



**Boston Market Place**  
**Heritage Lead Regeneration Scheme**  
**Boston Borough Council**  
**January 2011**

# **Boston Market Place Heritage Lead Regeneration Project**

## **Boston Market Place Heritage Lead Regeneration Project**

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# **Boston Market Place Heritage Lead Regeneration Project**

## **1.0 Summary**

The area includes the historic Market Place of the medieval port of Boston, and the feeder lanes and streets that focus onto this central space. Many properties in the immediate area are under-used, in poor condition and some have been insensitively altered with shopfronts of little quality. The majority of the buildings within the boundary delineated for the scheme are either listed or sensitive. The availability of grants for the renovation of the historic buildings included in the Scheme, and where appropriate restoration of missing features, will be of great benefit to the area and assist in its revitalisation. This Partnership Scheme will go hand in hand with the proposed enhancement of the Market Place itself and thus increase the potential for improvement of this important historic town centre. The initial phase will focus on commercial properties in the Market Place and its immediate environs. The few residential properties included in the Scheme will be a lower priority in the early phases.

## **2.0 Details of the Conservation Area and the Market Place Regeneration Area**

The historic town of Boston has a large Conservation Area which was designated in 1969. It covers the whole of the surviving medieval town area along with its later eighteenth century expansion. A separate Conservation Area has also been designated to include the nineteenth century suburban development to the north along Spilsby Road.

A draft Conservation Area Appraisal was prepared in 2005 and this is available on the Council's website. Because of the size of the Area, and the variety of building types, character and uses, the Area was subdivided into thirteen distinct character areas. Each area is separately described and mapped.

Because of the significance of the Boston Market Place, which still retains part of its early medieval plan form, and its relationship to the Grade I church of St. Botolph, known locally as the Boston Stump, it was decided in 2009 to carry out a more detailed Conservation Area Appraisal of the Market Place and its environs. This was accompanied by an initial archaeological assessment of both the buildings and the morphology of this part of the town. This work was undertaken in advance of a proposed major refurbishment scheme for the Market Place, to ensure that the proposals took account of the character and quality of the area.

This Market Place is seen as the heart of the main Conservation Area, and one where particular attention needs to be focussed in terms of regeneration. The Market Place Regeneration Area includes the Conservation Area Appraisal study area and has been slightly extended to also encompass parts of Strait Bargate and Red Lion Street on the east side of the river, and parts of the High Street, West Street and Bridge Street on the west. This includes the majority of the commercial area that is specifically focussed on and leads to the all-important Market Place. The maps included in the Appendix show in blue the Conservation Area boundary, and in red the Market Place Regeneration Area.

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### **3.0 Description of the Historic Interest of the Regeneration Area**

Boston was first recorded as having a market between 1125 and 1135. A charter for the weekly market was granted in 1308. The central area was also where the Fair took place between mid June and August. The location of the market was beside the river and also close to the parish church of St. Botolph. The crossing point of the river led into the Market Place and it is thought that the early market may have extended across both sides of the river. The Regeneration Area includes the current position of the town bridge and the town end of the High Street, a long street with some early timber framed buildings, which runs along the west side of the river.

The initial archaeological research which formed part of the Conservation Area Appraisal indicated that the medieval street layout can still be discerned on the ground and in the form of the current Market Place and the small lanes which lead off on the east side. A number of medieval and post medieval buildings have been identified in the study. The buildings within the area are varied in form and character with frontages largely of the eighteenth and nineteenth centuries in both red brick and render. The streets which lead off this large space are sinuous and unfold their views gradually. Their shape is derived from their association with the river which they run alongside. Throughout the area there are interesting views across to the river or through narrow alleyways to the large Market Place or to the fine tower of St. Botolph's Church.

For all of the town's long history, the Market Place has played a central role in the happenings of the town. Early postcards record events that have taken place here from huge ox roasts to heroes welcomes for returning troops. The space is still used for parades today and twice weekly the market is held here.

The roads and passageways that feed into the Market Place are also historic. Wormgate, Church Lane and High Street are all second tier shopping streets, with small businesses and varied building heights and forms. Corners in Wormgate are nicely emphasised with rounded ends and well placed shop doorways. South Street faces the river and has some of the earliest secular buildings in the town including the medieval Guildhall and Shodfriar's Hall. Bridge Street on the west side, was a relatively new street, cut through in the early nineteenth century when John Rennie's new bridge was constructed. This street, by contrast, is straighter and more regular with one side being an architecturally coherent terrace. Red Lion Street on the east side, north of the Market Place, is also a later more regularised development and sits opposite the large and imposing Central Methodist Church. Pump Square, at the end of the medieval line of Dolphin Lane, is unusually a small relatively formal space, and was so called because under the surface of the square was housed a large chamber which collected water for the town.

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### **4.0 Description of the Problems faced by the Regeneration Area**

The Appraisal of the Market Place identified a number of key problems. The upper floors of many of the buildings which face the market are either empty or underused. The elevations of these properties are very visible and the blank windows or those with heaps of storage boxes visible, are deadening and unsightly. If upper floors are not used, the building can easily fall into disrepair with leaking roofs or unsafe windows not being noticed.

The secondary streets and lanes also have a number of empty properties, some of which are boarded up. Photographs of these properties are included in the Appraisal. (Pages 88 – 96) It is clear that such properties are not only empty, but are also in a deteriorating condition. Wormgate in particular has a significant number of such problem buildings.

In the High Street, a route which has more vehicular and pedestrian traffic than Wormgate, the premises seem to change hands quite frequently and poor quality signage and the use of inappropriate materials or colour schemes also arise here. Again there are problems with neglect of essential maintenance. Many of these properties are let by absentee landlords and if rental income is low repairs are neglected.

The Market Place also suffers from poor and inappropriate signage and unsatisfactory alterations to buildings of interest. Many of these alterations date from the 1960s and 70s when there was relatively little control over changes to historic buildings.

The public realm also has lost virtually all of its historic surfaces, and like so many town centres there is a proliferation of street signs and an over dominance of the motor car and parking areas. The Market Place also lacks a focal point within the space itself.

### **5.0 The suggested Programme**

A list of the properties proposed for grant aid is included in the Appendix. These include virtually all of the buildings shown to be either listed or sensitive. Those which have been excluded are on the grounds that they are either Grade I or Grade II\* where minor works would not really apply, they are totally residential buildings with no significant repair or reinstatement needs, or they belong to major banks or national companies where grant aid would not be appropriate.

Because there has not been a public grant scheme in the town for some time it is recognised that it may be some time before there is significant take up. The scheme will be well advertised and promoted and in the first year the grants will be offered on the basis of opportunistic need, with preference being given to projects which have the chance of being high profile and so help to publicise the scheme.. As the scheme progresses the approach will be refined and formalised so that particular buildings will be targeted.

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The grant rate system will be kept as simple as possible so as not to discourage applicants, and will be on the basis of a straight 50% of eligible costs for repairs and 90% for reinstatements. The latter will require to be based on good evidence.

### **6.0 Why this area needs Funding**

Although market days in Boston are still popular, the Market Place has at other times largely degenerated into a car park surrounded by historic buildings which in the main are inclined to be shabby and most of which have shopfronts of limited appeal or quality. As the centre of an historic town, the quality of the buildings needs to be emphasised by well maintained buildings, in active use on all floors, with good quality colour schemes, signage and shopfronts.

Boston as an important medieval and Georgian town has significant heritage merit as the Conservation Area Appraisal and archaeological assessment have demonstrated. The run down appearance of many of its fine historic buildings in the central area shows that there is also a major heritage need for investment.

The Boston Town Regeneration Framework Heritage Development Plan of 2009 identified the following threats to the town centre:

- Current economic climate and associated low levels of investment.
- Retailers closing and increase in vacant premises in the town centre.
- Un-coordinated and ad hoc approach to the redevelopment of the town centre
- Redevelopment scheme characterised by poor urban design and quality
- Increase in value brand retailers in the town centre.

There are proposals which are to be implemented in the next financial year, to improve the public realm, with funding committed by the County and Borough Councils, to resurface and replan the space. More emphasis will be paid to the pedestrian, and a new focal point reintroduced. This much needed work will go some way to helping the town centre to regenerate.

However for assured success these works need to go hand in hand with significant improvements and repairs to the built fabric. Reoccupation of the upper floors, and reinstatement of some of the better quality shopfronts and traditional window forms are all needed to make the place attractive and vibrant again.

This area has been well photographed through time, and so there is a large archive of evidence relating to how the buildings looked before the twentieth century interventions. Reinstatement work is costly, time consuming and needs to be carried out with proper research and care. This is only likely to take place if there is some public funding. Once a few

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properties have been improved, others are likely to want to catch up. Improved shopfronts and signage can increase trade as experience in other partnership schemes has demonstrated.

The last major grant scheme to operate in Boston was a Townscape Heritage Initiative scheme between 2002-2007. This was confined to the High Street only, on the west side of the town centre. For various reasons this grant scheme was not taken up by many properties and failed to attract grant recipients. The main commercial part of the town has not had a grant scheme in operation since the last Conservation Area Partnership scheme of the mid 1990s. This scheme and the earlier Town-schemes did have a good take up, but on the whole these were for repairs rather than for reinstatement works.

A grant scheme for repairs and reinstatement that can go in tandem with the public realm improvements is expected to provide a positive benefit to the town and should assist in the regeneration of this important market town centre.

### **7.0 Sources of Funding**

English Heritage has offered £500,000 to the partnership scheme and The Borough Council has committed £150,000. The Council is also giving £450,000 towards the refurbishment of the public realm. These proposals have also attracted funding of £1,100,000 from ERDF, £200,000 from Lincolnshire County Council and a sum of £250,000 from the BARC Legacy.

During the period of the scheme, which will extend over five years, the Borough Council will make every effort to secure additional funding in addition to the Council's own contribution. It is envisaged that once the scheme is running, and it can demonstrate some success, that this will prove to be a realistic prospect.

### **8.0 Boston Borough Council Conservation Policies**

The Policies contained in the adopted Local Plan of 2006, form part of the LDF and these are set out below:

#### **URBAN CONSERVATION**

##### **E1: DESIGN IN CONSERVATION AREAS**

**ON SITES WITHIN CONSERVATION AREAS, AND ON SITES AFFECTING THE SETTING OF CONSERVATION AREAS A HIGH QUALITY OF ARCHITECTURAL DESIGN WILL BE OF PARTICULAR IMPORTANCE AS A MATERIAL CONSIDERATION IN THE DETERMINATION OF PLANNING APPLICATIONS. THE COUNCIL WILL SEEK PROPOSALS WHICH:**

**1) MAKE A POSITIVE CONTRIBUTION TO THE GENERAL CHARACTER AND APPEARANCE OF THE AREA IN WHICH THE APPLICATION SITE IS LOCATED;**

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**2) ARE DESIGNED TO ENHANCE THE EXISTING CHARACTER OF BUILDINGS WHICH ARE ALTERED OR EXTENDED;**

**3) PROVIDE FOR THE RETENTION OF EXISTING ARCHITECTURAL DETAILING, AND**

**4) TAKE FULL ADVANTAGE OF THE OPPORTUNITIES AND POTENTIAL OFFERED BY THE APPLICATION SITE.**

### Justification

The Council will expect a high standard of design in conservation areas. Therefore, existing character should be considered a stimulus to imaginative new design. Development proposals will be closely examined in terms of architectural design, layout (particularly in relation to the historic layout of the area), mix of uses, scale and landscaping. Planning permission or conservation area consent will not be granted where a proposal conflicts with the need to enhance the character of the area, or where proposals fail to capitalise on opportunities inherent in application sites. To assist applicants to understand the character of the Borough's conservation areas, the Council will produce and periodically review 'Conservation Area Appraisals'. These Appraisals will be largely descriptive, but will also review the boundaries of areas, and the need for Article 4 Directions.

Where existing buildings of character are affected by proposals, attention to detail is essential if authenticity is to be protected.

For prominent or otherwise important development sites within conservation areas, the Council will seek the preparation of design or development briefs. Discussion with developers before the application stage is therefore encouraged and will always be welcomed by the Planning Authority.

### **E2: DEMOLITION OF BUILDINGS IN CONSERVATION AREAS**

**CONSERVATION AREA CONSENT AND / OR PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS INVOLVING THE TOTAL DEMOLITION OF BUILDINGS OF TRADITIONAL DESIGN IN CONSERVATION AREAS, WHERE THE COUNCIL IS SATISFIED THAT THE PROPOSED DEMOLITION WILL NOT RESULT IN DAMAGE TO THE CHARACTER OF THE CONSERVATION AREA.**

### Justification

Consent will only be granted for total or partial demolition of traditional buildings in conservation areas in exceptional circumstances. The demolition of an entire building will almost certainly damage the character of a conservation area. However, demolition may be justified where the building will be replaced by a development which is of better architectural quality and appropriate to the context of the existing quality of the conservation area.

Where redevelopment is to take place, conservation area consent for demolition will only be granted, subject to a condition requiring that the demolition shall not take place until there is



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a legally binding agreement to carry out a scheme of redevelopment. Furthermore, this scheme must be agreed by the local Planning Authority. In addition, where permission is granted for demolition, the Council may apply a condition to require the applicant to record features that will be lost.

### **E3: CHANGE OF USE OF LISTED BUILDINGS AND OTHER BUILDINGS IN CONSERVATION AREAS**

**PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF UNLISTED BUILDINGS IN CONSERVATION AREAS OR OF LISTED BUILDINGS WHERE SUCH A CHANGE OF USE WOULD NOT BE DETRIMENTAL TO THE CHARACTER OF THOSE BUILDINGS OR THE CONSERVATION AREA, OR WHERE APPROPRIATE CARE AND MAINTENANCE OF THE LISTED OR CONSERVED BUILDING WOULD BE FURTHERED.**

#### Justification

13.18 The use to which buildings are put can have a strong influence on the architectural character of an area, and therefore changes of use may be inappropriate and not acceptable. The Council will require detailed drawings to be submitted where proposals introduce any new use. Where listed buildings are concerned, this would also include the proposed internal alterations. Where permission is granted for a proposal that will lead to the loss or concealment of important features, the Council may apply a condition to require the applicant to record those features.

### **E4: LOCAL DISTINCTIVENESS**

**PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS WHICH ADVERSELY AFFECT AN IMPORTANT TRADITIONAL BUILDING OR STRUCTURE, PROVIDED THE BENEFITS OF THE PROPOSALS TO THE COMMUNITY OUTWEIGH THE VALUE OF THE BUILDING OR STRUCTURE TO THE APPEARANCE OF THE SURROUNDING AREA.**

#### Justification

In addition to listed buildings, conservation areas and ancient monuments, other features contribute to Boston's highly distinctive historic character.

Often the listing of a traditional building cannot be justified, although it may still possess significant local and/or historic character. Nevertheless, the Council will seek to protect such buildings from harmful development. The loss of its amenity value arising from a development will be weighed against any advantages to be gained by the development proposals.

However, where it is established that the retention of a traditional feature or building cannot be justified, the Council may require the applicant to arrange for the recording of any features lost during the course of proposed works to be undertaken. This would be expected as a condition of any planning permission granted.

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Identification of traditional features or buildings owning significant local and/or historic character will be achieved through the undertaking of surveys and appraisals, and through consultation with the parish councils. Those features and buildings noted as owning significant local and/or historic character will then be identifiable by their being held on a locally recognised list of interest.

### **E5 HISTORIC LANDSCAPES**

**PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, PROVIDED THAT IT WILL NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE, OR SETTING OF ANY IMPORTANT HISTORIC LANDSCAPE, SUCH AS THE PARK OR GARDEN OF SPECIAL HISTORIC INTEREST (AS SHOWN ON THE BOSTON INSET MAP).**

#### Justification

English Heritage maintains Registers of Parks and Gardens of Special Historic Interest and Battlefields. It has identified Boston Cemetery as a Grade II example of a Park or Garden of Special Historic Interest. This means that the Cemetery is considered to be a nationally important example of a designed landscape, and therefore worthy of protection. Consequently, development that will harm the character, appearance or setting of the Cemetery will not be permitted. The Registers are under periodic review, and other sites may be added to the lists, in which case they will also be covered by this policy. Furthermore, other important components of the historic landscape may come to light as part of the consideration of planning applications. In all cases, the aim will be to ensure that the Borough's most important historic landscapes continue to evolve in a way that leaves them as rich and diverse in the future.

### **9.0 The aims of the Scheme**

- i. Encourage the maintenance and improvement of historic buildings and the local environment by revitalising dilapidated properties.
- ii. Improve visual quality of the area by the reinstatement of shopfronts and other significant features.
- iii. Enhance of the economic and social vitality of the town centre by bring back into use under used and empty spaces and properties.
- iv. Help to create jobs in the construction and retail industries.
- v. Promote private investment through public sector funding.
- vi. Boost local business confidence as a result of improvements to the town centre.
- vii. Help to make Boston a better place to live in, shop at and visit.

# **APPENDICES**

**Boston Heritage Lead Regeneration Scheme, 2011 - 2016**  
**List of Eligible Buildings**

Bridge Street

3 Bridge Street  
5 Bridge Street  
7 Bridge Street  
9 Bridge Street  
11 Bridge Street  
13 Bridge Street  
15 Bridge Street  
17 Bridge Street  
19 Bridge Street  
21 Bridge Street  
23 Bridge Street  
25 Bridge Street

8 Dolphin Lane  
9 Dolphin Lane  
10 Dolphin Lane  
11 Dolphin Lane  
12 Dolphin Lane  
13 Dolphin Lane  
15 Dolphin Lane  
16 Dolphin Lane  
17 Dolphin Lane  
19 Dolphin Lane  
21 Dolphin Lane  
23 Dolphin Lane  
25 Dolphin Lane  
30 Dolphin Lane  
32 Dolphin Lane  
38 Dolphin Lane

Church Close

3 Church Close  
5 Church Close  
7 Church Close  
Sessions House

Emery Lane

2 Emery Lane  
2A Emery Lane  
3 Emery Lane  
4 Emery Lane  
4A Emery Lane  
5 Emery Lane  
6 Emery Lane  
8 Emery Lane  
9 Emery Lane  
10 Emery Lane  
11-14 Emery Lane  
15 Emery Lane  
16 Emery Lane

Church Street

3 Church Street  
4 Church Street  
5 Church Street  
7 Church Street  
8 Church Street  
9 Church Street  
10 Church Street  
11 Church Street  
12 Church Street  
14 Church Street  
23 Church Street  
Church Key Studio

Grants Lane

14 Grants Lane

Cornhill Lane

4 Cornhill Lane

High Street

6 High Street  
8 High Street  
9 High Street  
10 High Street  
11 High Street  
12 High Street  
13 High Street  
14 High Street  
15 High Street  
16 High Street  
18 High Street

Customhouse Lane

Ship Tavern

Dolphin Lane

4 Dolphin Lane  
7 Dolphin Lane

**Boston Heritage Lead Regeneration Scheme, 2011 - 2016**  
**List of Eligible Buildings**

20 High Street	35 Market Place*
21 High Street	36 Market Place*
22 High Street	37 Market Place*
23 High Street	38 Market Place*
25 High Street	39 Market Place*
26 High Street	40 Market Place*
27 High Street	Assembly Rooms*
28 High Street	Stump And Candle
29 High Street	41, 41 a + b Market Place
30 High Street	42 _ 42a Market Place
31 High Street	43 + 44 Market Place
32 High Street	45 Market Place
33 High Street	46 Market Place
34 High Street	47 Market Place
35 High Street	48 Market Place
36 High Street	49 Market Place
38 High Street	50 Market Place
42 High Street	53 Market Place
44 High Street	54 Market Place
50 High Street	55 + 56 Market Place
White Hart Hotel	57 + 58 Market Place
	59 Market Place
	60 Market Place

*(Properties marked with asterisk will only be eligible for minor works or reinstatements, as these are listed Grade II\*. )*

Main Ridge West

2 Main Ridge West  
4 Main Ridge West  
6 Main Ridge West

New Street

2 New Street  
4 + 6 New Street

Market Place

13 Market Place  
15 Market Place  
16 Market Place  
17 Market Place  
18 Market Place  
19 Market Place  
20 Market Place  
21 Market Place  
22 Market Place  
23 Market Place  
24 Market Place  
27 Market Place  
28 Market Place  
29 Market Place  
33 Market Place  
34 Market Place

Petticoat Lane

1 Petticoat Lane  
2 Petticoat Lane  
3 Petticoat Lane  
4 Petticoat Lane  
4a Petticoat Lane

Pump Square

1 Pump Square  
2 Pump Square  
3 Pump Square  
4 Pump Square  
5 Pump Square  
6 Pump Square

**Boston Heritage Lead Regeneration Scheme, 2011 - 2016**  
**List of Eligible Buildings**

7 Pump Square  
8 Pump Square  
9 Pump Square  
10 Pump Square  
Former Church Room  
Former Sunday School  
Club (on south side)

Red Lion Street

1 Red Lion Street  
2 Red Lion Street  
3 Red Lion Street  
5 Red Lion Street  
6 Red Lion Street  
7 Red Lion Street  
8 Red Lion Street  
9 Red Lion Street  
10 Red Lion Street  
11 Red Lion Street  
12 Red Lion Street  
13 Red Lion Street  
36 Red Lion Street  
47 Red Lion Street  
49 Red Lion Street

Sibsey Lane

6 Sibsey Lane  
8 Sibsey Lane

South Street

6 + 8 South Street  
10 South Street  
12 South Street  
14 South Street  
16 South Street  
18 South Street  
20 South Street  
22 + 22a South Street  
24 South Street  
26 South Street  
28 South Street

Spain Court

1 Spain Court  
2 Spain Court

3 Spain Court  
4 Spain Court  
5 Spain Court  
6 Spain Court  
7 Spain Court  
9 Spain Court  
10 Spain Court  
11 Spain Court,  
12 Spain Court  
Spain Lane

1 Spain Lane  
Blackfriars

Still Lane

Warehouse

Strait Bargate

4 Strait Bargate  
6 Strait Bargate  
8 Strait Bargate  
10 Strait Bargate  
12 Strait Bargate  
14 + 16 Strait Bargate

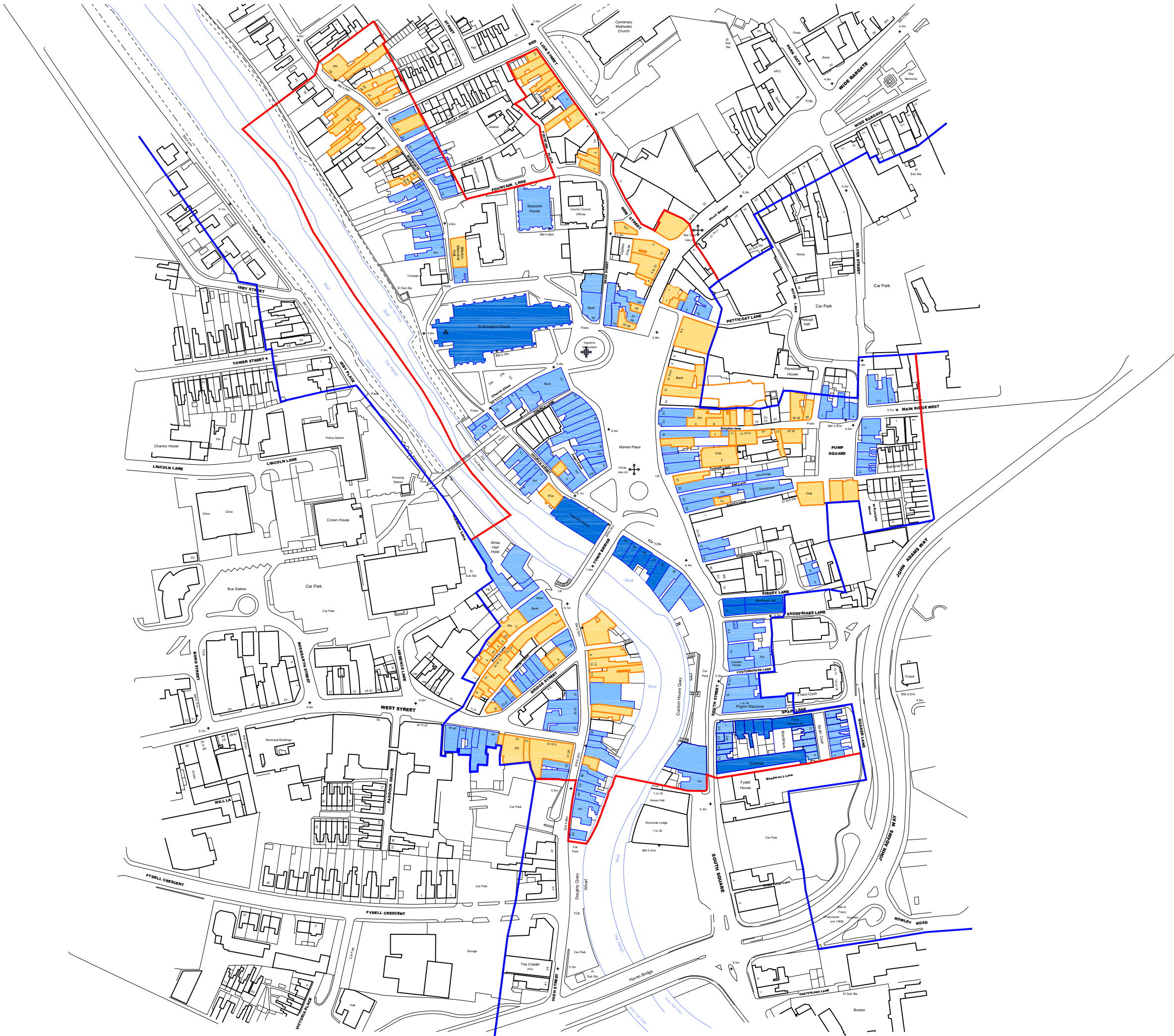
West Street

2 – 10 West Street  
12 West Street  
16 West Street  
18 West Street  
20 West Street  
22 West Street  
24 West Street  
26 West Street  
28 West Street  
30 West Street

**Boston Heritage Lead Regeneration Scheme, 2011 - 2016**  
**List of Eligible Buildings**

Wormgate

1 Wormgate  
Blenkin Memorial Hall  
8 Wormgate  
10 Wormgate  
12 Wormgate  
14 Wormgate  
15 Wormgate  
16 Wormgate  
17 Wormgate  
18 Wormgate  
19 Wormgate  
20 Wormgate  
20A Wormgate  
23 Wormgate  
24 Wormgate  
24B Wormgate  
24C Wormgate  
27 Wormgate  
29 Wormgate  
32 Wormgate  
33 Wormgate  
37 Wormgate  
41 Wormgate  
43 Wormgate  
44 Wormgate  
45 Wormgate  
46 Wormgate  
48 Wormgate  
50 Wormgate  
51 Wormgate  
52 Wormgate  
53 Wormgate



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- CONSERVATION AREA
- PARTNERSHIP AREA
- GRADE I & II\* LISTED BUILDING
- LISTED BUILDING
- SENSITIVE BUILDING

*The Conservation Partnership Area is contained within the Boston Town Conservation Area and the red line denotes the smaller zone covered by the Partnership Scheme*

Date	Revisions

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Client **BOSTON BOROUGH COUNCIL**

Job Title  
**BOSTON CONSERVATION AREA PARTNERSHIP**

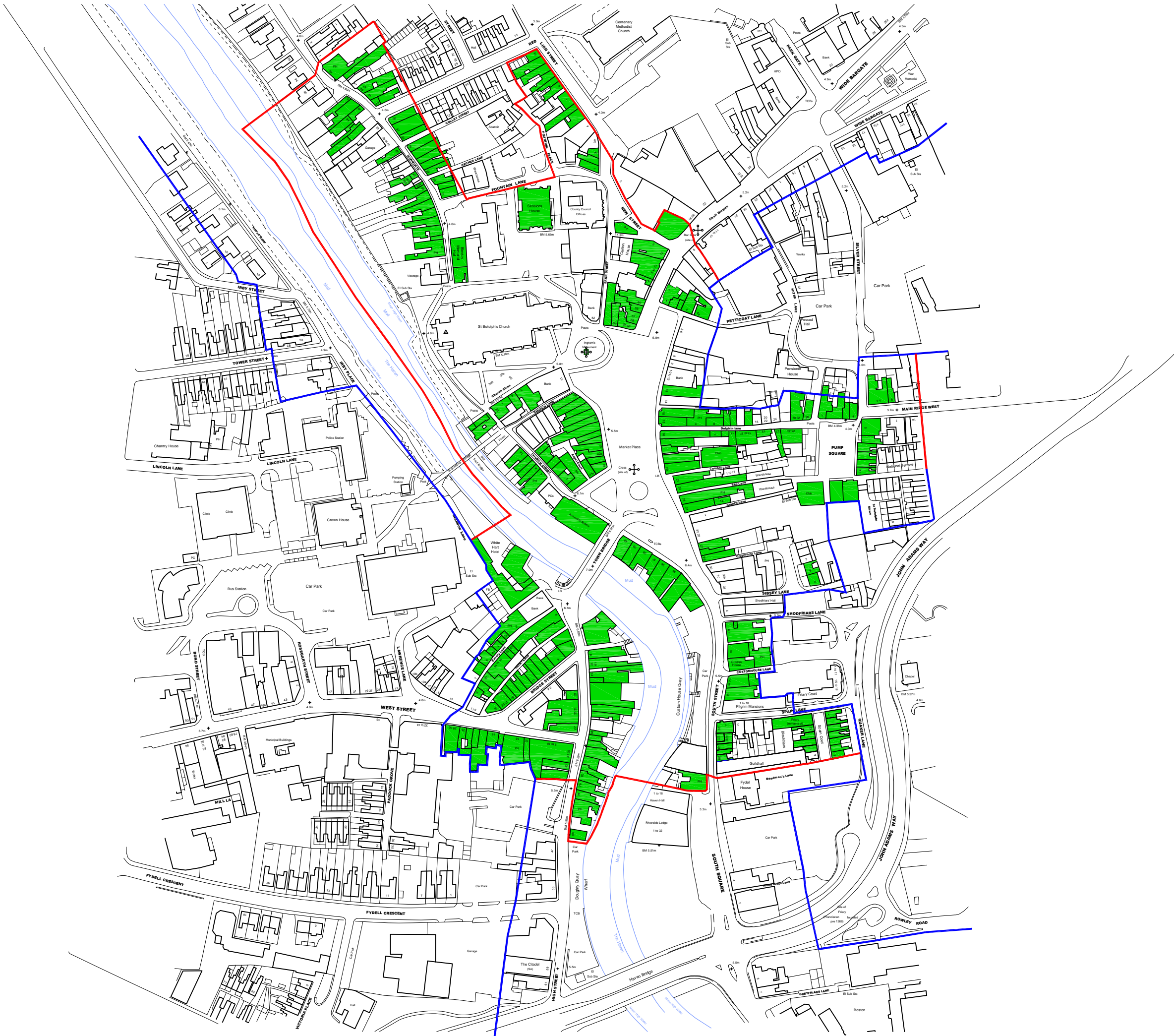
Drawing Title  
**HISTORIC BUILDINGS**  
 Heritage Lead  
 Regeneration Scheme

Scale **1:1250 @ A1, 1:2500 @ A3**  
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- CONSERVATION AREA
- PARTNERSHIP AREA
- ELIGIBLE BUILDING

*The Conservation Partnership Area is contained within the Boston Town Conservation Area and the red line denotes the smaller zone covered by the Partnership Scheme*

Date	Revisions

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Client **BOSTON BOROUGH COUNCIL**

Job Title  
**BOSTON CONSERVATION AREA PARTNERSHIP**

Drawing Title  
**ELIGIBLE BUILDINGS**  
**Heritage Lead**  
**Regeneration Scheme**

Scale **1:1250 @ A1, 1:2500 @ A3**  
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