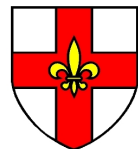


LINCOLN HIGH STREET CHARACTER APPRAISAL



CITY OF
Lincoln
COUNCIL

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I INTRODUCTION

I.01 This character appraisal aims to assess the special character and appearance of Lincoln's High Street Character Area (see Map 1). Whilst currently straddling 3 conservation areas (CA No. 1 Cathedral and City Centre, CA 2: St Peter- at-Gowts, and CA 6: West Parade and Brayford), it is intended that this character area will be designated as a new conservation area in the future.

This appraisal therefore follows the Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management. The more clearly the special interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies, planning decisions and proposals for the preservation and enhancement of the character of the area. It is intended that this guidance will be useful for residents, developers and the general public in understanding the significance of the area, aiming to ensure its special interest and character will be preserved and enhanced for future generations.

I.02 Whilst every effort has been made to include all aspects of character in this document, it should be noted that omission of a particular building, space or feature does not necessarily mean it is of no significance.

I.03 This appraisal is the result of survey work carried out in January and February 2018.



Plate 1 Guildhall Street is a key landmark within the area



Plate 2 Guildhall

2 PLANNING AND POLICY CONTEXT

2.01 Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance'. Local authorities also have a duty under section 69 to review their areas from time to time to consider whether there should be boundary amendments to existing conservation areas, and whether new conservation areas should be designated. Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

2.02 The Central Lincolnshire Local Plan was adopted on 24th April 2017. It contains the following policies relating to the historic environment and the issues raised in this appraisal:

- LP17 Landscape, Townscape and Views
- LP25 The Historic Environment
- LP26 Design and Amenity

- LP27 Main Town centre uses—Frontages and Advertisements
- LP29 Protecting Lincoln's Setting and Character
- LP35 Lincoln's Regeneration and Opportunity Areas



Plate 3 North end of High Street

3 SUMMARY OF SPECIAL INTEREST

3.01 *General Character*

- The backbone of the High Street Character Area is formed by High Street, a road that follows the alignment of the Roman Ermine Street from The Strait southwards to Monson Street. It is the commercial centre of Lincoln and its townscape is the result of ongoing, plot by plot development of the area since the Roman Military Era (60-90AD). High Bridge has been a strategic bridging point over the River Witham since Roman times. The railways cut through the area to the south in the mid nineteenth century, and the closure of the Midland Line in the 1980's offered new opportunities for development. The area has a busy character to it with heavy pedestrian flow, particularly to the north, and vehicular movement on the dissecting vehicular routes and the southern, non pedestrianised part of High Street.
- The character area is heavily influenced by its medieval development, seen in surviving buildings along its length such as the Guildhall, the Church of St Benedict and St Mary le Wigford. In addition, the legacy of medieval burgage plots can be

seen in the narrow building plots following a strong east / west orientation, and often extending a significant distance to the rear of High Street.

- The character area has three distinct character zones. The northern one extends from High Bridge to The Strait and is the outer part of the historic core of the city, with a good survival of its historic road layout, a tightly knit urban grain and a mix of commercial, civic and residential development. The land steadily inclines to the north, and development is generally a minimum of 3 storeys, with frontages relating directly to the main streets, within clearly defined urban blocks. The middle zone stretches from the railway to High Bridge, where High Street becomes flatter and wider and more nineteenth century development dominates. Development is mostly three storeys and above.
- The southern zone extends from Monson Street to the railway, where High Street opens up, but development is still against the pavement creating a strong sense of enclosure. This is the area of the



Plate 4 The Guildhall area of High Street



Plate 5 Southern end of High Street

medieval suburb of Wigford and residential development (much now in commercial use at ground floor), commercial and religious development dominates. There is greater two storey development here, with taller buildings tending to have landmark status.

3.02 *Architectural Qualities*

- There is great diversity of building types, periods and architectural styles across the character area. The area displays a rich tapestry of development ranging from the medieval period through to the mid twentieth century. Masonry is primarily red brick, but there are also stone Medieval and Victorian buildings, timber framed buildings and use of stucco and render. Yellow (gault) brick is also used. Clay tiles and Welsh slate are predominantly used on roofs. There is a wealth of architectural detailing in the area, with a variety of sash windows types, many oriel windows, and historic lettering found on buildings.

3.03 *Positive buildings (see Map 2)*

- There is a high concentration of listed buildings in the character area, with fifteen locally listed buildings, and a large number of buildings making a positive contribution to the conservation areas. There are significant archaeological remains in the area and a substantial area of scheduled monuments.

3.04 *Views, landmarks, routes (see Map 1)*

- Important long distance views are offered of the cathedral from the southern part of High Street, and a number of pleasing views are located particularly to the north part of the area. A number of buildings have towers, and interesting corner treatments creating landmarks within the streetscape. The number of surviving ginnels, allowing access from main streets to the rear of plots is significant, and reflects the historic urban grain. Such access also allows views of the rear of many historic buildings, which often retain greater historic detailing than their frontages.



Plate 6 View of High Bridge



Plate 7 Ginnel leading to river at High Bridge

4 LOCATION AND SETTING

4.01 Lincoln is a cathedral city and the county town of Lincolnshire. The High Street Character Area sits within and to the south of Lincoln's city centre. To its north is the medieval core of the city, including Lincoln Cathedral and Lincoln Castle. To its east and south are Lincoln's inner residential suburbs. To the west are inner suburbs and edge of centre retail and office parks.

Brayford Pool and the River Witham are to the west of the area, and Sincil Dike and Broadgate to east. The character area is dissected in the middle by the River Witham, as well as the railway.

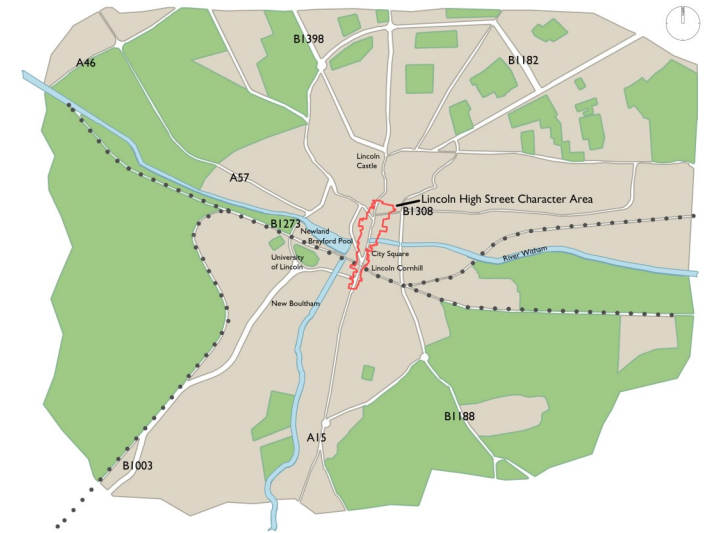


Plate 8 Location map



Plate 9 Aerial view

5 HISTORICAL DEVELOPMENT

5.01 The historical development of the character area is fully explained in Lincoln Townscape Assessment: High Street Inherited Character Area Statement and St Peter at Gowts Inherited Character Area Statement. Its history spans two thousand years, and is summarised below.

Roman Origins

5.02 The complex townscape is a product of successive phases of redevelopment since the Roman period, and has long functioned as Lincoln's commercial centre. The unifying feature is High Street itself, the alignment of which follows 'Ermine Street', a road constructed during the Roman Military Era (60-90AD). Southerly parts of the road overlie a slightly earlier Roman causeway that crossed wetland in the Witham Valley floor, and later provided the foundation for settlement south of the river during the Roman Colonia Era (90-410 AD). To the immediate south of the area the 'Fosse Way', a Roman road of comparable date, joined with Ermine Street. During the Roman Colonia Era, areas to the north of the Stonebow were contained within the lower Roman walled city.

5.03 The southern wall crossed the area roughly on the alignment of Guildhall Street and the south gate is likely to have been slightly north of the current Stonebow. Wetland either side of High Street was consolidated in successive stages between the Roman Military and Early Modern (1350-1750) Eras. Evidence for the area's former wetland location is still appreciable in the level ground upon which the character area sits, and in the modern location of the now canalised River Witham, which runs roughly parallel to High Street to the West. High Bridge has been a strategic bridging point over the river since Roman times. During the Roman and Medieval Eras (60-1350 AD) the River Witham was much wider, and was used for fishing and waterborne trade. Several phases of quayside development took place along the northern and southern banks of the river as a result of growing river-borne trade, linking up with the lower Witham Valley and The Wash. The area was also well connected to the Brayford Pool, Lincoln's main waterfront. Much Lane, a footpath linking the High Street to the Brayford, is one of the earliest footpaths in the area and probably dates back to the High Medieval Era (850-1350 AD).



Plate 10

Drawing of 1829 looking north east down from a high point onto High Bridge, the guildhall and obelisk still remain, buildings on the east side of High St have been replaced.

The Medieval City

5.04 The High Medieval Era saw the city emerge from a prolonged phase of decline and the current High Street was re-established roughly along the route of the Roman road. The road provided a backbone for development, including an extensive suburb known as Wigford, which accommodated substantial elite residences. The suburb featured no fewer than six parish churches, two of which survive today. Many roads were laid out during this period, several of which survive in the current townscape, including Garmston Street, Silver Street, Swan Street and Flaxengate. Land either side of High Street was divided into long narrow burgage plots which stretched back from buildings fronting High Street. The current east/west pattern of building plots and streets follows in part the former pattern of burgage plots. In the height of the High Medieval Era, the Wigford suburb stretched almost the full length of lower High Street, from High Bridge down to Sincil Dyke. The northern boundary of the suburb was formed by a chain across High Bridge. The bridge itself was constructed in several phases, the earliest of which dates back to circa 1150 AD.

5.05 During the High Medieval Era, Lincoln's prosperity increased, leading to the re-organisation and settlement of central areas of the city. The re-organisation included the construction of several churches including St. Mary-le-Wigford, and St. Benedict's Church. The Church of St. Mary-le-Wigford is the earliest in this area, its tower dates back to the 11th century. St. Benedict's Church was also constructed over several phases from c.1107.

5.06 From the 11th century onwards several markets were located in the northern part of the area. Around the same time the Clewmarket, or thread market, was held to the east of the lower part of Flaxengate, in the triangle created by Clasketgate and Silver Street.



Plate 11 St Mary le Wigford, High Street

5.07 *Early Modern Era 1350-1750*

After a further period of decline at the beginning of the Early Modern Era, partly resulting from the loss of the cloth trade, the 16th and 17th centuries were a period of domestic and commercial growth. New residential and commercial properties were constructed or converted from previous uses, such as Garmston House at No. 262 High Street and the timber-framed buildings on High Bridge. Meanwhile, the markets on the slope of the north escarpment were moved further south onto High Street itself and adjacent roads. Wigford appears to have continued as a suburb, attracting investment from wealthy mercantile families as demonstrated by 'Whitefriars', a surviving early 15th or late 16th century building at No. 333 High Street. Building frontages of this period still remain along High Street, including Marchmont House at numbers 363-364. St Mark's Street may date from this period, and was named after St. Marks Church, which was located on the current site of Debenham's department store.

5.08 *Early Industrial Period 1750-1845*

Growth continued during the Early Industrial Period, including the development of heavy industry in Lincoln which resulted in a growth in population. To the west of the area industrial growth focussed along the River Witham. Albion Yard to the north of St. Marks and Tanner's Lane to the south, which provided access to a now demolished early 18th-century riverside tannery, survive as examples of connecting lanes between former wharfs on the River Witham and the High Street. Hotels and public houses, including the Queen Hotel (1828) on the current site of HMV, and the Crown Inn (1773) on the site of Boots, were established to serve expanding local and visiting populations. New and expanding communities also brought about the construction of several mainly non-conformist chapels, such as the General Baptist Chapel (1819) on St. Benedict's Square and a large Wesleyan Chapel (1835) on the current site of Danesgate House.



Plate 12
Photograph from the 1890's, horsefair looking north from a high point near St.Benedict's church. High Bridge, the terracotta front of No. 332 High St and the cathedral in the distance can be seen.

5.09 The growth in population resulted in considerable infill development. The backyards within plots were subdivided, leading to many working-class families living in cramped, poor quality accommodation. By this time, the markets on the High Street were only being held once a week but caused significant disruption. In 1847 the first Corn Exchange was built, which was extended with the new Corn Exchange and market buildings in 1879. The Shambles and Butchery Market, which had been operating out of St. Lawrence's churchyard, moved to a purpose-built facility on the current site of Butchery Court in 1774. The boundary of the market has been retained in the current townscape by the northern and eastern sides of Nos.18-24 Clasketgate, Butchery Court and the rear of Nos.38-42 Silver Street.

5.10 Housing, much of which would later be converted into shops, was constructed along High Street, with examples surviving at numbers 153-157, 125-126, and 128. Hotels and public houses, including the Lion Hotel (1826) and Hare and Hounds

(1791), were established to serve expanding local and visiting populations. New and expanding communities also brought about the construction of several mainly non-conformist chapels, such as Lincoln Unitarian Chapel on Monson Street (1725) and the Independent Chapel on Tanner's Lane (1820).

5.11 The single most significant development of the time was the construction of the railways in the 1840s. New railway lines divided up the historic suburb of Wigford, first by the construction of the Midland Line (1846-1985), shortly followed by the Great Northern Loop Line (1848) which remains active today. A further impact of the railways was the increased use of buildings both on High Street and along the Brayford for the storage and processing of grain. The grain industry was Lincoln's largest employer after heavy industry. The former Midland station is now re-used as part of St. Mark's shopping centre, and the redundant wheelhouse survives in front of the Magistrate's Court on the east side of High Street.



Plate 13
Photograph of 1905 taken from St Mary's Street looking northwards up High St.



Plate 14 Padley's 1842 map of Lincoln
(City of Lincoln Council)



Mid and Late Victorian and Edwardian period (1845-1919)

5.12 Over the years the upper part of High Street has had many civic, commercial and cultural functions. The Stonebow has been used by the Council since c.1500. From the 18th century, banks began to be founded in the area, although the majority of buildings in use today were purpose built and constructed during the Late Victorian/Edwardian period (1869-1919). The first bank, Smith, Ellison and Co., was set up in 1775 on the current site of NatWest (1883) on the corner of Mint Street and High Street. HSBC at 220-221 High Street is the former headquarters of the Lincoln and Lindsey Bank (1893), and Lloyds on the corner of St. Benedict's Square was the Capital and Counties Bank from 1901-3.

5.13 Fuelled by industrial growth, Lincoln's expansion continued during the Late Victorian/Edwardian Period (1869-1919) with further infill of remaining gaps along High Street, such as buildings surviving at numbers 366-368, and 370-374.

New road infrastructure branching off High Street, including Chaplin, Sibthorpe, and King Streets, provided the basis for further development, and in the example of Monson Street, increased connectivity between High Street and the expanding city to the east by bridging Sincil Dyke.

5.14 Roads off High Street, including Firth Road, Gaunt Street and Monson Street (1845), were constructed shortly afterwards the Post-Railway Expansion Period (1846-1868), and, along with High Street, were soon developed with residential dwellings e.g. Nos.141-143, 342 to 345 and 383-384 High Street. Commercial premises such the former bakery at No.64 Monson Street, and community services including a police station at No.382 High Street, and the former St. Marks Parochial School on St. Mark's Street, were established alongside housing.

5.15 Corner buildings were often accentuated, such as at Tentercroft Street, and survive to demonstrate the commercial prestige of High Street towards the end of 19th century. Growing populations either side of High Street throughout the Late Victorian/Edwardian Period increased demand for commercial premises which was met both by the construction of purpose built shops (e.g. Nos.129-131 and 159-160 High Street), many of which had accommodation to the rear or above, and the conversion of existing housing to shops such as Nos.370 and 141a High Street, and Nos.26-32 Monson Street. The piecemeal commercialisation of the Character Area focussed on High Street, at the junctions of roads branching off it, and in particular roads connected with the east of the city, as seen in surviving shop frontages along Portland Street. Additional places of worship were built including the Central Methodist Church (1905) and the Hannah Memorial Chapel (1875) which was replaced by the Thomas Cooper Memorial Church in 1972.

5.16 From as early as 1732 there was a theatre on Drury Lane but it moved to its current location on Clasketgate in 1763. The mid-Georgian theatre was replaced by the Theatre Royal in 1806 but this was destroyed by fire and re-opened as the New Theatre in 1893. The Late Victorian/Edwardian period saw the arrival of the cinema in Lincoln. The upstairs of the Corn Exchange was used as a cinema from 1910 but Garmston House was the first property to be extensively redeveloped for use as a cinema hall. The frontage was retained but the rear was rebuilt as an auditorium, opening as the Lincoln Electric Theatre in 1911. A car park on Hungate marks the location of the auditorium which was demolished in 1982. Later the Regal Cinema (1915) opened on the site of the current Primark, which had been a grocers. Lincoln's only tramway was constructed along High Street in 1882, but was short lived, being dismantled in 1929.



Plate 15 No. 159-162 High Street, purpose built commercial buildings

5.17 *Inter-War (1920-1945 AD), Post-War (1946-1966 AD) and Modern (1967-present AD) Periods*

As a result of the increased use of the private motor-car many remaining open spaces, particularly to the rear of the buildings, have been converted for use as private and public car parks. During the Modern and Inter-War Periods especially, many parts of the townscape have been comprehensively redeveloped for road infrastructure or large-scale buildings. The most major road infrastructure development of the Modern period was the construction of Wigford Way in 1972 between High Street and Brayford Pool, involving the demolition of Brayford Street, Swanpool Court and several properties off them. Retail development generally involved the amalgamation of one or more building plots to form large individual properties. Subsequent buildings often occupy the full extent of their plots, such as Marks and Spencer's as well as Boots and Bhs (No. 196-199) further south.

Many of the buildings of the Modern period are mixed use, or entirely residential, indicating the gentrification of the townscape by an emerging city centre population. As well as buildings and roads, many parts of the streetscape have undergone continual repair and improvement, most recently in the east of the area around Grantham Street and Flaxengate, as well as upper parts of the High Street.

5.18 The Inter-War Period (1920-1945) saw the arrival of a variety of new amenities and architectural forms to High Street, notably in the construction of Lincoln's first dedicated cinema The Ritz, which opened in 1937. With the advent of the private motorcar early in the 20th century, the first of three petrol stations in the character area was constructed at numbers Nos.134-136 High Street. It survives today as a forecourt and retail unit set back from the road.



Plate 16 No. 280-281 High Street and 1-3 Clasketgate, Former Boots Department Store and Job Centre

5.19 The townscape of the character area appears to have undergone little major change during the Post-War Period (1946 -1966), although a handful of large shop frontages were created through the introduction of supermarkets at numbers 335-337 and 176-177 High Street, and the surviving row of railway offices was constructed at numbers 350-5. Although slight, these changes were a precursor to larger scale development during the Modern Period (1967-2008). The construction of large-scale offices, services, retail units and associated parking, in the place of former Victorian shops and housing occurred in several places, including Homer House on Monson Street and car parking between King and Chaplin Streets.

5.20 The departure of the East Midland Railway in 1985 opened up a considerable area of land around St. Mark's station for development on both sides of High Street. Regeneration of the area has retained the former station, around which large-scale retail units and services, including the Magistrates Court and St. Mark's shopping area, have overwritten the former railway landscape. (City of Lincoln, 2008, 2-5).



Plate 17 Firth Road showing the former St Marks Station to the left and railway roundhouse to the centre. Behind, the Magistrate's Court has overwritten the former railway landscape.

6 ARCHITECTURAL QUALITY AND BUILT FORM

6.01 *Urban form*

- The character area has a clearly urban character, being densely built up, and with limited greenery. Open spaces are limited to the High Street itself and junctions of major roads (where space is dominated by the highway). Traffic routes and the railway form physical and visual barriers within the area. This is particularly so of Wigford Way / St Mary's St, Silver St / Mint St and St Marks St / Tentercroft St. The area contains a variety of building forms, heights and plot widths.
- The topography is notable, with the land being flat up to St Mary's Street, and then a steady incline leading up to the escarpment to the north. High Street noticeably narrows as it rises up the escarpment. There is a consistency of building line along the principal streets, with buildings sitting at the back edge of the pavement.
- The current east / west pattern of building plots and streets follows in part the former pattern of burgage plots, and reflects the linear, primacy of High Street. Buildings are orientated towards the main streets. Many buildings have a plan form that extends only a small portion of the depth of their plots, with subservient extensions and ancillary buildings to the rear. Some modern retail development covers the whole of the building plot in a single mass of building. The area displays a high degree of enclosure, particularly along High Street and its side streets.
- Development south of the railway line is primarily 2 or 3 storeys in height. North of the railway, there is denser development with 3 storey buildings predominating. However, there is variation in storey height, with the occasional 2 storeys buildings and some 4, 6 and 7 storey buildings.



Plate 18 The passageway through the Stonebow and Guidhall building, High Street

6.02 *Street pattern*

- The primary route is High Street, with secondary streets and routes on an east / west axis, unchanged in centuries. The historic street pattern largely remains, with a finely grained, high density of buildings up against High Street reflecting the medieval burgage plot development either side of this historic thoroughfare. However, to the rear of these plots there has been substantial opening up and amalgamation of rear yards. The northern tip of the area, and the area between St Mark Street / Tentercroft St and the railway display a particularly fine urban grain with narrow burgage plot development.
- The railways resulted in massive change and cut through this historic area in the mid 19th century. The Northern Loop Line remains in use today, and the former Midland Line has left a legacy of the Grade II listed former Midland Station (now St Mark's Shopping Centre), and the larger scaled development of the Magistrate's Court and new office and retail space. Historic form can be read with the court building and St Marks shopping showing intervention into the historic urban grain here where the railway once stood. Wigford Way cuts a swathe through the

historic urban grain and modern development either side of it has been of a larger scale than the medieval urban grain it replaced.



Plate 19 Development at the rear of the burgage plot, 41 Hungate



Plate 20 Development at the back edge of the pavement



Plate 21 Ginnels are a common feature



Plate 22 North side of Mint St showing development of the House of Fraser store on the corner of High St



Plate 23 The view of High Bridge from the west is enclosed by large, modern retail units.

Urban Form



Plate 24 No. 303-309 High St, showing decorative late C19th buildings (centre), indiscriminate modern buildings (left), and the unaltered upper floors of a 1950's/60's building (right)



Plate 25 South side of Corporation St, showing a variety of architecture all at the back edge of the pavement

Urban Form



Plate 26 Stone and brick steps leading from west side of High Bridge to the river



Plate 27 No. 220-221 High St, a strong corner feature at the junction of Guildhall St and High St



Plate 28 Former Corn Exchange, Cornhill dated 1847 and designed by W A Nicholson, it is dominant within Cornhill.

Urban Form

6.03 Building Types

- The character area includes a diversity of building types including churches, chapels, a cinema, a theatre, railway buildings, a corn exchange, pubs, hotels, banks, shops and many former houses. Today, buildings are primarily in retail use at ground floor. The southern part of the area has retail uses in many former houses and other adapted buildings including the former railway stable block (at 322 High St). There is a noticeable change, between Wigford Way and the Guildhall, where purpose built shops predominate. North of the Guildhall, there is a greater variety of building types with commercial buildings predominating, but many former houses remain which are now in commercial uses.
- The area south of the river has remnants of former industrial buildings to the rear of plots, on the west side of High Street. However, these historically would have related to the river and adjacent wharf areas. Much of this area has been subject to recent redevelopment, and smaller historic buildings have been lost.

6.04 Skyline

- The skyline is punctuated by a number of towers. Most notable is that of Lincoln Cathedral, which can be easily viewed when arriving from the south. The area's churches and chapels also offer key landmarks on the skyline, as well as a number of commercial buildings that accentuate corner plots with decorative towers (for example No. 302 High St). Chimney stacks and pots, as well as gable features also add to the diversity of the skyline.
- There is a varied roofscape throughout due to the variety of building heights.



Plate 29 Former industrial buildings at the rear of No.172 High Street



Plate 30 Guildhall is one of the key civic buildings in the area.



Plate 31 No. 207-210 High Bridge, these grade I listed shops date from C16th, and are the only surviving example of a medieval bridge carrying shops and houses.



Plate 32 No. 302 High St has a distinctive corner turret.

6.05 *Architectural styles, periods and status of buildings*

- The area exhibits a wide range of architectural styles and building periods, reflecting its long and varied history, and key periods of development. Medieval buildings include the two churches of St Mary le Wigford and the Church of St Benedict originating from the 11th century and 13th century respectively, and reflecting the development of English gothic architecture with their various alterations. There are listed examples of later medieval, timber framed houses within the area, and it is likely that many unlisted buildings retain medieval elements, hidden behind later alterations.
- The 18th century and early 19th century also saw much building and there are survivals of houses (now converted to shops), inns, a chapel, the former station, the corn exchange, and a brush factory and warehouse from this period. These buildings reflect the classical architectural fashions of the time. The later C19th and early C20th saw substantial investment in the city and particularly the northern part of the character area. A number of commercial buildings survive from this period including banks, shops, and offices, as well as the theatre and railway buildings.

This period saw a diversity of architectural styles in the area, including Gothic Revival, Renaissance Revival, and Venetian Revival. The influence of Flemish architecture is notable in a number of buildings, and reflective of the region's trading relationship with Flanders.

- Early 20th century buildings are a mix of classical and Art Deco inspired designs, with the Ritz cinema and No. 4 and 5 Saltergate being notable examples of the latter. The Crowne Inn on Clasketgate is a late Arts and Crafts inspired pub dating from the 1930's. The post-war period saw development of numerous shops and offices, particularly within the northern part of the area, and reflecting the Modernist style. Some of this development has enhanced the conservation area by adding another layer of development within historic plot boundaries (eg: No. 308 High St), whereas some has been of a scale and style which detracts from the character of the area (eg: Danesgate House, Clasketgate and No. 13-14 Silver Street). The late 20th century and early 21st century has seen historically influenced new development in the form of the Waterside Shopping Centre, an oversized re-interpretation of Lincoln's historic buildings, and the reconstructed Rose House development on the corner of Tentercroft Street and High Street.



Plate 33 The Olde Crown, Clasketgate is a late Arts and Crafts pub dating from 1930's.



Plate 34 No. 323 High St, the former Queen Hotel dates from the early nineteenth century.



Plate 35 No 5 Saltergate, an interwar pub

6.06 *Architectural details*

- Whilst the majority of shopfronts are modern, upper floors retain a good proportion of their historic fenestration. Examples of windows include wooden and stone mullion windows, leaded casements, 18th century and early 19th century glazing bar sashes (12 pane and 6 pane sashes), 19th century margin light sashes, segment headed sashes, plain (plate glass) sashes, casements with terracotta mullions and transoms, retail display glazing at 1st floor, Crittal metal windows, segment headed dormers, and gabled dormers.
- Surviving timber framed buildings are often jettied, and there are also examples of Victorian 20th century mock timber framing. There are a number of oriel windows within the area, notably on Victorian buildings (eg: 297 High St and 366-67 High St). Cast iron balconies are found at 1st floor level on No. 16 Guildhall St and No. 298 High St. Historic lettering can be seen on a number of buildings, which is often of a corporate nature (New Oxford House at No. 254 High St, Former Boots at No. 280-1 High St / 1-2 Silver St, and Marks and Spencers at No. 204-206 High St).
- Corner buildings are often well detailed with splayed corners, or architectural focal points such as turrets or oriel windows. They add interest to the street scene and reinforce intersections between important routes. Examples include No. 297 High St with an ornate oriel window, and the former Boots building (No. 280-281 High St and 1-3 Clasketgate) with a splayed corner, stone window surround with an open pediment and urn, and Juliet balcony with the Boots corporate lettering. No. 302b High Streets displays a turret and rounded corner at the junction of High St and the river.
- Other architectural features include brick chimney stacks, eared architraves, bracketed sills, quoins, pediments, pilasters, parapets and stone and ceramic figurework. Roofs are primarily pitched, with ridges parallel with the street.



Plate 36 The Ionic columns on the former St Mark's Station, Station St



Plate 37 No. 255 High St has decorative stone surrounds to its upper windows, incorporating cill and window head banding, pediments, consoles and dentillation to the 1st floor, and a Venetian window to the 2nd. It also displays chamfered quoins, dentilled eaves, and a moulded cornice.

Architectural Details



Plate 38 No. 159-160 High St, a 2nd floor terracotta decorative panel dated '1894', it stands on a splayed corner with St Mark St.



Plate 39 No. 280-281 High St and 1-3 Clasketgate, the former Boots department store and job centre has a splayed corner with a stone window surround with an open pediment and urn, and juliet balcony with the Boots corporate lettering.

Architectural Details



Plate 40 No. 190 and 191 High St is in a Gothic / Renaissance Revival style and dates from 1897.



Plate 41 No. 342-345 High St, detail of a 1st and 2nd floor sash window with margin lights, the 1st floor painted stone window surround is topped with a cornice, and the eaves are bracketed. The brickwork is in Flemish bond.

Architectural Details

6.07 *Materials, textures, colours*

- The northern character zone, north of High Bridge, is typified by red brick buildings, but there is also the use of gault brick, stone detailing, and white terracotta (eg: the old Post Office, Guildhall St). The middle character zone from High Bridge to the railway is characterised strongly by red brick, with stuccoed elevations being used on the more elegant buildings. Red terracotta dressings are used on a number of commercial buildings in this zone, and is an element which could be re-introduced to the conservation area. The southern character zone, south of the railway, is characterised strongly by red brick with some stone dressings and welsh slate roofs. Some buildings are painted or rendered brick, and there is evidence of both handmade brick and mass produced brick. The railway buildings are built of gault brick.
- Stone is reserved primarily for higher status buildings including churches, the Guildhall, Corn Exchange, and banks. Ashlar stone is used in the medieval Guildhall, and dressed stone and coursed rubble are used in the area's churches. Stone dressings seen in cills, quoins and carved stone, are used throughout. A

number of coursed rubble and dressed stone boundary walls remain at the rear of plots, which may survive from the medieval period.

- Close studded timber framing survives in a number of medieval buildings, and mock timber framing is seen on a number of buildings dating from the late C19th through to the early C20th. Infill to timber framed medieval buildings is mostly nogging and rendered nogging. No. 15-17 Corporation St, dating from 1899, displays fine plaster pargetting in the form of griffins.
- Roofs are a mixture of clay pantiles and plain tiles, with Welsh slate having been used on a number of buildings after the introduction of the railways.



Plate 42 No. 305-306 High St shop and offices, dated 1900 is brick with terracotta dressings and a slate roof with 2 panelled side wall stacks. It is in the Flemish Renaissance Revival style and has giant pilasters, domed finials, an enriched moulded cornice and coped gable.



Plate 43 Boundary wall to rear No. 265 High St, an example of a stone boundary wall along an historic burgage plot boundary.

6.08 Public realm

- The public realm along High Street itself is generally good, with recent, hard landscaping in the pedestrianised areas from the Guildhall northwards, and from the railway southwards to Tentercroft Street being of a simple, consistent design. The stretch of High Street from Wigford Way to the Guildhall is of poor quality with a variety of surfacing and lack of design integrity. The public realm south of Tentercroft St, whilst being heavily impacted by traffic, does show some regard to the historic location here, with traffic lights and highway signage appearing rationalised and of limited height.
- Modern public art straddles the river to the east of High Bridge, bringing a bold and interesting addition to the riverscape next to the Waterside North Shopping Centre. The war memorial at St Benedicts and obelisk at St Marks Shopping Centre add interest and stand as landmarks within the area. Many historic street signs survive in the area, each with a standard design and lettering, and appear to date

from the late C19th / early C20th. Modern finger posts in the area are consistent in design and reinforce a city centre identity.

- Ginnels are a particular feature of the public realm in the area offering pedestrian routes between building plots, and many reflecting the historic burgage plot development of the area. Historic surfacing remains on a number of side roads and along ginnels in the form of stone setts and stone kerbing.



Plate 44 Ginnel from High St to Grantham St showing stone flag and sett surfacing.



Plate 45 The public realm between the railway and St Mark St has recently been improved with a unified design scheme.



Plate 46 Poor quality public realm between Wigford Way and Guildhall which has a variety of surfacing and no coherent design

7 KEY VIEWS AND LOCAL LANDMARKS

- Key views and landmarks are identified on Map I. When ascending High Street, the long distance view of the cathedral is particularly prominent. As the street narrows, views of the cathedral on the escarpment become more restricted. Views of the cathedral are glimpsed from side roads, notably Hungate, St Martins Lane and Flaxengate.
- The skyline is punctuated by a number of towers and roof features from a variety of buildings, both within the character area and beyond, including the library dome and St Swithins spire on Free School Lane, the Central Methodist Church tower, and the station tower. When approaching the city from the south, the high number of projecting and hanging signs on buildings on High Street is notable, reflecting the commercial nature of the area, density of used and high occupancy. Road signage and traffic lighting does not compete with these views as it is rationalised and at low level.
- Side streets and ginnels allow important views of the rear and side elevations of historic buildings, where often there is less loss of historic detailing (e.g. The Anchor PH). Pleasing views are also gained along Guildhall Street and Mint Street which are terminated by historic buildings (No. 32 Newland and Mint St Baptist Chapel respectively).



Plate 47 The view of The Anchor pub from Tanners Lane reveals the less altered rear of the building, with 6 over 6 flush sash windows with segmental brick arched heads.



Plate 48 Mint St Baptist Church stands as a landmark and also a pleasing terminus to views along Mint St.

Key views and local landmarks



Plate 49 The view along Mint St from High St



Plate 50 Central Methodist Church, High St is a key landmark within the area with its imposing form and square bell tower topped with an octagonal turret, spherical lead dome and finial.

Key views and local landmarks



Plate 51 View north up High St from King St junction, views of the cathedral are fundamental to the character of the area.

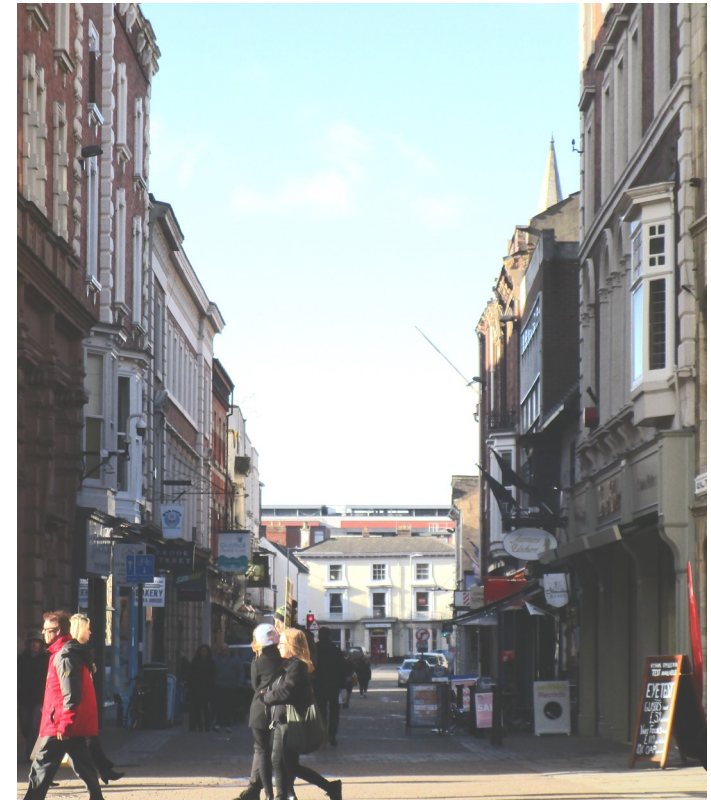


Plate 52 View west along Guildhall St, it is pleasingly terminated by No. 32 Newland, which stands outside the character appraisal boundary.

Key views and local landmarks

8 OPEN AND GREEN SPACE

8.01 Open space is mostly limited to the streets themselves, the two churchyards, and Speaker's Corner. The streets are defined by hard landscaping, and narrow as you ascend High Street from the south. The southern part of High Street, south of St Mark St / Tentercroft St opens out, but is still defined by buildings at the back of the pavement. The open space here is dominated by the highway, whereas the pedestrianized streets elsewhere allow greater appreciation of the open space. The two churchyards offer glimpses of greenery. Beyond the character area, there are a number of open yards used for surface parking. The construction of Wigford Way has also created a substantial amount of open space which is dominated by the highway.

8.02 Green space is also limited in the area, with few trees and a number of planting beds along High Street. Trees along the river by Waterside North, make an important contribution to the character of this area.



Plate 53 The public realm along High St in the area south of Cornhill has a small amount of planting but the planters are not part of a cohesive public realm design in this area.



Plate 54 Junction of High St and Park St, streets narrow in this area and there is less open space here.

9 LISTED BUILDINGS

9.01 Listed buildings are identified on Map 2 and Appendix B. There is a particularly high concentration of listed buildings within the character area, reflecting the historic and architectural interest. Notable listed buildings include the Grade I listed buildings St Mary le Wigford, Stonebow and Guildhall, and High Bridge.

9.02 St Mary le Wigford has stood in the commercial centre of Lincoln since Saxon times, and is the only one of two churches to remain open after the Siege of Lincoln in 1644. Stonebow and Guildhall remains as a medieval gateway into the city, complete with a guildhall. It dates from the late C15th and early C16th, was altered in the C17th and mid C18th, and was remodelled by J L Pearson in 1885-90. It is a distinctive feature within the character area, effectively announcing arrival into the medieval heart of Lincoln.

9.03 High Bridge is the only surviving example in England of a medieval bridge carrying shops and houses. It dates from C12th, has C13th and C16th additions, and was restored in 1902. The restoration carefully reconstructed the timber framed shops and houses.

9.04 There is a huge diversity of listed buildings within the area, spanning the last millennium. The majority survive from the C18th onwards, and a substantial amount from the late C19th.



Plate 55 Unitarian Chapel, High St, is Grade II listed and dates from the early C18 with alterations in 1819.



Plate 56 No. 268 High St is a Grade II* listed inn building and dates from the late C15th. It was restored in 1952 and has close studded timber framing and 2 jettied floors.



Plate 57 St Hughes Chambers, Corporation St is a Grade II listed office or lawyers building and dates from 1899. It has distinctive carved barge boards and griffins formed in relief by pargeeting on the 2nd floor.



Plate 58 Railway signal box, High St is a Grade II listed building and is an early and largely intact example of a GNR signal box, dating from 1874.

10 ARCHAEOLOGY

10.01 When the Roman Colonia (self governing town) was scheduled around half of the open areas in the city were included as Scheduled Ancient Monument 115. The City Council has designated another set of areas where the preservation of Roman material is likely to be just as great, and these are called 115A. They are not scheduled, so development on those sites does not need Scheduled Monument Consent. However, in planning terms they are “demonstrably of equivalent significance” and development on those sites is subject to the provisions of National Planning Policy Framework paragraph 139.

II UNLISTED BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

II.01 Lincoln has a local list of Buildings and Structures of Local Importance, and 15 buildings within this area are on this list (see Map 2 and Appendix C). These include Mint St Baptist Church, The Ritz former cinema on High Street, No. 365-367 High St, and the former railway roundhouse being an important reminder of the railway and level crossing that once stood here.

II.02 In addition there are a significant number of unlisted buildings within the area which make a positive contribution to its character and appearance. Whilst many have been subject to the insertion of modern, inappropriate shopfronts, many still retain historic fenestration, historic roof form and chimney stacks, and historic architectural detailing, such as quoins and stone detailing, bay and oriel windows, bracketed eaves, turned baluster parapets, mock timber framing, historic lettering, and historic dormers. Many reflect former uses of the area and typical architecture of the various periods of change the area has seen. Many have historic interest as survivals of earlier complexes, such as the former Great Northern Railway stables (No. 330-332 High Street).

II.03 There are notable 20th century buildings which retain architectural detailing of their time, and are important in showing the evolution of the area. Others have strong urban form and together with their architectural merit reinforce the character of the area, as the prime commercial area in the city. The rear and side elevations of these buildings are often less altered.

Significant examples include:

- The Anchor PH, High Street – this has surviving Georgian 6 over 6 sash windows at the rear, and Victorian plate glass sashes at the front. It is of 3 storeys, with a hipped roof with tall chimney stacks and pots, and has a dominant and interesting roofline. Its brick rear range has surviving historic fenestration viewed from Anchor Street (see Plate 47);
- The Annexe, Park Street – the former Navy and Air Force Institutes (NAAFI) Club which opened in 1952 has strong urban form, punctuating the end of Hungate, and has a largely unaltered exterior with Georgian style sash windows, ornate iron Juliet balconies, and a large Venetian window and plaque on its Mint Lane elevation (see plate 61);



Plate 59 No. 365-367 High St, is a building of local interest and has distinctive Dutch gables. It has distinctive architectural detailing despite having poor shopfronts.



Plate 60 Former Ritz cinema, High St is a building of local interest dated 1937 and has unique external neon lighting

- The Olde Crown, No. 30 Clasketgate – a 1930's pub, well detailed with a stone ground floor with mullions and timbered 1st floor slightly jettied with brick nogging, and metal windows and dormers. It has a nicely detailed hanging sign bracket with a gargoyle carved on its end (see Plate 33);
- Nos. 340-341a (Mind / Stringers) - a brick and stone 7 bay, 3 storey building with pedimented and corniced window surrounds, horned sash windows and a parapet punched with stone balusters. The 1907 Ordnance Survey suggests a carriage opening into the rear Colbeck's Yard.
- Many buildings with simple architectural detailing cumulatively enhance and contribute to the special character of the area, such as at Nos. 372-4 High St, with its canted oriel windows, chimney stacks and pots, 1st floor sashes, and Welsh slate roof.



Plate 61 The Annexe, Park St is the former Navy and Air Force Institutes (NAAFI) Club and makes a positive contribution to the conservation area.



Plate 62 No. 332 High St is part of the former railway stables which formed a much larger complex here. It has architectural and historic interest despite having a poor shopfront and signage.



Plate 63 No. 204-206 High St, a grand, classically inspired building that makes a positive contribution to the conservation area.

Unlisted buildings making a positive contribution to the conservation area



Plate 64 No. 343-345 High St, despite having shop fronts that could be improved, this retains its architectural interest on the upper floors.



Plate 65 No. 4 Silver St is early C20th and has distinctive canted bay windows with decorative metal infill panels and brick pilasters.

Unlisted buildings making a positive contribution to the conservation area

12 ASSESSMENT OF CONDITION

12.01 West Parade and Brayford Conservation Area and City and Cathedral Conservation Area are both on the Historic England Heritage At Risk Register. Whilst buildings are generally in sound condition, some upper floors are neglected, underused or disused, and this makes the buildings vulnerable to further deterioration or to loss of historic features.

12.02 Traffic and highways, modern infill development, and modern shop fronts are threatening the historic character of the area, and this is discussed in section 13.

12.03 Map 3 identifies buildings and spaces that offer opportunities for enhancement.



Plate 66 Defective rainwater goods are threatening this building, St Hugh's Chamber, Corporation St



Plate 67 No. 29 Corporation St is an example of an architecturally interesting building that is suffering from under use and inappropriate alterations such as the replacement of historic windows with Upvc frames

13 THREATS AND OPPORTUNITIES

13.01 *Traffic and highways*

- The impact of traffic on the area is significant. Traffic routes create visual and physical barriers and undermine the pedestrian experience of this historic area. The construction of Wigford Way has had a dramatic impact on the historic urban grain in this area. It has cut through the historic east/west burgage plot development, and opened up an area that was historically developed with a fine urban grain.
- There is substantial opportunity to re-imagine the road and its hinterland, in order to more clearly reflect the historic nature of this area, by reducing traffic flow, repairing the urban grain, creating greater enclosure, and enhancing the pedestrian experience with active frontages. The lifts and steps over the railway are an obvious necessity. However, redevelopment of this area could more effectively enclose them and reduce their visual impact.
- The current vacancy of the large BHS store offers opportunity to link back to the High Street, and replace this large, unattractive retail unit. A number of other large retail units in the north of the area fail to respect the historic grain and architectural character of the area, and offer opportunity for enhancement.
- Traffic along Mint Street and Silver Street also undermines the experience of the historic environment, and opportunities should be taken to divert vehicles outside of the historic core of the city.



Plate 68

Photograph of 1964 a steam train pulling in to the central station. The hotel on the left is now demolished but part of the railway stables to the right survive at No. 332 High St (now Cash Converters).



Plate 69 The construction of Wigford way has cut through the historic burgage plot development here and created an open, highway-dominated space at odds with the historic character here.



Plate 70 The Sarah Swift Building, Brayford Wharf East, new development within and adjacent to the conservation area should seek to reinforce the historic grain.

Threats and opportunities



Plate 71 Arkills Yard, No. 353 High St, modern development has been built up against this historic façade.



Plate 72 Building to rear No. 47 Silver St, replacement of historic windows with Upvc replacements threatens the conservation area.

Threats and opportunities

13.02 *Modern Development*

- Some post war developments have failed to respect the historic character and appearance of the area (see Map 3). Should redevelopment opportunities arise in the future, there is considerable scope to re-establish enclosure and continuity, reduce scale, create more differentiated massing, and introduce more active frontages. Danesgate House on Clasketgate is one example.

13.03 *Shop fronts and signage*

- Given the commercial nature of the area, there is considerable pressure on buildings to adapt to modern business needs. This is most clearly seen in the number of oversized and poorly designed modern shop fronts and signage, particularly in the south of the area. These largely fail to reflect the historic character of the buildings to which they are attached, and have no doubt been the result of historic shop fronts and features being removed.
- There is considerable opportunity here to effect an area wide improvement of shop fronts and signage to better reflect the historic significance here. There is a need for shop front guidance to be published, promoted and followed to ensure that both business owners and the local authority fully understand the importance of good shop front design in a conservation area. A shopfront grant scheme and supplementary planning document are currently under consideration.



Plate 73 No. 21-23 Silver St, an example of an historic shop front with historic shuttering. Given the lack of a deep fascia for signage, transfers on the shop windows have been used to provide corporate signage.



Plate 74 Wildwood, High St is an example of a well-proportioned modern shopfront.



Plate 75 No. 363-364 High St, the historic interest of this listed building is considerably undermined by the over large fascia, use of acrylic and internally illuminated signage.



Plate 76 No. 365-367 High St, the contribution of these buildings of local interest to the conservation area is undermined by the over large fascia signs, use of modern materials, internal illumination, and the lack of proportions and detail of a traditional shop front, including pilasters and stallrisers. The palette of colours could be improved to better reflect the historic character of the area.



Plate 77 No. 260-261 High St – examples of well- designed shop fronts and signage, with well proportioned, traditional components of a shop front including console brackets, fascia, pilasters, transoms, mullions and stallrisers. Small hanging signs are used to provide projecting signage.



Plate 78 No. 233 – 237 High St, national chains have used well- proportioned signage and traditional shop front composition that respects the building to which it is attached.



Plate 79 No. 372-374 High St, whilst fascia are relatively small, they do not form part of a traditional shop front composition, and modern materials and internal illumination detract from the conservation area. Projecting signs are boxy and shutter housing on the left hand building makes the fascia boxy.

13.04 **Alterations**

Given the survival of so many historic architectural features in the area (mainly on upper floors), there is real danger that these are altered by owners and replaced with inappropriate replacements. It is important that there is robust advice available for building owners and that local plan policies are closely adhered to. It can be particularly important that there is promotion of appropriate repair and alterations amongst building owners, and the local authority in order to ensure this advice is followed and interpreted correctly. The production of a conservation area repair and alterations guide would facilitate this.

13.05 **Public realm**

The public realm between the railway and Guildhall is of a lesser quality than the rest of High Street, having a variety of surfacing, patch repairs and an overall lack of design. Rationalisation of the surfacing and improvement of street furniture would dramatically improve this area, particularly the space around Speakers Corner.

13.06 **Promotion**

Given the significant historic character and appearance of the character area, and its central location, there is considerable opportunity to promote this special character and the means to conserve and enhance it. Promotion should be targeted to local businesses, residents, and the university, as well as within City of Lincoln Council departments such as Planning, Highways, Housing and Regeneration.

14 FURTHER ACTION

- 14.01 Building on this character appraisal, a conservation area management plan should be produced with the aim of addressing the threats to the area's historic character and appearance. As part of this consideration needs to be given to how planning powers can be used. Mention has already been made of the need for a shopfront design guide, and repair and alterations guide to be adopted, promoted and adhered to. Consideration should be given to the use of Article 4 directions in order to control loss of historic windows and architectural detailing, particularly to upper floors. In addition, consideration should be given to the creation of an Area of Special Advertisement Control in order to allow tighter control of signage which is detrimental to the character area.
- 14.02 The character appraisal and management plan should be consulted upon with local businesses, residents, and within City of Lincoln Council. Both documents should be formally adopted in order to ensure future conservation and enhancement of the area.

15 FURTHER INFORMATION

Further advice and information regarding the city's historic environment can be gained from:

- Principal Conservation Officer,
Tel: 01522873760,
E-mail: heritage@lincoln.gov.uk
- Lincoln Heritage Database and City
Archaeologist,
Tel: 01522 873478
E-mail: heritage@lincoln.gov.uk
- Arcade, the Lincoln Heritage Database
management platform [https://
arcade.lincoln.gov.uk](https://arcade.lincoln.gov.uk)
- Lincoln Townscape Assessment [http://
www.heritageconnectlincoln.com/article/
plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place)
- Lincs to the Past [https://
www.lincstothepast.com/](https://www.lincstothepast.com/) Lincolnshire's
archives online

16 BIBLIOGRAPHY

City of Lincoln, September 2009 - Lincoln
Townscape Assessment: High Street Inherited
Character Area Statement

City of Lincoln, March 2008 – Lincoln
Townscape Assessment: St Peter at Gowts
Inherited Character Area Statement

APPENDIX A : Lincoln Townscape Assessment Periods

10000BC – 60AD	Pre-historic
60-90	Roman Military
90-410	Roman Colonia
410-850	Early Medieval
850-1350	High Medieval
1350-1750	Early Modern
1750-1845	Early Industrial
1846-1868	Post railway Expansion
1869-1919	Late Victorian / Edwardian
1918 – 1945	Inter-war
1946-1966	Post-war
1967-2008	Modern

APPENDIX B: Listed Buildings

CLASKETGATE 1941-1/12/77 (North side) 02/10/69 Theatre Royal II

CORNHILL 1941-1/12/78 (North side) 15/08/73 Nos.2-5 (Consecutive) GV II

CORNHILL 1941-1/12/79 Exchange Arcade 02/10/69 (Formerly Listed as: CORNHILL former Corn Exchange) GV II

CORPORATION STREET 1941-1/0/10008 09-MAY-07 (South side) 15-17 St Hughes Chambers II

GUILDHALL STREET 1941-1/11/136 (South side) 02/10/69 Nos.7-11 (Consecutive) GV II

GUILDHALL STREET 1941-1/11/137 (South side) 02/10/69 No.16 (Formerly Listed as: GUILDHALL

STREET (South side) No.16 Early Learning Centre) GV II

GUILDHALL STREET 1941-1/11/138 (North side) 02/10/69 Nos.19 AND 20 Post Office GV II

GUILDHALL STREET 1941-1/11/139 (North side) 13/08/73 Nos.24 AND 25 GV II

GUILDHALL STREET 1941-1/12/140 (North side) 02/10/69 No.26 GV II

HIGH STREET 1941-1/11/148 (West side) 09/03/73 Nos.190 AND 191 GV II

HIGH STREET 1941-1/11/149 (West side) 08/07/91 No.192 GV II

HIGH STREET 1941-1/11/150 (West side) 02/09/76 No.195 GV II

HIGH STREET 1941-1/11/151 (West side) 08/07/91 No.202 Lloyd's Bank GV II

HIGH STREET 1941-1/12/152 Nos.207, 209 AND 210 08/10/53 High Bridge GV I

HIGH STREET 1941-1/12/153 (West side) 15/08/73 Nos.214 AND 215 II

HIGH STREET 1941-1/12/154 (West side) 08/07/91 Nos.220 AND 221 Midland Bank GV II

HIGH STREET 1941-1/11/156 (West side) 02/10/69 No.225 National Westminster Bank

HIGH STREET 1941-1/12/157 (West side) 15/08/73 Nos.252 AND 253 II

HIGH STREET 1941-1/12/158 (West side) 15/08/73 Nos.262 AND 262A Garmston House II

HIGH STREET 1941-1/12/159 (West side) 15/08/73 Nos.264 AND 265 GV II

HIGH STREET 1941-1/12/161 (East side) 02/10/69 Nos.266 AND 267 GV II

HIGH STREET 1941-1/12/162 (East side) 08/10/53 No.268 (Formerly Listed as: HIGH STREET (East side) No.268 Halifax Building society) GV II*

HIGH STREET 1941-1/12/164 (East side) 15/08/73 No.285 GV II

HIGH STREET 1941-1/12/165 (East side) 15/08/73 Nos.286 AND 287 GV II

GV II

HIGH STREET 1941-1/12/166 (East side) 02/10/69 Nos.297A, 298, 299 & 300 GV II

HIGH STREET 1941-1/12/167 (East side) 15/08/73 Nos.305 AND 306 II

HIGH STREET 1941-1/12/168 (East side) 15/08/73 No.310 II

HIGH STREET 1941-1/12/169 (East side) 01/08/79 No.313 GV II

HIGH STREET 1941-1/12/155 Stonebow and Guildhall 08/10/53 GV I

HIGH STREET 1941-1/12/170 (East side) 15/08/73 Nos.314 AND 315 GV II

HIGH STREET 1941-1/11/171 (East side) 08/07/91 No.319 (Formerly Listed as: HIGH STREET No.318) GV II

HIGH STREET 1941-1/11/172 (East side) 08/07/91 No.320 GV II

HIGH STREET 1941-1/11/173 (East side) 23/12/77 No.323 GV II

HIGH STREET 1941-1/14/176 (East side) 08/10/53 No.333 II

HIGH STREET 1941-1/14/177 (East side) 02/10/69 Nos.363 AND 364 Marchmont House II

HIGH STREET 1941-1/14/174 (East side) 08/10/53 Church of St Mary le Wigford GV I

HIGH STREET 1941-1/14/175 (East side) 08/10/53 Conduit 20m south west of Church of St Mary le Wigford GV II*

HIGH STREET 1941-1/0/10010 05-NOV-07 Railway Signal Box GV II

HIGH STREET 1941-1/14/147 (West side) 08/10/53 Former St Mark's Railway Station and adjoining office and platform (Formerly Listed as: HIGH STREET (West side) Former St Mark's Railway Station and adjoining Office) II

HIGH STREET 1941-1/14/461 (West side) Central Methodist Church GV II

HIGH STREET 1941-1/14/178 (East side) 15/08/73 Unitarian Chapel II

MINT STREET 1941-1/11/263 (North side) 15/08/73 Former Baptist Sunday School and attached boundary wall II

NEWLAND 1941-1/11/453 (North side) 08/07/91 No.1 II

NORTH WITHAM BANK 1941-1/11/303 Brush factory and attached warehouse 29/10/73 GV II

ST BENEDICT'S SQUARE 1941-1/11/317 Church of St Benedict 08/10/53 GV II*

ST MARK'S STREET 1941-1/14/321 (North side) 08/07/91 St Mark's Church Hall II

SALTERGATE 1941-1/12/323 (North side) 02/10/69 Mayor's Parlour GV II

SILVER STREET 1941-1/12/333 (South side) 15/08/73 Nos.2 AND 3 II

SILVER STREET 1941-1/12/335 (North side) 07/08/90 Nos.21, 22 AND 23 GV II

SILVER STREET 1941-1/12/336 (North side) 07/08/90 No.24 GV II

SILVER STREET 1941-1/12/337 (North side) 15/08/73 No.42 II

THE STRAIT 1941-1/9/382 (East side) 01/04/65 Nos.33 AND 34 Dernstall House, GV II*

APPENDIX C - Buildings and structures of local importance (Local List)

10) Cheltenham Arms (now William Foster) PH, Guildhall St – important because of local history, a converted late C18th warehouse with hoist bay still intact. Front elevation partly decorated with fruit, possibly denoting original use as fruit warehouse

11) Mint St Baptist Church – 1870, important in terms of architecture and association with adjacent grade II listed former Baptist Sunday School

14) No. 365, 366, 367 High St – 1875 – important in terms of unique design of buildings enhancing the local townscape.

32) Wetherspoons PH, The Ritz, High St – 1937, important because of unique neon ornament signage to exterior elevations of former cinema

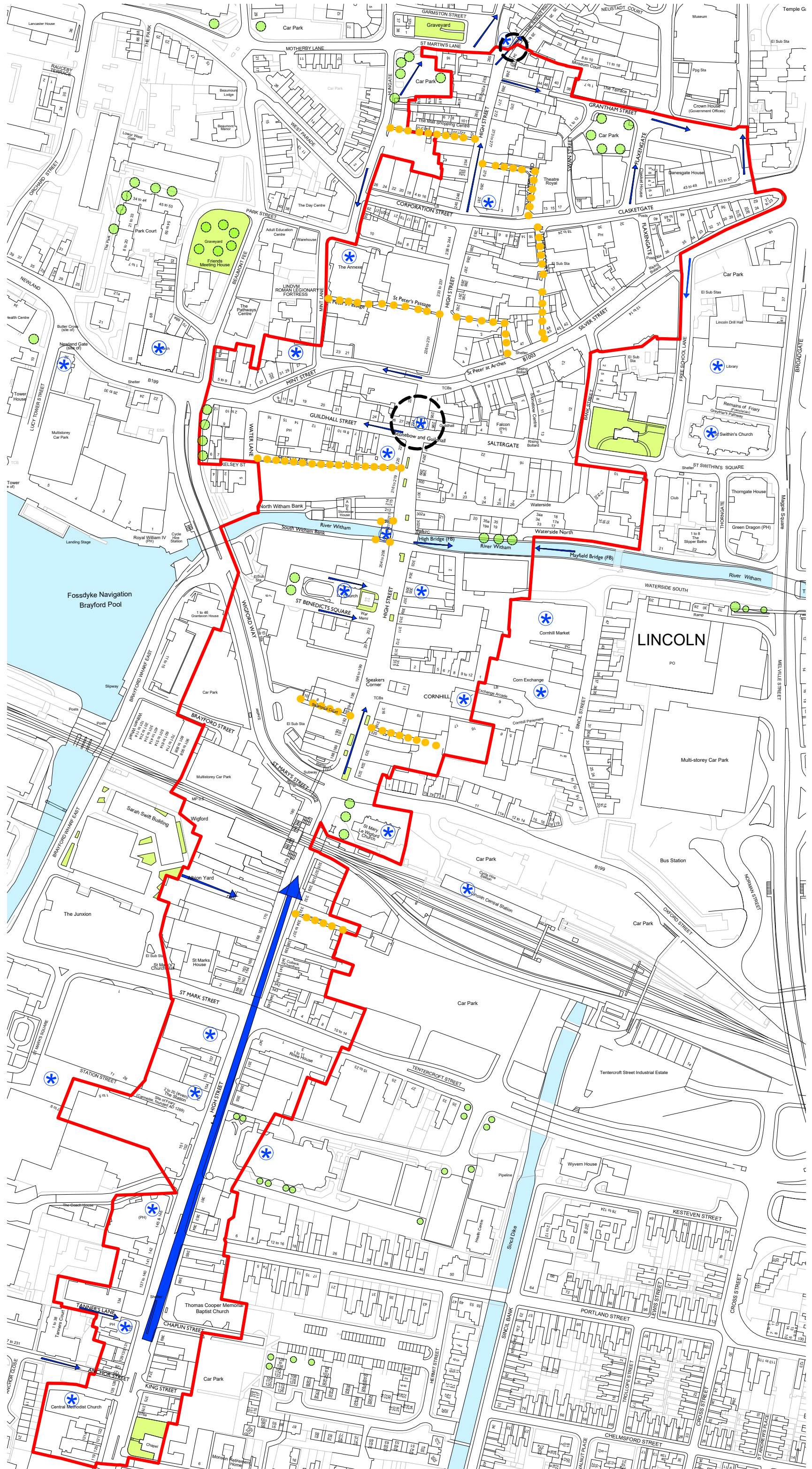
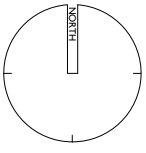
36) The Still PH, 22 Saltergate – 1902 – A public house which has the best preserved public house interior in Lincoln

47) Roundhouse adjacent to Magistrate's Court c1885 – Former St Mark's Midland Station wheelhouse

48) No. 280 and 281 High St and 1-3 Clasketgate – 1925 – Former Boots department store and Job Centre.

Map I

Spatial Analysis

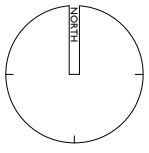


- KEY:**
- Character appraisal boundary —
 - Local Landmark ⊕
 - Key view →
 - Gateways
 - Ginnels ●
 - Green Spaces
 - Trees ●
 - Visual and Physical Barrier

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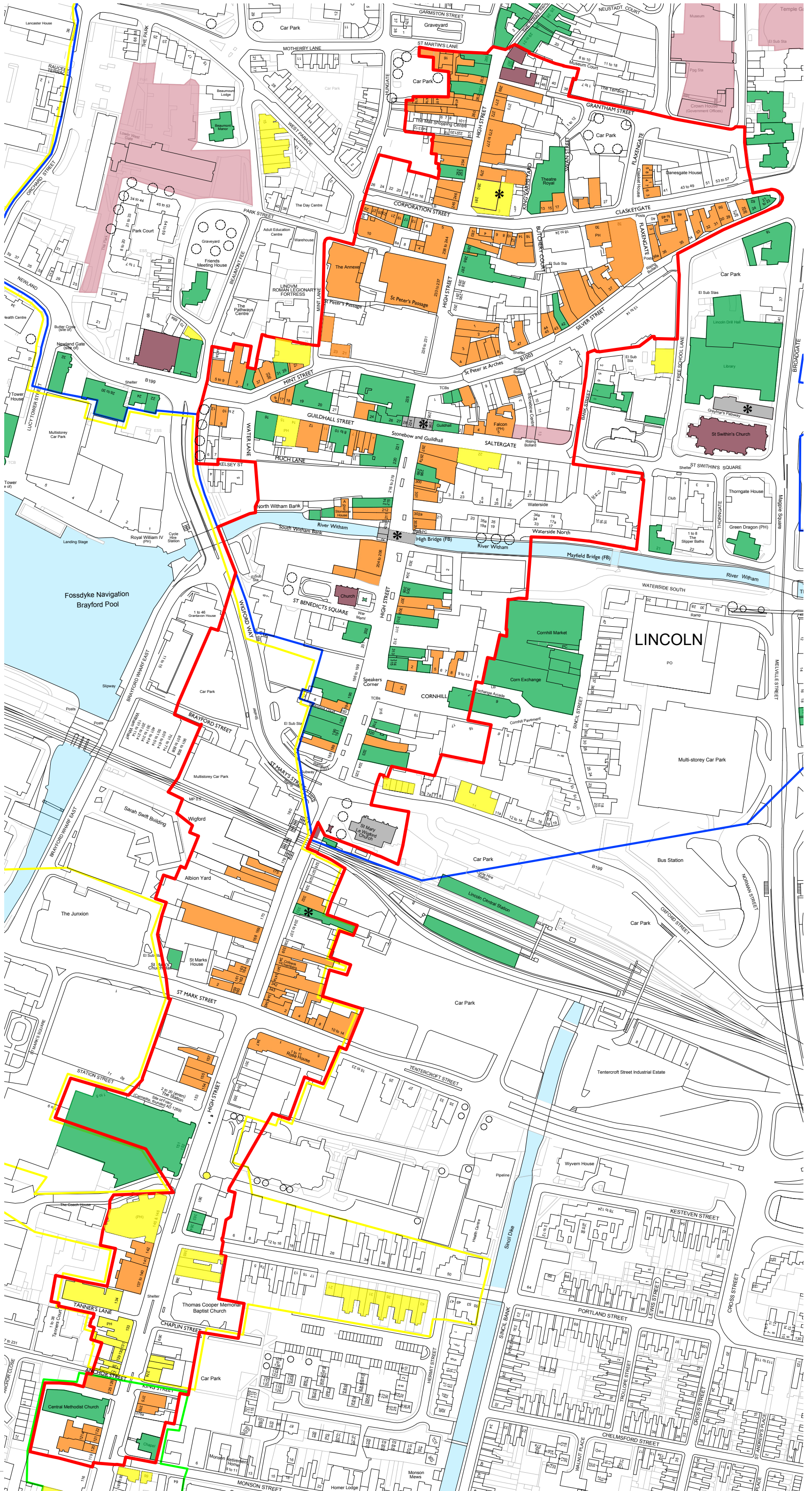
Map 2

Heritage Designations and Positive Buildings



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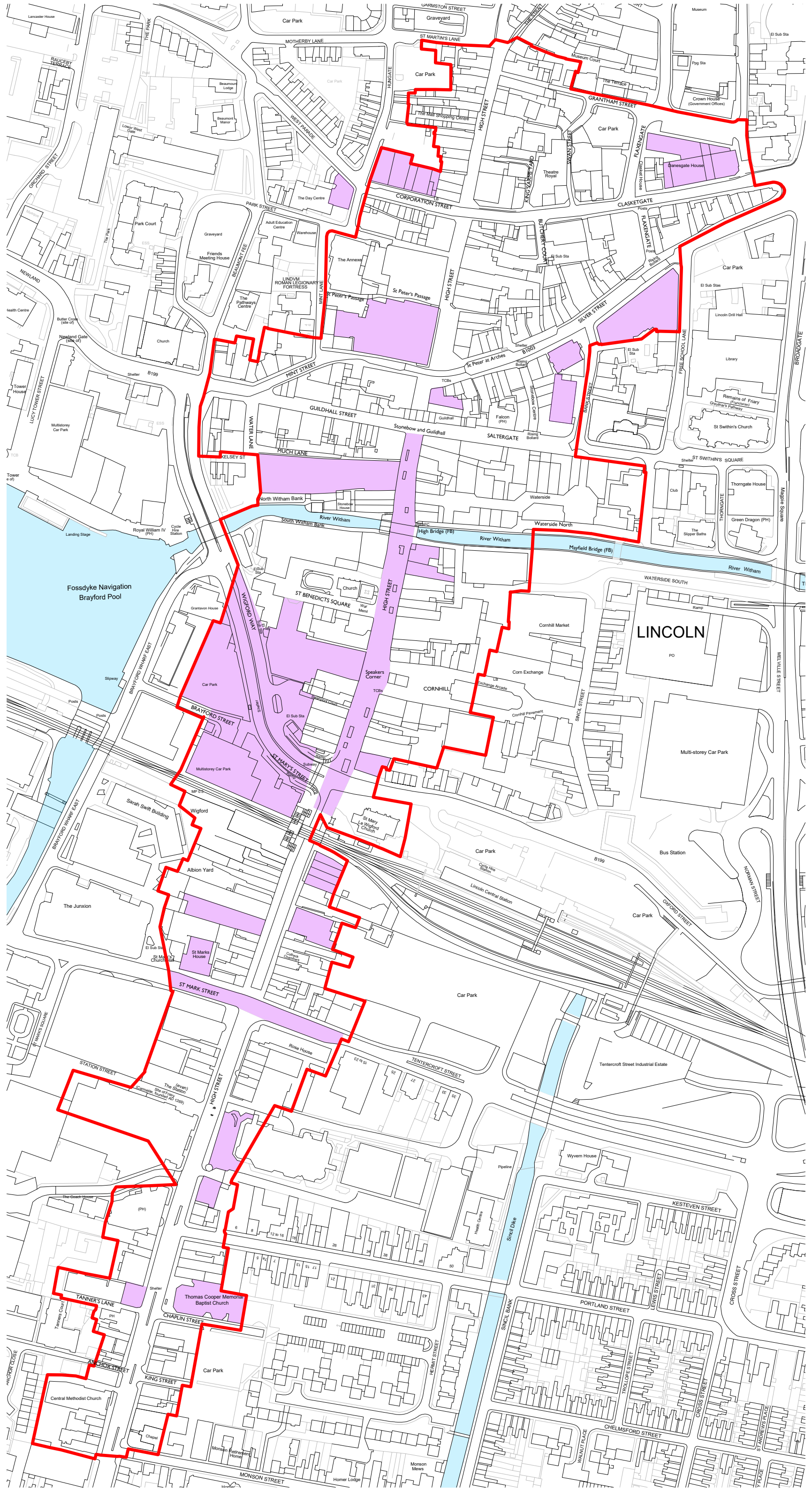
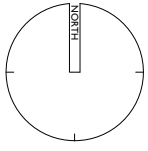
- Character appraisal boundary —
- Scheduled Monument ■
- Listed Building Grade I ■
- Listed Building Grade II* ■
- Listed Building Grade II ■
- Locally listed buildings ■
- Unlisted buildings making a positive contribution to CA ■
- Also a Scheduled Monument *
- Conservation Area West Parade & Brayford —
- Conservation Area Cathedral & City Centre —
- Conservation Area St Peter at Gowts —



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Map 3

Opportunities for Enhancement of the character area



KEY:

- Character appraisal boundary —
- Space or building offering opportunity for enhancement

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