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## **Heritage Statement to Support Planning Application - 27614-Lincoln-PL2**

Document date 14/03/2024

Rev -

### **Site Address:**

HSBC UK Lincoln  
221 High Street  
Lincoln  
LN1 1TS



## **1.0 INTRODUCTION**

1.01 The proposals can readily be broken-down into the following components which form the content of this application:

- (i) Insulation of new external A/C equipment to first floor roof area.
- (ii) Insulation of new internal A/C equipment to first and second floor.

## **2.0 PROPERTY DESCRIPTION**

2.01 SK9771SE GUILDHALL STREET 1941-1/12/154 (South side) 08/07/91 No.6 Midland Bank  
SK9771SE HIGH STREET 1941-1/12/154 (West side) 08/07/91 Nos.220 AND 221 Midland Bank

GV II

Includes: No.6 Midland Bank GUILDHALL STREET. Bank. 1848. Ground floor remodelled 1883 for the Lincoln & Lindsey Bank. Extended 1923-26 by W & WG Watkins of Lincoln. Interior refitted 1989. Ashlar and brick, with stucco dressings and plain tile and slate roofs.

Renaissance Revival style. EXTERIOR: vermiculated plinth, shaped quoins, dentilled first floor cornice, strapwork pseudo-balustrade, shaped gables. 3 storeys, 4 bays. Square plan.

Rounded north-east corner has a doorway with Ionic piers and cornice, and above, on each floor, 3 margin light sashes. Above again, an octagonal corner tower with 3 round windows, topped with an ogee dome. East side, to High Street, has 2 and 3 light mullion and transom windows, and rusticated Ionic pilasters. Above, 2 and 3 light margin pane sashes with Gibbs surrounds. Above again, similar smaller windows. 2 crested gables dated 1924 and 1848.

North side, to Guildhall Street, is of similar design with a doorcase to the right with a Gibbs surround. Above it, a round window with keystone. INTERIOR has bank fittings renewed 1989, but retains late C19 Doric columns and coved ceiling with enriched cornice and strapwork. (Buildings of England : Lincolnshire: Pevsner N: Lincolnshire: London: 1989-: 522). Listing NGR: SK9751071220

### **3.0 SIGNIFICANCE OF HERITAGE ASSET**

3.01 The application site is located on the busy High Street in central Lincoln opposite the 16<sup>th</sup> Century guild hall. As can be determined from the building's description on historic England's website, there is a high level of decoration and skilled workmanship displayed in the buildings construction and should be considered a very significant addition to Lincolns built heritage.

### **4.0 CONTRIBUTION OF ITS SETTING TO THAT SIGNIFICANCE**

4.01 The HSBC branch holds a prominent position on the corner of High Street and Guildhall directly opposite Lincoln's historic 16<sup>th</sup> century guild hall. Along the length of High Street and Guildhall / Stonebow are numerous listed buildings of historical and architectural merit; varying in style and scale, collectively they provide an eclectic mix of varied and interesting architecture that has significant contribution to Lincolns city centre's-built environment.

### **5.01 DESIGN CONCEPT**

5.01 The existing A/C equipment has reached the end of its service life and therefore needs to be replaced. This application seeks the approval for the Insulation of new external A/C equipment to the first-floor roof area. This is to replace existing equipment that is to be removed. New internal A/C equipment is to be installed to the first and second floor. This is in the majority to replace existing equipment. Existing ducting and cabling will be used where possible/in good condition and new to be installed where required. Existing openings and cable/ducting routes to be used where possible. Existing fixing points will be reused if possible.

### **6.0 IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE**

6.01 The external appearance of the building itself will remain unchanged under these works.

6.02 The impact of the internal works on the character and material of the building should be minimal as the majority of the works are to replace existing equipment with new.

### **7.0 SOURCES**

<https://historicengland.org.uk/listing/the-list/list-entry/1388576>