Holbeach Conservation Area Appraisal and Management Plan

April 2025



SOUTH HOLLAND DISTRICT COUNCIL

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Summary of Special Interest

The context and historical development of Holbeach are unique to the town and it is from this that it draws its individual character. This strong sense of place comes from many facets, but the following characteristics are of particular importance to the character and appearance of Holbeach:

- Holbeach is a small market town which retains its medieval core formed around Market Hill (High Street/ West End) and All Saints Church. Originally an East-West linear development, through 18th and 19th century development Holbeach has evolved into a compact, nucleated town.
- Important agricultural hub following the draining of the Fens in early 17th century.
- Building hierarchies and boundaries illustrating the variations within and between the medieval and post medieval development of the town.
- The organic evolution of the buildings, which has furnished the town with an array of building types and styles that together document the development of the town and define its appearance. Aside from medieval church, phases of particular note are late-18th to late-19th century brick houses and an interesting collection of late-19th to mid-20th century commercial buildings.
- The harmonious, but not homogenous, appearance of streetscapes. Their piecemeal development means that buildings largely conform to the established scale, proportions, orientation and materials of their neighbours, and so whilst there is eclecticism in styles there is an overarching coherence that ties the street scenes together.
- The continuing use of buildings in the town for a range of functions brings variety and activity to the streets, with a mixture of residential, commercial, educational, religious and civic buildings throughout the town. There is, however, a higher concentration of commercial buildings around the Market Hill, with more residential properties found further out of town along the five routes.

Summary of Issues

The Holbeach Conservation Area Appraisal has identified issues that adversely impact the special interest for which the area has been designated to preserve or enhance.

- Gradual erosion of individual detailing across the built environment cumulatively resulting in erosion of character across the area.
- Introduction of new buildings that adopt a generic or inappropriate form, grain, choice of materials or detailing and dilutes the character of the area.
- The neglected condition of buildings in some places adversely impacts the appearance of the area.
- Despite a large car park sited along Boston Road South, the town centre is busy with traffic parking along parts of most roads which, whilst positive in an economic sense, impacts upon the character of the townscape and spaces due to the narrowing of streets, reducing visibility of ground floor elevations and adding clutter to the street scene.

Introduction

Conservation area designation is about celebrating and preserving the local distinctiveness of places, but what exactly is a conservation area and what are the implications of designations? The aim of this section is to explain why we designate area, why is it important to protect their character and appearance and how this legislative protection relates to Holbeach.

What are conservation areas?

In 1967, the Civic Amenities Act introduced the concept of recognising buildings and areas of historic interest and making provisions for the protection of that special interest. Today, the spirit of that Act is extended and incorporated into the Planning (Listed Buildings and Conservation Areas) Act 1990, which makes provision for the designation of *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"* [1]. The legislation applies nationally to England, although conservation areas are identified and designated by local authorities based on criteria appropriate to their area. The Council is responsible for administering conservation areas and managing the impacts of change to their special interest.

To facilitate the preservation or enhancement of a conservation area, as required by the 1990 Act, the designation of an area introduces some restrictions on what can and cannot be done without planning permission. It increases local planning authority controls, such as defined controls exercised over the design of new buildings, and planning applications are judged by their impact on the character and appearance of the area.

What are the benefits of conservation area status?

There are several environmental, social and economic benefits of conservation area status.

Economic:

- The protection of the special character of Holbeach generally means higher market values for buildings, and their appreciation in value. Research by the London School of Economics in 2012 into the effects of conservation areas on value [2] demonstrated that conservation area restrictions have benefits - beyond the conservation of character and appearance - as they help sustain and/or enhance the value of properties within designated areas;
    - Retaining and enhancing the buildings, features, and spaces which make Holbeach special will ensure that residents, workers and visitors continue to enjoy a unique area and invest in its success;
        - Retaining, re-using and enhancing the buildings, features, and spaces will also help retain and attract businesses to the historic centre of the town, making a major contribution to its long-term survival as a vibrant place and an attractive destination;
            - Potential for grant funding to conserve or enhance conservation areas. This can be to repair, re-use or restore buildings, sites of the public realm.
                - All the above combined will give greater economic confidence in Holbeach and can lead to investment in its built fabric.

(Continued over)

Communal:

- Holbeach Conservation Area, designated by the Council, reflects the value placed by the community on this market town and its role in the regeneration of the local area. People are more likely to come together in community groups – and create deep local roots - in protected areas to care for and enhance the significance of their homes, business and their sense of place;
- This can also provide greater certainty to residents, businesses, and stakeholders that harmful change will be avoided, minimised or mitigated through the requirement to preserve or enhance the special character of the conservation area.

Environmental:

- Green and open spaces and trees, which make an important contribution to the local environment, are protected where they contribute to the area's special interest;
- Locally valued buildings will be protected. The traditional buildings in Holbeach were built with lower embodied energy than modern construction is at present today. They have the potential to perform over centuries, with sensible and sustainable maintenance and repair, and reduce their operational energy use through low embodied, sustainable and healthy energy repairs;
- Conservation area controls can provide opportunities to improve the appearance and maintenance of the streetscape with appropriate cradle-to-cradle materials which are environmentally conscious (natural, compatible, repairable, re-usable, recyclable) and work in balance with traditional building materials.

What about Holbeach Conservation Area?

The special interest of Holbeach and the desire to celebrate and preserve its historical importance was recognised soon after the Civic Amenities Act was passed, and Holbeach became a designated area of special interest in 1970. Following recommendations from the 2009 Character Area Appraisal, the conservation area was extended to include Holbeach Cemetery and the properties on the eastern side of Park Road moving south from the cemetery to Market Hill.

Holbeach Conservation Area contains a grade I listed church. However, the reasons for the conservation area's designation were not formalised in any enduring way until the production of initial Conservation Area Appraisal in 2009, which this document will replace.

The positive role heritage assets play in defining local identity and character was recognised by South East Lincolnshire Local Plan, which was adopted in March 2019 and superseded the 2006 South Holland Local Plan [3]. The Plan identifies the historic environment as an asset that needs to be conserved and enhanced, and that its safeguarding needs to be informed by appreciation, understanding and recognition of its special interest and the contribution it makes to local distinctiveness. Holbeach does not current have a Neighbourhood Plan.

What is a conservation area appraisal?

Conservation area appraisals are in essence a tool to help people understand what is important about a place and manage change within it. Change is managed using the information about the conservation area and its character in the appraisal, and by carrying out the actions identified in the management plan.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest and then to designate them as conservation areas. Having established a conservation area, a management plan is needed. Section 71 of the Act requires local authorities to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas"[4].

Boundary changes

Inclusions

Based on the review of the conservation area for this appraisal, the following areas have been proposed for inclusion:

- 14-26 (evens) Fleet Street and Dragon Pearl Restaurant, St Johns Street to include buildings with historic shop fronts which positively contribute to the character and special interest of the conservation area.
- 8 to 26 (evens and 21-35 (odds) Barrington Gate; parts of Chapel Street; Green Lane; parts of Albert Walk and parts for Victoria Street. These buildings and their grounds, including undesignated heritage assets of local interest, positively contribute to the character and special interest of the conservation area.
- 12 to 40 (evens) Spalding Road to include the Victorian residential buildings of local interest located in this area of Spalding Road, opposite Stukeley Park.



Proposed inclusion would incorporate these historic shop fronts



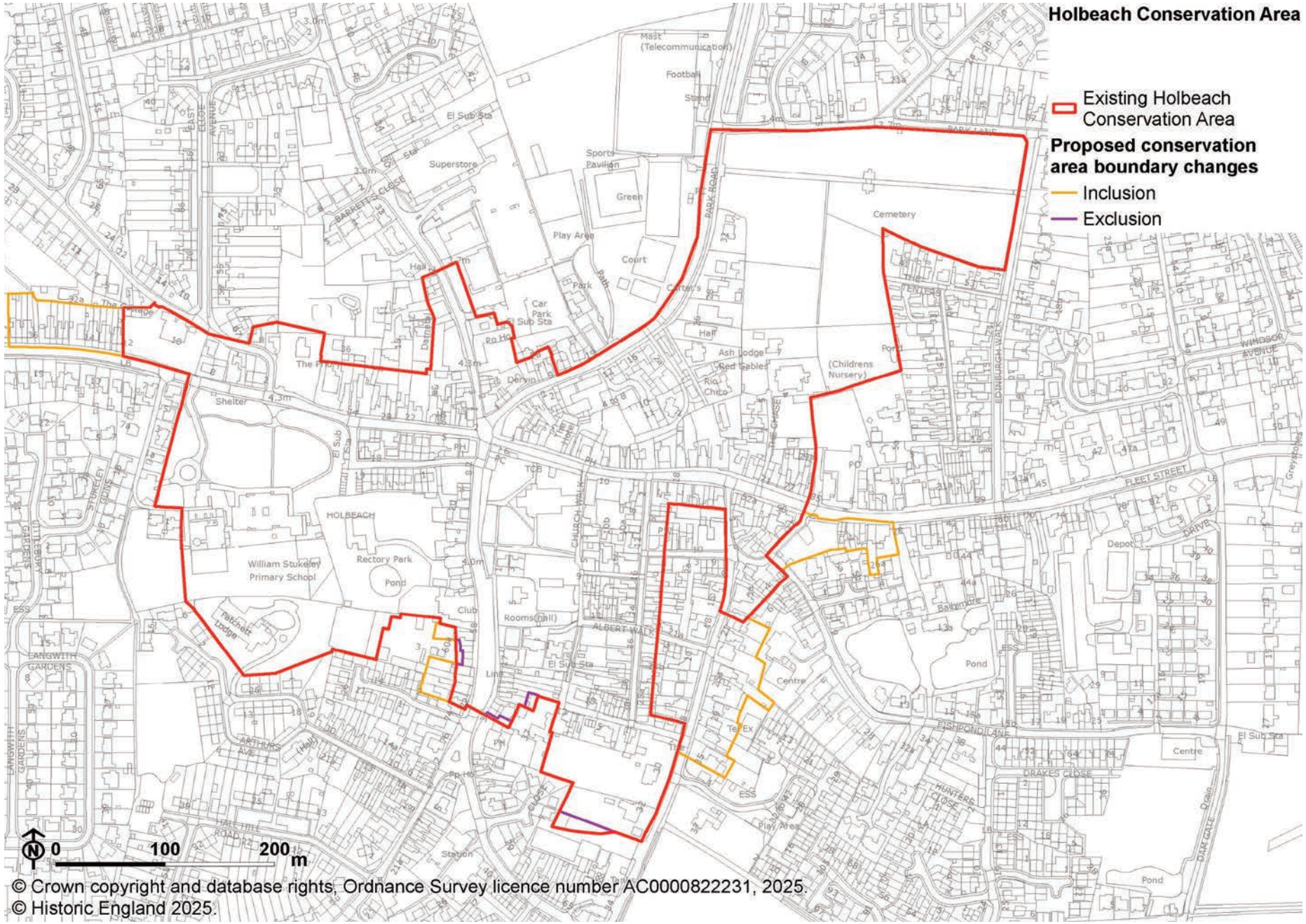
Proposed inclusions would incorporate 25 Barrington Gate, building of local interest

Exclusions / Amendments

No exclusions for the conservation area are proposed.

In addition to the above amendments, minor adjustments have been made to the conservation area boundary so that it follows property boundaries and highway edges as much as possible so that the conservation area boundary can be read on the ground.

Holbeach Conservation area – existing boundary and proposed inclusions and exclusions



Assessing the special interest

The character of an area starts to form long before human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. This section considers what it is about the location and context of Holbeach that made it suitable for successful occupation.

Location

Holbeach is a small historic market town in South Holland, in the south of Lincolnshire, 70km south east of the county town of Lincoln, 13km east of Spalding and 20 km south west of The Wash. The civil parish of Holbeach is one of the largest in England by area, stretching from Cambridgeshire to the Wash. Many of the parish villages share the Holbeach name, such as Holbeach Bank or Holbeach St Matthews, with the town of Holbeach itself being the largest of these.

Holbeach is within Natural England's National Character Area 46 - The Fens, a 'distinctive, historic and human-influenced wetland landscape lying to the west of the Wash estuary, which formerly constituted the largest wetland area in England. The area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons. The level, open topography shapes the impression of huge skies which convey a strong sense of place, tranquillity and inspiration'.[5]

The Historic Landscape Characterisation Project for Lincolnshire records Holbeach in WSH6 - Townlands within the Wash Character Area. The landscape history is described as predominantly agricultural but encompasses most of the nucleated settlements in the wider Wash region. [6]

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Designations

Designated Assets

There are 25 listed buildings within the conservation area;

- One grade I listed building
- 24 grade II buildings

There are no registered park and gardens or scheduled monuments with the conservation area boundary.

Non-designated Assets

Non designated heritage assets are buildings that are not nationally designated but contribute positively to townscape and the special interest of Holbeach's conservation area. South Holland does not currently have a published list of locally important buildings, although locally important buildings have previously been identified.

It is not possible to identify all non-designated assets within the scope of this assessment.

Archaeological potential

In addition to the preserved historic townscape and the individual historic buildings that remain in Holbeach, the question of archaeological potential is also highly relevant to the town and the conservation area. Holbeach's relatively stable fortune throughout its history has meant that its archaeology has suffered little from the continuing process of development that has affected other historic towns' archaeology, particularly during the post-war period. Added to this is Holbeach's location. Situated in the fens, the water table remains high and conditions for preservation are highly favourable, especially of wood, leather, cloth and vegetation. Although a full archaeological investigation of the town centre has hitherto been limited, providing only intermittent evidence, it is likely that Holbeach contains important buried deposits. It is vital these deposits are conserved and full account is taken of their significance in the future planning and development of the town.

Geology, location, topography and landscape setting

The underlying geology of the area is Quaternary alluvial sand, the most recent geological period which covers the last three million years. The movement and melting of ice sheets created new rivers and diverted existing ones. These rivers left behind alluvial deposits of sand and gravel across South East Lincolnshire.[7]

The underlying geology has endowed this area of the county with fertile and cultivatable soil which has influenced human uses of the land. In Holbeach, much of this land is composed of marine silt, which is beneficial for bulb growing, for which the surrounding area is famous.

The landscape of South Holland is nearly entirely flat, consisting of marshy land, much of which has been reclaimed from the sea. This area, known as the Fens, was drained centuries ago, resulting in a low lying agricultural region, much of which is below sea level and relies on pumped draining and sluices to manage the low and high tides and maintain agricultural viability.

Whilst the topography of the area lacks the drama of rugged mountains or allure of gently undulating hills, the wide open nature of the landscape offers distant, panoramic view that evoke a true sense of openness.

The town of Holbeach sits amongst the patchwork of farms and agricultural land. It is located on a higher ridge of land that historically bordered a river and former coastline [8]. The flatness of the landscape and relatively higher elevation means the town is visible from the A17 which approaching the town.

General character and plan form

Holbeach is a compact, nucleated settlement which derives its main character from the historic core and roads radiating out from the centre of the town at Market Hill. At this point, all five main roads converge and create an interesting and complex space loosely running east and west either side of West End/High Street. The conservation area is evenly distributed along this axis, with extension to the north east to include Holbeach Cemetery and to the south west to include Stukeley Park. The general form of the town was laid out in the medieval period, and this basic form is still legible today in the routes around the commercial centre. 18th century industrial and 19th century residential developments have furnished the town with an array of building types and styles that together document the development of the town and define its appearance.

The setting of All Saints Church creates an area of open green space amidst the dense development and sense of enclosure created by the main street and residential back streets. Unlike larger market town counterparts, the conservation area is notable for its minimal industrial activity and buildings, one example being a small industrial enclave north of Market Hill along Boston Road South.

History and development

This section considers how Holbeach developed from its earliest origins into the town we see today.

Early beginnings: prehistory to the Saxons

South East Lincolnshire has a long and varied history as evidenced by archaeological remains which date back to Roman times, including the remnants of a settlement and small cemetery dating from the 1st to 4th century ACE near Spalding [9] and a possible Roman settlement at Holbeach St Johns [10], south of Holbeach.

During the Roman occupation of Britain salt manufacture was an important industry [11], and when the Romans invaded Lincolnshire towards the end of the first century they drained and utilised the salt rich land of the fens for crops. Holbeach's proximity to The Wash at that time – approximately five miles closer than present day – and location on the river network may have made it a useful water navigation route. The elevated position of Holbeach may be as a result of natural silt deposits, or possibly an ancient Roman land bank constructed to protect against sea incursions.[12]

To drain the land, many drains and ditches were cut, and it is likely that early settlers would have been involved in this process. Agriculture therefore has ancient roots, and managing tidal inundation to protect farmland is evident in banks and ditches also dating to the Saxon times [13]. However, there is evidence that salt making was coming to an end by the mid-7th century BC possibly due to climatic change and flooding which may have made such activities difficult [14]. A settlement at present day Holbeach is known to have existed in the Saxon period and it is mentioned in the charter of King Wiglaf of 833.

Although the existence of Roman archaeology suggests there was a considerable settlement in the area during this time, there is little evidence of this phase contributing to the layout or character of the town of Holbeach. The process of draining the land which provided the fertile land upon which the agricultural industry grew is however more important to the character of the area that developed around Holbeach. This drove the development of Holbeach and other settlements on the drained fens and marshes.[15]

The Normans arrive: 11th to 13th centuries

This phase is of great importance in the development of Holbeach. This period is the genesis of the town as we see it today, as it was during this time that its basic form was laid out, a form that is still entirely legible today.

A settlement in Holbeach is mentioned in the Domesday Survey of 1086 with the multiple entries indicating the importance of the town and the presence of several manors. Land for ploughs and oxen along with villagers are mentioned but no church [16]. 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 [17]. Other sources suggest 'deep stream' - it is known that a river originally ran through the town.

Land use during this time was largely a varied mix of arable and meadow; however realistically it would have supported many more uses which are not noted in the Domesday survey. There has been a church in Holbeach since at least 1177, at this point it belonged to the priory of Spalding.



Medieval All Saints Church



The church remains prominent within the town



The medieval layout of the town is still visible today

Markets, morality and prosperity: The 13th to 19th centuries

This phase established much of the development in Holbeach that we see today. This period is the genesis of much of the town, as it was during this time that its basic form was laid out, a form that is still legible today. Five roads still converge at Market Hill, as they have done since medieval times [18]. The Holbeach market is still a weekly occurrence on a Thursday, although much diminished.

The success of the settlement as a centre for trade and as a stopping point on the principal east-west road financed some of the more ambitious buildings in the town. Whilst few of these building survive today, replacements buildings have been constrained by their neighbours so that the fixed proportions set down in the form of burgage plots are still legible, even where plots have been amalgamated or rebuilt.

The medieval period was pivotal for Holbeach, especially the with the granting of a market charter in 1252. The license permitted a market every Thursday and an annual fair [19] and would have established the town as an important commercial centre. It is highly probable that the location of the market place would have been the same as it is today, on the junction of the five-way cross roads, At this time, the Holbeach River flowed through the town rather than beneath the roads as it later would be. Where the river and met the east-west road, which connected Holbeach to Spalding and the eastern villages, is likely to have been an important crossing point, providing a prime location for trade and markets, with goods being transported both on the river and by road.[20]

The plan form of the roads to the south-west of the central cross roads, between West End and Back Lane, could suggest that the central market was held in this rectangle of land, or that it had expanded here over time as the market grew. Permanent stalls and structures then in-filled the market over time, creating the street which has been preserved into the modern day. The street plan of St Johns Street, High Street and Chapel Street could also be the result of a second in-filled market. The meeting of the roads providing another ideal place for trade; the High Street is also much wider at this point providing room for horses and livestock.[21]

All Saints' Church was built in the 14th century following the Bishop of Lincoln acquiring the right to a church benefice and proposing to pay for a replacement chancel. The porch, two round towers located to the north of the church, which was built around 1700, possibly incorporated parts of de Moulton's ruined castle, a medieval moated site known as Kings Hall near Moulton, Lincolnshire. All Saint's Hospital was founded in 1351 by Sir John Kirton to accommodate a warden and 'fifteen poor persons'.[22] The hospital ceased to function before the suppression of chantries and hospitals in 1545 but may have remained a physical presence in the town until the 17th century.[23]

In the wider area, the Lincolnshire map of 1610 shows the location of The Wash prior to the extensive draining of the area. Holbeach is shown to the south of the western edge of the coast and surrounded by numerous drains across the Fens [24]. The extensive drainage that followed reclaimed land from the sea to the east of Holbeach and increased the distance from the town to the coast from around 2 miles to around 7 miles. These efforts created over 23,000 acres of fertile land around Holbeach, establishing it as an important agricultural hub. Field patterns around the town are suggestive of medieval open field systems, largely individually farmed area of a communal field; generally arranged in strips. Trade in Holbeach would also have been improved by the upgrading of the main east-west route in 1764 as the Holbeach Turnpike.

Railways and residences: 19th century to mid-20th century

This phase marks the increasing population and prosperity of the town, which is reflected in its outward expansion. This is documented by the presence of some fine late 19th and early 20th century buildings radiating outwards from the main linear street. These were mostly developments on former agricultural land, and the creation of these new residential streets fundamentally expanded and changed the character of the town

The next phase of development in Holbeach saw the building of new streets around the historic centre to accommodate the increasing population. These streets, including Albert Walk, Chancery Lane, Edinburgh Walk were laid out in a linear grid system, with smaller roads extending from the more populous ones.

These new roads were partly possible due to changes to the waterways through Holbeach. The tithe map of 1839 shows the location of the river, flanked by two streets which met at the bridge before this point, but the river was reportedly identified as a source of disease in a report by the General Board of Health, due to the way it was used by the residents and local farmers. As a result, Holbeach River was covered over and converted to a street in 1853. The mid-19th saw an era of prosperity and the construction of civic, commercial and residential buildings such as Bank House (1830) and Holbeach Cemetery (1854).

Whereas the burial ground at All Saints Church provided full Church of England funerary practices, Holbeach Cemetery is a dual-consecrated Church of England and non-conformist cemetery, which is reflected in the two 'halves' of the chapel. This joint approach is perhaps why the landscaping, boundaries and gateways are rather plain. It would also have been the closest thing the town had to a formal park in the 1850s, so was probably designed with promenading in mind alongside its primary purpose, and the connecting through route would have been intended for both purposes.

In 1858 the Midland and Great Northern Joint Railway and Holbeach railway station were opened, allowed the public to travel between Holbeach and Spalding and a few years later, in 1865, the extension to Sutton Bridge was opened. The construction of the railway allowed for increased amounts of passengers, goods and agricultural produce to be transported through Holbeach, stimulating growth in the area around the station and the town overall.

The 19th century also saw the building of several small churches south of the high street, including a Wesleyan chapel, built on Chapel Street in 1808 (now demolished), and a Baptist chapel, which was built on Albert Street in 1845 using red brick and colour-washed render.

The recent past: Mid-20th century to present day

Holbeach has expanded significantly through the 20th and 21st centuries, the majority of which is residential developments which are situated outside of the conservation area. There was very little change in the centre of town during this time although throughout the course of the century, demolition and infill of plots across the town was carried out on a piecemeal basis - an inevitable, and at times necessary, process of evolution of the settlement's building stock.

The infilling of backlands is a trend that was well- established by now and one that continued in the latter half of the 20th century. Similarly, the demand for housing also continued. This principally took the form of extensions on peripheral land around Holbeach. Changes also occurred to the historic building stock - By the late 20th century, the principal house on the former Stukeley Estate was being used as a retirement home. Following its closure and a period of vacancy and vandalism it was demolished in 1993. The land was used as the site for a new primary school, and the grounds partly retained for public use.[25]

Changes to transport connections impacted on the character of the area. The railway line connecting Holbeach to other towns in Lincolnshire closed in 1959 and the railway itself dismantled in 1965 [26] and the area around the station developed from industrial to residential use. The A151, a main road connecting Spalding to the A17 used to pass through Holbeach, however, it was re-routed in the 1990s and now diverts north to the A17 before reaching Holbeach, bypassing the town centre.[27]

The merits of buildings from this era are limited: at best they are innocuous, at worst they fail either to express and respond to Holbeach's individual character - taking the form of a generic historical pastiche or making a token gesture towards local materials - or to add an ambitious, contemporary building that would continue the rich architectural legacy of the town

The town's retail offering has shown resilience during challenging times for local high streets, and therefore the number of historic buildings in current use on the high street remains proportionately high and there is still a good balance of commercial and residential properties right at the core of the town.



An example of a modest residential property from this period, rendered (West End South)

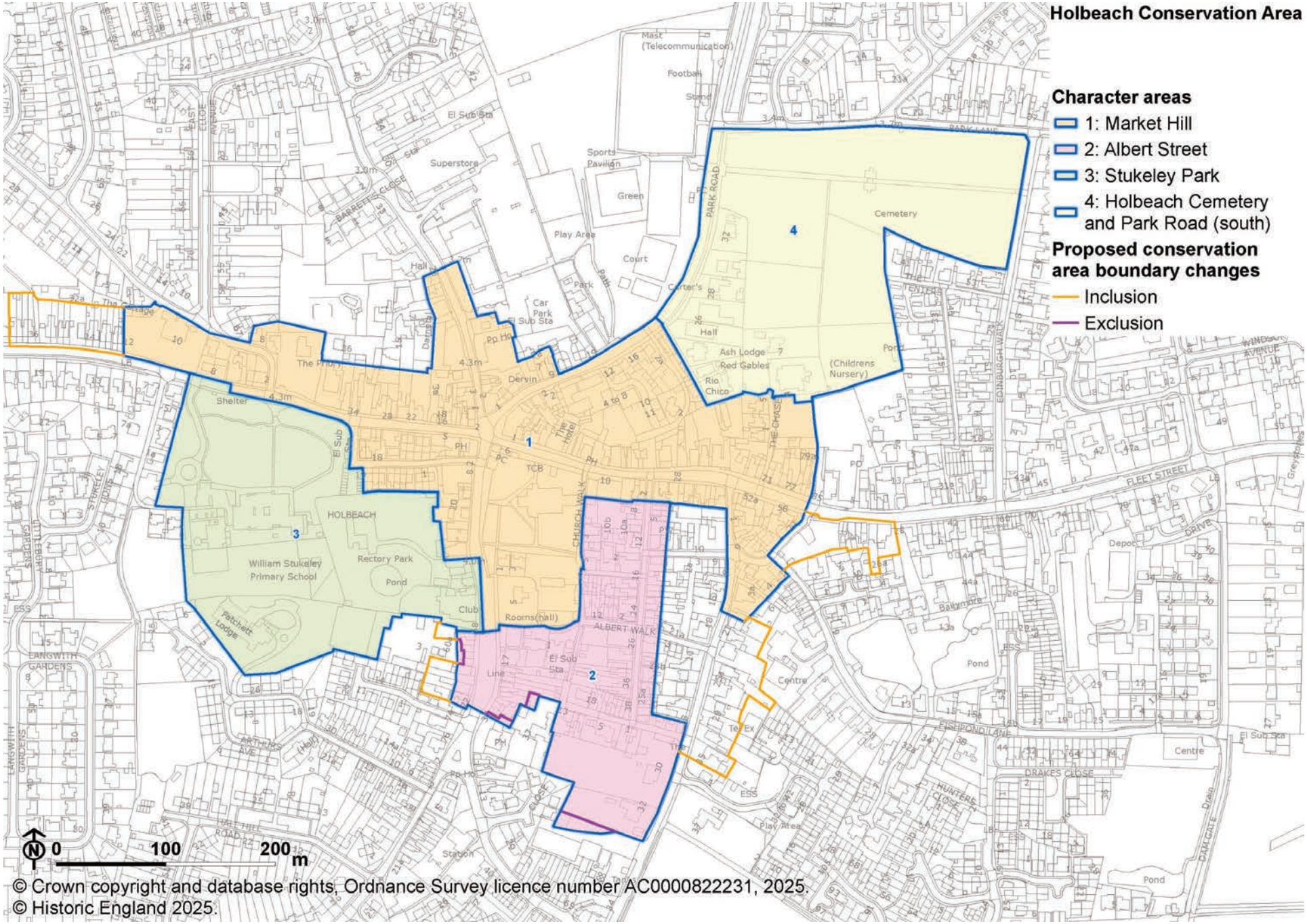


A more finely detailed property with exposed brick (West End North)



Industrial buildings, such as this example on Boston Road South, are rare within the conservation area

Character analysis of the character areas



Note on views

Whilst all senses are engaged in our experience of place, human reliance on the visual does mean that views play a major role in our understanding and perception of character, and Holbeach is no exception. There are numerous views that contribute to our appreciation of Holbeach, but they all fall largely into three distinct categories: static, glimpsed and dynamic.

Static

These types of views tend to be - although not always - designed or intentional, or at least self-aware. They are a specific, fixed point from which a particular aspect of the area's character can best be appreciated.

Glimpsed

These types of views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.

Dynamic

These are views that steadily reveal different aspects of a place's character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points

General characteristics of Spalding Conservation Area

Holbeach is a compact, nucleated settlement centred around a historic core formed of an irregular shape focused on the five-road intersection of West End, Boston Road South, Park Road, High Street and Church Street at Market Place. Plan form is a series of irregular streets projecting from this core with the arterial route running West-East from West End to High Street. Historic plan form is retained in its entirety with only minor changes through later in-fill development.

Holbeach retains the character of a small market town with a busy commercial centre, although this has been diminished as a result of re-routing the A17 to the outskirts of the town. The centre is noted for the high quality of its historic ecclesiastical and commercial architecture, containing the most significance and oldest building in Holbeach. The general form of the town was laid out in the medieval period, and this form is still legible today in the routes through the town and ecclesiastical buildings. 18th century and 19th century commercial and residential developments have furnished the town with an array of building types and styles that together document the development of the town and define its appearance.

Traditional building materials and important details

Walls

- Red/brown brick is the predominant building material throughout the conservation area (and indeed, the wider district).
- Much of the brickwork is plain, but is often in Flemish and English bonds, there are some examples of coloured brick bands and dog-toothing.
- Occasional examples of cream/buff stock brick are seen in some of the 19th century buildings.
- Many of the brick buildings have been painted or rendered.
- Examples of stone buildings are rare but include the Parish Church and Parish Council chambers on West End.

Roofs

- Thatch and plain tile were used historically, as evidenced from historic drawings and photographs. However, little evidence of these materials remains.
- The predominant remaining historic roofing material is Welsh Slate, as turnpikes then railways allowed for importing of materials.
- 18th century and older buildings have noticeably steeper roof pitches intended for pantiles. The fashion for shallow roof pitches from the late 18th century onwards is reflected in the use of slate and this became the main roofing material regardless of pitch.
- However many of the buildings have lost their slate or clay pantiles and been replaced with interlocking concrete tiles.
- Brick chimneys are an important feature within the conservation area.
- Dormers are small in scale and are mostly steeply pitched gables, some with decorative bargeboards or curved top leaded.



Red brick buildings with sash windows and fanlights



Rendered building with decorative windows and banding



Decorative window details

Details

- Vertical sash windows are the most common form of window opening. Historical windows are largely plain sash, but in many cases the original windows have been replaced by UPVC versions.
- Bay windows are found in some of the residential streets set back from the main throughfare
- Tie plates have been used throughout the conservation area for structural reinforcement of historic buildings and create an interesting visual feature.
- The Georgian and Victorian art of joinery has left a considerable legacy in Holbeach with fine door cases, sash windows and some porches.
- There is a mix of Georgian through to mid-20th century shopfronts of good quality, but this has been diluted by later alterations, modernisations and replacements. Window openings on buildings of many ages have rubbed brick arches. Segmental or flat are characteristic of the area given the scarcity of stone to form lintels with. Some earlier houses have flat arches with imitation stonework in stucco.
- Other retained historic features include brick archways between buildings and prominent eaves details regardless of whether a roof has a shallow or steep pitch.

Green space and trees

There are three principal public green spaces within the conservation area:

- All Saints Church yard - the Church and its setting are a fundamental feature of the town, and the open space provided by the church yard an enduring focus of respite and civic activity along the main streets. This space is complemented to the south by the greenery and tree cover of the Vicarage and Reading Rooms.
- Holbeach Cemetery -This space is located towards the boundary of the area, north of the principal streets. Despite this proximity, the change in character as you move away from the bustling street frontages along Park Road to the cemetery is pronounced. The traffic and busy activity of the street gives way to quieter, green, softer environs, providing a visual and audible contrast.
- Stukeley Park (south of Spalding Road) - The spaciousness and greenery originally communicated the wealth and status of the occupiers of the house which stood outside of the tight confines of the medieval town. In its present form, as a much smaller public green area, it is shielded from the busy road by the boundary wall and mature planting and provides an immediate break from the inevitable noise and activity in the area. This space is complemented by the greenery and tree cover in the gardens of Rectory Park and Patchett Lodge.



Open green space in Holbeach Cemetery



An example of varied signage/wayfinding



An example of more cohesive signage

Public Realm

Historic street furniture such as milestones or lamp posts can greatly enrich the streetscape. Within Holbeach there are examples that possess both intrinsic design quality and illustrative historic value, even on a modest scale, such as the K6 telephone kiosk and the milestone erected in the churchyard wall, both located on High Street and within the setting of the church. The importance of these remaining asserts is significant, especially given the removal of most historic street furniture over time and replacement with modern materials.

Historic street surfaces can also make a considerable contribution to the historic environment. Unfortunately, there are few remaining examples of historic paving or surfacing within Holbeach, with the roads and pavements now being largely tarmacked or paved using modern materials.

Character analysis and character areas

In order to aid detailed appraisal, management and understanding of the conservation area, it has been split into four character areas, as outlined below.
The character areas can be defined according to historical development, building form and uses and location. Although each character area is different, they each contribute positively to the overall special architectural or historic interest of the conservation area. The indicative boundary shown on the spatial maps is not intended to represent a hard boundary between the character areas, but rather to identify where the prevailing character of a part of the conservation area changes.

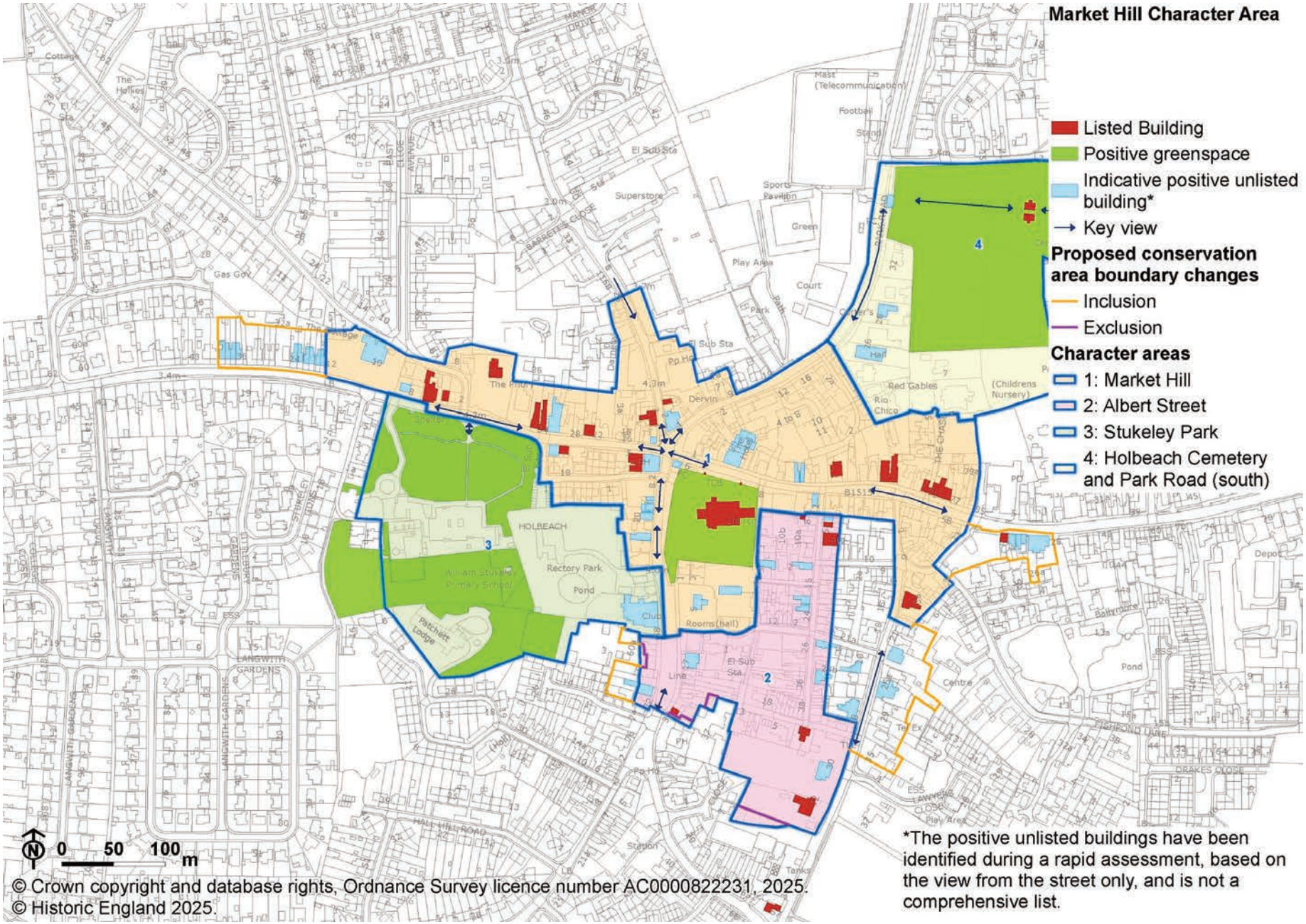
These areas are:

- Market Hill
- Albert Street
- Stukeley Park
- Park Road and Holbeach Cemetery

Market Hill

Character: Energetic, engaging, charming

Spatial analysis maps



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Spatial Character and layout

The areas of West End and High Street, and the streets radiating from these, form the main commercial centre of the town. These streets form a mix of commercial, ecclesiastical and residential uses with a range of spatial layouts, building types, building materials and character of open and green spaces. This area is characterised by the surviving medieval plan and succession of spaces, streets and lanes, lined with buildings representing the medieval period and onwards.

Holbeach derives its main character from the roads radiating out from the centre of the town at Market Hill. At this point, all five main roads converge and create an interesting and complex space loosely running east and west either side of West End/High Street which remains a hub of activity as it would have been since medieval times. Both sides of the street have a dense built form of largely two storey buildings and tight grain with little open space aside from the churchyard. All of the earlier buildings have strong frontages and corner features which create the engaging character of the area and in some places long, narrow plot proportions and narrow lanes preserve the form of burgage plots.



Dense built form of two/three storey buildings





Strong frontages and corner features along Market Hill and Fleet Street

Views and landmarks

All Saints Church with its prominent tower and spire is a landmark building, intended to draw attention to itself. The mass of the church itself and contribution of the landscaping and wall around it are particularly striking due to its contrast with the dense grain and low roofline of its setting on the main street. There is a marked absence of any other taller structure to compete with the church, with the general scale of the town a fairly consistent 2-3 storeys. This results in the church tower being visible from all the character areas within the conservation area. A few current and former public and commercial buildings such as Mansion House and Bank House are slightly taller than the prevailing scale and provide local landmarks. The narrow street forms and sense of enclosure generally mean these act as eye-catchers only at relatively close range.



Church spire visible above the roof and tree



Bank House is taller than the prevailing scale



Glimpsed views along Market Hill (north)

Market Hill is well-endowed with glimpsed views because of the number of alleyways and side entrances that give views to back streets and yards.

The glimpsed views add to our experience of the town, however, as individual assets may appear briefly in any number of dynamic views. Other views are also short-range, relying on the gradually-changing alignment of streets to reveal picturesque compositions of spaces and buildings of architectural interest. High Street is a sweeping highway with staggered building lines which creates interesting and dynamic vistas, including the landmark church tower of All Saints Church.



Glimpsed views along Market Hill (south)



The Crown Hotel, a grade II listed building originating from the early 18th century, located on West End

Built form and activity

The character is generally urban and the use is commercial through the character area with the focal point of the church in the centre and residential use heading out of town along West End to the west and High Street to the east. This part of the town centre includes public houses, hotels and a bank. Within the commercial streets around Market Hill, the majority of the premises are in retail use. All Saint's Church is set within a landscaped church yard which opens out onto High Street and creates a green open space within the character area.

As well as the permanent commercial premises, a small weekly market is held the area around Church Street and High Street.

There are on-street car parking bays along High Street and West End, as well as small public car parks within the character area, for example between 57-59 High Street. The larger public car parks are located to the north, outside the conservation area. This area also contains the car parks provision within Holbeach. The roads are well used by vehicles and pedestrians, although this activity is now largely local since the re-routeing of the A17.





All Saints Church, Holbeach

Important details and features

The Market Hill area of Holbeach contains the most significant building within the conservation area, the grade I listed Church of All Saints (NHLE re: 10644860). The church is the only remaining building of medieval origin, dating to the 14th century with alterations in the 15th century and restoration in 1867. Constructed of limestone ashlar and rubble, with a fine tower and spire, it has examples of intricate Gothic ecclesiastical architecture such as the multi-stage buttresses, turrets and carved tracery around windows and bell openings.

Some of the shop fronts have retained traditional features, proportions and detailing such as moulded windows and doors, wooden pilasters and glazing.

There are numerous features that illustrate the both the homogenous and individual details and features that create the character of the area, including:

- 47 High Street - 1920s-30s re-fronting of an earlier building with surviving shopfront and windows from this era
- 71-77 High Street - an unusually long terrace within the character area, with Italianate detail.
- Market Hill corner - a collection of 19th century buildings, squeezed into small plots. Formerly part of the open market place and includes the former Market House
- Park Road/Boston Road South - A charming collection of 18th century buildings, in a vernacular style made of local bricks.





Cohesive and sympathetic shop frontage

Areas of loss or intrusion

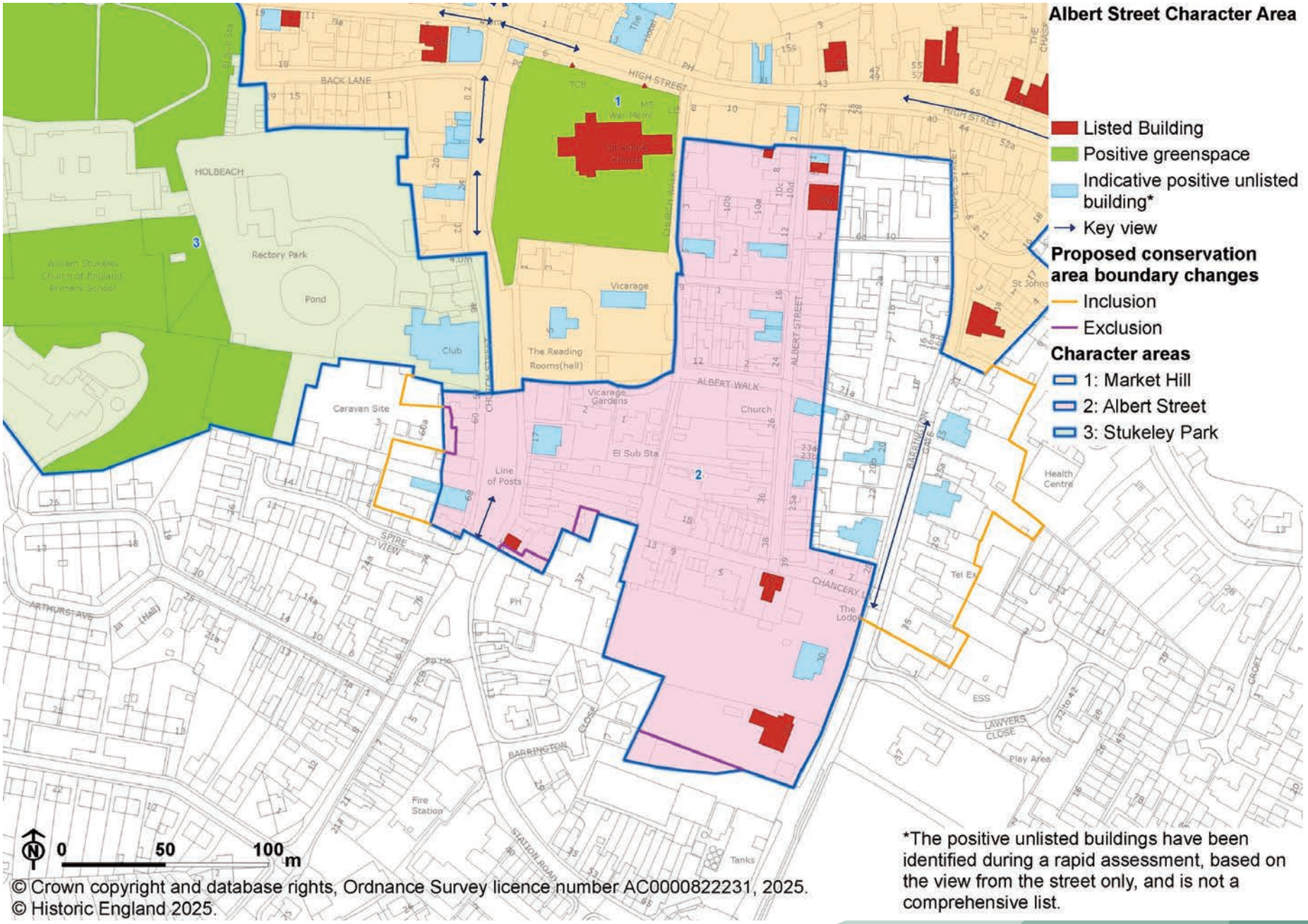
Some of the listed buildings are in poor condition and in need of maintenance. Many of the undesignated buildings have undergone unsympathetic alterations which have resulted in some loss of historic fabric and features through the use of UPVC windows and doors. Across the character area there has been general loss of historic street surfaces and street furniture, and in addition, clutter of signage and wayfinding at the main junction in particular further degrades the historic character.

Infilling of and alterations to existing sites/buildings has resulted in unsympathetic developments within the character area such as the modern detached housing and shop frontages without any apparent acknowledgement of their heritage setting. Whilst some effort has been made to limit car parking along the main street, vehicles still line the road and limit visibility and appreciation of the conservation area.

Albert Street

Character: Composed, robust, modest

Spatial analysis maps



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Spatial Character and layout

The area around Albert Street consists of the planned residential development of Holbeach from the 19th century, illustrated by the grid layout and regular plot width when compared to the medieval grain of the main street. Many of the streets in this area are not though routes, therefore creating a quieter character despite its proximity to the main streets. Barrington Gate and Church Street however were originally country lanes on the edge of town that would have led to the open countryside.

Development density is greater closer to the High Street, where the residential buildings are initially modest in nature and detailing, mostly two storey mid-19th century terraces and semi-detached houses with some modern infill. However, there is a noticeable change in the size and detailing as you move south – along Albert Street and Barrington Gate, terraces become detached houses, plots get wider and window and door treatments become more ornate. Houses remain largely two storeys, but private spaces are more prominent, and this spaciousness and greenery communicates the wealth and status of the occupiers of the houses which stand outside of the confines of the densely built up plots that comprise the medieval town and 19th century expansion.

Their character and appearance are very much of their time and add to the architectural variety of the town. As with the previous phase, their piecemeal development has meant that they largely conform to the established scale, proportions, orientation and materials of their neighbours, and so whilst there is eclecticism in styles there is an overarching harmony that ties the street scenes together.



Modest nature and detailing, mostly two storey



A Larger, more substantial plots



Detached and semi-detached properties

Views and landmarks

The planned grid nature of this area means that many of the views are static - they are a specific, fixed point from which a particular aspect of the area's character can best be appreciated. The tight grain of many of the streets mean these views tend to be short, terminating at a dead end or walls. However the alleyways and side entrances in this area also provides glimpses views, although these tend to be of infill areas of minor historical significance. Further south in the area, where the street pattern becomes more sinuous, there are some dynamic views, particularly moving south along Church Street and Barrington Gate towards the boundary of the conservation area. Albert Street is unusually long and straight, enclosed by buildings which results in channelled vistas north and south.

Given the largely cohesive nature of the spatial character and layout of the character area, there are no landmark buildings that punctuate the skyline. Even the religious buildings, whilst local landmarks, do not have spires or turrets for example and are therefore a continuation of the roofscape.

There are 8 grade II listed buildings located in this area.



Religious buildings follow the massing of the area



Static views within the character area



Static views within the character area

Built form and activity

The character area concentrates to the south of the main throughfare, and predominantly contains a mix of residential and small scale industrial uses, interspersed with places of worship and other municipal buildings such as the school building (often appearing as such in character although not always in original use anymore).

The height of buildings in the character area is generally 2 to 3 storeys, although the overall height can vary depending on the age of the building and the floor to ceiling heights. The range of these variations is narrow, however, and on the whole the roofscape of the street frontages transitions gently from one building to the next, adding variety and visual interest without any one building particularly dominating a scene.

Important details and features

Whilst the 19th century saw a period of expansion in Holbeach, it is not one of particular architectural experimentation. The numerous residential buildings in the character area, whilst composed and robust, are classic examples of Victorian architecture and developed as lower middle class / artisan housing. The houses are the products of builders working to existing pattern books rather than architect-designed houses, resulting in a combination of conservatism and variations on a theme, although there are exceptions such as 30 and 32 Barrington Gate which were higher status.

However, this in itself has created the special character of the area – a coherent development of regular widths and rhythms that are illustrative of their time. Additionally where there are architectural flourishes, these are elevated to prominence in comparison to the uniformity around them. For example, the height and detailing of the grade II listed three storey houses at 19 Barrington Gate, with its semi-circular headed doorway and painted wedge lintels makes it stand out from its neighbours, whilst the detached property at 25 Barrington Gate, although not previously identified as a building of local historic interest, is a striking example of 1930s architecture set amongst the largely Victorian streetscape. The detailing of 1-3 Chancery creates an attractive terminal feature to the view along Albert Street, whilst Old Post Office and the Reading Rooms are also noticeable by their architecture as much as their different footprints and massing.

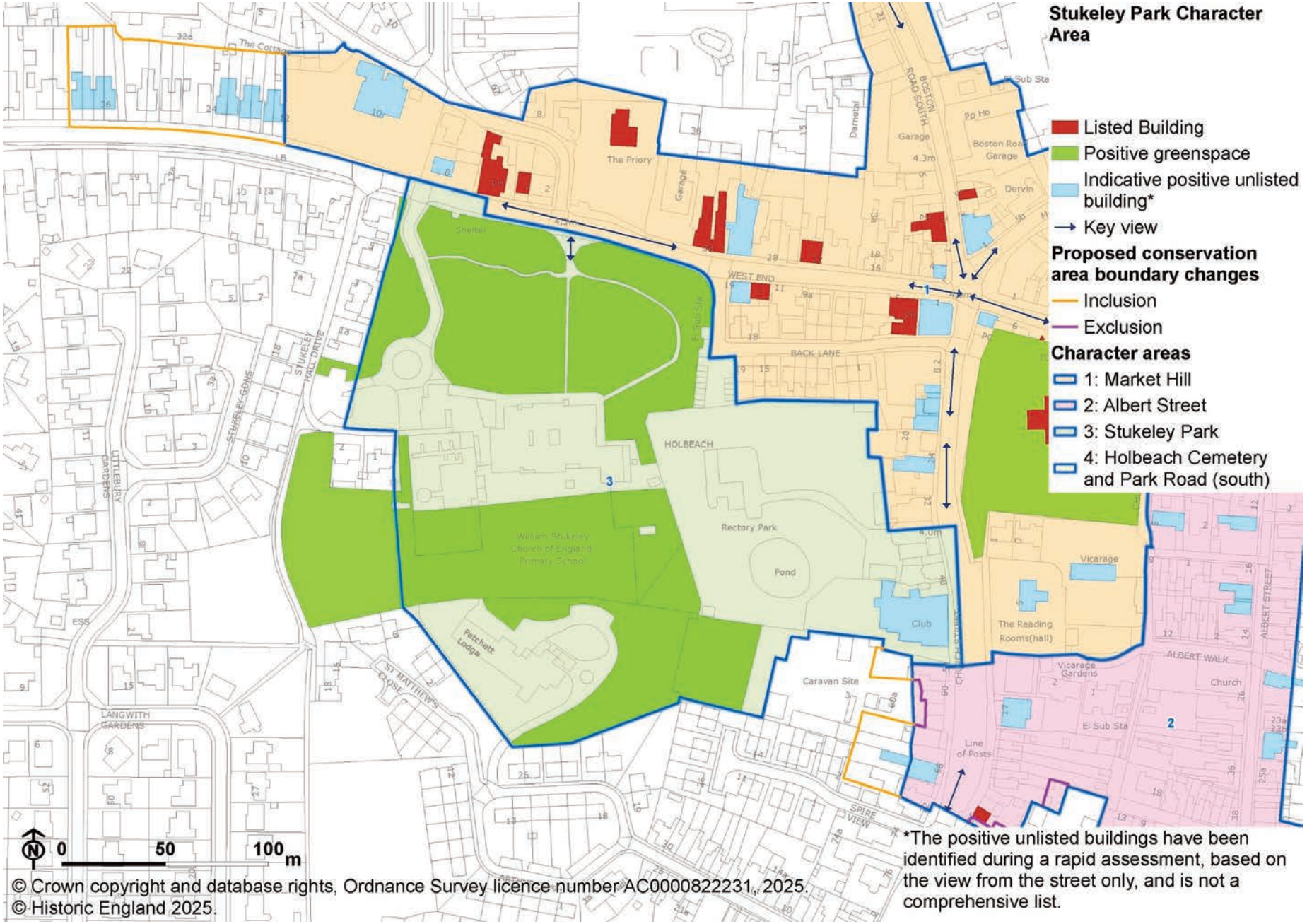
Areas of loss or intrusion

Whilst the tight grain of terraces along Albert Street remains largely unchanged, there are areas of unsympathetic infill in plots throughout much of the rest of the character area. This is particularly noticeable around the junction of High Street and Chapel Street, where the site of the name-sake chapel is used for commercial and industrial purposes. Residential alterations have also resulted in high levels of loss of historic fabric and features through the use of UPVC windows and doors and the loss of boundary features in order to accommodate off street parking spaces in front gardens.

Stukeley Park

Character: Verdant, enclosed, spacious

Spatial analysis maps



Spatial Character and layout

Stukeley Park constitutes an area south of Spalding Road and that was the former park of Stukeley House. The park is a large, enclosed area, with only the northern part being publicly accessible. William Stukeley C of E Primary School, opened in 1994, was built on the site of the old Stukeley House, and the school is set in what was once the grounds of the house, stretching south. Beyond the school grounds, the historic grounds of the house are now occupied by Patchett house, a late 20th century care home with a generous garden which retains some of the character of the former parklands. The site of the old Rectory, adjacent to All Saints Church across Church Street, also retains its traditional character despite the demolition of the old building and construction of a 20th century dwelling.

The frontages of these buildings are set back from the main streets and the cloaking of the pathways within these area by mature trees canopies makes it feel very removed from the bustle of the town centre and its main routes. The survival of the park itself therefore creates heritage significance as evidence of the historic hierarchy of buildings and their grounds, which have left a footprint within the town.



Wall frontage of Stukeley Park



Entrance to Stukeley Park



Grounds of Stukeley Park

Views and landmarks

Whilst there are no landmark or listed buildings within the character area for which there are views of particular contribution to Stukeley Park, the views of and within the park itself are of interest.

Despite now being publicly accessible, the area was designed as a private residence, so static views are limited, both by the lack of landmark building and the mature planting and the brick boundary treatments. These park features create engaging glimpsed views through the trees into areas of the park. The depth of the tree canopy, especially along West End in the in the spring and summer months, make these views tantalisingly limited, with only a suggestion of what lies beyond the tree line.

Built form and activity

Whilst there are no listed or designated assets within the character area, there are features within the built environment that contribute to its special character. The brick wall marking the boundary of Stukeley Park and Spalding Road has interesting features such as projecting pilasters and brick coping. The patina or aging that has formed on the brick creates a sense of longevity that is cohesive with the wider conservation area, despite the changes to actual buildings and their uses.

Although towards the edge of the conservation area, the school, located along Spalding Road, brings a unique dynamic to the area. The school building itself is not of note, but the sound and activity of a primary school right in the heart of the town makes an important contribution to its character by reminding us that Holbeach's story is not just one of commerce, but of community too.

Important details and features

There are no architectural details or features of particular note. The open nature of the public park and mature trees and planting however are a key feature of the area.

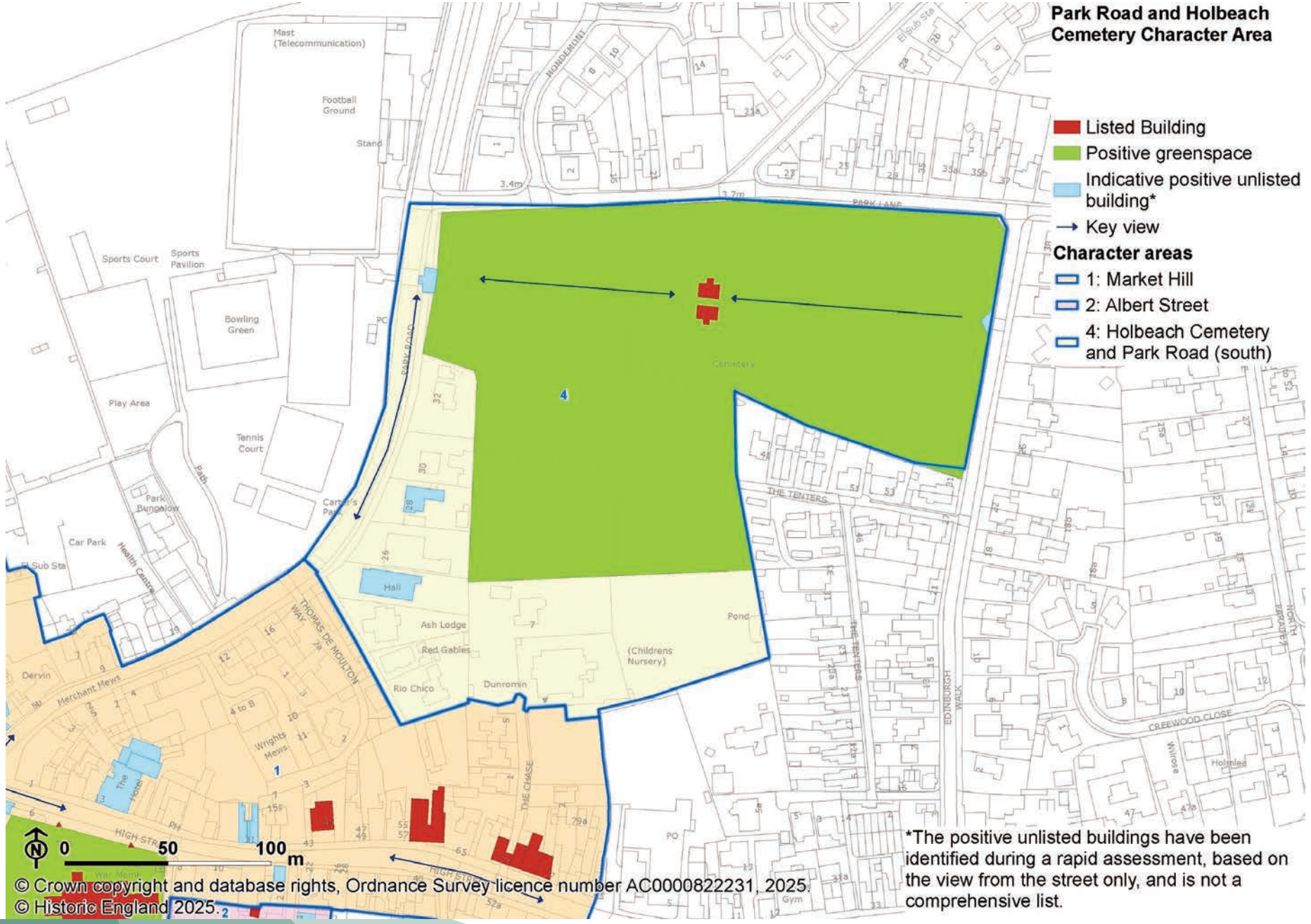
Areas of loss or intrusion

The construction of the primary school on the former site of the house brought about a permanent loss of architectural character, mitigated partly by the retention of the historic boundary of the park. Further construction of modern building on historical plots has resulted in loss of historic fabric.

Holbeach Cemetery and Park Road (south)

Character: Imposing, sombre, peaceful

Spatial analysis maps



Spatial Character and layout

The juxtaposition between the bustle of everyday life in the market town and the tranquillity of the internal environs of the cemetery has been amplified by their imposed proximity, which intensifies the experience of privacy and seclusion, of visual and auditory respite and the abrupt change of pace that the area provides. The cemetery therefore represents a place of calm and sanctuary away from the busy environment around it. It also illustrates how well the boundary still performs its function and shows that, whilst the boundary itself consists of mainly mature planting and wooden fences, it has an important role to play as facilitator in our experience of the site and our ability to appreciate its other aesthetic values.

Views and landmarks

The cemetery appears not to have had a lodge marking arrival for funeral processions to either entrance. Instead, the procession would have entered and been led along a straight carriageway directly to the chapel in the centre. The chapel is therefore the key landmark feature of the cemetery and the direct views of the chapel along this throughfare were designed to enhance the sense of reverence appropriate for the occasion. The mature planting along this carriageway provides seclusion for mourners and also glimpsed views of the funerary monuments for those processing through it.

The following grade II listed building is located in this area;

- Cemetery Chapels, Park Road – Two single storey chapels, 1854, of stock brick with limestone ashlar dressings, divided by a tall, pointed archway crowned by tower.

Built form and activity

The cemetery itself is a planned detached cemetery, opened in 1855 , and there are a number of elements within the site that are fine representations of the architectural styles of the time and still in use for funerals and burials. The surviving features of the site are illustrative of the traditions and practices of Victorian funerals, as well as the rules that were set on the opening of the cemetery. The widths of the paths tell us which are carriageways and which are footways and show how the funeral procession would have progressed around the site.

The cemetery represents nationwide changes in funereal practices and architecture. During the Victorian era numerous new cemeteries were opened, and these large vacant spaces allowed for larger and more elaborate tombs to be installed, many examples of which can be seen in Holbeach cemetery. The wider range of stone available and improved affordability of the monuments also contributes to the range of tombs and headstones visible. These new cemeteries were seen as showpieces of the Victorian advancement, much like the political and health reforms.

The houses along the eastern side of the Park Road south of the cemetery are a mixture of early to mid-20th century properties, built after the opening of the cemetery. They are prominently large detached or semi-detached properties with large front gardens leading on to the street which maintain the experience of privacy and seclusion despite the increase in massing. The town's WI Hall, built in 1936, is also located on Park Road and retains some interesting inter-war detailing, whist the adjacent clinic is a modern building but retains previous boundary footprint.



Carriageway leading to the chapel



Carriageway leading away from the chapel



Gothic-style central chapels expresses the early Victorian interest in romanticism which drew inspiration from the medieval period and its Gothic architecture

Important details and features

The cemetery and area of Park Road south of it contains a wide range of funerary and residential architecture. The octagonal spire of the Gothic-style central chapels expresses the early Victorian interest in romanticism which drew inspiration from the medieval period and its Gothic architecture. There are some fine examples of elaborate funerary monuments which are fine representations of the architectural styles of their time and commemorate some of the area's leading families and figures of their time. The style of the individual monuments themselves is also a tangible record of design trends over a given period. The advantage with a memorial is that the date of death of the deceased often gives us an accurate date of manufacture for the monument.

The properties along Park Lane, whilst more modest in nature to other buildings in the character area, have some elements of architectural interest such as bay windows and columned entrance porches.



Holbeach WI Hall, 1936



Park Road, a prominent early 20th century detached house



Views along Park Road

Areas of loss or intrusion

The ecclesiastical nature of the cemetery itself means that is has not experienced any loss to its character through development and overall the cemetery is well maintained. However, there are some areas suffering from decline and lack of maintenance, such as the boundary wall. In addition, the use of bright blue for refuse bins and gutter overflow water butts is in contrast to the colour palate and character of the cemetery.

Along Park Road, the property boundaries are well established which has prevented unsympathetic infill. A number of residential alterations have however resulted in some loss of historic fabric and features through the use of UPVC windows and doors.



Gothic stone detailing on the chapel



Box bay sash windows on Park Road



Historic boundary wall

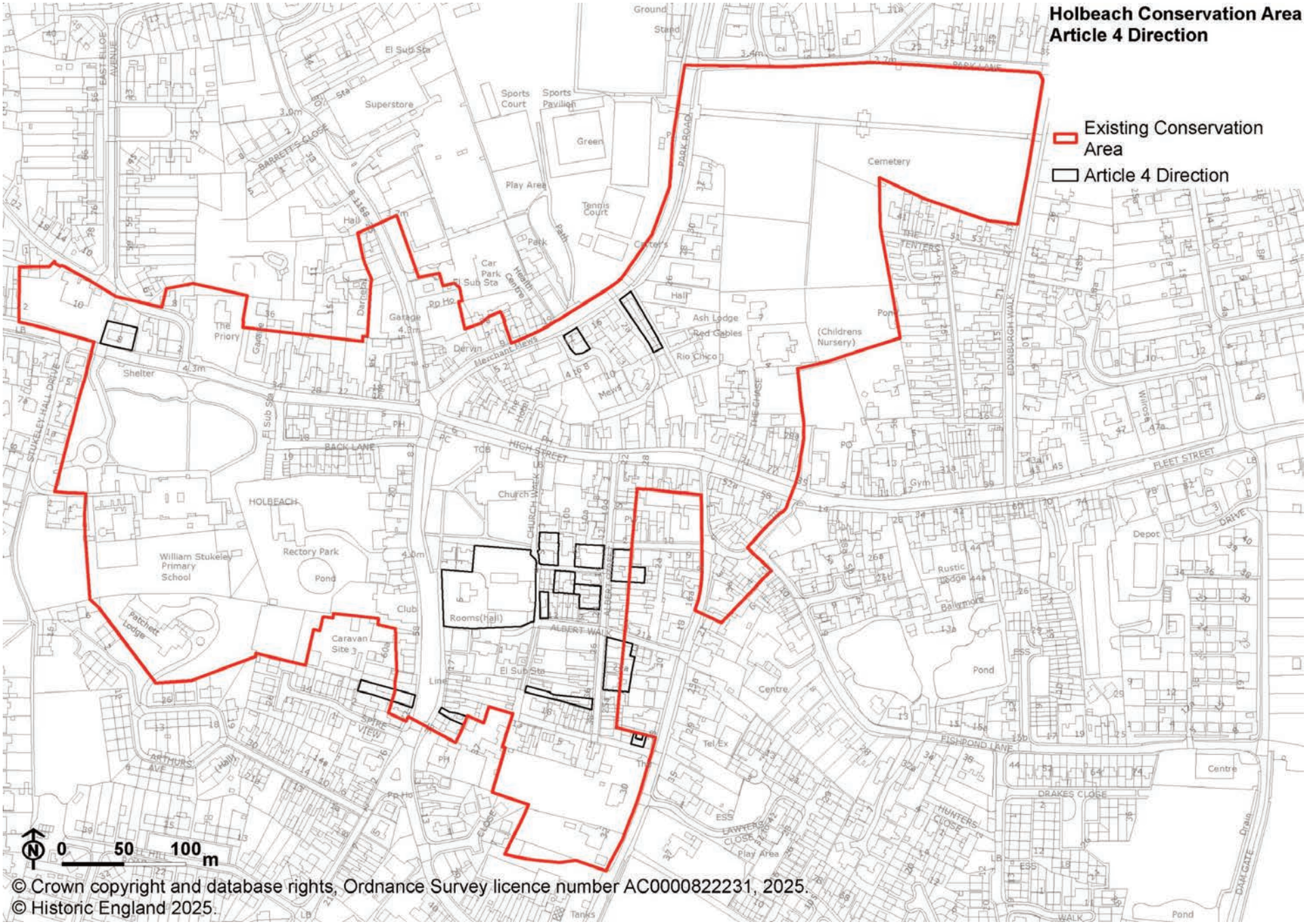
Condition of the conservation area

Holbeach Conservation Area is not on the Heritage at Risk register, and does not contain any listed building which are on the register.

There are some signs of neglect such as vacancies within buildings and lack of maintenance. The condition of the public realm is currently undermined by street clutter and signage, advertisements, highways design and paving materials, and the loss of historical details or surfaces.

The overall condition of the conservation area is good.

Existing Article 4 direction



An Article 4 Direction is a tool that can be used by the Council to restrict Permitted Development Rights. They do not prevent development altogether, instead they ensure proposals which may threaten the character of an area, require planning permission. The Article 4 Direction for Holbeach was put in place on 27th August 1998, and confirmed on 26th February 1999 and has remained in place since. A copy of the full Direction can be requested by contacting the local planning authority but is summarised below:

If your house is one of those included in the Holbeach Article 4 Direction, then you will need planning permission for any works for:

- The enlargement, improvement or other alteration where any part of those works would front the highway, waterway or open space.
- The erection or construction of a porch in front of a door which fronts the highway, waterway or open space.
- The provision of any building or enclosure, swimming or other pool, or the maintenance of such building or enclosure that fronts the highway, waterway or open space.
- The provision of a hard surface where this would front the highway, waterway or open space.
- The installation of a Satellite antenna where this fronts the highway, waterway or open space.
- The alteration or removal of a chimney on the house or any other building within its grounds.
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure that fronts the highway, waterway or open space.
- The painting of the exterior of any building where the elements being painted front the highway, waterway or open space.
- Any building operation which consists of demolition of the whole or any part of any gate fence, wall or other means of enclosure which fronts the highway, waterway or open space.

For completeness the properties included are those identified on the map figure above and are as follows:

- 7, 9, 14, 18, 20, 23 and 36 Albert Street, and Lenton House, Albert Street;
- 12 Albert Walk;
- 2 Chancery Lane;
- 31 and 68 Church Street;
- 5 Church Walk, the Vicarage, Church Walk;
- 1 and 3 Cross Street;
- 12, 20 and 22 Park Road;
- 8 West End

Conservation Area Management Plan, Policies and Action Plan

Objective: To ensure the design of new development is of high quality and complementary to Holbeach's Conservation Area

Rationale: Holbeach has a varied character and it is important that new design within the conservation area respects its character and appearance. New buildings should be of an appropriate size, scale and design, reflecting settlement form, views, open spaces and the general context of their location and immediate setting. Similarly boundary treatments should also respect and reflect traditional features.

Appropriate design and features should be used for new builds, materials should match or be compatible with the historic local material palette, or where a modern alternative is proposed this should complement local materials and not be out of character with local material themes. The use of uPVC alternative doors and windows should not be permitted within the conservation area.

New design should be underpinned by an assessment of the character of the area and the impact of the new design upon the significance of heritage assets. This should be evidenced through a suitably heritage assessment provided by applicants as part of any planning application for development in this area.

High quality new design can be secured through planning control, however a design guide, possibly at district level would ensure that developers have published guidelines to steer the initial design before entering the planning process.

The design of shopfronts has the potential to impact upon the character and appearance of the conservation area. Where documentary evidence exists, this should lead design of shopfronts, particularly when looking to reinstate or replace a shopfront. Where no historic precedent exists, the host building should lead the design taking a lead from the host buildings proportion, scale, style, features and form.

New design considerations

Location: is this an appropriate place for new development? Is this an appropriate use of this site?

Context: what is the history of the site? What is its existing character? What is the history / character of its immediate surroundings? How have these influenced how the site appears today?

Positioning: how will the development be accessed? How will it address the street, the surrounding space? How will it interact with and address its neighbours?

Hierarchy: how will different buildings / elements of the building relate to each other? How will they reflect their location within the site?

Density: what is the capacity of the site? How does this fit with the character of the area? How does it relate to its neighbours? How do densities need to change across the site - what and how much development is appropriate where?

(Continued over)

Scale: not just about height. How many storeys? Plot and bay widths? Footprint? Mass?

Materials: What type of material? What colour? What texture? What finish? And why?

Proportions: what are the floor heights? How do features relate to each other - how do the windows relate to each other, to doors, to other architectural elements? What is the solid-to-void ratio?

Detailing: how are the elevations going to be embellished and animated? Using what features and to what extent? How will detailing change across the building and across the site?

Style: if the design is to be traditional, what period / phase is it relating to? What features will it have that are characteristic of Holbeach? If the design is contemporary, what principles of Holbeach's character will be used to inform its design? How does it add to the architectural legacy of Holbeach whilst showing respect for the town's history? How does the use of the building affect how it looks?

Views: where will the development be seen from? What do those views currently contribute to our understanding of the town's history or to its aesthetic appeal? How will this change? What types of views will the development create or become part of? Is there an opportunity to reinstate a lost view, or create a new one? How will the new development be experienced in close, medium and long-range views? What assets will it been seen in conjunction with and how will this affect our experience of those assets?

Objective: Control loss of positive architectural detail within the conservation area

Rationale: Article 4 Directions are used to bring under planning control a range of works that are authorised by the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all or selected permitted development rights of householders to make changes to their properties considered to have potential to negatively impact the special interest of the area.

The purpose of an Article 4 Direction would be to control future change to buildings covered by the direction to stem and ultimately reverse unsympathetic alterations that have taken place to Holbeach's historic building stock and the negative impact this has had on the conservation area.

The need for an Article 4 Direction has arisen from incremental change of traditional timber windows, roof coverings, doors and rainwater goods. The loss of these features has been identified during the appraisal as a harmful change to its special interest. Increasing pressures to improve energy efficiency has also seen a notable increase in applications for solar panels (roof mounted or otherwise) and air/ground source heat pumps, both of which have the potential to harm the character and appearance of the conservation area.

We strongly recommend that an Article 4 Direction is pursued in Holbeach and that the townscape analysis - buildings map within the appraisal form the basis of the list of properties that should be included. The reversal of the incremental loss of traditional features and inappropriate extension of buildings would provide a significant enhancement of the conservation area. Extension of the article 4 is not part of this conservation area management plan and will require its own engagement.

Establish an Article 4 Direction removing the following classes of Permitted Development Rights:

- Class A - the enlargement, improvement or other alteration of a dwelling house.
- Class B - the enlargement of a house consisting of an addition or alteration to its roof.
- Class C - any other alteration to the roof of a house.
- Class D - the erection of a porch outside any external door of a house.
- Class E - the development or construction a building or structure incidental to the enjoyment of the dwellinghouse within its curtilage.
- Class F - the provision or replacement whether in full or part of hard surfacing for any purpose incidental to the enjoyment of a dwelling house.
- Class G - the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.
- Class H - the installation, alteration or replacement of a microwave antenna, such as a satellite dish, on a house or within the curtilage of a house.
- Part 2 Class A - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Part 3 Class M - the conversion of a Class E (commercial, business and service) building to a dwellinghouse
- Part 3 Class N - the conversion of an amusement arcade or centre, or casino to a dwellinghouse
- Part 3 Class O - the conversion of a Class B1(a) (office) building into a dwellinghouse
- Part 7 Class A - the extension or alteration of a commercial, business or service establishment
- Part 7 Class G (a) - the provision of a hard surface within the curtilage of an office building to be used for the purpose of the office concerned.
- Part 14 - Regarding the installation or alteration etc of solar equipment/standalone solar equipment/ground source heat pumps/water source heat pumps/flue for biomass heating systems/flue for combined heat and power on domestic premises/air source heat pumps/wind turbines/standalone wind turbines on domestic premises.

The removal of the above-mentioned rights should be applied to the following properties:

- West End
- High Street
- Chapel Street
- Barrington Gate
- Church Street

Objective: To better understand non-designated assets within the conservation area

Rationale: Non-designated heritage assets are buildings, monuments, sites and areas that have a degree of heritage significance, but do not meet the criterial for national listing. These assets enrich and enliven the character of a place and contribute to the significance of a conservation area.

Within Holbeach there are numerous non-designated assets which have historical, architectural and cultural significance to their immediate surroundings and are considered desirable to preserve or enhance for future generations. The publication of a local list of important buildings within Holbeach would further highlight and promote the rich history of the town. It would also act as a reference document for assessing planning applications that may affect these assets and create an opportunity for the council to work with the community to better understand the heritage of Holbeach.

Objective: To identify opportunities to restore character in Holbeach:

Identification of opportunities to restore character in Holbeach should be encouraged as part of all developments. This can include:

- Re-establishment of historic boundary features to houses and sites
- Re-establishment of distinct building hierarchy and character across plots.
- Reinstatement of the building line where it has been lost.
- Reinstatement of lost features - windows, doors, chimneys, shop fronts, decorative detailing.
- Replacement of inappropriate materials with area and era appropriate materials. This applies to both individual buildings and across the public realm.
- Reinstatement of lost views or rectify unsympathetic alterations to existing views that detract from the special interest of the area.

Objective: To preserve or enhance Holbeach Conservation Area's Green/Open Spaces, Public Realm, Street Furniture and Views

Rationale: Green space and landscaping form a significant part of the conservation area this includes trees and, public and private gardens and it is important that these features are preserved and enhanced during the decision-making process. Enhancement of the public ream should be encouraged, ensuring natural materials and traditionally designed features reinstated.

Where historic public realm features and boundary treatments are found their retention should be encouraged through planning controls. Historic spaces and important views positively contribute to the character of the conservation area and should be preserved, for example, views along streets, views taking in old buildings, boundary features and mature, especially veteran trees.

Advertisements in conservation areas will require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements, of whatever type in the conservation area must not harm its character and appearance and must not obscure or damage specific architectural features of buildings. Free-standing signs and signs on street furniture must not create or contribute to visual and physical clutter.

Objective: Ensure appropriate action is taken through available planning enforcement tools to preserve or enhance the character and appearance of Holbeach Conservation Area

Rationale: Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a conservation area. Examples include unauthorised alterations to a building or the use of non-approved materials, or development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team.

The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

The following actions are also recommended:

- Shopfront and signage design guide
- Repair and maintenance guide
- Proactive enhancements to the highways (especially main streets and junction) to improve pedestrian priority and dwell time
- Support for re-use and restoration of vacant buildings and shops.

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