

**DESIGN, ACCESS & HERITAGE STATEMENT FOR SHOP REFURBISHMENT WORKS AT
GREGGS, 23 BAILGATE, LINCOLN, LN1 3AP**



Image 001: Existing Westgate Elevation



Image 002: Existing Bailgate Elevation



Image 003: Existing Entrance

HERITAGE STATEMENT

BAILGATE, LINCOLN

1941-1/9/14 (West side)

02/10/69 Nos.23 AND 24

(Formerly Listed as: BAILGATE (West side), No.24 , Baker's Oven and No 2 Westgate).

House, now house and shop, and adjoining bakery. C17, remodelled and with additions c1875. Timber framing and brick, rendered, with pantile roof and ridge stack. Fascia on brackets, jettied first floor. Lobby entry plan.

2 storeys plus attics, 2 bays. Bailgate front has to left a glazed corner doorway with hood on brackets, flanked to right by a shop window. To the right, a C19 wooden doorcase with overlight, and to its right, a plain sash. Above, 2 plain sashes and above again, a segment headed dormer with a sliding sash.

Westgate front has to right a gable with a sham collar, arch braces and finial. To left, a blocked doorway containing a showcase, and to right a shop window. Above, a corniced square bay window flanked to left by a plain sash. Above again, a segment headed casement.

Bakery, to left, has moulded brick eaves. 3-light cross-mullioned window flanked by a doorway to left and a pair of doors to right, both with overlights. Above, a half-glazed loft door.

AMOUNT OF DEVELOPMENT

The development involves the refurbishment of the interior and exterior of the shop, to include:

Externally:

1. Redecorate window frames to first floor white.
2. Repaint ground floor external walls white to match existing.
3. Repaint existing timber shopfronts, ornate details and window frames grey to match RAL 7011.
4. Replace window graphics on south elevation with new photographic images of Greggs' products.
5. Existing pilasters to be finished grey to match RAL 7011.
6. Existing fascia panel to be repainted grey to match RAL 7015.
7. Fascia signage – replace individual letters like for like fixed on locators.
8. Install a new double sided traditional non-illuminated hanging sign constructed from 10g aluminium stove enamelled slate grey to RAL 7015. Centre panel stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal Perspex. Quattro dots fret cut Perspex to Pantone 1235c.

All as detailed on drawing S0810 LINCOLN BAILGATE 02 PLANNING SECTIONS ELEVATIONS.

Internally:

No structural works involved. New wallboards, floor finishes, false ceiling tiles, electrics, lighting, graphics and plumbing. All as detailed on drawing S0810 LINCOLN BAILGATE 04C PROPOSED GA.

LAYOUT

The building is an existing retail unit on Bailgate, Lincoln, and currently trades as Greggs on the ground floor. The front area of the ground floor is to be used for retail sales to the general public with the remainder of the shop used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly, but be improved by our proposed development, which is more in keeping with a listed building and within a conservation area.

ACCESS

The existing entrance will be retained; it is level with the pavement with manual sliding doors which are locked open during trading hours and provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building is grade II listed and does lie within a Conservation Area.

Signed applicant

S. Humphries
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Date 28 November 2023