

Scorer Hawkins Architects

Design, access and heritage statement

Project: 40-42 Michaelgate, Lincoln, LN1 3BT

Description: Listed building consent

Job reference: 2480



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1.1 | Introduction

This design and access statement (DAS) has been prepared to support an application for full planning permission and listed building consent application for subdivision of existing C3 dwelling (used as holiday let) to two C3 dwellings (to be used as two holiday lets). Internal alterations including new stud partitions and door, insulation and installation of ASHP. External alterations and door, insulation and installation of ASHP. External alterations including re-roofing, installation of dormer to rear, reinstatement of chimneys, re-roofing of flat roof off-shoot, new doors, replacement timber windows, refurbishment of windows, replacement brick work and lime plaster with lime wash, repair of all woodwork and new wall.

1.2 | Methodology

The key purpose of the DAS is to explain the design process that has led to the application proposals. The purpose of the heritage statement is to demonstrate critical understanding of significant buildings and conservation areas. The planning practice guidance provides the following guidance on Design and Access Statements:

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. A Design and Access Statement must:

- a) Explain the design principles and concepts that have been applied to the proposed development*
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

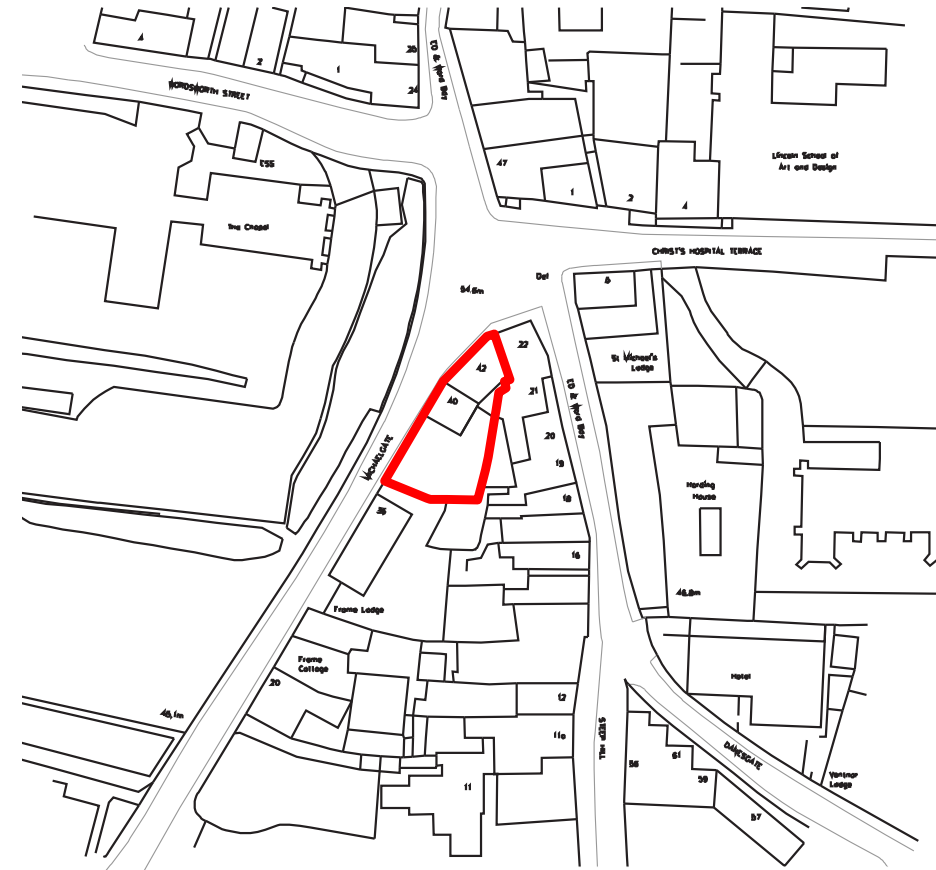
2.1 | Location and context

The existing buildings are a pair of Grade II listed properties which are internally connected, situated to the west of Steep Hill, within the city of Lincoln Conservation area No1 - Cathedral and City Centre. The application site is part of a cluster of buildings, with 40-42 Michaelgate sitting to the west of this group.

The property is currently owned by the City of Lincoln Council. From 1997 until 2018, the National Trust has let 40-42 Michaelgate as holiday accommodation. From 2018, City of Lincoln Council has regained full access to the site. Currently, the buildings are vacant and therefore are susceptible to degradation, signifying the importance of the restoration works.

The existing buildings feature red brick walls and clay pantile pitched roofs, with no 40 also featuring exposed timber with render infill. This property also includes a south facing garden.

The site lacks in on site car parking, however, it is a short walking distance from bus stops and Lincoln train station, providing onward travel to other major cities and towns within the Midlands and beyond to London and Leeds.



3.1 | Site planning history

The records state that a small number of planning applications have been made on this site, in summary these include:

Application: 2023/0659/RD

Description: Submission of details to discharge conditions 3 and 4 (Scope and Methodology Statement), and 5 (Materials) of planning permission 2023/0054/LBC

Decision: Granted

Application: 2023/0054/LBC

Description: Investigation and opening up works to assess condition of structure and timber frame.

Decision: Granted

Application: 2021/0759/LBC

Description: Internal and external alterations to facilitate subdivision of existing C3 dwelling (used as holiday let) to two C3 dwellings (to be used as two holiday lets). Internal alterations including new partitions, re-pointing of stone walls with lime mortar, replacement of brick wall with reclaimed bricks, new limecrete floor, damp proof works, removal of staircase and alterations to retained staircase. External alterations including re-roofing of single storey flat roof off-shoot and installation of conservation rooflight, replacement timber windows, refurbishment of windows and dormer, removal of render from south east elevation to expose timber frame, replacement of concrete slabs with Yorkstone paving and refurbishment of gates.

Decision: Granted

Application: 2021/0871/FUL

Description: Subdivision of existing C3 dwelling (used as holiday let) to two C3 dwellings (to be used as two holiday lets).

Decision: Granted

Application: 2018/0591/LBC

Description: Works to repair structural damage including taking down and reinstating a section of the north wall, reinstating meters and services, repairing damaged plasterwork and other finishes and redecoration to certain rooms

Decision: Granted

Application: 98/260/LBC

Description: Internal alterations to kitchen. Removal of dwarf wall in the dining room and installation of new external light. Reroof porch with pantiles

Decision: Granted

3.2 | Planning Legislation Guidance

The National Planning Policy Framework (NPPF) sets out planning policy guidance at a national level. In relation to creating well-designed places, paragraph 127 of the NPPF states that planning decisions should ensure that developments:

1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
4. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
5. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (Including green and other public space) and support local facilities and transport networks and;
6. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.1 | Use and amount

The proposals seek to create a subdivision between the two dwellings to create an additional holiday let.

Internally, the majority of the existing layout will remain the same in order to respect the authenticity and historic values of the building. Any proposed interventions and alterations are conducted in a sympathetic manner.

4.2 | Layout and scale

The primary focus throughout the design process has been to conserve and enhance the historic features of the properties, whilst retaining the authenticity and values of the original buildings, looking at the future of the building with regards to environmental and social sustainability.

The main aims of the proposals are to:

- Retain features which contribute to the character of the buildings
- Replace existing modern fitting that are not key to the authenticity of the building with sensitive and appropriate alternative which merge with the existing character
- To enhance the guest experience through an improved layout and service provisions

No 40

The ground floor will be turned into a kitchen, dining and living room, complementary of the low ceiling making it feel cosy and warm. Access to the upper floor will continue to use the existing staircase. The upper floor will become a new bedroom with en-suite shower room which will make the most of the increased headroom and characterful features of this room.

No 42

The layout of number 42 will largely remain unchanged. The bathroom and kitchen will be refurbished, and the upgrading of some internal walls will occur where necessary. The windows on the property will be refurbished, with the exception of the rear windows in the bedroom which will be replaced, and a new pair of timber glazed French doors will be fitted.

4.3 | Appearance

The proposed changes will have a minimal effect on the external appearance of the properties. Redecoration works are focused on preserving the buildings rather than altering their appearance.

No 40.

The proposed changes to the external elevations on this property are to provide modern interventions such as heating and extraction. The front elevation will be unaltered to preserve its aesthetic within the street scene. A kitchen extract fan will be routed through the rear elevation as to minimise its visual impact. New timber sash windows will be installed on all elevations apart from the east elevation where the existing window will be retained and overhauled.

No 42.

Minimal changes will be made to the front elevation to ensure it is in-keeping with the existing street scene. The rear elevation will receive new timber sash windows.

4.4 | Access

The primary entrance to number 42 will remain as existing, with the rear entrance door to number 40 will become the principle entrance for this part of the scheme. Both of the properties will have disabled access using the rear of number 40. It is considered that whilst a ground floor WC would provide better accessibility within the properties, it would not be an appropriate level of intervention given the lack of space and potential impact on the character. The existing street access to number 40 would be retained, however, will remain locked shut.

5.1 | Flood risk assessment

The site is identified as being within a Flood Zone 1 - an area with a low probability of flooding.

As the proposed works are less than 1 hectare and surface water displacement on site and elsewhere, a formal risk assessment is not required for this application.

5.2 | Sustainability

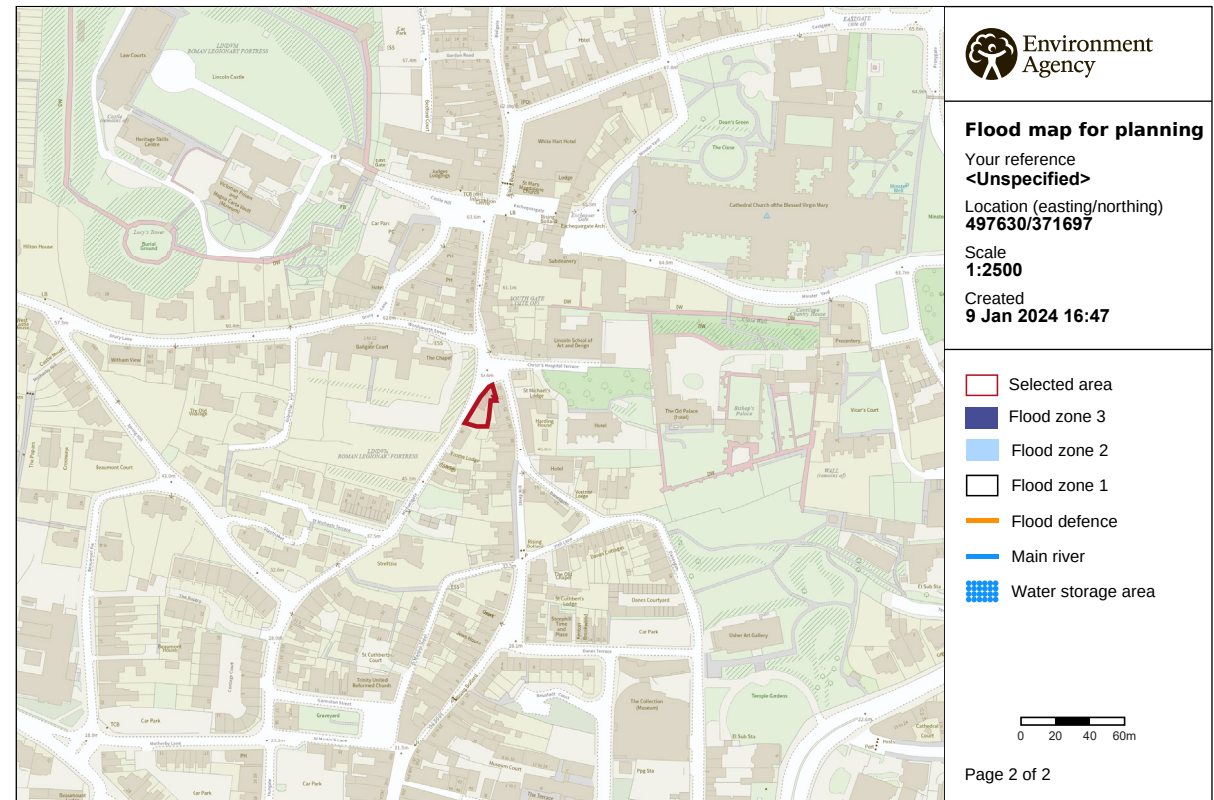
The proposed works include for the existing building windows to be replaced with more thermally efficient units. Other works also include installation of increased thermal insulation within the loft void and new energy efficient boiler and heating system. Essentially these works are intended to increase the thermal efficiency of the existing building envelope and reduced energy consumption.

It is proposed that existing areas of exposed brickwork/stonework will be retained and left exposed where possible to allow its use in providing useful thermal mass to areas.

The design process has incorporated appropriate sourcing of materials for construction, using local suppliers where possible. It also includes provision for recycling during guest stays and low energy lighting solutions have been specified.

The site's location provides excellent access to local bus services and is a short walk from Lincoln train station, facilitating easy access for guests to visit without relying on a car.

Currently, the properties are connected to a single utility supply. It is proposed to separate the supply, by providing new incoming connections for No40, allowing for effective monitoring, isolation and metering of energy use for the properties individually.



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6.0 | Heritage background

6.1 | Introduction

42 Michaelgate, Lincoln is a Grade II listed building that sits within the City of Lincoln Cathedral and City Centre Conservation Area and is set amongst a dense concentration of nationally designated heritage assets along Steep Hill, including The Harlequin (20-22 Steep Hill, Grade II*), the Norman House (46-47 Steep Hill, Grade I) and the neighbouring and internally connected 40 Michaelgate (Grade II).

The site is located at grid reference SK 97635 71704 and is in the City of Lincoln district of Lincolnshire.



Figure 1: View from Steep Hill down Michaelgate, Lincoln. 42 Michaelgate can be seen in-between 40 Michaelgate (Grade II) on the right and the Grade II* listed Harlequin to the left.

6.2 | Methodology

The methodology underpinning this report is based upon physical inspection of the site and desk-based research to develop an understanding of the history and development and to inform an assessment of the significance of the buildings

A site inspection was undertaken by Heritage Lincolnshire staff on 1st September 2021. This inspection included an inspection of the buildings and the surrounding area to assess the contribution of the buildings to the Conservation Area and the setting of other designated and non-designated heritage assets in the area. This inspection included identification of views and sight lines from and to the building that contribute to the significance of the site buildings or other assets within the Steep Hill area.

Desk-based research has been undertaken to provide the history and development of the buildings and site, this has included map regression, the creation of a phased plan, online searches for related material and an investigation of occupants as listed in 19th century and early 20th century trade directories.

The methodology for the assessment of significance has been guided by the principles outlined in Conservation Principles, Policies and Guidance (Historic England, 2008) and Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019). With regards to the assessment of setting, this assessment has been guided by the principles outlined in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (Historic England, 2017).

6.3 | Policy Context

This section outlines the relevant legislation and policies at a national and local level that govern the assessment of a heritage asset's significance and setting of said heritage assets.

Planning (Listed Buildings & Conservation Areas) Act 1990

Conservation Areas are designated by Local

Authorities and receive statutory protection at a national level as set out in Part II Section 72 - 74 of the Act. The Heritage Statement has been compiled in line with the particulars outlined in Section 10 of the Act, particular paragraphs 2 and 3, that such documents used for Listed Building Consent shall:

- ` Contain sufficient particulars to identify the building to which it relates. ¹
- ` Contain such other particulars as may be required by the authority. ²

National Planning Policy Framework

The basis of this report is establishing the significance of a heritage asset, the report uses the National Planning Policy Framework definition of significance which is:

- ` The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. ³

The circumstances where an assessment of the significance of a heritage asset is required, arise when an application or proposal is made to a Local Planning Authority that would affect a heritage asset as stipulated in paragraph 194 of the National Planning Policy Framework.

- ` *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the*

1 National Planning Policy Framework. Section 10 2a.

2 National Planning Policy Framework. Section 10 2c.

3 National Planning Policy Framework. P. 71.

*assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*⁴

Central Lincolnshire Local Plan

The Central Lincolnshire Local Plan adopted in 2017 and revised in 2019 sets out a policy for the management of the city's historic environment. In this instance;

Policy LP25: States the need for a comprehensive assessment of significance in instances where proposed development would affect the significance of the heritage asset.

*Describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest.*⁵

Policy LP29: Protecting Lincoln's Setting and Character covers a range of policies relating to its Conservation Areas, designated and non-designated heritage assets. Concerning the current proposals for 40 Michaelgate, Policies 29a, 29c and 29d respectively are pertinent in conjunction with the production of this statement of significance, as they will inform the decision-making process on how the proposed works will affect the building in question.

Protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill

*Lincoln on the skyline.*⁶

*Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built-up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context.*⁷

*Protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements.*⁸



Figure 2: The front elevation of 42 Michaelgate with a view of Lincoln Cathedral on the horizon to the left.

⁴ National Planning Policy Framework. P. 55.

⁵ Central Lincolnshire Local Plan Policy 25a. P. 62.

⁶ Central Lincolnshire Local Plan Policy 29a. P. 73.

⁷ Central Lincolnshire Local Plan. Policy 29c P. 73.

⁸ Central Lincolnshire Local Plan. Policy 29d P. 73.

7.1 | Map Regression

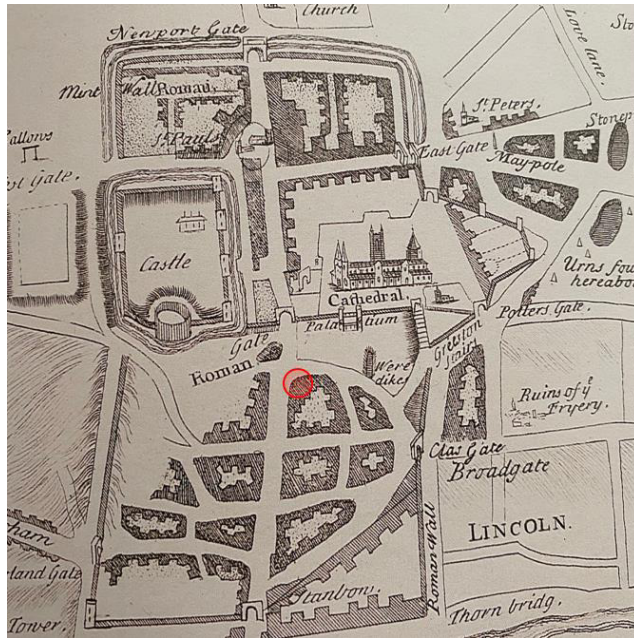


Figure 3: Map of Lincoln and Steep Hill from 1722.

A structure can be seen on the site of 42 Michaelgate, and along with the other buildings of Steep Hill is laid out in a broad grid pattern. However, there is not sufficient detail to determine the layout/plan-form of the building itself. The South Roman Gate and the Palatium, remains of the Roman colony are shown below the south wall.



Figure 4: Map of Lincoln and Steep Hill from 1817.

Little has changed from the previous map at the 42 Michaelgate site however the area around the Roman South Gate has expanded beyond the grid layout depicted in the previously.

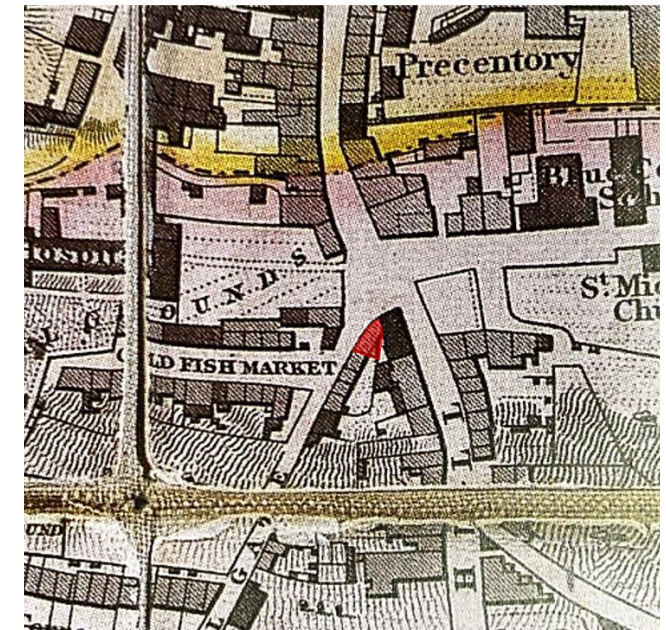


Figure 5: Map of Lincoln and Steep Hill from 1842.

The footprint of 42 Michaelgate is shown with a small extending structure on the eastern side and evidence of a small yard between the building and the Harlequin.

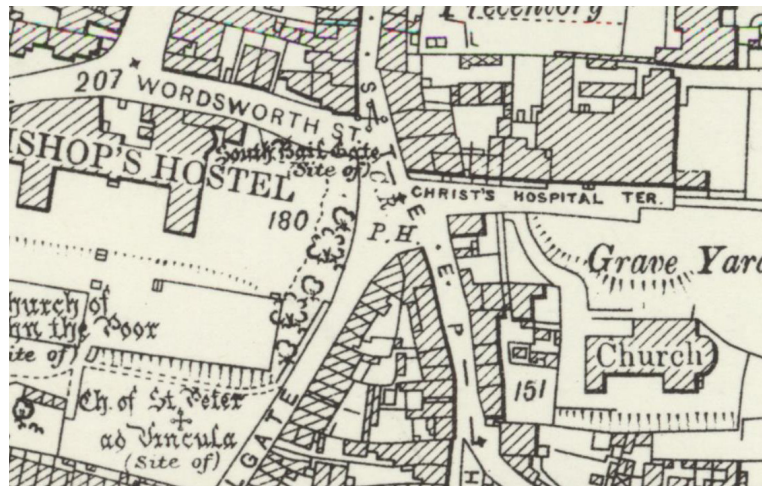


Figure 6: Map of Lincoln and Steep Hill from 1904-1905.

Both the footprint of 42 Michaelgate, on the north-eastern corner, and the Harlequin have extended to the east and west respectively filling in the yard that was previously illustrated in the 1842 map.

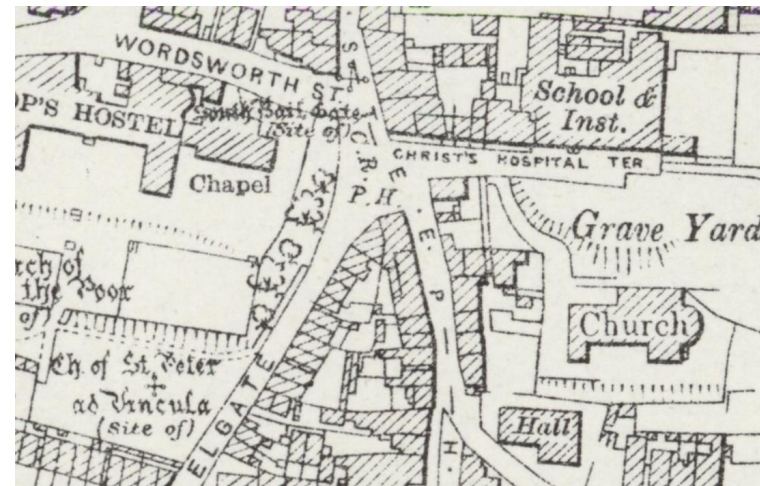


Figure 7: Map of Lincoln and Steep Hill from 1938-46.

Very little has changed from the 1904-1905 plans to the building, form or surrounding area.

7.2 | Timeline

Time period	History, Alterations and ownership
18th Century	<ul style="list-style-type: none"> The 42 Michaelgate building was constructed in the mid-18th century, as a shop on the northern half of the ground floor, as evidenced by the Georgian shop window to the left of the northern elevation, and with residential space above.
19th Century	<ul style="list-style-type: none"> The building was privately owned and was rented out as commercial space, for a range of small trades including carpentry and leather work. A list of recorded tenants from the late 19th century and early 20th century has been compiled in Figure 10.
20th Century	<ul style="list-style-type: none"> The lower floor commercial space fell out of use in the early 1900's and was converted into residential space. Ownership of the house was acquired by the City of Lincoln Council in the late 20th century. In 1997 management of the building was passed on to the National Trust, though the City of Lincoln Council maintained ownership. The National Trust converted the property into a single holiday let connecting the north gable of No.40 to the ground floor reception room of 42 Michaelgate. In 1998 internal works to the layout of the ground floor were undertaken, a dwarf wall was removed which had stood between the dining room and living room, creating a single open plan room. In January 2018 a vehicle struck the north elevation of 42 Michaelgate causing significant damage to the low-level single brick thick façade. The impact punctured through the brick beneath the large ground floor window into the ground to first floor staircase, making the elevation structurally unsound (Figure 15). The area around the impact, from below the upper floor lintel to the left of the door frame, was dismantled and replaced on a like basis and both the ground floor window and lower staircase window were removed and repaired.
21st Century	<ul style="list-style-type: none"> The National Trust managed the site as a holiday let until 2018, and management subsequently reverted to the City of Lincoln Council. The building has since remained vacant.

Figure 8: Table charting the history of 42 Michaelgate by century, noting known events and alterations.

7.3 | 19th Century tenants

Trade directories	Occupant (42 Michaelgate)
Directory of Lincoln 1894	George Ball - Cabinetmaker
Directory of Lincoln 1897	John H. Buttery - Bootmaker
Directory of Lincoln 1901	Mrs Caroline Rebecca Wiley
Directory of Lincoln 1919	Mrs Caroline Rebecca Wiley

Figure 9: Table containing the names of tenants who resided at 42 Michaelgate in the late 19th century and early 20th century as recorded in local Directories of Lincoln.



Figure 10: Map of the Steep Hill area with accompanying key, illustrating nearby listed buildings, scheduled monuments and highlighting important sight lines. The views outlined by the map are shown in Figures 2 & 12.



Figure 11: A photograph of Harlequin, 42 Michaelgate and 40 Michaelgate (left to right) in the Edwardian period taken from Steep Hill. 42 Michaelgate can be seen in the centre, there is little difference between the layout of the north elevation in the Edwardian period and its current iteration. The most notable difference is the absence of a cast iron lamp attached to the centre of the first-floor elevation. Even in the Edwardian period these three buildings presented an appealing view, characteristic of Lincoln and worthy of photography, a fact repeated in later centuries.



Figure 12: A photo of 42 Michaelgate and Harlequin (right to left) taken in 1961 from Steep Hill. 42 Michaelgate's original chimney stacks can be seen on the south-west gable and eastern gable, both complete with chimney pots.



Figure 13: A photograph of Harlequin, 42 Michaelgate and 40 Michaelgate (left to right) taken in 1967 from Steep Hill. Little has changed to 42 Michaelgate's façade since the previous photo.



Figure 14: Damage to the base of the north elevation, below the 18th century shop window, caused by a vehicle impact in 2018.



Figure 15: Internal damage to the ground floor to first-floor staircase caused by a vehicle impact in 2018. The impact has punctured the wall causing the lime plaster to come away from the wooden timber frame of the party wall between the Harlequin and 42 Michaelgate.



Figure 16: Northern elevation, street facing, of 42 Michaelgate constructed in red brick laid in Flemish bond atop a stone plinth with a brick string course dividing the ground and first floor. The 2018 area of repair can be seen on the left hand section of the ground floor elevation, extending from the Harlequin party wall to the door. The chimney stack has been largely removed on the western gable and the chimney pot has been removed at some from the eastern gable stack. There are two small 18th century casement windows with relieving arches inserted into the ground and first floor wall of the staircase. Left of the door is a 18th century glazing bar shop window adorned with pilasters and cornices, while on the right of the door is a plain sash window again with a relieving arch. On the first floor are two 18th century sash windows. Above the door is a late 20th century cast iron lamp with cast iron bracket. The central beaded panelled door is topped with a small hood and transom overlight.



Figure 17: Cast Iron lamp reminiscent of the Victorian style added to the northern elevation in the late 20th century. The window boxes below the first floor 18th century sash windows are also late 20th century additions. The two brick width string course can be seen just below the window boxes. 42 Michaelgate is roofed with clay pantiles.



Figure 18: Close up of the 18th century glazed barred shop window, framed by two pilasters topped with decorative comices. The 2018 area of repair can be clearly seen below the first floor casement window.



Figure 19: The rear southern elevation of 42 Michaelgate, a single storey flat roofed extension constructed in red brick laid in stretcher bond can be seen in the foreground of the photograph. A casement window with a single top window has been inserted into the southern face of the extension. A 20th century casement dormer window has set into the pantile roof. Two 20th century casement windows can be seen on the first floor. A covered porch and access to the building can be seen to the left of the extension.



Figure 20: A half glass, three vertical panelled door set into the southern elevation of the rear extension. To the right of the door are a set of fitted cabinets that may be contemporaneous with the original fabric of the extension.



Figure 21: Ground floor kitchen, the room was refurbished in 1998, little original fabric remains.



Figure 22: The intersection of the covered ground floor, first floor supporting, timber beam with the 18th century coursed stone wall on the eastern elevation.



Figure 23: The south west half of the ground floor, the central 18th century fireplace was blocked in the 20th century. To the right of the chimney breast is a small flight of stairs leading into 40 Michaelgate. Above the fireplace is a covered timber beam.



Figure 24: Fireplace in front of the ground to first floor staircase and Harlequin party wall on the eastern elevation that has been blocked and boarded with 20th century materials, had wooden mantelpiece fitted and has been greatly reduced in width, as the original fireplace would have spanned nearly the whole length of the wall. The original stone fireplace and large stone mantel have been fitted into a coursed stone wall. A triangular headed niche has been fitted above the stone mantel. The photo also shows an exposed portion of the timber framed range, including a brace, corner post and tie beam (left to right), used in the construction of 42 Michaelgate, there is also a covered beam on the ceiling.



Figure 25: The ground floor to first-floor stairwell and interior view of the first-floor 18th century casement window. Note the slanting party wall with the Harlequin on the right hand side of the photograph. Part of the timber frame can be seen in the top right hand corner.



Figure 26: A possibly 18th century fitted cabinet, with door removed, into the first floor landing wall between ground to first floor and first floor to second floor staircases.



Figure 27: First floor 20th century fitted bathroom with casement window on the south eastern elevation.



Figure 28: First floor bedroom, largely featureless, with two casement windows looking out from the south eastern elevation. Two covered timber beams can be seen on the ceiling.



Figure 29: Example of 19th century stained floor boards found throughout the first floor below the carpet.



Figure 30: Timber frame construction, including a brace, tie beam and studs, of the party wall between 42 Michaelgate and the Harlequin in the first floor to second floor stairwell.



Figure 31: Further example of timber frame of the Harlequin party wall, showing two sets of angled braces attached to a central king post.



Figure 32: Second floor bedroom, not the curved chimney breast on the southern elevation and dormer window on the left-hand side. The room has a possible 18th century floor, the wide floorboards are possibly 18th century in origin.

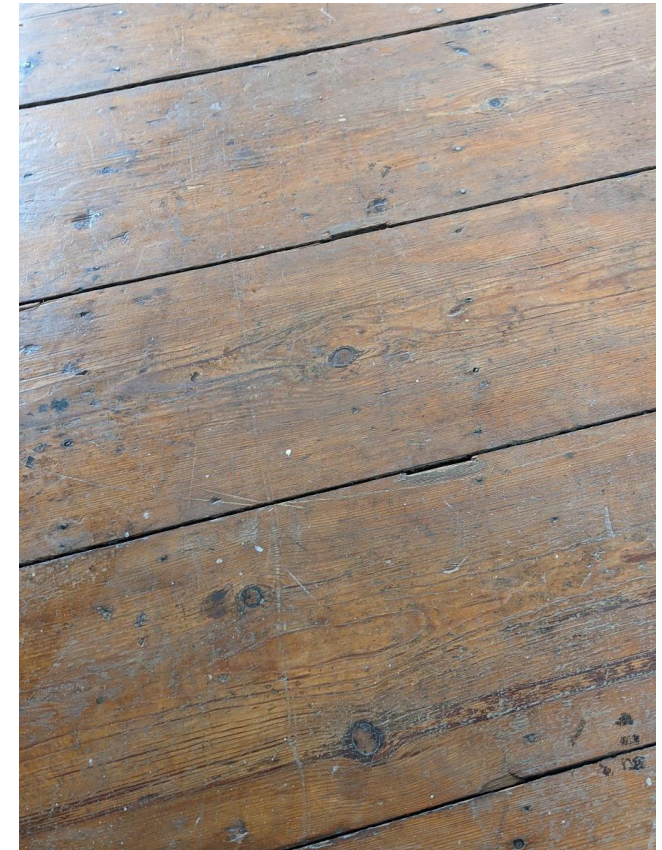


Figure 33: Close up of second floor bedroom Georgian floorboards, while it is not known if the floorboards are original, it is highly likely as the boards correspond with other known examples of 18th century flooring styles.



Figure 34: The view from the second-floor dormer window, over the roofline of Steep Hill, across the span of the lower city of Lincoln up to the Bomber Command Memorial Centre. The spire of St Swithin's Church, a Grade II listed building, can be observed just to the right of the centre of the photograph.*

Heritage Asset	Description	Significance
Exterior	<p>42 Michaelgate is a mid to late 18th century three-storey building with exterior elevations constructed in brick, while the interior is supported by a timber frame. Little alteration has been made to the street facing façade of the building but a small extension was built onto the rear of the building in the late 19th-early 20th century (<i>Figures n-n</i>).</p> <p>The principal street facing elevation (north elevation) is a pleasant façade of red brick laid mostly in Flemish bond atop a stone plinth (<i>Figure 16</i>). The building is roofed with clay pantiles and has a series of cast iron rainwater goods. An 18th century beaded panelled door can be seen in the centre of the façade, topped by a small hood and transom overlight. A cast iron arched boot scraper is located to the right of the door frame, inserted into the stone plinth. Above the door is a 20th century cast iron, Victorian inspired, lamp (<i>Figure 17</i>). To the left of the door is a late 18th century casement shop window, the top left light of which opens. The window is framed by pilasters and cornices. Further to the left is a small casement window, fitted into the staircase with a relieving arch above it, a similar window has been fitted on the first floor where the staircase is. Between these two windows is a white cast iron sign with 'Michaelgate' in painted black lettering. On the first floor are two 18th century sash windows and to the right of the doorway is another sash window with a relieving</p>	<p>42 Michaelgate is a fine example of a 18th century building that are a defining feature of the streets of Lincoln. It is representative of the town's late Georgian character, a period of great change and development for the city. The facades of many of the buildings dating from this period have been significantly altered in subsequent years as the city developed and commercial needs changed. 42 Michaelgate is unusual in that it clearly combines both the commercial and the residential at street level, delineating between the two spaces with different window configurations. The building and façade, with its classic shop window and ornate front door, are an excellent example of the middling to upper level of commercial unit that was so dominant in Georgian towns yet are so often lost through subsequent alterations. Therefore, the building has a high historical social value.</p> <p>It is a quality example of the Georgian character of the upper city of Lincoln and compliments the similarly dated structures along Steep Hill and in the Conservation Area. The fact that the building was both a shop and house provides an opportunity to explore how the interrelationship between commercial and residential spaces. As with many of the buildings along Steep Hill, 42 Michaelgate is constructed in part with an internal timber frame. The eastern party wall with the Harlequin is of particular interest as it is not known whether the timber frame is contemporaneous with the construction of No.42 or rather belongs to the original phase of the Harlequin's construction. Though there is uncertainty about the age of the historic timberwork, this gap in the research presents the opportunity for investigation to further understand the construction history of the site and perhaps that of the Harlequin too. As such the fabric of the building has a high degree of archaeological value as a tool to further understand the</p>

	<p>arch. The chimney stack on the south western gable has been removed in the latter half of the 20th century as has the chimney pot on the north eastern gable.</p> <p>The rear south eastern elevation is again constructed from red brick in Flemish Bond. A dormer window consisting of two casement windows and a glass pane has been inserted into the second floor roof line. Three 20th century casement windows have been inserted along the first floor face of the elevation. A single storey flat roofed extension, likely to have been built in the la 20th century using reclaimed materials, extends from the ground floor face of the rear elevation. Built out of red brick in stretcher bond, a single casement window with a flat vertical stretcher lintel has been fitted into the extension’s southern elevation. The extension also has cast iron rainwater goods. The porch of the extension is roofed with clay pantiles.</p>	<p>vernacular construction of mixed commercial and residential buildings in the 18th century.</p> <p>Its façade makes an aesthetically pleasing contribution to Steep Hill and is prominent in many of the significant views of both the Cathedral and Harlequin from the Michaelgate-Steep Hill junction (<i>Figure 1</i>). There is intervisibility between 42 Michaelgate and other notable buildings in the vicinity, such as the principal elevation of the Norman Building. Though there have been some modern alterations such as the casement windows and cast iron lamp, the building still maintains a high level of aesthetic value.</p> <p>As 42 Michaelgate is directly connected to the Harlequin and 40 Michaelgate, two of the most photographed buildings in Lincoln, it too also receives a high level of attention. It has a significant community presence, alongside the Harlequin and 40 Michaelgate and positively contributes to the identity and character of Lincoln’s built environment.</p> <p>The exterior façade of the Grade II listed building, particularly the street facing northern elevation, is of high significance because of its’ historic fabric, despite recent urgent repairs, and its positive contribution to the rich, varied character of the Conservation Area in this part of the City. Additionally the building’s significance is further derived from its historic interest as a good quality example of Lincoln’s later Georgian commercial and gentrified identity.</p>
<p>Ground Floor Interior</p>	<p>Kitchen – Located in the rear extension, the room is largely featureless after it was refurbished in 1998 when the building was converted into a holiday cottage. It is possible that the door and the fitted cabinetry is</p>	<p>The ground floor dining room and living room are of moderate significance, though a large proportion of the original fabric has been concealed or altered by later renovation works, the exposed stone wall, timber framing in the staircase and the remnants of the stone fireplace are of architectural value.</p>

	<p>contemporaneous with the construction of the extension in the late 19th-early 20th century.</p> <p>Living and Dining Room - The rest of the ground floor consists of two rooms which have been connected into one. There is a fireplace in front of the first floor staircase and Harlequin party wall on the eastern elevation that has been blocked and boarded up with 20th century materials, and has had a wooden mantelpiece fitted. The width has been greatly reduced, the original fireplace would have spanned nearly the whole length of the wall. The original stone fireplace and large stone mantel have been fitted into a coursed stone wall. A triangular headed niche has been fitted above the stone mantel. There is an exposed section of timber framing on the left hand side of the fireplace, including a brace, corner post and tie beam, used in the construction of 42 Michaelgate. Both room have a single covered floor beam supporting the first floor. The south west half of the ground floor has a central 18th century fireplace, which has been blocked in the 20th century. To the right of the chimney breast is a small flight of stairs leading into 40 Michaelgate.</p> <p>Staircase – The ground floor to first floor staircase consists of large degree of exposed timber framing which may possibly be connected to the Harlequin. (Figure 27-28).</p>	<p>The ground floor kitchen is of no significance as it is a modern 20th century extension, and as such as no historical or architectural value.</p>
First Floor Interior	<p>The first floor consists of two rooms, however the landing has a narrow cabinet fitted into the staircase wall, most likely contemporaneous to the building's construction. There is evidence for hinge fittings however there is no longer a door (Figure 23):</p>	<p>The first floor interior of 42 Michaelgate is of moderate significance, as there are few features of interest with the exception being the unusual location of a fitted cabinet into the original fabric of the building and the exposed timber frame in the staircase are of architectural interest.</p>

	<p>Bathroom – This room is largely featureless due to late 20th century works to convert the building into a National Trust holiday let.</p> <p>Bedroom – Again largely featureless except for two sash windows on the north wall. The floor is constructed from 19th century narrow stained floorboards, currently concealed beneath the carpet. This floor extends into the landing. The ceiling has two covered timber beams supporting the second floor.</p> <p>Staircase – The party wall with the Harlequin bears a large amount of exposed timber work, which clearly shows the construction methods used in the building of 42 Michaelgate.</p>	
Second Floor Interior	<p>The second floor consists of a single room fitted into the attic space of 42 Michaelgate. A large dormer window, consisting of two casement windows and a single pane of glass in between, has been fitted into the south eastern elevation, possibly in the 20th century as a replacement for an earlier smaller dormer window. There is no exposed timberwork on either side of the steeply pitched roof. The 18th century chimney stack extends on the south eastern gable. Access to the remaining attic space is through a hatch located in the centre of the ceiling. The floor is constructed from 18th century floorboards, identifiable by the large width of the planks. It is possible the floor relates to the first phase of construction.</p>	<p>The second floor of 42 Michaelgate is of high significance due to the rarity of the Georgian floorboards used. However, the dormer window deducts from the overall character and aesthetic of the room and building as a whole.</p>

Heritage Asset	Description of Works	Heritage Impact Assessment
42 Michaelgate (Grade II Listed Building)	<p><u>Summary</u> Converting 42 Michaelgate into one self-contained holiday let, reverting previous work to turn this and the neighbouring property into a singular congruous unit.</p> <p><u>Internal</u> There are no proposals to make internal changes.</p> <p><u>External</u> The replacement of the kitchen and dormer windows is proposed along with the replacement of the dormer roof with lead.</p> <p>The use of natural paving stones is proposed as a replacement for the existing concrete paving located outside the rear entrance to 42 Michaelgate.</p> <p>It is proposed that a conservation style roof light be inserted into the ground floor kitchen.</p> <p>It is suggested that the boiler and flue are retained as existing.</p>	<p>As the existing plan and layout will remain intact there shall be no concealment of historic fabric, and currently visible historic features will still be readable and there will be no impact upon the building's heritage significance.</p> <p>As the kitchen and dormer windows are low quality modern units, their replacement with better quality and more sensitively designed units will enhance the significance of the building.</p> <p>The replacement of the dormer roof with lead will again enhance the building's significance, as the replacement will be a more sympathetic and appropriate covering.</p> <p>The change to the courtyard paving will enhance the immediate setting and external character of the building.</p> <p>Inserting a roof light into the ground floor kitchen, will be unlikely to impact on the site's significance, as it is itself a modern extension and as such there will be no loss of historic fabric.</p> <p>As no changes are proposed for the external boiler and flue, the impact is neutral in nature.</p>
Cathedral and City	External works to 42 Michaelgate largely constitute the like for like replacement, or repair of existing	The external works to windows and doors will have a neutral impact on the significance of the Conservation Area due to them either being like for like

<p>Conservation Area</p>	<p>windows and the improvement of said features and landscaping with more sympathetic materials</p> <p>There will be minimal small alterations to the building, such as the addition of a roof light to the ground floor kitchen and the removal of external concrete paving.</p>	<p>replacements or replacements with more appropriate materials that will improve the overall character of the building and its contribution to the Conservation Area.</p> <p>The insertion of a kitchen roof light on the extension of No 42 will have a minimal impact upon the setting of the Conservation Area and nearby heritage assets (primarily 40 Michaelgate and 20/22 Steep Hill). The scale of these is intended to be kept to a minimum to avoid being overt and distracting from the roofscape and the key view identified on the Context Plan looking up Michaelgate towards No 40 and 42.</p> <p>Similar interventions exist in No 40 and other properties and we consider that the impact upon significance is outweighed by the public benefit to be gained by the reuse of this heritage asset.</p>
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