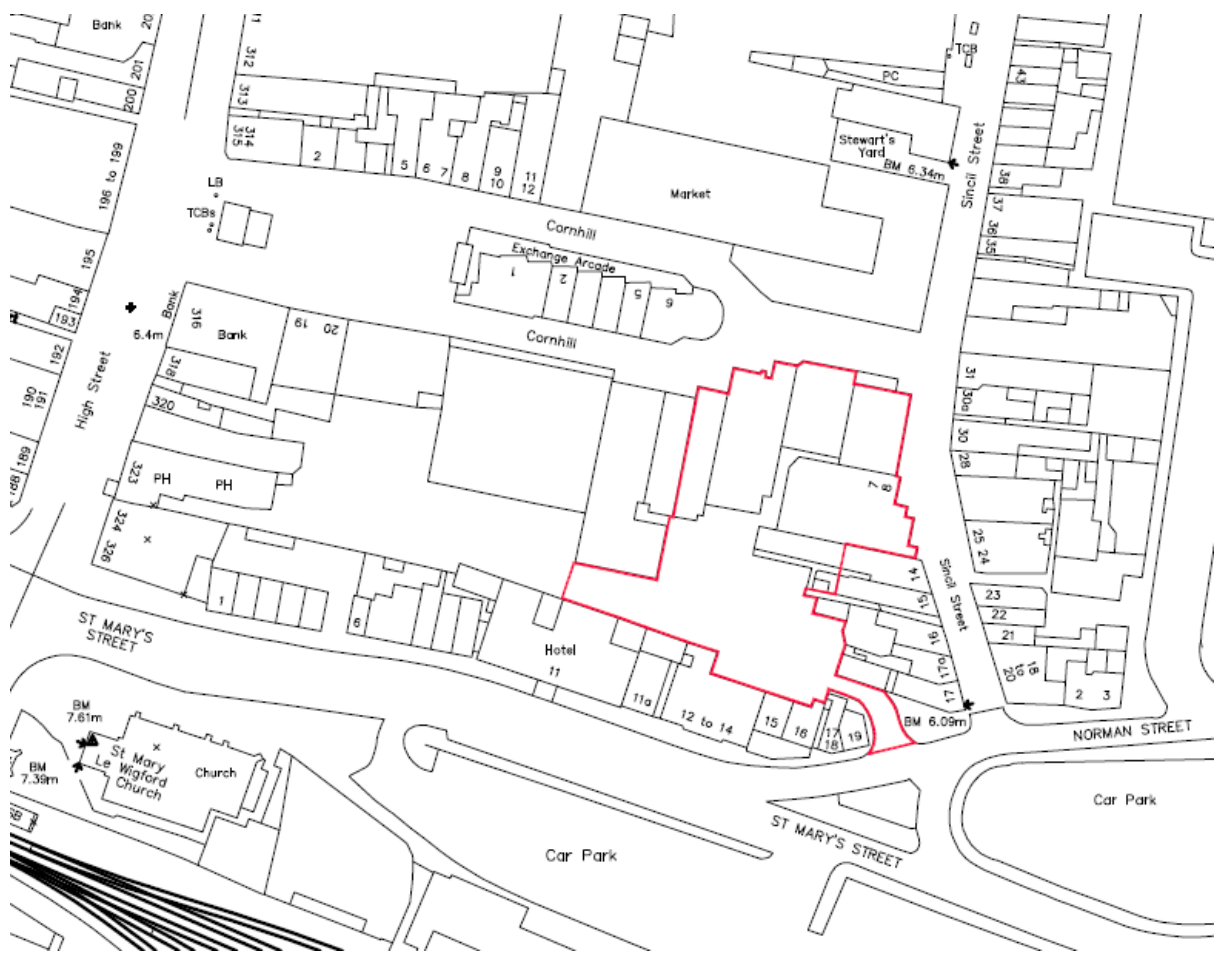
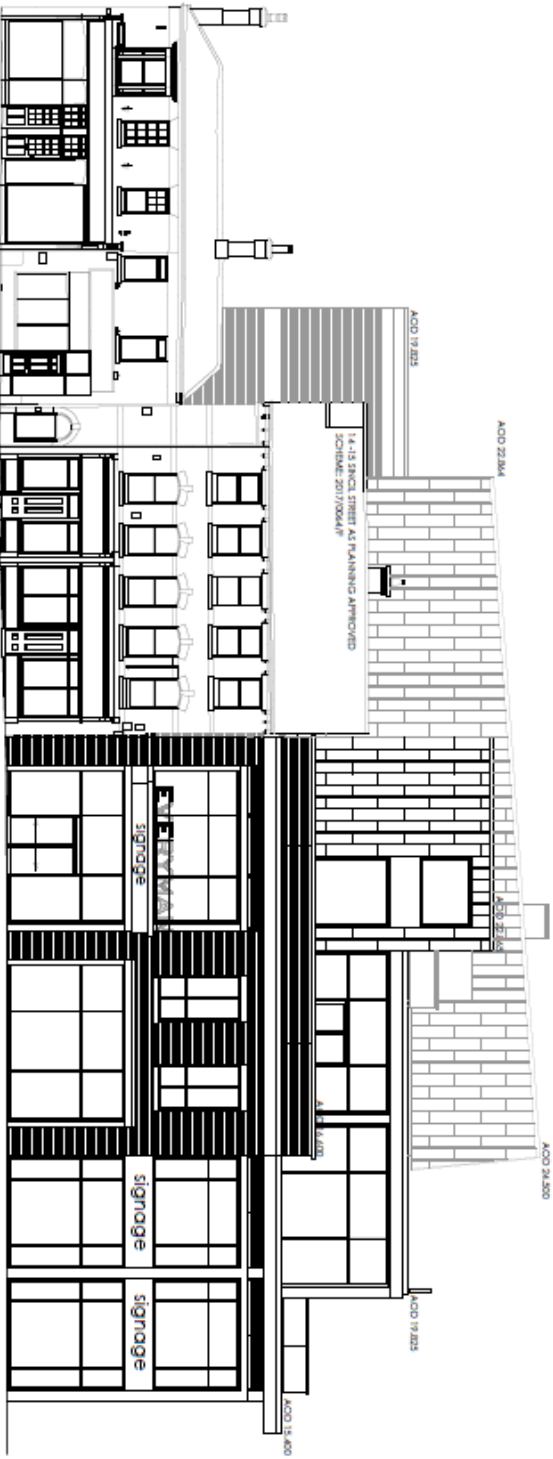
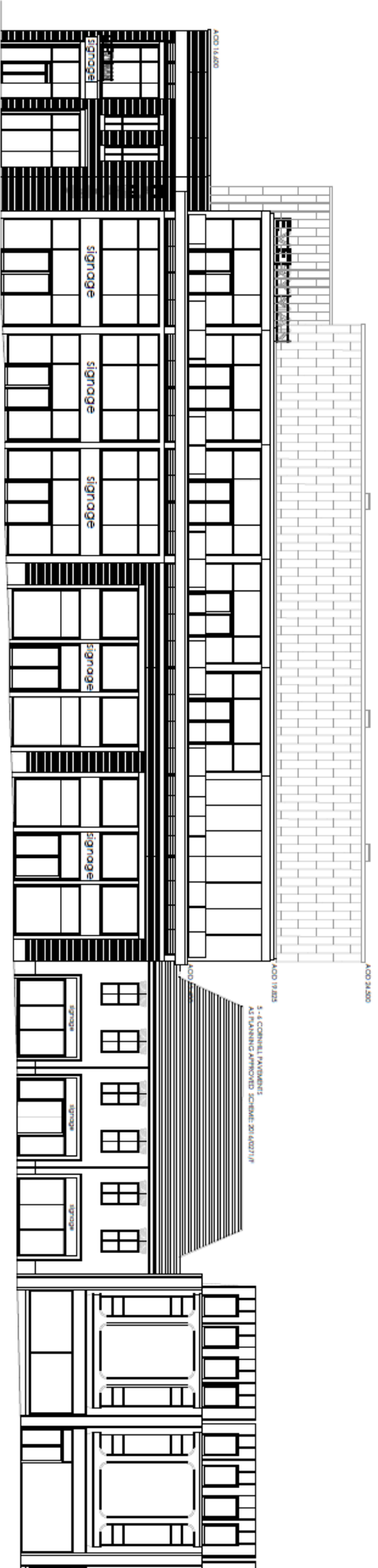


Proposed Block C, New Cinema, Cornhill Pavements 2017/1500/FUL





PROPOSED STREET SCENE VIEWED FROM SINGIL STREET

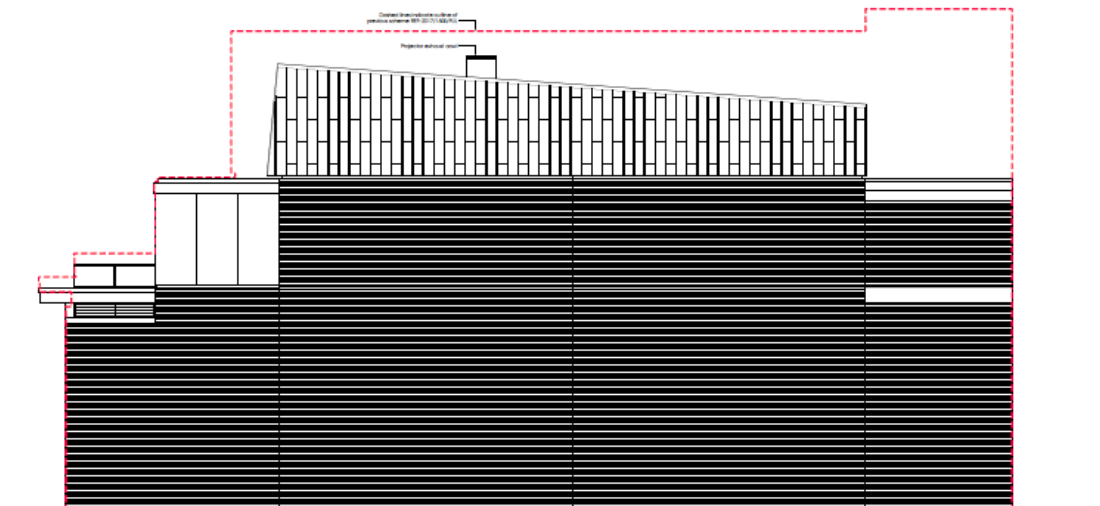


5-1-CORNHILL PAVEMENTS
 ALL PLANING APPROVED SCENE: 25/10/2017

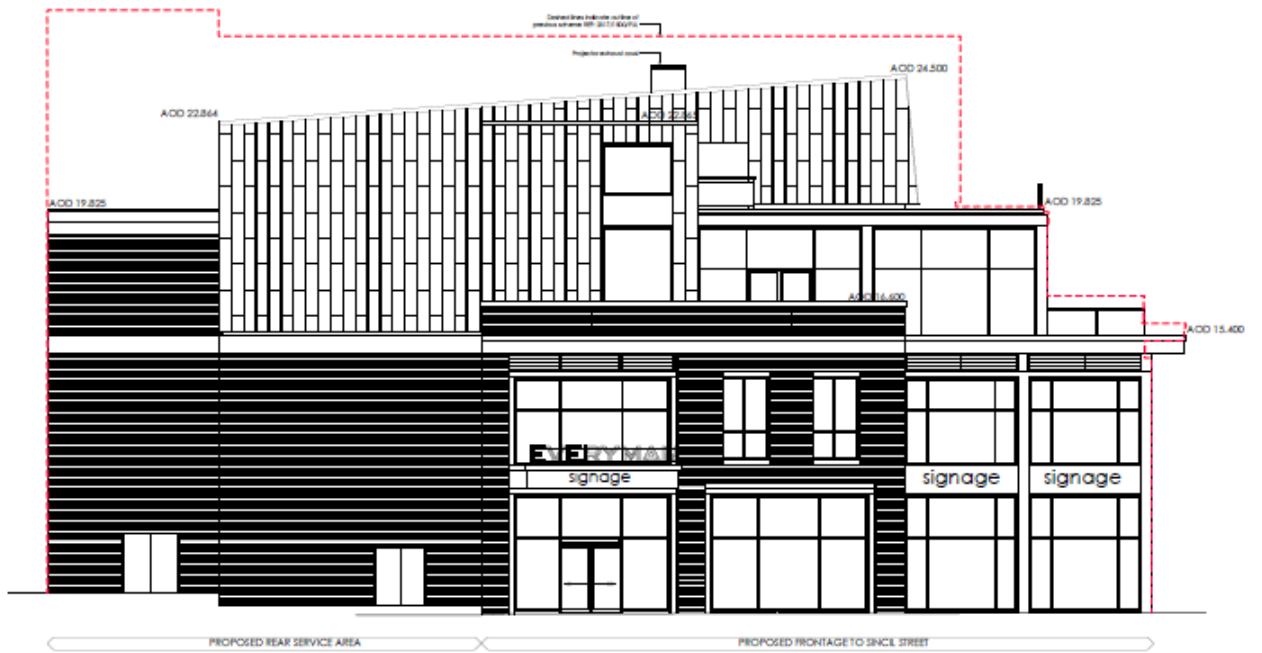
PROPOSED STREET SCENE VIEWED FROM CORNHILL PAVEMENTS



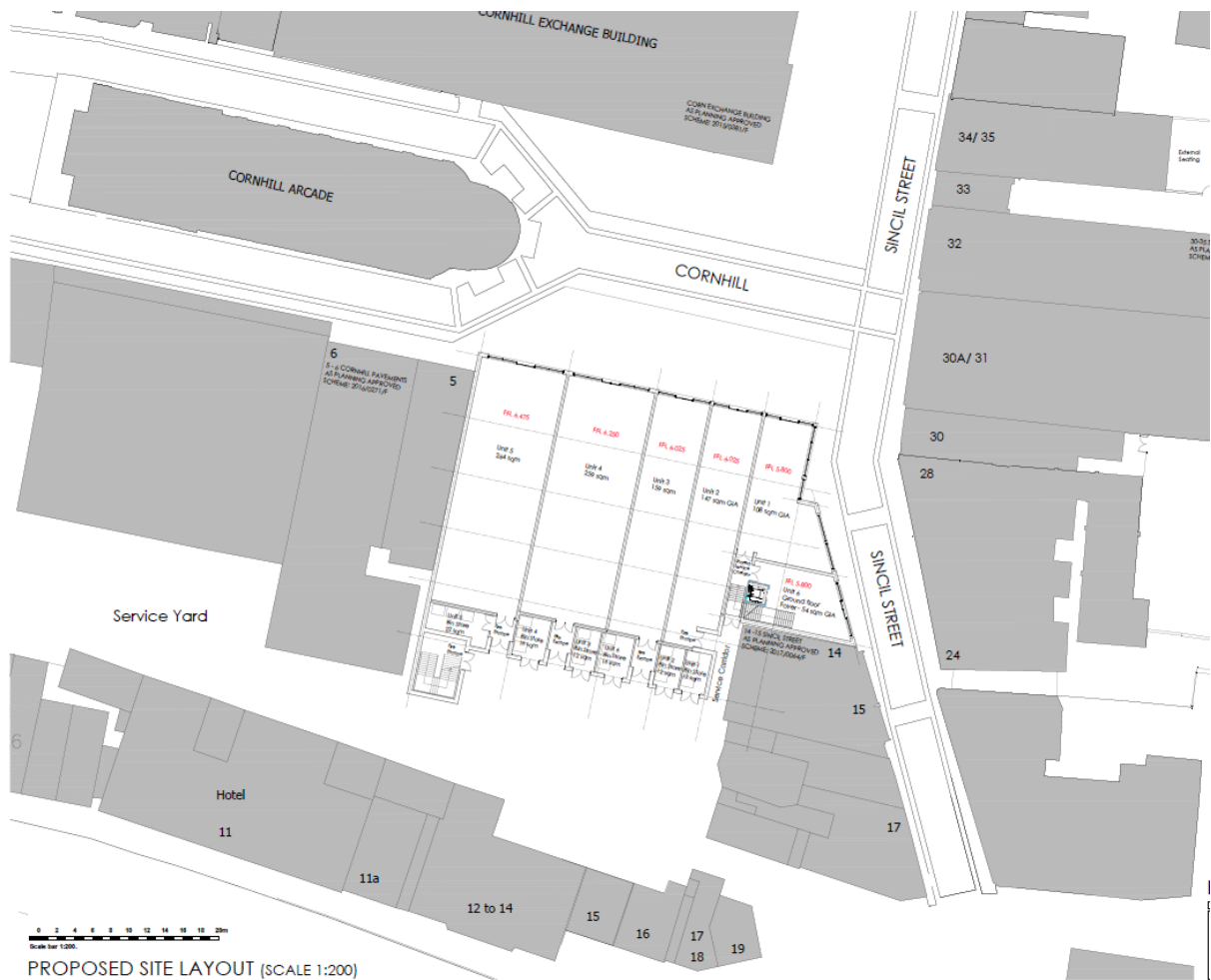
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

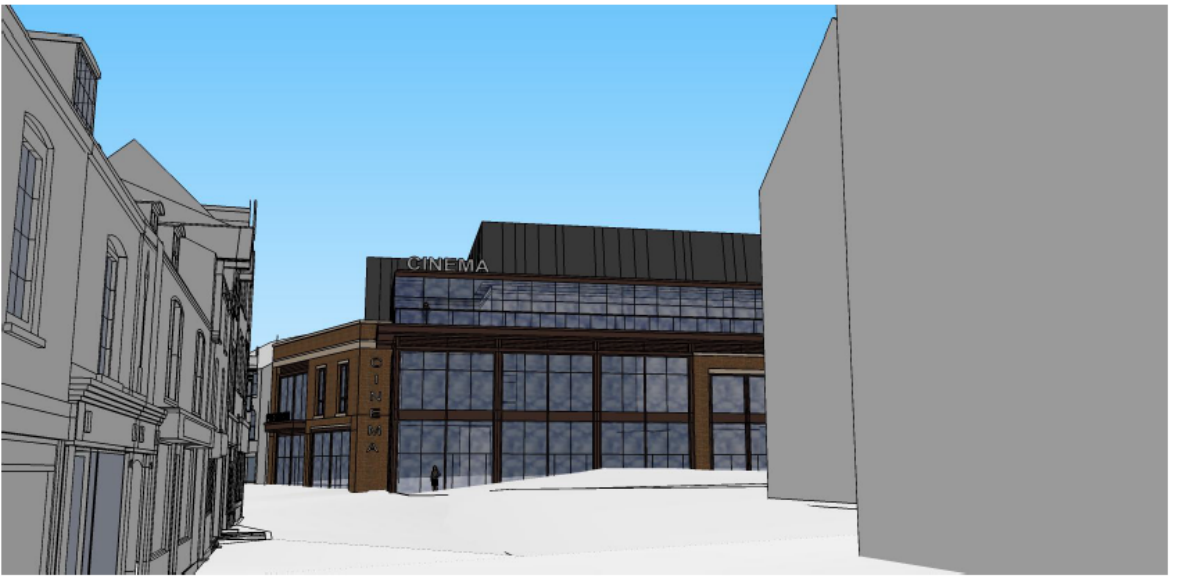
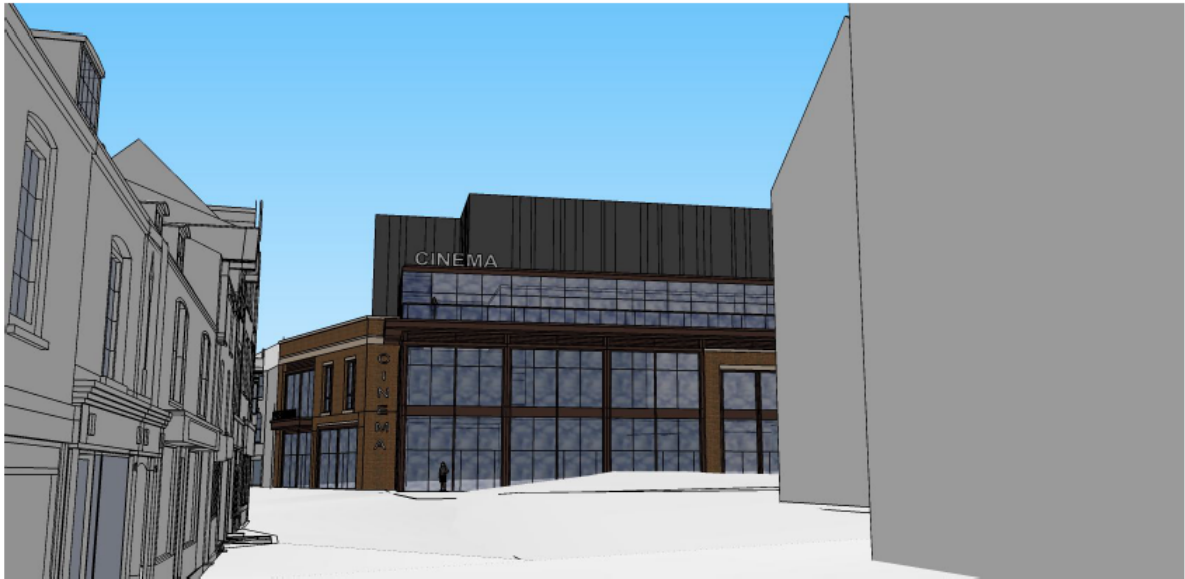


PROPOSED EAST ELEVATION





Proposed street scene visual view South towards corner of Cornhill Pavement and Sincil Street (proposal as submitted prior to reduction in height and change to roofing material)



Images from the sketch up model to show the proposal as submitted and as revised during the course of the application.







Photographs to show existing buildings at Cornhill Pavements proposed for demolition.





View from the High Street looking East towards Cornhill Pavements, the forward position of which currently obstructs views towards Sincil Street.



View South towards Cornhill Pavements and Sincil Street



The refurbished Corn Exchange building and new hard landscaping works to the North side of the public realm. The overhang of the 1st floor of the Cornhill Pavement buildings can be seen to the left.



View north along Sincil Street with Cornhill Pavements to the North and Corn Exchange beyond.



Consultee Comments for Planning Application 2017/1500/FUL

Application Summary

Application Number: 2017/1500/FUL

Address: 1-4 Cornhill Pavement And 7-8 Sincil Street Lincoln Lincolnshire

Proposal: Demolition of 1-4 Cornhill Pavements and 7-8 Sincil Street to facilitate the erection of a new building to provide new Class A1 (retail), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments) and Class D2 (leisure) uses; and other associated works

Case Officer: Alex Leatherland

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION We are concerned about the height of the proposed structure and the materials to be used particularly the roof area which appears to be made of glass. We would like to see details of the specification of the height and the materials to be used on the construction. We are concerned also that the more modern nature of the building does not destroy the older format of the area established by the existing Sincil Street buildings and the Corn Exchange which has been very well restored and should be the primary building in the new square. We need to see a roof plan in order to make a better decision on its impact to the area.



Historic England

EAST MIDLANDS OFFICE

Mr K Manning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Dial: 01604 735460

Our ref: P00757750

23 February 2018

Dear Mr Manning

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**1-4 CORNHILL PAVEMENT AND 7-8 SINCIL STREET , LINCOLN , LINCOLNSHIRE
Application No. 2017/1500/FUL**

Thank you for your letter of 3 January 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The proposed scheme lies within the Cathedral and City Centre conservation area which was designated in 1968 (amended in 1975) by the City of Lincoln Council. The proposed scheme also lies within the setting of Lincoln Cathedral (listed Grade I) and within the setting of a number of other designated heritage assets. The lower city townscape within the Cathedral and City Centre conservation area is mostly characterised by small to medium scale buildings laid out on the former Roman and medieval streetscape. Some modern large scale buildings within the conservation area have a negative impact on the character and appearance of the conservation area. The Grade II listed Lincoln Central Railway Station, built in 1848, is an important landmark in the lower part of the conservation area and encloses the south side of St Mary's Street.

The historic townscape on the north escarpment and hillside around the Cathedral is considered by many to be the most important historic townscape in the East Midlands. It forms a central part of the Cathedral and City Centre conservation area and includes the newly revealed Lincoln Castle (a scheduled monument) and many other highly designated heritage assets as well as the Cathedral. Views to and from the Cathedral and the historic hillside contribute greatly to Lincoln as an historic city as well as the setting and significance of the Cathedral and other designated heritage assets and the character and appearance of the conservation area.



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HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

EAST MIDLANDS OFFICE

Impact of the proposed scheme

The proposed scheme is for the demolition of 1-4 Cornhill Pavement and 7-8 Sincil Street and the erection of a new 4 storey building to provide retail, offices, restaurants and cafes and leisure uses, including a cinema.

We welcome the demolition of the buildings constructed in the 1980s which do not make a positive contribution to the conservation area. We also welcome the drawing back of the building line on Cornhill to better define the public space to the north of the site. Whilst this is not a historic building line, it would clearly improve the character of the area and together with the successfully renovated Cornhill Exchange building (listed Grade II), the Exchange Arcade (Grade II) and buildings on the east side of Sincil Street would enclose an enhanced public 'square'. The drawing back of the building line would also reveal views of historic buildings on Sincil Street from High Street.

We recognise that the proposed uses, particularly a new cinema, would provide benefits to the Cornhill/Sincil Street area. Whilst we understand the issues raised by incorporating a cinema in terms of height, scale and mass, we advise that as currently proposed the scheme would be harmful to the significance, character and appearance of the conservation area. In views from the south of the conservation area, particularly from in front of the station and from the south-east, it would introduce a building height and scale at roof scape level that does not reflect the typical character of the conservation area. This impact would be increased when seen in conjunction with the new multi-storey car park. We understand that further consideration is being given to reducing the height of the building and reducing the apparent mass by 'breaking up' of the visual impact through materials and design. We advise that if the southern elevation of the stair block was in a different material that would break up the visual mass in views from the south / south-east. We would welcome amendments to reduce the impact described above. We also recommend that further consideration is given to strengthening the visual impact of the north-east corner of the building at ground floor and first floor level.

We recommend that you are guided by your own specialist archaeological advisor in relation to undesignated archaeological remains.

Legislation, policy and guidance

The statutory requirement to have **special regard** to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by your local authority in determining this application.

As the site of the proposed scheme is within a conservation area, the statutory requirement to pay **special attention** to the desirability of preserving or enhancing the



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Bray, Kelly (City of Lincoln Council)

From: Guy Hird <Guy.Hird@witham3idb.gov.uk>
Sent: 22 January 2018 09:37
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk'; Technical Team (City of Lincoln Council)
Subject: FW: Observations on Consultation Request 2017/1500/FUL
Attachments: ufm10.pdf

Categories: Kelly Bray

TD-3827-2018-PLN

Dear Sir/Madam

REFERENCE: 2017/1500/FUL

DEVELOPMENT: DEMOLITION OF 1-4 CORNHILL PAVEMENTS AND 7-8 SINCIL STREET TO FACILITATE THE ERECTION OF A NEW BUILDING TO PROVIDE NEW CLASS A1 (RETAIL), CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES), CLASS A3 (RESTAURANTS AND CAFES), CLASS A4 (DRINKING ESTABLISHMENTS) AND CLASS D2 (LEISURE) USES; AND OTHER ASSOCIATED WORKS
LOCATION: 1-4 CORNHILL PAVEMENT AND 7-8 SINCIL STREET, LINCOLN, LINCOLNSHIRE

Thank you for the opportunity to comment on the above application. The site is within the Witham Third District Internal Drainage Board area. The Board has no objection to the proposed development.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system to the current requirements. The applicant indicates the surface water is to be discharged to the existing Anglian Water system, they should be contacted to ensure there is sufficient capacity.

Regards

Guy Hird
Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
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