

Design & Access Statement and Heritage Impact Assessment: Alterations at Cafe St Paul's Restaurant and Cafe Bar

Cafe St. Paul's, 12 St Paul's Lane, Lincoln, LN1 3AL

Date: 15th December 2023

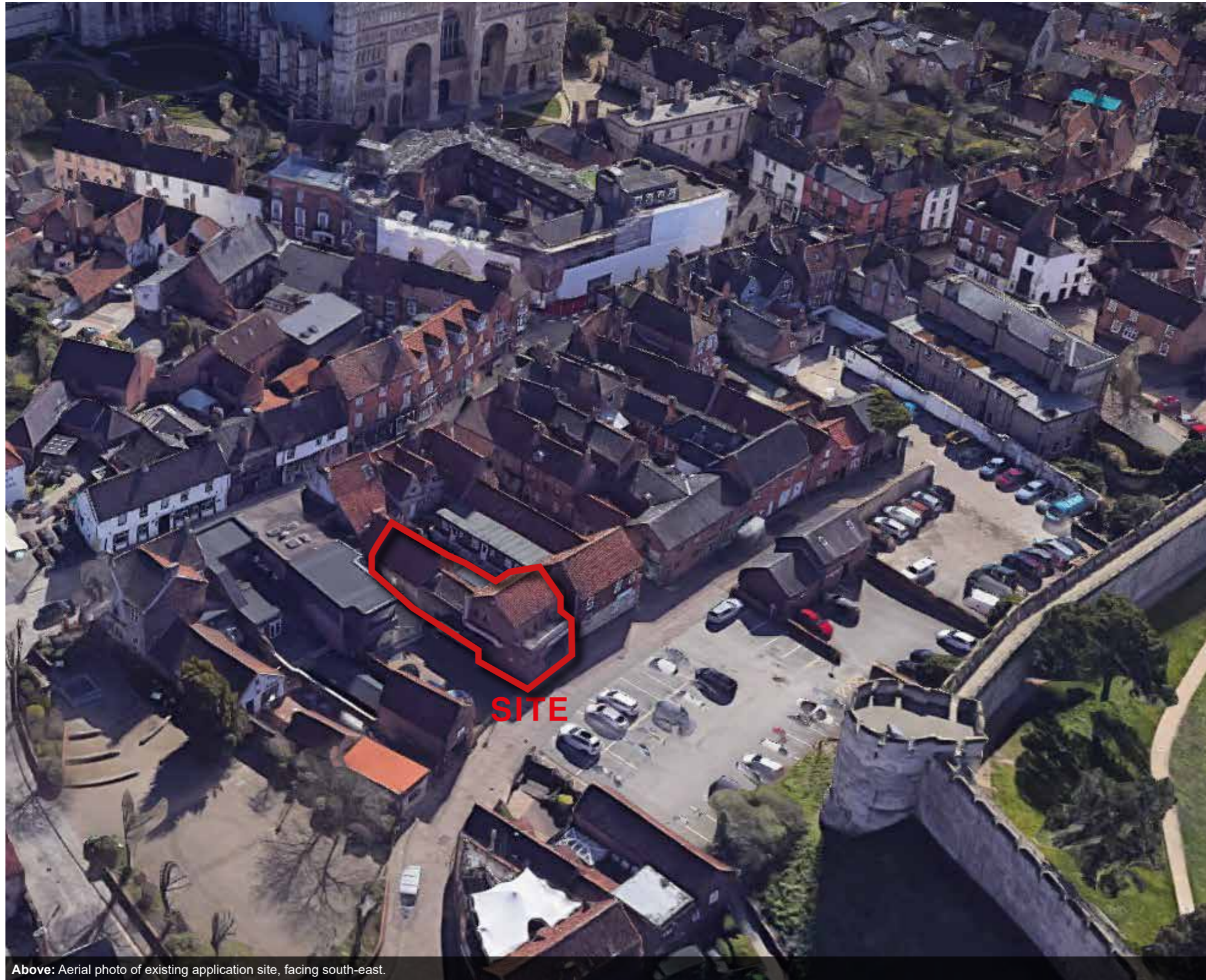
Revision: A (29.01.2024)

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1.0 Introduction



Above: Aerial photo of existing application site, facing south-east.

1.1 Introduction

The following document forms part of the application submission for 'Full Planning & Listed Building Consent', which calls for "replacement of existing polycarbonate sheet roof with glazed panel roof, creation of new draught lobby and reconfiguration of existing cafe servery bar".

This document will explain the design principles and concepts that have been applied to the development and will demonstrate the steps taken to appraise the context of the development. It will illustrate how the design of the development takes that context into account and how any specific issues which might affect access to the development have been addressed. This document also considers the current planning policy influences - as set out within the Central Lincolnshire Plan and National Planning Policy Framework.

This document has been created by Simons Design Ltd and forms part of the planning application to the local planning authority on behalf of the applicant Mr G. Reeves.

2.0 Existing site and surrounding urban context

- KEY**
- = Circulation Space
 - = Cafe / Restaurant Space
 - = WCs
 - = Kitchen
 - = Ancillary / Store

2.1 Existing site and surrounding urban context

The existing site features an existing cafe restaurant situated along St. Paul's Lane, opposite St Paul's car park near Lincoln's Bailgate within the Cathedral Quarter. This premises was formerly part of no.18 Bailgate property, which was then sub-divided into two separate properties in circa 2005. This property is situated within Conservation Area No.1, and forms part of the Grade II Listing of the original 18th property of 18 Bailgate. Further information regarding the historic development of this property can be found in Section 7.0 of this document.



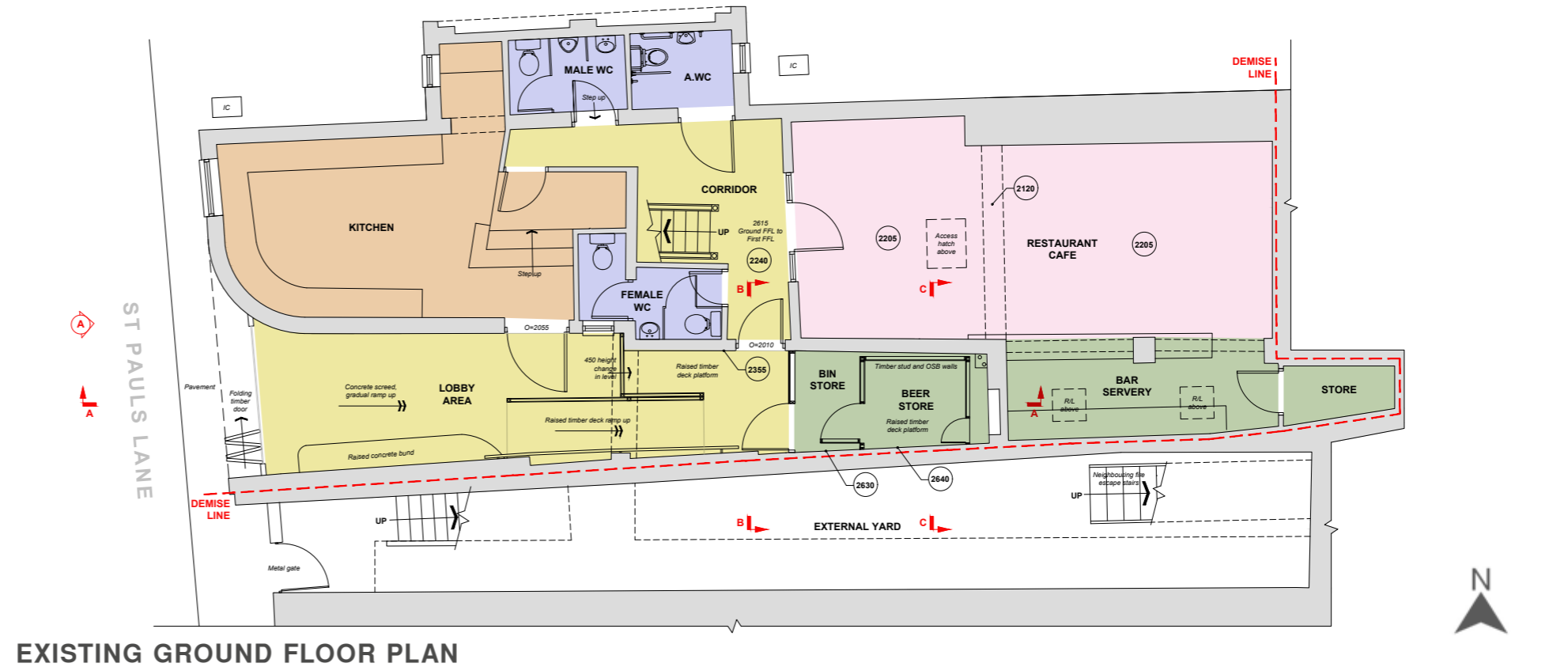
Above: photo taken of external front elevation, facing north-east.



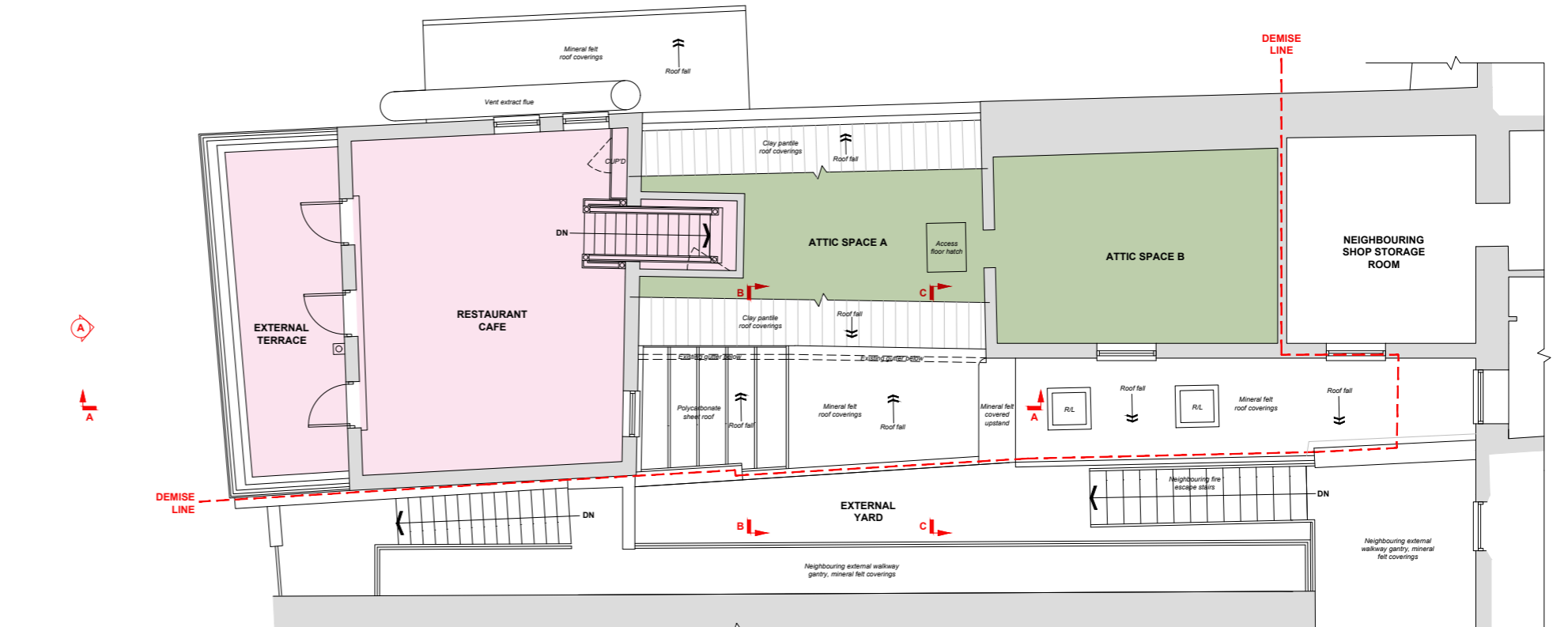
Above: photo taken of external front elevation, facing south-east.



Above: photo taken within ground floor lobby area, facing west.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

2.0 Existing site and surrounding urban context

2.2 Planning History

The planning history records for '12 St Paul's Lane Lincoln Lincolnshire LN1 3AL include the following planning applications for the site:

Application: 2008/0294/LBC

Description: Display of externally illuminated fascia sign (using existing trough lighting). (LISTED BUILDING CONSENT). (In accordance with applicants email dated 19 June 2008)

Decision: Granted (20 June 2008)

Application: 2008/0237/ADV

Description: Display of externally illuminated fascia sign (using existing trough lighting). (In accordance with applicants email dated 19 June 2008)

Decision: Granted With Conditions (20 June 2008)

Application: 2004/0603/F

Description: Change of use of rear of property (fronting St. Pauls Lane) from part residential/part commercial to restaurant (Use A3) on ground floor and first floor.

Decision: Granted With Conditions (06 Sep 2004)

Application: 2012/0623/CXN

Description: Variation of condition 4 of planning permission 2004/0603/F, to extend the opening hours.

Decision: Granted With Conditions (14 Nov 2012)

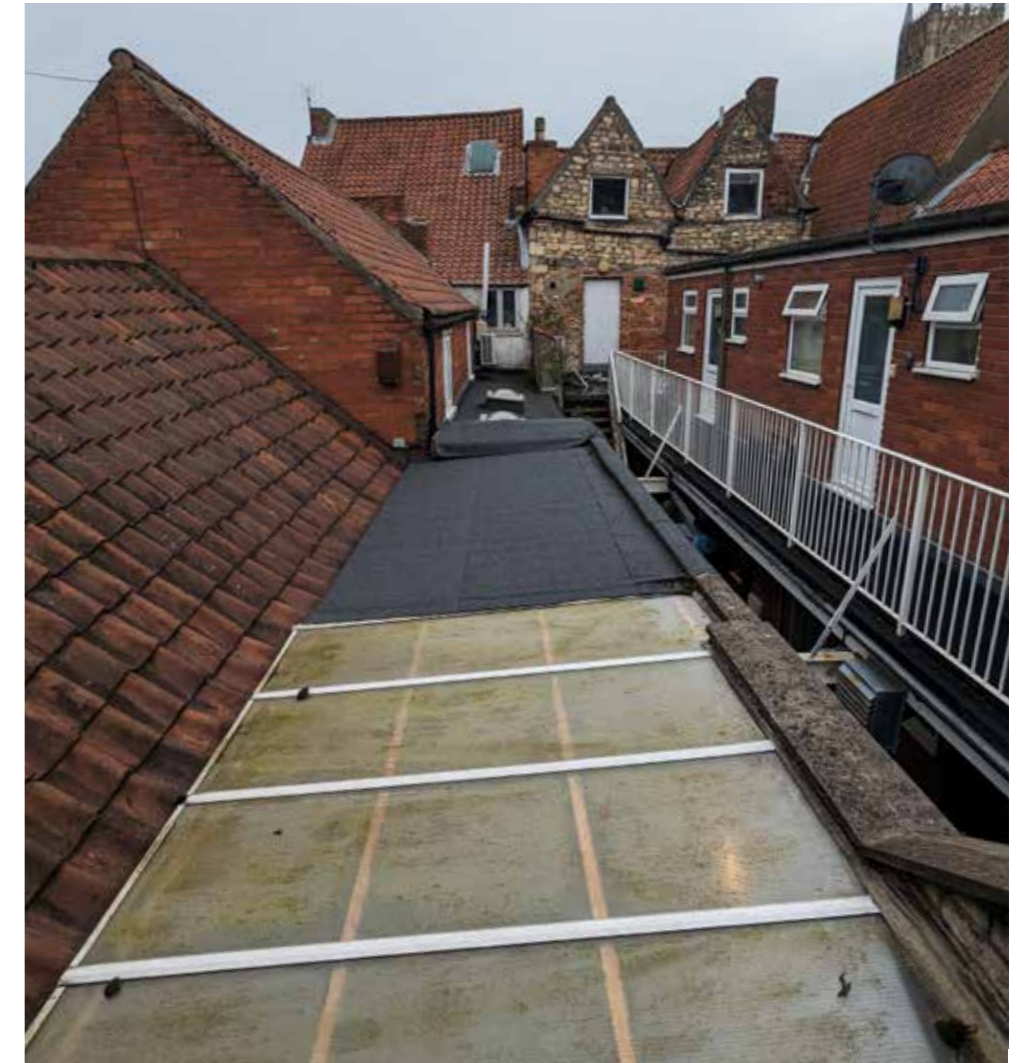
2.3 Planning Legislation and Guidance

The following proposals have been designed with consideration of legislation and local planning guidance including:

- » Central Lincolnshire Local Plan (April 2023)
- » National Planning Policy Framework



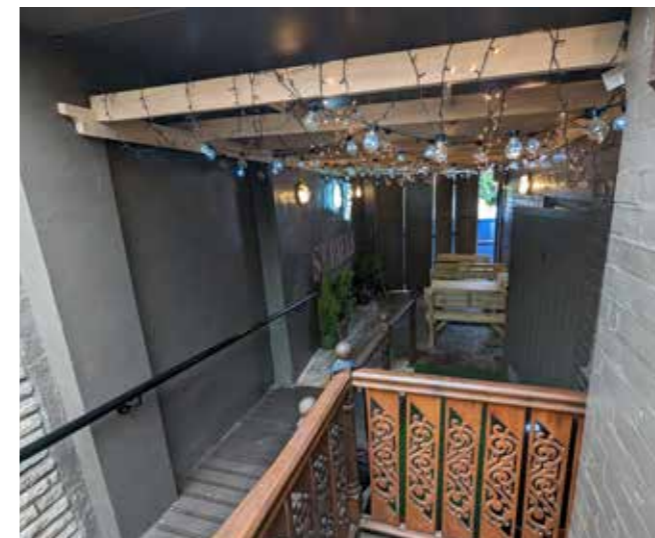
Above: photo taken within ground floor lobby area, facing east illustrating top of existing ramp, balustrade, bin store wall and door and polycarbonate roof.



Above: photo taken from rear first floor window, facing south illustrating existing flat roofs above lobby and bin store.



Above: photos taken at first floor external terrace area, illustrating existing timber framed doors.



Above: photo taken within ground floor lobby area, facing west.



Above: photo taken within ground floor restaurant area, facing east.

3.0 Design

3.1 Introduction

The purpose of this chapter is to provide a summary of the influences and decisions that have led to the proposed scheme. This explains how the proposed development respects and enhances the character and local distinctiveness of the area.

3.2 General overview and use of the proposed development

The proposed works call for:

- » Improvements to the aesthetics of the existing entrance yard space.
- » Creation of a new draught lobby.
- » Bricking-up of existing female WC window to covered yard area.
- » Alterations and operational improvements to the existing bar servery.
- » Replacement of existing external terrace doors at first floor level.
- » Replacement of existing polycarbonate roof with glazed roof within covered yard area.
- » Improvements to existing gutter and rainwater gutter detailing to existing bin / beer store roof.
- » Replacement of existing main sign above main entrance door.
- » Installation of new hanging sign to front elevation.

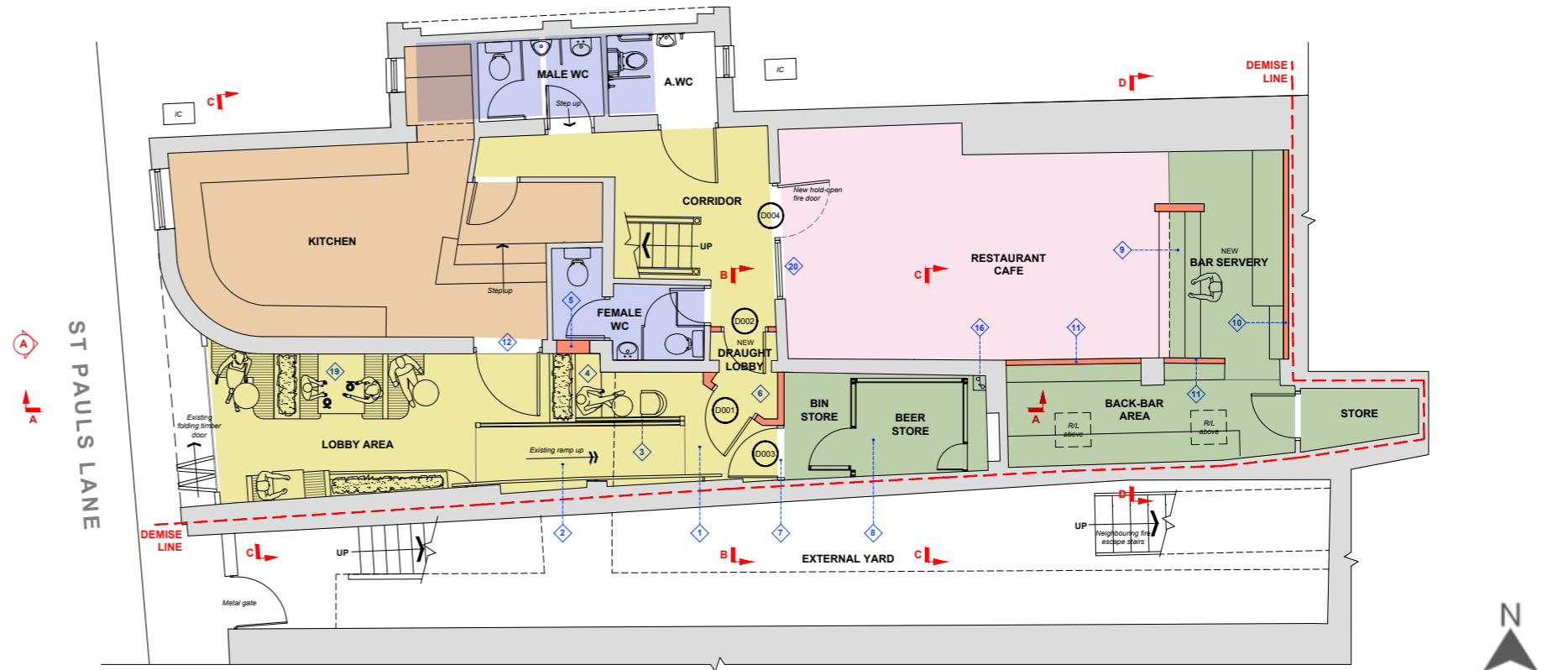
3.3 Layout / Orientation

The proposed means of building access / circulation and layout of building accommodation is to remain much the same as the current arrangement. However the existing main entrance door from the external covered yard area into the restaurant would be altered to include a new draught lobby area. This reason for this is to firstly improve thermal performance of the building and reduce heat loss, secondly to feature a chamfered lobby wall and entrance door which can be seen from the pavement and yard entrance. Currently the issue is that new visitors who have not previously visited St Paul's Cafe have reported that locating the entrance door is not easily identified without the reliance of a number directional signs, which essentially clutter wall space and detract from the existing building and atmosphere. The existing main access ramp within the covered yard area is to be retained.

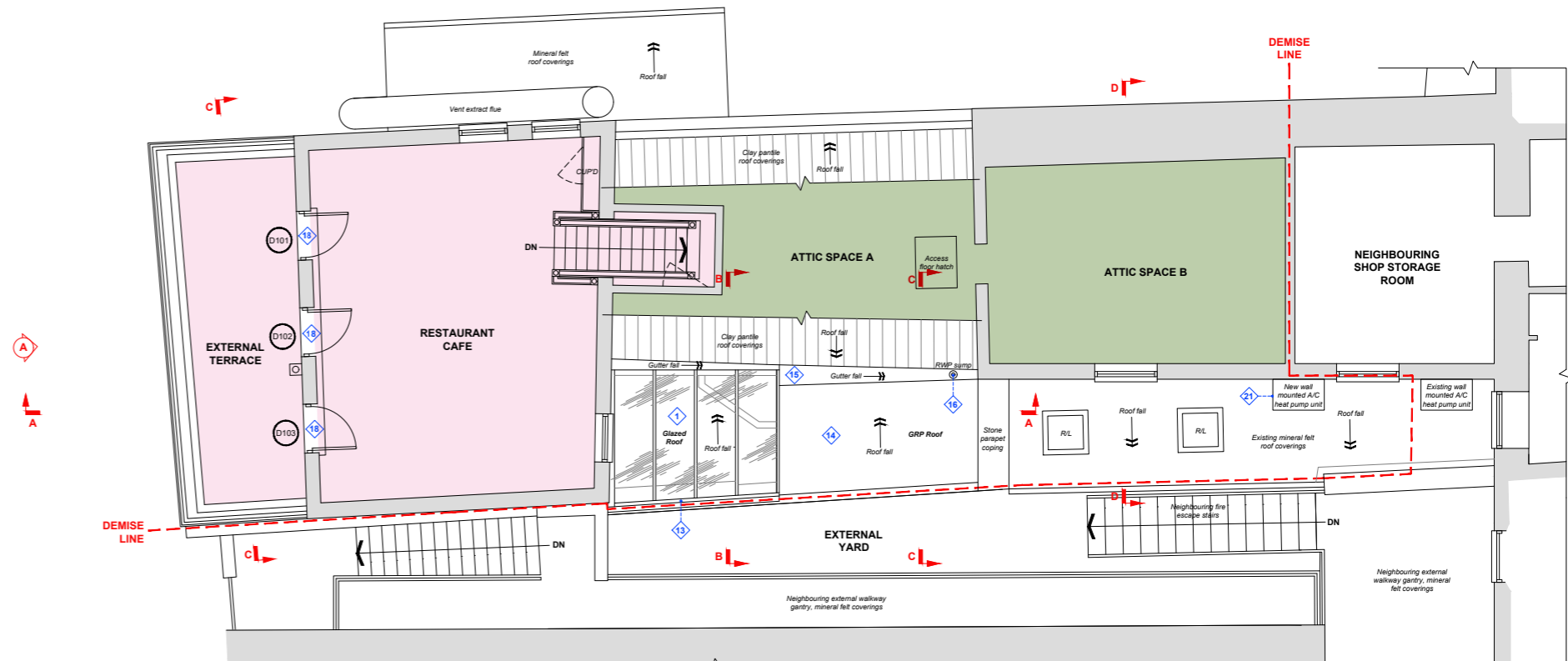
The proposals also include for the existing bar servery within the ground floor restaurant cafe area to be altered and relocated as shown, in order to improve visual appearance to visiting customers. The current existing adjacent bar area would be utilised as additional back-of-house storage space.

KEY

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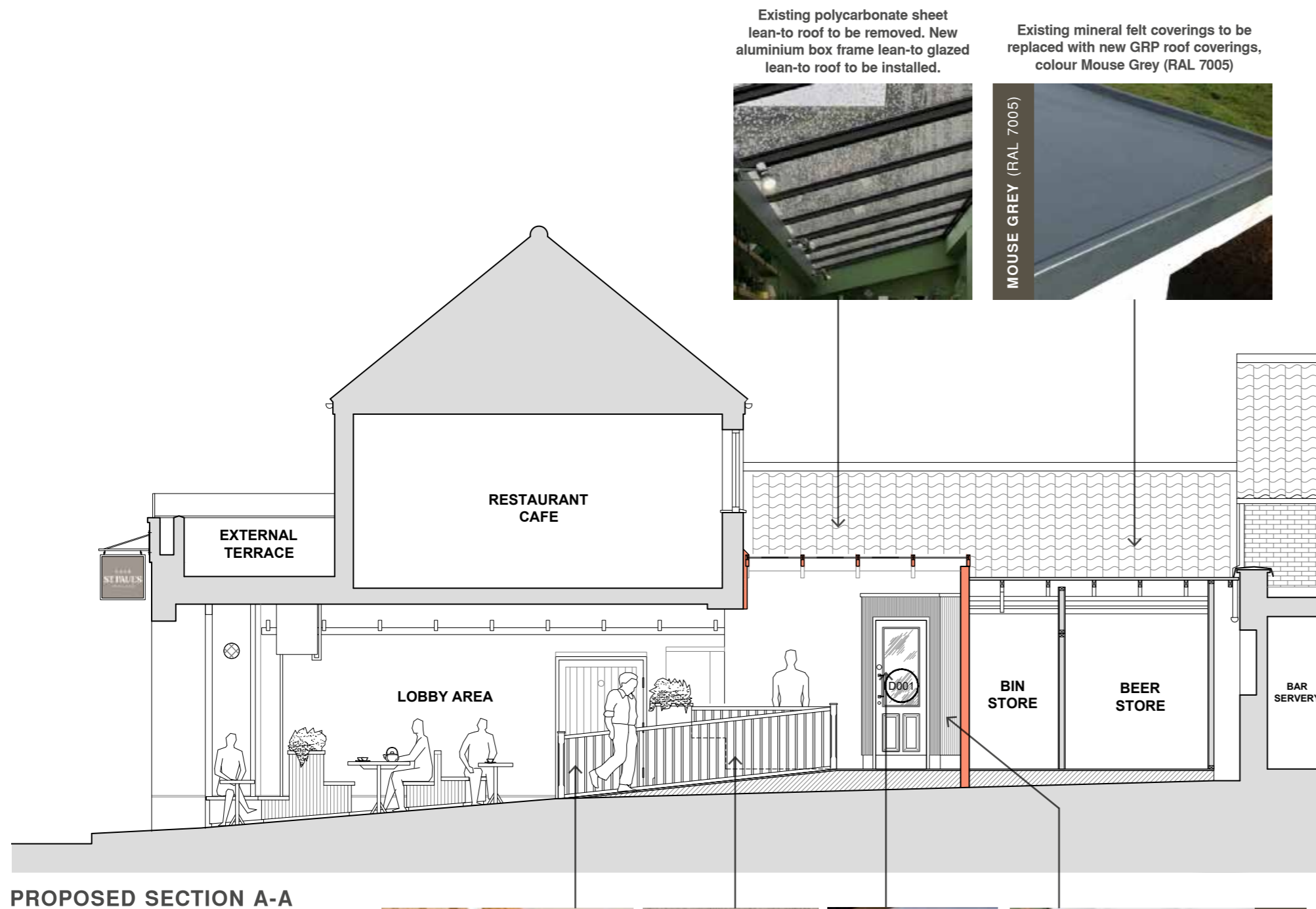


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

3.0 Design



PROPOSED SECTION A-A



Oak timber square spindles and newel posts to existing ramp.



Vinyl safety flooring installed to existing access ramp and draught lobby



Manifestation signage to new glass panel entrance door.



Fluted panels to new draft lobby walls and bin store door, colour Brown Grey.

3.4 Scale

The proposals do not include for any new extensions or significant alterations which would affect the overall scale and character of the existing property. The only item which would affect the external appearance the replacement of the existing polycarbonate lean-to roof within the covered yard area with a new glazed unit, which would involve alterations to the existing boundary wall to accommodate the new roof. These external alterations to the lean-to roof at the rear of the existing two-storey aspect of the building and cannot be seen from the main road.

3.5 Landscaping

The proposals primarily involve internal alteration / refurbishment works and alterations to the existing roofs within the former yard area. The existing urban site features no external soft landscaping and no new areas of soft landscaping is included within the proposals.

3.6 External lighting

All existing external security lighting are to remain as present. No new external lighting is included within this application.

3.7 Materials / Appearance

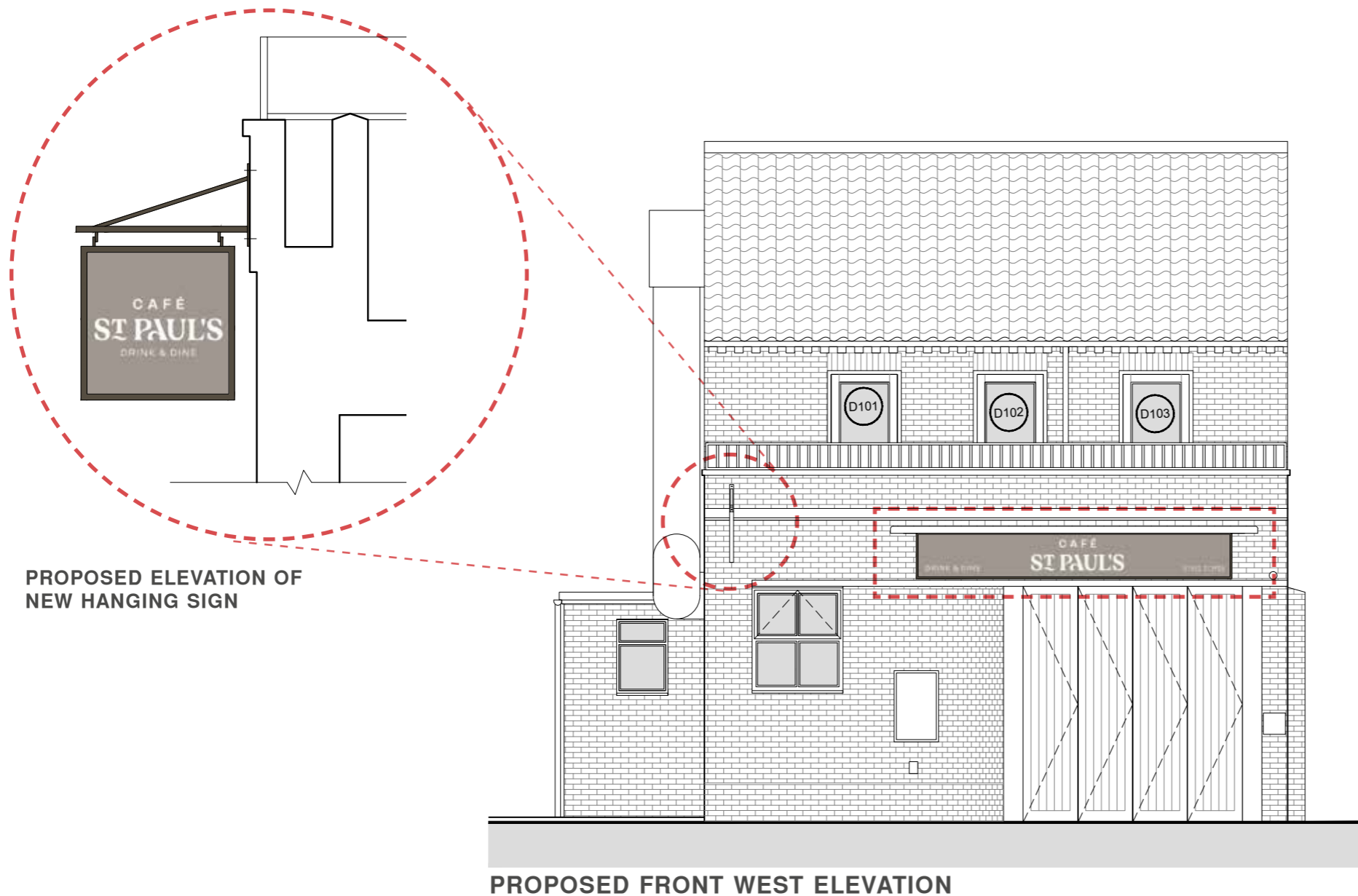
The proposed alterations and refurbishment works have been designed to be a contemporary sympathetic intervention to the existing building to improve operational requirements and customer experiences.

Within the ground floor former yard entrance lobby area, the existing domestic pine balustrades to the ramp would be replaced with oak square spindles and handrails. The existing entrance ramp structure and decking boards are to be retained in situ and a new safety vinyl flooring would be installed, in order to minimise trips / slips and improve aesthetic appeal. Within this area new fixed seating and planters would be installed for customers and improve kerb-appeal to passers by.

The existing late-C20th timber framed window to the Female WC would be bricked-up and painted to match the existing surrounding walls.

A new draught lobby would be created using timber stud walls featuring fluted wall panels and painted Brown Grey (RAL 7013). The existing late-C20th former entrance door would be removed. New high-quality timber framed doors would be installed, including glazed panels and timber fielded panels, featuring Brown Grey (RAL 7013) coloured painted finish and brushed stainless steel ironmongery. The new entrance door would

3.0 Design



include signage to the glazed panel, therefore reducing the need for wall signage and wall clutter. The adjacent door to the bin store is to also feature the same fluted panelling to the wall, which would read as part of the wall, allowing the door to be hidden in plain sight.

The existing inappropriate polycarbonate lean-to roof to the yard area would be removed and a new glazed panel lean-to roof to be installed. This new glazed roof would allow building visitors to see the existing adjacent historic limestone gable and pantile roofs.

The existing flat roofs of the existing single storey late-C20th extensions feature inappropriate crude mineral felt coverings which discharge collected rainwater within uPVC gutters. The proposals include for the existing mineral felt coverings above the bin and beer store to be replaced with new lead coloured lightweight GRP roof and valley gutter.

Within the existing ground floor restaurant area, the existing bar servery area would be altered to form a new servery situated opposite the room entrance door. This provides better visual connection from the main circulation corridor and can be This new servery area would feature new solid timber bar top, fluted front panels and brushed stainless steel foot rail.

The existing external doors to the first floor terrace area are late-C20th doors, featuring multi-pane glazing. These modern doors are of low-quality and the views of the Castle walls are obstructed by the glazing bars. Therefore the proposals call for the existing doors to be replaced with new timber framed glass panel doors. This would allow for improved views of the historic Castle walls and the new doors swings are to be reversed, to open inwards, allowing more effective usable seating space to the existing external seating area. These doors would include 13mm thick conservation double glazing to the glass panels and the leaf and frame to feature Brown Grey (RAL 7013) painted finish.

Other works include the replacement of the existing external main entrance sign above the lobby entrance to be replaced with a new signboard and sign as illustrated opposite. The existing wall mounted sign lighting would remain as present. The proposals also include for a new wall mounted sign to be installed to the front elevation in order for customers to see when walking along St Pauls Lane. This new hanging sign would be similar to the examples found along the adjacent Gordon Road and Bailgate.



EXISTING PHOTO OF FRONT WEST ELEVATION

4.0 Access

4.1 Approach / Entrances

Fundamentally the existing building entrance and egress arrangements are to remain as present. Wheelchair access is available to ground floor areas only as present. The existing building does not include a lift to first floor areas. The new external door unit is to feature a level door threshold. The existing building includes for an ambulant WC on the ground floor level. The existing entrance ramp would be improved with the installation of a new safety vinyl to minimise potential risk of slips and trips to both staff and customers.

4.2 Summary of traffic and transport impact

The existing site is located within the city centre with good pedestrian access, bus connection and car park located opposite the site (St Paul's Lane Short Stay Car Park).

The proposals do not include the expansion of existing floor space or increase of commercial areas, subsequently the proposals would be negligible increase to vehicular traffic or demand on local infrastructure.

4.3 Refuse

The existing refuse storage and means of collection are to be retained and remain unaffected, however the proposals do include for the replacement of the existing bin store door.

4.4 Drainage

All collected surface rainwater from the rear roofs are to lead to as discharge into the existing floor gullies located within the former yard area, as per current arrangements.

The existing foul water disposal is to remain as present and would be unaffected by the works.



5.0 Environmental impact & considerations

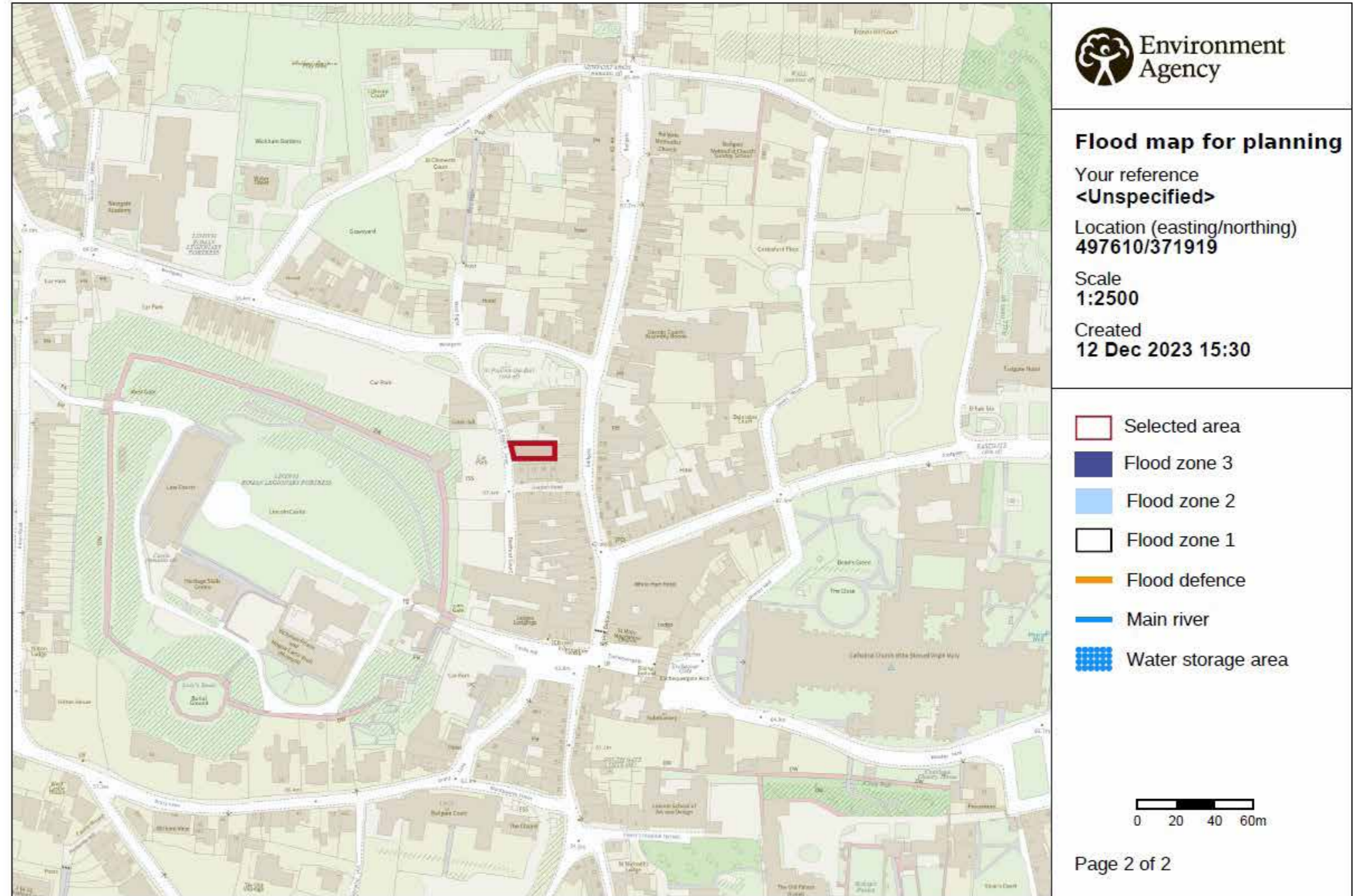
5.1 Flood risk assessment

The site is identified as being located outside an area at risk of potential flooding by rivers or sea. Please see the extract from the Environment Agency flood map opposite.

5.2 Noise / Dust

The majority of the proposed works are internal works with the exception of the replacement of the existing polycarbonate roof and external doors at first floor level. Alterations to the existing masonry structure are minimal therefore impacts of noise and dust to neighbouring properties would be negligible.

Part of the proposed works include the installation of new acoustic wall dry-lining within the ground floor restaurant area, in order to provide increased acoustic dampening to the neighbouring property part wall.



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Above: Flood map extract showing identified flood zones surrounding the application site

6.0 Heritage Impact Assessment

6.1 Introduction and purpose of the Heritage Impact Statement

This purposed of this section is to assess the impact of the historic fabric and environment of the proposed works, including the impact of below ground archaeology, landscaping, and above ground structures. This is to aid an understanding of the potential harm caused by the development and what measured have been undertaken to mitigate against this. This document will also assess the potential benefits and gains that the project introduces. The primary goal of a Heritage Impact Assessment is to assess and understand the potential effects of a project on the historical, architectural, archaeological, or cultural value of a heritage site.

Further details of the proposed works have been detailed in Section 3.0 of this document and the application drawings.

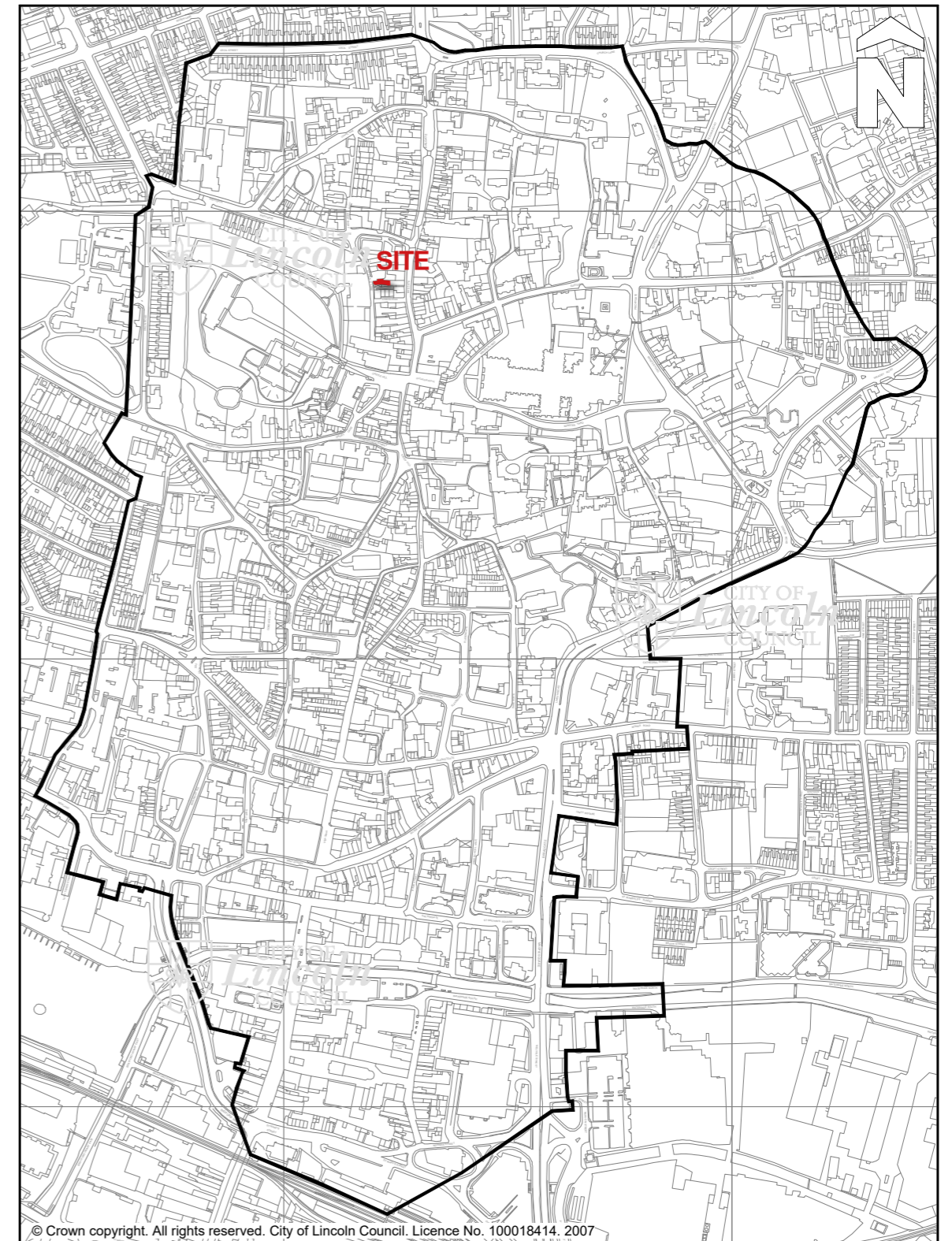
6.2 Archaeological Investigations

The proposed works do not call for any below ground works. There would be new impact to potential archaeology and subsequently no Archaeological desktop study has been carried out and included as part of this application.

6.3 Assessment of significance

The existing site is located within the City of Lincoln's Conservation Area No.1: Cathedral and City Centre (see map opposite). This Conservation Area is the largest of its type of designation in Lincoln, spanning 195.7 acres of the ancient city centre including nearly the entire expanse of the upper historic city and the full depth of the escarpment slope. The diversity in the character and appearance of the area is demonstrated by the Lincoln Townscape Assessment (LTA) which records over 20 Character Areas wholly or partially within this area. The Bailgate and Castle Hill character area includes an array of buildings dating from the C11th and C19th that form part of the nationally recognised group of residential and commercial buildings in Lincoln dating from the medieval period onwards.

An important element of the conservation area in the immediate vicinity of the application site is the historic street pattern to the upper city, with the main central spine of Bailgate once flanked by former service roads to the east and works. The pattern survives comparatively better to the west of Bailgate than to the east, where the alignment is retained in plot boundaries, St. Paul's Lane however survives well, and it rear courts and ginnels joining with Bailgate are in well-preserved remnant of the medieval city's trading and commercial infrastructure. The role of the front and rear plots facing Bailgate is also exemplified by the architecture of buildings, with those along St. Pauls Lane comparatively more functional and austere compared to the more decorated properties which front the ancient high street. The application site is a typical of this nature and would have historically served as ancillary building accommodation or yard area to no. 18 Bailgate. During circa 1960's the west end of the plot facing St. Paul's lane was developed to include new two storey building accommodation as seen today. This development is not of any notable exceptional architectural quality, however does feature a two-storey brick and pantile material palette which is in-keeping with the surrounding area.



City of Lincoln Conservation Area No.1 - Cathedral & City Centre

a

6.0 Heritage Impact Assessment



Above: Site plan illustrating location of surrounding Listed Building and Scheduled Monuments

6.4 Local Listed Buildings and Scheduled Monuments

The application site was formerly part of no.18 Bailgate property which is a Grade II Listed Building. This No.18 Bailgate property was then sub-divided into two separate premisses in circa 2000, and remains so to present day.

The local Listed Buildings and Scheduled Monuments surrounding the immediate vicinity of the application site include:

Listed Buildings

1. 18, Bailgate. Grade II. List Entry No. 1388436
2. 17, Bailgate. Grade II. List Entry No. 1388435
3. 16, Bailgate. Grade II. List Entry No. 1388434
4. 15, Bailgate. Grade II. List Entry No. 1388433
5. 14, Bailgate. Grade II. List Entry No. 1388432
6. 12A, Bailgate. Grade II. List Entry No. 1385400
7. 9 and 10, Bailgate. Grade II. List Entry No. 1385399
8. 8, Bailgate. Grade II. List Entry No. 1385398
9. 85, 86 and 87, Bailgate. Grade II. List Entry No. 1388459
10. 82, 83 and 84, Bailgate. Grade II. List Entry No. 1388458
11. 80 and 81, Bailgate. Grade II. List Entry No. 1388457
12. Lion and Snake Public House, Bailgate. Grade II. List Entry No. 1388455
13. Stable and pigeoncote 20 metres north east of The Lion and Snake Public House. Grade II. List Entry No. 1388456
14. K6 Telephone Kiosk, Bailgate. Grade II. List Entry No. 1392494
15. Roman wall and part of Forum wall, Bailgate. Grade I. Listed Entry No. 1388460

Scheduled Monuments

- A. Lincoln Roman colonia (Lindum). List Entry No. 1003569
- B. Lincoln Castle (except modern buildings). List Entry No. 1005049
- C. Lincoln Roman colonia (Lindum). List Entry No. 1003569

6.0 Heritage Impact Assessment

6.5 Building Evolution

After examining historical ordnance survey plans and aerial photographs of the location, it was found that the current structure was once connected to the neighbouring property on the south side (10A Gordon Rd). However, they are now separate entities. The building facing St. Paul's Lane underwent significant reconstruction, and the passage known as Bail Passageway was opened to St. Paul's Lane around the 1960s, a configuration that persists to the present day. These renovations likely coincided with or occurred around the same time as the demolition of the former gable-fronted building on the north side, which currently serves as a driveway for the adjacent residential property (20 St. Paul's Lane).

An 1888 OS plan depicts the site inclusive of a yard and outbuildings at the rear. Presently, the larger outbuildings are still in existence, while the smaller elements have been removed, and the yard has been filled in, now serving as internal accommodation.



Above: Aerial photo of the site from above, taken in 1948



Above: Aerial photo of the site facing east, taken in 1947



Above: Historic OS plan, published in 1888



Above: Historic OS plan, published in 1956

6.0 Heritage Impact Assessment

6.6 Heritage Impact

Every aspect of the planned interventions have been thoroughly evaluated concerning the potential impact on the historic building fabric and the potential detriment to the character of the nearby surroundings. Please refer to the table on the opposite side for a breakdown of each proposed work element, outlining the associated potential harm and the corresponding mitigation strategy to be applied.

No.	Proposed Works	Impact	Mitigation	Comment
01.	Replacement of existing external doors to terrace area at first floor level.	Change in character, loss of building fabric.	Quality of design detailing and use of materials.	The current door openings within circa 1960's structure be preserved. The existing timber door units, dating back to the 1990s and holds minimal historical significance and are not crucial to maintaining the character of the adjacent conservation area. New doors seen as positive design change to increase visual connection with castle walls.
02.	Replacement of existing external sign above entrance door on front west elevation.	Change in character	Quality of design detailing and use of materials.	Existing modern sign (installed 2022) to be replaced with new improved timber signboard and sign. Existing wall mounted sign lighting to be retained in situ.
03.	New wall hanging sign to be installed to front west elevation.	Change in character	Quality of design detailing and use of materials.	Wall mounded handing 600 x 600mm sign similar to local vernacular along Gordon Road and Bailgate.
04.	Removal of existing door unit at ground floor level between former yard lobby area and internal corridor.	Removal of poor quality late-C20th door unit.	Quality of design detailing and use of materials.	The current door openings within circa 1960's structure be preserved. The existing timber door unit is of poor design and material quality dating back to the 1990s and hold minimal historical significance.
05.	Replacement of existing mineral felt flat roof coverings with new GRP, colour Mouse Grey (RAL 7005).	Removal of existing poor quality modern felt roof.	Quality of design detailing and use of materials.	Improved roofing detailing for collection and disposal of collected surface rainwater. Improved aesthetics of roof construction. Roof cannot be seen by public from main road (St. Paul's Lane), minimal impact to building historic significance and character of surrounding area.
06.	Replacement of existing polycarbonate roof to be replaced with new glazed lean-to roof.	Removal of existing poor quality modern polycarbonate roof.	Quality of design detailing and use of materials.	Removal of existing domestic polycarbonate roof with new metal box-frame lean-to glazed structure to be installed. Existing adjacent C20th masonry wall to be extended / altered to accommodate new roof. Existing lower section of limestone walling to remain unaffected and retained in situ. Roof cannot be seen by public from main road (St. Paul's Lane), minimal impact to building historic significance and character of surrounding area.
07.	Infill existing Female WC window with matching brickwork and painted finish.	Loss of window opening.	Use of matching materials.	Infill of circa 1960's window structure and window. Use of matching materials. Minimal minimal impact to building historic significance and character of surrounding area.

6.0 Heritage Impact Assessment

08.	Installation of new slip resistant flooring finish to existing ramp.	Alteration of flooring finish.	Existing ramp substrate (circa mid 2000's) to be retained in situ. New floor finish to be added to existing ramp.	Provides improved slip resistance to floor to prevent slips / trips and improved aesthetics of existing domestic timber decking boards.
09.	Replacement of domestic softwood handrail, balustrade and newel posts within existing entrance lobby area.	Change in character.	Quality of design detailing and use of materials.	Existing pine domestic spindles, handrail and newel posts would be replaced with new higher-quality oak items to the existing ramp within the same location.
10.	Creation of new timber framed draught lobby.	Change in character.	Quality of design detailing and use of materials.	Minimal impact and alterations to existing building fabric. New doors seen as positive design change and increased thermal performance and security to existing building.
11.	Replacement of existing bin store timber stud wall and door.	Change in character. Removal of poor quality late-C20th timber stud wall and door.	Quality of design detailing and use of materials.	Improved aesthetics and thermal insulation to new draught lobby. Door designed to be concealed as part of wall. Removal of modern stud wall only, minimal impact to building historic significance or material fabric.
12.	Replacement of existing internal doors between internal corridor and restaurant seating area at ground floor level.	Change in character	Quality of design detailing and use of materials.	The current doorway of the former outbuilding, which holds historical significance, will be preserved. However, the existing door and side lights, dating from the mid-20th century and lacking architectural significance, will be replaced. The proposed new door and side window will feature higher-quality materials and detailing represent a positive design enhancement to the existing structure.
13.	Relocation and alterations to existing bar servery within ground floor restaurant.	Change in character	Quality of design detailing and use of materials.	The current bar servery, installed in the late 2000s, lacks significant architectural merit. The upcoming bar will feature superior materials and design, enhancing both its aesthetic appeal and operational functionality. The existing back bar will be preserved in its original location for back-of-house purposes.
14.	Infill stud walls to former servery area within ground floor restaurant	Change in character	New plasterboard stud wall to match surrounding walls and material finish.	Existing opening to current bar servery to be in filled with new stud wall, painted finish to match existing surrounding walls.
15.	Dry-lining of existing part wall within ground floor restaurant to improve acoustic performance.	Change in character	Existing building fabric to be retained in situ, new dry-lining to installed to face of existing wall to improve acoustic performance.	New acoustic db plasterboard installed to face of existing plasterboard wall. Existing wall structure to be unaffected and remain in situ.
16.	Installation of fixed seating and planters within entrance lobby area.	Change in character	Quality of design detailing and use of materials.	New timber bespoke furniture and planters. No alterations to existing floor and wall building structure.
17.	Installation of wall mounted heat pump unit to serve new cellar cooler A/C unit.	Change in character, loss of building fabric.	New wall mounted heat pump unit to be located adjacent existing A/C heat pump unit, fixed to wall situated above flat roof area. New heat pump unit cannot be seen from main road (St Paul's Lane)	New wall mounting bracket to be fixed to mortar joints rather than face of brickwork, in order to minimise loss of historic building fabric as much as possible.

7.0 Appendix

7.0 Appendix



Above: photo taken within entrance lobby area, facing east illustrating polycarbonate roof, bin store timber door and stud wall featuring faux stone plaster to wall.



Above: photo taken at first floor level rear window overlooking at existing polycarbonate roof and wall junction, facing south-east



Above: photo taken within entrance lobby area, facing west illustrating existing floor of ramp and seating.



Above: photo taken on first floor terrace area, facing south-east illustrating existing timber framed doors and eaves.



Above: photo taken within entrance lobby area, facing east illustrating existing late-C20th timber framed entrance door and bin store stud wall featuring faux stone plaster to wall.

Contact

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