Boston Conservation Area

Please note that the boundary outlined in orange on the first map (Boston Conservation Area 2012) is the current conservation area.

The next documents and maps are for information only and do not constitute a complete record of the listing and subsequent amendments.
HOLLAND COUNTY COUNCIL
BOSTON CONSERVATION AREA

INTRODUCTION.

Boston is the principal Town in Holland and is classified in the Council for British Archaeology lists as having an ancient town plan, with ancient and Georgian Bridge crossings and approaches. It is a waterfront town, possessing a major ecclesiastical site and mediaeval to 17th century and Georgian and Regency buildings worthy of preservation.

The conservation area is designated on the resolution of the County Planning Committee and the council of the Borough of Boston.

GENERAL DESCRIPTION

The conservation area includes those parts of Boston which it is considered, with their special qualities of architectural and historic interest and townscape, give the town its individual character and identity.

The area is centred on the Parish Church of St. Botolph (known as Boston Stump) a land and seawall for many miles, and the Market Place, which, with its superb sense of enclosure and sequences of space, forms an unusually complete focus of visual interest for the whole town.

To the east of the Market Place are the "lanes". These are part of the mediaeval town pattern and are footways which lead down from the Market Place to Pump Square, a space of pleasing proportions, partially spoilt by present day conditions.

North-east of the Market Place is Strait Bargate, where extreme narrowness and intimacy provide an interesting curved funnel linking the Market Place and Wide Bargate. Wide Bargate is an immense triangular open space surrounded by pleasing building frontages and comprising the cattle market, the "Green", Wednesday market and car parking facilities.

Also included are; Wormgate, a narrow intimate street remaining from the mediaeval town layout and leading away from the peaceful area surrounding the parish church. Church Street and Church Lane - a tight cluster of buildings and narrow streets forming one side of the Market Place, South Street and South Square possessing many listed buildings of great character and interesting possibilities for sympathetic redevelopment. High Street and Town Bridge. The mediaeval entrance to the centre of the town and the more recent river crossing. Finally the quiet peaceful surroundings of the Stump and that part of the river (here called the Haven) which gives the town its nautical flavour.

DESCRIPTION OF THE BOUNDARY

Starting from Haven Bank the boundary proceeds down the western side of the river adjoining, in one place, the boundary to the Lincoln Lane Redevelopment Area. It then includes the White Hart Hotel premises, Hatter Lane, Emery Lane and Bridge Street, proceeding eastwards along West Street and southwards to include the frontage to High Street as far as Fyedell Crescent. The river is then included as far south as the new Haven Bridge.

Northwards from this point both sides of South Square are included together with parts of Spain Lane, Spain Court including the St. Mary's Guildhall and the Blackfriars' Friary which has now been successfully converted to a theatre. The frontage to South Street and Shodfriers Hall...
is then included together with Pump Square - and "the lanes" comprising Craythorpe Lane, Grant's Lane, Still Lane, Cornhill Lane, Dolphin Lane, Bonners Lane and part of Petticoat Lane. This section also includes the whole eastern side of the Market Place.

The frontages to Strait Bargate are included together with the whole of the buildings forming the enclosure of the Wide Bargate area. The boundary then proceeds from Strait Bargate to include part of New Street and follows Fountain Lane to include the Sessions House and County Hall from where it includes Wormgate and joins up again across the river at Haven Bank.

**IMPLICATIONS**

The area indicated is considered to be that which, with its special architectural and historic interest is mainly responsible for giving the town its individual character and identity.

Additional welcome public participation in planning processes will be incurred due to the necessity, under conservation area legislation, for the Local Planning Authority to advertise in the local press for representations in respect of any application for planning permission, which will affect the appearance of architectural and historic character of the area.

New development or alterations should be sympathetic in design and materials with its setting, and this can best be achieved by an intensification of the normal methods of development control by the Local Planning Authority and by encouraging prospective developers to consult the authority in the preliminary stages of their schemes before plans are prepared for submission.

The Local Authorities can also contribute by re-routing traffic wherever possible to achieve a reduction in the amount using the area. This will be coupled with the implications of the approved Town Centre Redevelopment Plan (i.e. relief road, pedestrianisation and rear service).

Improvement schemes will be encouraged for existing buildings together with an improvement in traffic, directional and other signs, street lighting etc., under the control of local authorities and statutory undertakers. Co-operation will be forthcoming with other authorities in respect of items which help to make up the street scene and a later detailed examination of all aspects will take place in those localities where action is required.

September 1969

PGRH/CJ
COPY FOR LAND CHARGES.

BOROUGH OF BOSTON

MUNICIPAL BUILDINGS
BOSTON
LINCS
PE21 8QR

R. ERNEST COLEY LLB
SOLICITOR
CHIEF EXECUTIVE
TEL (0205) 64601

MY REF 5D/16/6/2

The Departments of the Environment
and Transport,
East Midlands Regional Office,
Cranbrook House,
Cranbrook Street,
NOTTINGHAM.


Dear Sirs,

BOSTON CONSERVATION AREA - EXTENSION.

The Council have recently considered a report with
regard to extending the Boston Conservation Area. On
the 23rd July, 1984, the Council resolved to extend
the Area as shown on the enclosed map.

The Council were satisfied that the criteria referred to
in Section 277 of the Town and Country Planning Act, 1971,
as amended by the Town and County Amenities Act, 1974,
had been met and notices, as per copy attached will appear
in the London Gazette and the local newspaper shortly.

Yours faithfully,

Chief Executive.

WHEN CALLING OR TELEPHONING PLEASE ASK FOR Miss. Vulich.
NOTICE IS HEREBY GIVEN that the Boston Borough Council have designated additional parts of Boston described in the schedule hereto as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. A plan showing the extended boundaries of the Conservation Area can be seen at the Municipal Buildings, Boston, during normal office hours.

Any person wishing to demolish the whole or part of a building within the original or extended Conservation Area must first apply for consent to the Council. Such application may be made separately or as part of an application for planning permission for the redevelopment of the site.

Any person proposing to do work on trees within the Conservation Area, which are not already protected by a Tree Preservation Order, must give the Council six weeks notice of their intention.

SCHEDULE

THE CONSERVATION AREA IS EXTENDED:

1. From South End to include St. Johns Churchyard and 33 Skirbeck Road.

2. Eastwards from Pen Street to include Grove Street and part of Botolph Street.

3. Southwards at West Street to include a group of listed buildings.

Municipal Buildings,
BOSTON,
Lincolnshire.

R. ERNEST COLEY,
Chief Executive.