

**VERTICAL FLUE AND BOILER INSTALLATION AND BATHROOM
REFURBISHMENT
3 VICARS COURT
LINCOLN
LN2 1PT
LISTED BUILDING CONSENT
DESIGN AND ACCESS STATEMENT**



3 Vicars Court, Lincoln.

Savills (UK) Ltd
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1.0 INTRODUCTION AND BACKGROUND

- 1.1 The Heritage Statement accompanies an application for Listed Building Consent for the external alterations at 3 Vicars Court Lincoln, which is Grade I listed.
- 1.2 3 Vicars Court is located in the Bailgate area, in the heart of historic Lincoln.
- 1.3 This report details why the proposed works are necessary, the heritage significance of the listed buildings, the design rationale behind the proposed works, an assessment of the impact of the proposed works on the significance of the listed building and proposals to mitigate any such impacts.

2.0 LEGISLATION, PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (e.g. listing), as well as undesignated heritage assets.
- 2.2 In March 2012 the Government published the National Planning Policy Framework (NPPF), which replaces previous national policy relating to Heritage and Archaeology (Planning Policy Statement 5: Planning for the Historic Environment). In July 2018 the Government published an amended National Planning Policy Framework.
- 2.3 Section 16 of the NPPF: “*Conserving and enhancing the historic environment*” recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that Planning decisions should be based on the significance of the heritage asset, and the level of detail supplied by an applicant should be proportionate to the importance of the asset.
- 2.4 A designated heritage asset comprises a:
World Heritage Site, Scheduled Ancient Monument, Listed Building, Protected wreck site, registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.5 Significance is described as:
The value of a Heritage Asset to this and future generations because of its Heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.
- 2.6 On 20th March 2013 the Secretary of State revoked the East Midlands Regional Plan. The Plan is replaced with a more localised Planning system.
- 2.7 Therefore in considering the heritage implications of any Planning application, the local planning authority will be guided by the national and local policy framework set out above.

3.0 ASSESSMENT OF THE HERITAGE SIGNIFICANCE OF 3 VICARS COURT, LINCOLN

3.1 Architectural:

- 3.1.1 Refer to the photographs and location plan submitted with the application.
- 3.1.2 3 Vicars Court was formerly priests' vicars lodgings as one house, now converted into two houses, 3 and 3a Vicars Court.
- 3.1.3 Architecturally the house dates back to C13 with C15, C17, C18 and C19 alterations.
- 3.1.4 The property is dressed stone with pantile roof and 2 gable stacks. Chamfered string course and 7 corbels to north front. 2 storeys, 6 bays. North front has an off-centre wooden doorcase with overlight, late C18, and to its right, a simpler doorcase, late C20. Irregular fenestration, much restored, with two 2-light pointed arched windows on each floor, and an additional single lancet above. Rear elevation has double chamfered plinth and coped parapet. 2 square garderobe shafts, 3 storeys, with parapets and arched openings, now mostly blocked, in their bases. Between them, a buttress, 2 setoffs, flanked by single buttress stacks. At the east end, a buttress stack and another plain buttress. Fenestration includes 3 arched openings with hoodmoulds, reglazed C19, and to right, flat headed windows, C15, with 3 and 4 lights and hoodmoulds. Above, six 2-light pointed arched windows with hoodmoulds, mostly reglazed, 4 of them with tracery. Return angle to north, forming part of the west range, has to left a renewed 2-light pointed arched window and doorway with hoodmoulds, and to right, a blocked doorway, C14. Above, a restored 2-light pointed arched window, C14. To left, 2 pointed arched loops one above another, the upper one blocked.
- 3.1.5 INTERIOR has a central stone spiral staircase with a round newel below and a chamfered newel above, with chamfered arched doorways. First floor has 2 window seats and fragments of C14 window glass. On the south side, 2 concealed original fireplaces. At the west end, a panelled room, c1670. Remains of original arch braced roof with faceted corbels. This building is the earliest known example of a range of lodgings served by a common stair, in the manner of a University college. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 489-491; Jones S: The Survey of Ancient Houses in Lincoln: Lincoln: 1987-: 40-62; Report and overall assessment of listable quality: Hewlings R: Secular properties..... in Lincoln Minster Close: London: 1987-).

3.2 Archaeological:

- 3.2.1 To the North of 3 Vicars Court is Lincoln Cathedral which is Grade I listed.

3 Vicars Court, Lincoln.

3.2.2 To the West of 3 Vicars Court is Bishops Palace which is Grade I listed.

3.3 Location and setting:

3.3.1 Lincoln is a city in the east Midlands.

3.3.2 The property is visible via the entrance to Vicars Court which is accessible from the main road.

3.4 Listed Buildings:

3.4.1 3 Vicars Court. Listed - 08-Oct-1953.

4.0 Design principles and Impact on Heritage Significance

4.1 This section describes the rationale behind the decision to undertake installation of a new vertical flue to the east side elevation, to facilitate installation of a replacement boiler within the kitchen. Also includes the rationale to upgrade the current en-suite bathroom suite to the top floor of the property.

4.2 The replacement of the boiler has become necessary as it is no longer working efficiently. Changes to Approved Document J, which relates to boiler and flue regulations, means that a like for like replacement with a chimney flue is not possible as it is essential to be able to visually inspect the flue. This would not be possible if the chimney was used. The flue hole required will be 110mm and require core works to install a condense pipe. The replacement en-suite has become necessary due to age of sanitaryware, frequent leaks and inadequate drainage.

4.3 The existing boiler is located within the kitchen and cylinder and tank are located in the main bathroom. The existing en-suite is located within the top floor bedroom.

4.4 The location of the vertical flue was chosen as it is discreet and using an existing vent to the outside, and located away from some of the most impressive architectural features of the property like the frontage. The layout of the new en-suite has been chosen in order to cause minimal disruption to existing materials but to provide the property with working facilities.

5.0 Summary and Conclusions

- 5.1 This report has assessed the heritage significance of the listed building and the rationale behind the proposals. This has looked at the impact of the proposed work on the significance of the listed building and the proposals to mitigate any designation.
- 5.2 This assessment concludes that the proposed installation of a vertical flue to east side elevation, new boiler and upgrades to the en-suite bathroom will not significantly affect the architectural and historical interest of 3 Vicars Court and therefore its statutory designation.
- 5.3 The installation will not conceal or harm any of the original historic features of the property.
- 5.4 It is therefore considered that there will not be substantial harm to, or loss of significance of the heritage assets identified. The external appearance of the house will remain largely unaltered. This aims to make the property more energy efficient and provide working facilities to the property.