

DESIGN AND ACCESS STATEMENT

Incorporating

Heritage Statement and Conservation Area Statement

Alterations to 5 East Bight,
Lincoln

For

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01. Aerial view of James Street showing extent of site (nts)

1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of applications for Planning Permission and Listed Building Consent for internal alterations at 5 East Bight and alterations to the fenestration arrangements.

1.2 This report should be read in junction with the following:

- Austin Heritage Consultants' Assessment of Significance dated March 2021

1.3 Efforts have been made to avoid duplication.

2.0 Site Context

2.1 5 East Bight is a listed building (Grade 2) which sits in the historic heart of the Cathedral City of Lincoln, some 350m from the Cathedral itself. Of particular note is the northern wall of the property, which is a section of The Close Wall.

2.2 The site lies within Lincoln's Conservation Area No. 1 and within easy walking distance of the uphill Bailgate shopping area characterised by its historic buildings, boutique shops and eateries.

2.3 A short stroll down Steep Hill will take you to the city centre, with all the shops and facilities that one might be expected of such a location, including the main bus and railway stations.

2.4 Bus stops are located on Northgate, a 2-minute walk from the site.



02. No. 5 East Bight West along East Bight



03. No. 5 East Bight East along East Bight

3.0 Site Analysis

- 3.1 5 East Bight is a residential property sited at the northern end of James Street (western side), with its formal 'front door' facing East Bight..
- 3.2 The property forms the northern boundary of the site, with the domestic garden to the south and views toward the Cathedral.
- 3.3 'Every day' vehicular access is from James Street.
- 3.4 An archway in the Cloase Wall provides a vehicular access point from East Bight, but this is gated (late C20 timber gate) and rarely used.
- 3.5 Whilst the built form of the property and the arch defines the northern extent of the site, the eastern boundary is defined by a circa 2m high stone wall with the a vehicular access point at its northern end.
- 3.6 The southern boundary is part defined by a continuation of the 'eastern wall' and the garage to no.4 Cottesford Place. The residual extent is defined by an approx. 2m high boarded timber fence.
- 3.7 The western boundary is defined by a high stone wall with pantile coping which separates the site from the Bailgate Methodist Church and its car park.
- 3.7 A large horse chestnut tree is a dominant feature of the site and helps mark the entrance from James Street.
- 3.8 The 'historic' western and eastern ranges are connected by a link constructed as part of the C20 residential conversion of the former outbuildings. In addition, a sunroom has been added at the western end of the site adjoining the western boundary wall.



04. Vehicular access point at the end of James Street



05. Entrance to James Street

4.0 Planning History

- 4.1 Planning permission and listed building consent was granted in January 2001 for the erection of the conservatory, app. ref.: 2000/0586/F.
- 4.2 Consent has been given on four occasions since 2000 for pruning works to the large Horse Chestnut tree on site.
- 4.3 No other planning applications for the property are visible on the City of Lincoln's online portal.

5.0 Conservation Area Statement /Townscape Assessment

- 5.1 The City of Lincoln Council, in partnership with Historic England, has sought to develop a new methodology for urban characterisation and assessment of the townscape character of Lincoln. The resultant analysis divided the city into a number of character areas. Whilst the site sits within the James Street and East Bight Character area, it lies adjacent the Cathedral and Close Area.

The Townscape Assessment summarise the James Street and East Bight Character area as follows:

“For somewhere so close to the Castle and Cathedral area, the James Street and East Bight Character Area is surprisingly quiet and secluded. The narrowness of James Street and East Bight, and the height of their boundaries make the buildings within the Character Area separate both from each other and from the city more widely. It is situated at the top of the north escarpment, directly north of the Cathedral, and as a result, many of the earlier buildings have religious associations.



06. Deloraine Court and James Streets vers eastward.



07. Gatehouse over arched access to the rear of 18 James Street.

A surviving section of Roman wall in the north of the Character Area and its location adjacent to the Roman east gate are evidence that it once formed part of the north-east corner of the Roman walled City.

Despite its close proximity and historical relationship to the Cathedral and Bailgate areas of the city, the Character Area is surprisingly detached from surrounding areas. The narrowness of James Street and East Bight, and the height of their boundaries make the buildings within the Character Area separate both from each other and from the city more widely. Similarly, these roads feel private and do not encourage people to use them as a way of getting around the city. The Area is tucked away behind the rear of properties along more major roads and the very limited access points mean that it is very quiet in terms of both pedestrians and cars. This makes it seem almost 'hidden'.

- 5.2 The Cathedral and Close Character area can be found to the South of James Street:

"The Cathedral Character Area is dominated by the cathedral at its centre, built largely during the High Medieval Era [850-1350 AD]. Many buildings face the cathedral around Minster Yard, the majority of which are associated with the cathedral. Together with the cathedral, these buildings form an ecclesiastical centre located on the northern escarpment overlooking the city. Much of the early townscape has survived and as a result the Character Area is a well-preserved example of a High Medieval religious centre, although several of the buildings themselves have been altered since then, especially during the 18th century."

- 5.3 The Bailgate and Castle Hill Character area lies to the West of the site:

"The Bailgate and Castle Hill Character Area is located on largely flat land on the top of the north escarpment overlooking the Witham 'gap'. It has a complex townscape character that has been strongly influenced by nearly 2000 years of historical development, notably during the Roman and High Medieval Eras. This influence is most noticeable in the street layout and building



08. View northward down James Street. 18 James Street to the right



09. View northward down James Street. Access to Cottesford place on left.

plots as well as surviving buildings. The irregular grid street pattern is largely medieval and the mainly deep building plots running back from the streets with narrow frontages are strongly influenced by surviving medieval burgage plots. The townscape character is also strongly influenced by the nearby 'iconic' medieval buildings of the Cathedral and Castle, especially in Castle Hill.

This Character Area, together with the neighbouring Cathedral and Castle Character Areas, is a key tourist destination in Lincoln and the East Midlands region. Castle Hill is a key public square and in the city. Around Castle Hill the buildings are taller than most of the rest of the Character Area, often three to four storeys high, and provide a good sense of enclosure to the 'square'.

Bailgate and Steep Hill act as a 'High Street' in the area with a mix of residential and commercial uses continuing a long tradition of these uses since the medieval era if not before. 18th and 19th century houses and shops on former medieval plots along Bailgate and Steep Hill form a key part of the townscape.

The form, materials and architectural style of the buildings in Bailgate and Castle Hill vary greatly which reflects the complex history of development in the area, mainly carried out on a plot by plot basis. The buildings provide no clear rhythm along the streets due to their varied form and door/window patterns. The building density is high and there is a strong sense of enclosure along relatively narrow streets.

There are many landmark buildings in a relatively small area, including Newport Arch, Leigh Pemberton House, the Cathedral and Castle, Exchequergate, the Prince of Wales public house. They often terminate views along streets. The medieval buildings in this and neighbouring Character Areas are part of a nationally recognised group of residential and commercial medieval buildings."

- 5.4 Due to the nature of the proposals there will be no effect on the character of the conservation area.



10. View northward toward the end of James Street

6.0 Heritage Statement

- 6.1 The primary document should be considered Austin Heritage's the Assessment of Significance, dated March 2021.
- 6.2 5 East Bight is Grade 2 listed and is situated within Lincoln City's Conservation Area No.1 on a Scheduled Ancient Monument.
- 6.2.1 CLOSE WALL ADJOINING NUMBERS 4 AND 10 AND 12 (NUMBERS 10 AND 12 NOT INCLUDED) NUMBER 5 AND ADJOINING SECTIONS OF THE CLOSE WALL

SK9772SE EAST BIGHT 1941-1/7/90 (South side) 02/10/69 No.5 and adjoining sections of the Close wall

GV II

Includes: Close Wall adjoining Nos.4, 10 and 12 (Nos.10 and 12 not included) JAMES STREET. Stables, now a house, and adjoining sections of the Cathedral Close wall. Early C14 and early C19, with C20 additions and alterations. Coursed and squared stone with stone dressings and pantile roofs, with single coped ridge and gable stacks. Pantile and concrete copings to the wall. House, 2 storeys, has to south a door flanked by single C20 windows all with round heads, and to left a basket arched carriage opening with C20 glazed screen and door. To left again, a lower single bay with an Early English style double lancet. Beyond, single storey outbuildings, C19 and C20. To the south, a section of wall approx. 75m long. To east, bordering East Bight to the south, a section of wall approx. 90m long, with a moulded elliptical carriage arch with a pair of doors at the west end. At the east end, a rounded corner. Beyond, bordering East Bight to the west, a section of wall approx. 150m long. This section of the Close wall has been pierced and patched, but is substantially original. (Buildings of England :

Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 483-484).

6.3 The area is rich with historic buildings, not least of which is Lincoln Cathedral itself which lies 250m to the south of the site.

6.4 Other listed buildings located in close proximity to the site include.

6.4.1 FORMER STABLE RANGE 70 METRES NORTH OF DELORAINE COURT, JAMES STREET

SK9771NE JAMES STREET 1941-1/9/185 (West side)
08/07/91 Former stable range 70m north of Deloraine Court

GV II

Former stable range, now garages. Late C18, with C20 alterations. Brick with stone dressings and plain tile and pantile roofs. Impost band and dentilled eaves. Single storey plus attics, 5 bays. In the centre, a close-boarded door with blank fanlight, flanked by single round headed glazing bar casements. To left, a pair of close-boarded garage doors with a wooden lintel. Above, to left, and in the centre, hipped dormers with glazing bar casements. East end, to street, has a similar dormer over a C20 garage door. INTERIOR not inspected.

6.4.2 DELORAINE COURT EAST AND DELORAINE COURT WEST, 4, 5 AND 6, JAMES STREET

SK9771NE JAMES STREET 1941-1/9/184 (West side)
08/10/53 Nos.4, 5 AND 6 Deloraine Court East (No.5) and Deloraine Court West (No.6) (Formerly Listed as: JAMES STREET (West side) Nos.4 AND 5 Deloraine Court)

GV II*

House, now 3 houses. c1300, incorporating a C12

undercroft. Remodelled early C17 and c1660, with C18 additions and early C19 alterations. Dressed stone, with ashlar dressings and plain tile and pantile roofs with various stacks. EXTERIOR: south range, C18, 2 storeys plus basement and attics, 5 bays, has plinth and single ridge and 2 gable brick stacks. East front has to left a wooden doorcase with pediment and hanging lamp, and a 6-panel door with 2 glazed panels. To its right, four 12-pane sashes, and above, 5 similar smaller sashes, the right one with an iron balcony. Above again, 2 segment headed dormers. Basement has a large central sliding sash, flanked to left by a plain sash and to right by a plain doorcase with a 6-panel door. Former great hall, 2 storeys, 4 bays, has brick rear wall and ridge stacks, and a first floor band. In the centre, two large 15-pane sashes, flanked to left by a fielded 6-panel door in a plain surround. Above, two through-eaves dormers with coped gables, each with a 16-pane sash. The left dormer has 2 reset heads. Beyond, on either side, a single bay projection with coped gable, 2 storeys, that to left with a 12-pane sash, that to right with a half-glazed panelled door and a 16-pane sash above it. East wing has a rebuilt brick side wall stack and coped south gable. East side has an off-centre doorway flanked to right by a 3-light casement, and to left by a larger 3-light casement with glazing bars. Beyond, a smaller glazing bar sash. Above the door, a 3-light casement with wooden mullions and leaded glazing. To its left, 2 segment headed 12-pane sashes. Gables have irregular fenestration. INTERIOR has in the west wing an undercroft with three C12 piers with scallop capitals, and a first floor panelled room dated 1602, with a C12 chimney and late C15 arched fireplace.

C15 queen post truss roof with wind braces. In the south-west range, a C14 sculptured reredos. Former great hall, ceiled in c1663, has a collared rafter roof c1300, and at the west end, remains of a balustraded gallery, early C17. On the ground floor, an apsidal ended dining room c1800. East wing, reroofed c1660, has on the ground floor a kitchen fireplace c1400, and on the first floor, a room with

rearranged panelling and overmantel, early C17. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 512-513; The Survey of Ancient Houses in Lincoln: Jones S: Lincoln: 1990-: 67-85).

6.4.3 RAILINGS AND GATEWAY AT NUMBER 17, JAMES STREET

K9772SE JAMES STREET 1941-1/7/187 (East side)
08/10/53 Railings and gateway at No.17 (Formerly Listed as: JAMES STREET (East side) Railings and gateway at No 7)

GV II

Railing and gateway. Mid C18. Stone plinth with wrought-iron railing. Off-centre gateway with overthrow. Included for group value.

6.4.4 BURGHersh CHANTRY, 17, JAMES STREET

SK9772SE JAMES STREET 1941-1/7/186 (East side)
08/10/53 No.17 Burghersh Chantry (Formerly Listed as: JAMES STREET (East side) No.7 Burghersh Chantry)

GV II

Former Chantry house, now a house. 1345, rebuilt mid C18, with C19 rear addition. Dressed stone and ashlar, with ashlar and brick dressings, half-hipped and gabled plain tile roofs, single gable and side wall stacks. Chamfered plinth. 2 and 3 storeys, 4 bays. Sashes have glazing bars, and most have keystone lintels. West front has a near central wooden Doric porch with pediment and panelled door. Above it, a sash. To left, a sash on each floor, the upper one smaller. Right wing, 3 storeys, has first floor band and brick coped

gable. On each floor, 2 sashes, those to the second floor with plain heads. North wall has a blocked medieval doorway. Medieval rear wing burned down, 1965. INTERIOR not inspected. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 514; The Survey of Ancient Houses in Lincoln: Jones S: Lincoln: 1990-: 94-105).

6.4.5 CATHEDRAL SCHOOL BOARDING HOUSE, 18, JAMES STREET

SK9771NE JAMES STREET 1941-1/9/188 (East side)
08/10/53 No.18 Cathedral School Boarding House (Formerly Listed as: JAMES STREET (East side) No.8 Cathedral school boarding house)

GV II

Formerly known as: Greystones JAMES STREET. House, formerly part of a larger complex including Nos 12 and 13 Eastgate, qv, now a school boarding house. C13 and C17, with C18 and C19 alterations. Restored c1980. Coursed rubble and brick, with plain tile roofs with 2 gable and 2 ridge stacks. 2 storeys plus attics, 6 bays. L-plan. West front, to James Street, has to left a panelled door in a moulded surround with hood on brackets. To its right, two 3-light casements with wooden lintels. Above, a sliding sash, and to its right, 4 early C20 casements. To right again, a restored timber framed gatehouse with rendered nogging. Plain opening, and above it, a 3-light casement. Rear wing, 6 bays, has to south an off-centre chamfered arched doorway and above it, a C13 pointed arched doorway, now a window. To the left, a C18 door and beyond, a C17 window with wooden mullions, then a cross casement. Above them, similar windows. To the right, 2 bays with late C20 fenestration. INTERIOR: rear wing has C13 strutted crown post roof with spine beam and collars. North wall has a medieval fireplace hood on brackets, with joggled lintel. To

its left, a single blocked lancet. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 514; The Survey of Ancient Houses in Lincoln: Jones S: Lincoln: 1990-: 105-118).

investigation (incl. desktop study) or Scheduled Monument Consent should not be required.

- 6.5 In addition, no. 5 East Bight sits on a Scheduled Ancient Monument, Lincoln Roman colonia (Lindum).
- 6.6 The proposal will not affect the setting of any heritage asset.

7.0 Views Towards / From the Site

- 7.1 Due to the form of the building and its location, views to / from the site are very limited.
- 7.2 Any such views to/from the site are from the end of James Street, or eastward/westward along East Bight.
- 7.3 From within the site immediate views are of the domestic garden and the rear of 4 Cottesford Place. There are elevated views of the Cathedral's main tower from certain locations within the site.
- 7.4 The proposal will not affect any views to / from the site or across the conservation area.

8.0 Flood Risk

- 8.1 The proposed development is not located in an area identified by the Environment Agency as being at risk of flooding and is not located in a rapid inundation zone.

9.0 Archaeology

- 9.1 The nature of the proposal does not require the disturbance of any external areas. Accordingly archaeological

10.0 Proposals

- 10.1 The proposals are for internal alterations to no.5 East Bight and the replacement of 1960s timber windows and doors.
- 10.3 The works are fully described on the submitted drawings.

11.0 Justification - General

- 11.1 The existing layout is disjointed and awkward. This can be improved with relatively simple alterations to the late C20 partitions.
- Generally, the effect of these changes is neutral, however moving the kitchen and opening up the carriage house to its original proportions and reinstating the door opening to its original size should be considered positive interventions.
- 11.2 The proposal includes for the introduction of a partial cover mezzanine in the double height former 'stables' building. Typically, such spaces included a partial floor over the stalls for storage of feed and bedding. Such an introduction might have a minimal level of impact to the existing space but there is historical precedent, and the intervention can be reversed.
- 11.3 The replacement of the 1960s timber windows fitted as part of the residential conversion is also proposed.
- These timber windows are somewhat crude and in no replicate or reflect the historic fenestration design. The use of a metal 'crittall' type section will go some way to remedying this and as such should be considered a positive intervention.

12.0 Form, Massing and Styling

- 11.1 The proposals do not affect the form, mass or styling of the property.

13.0 Detailed Design

- 13.1 Generally, the proposal has been formulated in response to the following factors:
- The applicant's brief
 - The site analysis
 - Local and national planning policy
 - To minimise 'intrusive' works
 - Where possible, to ensure any intervention is reversible.
- 13.2 The works are fully described on the submitted drawings.

14.0 Materials

- 14.1 Any new materials are to match existing and to be sympathetic to the historic nature of the building.

15.0 Landscaping

- 15.1 Domestic gardens are considered a matter for the householder.

16.0 Accessibility

- 16.1 Where possible the requirements of Part M of the Building Regulations have been considered.

- 16.2 Due to the nature of this Listed Building, it has not been possible to make the proposed dwellings fully compliant.

17.0 Ecology

- 17.1 Due to the nature and scope of the proposals there should be no effect on local flora and fauna.

18.0 Conclusion

- 18.1 The proposal is limited in scale and accords with local and national policy.
- 18.2 The proposal has no impact on the setting of the conservation area or adjacent listed buildings.
- 18.3 The conversion of this property will safeguard the long term future of this important heritage asset.
- 18.4 In light of the above, this application for Planning Permission and Listed Building Consent should be approved.