewis's Topographical Dictionary of England Vol II,* London, 1864

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Plates 10a & 10b Looking down West End in 1824 and 2009

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Also in 1834 Hilkiah Burgess produced a vivid watercolour sketch of West End looking eastwards up the street. (**Plates 10a & 10b**) On the north side, most of the buildings shown still survive today including side views of numbers 34, 32, and elevations of what are now number 20 and numbers 22-28, including steeply pitched dormer windows. On the south side most of the buildings with their steeply pitched roofs have gone, as have the single storey cottages. The two houses at the west end may still survive. The fences and trees in the foreground relate to the land still used as Stukeley's park. The church tower and spire are prominent in the corner of the picture. The street has no pavements, and appears to be cobbled. One of the buildings on the north side is an inn. Roofing materials appear to be pantiles or plain tiles. Windows are small paned and dormers are gabled. Chimney stacks abound.



Plate 11: A view of the church published by Burgess in 1809

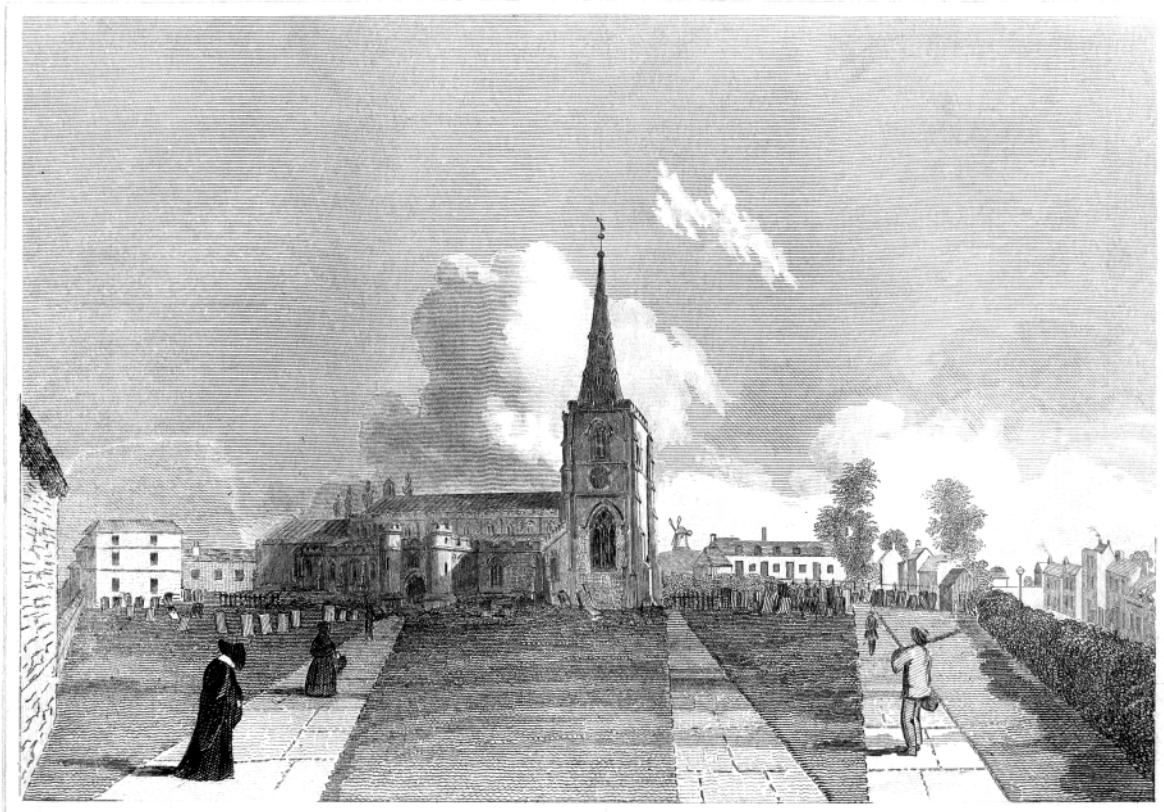
Burgess also produced an etching of the church yard that was published as a print in 1809. This is of the north side of the church from High Street and shows Church Street in the background. (**Plate 11**) Saunders in his next book ¹³ also shows the church in quite a wide context with Church Street and Church Walk clearly in view. (**Plate 12**) These prints together with the one by Stukeley have been used to good effect by local historian Maurice Tennant in his paper ¹⁴ to help to chart the history of Church Street. Stukeley's drawing shows the churchyard fenced on the west side, with the river running alongside. Although there has been significant alteration, raising of single storey cottages and rebuilding works, the shape of Holbeach as it exists today can be seen in these early

¹³ Lincolnshire in 1836, John Saunders, June 1836.

¹⁴ A Short History of Church Street, Maurice Tennant, 1998.

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nineteenth century prints. The Saunders view is especially interesting with the distant glimpse of Barrington's Mill and the walk down Church Street clearly visible.



HOLBEACH CHURCH,

London & Lincoln. JOHN SAUNDERS, JUN^r 1836.

Plate 12: A view of the church and surroundings in 1836

The relationship between the church and its neighbours could be troublesome as Holbeach parish records illustrate. At a vestry meeting in 1805 the churchwardens complained that 'the Tenants occupying the Houses of James Oliver, standing on the east side of the churchyard committee various nuisances in and upon the churchyard; Also that a gate has been opened from Mr Mackinder's Slaughter House.'

It is known that the living conditions in the town for some of the residents at the turn of the eighteenth century and into the nineteenth were quite poor. The population had increased but not the accommodation, and there was overcrowding in small courtyards and hovels. The river which ran down Church Street became little more than a sewer, the churchyard was overflowing and Holbeach was known as a centre for opium addiction.¹⁵ The rate of mortality in the town was one of the highest in Lincolnshire. The poor state of the town may account for the fact that many of the sites in the centre appear to have been

¹⁵ Fenland Opium Eating in the 19th century, BJA. 1977 by V. Berridge

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rebuilt or refronted in the second and third decades of nineteenth century as the town began to improve its conditions.

Amongst the improvements which took place in the mid nineteenth century were the culverting in of the river, the formation of a newly laid out public cemetery, a new area of well planned terraced houses around Albert Street, new schools and Free Church buildings. In 1850 a Local Board of Health was established and the improvements which followed greatly assisted the enlarged Holbeach to once again become a clean neat town. By 1851 the population had risen to 5191.

A great number and variety of trades and businesses functioned in the town as the nineteenth century directories show. In the 1841 White's Directory there were two attorneys, two bankers, eight fire and life officers, four auctioneers, three surveyors, five surgeons, numerous tradesmen including four straw hat makers and three earthenware dealers along with the usual range of joiners, ironmongers and a panoply of shopkeepers. Coaches left Chequers Inn to London, Newark and Kings Lynn and an omnibus went to Spalding.

In the nineteenth century and first half of the twentieth century the town thrived as a busy local centre with an important and large market. As late as 1922 the Urban District Council's list of tolls for the market shows that horses, cattle and other livestock were sold here. The fat stock market was held in Church Street and the horses in the High Street. Sheep were gathered in Park Road. The market hall at the end of Church Street, now converted to a shop and public lavatories, had a council chamber and also latterly provided a covered market for the sale of produce such as eggs and butter.

5.2 Archaeological sites and Ancient Monuments

There are no recorded scheduled ancient monument sites within the Conservation Area.

The Heritage Environment Record summary shows a number of archaeological sites within the area. Some finds have been recorded since the days of Stukeley.

Evidence of Anglo Saxon industrial activity has been found in Stukeley Park¹⁶ and a late Saxon ditch at 4 Park Road.¹⁷ Excavations in 1968 revealed the remains of the medieval bridge under Market Hill.¹⁸ Near to the church in 1833 a coin of Richard II date was found,¹⁹ and a medieval drainage ditch was uncovered when the new house on the Old Rectory site was built early in this century.²⁰ Further evidence of medieval settlement has been found including pottery sherds, and leather offcuts.

¹⁶ HER 23770

¹⁷ HER 23697

¹⁸ HER 23637

¹⁹ HER 22222

²⁰ HER 23589

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Post medieval features have been found on the High Street including the remains of a brick cellar and eighteenth century rubbish pit.²¹ Quarries, ponds and further pits relating to the post medieval period have been noted.²² It is also recognised from early maps that Holbeach was a prosperous settlement in this period, with smithies, ironworks, maltings and breweries all playing a role in the town.

6.0 SPATIAL ANALYSIS (Refer to Map A/142/03)

6.1 Character and interrelationship of spaces

The centre of the town is Market Hill where all five main roads converge. This is a complex and interesting space which has been the hub of activity in the past where the market cross once stood and latterly a centre sign post on a stone base forming a key feature. Before the days of the motor car it would have been a meeting point and focus for events and gatherings. (Plate 13) All of the earlier buildings have strong corner features and frontages which give emphasis to this space. The rebuilt corner of High Street, the former Woolworths building, had blanked off its windows to Market Hill because today it is dominated by traffic and is now an unpleasant space to linger.



Plate 13: Market Hill showing the central feature signpost and lamp

The five streets which radiate out from the centre are gently sinuous, having been laid out as routes from an early date. In the town centre area they are well defined with the two

²¹ HER 23663

²² HER 20557

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and three storey buildings which line them. These are generally located at the back of pavement and so provide strong enclosure.

The High Street is the most prominent of the five streets and is dominated at its western end by the large and impressive churchyard with the church sitting in the centre. There are significant trees lining the churchyard which add to the definition of the street. **(Plate 14)** The High Street widens out at its eastern end where the horse market used to take place outside the Horse and Groom public house. The Conservation Area ends at the west end of High Street where a gap has been created in the historic fabric by a car park on one side and a modern supermarket on the other. **(Plates 15 & 16)** The route out is carried on into Fleet Road which is not within the current Conservation Area.



Plate 14: The churchyard trees continue the line of High Street

Church Street, which followed the line of the former river, also has a significant relationship with the church and churchyard and the effect of this green space is extended by the ground of the adjacent vicarage. The scale of the buildings along Church Street, although mostly two storey is less than that of the High Street and the width of the street is slightly greater giving a more relaxed feel to this space. The street bifurcates at its junction with Station Road leading off to the east. This widening, plus the rebuilt Exchange public house which is set back and the detached houses opposite which are more spaciouly set combine to form a break in the spatial definition of the street. **(Plate 17)** The Conservation Area boundary is located at this break.

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Plates 15 & 16: The gap created at the end of High Street by the demolition of historic buildings and addition of supermarket and car park

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Plate 17: The southern end of the Conservation Area in Church Street

West End which leads into Spalding Road loses some of its spatial definition as a result of the car park on the south side. The street becomes more open at its eastern end where the Priory, with its long front garden and the park of the former Stukeley Hall are located. Both are however defined by the planting along their front boundaries. Beyond the edge of the Conservation Area the road is more suburban with houses detached or in pairs set back with front gardens.

Boston Road appears never to have had the same extent of spatial containment as the other main streets apart from the extreme southern end. It seems to have had more cottage scale development and with the location of the gas works here in the nineteenth century, forges and blacksmiths works, it has tended to attract garages/vehicle related depots. Cedar House, a fine early eighteenth century house in a large garden was demolished in the 1970s.

Park Road is a mixture of earlier buildings near to Market Hill, with good street definition, followed by Edwardian villas slightly set back from the road facing towards Carters Park which was created in the 1950s from land that had formerly been used as a cricket ground. (**Plate 18**)

Apart from these busy five principal roads there is the contrasting area to the south of the High Street created around Albert Street and Barrington Gate. The former is the main one of a grid of streets laid out in the mid nineteenth century with two storey housing, most of

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which is terraced and fairly regular, but interspersed with some slightly larger pairs of houses. That the area was planned to create form and interest is evidenced by the careful placing of the pair of houses at the end of Albert Street which have been designed to act as a clear visual stop. These are illustrated in the section below.

Barrington Gate by contrast was a country lane on the edge of the town winding its way out to the open countryside. **(Plate 19)** Inevitably that scale has now been lost, with the town having extended and the adjacent mill site having been developed into a quasi industrial use. **(Plate 20)** There are however still glimpses out to the now more managed surrounding agricultural landscape from this street. **(Plate 21)**



Plate 18: Edwardian villas in Park Road

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Plate 19: Barrington Gate in the early 20th century



Plate 20: Barrington Gate looking beyond the Conservation Area to the industrial site by Barrington Mill.

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Plate 21: A rural view out of Barrington Gate across open fields

6.2 Key views and vistas

The tallest and most prominent building within the town is the parish church with its tall battlemented west tower and large recessed broach spire with its height emphasised by the four tiers of lucarnes. This spire, in common with others in the low lying Lincolnshire countryside is prominent in distant views of the town. Travellers hurrying along the A17 trunk road cannot fail to be impressed with its mass and dignity. The town itself appears to be huddled around the tower when viewed from a distance.

Within the town as the centre is approached the spire can be seen from many vantage points rising above the roofs. Of particular interest are the views approaching down Boston Road South (**Plate 22**) which are somewhat marred by wirescape and traffic, and Park Road where the tower and spire rise above rooftops. (**Plate 23**)

The opportunity for panoramic views within the Conservation Area are limited because the streets are closely defined and there is no large public space apart from the churchyard. This affords opportunities for wider views of the church building, and from the churchyard of the High Street. (**Plate 24**) Within the churchyard are also attractive long views from the southern path in particular with number 5 Church Walk providing an effective stop to the view. (**Plate 25**) The listed pair at numbers 1 and 3 Chancery Lane serve a similar function in the view down Albert Street. (**Plate 26**)

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Plate 22: The parish church seen from Boston Road South



Plate 23: The parish church rising above the rooftops of Park Road

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Plate 24: A wide view of High Street from the churchyard



Plate 25: A long view in the churchyard to number 5 Church Walk

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Plate 26: A long view down Albert Street stopped by nos 1 and 3 Chancery Lane

Narrower framed glimpse views are found up and down Church Walk (**Plates 27 & 28**) and also through narrow alleys such as the lane alongside the Chequers Inn (**Plate 29**) and the archway under the High Street which leads to The Chase. (**Plate 30**) The curve of Church Street provides an unfolding view from the southern end. (**Plate 31**)



Plate 27: A narrow glimpse view up Church Walk to the Chequers Inn

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Plate 28: A glimpse view down Church Walk



Plate 29: The church framed in the view from the Chequers Inn yard

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Plate 30: Archways also provide interesting framed views



Plate 31: The unfolding view up Church Street formed by the sinuous shape of the street

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7.0 CHARACTER ANALYSIS

7.1 Character Areas

In Holbeach there are three main character areas. These are Market Hill and the roads which radiate out from there, Albert Street and associated development, and Stukeley Park. A short summary of their differing characteristics is given below. The main character appraisal sections which follow have not been subdivided into these areas to avoid repetition.

Market Hill:

This is the centre of the historic town and includes the main roads which lead out from the centre to other places. The character is generally urban and the use is commercial towards the centre with residential at the fringes. The roads are heavily trafficked and there is also considerable pedestrian activity. Here there has been pressure for change including the demolition and rebuilding of sites through all periods, such that the only medieval building remaining is the parish church.

Essential characteristics are: sinuous roads, back of pavement development, varied heights and widths of buildings, no one defining style, commercial frontages, movement of people and traffic. Small busy town centre.

Albert Street:

This is a planned residential area largely dating from the mid nineteenth century. It has a grid layout and more regular plot width and building heights which are generally two storey. The area is not a through route and is thus more inward looking. Corner locations have been used for the location of significant buildings such as the Baptist and Methodist churches. Pressure for change has been related to perceived house improvements.

Essential characteristics are: straight roads, back of pavement development, mostly two storey, groups of regular widths and rhythms, deliberate positioning of keynote buildings, inward looking, static relatively quiet spaces.

Stukeley Park

The Park is a large enclosed area, including Rectory Park, on the west side of the Conservation Area of which only the northern part is publicly accessible. Views into the park are only available from gateways on Spalding Road and Back Lane. This area contains three modern buildings, with associated access roads and parking. There are some fine mature trees within the park. The site has historic associations.

Essential characteristics are: enclosed open space; absence of historic buildings; mature trees, areas of mown grass and parking areas; municipalized.

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7.2 Activities and Uses

Within the commercial streets around Market Hill, the majority of the premises are in retail use. It would appear that the upper floors are for the most part used for storage or are empty which can lead to unsightly upper windows. (**Plate 32**) Some are in use as offices, and a few upper floors seem to be residential, but this can only work where there are alternative entrances. Towards the outer edges of the streets, there are residential properties interspersed with the commercial ones.



Plate 32: Unused upper floors and windows blighted by evident use as stores

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In the town centre there are also public houses, hotels, and banks. One of the hotels was empty and closed up and at the time of the survey there were at least four retail properties closed and for sale, including Woolworths. A number of shops within the town centre area are used for takeaways yet there is no café or restaurant available. It was also noted that there is an absence of traditional food shops such as bakers, fishmongers, and green grocers.

There are public car parks within the Conservation Area at the back of the Chequers Inn, off West End and on street parking along Church Street and within the residential areas of Albert Street. As has already been noted there is considerable and intrusive traffic movement especially around Market Hill.

On market day there is now a small street market, which is based partly on Church Street and partly on High Street in front of the church. The latter has traditional stalls, which give an attractive air to the street. **(Plate 33)** The caravans used on the Church Street frontage are less appealing visually. **(Plate 34)**

There is activity in the Stukeley Park area at school arrival and departure times. In the winter period the area looks rather sterile. **(Plate 35)** It may be used more in the summer months which will enliven it.



Plate 33: Market Day on High Street

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Plate 34: Market Day on Church Street, the caravans are less appealing



Plate 35: Stukeley Park in the winter/early spring is a bit forlorn

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7.3 Qualities of Buildings (Refer to Maps A/142/01 and 02)

Apart from the fine Grade I listed parish church with its interesting north porch and fine tower and spire there are no other medieval buildings in the town centre. All other listed buildings in the Conservation Area are listed grade II. There are twenty four entries in the Conservation Area including one milestone, one telephone kiosk, two churches and twenty building groups. These are all shown with photographs and the full list descriptions in Appendix I. Additional comments are in italics.

The listed buildings are the more distinguished and architecturally intact buildings from the eighteenth and nineteenth century. They include some prominent ones such as the Mansion House on the High Street. This is a large detached house set back from the road with a small forecourt in front. With its large hipped roof and slightly advanced pedimented centre bay it makes quite a statement of wealth and ostentation amongst the plainer run of the other buildings along High Street.

Equally distinctive is the terrace complete with archway that was built in the mid nineteenth century to provide accommodation and lodgings for the Free School that had started off its life in the church porch school-room. With bracketed overhanging eaves and round arched first floor openings, this terrace also makes a strong architectural statement.

There are three other listed entries within close proximity to the Conservation Area but just outside its boundary. These have been listed since the Area was first designated. They are the Cemetery Chapels of 1855, off Park Road, numbers 14-16 Fleet Street and number 67 Barrington Gate. The inclusion of these additional listed buildings within the Conservation Area would involve incorporating other properties that are not necessarily of the appropriate quality for inclusion. Refer to Section 8.0 below.

A couple of unlisted structures appeared to have the potential to qualify for inclusion as listed buildings. There is a cast iron milestone on Church Street which is of a similar date and form to many milestones in the County that have been listed. It may have been omitted in error. The Chequers Hotel, rebuilt in 1785, retains unaltered its front façade and gable end, apart from colour washing of the brickwork and minor signage. It also has historical associations with Stukeley and Lord Torrington. The chair of the Holbeach Civic Society has applied to English Heritage for this to be included and this was refused in January 2009. It was considered to be only a modest example and too altered internally.

7.4 Unlisted Buildings (Refer to Map A/142/01)

Unlisted buildings that are considered to have local historic interest are shown on the same map as listed buildings. The selection of these has been difficult because so many buildings that could be considered have been significantly altered. The types of alteration

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include window enlargement, replacement windows in an unsuitable modern form, replacement doors, concrete roof tiles, and extensive signage.

Because so much of the unlisted historic fabric in Holbeach has been altered, the criteria used for selection has been based on there being no more than three main altered elements to an individual building. For example where windows have been replaced, provided the replacement window respects the form and general character of the original type of window, the building has been included.

Appendix II contains a full list of these buildings local historic interest together with photographs and brief descriptions.

7.5 Local Details and Traditional Materials

Walls : (Plates 36-38)

- Brick is the principle building material found in Holbeach the predominant colour being red. Much of the brickwork is plain, but some is embellished with coloured brick bands and dog-toothing.
- A cream/buff stock brick is also found on some of the early nineteenth century buildings.
- Quite a considerable number of brick buildings have been painted or rendered.
- Apart from the Parish Church which is in limestone ashlar the only other stone building are the chambers on West End where the Parish Council office is located.
- Some buildings have interesting tie plates.

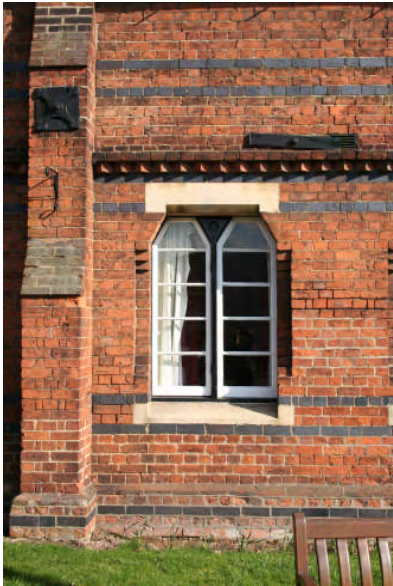
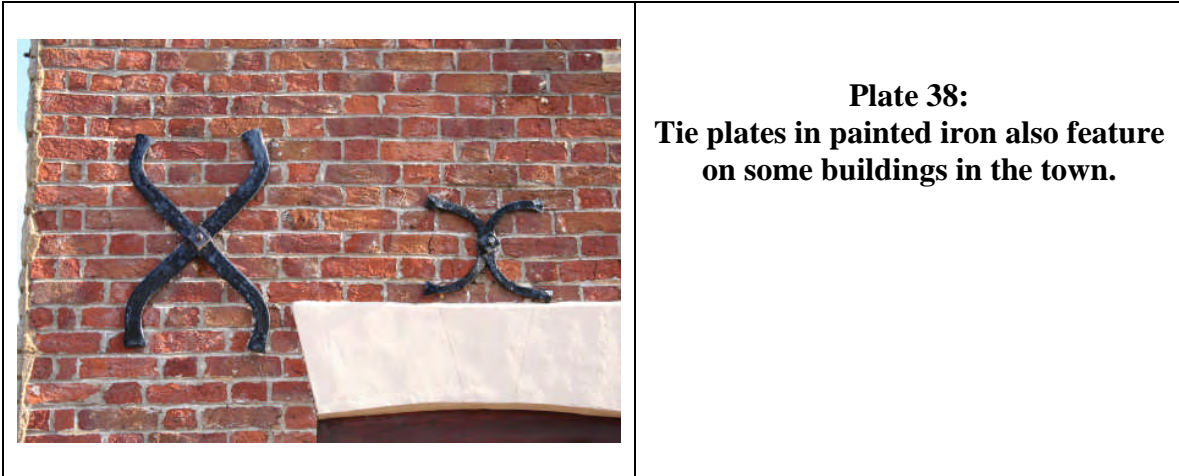


Plate 36: Red brick with blue brick bands



Plate 37: buff brick to the right

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Roofs

- The main roofing material would have been Welsh slate although earlier buildings would, as can be seen from photographs and drawings, have been plain tiled or thatched.
- Many buildings have lost their slates which have been replaced with interlocking concrete tiles.
- A few buildings are roofed in clay pantiles.
- Chimneys are important details at roof level. Fortunately many buildings do retain these.

Details (Plates: 39- 46)

- The vertically proportioned sash window opening is the most common form. In most cases the sashes that remain are plain sashes. Many have been replaced in UPVC especially in residential properties. Bay windows are quite popular and some are found at first floor level.
- There are some good doorcases remaining of both late Georgian and Victorian properties.
- There are one or two shopfronts which retain historic elements but the vast majority are modern replacements of little merit.
- Dormers are mostly steeply pitched gables, some with decorative bargeboards. Others are curved top leaded.
- Archways are also noteworthy.

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Plate 39

A nearly matched pair of sash windows and doorways with fanlights and panelled doors. Good modelling to the surrounds and keystones and small capitals add interest



Plate 40

Archways feature in a number of locations in the Conservation Area and provide depth and relief in facades.

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Plate 39:



Plate 41: These doors and windows are from a matched pair of houses. The one to the left has lost its character through the use of UPVC, the one to the right retains its painted timber details.

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Plate 42: Attractive bay windows of Victorian properties



Plate 43: Bold doorcase of the same period



Plate 44: A pair of doorcases with hoods and central lunette and bootscraper all add interest to the facades.

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Plate 45: A pair of good historic shopfronts on High Street



Plate 46: Different treatments of gables on top floor windows

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Public Realm (Plates 47 & 48)

- There are no historic paving or road surfaces left. All of the original cobbled surfaces were covered over in the twentieth century.
- There are a few original street signs remaining.



Plate 47: The concrete paver is a poor substitute for historic pavements



Plate 48: Traditional cast iron signs on street corners do survive

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7.6 Green Spaces

The principal green spaces are highlighted green on the Townscape map. The most publicly visible and thus making a very significant contribution to the Area is the churchyard. It has an open character along Church Street with views across its fine collection of eighteenth and nineteenth century carved gravestones. There are also mature trees and paths cross the churchyard encouraging pedestrians to walk through it. **(Plate 49)**

The vicarage gardens although private extend the green space of the churchyard in terms of openness and mature plantings. The other large private gardens which have street frontages contribute a sense of spaciousness in what is otherwise quite a densely developed town centre and all have hedging or trees that are visible and add character and form to the Area. **(Plate 50)**

The municipalised Stukeley Park and its associated sites of Rectory Park and Pratchett Lodge are more hidden away than the other green spaces, being either behind walls or fences. Although the tree tops are visible the resource of this large green space somehow fails to make much of a contribution to the quality and character of the Conservation Area. Views into it are limited and disappointing. **(Plate 51)** There is little sense here of this having been the grounds of a once fine house.

There is an interesting green lane or track which extends from Church Walk down to Chancery Lane. This is an unusual feature and more like one found in a country village. **(Plate 52)**



Plate 49: The important green space of the churchyard with its public routes

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Plate 50: Private gardens play an important role in green spaces within the town



Plate 51: One of the limited views into Stukeley Park

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Plate 52: A rural green lane in the town centre

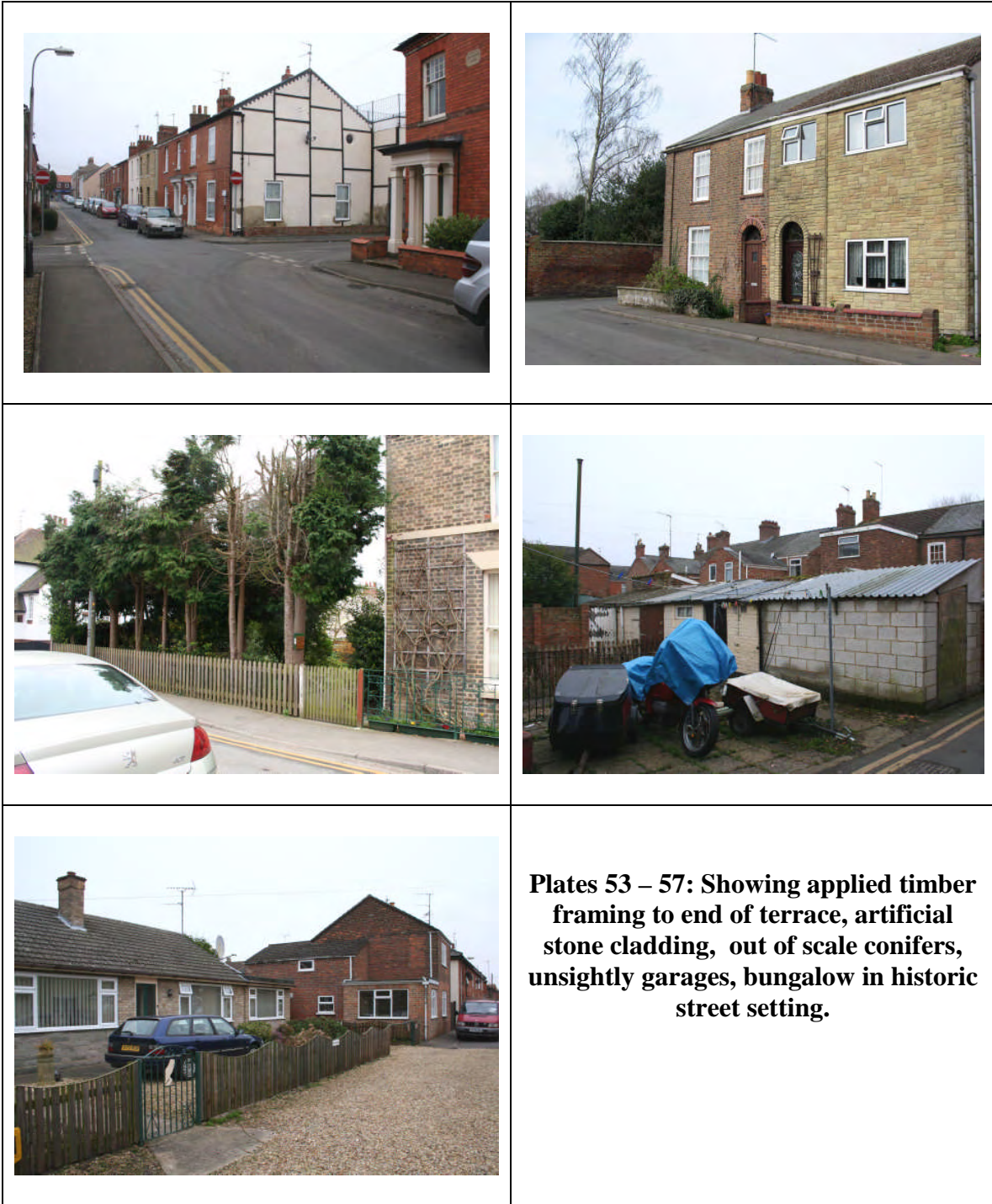
7.7 Visual Intrusion

Unfortunately there is quite significant visual intrusion within this Conservation Area, possibly because no management plan for its preservation and protection has ever been formulated.

In the Albert Street area there are the following: **(Plates 53 -57)**

- Inappropriate and intrusive applied timber framing on a prominent gable end.
- Applied artificial stone cladding to brick frontages.
- Over large conifers on the street frontage and corner.
- Extensive use of UPVC for replacement windows and doors, most of them bearing little resemblance to the original proportions of the openings
- Ugly garage buildings.
- Out of scale modern buildings such as bungalows in an otherwise cohesive character area.
- Gaps in frontage development.

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In the main streets there are the following: (Plates 58 - 61)

- Unsuitable and garish signage on shopfronts.
- Poor quality of design of some shopfronts.
- Out of scale modern buildings which have had no consideration for scale or context. Examples are shown in photographs with the before and after where possible showing the losses that have occurred. (These are shown in Appendix III and marked on the Townscape map with red asterisks)
- Gaps in frontages used for car parking as on West End.
- Gaps in frontages caused by later semi industrial scale developments on Boston Road, making a dismal main entrance into the town from the Trunk Road
- Intrusive wirescape.
- Unattractive pavings.
- Heavy traffic and extensive on street parking.



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In the Stukeley Park area there are the following: **(Plates 62 – 63)**

- Modern buildings which although satisfactory from a functional point of make little or no contribution to the character of the area.
- Access roads, kerbs and parking areas.
- Municipal furniture and notices.



7.8 Condition

A detailed condition survey of the buildings in the Conservation Area has not been undertaken and is outside the scope of this appraisal. It was generally noted that the condition overall can be described as fair, with some buildings clearly well looked after and others in a poor state. Of particular concern is the listed building that forms part of the Terrace on High Street which is deteriorating significantly and thus putting adjacent properties at risk. **(Plate 64)** The same applies to the two terraced properties adjacent to the now empty Bell Hotel. **(Plate 65)** There are structural concerns regarding the condition of these buildings. Elsewhere there are the tell tales signs of poor maintenance such as unpainted joinery and poor decorative condition of render.

There is a current grant scheme in place for South Holland historic areas and it is hoped that some of these properties can benefit from grant aid to improve the condition and appearance of the Area. **(Plate 66)**

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Plate 64: One of the many failures on this listed property on High Street



Plate 65: A pair of prominent unlisted properties on High Street which are failing in terms of their condition.

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Plate 66: A property in poor condition which is benefiting from the current grant scheme

7.9 Neutral Areas

Apart from the three new buildings in Stukeley Park the only other area that can be described as neutral is that of Vicarage gardens behind the Library. This is a group of new houses which are unobtrusive and well enclosed.

7.10 Issues

Although still worthy of a Conservation Area designation, it is clear that Holbeach has suffered both a significant amount of loss of historic fabric and considerable damage to that which remains.

The following issues have been identified:

Car related

- The effect of through traffic is still considerable despite the bypass. The signalling system at the centre of the town leads to long delays and build up of standing traffic at the roads leading into Market Hill. This provides an unpleasant

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environment for pedestrians and also mars appreciation of the character of the town. (Plate: 67)

- On street parking is also very intrusive in the long narrow historic Albert Street.
- Car parks have been installed in gap sites with no visual screening.



Plate 67: Long queues of traffic build up at the central lights.

Building related

- Some fine historic buildings have been demolished in the twentieth century as the photographs contained in Appendix III illustrate. Furthermore the replacement buildings have in nearly all cases failed to make a positive contribution to the Area. The before and after views illustrate this most effectively. There has been little regard for materials, scale, or rhythm in the replacement buildings. The result has been a diminution in the character of the Area.
- Where the historic building has been retained most of those in retail use have been altered at ground floor level. Although some modern shopfronts are satisfactory, most do not respect the form and character of the frontage.
- Signage is in many cases aggressive in form and colour and adds a jarring note to the street scene. There is also clutter in the way of lights and additional signs that add further visual disruption.
- Many historic houses other than those protected by listing have had unfortunate alterations which have eroded their character. New windows of unsuitable design, enlargement of openings, replacement doors and added porches, all erode the

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character. This is especially noticeable where there was once a terrace of balanced design, or a matching pair of houses. One ‘bad apple’ can ruin a whole group.

- Some new dwellings have been allowed as standard bungalows in a setting which is otherwise all two storey housing. These inevitably appear as misfits and will never integrate successfully into the Conservation Area.

Public realm

- No original paving materials survive. Those that have been used as replacements are concrete based and do not retain their colour or texture. They are not long lived materials, and do not reflect the quality or character of an historic setting.
- There are in some locations a clutter of signs and street furniture which need to be rationalised. (**Plate 68**)
- Stukeley Park grounds are not landscaped in a very sensitive or imaginative way and this is a missed opportunity for a good area of open space.



Plate 68: An unsatisfactory mixture of street furniture leads to visual clutter.

Condition

- There are now a number of empty and underused properties on the High Street. Some of these are in a poor condition and likely to deteriorate further without intervention.
- Further loss of historic buildings in this Conservation Area must be avoided.

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8.0 RECOMMENDATIONS FOR ACTION

8.1 A full Conservation Area Management Plan should be prepared by the District Council following public consultation and adoption of this Appraisal.

8.2 Discussions should be held with the Highways and Planning Directorate of the County Council to establish whether alternative means of controlling the complex junction at Market Hill can be achieved in order to reduce traffic build up and provide a better environment for pedestrians.

8.3 If open sites in the Conservation Area are to be used for parking they need to be better managed and screened.

8.4 A design guide for retailers providing advice on shop-front design and signage would assist in improving the quality of new work in the Conservation Area.

8.5 Consideration should be given to using an Article Four Direction Order for Albert Street in order to limit further damage as are result of permitted development. This would allow control of replacement doors and windows.

8.6 The possibility of extending the Conservation Area to include the three groups of listed buildings which are proximate to it has been assessed. Because the present Area requires a lot of work to improve it, major extension is not recommended at this stage. However it is recommended that the Area is extended to include the Cemetery and the chapels within it. The main part of this additional area is already managed and those houses on Park Road which would be added to the Area are good examples of twentieth century housing and are in good condition. The additional area is shown on Drawing A/142/04.


8.7 In order to add buildings on Fleet Road, it would be necessary to include the Gateway supermarket site and the bus shelter/car park opposite. This is not considered desirable.

8.8 In order to add the Lodge at 69 Barrington Gate the associated industrial site would have to be added. This again is not considered desirable at the present time. Were that site to come up for redevelopment in the future, the fact that it affects the setting of two listed buildings should be sufficient protection.


APPENDIX I

Listed Buildings


Holbeach Conservation Area: Listed Buildings

<p>1, 3 & 5 Albert Street (formerly listed as Nos 1-6 (consec).</p>	<p>Grade II GV</p>	<p><i>A typical plain 3 storey terrace in red brick. It would have originally had a slate roof, probably diminishing coursed English slate.</i></p>	
<p>TF 3624-3724 (east side) 16/47 Nos 1, 3 & 5 (formerly listed as Nos 1 to 6 (consec) 2.9.77 G.V. II Terrace of 3 houses. c.1800, c.1820, C20. Red brick, some stucco. Hipped concrete tiled roof with moulded wooden eaves and 3 ridge stacks. 2 and a half storeys, 6 bay front with shallow rendered plinth to No.1 which is slightly earlier than the other properties. The doorway to No.1 is to the left and has a pilastered doorcase with entablature and cornice, a large decorated overlight and a partially glazed, panelled door with margin lights. To the left double plank doors with an overlight are inserted into a former window opening. To the right is a single glazing bar sash with a single C20 casement beyond and the doorway to No.3 beyond that; the latter with a pilastered doorcase with entablature and cornice, overlight and panelled door. Single glazing bar sash beyond. 4 glazing bar sashes above, with single C20 casement in third bay from right. 5 smaller glazing bar sashes above. All the window openings have stucco, wedge lintels. Right return wall with doorway to No.5 with pilastered doorcase with entablature and cornice, overlight with glazing bars and panelled door</p>			


Holbeach Conservation Area: Listed Buildings

<p>Baptist Chapel, Albert Street, (east side).</p>	<p>Grade II: GV</p>	<p><i>This church is still in use. The concrete tiled roof would originally have been slate.</i></p>	
<p>TF 3624-3724 (east side) 16/48 Baptist Chapel G.V. II Baptist chapel. 1845. Red brick with colourwashed render. Concrete tiled roof with overhanging eaves. Single storey, 3 bay north front with central doorway with 2 steps leading up to double doors with recessed panels and fanlight with radiating spokes. Doorway flanked by single glazing bar sashes with semi- circular heads with radiating spokes. Raised bands form a pediment above containing a small shuttered opening. Set back to the left is a small semi-circular headed window with fixed glazing bars. West side with 3 semi-circular headed glazing bar casements with radiating spokes in their heads. Interior with curved west gallery with fielded panels, and supported on slender columns.</p>			


Holbeach Conservation Area: Listed Buildings

<p>2, 4 & 6, Albert Street (west side) (formerly listed as Nos 1 to 6</p>	<p>Grade II: GV</p>	<p><i>A similar group to nos 1- 5 opposite. The end window and door openings, are very close to the corner. As there is little solid masonry between the windows, this leaves the end wall virtually detached from the front</i></p>	
<p>TF 3424-3524 (west side) 15/49 Nos 2, 4 and 6 (Jocelyn Darlow) (formerly listed as Nos 1 to 6 2.9.77 (consec). G.V. II Terrace of 3 houses. Early C19, C20. Red brick. Some painted stucco. Hipped slate roof with moulded wooden eaves and 2 ridge stacks. 2 and a half storeys, 7 bay front. Doorway to No.2 with semi-circular head, moulded surround, painted stucco moulded head, fanlight with radiating spokes and door with recessed panels. Doorway flanked by single tripartite glazing bar sashes. Doorway to No.4 to the left is similar to that to No.2 but with a plain fanlight. Single tripartite glazing bar sash to the left with a plain C20 shop front beyond and a doorway with pilastered doorcase with entablature and cornice, overlight and panelled and glazed double doors. 6 glazing bar sashes above, with 6 smaller glazing bar sashes above them excepting the central window which is a C20 glazing bar casement. All the windows with painted wedge stucco lintels</p>			


Holbeach Conservation Area: Listed Buildings

<p>Barrington House, 32 Barrington Gate (west side)</p>	<p>Grade II</p>	<p><i>This may have been built at the same time as the Barrington Mill nearby. (1828) The house was lived in by the widow of the owner in 1849.</i></p>	
<p>TF 3424-3524 (west side) 15/51 Barrington House (No.32) 30.6.66 G.V. II House. c.1825. Red brick. Hipped slate roof with overhanging eaves with paired brackets and 3 lateral stacks. 2 storeys, 5 bay front with central doorway with three-quarter ionic columned doorcase with entablature and cornice, panelled reveal, decorative fanlight and panelled door. Doorway flanked by 2 glazing bar sashes on each side. 5 glazing bar sashes above. All the windows with cambered heads. Slightly set back to each side are stone coped red brick raking walls terminating with outer rectangular stone coped piers. Each contain a semi- circular headed doorway, that to the right being blocked; that to the left with a wrought iron gate.</p>			

Holbeach Conservation Area: Listed Buildings


<p>Serpentine House & Wall Barrington Gate</p>	<p>Grade II</p>		
<p>TF 3424-3524 (west side) TF 3624-3524 15/52 Serpentine House 16/52 with attached garden wall and handpump 16.6.76 II House. 1831, enlarged c.1860. Red brick with some ashlar dressings. Hipped slate roofs with 4 lateral stacks. 2 storeys with basement, 4 bay east front with the 2 right hand bays of 1831, being lower and set back slightly. Basement with 3 glazing bar sashes to the left and a single 3 light glazing bar casement to right. 4 glazing bar sashes on both the floors above, those in the 2 right hand bays being smaller. All the windows with flush wedge stone lintels. Plaque between the 2 top floor right hand bays inscribed: 'AH 1831'. Extensions of c.1860 to south. North return wall with a flight of curved ashlar steps with rusticated front wall, curved stone balusters with square piers and ball finials on inner wall. Steps lead up to open doric porch with entablature and cornice with inner reveal and panelled door. Partially glazed door to left with flush wedge ashlar lintel and raised keystone. Small glazing bar casement to right. Bay to the right projects slightly and contains semi-circular headed arch. Glazing bar sash above with a semi-circular headed glazing bar sash above the porch, with margin lights. Adjoining red brick garden wall to the right broken by semi-circular headed archway with wood and cast iron painted hand pump, beyond.</p>			

Holbeach Conservation Area: Listed Buildings

<p>19 Barrington Gate</p>	<p>Grade II:</p>	<p><i>This building is approximately on the site of the house that William Stukeley was born in. Note unsightly plumbing on gable wall.</i></p>	
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In the entry for:- HOLBEACH CHAPEL STREET TF 3624-3724 (east side) 16/56 No. 19 II The entry shall be amended to read:- TF 3624-3724 HOLBEACH BARRINGTON GATE 16/56 No. 19 II ----- HOLBEACH CHAPEL STREET TF 3624-3724 (east side) 16/56 No. 19 23.9.87 II 2 houses. Early C19, 1834. Red brick, some painted stucco dressings. Slate roof with gable stacks. Two and a half storey, 2 bays to the left; 3 storey, 2 bays to right, but both ranges of the same height. 2 bays to the right project slightly, all 4 bays with first floor bands. Semi-circular headed doorway with rusticated archivolt with keystone, anlight with radiating spokes and panelled door. Single glazing bar sash to the right with rusticated painted wedge lintel with keystone. 2 larger glazing bar sashes to the left. Above are 2 similar glazing bar sashes with, to the right, and set lower down, 2 smaller glazing bar sashes with rusticated wedge lintels with keystones. Above are 2 small glazing bar sashes with 2 larger, lower glazing bar sashes to the right. All sashes to the left hand 2 bays and to the top floor of the right hand 2 bays have painted, flush wedge lintels. Oval plaque in rusticated surround, over first floor window, and inscribed 'JC 1834'.

Holbeach Conservation Area: Listed Buildings


<p>The String of Horses, Public House, Boston Road, (west side)</p>	<p>Grade II GV</p>	<p><i>The licence for the String of Horses was granted in 1830.</i></p>	
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TF 3424-3524 (west side) 15/53 The String of Horses Public House G.V. II Public house. Early C19, late C19. Colourwashed brick. Slate roof with wooden eaves and single ridge and right gable stacks. 2 storeys, 6 bay front with central doorway with pilastered doorcase with entablature and cornice and partially glazed, panelled double doors. 2 glazing bar sashes to the right, single larger glazing bar sash to left with doorway beyond with flush wedge lintel, overlight and partially glazed panelled door. Small carriage archway beyond with basket arch, blind overlight, painted archivolt and double plank doors. 5 glazing bar sashes above. All windows with painted flush wedge lintels. Attached to the right is a late C19 2 storey, 2 bay extension with wooden dentillated eaves. Large carriage archway with flat arch. 2 plain sashes above with flush wedge lintels and keystones.


Holbeach Conservation Area: Listed Buildings

<p>4 & 6 Boston Road</p>	<p>Grade II GV</p>	<p><i>The large dormers on the roof are unfortunate but it was like this when listed. The property adjacent is part of the same terrace but too altered to be listed. There is an interesting stone tablet on the gable wall declaring that the property extends a further 11 feet.</i></p>	
<p>TF 3424-3524 (east side) 15/54 Nos. 4 and 6 G.V. II 2 houses. Mid C18, mid C19, C20. Red brick. Slate roof with wooden eaves cornice, deep eaves band with lower course of dentillation. 2 storeys and attic, 4 bay front with first floor band. Each house with a doorway with C20 partially glazed door and a plain sash to the left with segmental head. 4 plain sashes above. Large C20 wooden dormer with 2 quadripartite</p>			


Holbeach Conservation Area: Listed Buildings

1 & 2 Chancery Lane	Grade II	<i>This pair form an important end stop in the view down Albert Street.</i>	
<p>TF 3424-3524 (north side) 15/55 Nos. 1 and 3 16.6.76 II 2 cottages. 1854, C20. Red brick. Hipped concrete tiled roof with 2 lateral stacks. 2 storeys, 4 bay front with corner pilaster strips. Central 2 bays project slightly and are topped with pediment containing moulded oval plaque inscribed: 'JST 1854'. Central pair of semi-circular headed doorways with moulded imposts and keystones; No.1 to the left with a C20 glazed door' No.3 to the right with door with recessed panels; and both with fanlights with radiating spokes. Beyond to the left is a single plain sash. Beyond to the right is a single glazing bar sash. Above to the left are 2 plain sashes. Above to the right are 2 glazing bar sashes.</p>			

Holbeach Conservation Area: Listed Buildings

<p>33 & 35 Church Street, (east side)</p>	<p>Grade II</p>	<p><i>Church Street previously had far more buildings of this date. They went in the 20th century. The date of this pair may be more likely early rather than mid eighteenth century.</i></p>	
<p>TF 3424-3524 (east side) 15/60 Nos. 33 and 35 II House, now 2 houses. Mid C18, C20. colourwashed and rendered brick. Pantile roof with C20 gable stacks. 2 storeys and attic, 5 bay front with high plinth and first floor band which rises over the doorcase. Central doorway which has lost its original doorcase and now has a partially glazed, panelled door. 2 glazing bar sashes to the right. Doorway to the left with partially glazed door. Glazing bar sash beyond. Above, 3 glazing bar sashes alternate with 2 blind, rectangular panels. 2 C20 dormers with casements.</p>			

Holbeach Conservation Area: Listed Buildings


<p>Church of All Saints, Church Street (east side)</p>	<p>Grade I</p>	<p><i>A church of great character and quality. The debate about the North porch has gone on for many years. The suggested date for its construction at 1700 is most unlikely given that William Stukeley was living as a boy there then and would almost certainly have mentioned such an event, especially as the George Farmer School was held in the church porch. There is no longer an upper room in the porch but it was there in the late 19th century.</i></p>	
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TF 3424-3524 (east side) 15/59 Church of All Saints 30.6.66 G.V. I Parish church. c.1340-c.1380, c. 1400, early C15, early C18, restored 1867. Limestone ashlar, some limestone rubble. Lead roofs with stone coped east gable with cross finial. West tower with spire, nave with north and south aisles and north and south porches, chancel. 2 stage west tower of c.1340 remodelled in early C15 with moulded plinth with multi-stage buttresses; stair turret in south-west buttress, with pointed doorway with plank door and 6 slit lights. Shallow gabled west porch with pointed inner and outer doorways, slender flanking shafts, cusped panelled vault, hood mould with head label stops and plank door. Pointed C15 west window above with 5 pointed lights, unusual panel tracery, hood mould and head label stops. Similar larger windows on north and south sides. Clock above on south side. Small pointed, cusped window on north side. Bell openings on all 4 sides each with a pointed, richly moulded head, 2 ogee headed lights, cusped tracery, hood mould and head label stops. Moulded eaves above with projecting gargoyles and battlements. Recessed broached octagonal spire with 4 tiers of ornate lucarnes on alternating sides; finial. North aisle of c.1340 with moulded plinth and regularly placed 2 stage buttresses. Pointed west window with 3 ogee headed lights, flowing tracery, hood mould and head label stops. C14 inscribed tomb slab below. North side with single window to right of porch, and 3 windows to the left, all with pointed heads, 3 ogee headed cusped lights, flowing tracery, hood mould and head label stops. Similar window in east end of aisle. Porch of c.1700, re-using C14 fragments possibly from Moulton Castle. Flattened triangular headed doorway with bold cusping, triple responds and hood mould; flanked by round, battlemented turrets each with small, single, ogee headed cusped lights. Single C18 semi-circular headed windows over the doorway and on west side. Porch interior with flanking stone benches. North-east corner doorway with ogee head, chamfered surround and traceried plank door. Roll moulded doorway above, originally giving access to a parvise, the floor of which is now gone, leaving only the corbels. C14 inner doorway of porch with richly moulded pointed head, slender jambs with crenellated capitals, hood mould, head label stops and plank door. Blocked triangular opening above. Moulded eaves run along north aisle with grotesque

Holbeach Conservation Area: Listed Buildings


heads and battlements. Clerestory of c.1380 with 14 pointed windows, each with 2 ogee headed lights and hood mould. Moulded eaves and battlements above. East gable with gabled bellcote with pointed opening. North side of chancel with 4 stage buttresses with ornate gablets. Large pointed window to the west with 3 pointed, cusped lights, flowing tracery and hood mould. Smaller pointed window to east, with 2 pointed lights which flank a single ogee headed light, flowing tracery and hood mould. East end with a large pointed window with 3 pointed, cusped lights, flowing tracery and hood mould. South side of chancel with a pointed window to the east, with 2 pointed, cusped lights flanking a single ogee headed light; flowing tracery, hood mould and head label stops. Pedimented monument to left with ornate eared architrave and urn, to John March, died 1736. Doorway to the left with a pointed head, continuously moulded surrounds, hood mould, head label stops and plank door. A window, similar to the other south chancel window, to the left. South aisle of nave of c.1340 with pointed east window, with single pointed lights flanking an ogee headed light, flowing tracery, hood mould and head label stops. South side with regularly placed 2 stage buttresses with ornate gablets which alternate with 5 pointed windows, each with 3 ogee headed lights, flowing tracery, hood mould and head label stops. Gabled C14 porch to left with very tall south doorway rising up into the gable, with pointed, moulded head, triple filleted jambs, hood mould and head label stops. Tall gabled bellcote with pointed bell opening. Porch interior with flanking stone benches; south doorway with pointed moulded head, slender responds, hood mould and head label stops. C14 door with reticulated tracery. Niche above doorway with damaged head and inner rib vaulting. Pointed window to west of porch and in west end of south aisle, both with 3 ogee headed lights, flowing tracery, hood mould and head label stops. Clerestory identical to that on the north side. Interior tower arch of c.1330, with pointed head of 3 filleted orders and continuously roll and hollow moulded responds. Tower with tierceron-star vault and central oculus. 7 bay north and south arcades of c.1350 with pointed heads of 2 moulded orders with broad fillets; quatrefoil piers and triple responds with continuous roll and hollow mouldings with broad fillets and polygonal capitals. North aisle with shallow pointed, chamfered tomb niche with plain triangular stops. Moulded sill band runs round nave aisles. Chancel arch of c.1360 with pointed head, continuously moulded surround and hood mould. to south is a small doorway originally leading to rood loft, with panelled door. Chancel with blocked south doorway with four centred head and continuously moulded surround. Ornate C19 sedilia and piscina in a C14 style. Ornate C19 reredos. C19 communion rail, choir stalls, lecturns, pews, pulpit and roofs, the nave roof supported on C14 stone corbel heads. Mid C14 octagonal font with tall traceried pedestal and each side of the bowl with crude figure holding emblem of the Passion. Table tomb to Sir Humphrey Littlebury of Holbeach Hurn, died c.1380; clad in full armour with his head resting on his mailed helm containing sleeping head; lion at feet; sword and shield with lions rampant. Tomb itself decorated by ornate ogee headed cusped openings with shields in spandrels and with upper bands of foliate motifs and grotesque heads. Early C15 brass to a knight without a head. Brass to Joan Welby, died 1488, on a tomb chest. Monuments include: white and grey marble with urn, festoons and pediment to Jonathon Watson, died 1773; grey marble with coat of arms in cartouche to Adlard Squire Stukely, died 1768; cream marble to Sarah Stukely, died 1730; stone cartouche, name illegible, died 1761; marble by Henson of Spalding, with moulded architrave and pile of books on entablature, to Philip Ashley, died 1794; stone with broken pediment with urn and ornate apron, to Sigismund Richardson, died 1747; black and white marble with pediment, fluted doric pilasters, apron with cherubs, cartouche, to Samuel Richardson, died 1736; 2 ornate early C18 marble monuments with ionic pilasters, broken segmental pediment, cartouche, crests, cherubs, names and exact dates illegible; white marble cartouches to Jane Davey, died 1755; white and orange-grey streaked marble to Elizabeth Watson, died 1768; white marble with fluted corinthian pilasters, cherubs an apron, cartouche, to James Breckenock, died 1740. Plus several early C19 monuments of various designs. 2 illegible C17 gravestones and several C18 and C19 gravestones.

Holbeach Conservation Area: Listed Buildings

<p>Mansion House, 45 High Street (south side)</p>	<p>Grade II</p>	<p><i>Since listing this property was involved in a major fire and much of the interior was damaged.</i></p>	
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TF 3624-3724 (south side) 16/63 No.45, Mansion House 30.6.66 II House, now restaurant. Early C18. Red brick, some painted ashlar dressings. Plain tiled roof with tripartite stack to rear. 2 storeys with attic and basement, 5 bay front with ground and first floor bands, the latter rising over the doorway. Central bay projects slightly and is topped by a pediment. 5 steps lead up to the central doorway flanked by iron railings. 2 two light glazing bar casements flank steps at basement level. The doorway has a plain doorcase with decorative brackets supporting hood with cornice, panelled reveal, decorated glazing bar overlight and partially glazed and panelled door. Doorway flanked by 2 glazing bar sashes on each side, with 5 glazing bar sashes above. All the windows have flush, wedge brick lintels. 2 hipped dormers with glazing bar sashes. Blue plaque to right of doorway gives the information that Sir Norman Angell, author and lecturer, (1872-1967) and winner of the 1933 Nobel Peace Prize, was born here. Interior with fielded panelled hallway flanked by rooms each with fielded panelling, shutters, window seats and fluted giant order pilasters flanking the fireplaces; the latter being of the late C19 in the room to the west, and c.1930 in the room to the east. Acanthus centre above. 4 flight return, early C18 staircase with turned banisters with square knops, panelled newels and dado and moulded handrail.

Holbeach Conservation Area: Listed Buildings

<p>71-77 High Street, (north side)</p>	<p>Grade II</p>	<p><i>The date of construction is known to be later than 1840. White's Directory of 1856 states that the four houses were built on this site and one used by the headmaster of the Free School. The land was part of the augmented endowment for the school. The Directory of 1841 still records the former cottages being on the site.</i></p>	
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TF 3624-3724 (north side) 16/65 Nos. 71-77 (odd) II Terrace of 4 houses. c.1840. Red brick with painted stucco dressings. Concrete tiled roof, with coped gables, ornate overhanging eaves with cornice on console brackets; 2 ridge and single gable stacks. 2 storeys and basement, 11 bay front with ground and first floor sill bands. Basement with 2 two light sliding sashes to the right, a blocked opening to the left with a doorway beyond, set underneath the flight of steps leading up to the doorway to No.75. 2 two light sliding sashes to left with 3 blocked openings beyond. Carriage archway above to the left with a semi-circular head, moulded panels in spandrels and raised keystone. 2 glazing bar sashes to the left; 3 glazing bar sashes to the right, with doorway beyond with pediment supported on ornate brackets, moulded doorcase, plain overhead and panelled door; 6 steps lead up to the doorway, flanked by ashlar walls terminating in rectangular piers with moulded cornices and shallow, pointed tops. 3 glazing bar sashes to the right with a doorway beyond with a similar flight of steps and doorcase. All ground floor windows with moulded eared architraves. Above the carriage arch is a semi-circular headed window flanked by single blind semi-circular headed openings, divided by pilasters, with moulded impost supporting archivolt and raised keystones. 2 glazing bar sashes to the left, 8 glazing bar sashes to the right; all with semi-circular heads, moulded impost, archivolt and raised keystones.

Holbeach Conservation Area: Listed Buildings

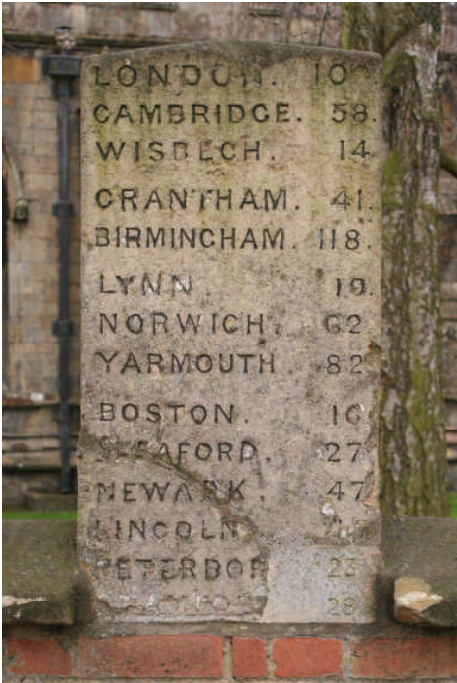
<p>59 - 61, High Street, (north side)</p>	<p>Grade II</p>	<p><i>There was formerly another historic building adjacent used by the bank demolished in the latter half of the twentieth century.</i></p>	
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TF 3624-3724 (north side) 16/64 Halifax Building Society (formerly listed as Midland 30.6.66 Bank) II House, now offices. 1786, late C19, C20. Red brick with ashlar and colourwashed ashlar dressings, some render. Roof hidden behind coped parapet which has a painted band extending under 2 rendered gable stacks. 3 storeys with basement, 3 bay front with central bay projecting slightly topped by pediment containing decorative datestone; first and second floor painted bands. Basement with 2 C20 glazing bar fixed lights with concrete lintels. Late C19 rusticated ashlar porch with doorway with semi-circular head, decorative fanlight and keystone. Porch flanked by pilasters on tall plinths and with entablature. Porch return walls each with single glazing bar sashes. Porch flanked by single Venetian windows with plain sashes. 3 glazing bar sashes above. All windows with pointed flush wedge lintels and keystones. Original hall with dentillated cornice. Room to west of doorway with 2 alcoves each with impost, keystones and fielded panels. Fluted pilasters flank windows as they do in another ground floor room. First floor south windows with eared architraves. Remnants upstairs of C18 staircase with moulded pendant newels, stick bannisters and moulded handrail. Ground floor fireplace to rear with dentillated cornice and sides decorated with foliate drops.


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K6 Telephone Kiosk, High Street.	Grade II		
<p>TF 3424 -3524 15/89 K6 Telephone Kiosk GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. NOTE: This kiosk was listed on 15 April 1988, but the heading to that list did not give the amendment number to the re-survey list for the District dated 7 December 1987. The purpose of this amendment is therefore simply to place the listing of 15 April in sequence as the second amendment to the thirty- third list.</p>			


Holbeach Conservation Area: Listed Buildings

<p>Milestone erected in churchyard wall, High Street, (north side)</p>	<p>Grade II</p>	<p><i>The date suggested is incorrect as this milestone is shown in the churchyard wall on a print by Burgess dating from 1798.</i></p>	
<p>TF 3424-3524 (north side) Milestone erected 15/66 in churchyard wall G.V. II Milestone. Late C19. Limestone ashlar. Rectangular, set up in churchyard wall, and inscribed on north side: 'London 100, Cambridge 58, Wisbech 14, Grantham 41, Birmingham 118, Lynn 19, Norwich 62, Yarmouth 82, Boston 16, Sleaford 27, Newark 47, Lincoln 45, Peterbor' Stamford' Mileages of the 2 latter being illegible. West side inscribed: 'To Long Sutton 5 miles. Sutton Bridge 8 miles'. East side inscribed: 'To Spalding 8 miles,</p>			


Holbeach Conservation Area: Listed Buildings

2 & 4 Spalding Road, (north side)	Grade II		
<p>TF 3424-3524 (north side) 15/74 Nos. 2 and 4 Department of Employment II 2 houses, now offices. c.1800. Red brick. Hipped slate roof with overhanging eaves and 2 lateral stacks. 2 storey, 6 bay front with first floor band. Each house with 4 steps leading up to central doorway with semi-circular head, painted architrave, fanlight with radiating spokes and recessed panelled door. On either side are glazing bar sashes with 6 smaller glazing bar sashes above; all with cambered heads and flush wedge painted lintels with keystones.</p>			


Holbeach Conservation Area: Listed Buildings

<p>The Red Lion, Public House, Spalding Road, (north side)</p>	<p>Grade II</p>		
<p>TF 3424-3524 (north side) 15/73 The Red Lion Public House II House, now public house. Mid C18, heightened in C20. Red brick with some render. Pantile roof with gable stacks. 3 storeys and attic, 3 bay front with first floor band broken by central doorway with C20 door. Doorway flanked by single sashes with upper glazing bars. 3 glazing bar sashes above. 2 gabled slate hung dormers with slate roofs and single 2 light glazing bar casements.</p>			


Holbeach Conservation Area: Listed Buildings

12A & 15 West End (south side)	Grade II GV		
<p>TF 3424-3524 (south side) 15/84 Nos. 12A and 15 G.V. II 2 cottages with shop, now 2 cottages. Mid C18, early C19, C20. Colourwashed, rendered brick with some stucco dressings. Steeply pitched slate roof with rendered coped gables and gable stacks. 2 storeys, 4 bay front with plinth and giant order corner pilasters. 2 doorways, each with a segmental head and panelled door. Plain sash to right. Early C19 small shop window to left with flanking pilasters, entablature and plain sash. 3 plain sashes above. All the openings with moulded architraves which continue up from the ground floor openings to meet the architraves of the first floor openings.</p>			


Holbeach Conservation Area: Listed Buildings

34 West End (north side)	Grade II GV		
<p>TF 3424-3524 (north side) 15/87 No.34 G.V. II House. Late C18, mid C19, C20. Red brick, painted stucco dressings. Slate roof with brick coped left gable, coped parapet and gable stack. 2 storeys with attic, 3 bay front with high plinth. 3 steps lead up to central doorway in C20 brick porch with large overlight and partially glazed door. Doorway flanked by plain sashes, with 3 plain sashes above; all with painted stucco wedge lintels with raised keystones. 2 C20 gabled dormers with plain sashes. Included for group value only.</p>			

Holbeach Conservation Area: Listed Buildings


<p>The Priory, 40 West End (north side)</p>	<p>Grade II</p>	<div style="text-align: center;">  </div>
<p>TF 3424-3524 (north side) 15/88 The Priory No 40 (formerly listed as No 40 West End and 30.6.66 under Boston Road) II House. 1743. Red brick. Slate roof with brick coped gables, dentillated eaves extending across the return walls, wooden modillioned eaves and left gable stack. 2 storeys and attic, 5 bay front with central doorway with pilastered doorcase, segmental pediment, reveal, overhead and panelled door. 2 glazing bar sashes on each side under segmental heads. 5 glazing bar sashes above. 3 segmental dormers, each with a glazing bar sash. Ashlar coped sloping wall on each side, terminating with brick piers topped with ashlar coping and ball finials; forming small gateway. Lozenge shaped datestone inscribed '1743' in west return</p>		

Holbeach Conservation Area: Listed Buildings


<p>Bank House, 24 West End (north side)</p>	<p>Grade II GV</p>	<p><i>This retains a tumbled gable in the left hand side, showing its earlier origins.</i></p>	
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TF 3424-3524 (north side) 15/85 No. 24 Bank House GV II The address shall be amended to read: TF 3424-3524 HOLBEACH WEST END (north side) 15/85 Bank House G.V. II ----- HOLBEACH WEST END TF 3424-3524 (north side) 15/85 No. 24 Bank House G.V. II House, at sometime a bank. Mid C18, refronted and heightened c.1830, C20. Red brick, some ashlar. Double ridge slate roof with brick coped left gable, wooden eaves and truncated, rendered gable stacks. Two and a half storeys with basement, 5 bay front. 4 cambered basement openings, those to the right shuttered, those to the left, plain sashes. 6 steps lead up to a central doorway with ashlar doorcase of c.1830 with ornate brackets supporting pediment, with acanthus motifs, and 'Bank' inscribed on entablature; double panelled doors. 2 plain sashes on each side, with 4 plain sashes above, and 4 smaller plain sashes above them. All the windows with cambered heads and flush wedge lintels. East return wall with C20 weatherboarding. West return wall with evidence of earlier second floor tumbling.

Holbeach Conservation Area: Listed Buildings

<p>The Crown Hotel, West End (south side)</p>	<p>Grade II GV</p>	<p><i>This is the former Rose and Crown Inn built by John Stukeley, William's father in 1722.</i></p>	
<p>TF 3424-3524(south side)15/83The Crown Hotel</p> <p>HOLBEACH WEST END TF 3424-3524 (south side) 15/83 The Crown Hotel G.V. II Hotel. Early C18, mid C19, C20. Rendered and colourwashed brick. Plain tiled roof with some tumbling, brick coped gables, wooden moulded eaves and gable stacks. 2 storeys and attic, 5 bay front with central doorway with C20 panelled door. Single tripartite casement to the right. 2 plain sashes to the left. 5 plain sashes above. All the windows with C20 shutters. 2 segmental dormers, each with a single plain sash.</p>			



Holbeach Conservation Area: Listed Buildings

Westholme, 32 West End (north side)	Grade II GV		
<p>TF 3424-3524 (north side) 15/86 Westholme G.V. II House. Mid C18, refronted c.1825. Red brick. Concrete tiled roof with overhanging eaves with projecting paired bracketed cornice; single lateral stack. 3 storeys with basement, 2 bay front. 3 steps lead up to doorway on the left, with fluted Doric pilasters, dossierets, modillioned pediment, panelled reveal, blocked overlight and 8 panelled door. Canted bay window to right with rusticated basement with fixed light. Tripartite glazing bar sash above with fluted divisions and entablature with modillioned cornice. 2 glazing bar sashes above with 2 more smaller glazing bar sashes above them; all with cambered heads and flush wedge lintels.</p>			



APPENDIX II

Buildings Of Local Historic Interest



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>7 Albert Street</p>	<p>A detached mid 19th century house on a corner position which retains its recessed divided timber sash windows, wedge lintels and door case with bracketed hood. The simple hoop railings define the street frontage.</p>	
<p>9 Albert Street</p>	<p>This at the end of a terrace which has suffered much alteration. This house has retained its openings with flat brick voussoir arches, and recessed small paned timber sashes. The door opening has a semi circular head. The door itself is not original. The gable end is satisfactory and quite prominent. It has a traditional cast iron sign which shows that this is Albert terrace. The chimney retains its clay pots.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>23 Albert Street</p>	<p>The plaque at first floor level reads 'Holmcroft 1902'. This detached house retains most of its original features externally including the attractive small paned upper lights to the sashes, the door case and hood, recessed porch with half glazed panelled door. The garden fronting side elevation also has attractive windows. The hip roof is intact and the stack with oversailing courses.</p> <p>A good example of its type.</p>	
<p>25 Albert Street</p>	<p>This is one of the larger detached houses in Albert Street. It is set back slightly to denote its status. The overlook shows that it is called Lenton House. It retains its original window and door openings with tall brick voussoirs and well executed Flemish Bond front wall. The door is panelled and half glazed. The hipped slate roof survives and two matching brick stacks. This house has UPVC sash windows. However unusually these have been carefully selected to resemble the timber sash windows they have replaced and do not significantly mar the appearance of the house. The low coped front wall and piers may be original.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>14 Albert Street</p>	<p>This photograph shows numbers 12 and 14. Only number 14 is selected. Number 12 has lost its door and the replacement ground floor windows are too small in proportion to the upper ones.</p> <p>Number 14 is in buff brick with hipped slate roof and retains its multiflued stack with oversailing courses. It has a painted cill band and wedge lintels with keystones. The door surround is contemporary and the door with overlight. The windows are recessed divided timber sashes.</p> <p>A good example.</p>	
<p>16 Albert Street</p>	<p>This is a later house probably dating from the 1920s or early 1930s. It stands on a corner plot and follows the line of the street but is in a style and form that was current at the time of construction. It retains its original window form with expressed solider brick arches within the rendered frontage. The plain tiled roof and long slope over the entrance are typical of this period. The turned baluster as porch support is a nice touch.</p> <p>This house adds interest and provides a strong corner feature.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>18 & 20 Albert Street</p>	<p>This pair of houses dates from 1871. They are a nicely balanced arrangement with the central archway giving access to the rear. Brick dentillation courses run at eaves and at first floor level. Both retain their substantial bracketed doorcases and No 20 has its original panelled door. The hipped slate roofed bay windows and recessed divided sashes with keystone arches are all original. There is a large central stack with decorative brickwork and biscuit terracotta pots. The roof is concrete tiled.</p> <p>The front edge treatment is disappointing.</p>	
<p>1b and 1c Boston Road South</p>	<p>Earlier photographs show that this building has been altered. The hipped roof survives behind the later raised parapet. The recessed divided sash windows of the first floor are painted black but are in situ. The shopfront although modern is of a reasonable scale and form and retains two doorways to the two narrow units. It forms part of a group with Number 2 West End in an important corner location on Market Hill.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>21 Boston Road South</p>	<p>This building has been included because it appears as though it could possibly be late eighteenth century although it has been significantly altered. It does retain its slate roof, chimney stack, and ground floor openings with wedge lintels. The ramped wall which conceals the pent roofed side addition is also an interesting feature.</p>	
<p>8 Boston Road South</p>	<p>This building is on the site of a smithy or forge on the first Ordnance Survey maps and appears to date from the late nineteenth century. It has an interesting barrel shaped roof, good brick detailing to the verge and first floor windows. The end pilasters have nicely detailed stone capitals and there is a circular iron tie plate.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>Former School on The Chase, now a play group centre.</p>	<p>This was built as the Grammar School, and was a publicly funded school built as a continuation of the first school founded in the town by George Farmer. It dates from 1877 and was built behind the Terrace on the High Street which provided the master's house. Latterly it was used as an infant's school. The earlier part of the building has slate roofs, pointed stone windows with stone dressings, regular narrow window fenestration and a School Gothic character.</p>	
<p>2 Chancery Lane</p>	<p>This is one of a pair of matching houses where the other one has lost its original windows and door. This half retains its recessed divided timber sashes and has a panelled door.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>11 Chapel Street</p>	<p>The building is the one which is natural coloured render and has been included because it is the former Lord Nelson Inn which with its curved plan form and Welsh slate roof still has some historic interest despite its very unfortunate alterations and unattractive UPVC windows and door. The shop window and surround were part of its tap room facility.</p>	
<p>Milestone Church Street</p>	<p>This cast iron milestone is typical of many similar ones that have been listed. This one appears to have been overlooked. It reads Holbeach one side and Sleaford 22 miles the other.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>17 Church Street</p>	<p>This was built as a private school in 1870. It became a reading room in the 18802 and in 1901 it was given to the town by William Snarey. It is now used as a meeting room for the Holbeach Civic Society. It is an attractive and distinctive building with blue brick bands, stone dressings, stepped buttresses and steeply pitched slate roofs with Gothic dormers.</p>	
<p>27 Church Street</p>	<p>This house is one of a terrace of six properties all of which were of matching design. This is the only one remaining which retains most of its character although the windows are top hung UPVC, they are at least recessed. It retains its slate roof, chimney stack with oversailing courses and original openings with flat voussoired heads set in Flemish bond brickwork. The door is UPVC.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>31 Church Street</p>	<p>This building is attached to a grade II listed pair. It may have been originally built as an adjunct to that property. The brickwork at the ground floor stage is small format in Flemish bond and the door and window opening have later large brickwork around part of the openings showing that they are later alterations. The ground floor stage may be mid eighteenth century. It has clearly been raised to storey as the offset and larger format brickwork above shows. The tie plates are of interest. The windows and door are unfortunately in UPVC and the roof is concrete tiled.</p>	
<p>14 – 18 Church Street</p>	<p>This is a pair of former single storey mid eighteenth century cottages with attics, which have been raised later. There is evidence of the earlier steeper pitch in the gable end. No 18 retains a Welsh slate roof albeit in poor condition and both have recessed timber sashes to the first floor and the central ridge stack has clay pots. There is an archway between the two units. The shopfronts and signage require attention and the condition overall is poor. This pair was the end part of a range of six cottages which can be seen on the Burgess engraving of the church dating from 1804.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>24 Church Street</p>	<p>This building is thought to be the one built by Thomas Ayliff, a solicitor, around 1830. Saunders view of the church dating from 1836 indicates a tall house here, although with two windows rather than three. It is in a buff stock brick with tall proportioned windows with flat voussoired heads and retains its coped gables, leaded dormers and slate roof. The shopfront is modern, but reasonably proportioned. The signage is rather obtrusive.</p>	
<p>48 Church Street</p>	<p>This pair is marginal, but the block has the date stone of 1828, and they were built by John Eldred. They retain a Welsh slate roof complete brick gable stacks. The brickwork is in English garden wall bond and the openings have flat voussoired arches. The fenestration and doors are UPVC, but they do match so the balance is retained. .</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p style="text-align: center;">Centre Part of Club Church Street</p>	<p>The centre part of this building incorporates a former school building which once played an important role in the town. Here was located the new schoolroom for the George Farmer School that had previously occupied the north porch of the church. The building was constructed in 1814 and in use until the new school room was constructed on the Chase in 1874. It was then sold in 1877 to the School Board and adapted as a boy's school until it closed in the 1950s. The centre bays have stone voussoirs and dressings and the pediment records its past use, now rather obscured by the hanging sign of the Club.</p>	
<p style="text-align: center;">68 Church Street</p>	<p>This late nineteenth century house retains all of its original details with buff brick frontage, canted bay windows with leaded roofs, ornate door surround and door, hipped slate roof and overhanging eaves. The front also has rusticated brick quoins. The sash windows are bordered lights and follow what was probably the original design, but they are UPVC replacements. The low front wall and piers may also be original but the wall copings are later.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>3 Church Walk</p>	<p>This house occupies a prominent position when viewed from the churchyard and was clearly built with some pride as the stone over the door states 'JRC Talbot Villa 1868' it is in red brick Flemish bond, with buff brick dressings, plinth and painted stone keystones. The decorative lintel over the door is unusual. It has a hipped slate roof and overhanging eaves. The windows are top hung UPVC designed to resemble sashes, the door is also UPVC.</p>	
<p>5 Church Walk</p>	<p>This house is a visual stop at the end of the churchyard path. It could be of a similar date to its neighbour and is in red brick in Flemish bond a slightly Italianate style, with paired round arched windows at first floor level and canted front bay. The wall stack has decorative brickwork, with clay pots and the roof is hipped Welsh slate. The cutaway corner entrance arrangement is unusual with the corner of the roof supported by a column. The door has round arched panels. Windows are plain sashes.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>Vicarage, Church Walk</p>	<p>This is a large and prominent building which is said to have been constructed between 1833-40 and paid for out of the Queen Anne bounty, during the tenure of the Rev'd Morton who was vicar here for about thirty years. It is a plain building in a chaste Georgian form in red brick with hipped slate roofs and recessed glazing bar sashes.</p>	
<p>Coach House & Wall Church Walk</p>	<p>The vicarage coach house and stables and garden wall form an important role in enclosing Church Walk and framing views up and down the street.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>1 Cross Street</p>	<p>Taller two storey house mid nineteenth century at end of terrace of four cottages. Rendered with plain tiled roof and coped gables, gable stacks. Three bay front with central door with bracketed hood. Recessed plain sashes.</p>	
<p>2 and 6 Cross Street</p>	<p>Mid nineteenth century; the two end properties in a terrace of four of which the others are too altered. Slate roofs, red brick stacks. Originally red brick, retained on number 2, rendered on number 6. Each has two bays comprising single door and window, with single first floor window. Low cambered arches with keystone. Divided sash to number 6, small paned windows to number 2.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>7 High Street</p>	<p>Late nineteenth century in red brick with painted stone dressing. Tall three storeys with slate roof. Tripartite sashes to first floor, large canted first floor bay windows. Shopfront projects out with open 'carriage arch to left. Shopfront has had deep fascia and current form since at least the early 1950s. traditional style early twentieth century shopfront with central recessed door, and pull out awning.</p>	
<p>9 High Street</p>	<p>Mid nineteenth century render front with slate roof. Three storeys with two first floor divided sashes and canted bay windows with dentillations. Modern shopfront of no real merit. The raised section of fascia relates to when it was Boots the Chemists in 1950s. Signage and shopfront treatment require improvement.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>11 & 13 High Street</p>	<p>Mid to late nineteenth century with low pitched slate roof. Rendered front, the right hand part retains three light sash to top floor and canted plain bay window, the left hand half has been altered with Crittal type windows since 1950s. Modern timber shopfront of traditional style spoilt by signage and notices.</p>	
<p>Chequers Hotel High Street</p>	<p>Important building in High Street, rebuilt 1783. Visited by Byng; starting and stopping point for carriages. Painted brickwork with dentillated eaves course, recessed glazing bar sashes and tripartite sashes to ground floor. Slate roof and brick stacks. Retains Victorian ball room to rear. May contain earlier brick vaults dating from Stukeley's day. Prominent position opposite church and on site of medieval hospital building.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>17 & 19 High Street</p>	<p>Pair of mid nineteenth century properties, brick now rendered. Three storeys with concrete tiled roofs. Recessed sash windows, divided lights with borders surviving to number 19. Number 17 has lost its gable stack. Modern shopfronts and fascias of no merit. Mid nineteenth century print shows matching shop fronts with gothic style windows. Central passage door. Poor condition. Upper floors unused.</p>	
<p>21 (The Bell) High Street</p>	<p>Former hotel now empty. Late nineteenth century. Mid nineteenth century print shows cottages with attic on this site. Has been a hotel since at least 1900. Three storeys; rendered with rusticated ground floor. Carriage arch. Canted bays to ground floor. Recessed sash windows with moulded surrounds, large panes. Concrete roof tiles with two brick stacks.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>31 & 33 High Street</p>	<p>Late nineteenth century, two storey three bay front with concrete tiles roof and brick stacks. Red brick in English garden wall bond, with recessed divided sash windows and cambered brick arches. Shopfronts of similar form, with plain pilasters and narrow cornices containing pull down awnings. Doors with overlights. Central door to first floor. Apart from the signage satisfactory. Shopfronts like this on 1950s post cards.</p>	
<p>47 & 49 High Street</p>	<p>c. 1900 with hipped slate roof and tall wall stack. Distinctive fretwork bargeboard to gablettes over first floor windows. Central recessed sash windows. Main windows are metal. Shopfront with rendered 'goal post' has been like this since 1950s. Bronze framing, recessed shop doorway and leaded lights in lattice pattern suggest 1930s shopfront.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>51 & 53 High Street</p>	<p>Mid nineteenth century with Welsh slate roof, shallow pitch. Red brick in Flemish bond with basket arch carriage way. Recessed sashes, divided. Traditional shopfront with console brackets and moulded cornice. Shop windows and fascia are modern. Original awning would have come down from just beneath cornice. Modern blind is later addition. Fascia and signage mar shopfront.</p>	
<p>63 – 69 High Street (The Horse and Groom)</p>	<p>Public house outside of which the horse fair used to be held in the nineteenth century. Late eighteenth century. Rendered brickwork. Slate roof with single ridge stack. Two storeys four bay front with later range to right including carriage arch. Recessed glazing bar sashes to first floor. Ground floor windows replace tripartite sashes shown in earlier photographs.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>79 High Street</p>	<p>Single house between two terraces, with hipped slate roof. Mid nineteenth century. Rendered two storey front with painted quoins. Moulded window surrounds contain UPVC windows. Timber bressumer over planked doors to carriageway.</p>	
<p>85 High Street</p>	<p>End property in Conservation Area. End of terrace of tree with shallow pitched hipped roof and brick stack. Paired bracketed eaves. Mid nineteenth century in red brick in Flemish Bond with attractive brick cambered arches. Small scale shop windows and shopfront. Sash windows to first floor are modern stained timber. Pier adjacent relates to former house now demolished.</p>	


**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>2 (Market Hall) High Street</p>	<p>Built in 1844 by private subscription. With great celebrations and junketing. The room at the rear was initially used as a Court House. It was purchased as a public building in 1868. The Court Room became the room Council Chamber for the Urban District Council and then the Library. The rear is now used for public lavatories. The insertion of the shopfront on the High Street elevation has seriously damaged the appearance of the building. Buff brick with stone dressing and slate roofs.</p>	
<p>4 & 6 High Street</p>	<p>This narrow range of shops probably date from the 1880s/90s and is in Italianate style. It is in red brick with stone dressings and has steeply pitched slate roofs with lead dressings and cast iron finials. It is well detailed and has recessed window openings with collonettes. The angle gablette with lunette is an eye catching feature. The attached buildings which form part of this group are plainer and have been rendered.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>18 & 16 High Street</p>	<p>This is clearly a mid eighteenth century building of some substance which has been altered rather significantly. It has a large pitched roof with gable stacks and would originally have had three dormer windows and an eaves cornice. These have been removed since the 1950s. It has a plinth and rendered plat band. The window openings retain their cambered arches with keystones and in earlier photographs had recessed divided sashes. The shopfront surround with its narrow pilasters and console brackets is shown in earlier photographs. The shop window and door are later. This has been included because there are relatively few buildings of this date surviving on the High Street.</p>	
<p>20 High Street</p>	<p>This building occupies a prominent corner position and survives very much in its original form. It probably dates from around 1830. It has a hipped slate roof and small paned sash windows to the first floor. The shopfront with its corner entrance and bracketed consoles is exactly as shown in early photographs. It is the best surviving historic shopfront in the Conservation Area.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>22 High Street</p>	<p>This is also a strong corner building and dates from c. 1880 and was built as a bank. It is in red brick with painted stone dressings and slate roof. The corner is angled and has a small brick pediment which is stone coped with finial. There is a first floor band and eaves course in stone painted. The first floor windows have arched heads and stone surrounds and are recessed plain sashes. It has lost its matching ground floor windows which have been replaced with shop windows.</p>	
<p>24 High Street</p>	<p>This building is c. 1830 and is of three storeys in rendered brick. It has recessed divided sash windows with margins. There are two circular tie plates. The fascia is plain and there are rather intrusive lighting boxes over this. The shop windows are relatively low key and there is a recessed entrance and a plain stall riser.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

32 High Street

This is part of an early nineteenth century terrace that originally had a range of charming tiny shop windows and round arched openings. All of those have now gone, but this end property does retain an attractive traditional shopfront. The front façade is in red brick in Flemish bond and has a Welsh slate roof and brick gable stack. The first floor openings have flat vousoired heads and divided sashes. The shopfront is painted timber with narrow pilasters, console brackets and double fascia with central half glazed door and overlight. The main door has similar detailing and is now used as a shop window. There is a traditional hanging sign. The shop fascia has hand painted lettering.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

34 High Street

This has a steeply pitched roof and there may be the remains of tumbling from a cut down raised gable. This could be a mid eighteenth century building. It has a large gable stack. The front is in painted brick with a flat tiled roof. It is two storeys high and of two bays with first floor and ground floor openings with cambered arches and keystones. The sashes are divided type. There is a modern shop window to the right with acrylic fascia and doorway. There is a traditional hanging sign on scrolled bracket.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

36 High Street

This is dated 1813 and is painted render. It is of three storeys and a single bay width. The windows are camber headed with modern stained sashes. The shopfront surround is an original nineteenth century one with scrolled console brackets and plain narrow pilasters. There is a narrow top moulding and the original fascia is covered by a modern sign. The doorway is also framed by pilasters and has a half glazed door and panel above.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

38 High Street

This building is part of the same range as number 36 and so dates from 1813. It has a painted brick front and retains two divided painted timber sashes in the upper floors. There is a narrow cast iron drainpipe with shaped hopper head. The shopfront is of a traditional form with narrow pilasters, console brackets and angled fascia. There is a rendered stall riser and a recessed door with overlight. It has angled spotlights above the fascia.





**Holbeach Conservation Area
Buildings of Local Historic Interest**

40 High Street



This is on the corner with Chapel Street and effectively turns the corner with the rounded end to the building which is followed by the swept slate roof. It retains a wide ridge stack and may date from c. 1800. The upper windows have painted wedge lintels with keystones. The façade is rendered brickwork. The first floor windows have been changed, but the shopfront is that which is shown on photographs from the 1950s. It has narrow fluted pilasters with capitals and the narrow fascia follows the form of the building. There is a rendered stall riser and recessed entrance. Signage is discreet and hand painted.





**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>44, 46 & 48 High Street</p>	<p>This group looks to be mid nineteenth century in red brick with hipped slate roof and red brick ridge stack with oversailing courses. Two of the upper floor windows are recessed divided timber sashes and slightly cambered brick soldier arches. The other is a deeper window and now in painted timber but no longer a sash. The modern shopfront to the right does not complement the building and the lettering is out of scale.</p>	
<p>48 & 50 High Street</p>	<p>This building looks to late eighteenth century with a slightly advanced centre bay. It is painted brickwork with a hip at one end and roof in slate. The first floor windows are all glazing bar sashes with flat brick arches. It has its original door. The shopfronts are small scale but the design could be improved.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>52 High Street</p>	<p>This building has a surviving date stone from 1812 in an oval beneath a first floor window. It is in a poor condition physically and visually but is in the process of being improved. It retains a Welsh slate hipped roof and brickwork in Flemish bond behind ground floor render. The openings also have wedge lintels with keystones.</p>	
<p>54 High Street</p>	<p>An early nineteenth century front with hipped slate roof and three first floor divided timber sashes with segmental heads. The brickwork is in Flemish bond and the door to the right is panelled and has a semi circular brick arch. The shopfront is balanced with a central recessed door and would be improved with better signage.</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>1 Park Road</p>	<p>This is an important building in the heart of the Conservation Area. It was originally thatched and is certainly early eighteenth century. Early photographs show that the shop to the right was formerly the Oddfellows Arms with a good early nineteenth century door case and pair of canted ground floor bay windows. The building retains its first floor divided sashes and the shopfront to the left although not the one shown on early photographs has some traditional details. The chimney stacks and gable end appear to have been rebuilt.</p>	
<p>3 & 5 Park Road</p>	<p>This is also an early range with its coped gables and large stacks. Early photographs from 1905 show this with pantiled roof and three lead topped dormers. The windows were then glazing bar sashes, and number 5 was still in use as a house with ground floor sash windows and panelled door with overlight. The first floor windows survive as plain sashes. The doorway is still there but no longer panelled. The shopfronts are small scale but unbalance the façade. The left hand one has some traditional features, but the fascia sign above is obtrusive.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>Holbeach Warehouse Park Road</p>	<p>This furniture warehouse was built as a substantial new church for the Congregationalists in 1870. See Appendix III. The front gable, despite the obliteration of most of its detailing, is still a prominent feature. And the upper side windows of the church are still visible. In its day it had seats for over 300.</p>	
<p>6 – 10 Park Road</p>	<p>This late eighteenth century building looks like an old warehouse and that may have been its original use. However in the early twentieth century it was used as a theatre called the Elite Palace and later as a dance hall called Park Hall. It is in painted brick with concrete tiled roof but because of its size and date it is still a building of historic interest.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p style="text-align: center;">12 Park Road</p>	<p>This pair of Coronation Villas dates from 1902. Only number 12, the right hand one has been listed as of historic interest because at this late date, buildings need to have the majority of their features intact. The original slate roof covering has been lost. The brick stacks with oversailing courses and clay pots remain. The brickwork is in Flemish bond and there is a first floor cill band, lintel are in stone. Number 12 retains its painted timber sash windows and bay. The UPVC windows adjacent do not match the original form.</p>	
<p style="text-align: center;">20 & 22 Park Road</p>	<p>This pair called The Limes is located under a large single gable dates from 1909. The front in better class brick than the sides is in English garden wall bond. The windows have brick voussoir arches. Number 20 has UPVC windows but seems to retain more timber detailing to the bay window than number 22 which still has recessed divided timber sash windows</p>	



**Holbeach Conservation Area
Buildings of Local Historic Interest**

Wall to Grounds of
10 Spalding Road



This tall wall , which has been raised substantially probably in the early twentieth century plays an important role in defining the street edge of Northon Lane.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>8 Spalding Road</p>	<p>This attractive late Victorian villa stand opposite to Stukeley Park and is set back from the road within its garden area behind a low front wall. Apart from the concrete tiles roof it appears to retain all of its contemporary details including recessed sashes, canted bay windows with lead roofs and door case with bracketed hood. .</p>	
<p>10 Spalding Road</p>	<p>This large building appears to be in an institutional use. It is named as the Manor House on earlier maps and appears to date from around 1840. In buff brick in Flemish Bond the lower half has been rendered. It has a shallow hipped slate roof with tall wall stacks. At each corner is a brick pilaster with slender capital. The windows have been altered and the building has been significantly extended.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>2 Victoria Street</p>	<p>This was the National School, built in 1844 and by 1851 had 90 girls and infants attending. It would have been exposed brick originally but is now rendered with concrete tiled roof. The school windows remain along the side and to the gable end, but the lower windows are later. It looks as though it may now be in residential use. The gable window is an eye catching feature.</p>	
<p>1 (Bank) West End</p>	<p>This rather pompous bank building of c. 1920 in a neo Georgian style uses Portland stone for its dressings. It replaced a rather fine Georgian house and shop. It has a good corner relationship to Market Hill with the angle doorway and entrance. The single storey scale is heightened by the tall parapet, but a two storey building here would have been more suitable.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

11 (Coubro Chambers)
West End

Two storey chambers, unusually constructed in rubble stone with sandstone dressings in almost an Arts and Crafts style. Probably about 1870-80. Plain tiled roof with bonnet hips. Central pediment in Dutch gable form. with finial. Balanced front with central door and flanked by pairs of three light windows with chamfered timber mullions and transom. Tudor arched head with drip mould. Similar arrangement to first floor around central two light window.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

17 & 19
West End

This pair may relate to the cottages shown on the Burgess painting of 1834 although their appearance is now entirely late Victorian with the steeply pitched large gabled dormers and applied timber framing on the gable end. Slate roof with red clay tile ridge and painted timber windows set in rendered façade.





**Holbeach Conservation Area
Buildings of Local Historic Interest**

2 West End

This building is part of numbers 1b and 1c Boston Road. Earlier photographs show that this building has been altered. The hipped roof survives behind the later raised parapet. There is a recessed divided sash window to the first floor on both faces. The shopfront although modern is of a reasonable scale and form and successfully addresses the corner of Market Hill. It has an important corner location on Market Hill.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>8 & 10 West End</p>	<p>A late nineteenth century pair called 'Express Houses on stone nameplate. Painted brick with slate roofs and red brick stacks. Divided sash to first floor and narrower round arched divided sash to top floor. The windows to number 10 have been replaced in UPVC. The modern shopfronts have stall risers but are rather thin and open. The blind box to number 8 makes the front appear top heavy.</p>	
<p>12 & 14 West End</p>	<p>This group is probably early nineteenth century in buff brick in Flemish bond with painted stone wedge lintels and keystones. Welsh slate roof and buff brick stacks. The tall upper floor windows leave only a few courses of brickwork beneath the openings. Recessed glazing bar sashes to all upper floor openings. The architectural treatment of the ground floor has spoilt an otherwise stately building.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

16 & 18 West End

This three bay front is similar to the one to the right, but in red brick and less grand as it is slightly lower. It has similar detailing to the window openings. The windows here are divided sashes. The ground floor shop window extends out and has done so since the early twentieth century. There is a brick stall riser and relatively narrow fascia. The joinery detailing is very flat and the Dutch style blind is not in character with a traditional street frontage.





**Holbeach Conservation Area
Buildings of Local Historic Interest**

24 & 26 West End

This pair is very likely to be earlier than outward appearances indicate and may be the buildings shown on the Burgess view. The raised coped gable suggests an earlier date than the Victorian detailing of the attractive cusped bargeboards to the dormers. The present bay window form dates from the twentieth century. Modern projecting shopfront.



**Holbeach Conservation Area
Buildings of Local Historic Interest**

<p>28 West End</p>	<p>This is also part of the potentially earlier range, although here it has clearly been refronted in the late nineteenth century. The painted arched heads to the first floor windows which are divided sashes are attractive as are the dormer windows in the plain tiled roof. The shopfront with its blank façade and garish signage is a visual disaster.</p>	
<p>30 West End</p>	<p>This frontage appears to be early nineteenth century and is in painted render with slate roof and red brick stacks. The top floor has plain sashes, the first floor has a central plain sash with flanking paired sashes. The shopfront projects slightly and has a blind box on top with narrow fascia and corner columns.</p>	

**Holbeach Conservation Area
Buildings of Local Historic Interest**

18b & Attached Garage
Wrights Mews

This group of early to mid nineteenth century outbuildings at the back of the High Street has been successfully converted to residential or holiday cottage use and this makes a good use of this pleasing group. The end unit which is slightly taller is used as a garage. They are in red brick or painted brick with slate roofs.



APPENDIX III

Before and After Views

Holbeach Conservation Area: Appendix III



Views 1 & 2: Boston Road South, Number 19

Holbeach Conservation Area: Appendix III



Views 3 & 4: The corner of Church Street with Back Lane

Holbeach Conservation Area: Appendix III



Views 5 & 6: The former Union Church of the Congregationalists on Park Road, built in 1870.

Holbeach Conservation Area: Appendix III



Views 7 & 8: Church Street Terrace now altered with window enlargements.

Anderson and Glenn: Conservation Architects: PE20 1NS

Draft: March 2009

Holbeach Conservation Area: Appendix III



Views 9 & 10: 41- 43 High Street

**Anderson and Glenn: Conservation Architects: PE20 1NS
Draft: March 2009**

Holbeach Conservation Area: Appendix III



Views 11 & 12: 59 High Street

Holbeach Conservation Area: Appendix III



High Street (looking west)



Views 13 & 14: High Street looking west

Holbeach Conservation Area: Appendix III



Views 15 & 16: 23 High Street

Holbeach Conservation Area: Appendix III



**Views 17 & 18: 1- 5 High Street
Anderson and Glenn: Conservation Architects: PE20 1NS
Draft: March 2009**

Holbeach Conservation Area: Appendix III



Views 19 & 20: East end of High Street

Holbeach Conservation Area: Appendix III



Views 21 – 23: Market Hill

Holbeach Conservation Area: Appendix III



Views 24 & 25: Market Hall

Holbeach Conservation Area: Appendix III



Views 26 & 27: Park Road

Holbeach Conservation Area: Appendix III



Views 28 & 29: 4 and 6 West End

Holbeach Conservation Area: Appendix III



Views 30 & 31: 20 West End

Holbeach Conservation Area: Appendix III



Awaiting 'As Now' image.

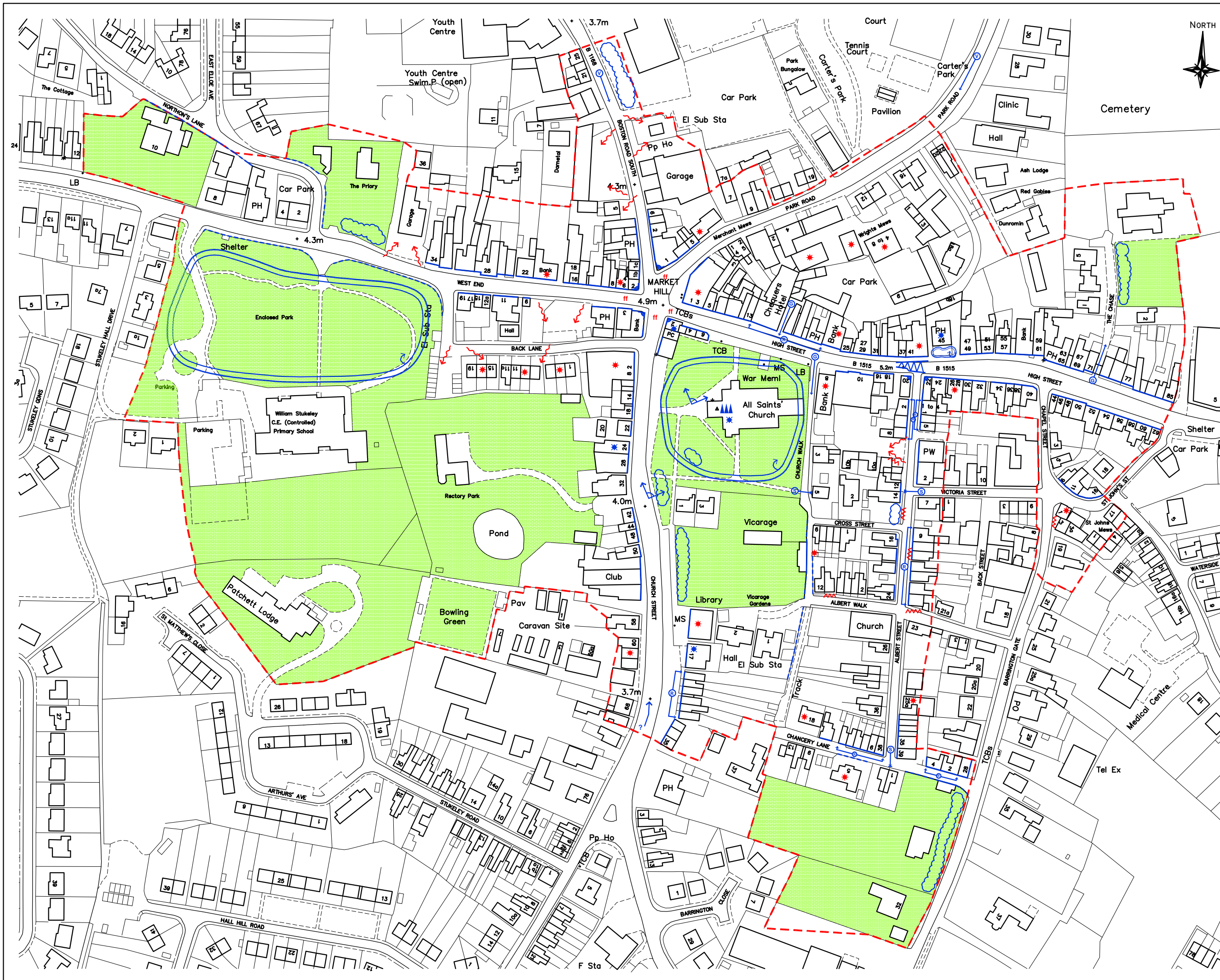
Views 32 & 33: High Street

Holbeach Conservation Area: Appendix III



Awaiting 'As Now' image.

Views 34 & 35 Church Street/West End corner



NOTES :
 All dimensions must be checked on site and any discrepancies reported to architect. Do not scale from this drawing. If in doubt ask.



- KEY :
- Vista
General View
 - Viewpoint
To distant object
 - Glimpse
Fleeting glance, eg. down a lane or lane through a gateway
 - Noise level
Noise level
 - Deflected View
The eye is lead round a corner - inviting exploration
 - Stop
A vista "stopped" by a significant building
 - Landmark or Point of Interest
Spire or Tower, but also any type of remarkable feature
 - Non Positive Building
A 20th Century building making no positive visual contribution
 - Spatial Containment
Eg. Churchyard / market place
 - Important Corner
Acting as a pivot or hinge between spaces
 - Skyline Interest
 - Building Line
Continuous street frontage defining a space
 - Edge
Physical &/or visual boundary to an area e.g. wall
 - Rhythm
Eg. Property lines fenestration arcing
 - Pinch Point
Closing in to frame a view or providing gateway to a larger space
 - Space Leaks
Townscape falls apart
 - Intrusion
Inappropriate scale, use, materials etc.
 - Trees / Hedges
Significant trees / hedge groups
 - Green Space

Date	Revisions

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Client **SOUTH HOLLAND District Council**

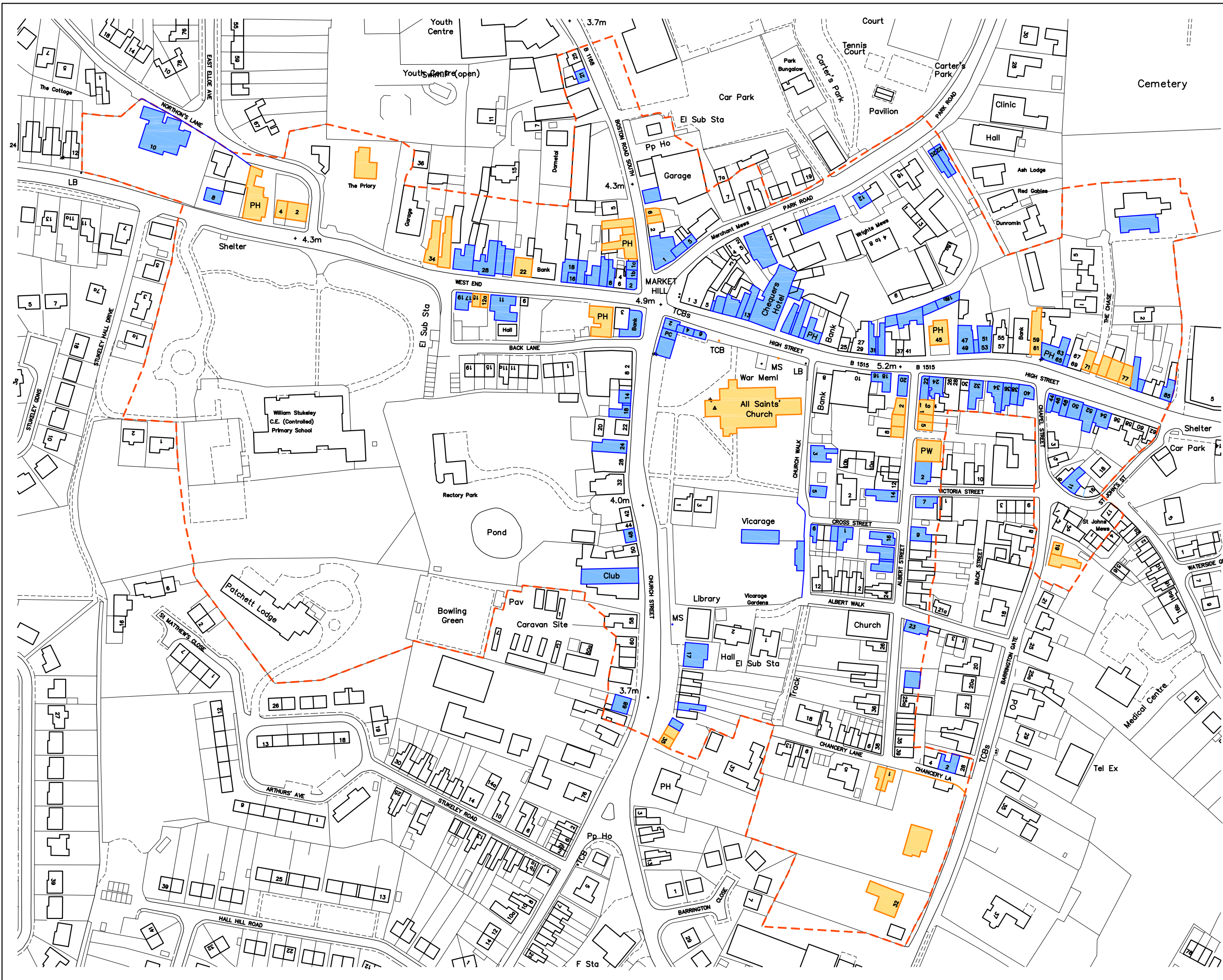
Job Title **HOLBEACH Conservation Area**

Drawing Title
Townscape Analysis

Scale **1:1000 @ A1**

Date **March 2009** Drawn by **M. Anderson**

Drg. No. **A-142-03** Rev.



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Scale
 0m 20m 40m 60m 80m

KEY :
 - - - Conservation Area Boundary
 [Orange Box] Listed Building
 [Blue Box] Building of Local Historic Interest



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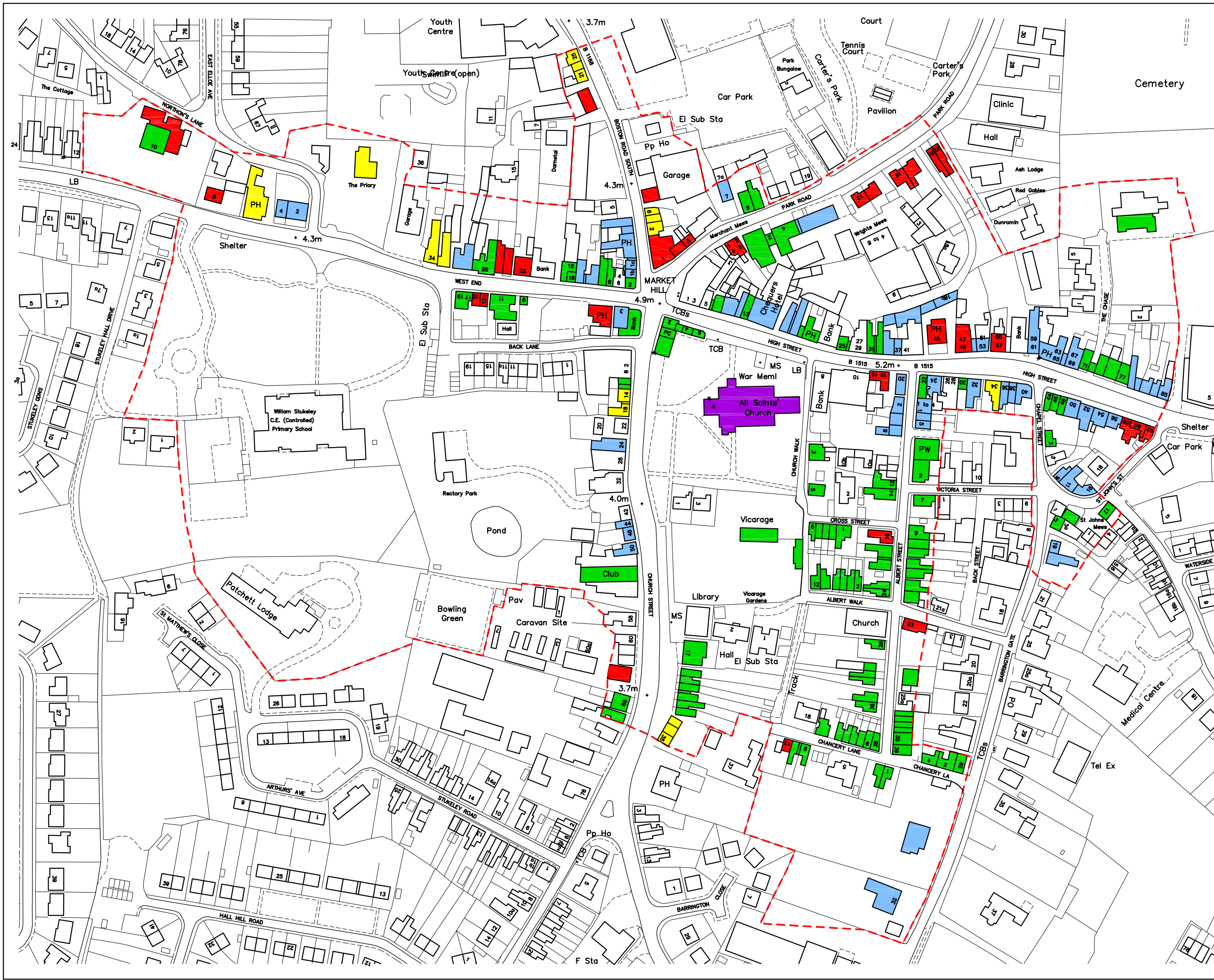
Client **SOUTH HOLLAND District Council**

Job Title **HOLBEACH Conservation Area**

Drawing Title
Listed & Buildings of Local Historic Importance

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0m 20m 40m 60m 80m
 Scale

KEY :

- - - Conservation Area Boundary
- Pre 1690
- 1690 - 1740
- 1740 - 1780
- 1780 - 1840
- 1840 - 1900
- 1900 - 1945

NORTH

Date	Revisions

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Client **SOUTH HOLLAND District Council**

Job Title **HOLBEACH Conservation Area**

Drawing Title

Building Dating

Scale **1:1000 @ A1**

Date **March 2009** Drawn by **M. Anderson**

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0m 30m 60m 90m 120m
 Scale

KEY :
 - - - Conservation Area Boundary
 [Orange Box] Listed Building
 - - - Conservation Area Boundary



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Client **SOUTH HOLLAND District Council**

Job Title **HOLBEACH Conservation Area**

Drawing Title
Conservation Area Extension

Scale **1:1500 @ A1**

Date **March 2009** Drawn by **M. Anderson**

Drg. No. A-142-04	Rev.
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