

House of Fraser 2019/1017/FUL

Neighbour Comments

Mr Charles Cooke 12 Mint Lane Lincoln Lincolnshire LN1 1UD (Neutral)

Comment submitted date: Tue 07 Jan 2020

Having now seen the delivery proposals, I am even more concerned about the use of Mint Lane for delivery access. The existing delivery yard is poorly used as delivery drivers prefer to stop on street to unload. The proposed hotel loading bay is difficult for larger vehicles to access, as depicted in the drawn turning circles in the report. I am sure that this loading bay will not be used unless loading from the street is forbidden.

I am also concerned at the noise and disruption that will be caused by another major construction project accessed through Mint Lane. Our well being centre accommodates services for people sensitive to such matters as a result of their mental health needs.

Further consideration suggests that St Peter's Passage should be widened its full length to mitigate acts of anti social behaviour.

Mrs Joanne Bycroft The Pessimist Gin and Wine Bar Mint Lane Lincoln LN1 1UD (Objects)

Comment submitted date: Mon 30 Dec 2019

I am a business on Mint Lane that has suffered considerable disturbance from the current building works on Student Flats top of Mint Lane. There is very little access to my property and further building works in the area would cause more unnecessary disruption. I would not be able to get to my business to trade if Mint Lane and Mint Street were closed to traffic. Customers to my business can only access from Mint Lane. What happens if I suffer loss of trade during the demolition and development process? Parking on Mint Lane and the surrounding area is already non existent, at night we often get blocked into our premises, what would happen during the build and if 150 rooms were added into the area?

I am also extremely concerned during any demolition regarding noise, access and general dust issues.

Mr Charles Cooke 12 Mint Lane Lincoln Lincolnshire LN1 1UD (Neutral)

Comment submitted date: Sun 29 Dec 2019

I am concerned at the lack of on site provision for deliveries and parking. The relevant application documents are not available on line at this time.

Parking for unloading by vehicles servicing the existing retail use are a persistent problem causing obstructions in Mint Lane and on site spaces for staff parking appear to be lost in this development.

Our own frontage is regularly subjected to fly parking by staff from nearby businesses, particularly at night, and we would like to see the proposed development make provision on site.

The provision of new street parking spaces on Mint Street might also compound current delays to through traffic whilst people manoeuvre in and out of these spaces, as happens at the moment on the opposite side of the road.

The use of St Peters Passage also needs careful consideration as this can be a focus for anti-social behaviour.

Miss Elise Wiles-Komurcu 9 William Street Lincoln LN1 2LP (Objects)

Comment submitted date: Mon 23 Dec 2019

The proposed plan is outrageous. House of fraser aside from Debenhams is the only decent department store, it brings many people in every day and continues to make profit, I work in house of fraser and the amount of people that come into store is crazy it is packed at times. A hotel in that location would fail anyway I mean who wants to sleep on the high street where all the teenagers walk past to go into town and drink and do drugs no one wants that also the fact there would be no parking is also another reason why this hotel should not be built it is a useless plan and a waste of time.

Mrs Nicola Ellwood 20 Upper Long Leys Road Lincoln Lincolnshire LN1 3NH (Objects)

Comment submitted date: Sat 21 Dec 2019

Rather than demolish can you follow a similar approach to keeping the original Victorian brickwork. The ideal would be to keep the original building removing the cladding but if a full renovation is needed, keep the brickwork as a facade as you have with the buildings in Beaumont fee.



Mrs B Toulson
9 AddisonClose
Navenby Lincoln
LN5 0HA

21.02.20

Ref.No:2019/1017/FUL House of Fraser - Objection to Application

Objections listed below not especially in order of importance.

1. We have been very lucky to retain our House of Fraser store so far and it is a very important asset to our high street, shoppers are now coming from elsewhere as they have lost their store, good quality clothing etc as against all the cheap clothing shops which only cater for teenagers demolish it and many people will no longer bother to walk through the Stonebow. Hundreds of staff will lose their jobs and with so many empty shops in Lincoln would have little hope of new ones.

2. The present building is in a conservation area and if the cladding were removed it would be even more attractive than at present so to demolish and erect an ultra modern block of up to five stories high would definitely not fit in with the nearby banks and the stonebow. This would not be attractive at all. The large cinema complex on Sincil Street is such an example and detracts from the excellent renovation of the market building and the little shops on the street being far too modern a design.

3. The demolition of such a large building would cause tremendous disruption to that whole area, one would presume that Mint Lane would need to be closed off to traffic for many months. Because of the site the Archeology people would probably wish to do exploratory digs which would take time before any other work could start. Clearance of the site would involve using very heavy machinery and lorries to take the rubble away. The normal traffic along Mint Lane would have to be re-routed causing larger hold ups than at present especially at peak times. We have seen all the disruption to pedestrians for months and months along the Sincil Street area which has put people off coming to town surely we don't have to have another couple of years or more of it on House of Fraser site.


2

4. We do not need another hotel on this site, in the last few years we have had several good hotels built in Lincoln with parking facilities nearby, as it appears this proposed hotel would not have a car park it would have taxis coming and going all day adding to the traffic. As for another bar and cafe we have plenty. From the Stonebow to the Strait cafes and bars outnumber the shops now. At the moment we have many shops empty some of them for months now even though they have been renovated so it would be absolutely ridiculous to get rid of an existing business. There are plenty of spare places for hotels etc including land along Tentercroft street where another hotel was built.

5. Finally, this application has not been widely advertised enough as many people no longer take the weekly Echo. The same thing happened with the open session when the proposed plans were on show to the public, most people only heard about it afterwards. Hope this was not a ploy to keep us in the dark!!

Should the House of Fraser become closed in future I am sure that some better use of the site could be made in fitting with the buildings around it. I'm sure you know the saying | "if it's not broke don't fix it"

Yours faithfully


Barbara Louison

Consultee Comments

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2019/1017/FUL

Description of development

Demolition of existing buildings, erection of building consisting of Hotel with ancillary restaurant and bar (Use Class C1) (maximum of 5 storeys), flexible retail (Use Class A1/A2/A3/A4/A5) / leisure uses (Use Class D2), landscaping and associated works

Address or location

House of Fraser, 226 - 231 High Street, Lincoln, Lincolnshire, LN2 1AY

With reference to the above application received 20 December 2019

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

Highway Condition 01

No development shall take place until a Stage 1 Road Safety Audit for the proposed improvements to Mint Street and St Peters Passage has been submitted to the Local Planning Authority.

Reason: To ensure that the proposed design does not impede on public safety and takes into consideration any recommendations made.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of improvements to Mint Street and St Peters Passage in accordance with Drawing ExA_1874_101 dated November 2019) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

Highway Condition 02

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Highway Informative 01

Please contact Lincolnshire County Council Highways Network Team on 01522 782070 to obtain an oversailing license for the window canopies over the footway, pursuant to Section 177, Highways Act 1980.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Case Officer:

Becky Melhuish
for Warren Peppard
Head of Development

Date: 10 February 2020



Historic England

Ms Julie Mason
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Dial: 0121 625 6845

Our ref: P01145892

22 January 2020

Dear Ms Mason

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

**HOUSE OF FRASER, 226-231 HIGH STREET, LINCOLN, LN2 1AY
Application No. 2019/1017/FUL**

Thank you for your letter of 20 December 2019 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.

Summary

The House of Fraser site is located in a prominent location within the historic core of Lincoln and within the Cathedral and City Centre conservation area. Numbers 5-7, 9-19 and 21-23 Mint Street make evident the character of mid to late 19th century and early 20th century development in the city centre. They clearly make a positive contribution to the significance, character and appearance of the Cathedral and City Centre conservation area. There is a strong likelihood that at least in parts of the site archaeological remains of equivalent importance to scheduled monuments will survive.

The proposed scheme is to demolish all the buildings on the site and erect a 5 storey 150 room hotel with ancillary bar and restaurant, flexible retail/leisure units and central courtyard. Historic England recognises that the House of Fraser site is a key commercial site within the city centre. We have no objection in principle to its redevelopment to improve Lincoln's retail and hotel offer. We also have no objection to the demolition of the principal building facing High Street. However we consider that the demolition of numbers 5-7, 9-19 and 21-23 Mint Street would harm the significance, character and appearance of the conservation area and is not justified. The historic character of Lincoln would play a large part in attracting guests to the proposed hotel and demolition of historic buildings would be completely at odds with this desire.

We recommend that key elements of numbers 5-7, 9-19 and 21-23 Mint Street which contribute to the character and appearance of the conservation area are retained and



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

incorporated into the development, albeit with potentially substantial alterations to the internal spaces. This approach to heritage led regeneration has been used to great effect in the Cornhill Quarter in Lincoln where the townscape contribution of smaller historic commercial buildings has been retained whilst radically altering the internal floorplates to meet modern commercial needs. This has added greatly to Lincoln's attractiveness as a place and provides social, economic and environmental benefits. We also recommend that further information is provided as described below in order to determine this application, including on the significance of surviving historic buildings and archaeological remains.

Our advice is provided in line with the National Planning Policy Framework (NPPF, updated 2019), the NPPF Planning Practice Guide, and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment*.

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection.

Historic England Advice

Significance

The site of the proposed scheme is located in a prominent location in the centre of Lincoln within the historic core of the city. It lies within the Cathedral and City Centre conservation area. The historic core of Lincoln is central to the city's identity and attractiveness as a place to live and work. The historic development of the city from the Roman period onwards is evident in Lincoln's townscape and tells the story of the people of Lincoln.

High Street follows the line of the Roman Ermine Street and is the main historic thoroughfare through Lincoln. It remains the principal commercial street in Lincoln. The intrinsic scale and character of development in this part of the conservation area includes taller, mainly commercial, buildings facing onto the main commercial streets, particularly High Street, with much smaller scale commercial and residential development on secondary streets, including Mint Street. The historic development of the site of the proposed scheme follows this pattern. The principal House of Fraser building which fronts onto High Street is of 4 storeys and formerly made an impressive architectural statement despite being an amalgam of several buildings. It was re-fronted in the 1960s and its overall architectural form today does not make a positive contribution to the conservation area.

However numbers 5-7, 9-19 and 21-23 Mint Street retain their historic scale (two to two-and-a-half storeys) and character, although numbers 5-7, 9-19 have altered shopfronts. They are good quality brick buildings with detailing typical of the mid to late



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

19th century and early 20th century. Numbers 5-7 and 9-19, illustrate the reducing scale of late 19th / early 20th century commercial premises along the secondary Mint Street when stepping away from High Street. Numbers 5-7 have embellished and decorative features in the Queen Anne style giving them added prominence closer to High Street. By contrast numbers 20-23 Mint Street, built in 1869, are small scale residential properties, although with attractive polychromatic brick detailing. Together the buildings on Mint Street make evident the character of mid to late 19th century and early 20th century development in the centre of the lower city, including surprisingly modest houses. This is particularly evident when the buildings are seen in conjunction with the Baptist chapel, built in 1870/71, in views from High Street. Mint Street was extended to the south west in 1886 and prominent views back towards 9-19 and 21-23 Mint Street from Newland again illustrate the historic 19th century townscape development.

Numbers 5-7, 9-19 and 21-23 Mint Street clearly make a positive contribution to the significance, character and appearance of the Cathedral and City Centre conservation area.

Maps and aerial photographs show that other historic buildings exist within the site. However the application does not address these buildings in any detail. We advise that further assessment of the remaining historic buildings on the site is necessary so that the impact of the proposed scheme can be properly understood.

The southern wall of the lower Roman walled city lay just to the south of the site and its location is approximately marked by the Guildhall and Stonebow (listed Grade I and a schedule monument) which forms a medieval gateway into the former lower walled city. Views along High Street in which the Guildhall and Stonebow are particularly prominent and define the threshold of the former walled city make an important contribution to the significance, character and appearance of the conservation area as well as the setting and significance of the Stonebow and Guildhall itself.

Archaeology

The site lies within the Lower Roman City: an area of high archaeological potential both for the understanding of Roman period occupation and its prehistoric pre-cursors and post-Roman through Medieval succession. We refer you to the advice of the City Archaeologist as regards the sufficiency of the Desk Based Assessment but we wish to focus on the sufficiency of understanding of the significance of archaeological remains, their importance and the impact of the proposed development there-on.

As an area of the Roman Lower City without significant twentieth century intrusions there is a high potential for Roman remains to survive even in areas subject to cellaring and footings through the nineteenth century. By direct analogy with the importance of remains found elsewhere in the city and reflected in the Scheduled Monument designations, there is a strong likelihood that at least in parts within the



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



proposed development site remains of equivalent importance to these Scheduled Monuments will survive.

The proposed scheme

The proposed scheme is to demolish all the buildings on the site and erect a 5 storey 150 room hotel with ancillary bar and restaurant, flexible retail/leisure units and central courtyard.

Historic England recognises that the House of Fraser site is a key commercial site within the city centre. We have no objection in principle to redevelopment of the site to improve Lincoln's retail and hotel offer, and we recognise the importance of a new 4* hotel within the city centre. We also have no objection to the demolition of the principal re-fronted building facing High Street, subject to a better understanding of the extent of surviving adjoining historic buildings in the centre of the site. We recommend that the cornice line of the proposed principal building on High Street is strengthened and the recessed top storey replaced with a mansard roof to appear as part of the roofscape and reduce the impact on the setting and significance of the Stonebow and Guildhall in views from the south. High quality detailing and materials will be crucial to the success of new development in this key location.

Whilst we consider that there is an opportunity for high quality development on this site, we consider that the demolition of numbers 5-7, 9-19 and 21-23 Mint Street would harm the significance, character and appearance of the conservation area and is not justified.

The application seeks to justify the total loss of the buildings along Mint Street in part through an appraisal of viability - our comments on other aspects of partial retention are given below. We are not convinced by the assessment provided. We recommend that an independent audit of the financial justification is carried out for your authority.

We do not agree that the practical issues raised by retention are insurmountable. We recommend that key elements of numbers 5-7, 9-19 and 21-23 Mint Street which contribute to the character and appearance of the conservation area are retained and incorporated into the development. It would be possible to make significant alterations to the internal footprint of these buildings whilst retaining their external contribution to the streetscape and conservation area, ie mainly facades and roofs. Façade retention with rebuilt/retained historic roof forms is common practice. The modern shopfronts of 5-7 and 9-19 Mint Street would provide an opportunity for reworking as part of the hotel entrance. The limited depth of the surviving buildings on Mint Street also presents opportunities for rethinking the arrangement and use of spaces immediately beyond them and within the site to accommodate the surviving buildings. We do not consider that the courtyard would be very successful due to its constrained nature and surrounding buildings. Better use of this space should also be considered to facilitate incorporation of the buildings along Mint Street.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



This approach to heritage led regeneration has been used to great effect in the successful Cornhill regeneration scheme in Lincoln where the townscape contribution of smaller historic commercial buildings has been retained whilst radically altering the internal floorplates to meet modern commercial needs. The historic character of Lincoln would play a large part in attracting guests to the proposed hotel and demolition of historic buildings would be completely at odds with this desire. We encourage the applicant to reconsider the proposed scheme to retain the buildings on Mint Street.

We refer you to your expert conservation advisor regarding the impact on the setting and significance of the nearby grade II listed buildings.

Archaeology

When considering the sufficiency of information provided by an application further to paragraphs 189 and 190 of the National Planning Policy Framework (NPPF), it is crucial for your authority to consider whether this information provides you with the ability to treat archaeological remains proportionately to their importance (paragraph 197) and in particular, as set out in footnote 63, to apply the policies in respect of designated heritage assets (paragraphs 193, 194, 195, 196) in the case of remains of demonstrably equivalent importance to a Scheduled Monument.

Within the proposed scheme immediately obvious risks can be identified in the proposed attenuation tanks and the piled support for new structure. In this context please see our latest advice on piling which stresses the importance of understanding the significance of the remains through which piles are proposed in any rational or justification for the works, and our published advice on the preservation of buried archaeological remains in particular in wet contexts.

<https://historicengland.org.uk/images-books/publications/piling-and-archaeology/>
<https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

There are physical constraints upon what might be achievable in terms of pre-determination archaeological evaluation on the site in so far as it involves working within and around standing structures. However we consider that with the expert advice of the City Archaeologist locations for test pits and boreholes can be found within the existing structures and that these can in a suitable model provide crucial information to inform the determination of the application (and revisions thereto). Alongside; historic records of drainage works, off site geo-technical investigations and recorded archaeological interventions on adjacent sites, new data should be incorporated into an archaeological deposit model which explores the relative levels and likely survival of Roman and other remains on site. In particular it should be born in mind that there may be episodes of Roman period terracing within the site concealed by modern levels and fabric. See the recent Historic England funded



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk





Historic England

volume on deposit modelling.

<https://www.brighton.ac.uk/research-and-enterprise/groups/past-human-and-environment-dynamics/deposit-modelling-and-archaeology.aspx>

Ground Penetrating Radar survey may be useful in establishing the likely depth and character of deposits / buried remains where existing floor structures are conducive.

As submitted the application does not provide sufficient archaeological information in terms of NPPF paragraphs 189 and 190 for it to be safely determined by your authority because without an adequate deposit model you will be unable to gauge the impacts of the development upon buried remains and thereby balance those impacts against benefits proportionately to their importance (in particular as regards nationally important remains, where via footnote 63 to the NPPF higher standards of justification and public benefit consideration are required).

Legislation, policy and guidance

The statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the nearby conservation areas (s.72, 1990 Act) must be taken into account by the local authority in determining this application.

As the application affects the setting of listed buildings the statutory requirements to have special regard to the desirability of preserving listed buildings, their setting and any features of special interest (s.66, Planning (Listed Buildings and Conservation Areas) Act, 1990) must also be taken into account by the local authority when determining this application.

Our advice is provided in line with the National Planning Policy Framework, the NPPF Planning Practice Guide, and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment*. Further useful guidance is contained within *Historic Environment Good Practice Advice Note: The Setting of Heritage Assets (GPA 3)*.

Paragraph 189 of the NPPF advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise (NPPF, paragraph 190). Paragraph 190 also states that local authorities should take this assessment into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



The NPPF is clear in the requirement to take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 192, NPPF). The NPPF goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to its conservation, (paragraph 193, NPPF). Any harm or loss to significance '*should require clear and convincing justification*' (paragraph 194, NPPF).

In determining the application your authority will need to consider whether public benefits associated with the scheme outweigh the harm caused by the impact of the proposed new development, as per paragraph 196 of the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

Yours sincerely

David Walsh

Principal Inspector of Historic Buildings and Areas
E-mail: david.walsh@HistoricEngland.org.uk

cc: Sarah Harrison, City of Lincoln Council
Dan Burr, Sheppard Robson



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH



Your Ref: App. 2019/1017/FUL

7th January 2020

Our Ref: PG//

Planning Department
City Hall, Beaumont Fee
Lincoln LN1 1DF

House of Fraser, 226 - 231 High Street, Lincoln, Lincolnshire, LN2 1AY

Demolition of existing buildings, erection of building consisting of Hotel with ancillary restaurant and bar (Use Class C1) (maximum of 5 storeys), flexible retail (Use Class A1/A2/A3/A4/A5) / leisure uses (Use Class D2), landscaping and associated works.

Thank you for your correspondence dated 20th December 2019 and the opportunity to comment on the proposed development. I have studied the online plans and would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development on this site.

Lincolnshire Police has no formal objections to the planning application.

Hotel Facility

Reception / Entrances

This area should be well illuminated and welcoming with the reception staff able to with a clear view of the approaches to the entrance.

I would recommend that the entrance to the reception is an 'air lock' system whereby two sets of doors are used; the first opening will allow a visitor through into a secure vestibule operated by way of controlled form of access with the capacity for entrance to be gained once the first door is secured. Such a considered system will reduce the opportunity for any 'follow through' access by any unwanted access and would provide safety, security and reassurance to staff and guests. The reception should provide suitable staffing or alternative measures or operating systems to allow for 24/7 supervision of security and access to the hotel.

Signage.

Effective use of directional and informative signage can do much to reduce the opportunity for any persons accessing the site and not knowing where they should be. Site maps and clear directions to the reception or security office will reduce any opportunity for unwarranted trespass on the site.



Vehicle parking.

Vehicle parking should ideally conform to the standards set out by the police service's 'Park-mark' criteria for safer parking, whilst not a requirement for Secure by Design status it is a good standard to achieve.

Lighting

Lighting should be co-ordinated with an effective CCTV system and any light fittings protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows ,provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the hotel.

A good lighting system can be cost effective and ensure that there will be a witness to any intrusion. It should allow staff and guests to feel secure and safe. Importantly it should make intruders feel vulnerable and that there is an increased likelihood of being challenged.

Internal Lighting

It is advised the majority of internal lighting is linked to detection devices that turns lighting on and off as required based on movement activity. This type of system reduces energy consumption and will identify the presence and progress of intruders in the building when closed.

Lighting should be designed to cover all external doors

Landscaping

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

It is noted that the rear courtyard area presents an open and easy route of access and therefore its recommended that any fixed furniture is so designed to deter any unwanted use of such facilities.

External Doors & Windows

The Secured by Design requirement for all external door sets is PAS 24:2016 (doors of an enhanced security).

All windows must conform to improved security standard BS 7950:1997 All ground floor windows should be laminated safety glazing (BS EN 356 2000 rating P2A) (6.4mm minimum) in windows below 800mm (from floor level) or 1500mm if within 300mm of a doorframe.

All windows should include easily lockable hardware unless a designated fire egress route.

Windows should have secure restraining devices (this is particularly to be recommended on the ground and first floor accommodation to deter and prevent unwanted access. Consideration to top down or bottom up hinges (subject to fire regulations).

CCTV System

A comprehensive monitored CCTV should be included throughout the site with appropriate signage.



Should it be considered appropriate a police response monitored system to with installation to EN 50131-1, (PD6662 Scheme for the implementation of European Standards), or BS 8418 for a detector activated CCTV system.

St Peter's Passage – New Courtyard Development

The use and development of St Peter's Passage has been the subject of significant anti-social behavior and crime in recent years. The proposed development and 'opening up' of this area leading to the proposed courtyard area that would become part of the hotel complex increasing responsible management and importantly increased surveillance would help reduce if not remove such ASB and crime opportunity. It is important that there is continued consultation and appropriate lighting, surveillance, CCTV cover, seating and other fixed furniture within the courtyard are given consideration in regard to their relation with such behavior.

I would support and recommend that where windows are positioned that overlook St Peter's Passage good use of surveillance will significantly help and Improve public behavior in this area.

Please do not hesitate to contact me should you need further information or clarification.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel

Force Designing Out Crime Officer (DOCO)



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 154706/1/0074987

Local Planning Authority: Lincoln District (B)

Site: House Of Fraser 226 - 231 High Street
Lincoln Lincolnshire LN2 1AY

Proposal: Demolition of existing buildings, erection of building consisting of Hotel with ancillary restaurant and bar (Use Class C1) (maximum of 5 storeys), flexible retail (Use Class A1/A2/A3/A4/A5) / leisure uses (Use Class D2), landscaping and associated w

Planning application: 2019/1017/FUL

Prepared by: Pre-Development Team

Date: 30 December 2019

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (3) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (4) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

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: The site is well overdue redevelopment and so the committee do not object in principle to the complete demolition and re-build in this significant part of the City. It will obviously very difficult to achieve this without too much disruption to the surrounding businesses and to the City life in general. We are obviously saddened by the loss of a major retail offering right in the heart of the City but appreciate that given the current decline in the retail trade, particularly the high-end department stores, that this sort of change is inevitable.

We, however, question the wisdom of converting the major part of the site into a hotel. Whilst the move away from private to more environmentally friendly modes of transport is in the current and long term best interests of society, we are concerned that the future viability of a hotel, particularly a 4 star hotel, which will be dependent on visitors from outside of Lincoln, that a hotel without car parking or it would appear any facility to provide an alternative system (remote parking and park & ride), is destined to struggle to be financially viable. Furthermore a building specifically designed for hospitality, will not be easily converted into any other form of activity.

Further points to make are:

1. The drop-off point for taxis, tour buses etc, should be on the hotel side (North) of Mint Street and this would require a re-design of the road structure in the area. As the proposal is to set the building line further back on Mint Street this could easily be achieved. Alternatively, the design should encompass a drop-off facility within the actual site itself.
2. Although the design of the building is pleasing, we feel that given its prominence on High Street, an opportunity to make a real presence has not been achieved and with a little imagination, it could make a significant statement to this part of High Street. This area is still seen as the ultimate City Centre and hence the buildings should have a significant presence.
3. We applaud the building design on Mint Lane and on to Mint Street but feel that the arrangements for deliveries etc needs more consideration. A single delivery point via a narrow entrance off a busy but narrow street, needs further thought.
4. We further note that there appears to be no rear entrances to the retail premises on High Street and hence all deliveries and refuse disposal will have to be done on High Street with the inevitable time restrictions applied being within the pedestrian zone.
5. We would also question the purpose of keeping St Peters Passage as a through route given the anti-social behavioural problems that have blighted the area for some years. With the proximity of various large drinking establishments and allowing for the provision of security measures such as CCTV, the area will continue to attract an element of anti-social behaviour and to allow access late in the evening, is not going to assist in containing the problem. The pedestrian access provision in the area is adequately provided for by use of High Street, Park Street, Mint Street and Mint Lane.