

**HERITAGE IMPACT ASSESSMENT.**

**PROPOSED REFURBISHMENT OF EXISTING RESIDENTIAL  
OUTBUILDING.**

**72,BAILGATE,LINCOLN.**

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## **Introduction**

The following comprises a Heritage Impact Assessment produced to accompany a Listed Building Consent Application seeking approval for the refurbishment of a residential outbuilding to the rear of 72 Bailgate which located in the Lincoln Bailgate Conservation Area.

Planning Policy Statement 5 (PPS5) requires all planning Applications in England affecting heritage assets to include an assessment of the significance and setting and may affect listed and unlisted buildings and the effect on their settings.

The statement considers the impact the proposed development has on the significance of the heritage asset.

## **Surrounding Area and Site Description**

This part of the City is perhaps the most interesting sensitive location in the City of Lincoln where there is a mixture of both residential dwellings and retail outlets.

The application site is on the east side of Bailgate and the property sits within a group of Grade 2 listed buildings. It is on the City Council register of over 500 listed buildings in the City, the majority of these in the uphill part of Lincoln. Whilst there are brief descriptions of the listed buildings on websites there is no mention of the outbuilding.

The houses on this side of the street are constructed in red brick with slate roofing and most or 3 storey with passageway access to the rear gardens.

From the rear it can be seen that many in this group have been subject to alterations and extensions over the years and most have pvc windows and unusual extension additions.

The application site has a single storey detached building at the far rear of the garden which has fallen into a dilapidated condition. It was last occupied by an elderly lady as a dwelling and is now full of old furniture and domestic items.

The photographs provided show the present condition of the building which has some subsidence to the north west side and the roof is damaged and the roof is overgrown with vegetation.

Inside the roof structure can be seen, there are dislodged tiles and the roof structure is beyond repair and inadequate.

The construction is different to the main house and has yellow brick with a clay pan-tiled roof. There is foul drainage to the building but no other services.

The rear garden is fully enclosed, out of public view and cannot be seen from the street.

## **The Property and Application Proposal**

The proposal is to remove the roof structure and replace this the same as it is now with more suitable rafters and joists to improve it to current standards. The internal walls will be lined out and insulated and new floors will be laid throughout. There will be a new shower room.

## **Impact on Listed Buildings and Conservation Area**

The location of the building, which will continue to use access from Bailgate via the entrance passage, has no detrimental impact on the area general. The view of the building from immediately adjoining property will be somewhat improved.

The use of the building as a dwelling or family annexe will allow this building to be brought back into use as a valuable asset to both the owners and the conservation area setting

## **Conclusion**

The impact of the proposal on listed buildings and the Conservation Area has been considered and in the assessment of the design will have no detrimental impact on this area and the listed buildings located in the City as a whole.