

Historic Impact Assessment of 48 Church Street, Holbeach



The property is situated within the Holbeach conservation area and is approximately 150 metres south of the town centre and the nearby All Saints church. Built in the early 19 hundreds of brick construction with a concrete tiled roof, the premises consists of a retail sales shop with residential accommodation to the rear and first floor.

The building has been extended in recent years to provide additional Ground and First Floor accommodation to the rear of the property, whilst still retaining a small private rear garden area. New Timber windows have also been installed in recent years on the first floor façade of the building, in line with the building's original character and surroundings.

The current owners been now reached the age of retirement and wish to close down their business. They wish to continue living in the property and would like to convert the shop back into full residential accommodation. The proposed works are very sympathetic to the buildings original character with the suggested use of a new Timber window and door, matching the style of the windows situated on the first floor façade.

The scale, design and materials proposed are appropriate for a property of this age and aesthetically will offer minor impact to the building fabric as a hole. The proposed material will also offer better insulation for the property and help maintain the building for years to come. The proposal above, offers no damaging impact to neither the building nor the great aspect of the conservation area and should in no way harm the historic character of its surroundings. The loss of this retail unit will also have little impact to the overall appearance of Holbeach's high street as it is already situated on it outer perimeter of its main retail area.