

12 Chapel Lane Nettleham Lincoln LN2 2NX (Objects)

Comment submitted date: Tue 23 Mar 2021

The design, materials and positioning of this unsympathetic build are out of keeping within its historic setting and as such detrimental to Lincoln's heritage. Being an area of great significance, it is paramount to maintain the famous views of Lincoln Cathedral and much loved scenes for current and future generations. The proposed development is completely out of character and will detract from this magnificent landmark which views should be preserved and the conservation of this area upheld appropriately.

Hungate Lincoln LN1 1ET (Neutral)

Comment submitted date: Tue 16 Mar 2021

is the larger of the two proposals to be constructed from shipping containers? - i saw a similar development on grand designs some years ago, that looked bloody awful as well!

11 Cordage Court Lincoln Lincolnshire LN1 1EN (Objects)

Comment submitted date: Mon 15 Mar 2021

I would support a development on this site if it were to 'enhance and preserve the area'.

The planned house on Michael Gate clearly does not do this. An ugly square block.

2 Hawthorn Corner Aubourn Lincoln LN5 9FF (Objects)

Comment submitted date: Mon 15 Mar 2021

As someone with an interest in preserving historic Lincoln, I cannot support this application. Notwithstanding the present condition of the site, I frequently visit Bailgate and the Cathedral area and deliberately use the Michaelgate approach for the fine view of the Cathedral it affords - which will be seriously affected - and the sense of history it provides. Variety of style and building materials can add interest and character but in my view this proposal would be totally out of keeping with its surroundings, not least in terms of size, and detract from the historic Lincoln which visitors come to enjoy.

1 Cromwell Avenue Woodhall Spa LN10 6TH (Objects)

Comment submitted date: Fri 12 Mar 2021

Having worked in Chad Vara house for many years I know the uphill Michaelgate area and the the diverse range of buildings. I object to this proposal as follows: the design is in my opinion of insufficient contemporary merit to contribute positively to the area. The buildings are too large for the plot. Maximising financial return appears to be to the detriment of architectural design. Thoughtful contemporary architecture

should be encouraged and can enhance the diversity of this important part of the city. This location deserves better.

38 Saxon Street Lincolnshire Lincoln LN1 3HQ (Objects)

Comment submitted date: Thu 11 Mar 2021

The lower Michaelgate/upper Hungate area offers a unique view of Lincoln Cathedral which draws locals and tourists alike up the cobbles to the historic heart of Lincoln.

It's an area which receives annual attention during the cycle race, when spectators and photographers gather at this challenging stretch of the course, where it does a grand job of promoting Lincoln as a beautiful, historic cathedral city.

The proposed development will obscure this magnificent view, and change the character of the area.

The architecture does not blend well with the streetscape and positioned directly next to controversial Strelitzia house, it makes an extremely strong statement which feels entirely inappropriate in the approach to the Cathedral/Castle.

I previously lived in the area and enjoyed this view from my own home. My old house will lose it's view, as will many of my old neighbours, if the development goes ahead.

During my time in the area, I saw many canny tourists using this route to avoid the sharper incline on Steep Hill, whilst still feeling connected to the history of the area. It's equally popular with locals for those reasons. All these people - and every driver who catches a welcome glimpse of the Cathedral as they swing up Hungate to Spring Hill - will miss this view if it is allowed to be eclipsed.

This view is clearly valuable to locals and to tourism, and every effort should be made to preserve it.

65 Manton Road Lincoln Lincolnshire LN2 2JL (Objects)

Comment submitted date: Wed 10 Mar 2021

The building does not use vernacular materials.

The roof line does not blend in with neighbouring properties.

The building would obscure the view of the cathedral for people ascending Michaelgate.

18 Cordage Court Lincoln LN1 1EN (Objects)

Comment submitted date: Tue 09 Mar 2021

This proposal in its current form will blight the visual effect of what is one of the most attractive conservation areas in our City.

I have no objection to most modern architecture, the adjacent, recently built property sits very comfortably upon the land.

This proposal however, is far too close to the footpath, has no merit and clearly no consideration has been made on how it will fit in with the surrounding properties or the conservation area. I urge the planning committee to reject the application.

17 Cordage Court Lincoln Lincolnshire LN1 1EN (Objects)

Comment submitted date: Mon 08 Mar 2021

Let's be clear the existing site owners have done nothing to improve the visual impact of their site/garages and now seek to make as much money as possible from the land. The design brief given to the architects here is clearly to maximise the site revenue by squeezing two properties on to a plot which is only suitable for one at best. As the land owners have displayed with their neglect of the garages/site they are not interested in the aesthetic impact they have on Michaelgate and this planning application is purely in the pursuit of profit.

Michaelgate, like Steep Hill and the Bailgate area has a Dickensian feel with cobbled streets and vintage street lighting, it is an area to be conserved, treasured and nurtured carefully. Michaelgate is a road of two halves, the top half being narrow and the lower half being open and wide with views of the south common in the distance. The rear of 11 Steep Hill has not been developed, the existing garages at the rear of 10 Steep Hill are set back from the pavement, nextdoor Strelitzia is set back from the pavement with a large driveway. Allowing a contemporary house to be built up to the pavement will be completely out of keeping with the existing street scene. To make matters worse the proposed building plot is located on the bend in Michaelgate making the proposed front building very prominent and visible from both the top and bottom of Michaelgate. In addition the proposed development would partially obscure the view, when walking up Michaelgate, of the cathedral central tower for both locals and visitors to our historic city - all in pursuit of personal profit by the land owner.

The proposal really changes the face of Michaelgate which is a travesty. It is another sad day for Lincoln that planning permission should be sought for such a building that does nothing to preserve character. The people of Lincoln deserve better than this. I strongly urge the planning committee to reject this planning application and ask the applicant to resubmit with a more aesthetically pleasing and sensitive design of a single property set back to the existing garage line and one that reflects the local character and sits in harmony with its surroundings. We need more housing, but not at any cost, especially in our historic centre.

9 Daisy Road Witham At Hughs Lincoln LN6 9ZH (Supports)

Comment submitted date: Fri 12 Feb 2021

I am not a property expert, but I view this application as a positive move for the area and support it.

At present (and for several years) the proposed site appears to be an abandoned wasteland, within an important part of the city. It has attracted fly-tipping and other antisocial behaviours, which must have affected the local resident and people using Michaelgate in a number of negative ways. When walking up Michaelgate, you never quite know what you will encounter on that site. If was fenced off at one stage, which may have made things better for the owners, but did nothing for the image of the street

As far as I can see, the smaller of the two proposed builds, looks well-proportioned and appropriately distanced from the main property on Steep Hill. The contemporary appearance of the second property may challenge some people's views, but it would sit well alongside an existing modern built below it. I think this design is a confident expression of architecture and a valid alternative to the pastiche design that has been used on many houses lower down Michaelgate (a style, I think is equally as valid). I believe it is a real positive for Lincoln that much of the land and property down the lower part of Michaelgate, Spring Hill and Hungate has been used in recent decades to facilitate good quality city centre living.

Once complete I think this proposal will add to that and improve Michaelgate; making the journey up to the historic Bailgate more certain and enjoyable.

266 High Street Lincoln Lincolnshire LN2 1HW (Supports)

Comment submitted date: Fri 12 Feb 2021

I use Michaelgate on a regular basis as I move around the city and am very familiar with this site. It's derelict and neglected appearance is clearly a blot on the Michaelgate landscape, that is detrimental to the city's image and must surely be a source of constant frustration and concern to the local residents.

I support the applicants for taking on the task of turning this 'wasteground' into something useful and positive.

Regards
Michael Bolton

2 Western Street Barnsley South Yorkshire S70 2BP (Supports)

Comment submitted date: Thu 11 Feb 2021

Having studied this planning application and accompanying Design and Access Statement, in my opinion, not one of the 3 existing properties in the photograph looking up the street towards the Cathedral, in terms of style or construction, compliment it but then that would be a impossibility due to its age and period of construction and availability of like for like materials.

With its box like forms laying horizontally the proposed property does have more abstract qualities in common with the box like Cathedral towers standing vertically than any of the pitched roof properties nearby.

The 3 existing properties vary from each other significantly in colour, texture, style and materials and a fourth property would only add to that particular dynamic and enhance it infact in many ways its a mellow and less grandiose offer than the two properties either side of it. The proposed property is thus in keeping with a progressive and modern design development trend this area already has established and as such I would support this planning application as its of the times and appropriate.

12 Michaelgate Lincoln Lincolnshire LN1 3BT (Objects)

Comment submitted date: Thu 11 Feb 2021

My objection to the building of 2 houses on land adjoining 10 Steep Hill is inevitable based on the importance of ensuring that historic features and archeology are preserved, that Michaelgate remains interesting and visually attractive and that consideration has been given to whether the plans submitted offer the most appropriate use of the land concerned.

The parameters of the National Planning Policy Framework and the Central Lincolnshire Local Plan refer to protecting the views of the Cathedral, the Castle and uphill Lincoln as well as the protection and conservation of heritage assets. I consider this approach to be essential and am concerned that it is not a more significant feature of the submitted application.

Currently the view up Michaelgate, enjoyed by locals and visitors alike offers a glimpse of a variety of buildings - gable ends, medieval timbered buildings, stone walls, brick walls, interesting chimney pots etc. Even Strelizia has a distinctive, interesting shape and stands some distance from all other properties. The house proposed in this application to front onto Michaelgate is an unattractive solid box which abutts the pavement and in my view would not be an asset to the area. Construction traffic would cause considerable disruption to other traffic on Michaelgate, there would be much noise and dust for nearby properties and there is likely to be damage to the famous cobbles.

Finally, it is inappropriate to build 2 houses on the land available. One house set

back from Michaelgate and with parking and outdoor garden space would be much more appropriate for this piece of land.

I sincerely hope this application will not be passed. If the planning committee decide that it is acceptable, it will be essential that there are conditions imposed to limit working hours and that any damaged cobbles, paving stones and kerb stones are replaced and restored to their original condition with appropriate materials.

32 South Park Lincoln LN5 8EP (Supports)

Comment submitted date: Thu 11 Feb 2021

I have previously used the garage and parking 'facilities' on this site. While pleased to have had their use at the time, the dreadful condition of the site always struck me as disappointing and completely at odds with the rest of Michaelgate. The dilapidated state of the garages, the retaining wall and the driveway surface is in stark contrast to the rest of the well maintained street scene. Due to its neglected and abandoned appearance it has, over the years, regularly attracted anti-social behaviour, which must be an on-going concern to both neighbouring residents and the city council.

There is clear evidence that this site has previously been used for residential purposes. I think it is great, that at long last, someone is being brave enough to take on the responsibility of improving this important but clearly challenging site.

I am aware of the local architects and advisors the applicants have used to bring the proposal to this point. I am sure they will have engaged comprehensively with the council's own building and heritage experts on what would be deemed appropriate on this sensitive site and on the methodology of site investigation and construction. On this basis, I feel the site is now in safe hands.

There seems to be a very orchestrated effort from a neighbouring property to object to this attempt to improve the site and the overall street-scene of Michaelgate. As they recently used much of the same process being put forward on this application, to significantly extend and improve their own property (without neighbour objections) ; it is very disappointing to see an attempt to 'pull-up-the-ladder' in such a NIMBY-style way on such a positive scheme, that seeks to address an area of land that has blighted Michaelgate for many years.

When I walk up Michaelgate towards The Bailgate, I see a truly eclectic mix of property styles and ages on both sides of the road, which in their own way, reflect the moving history of the city of Lincoln, demonstrating that, even in a culturally rich city, neither architecture or housing has ever been stuck in a time-bubble.

I support this application and trust that through the professionalism of the parties involved, they will deliver a finished scheme that will improve the overall appearance and usage of this eyesore.

St Michael's Lodge Christ's Hospital Terrace Lincoln LN2 1LY (Supports)

Comment submitted date: Tue 09 Feb 2021

I shall not comment on the Eastern element of the scheme - the discreet 'coach house' - because the applicant is related to me. This comment relates only to the modernist house proposed on Michaelgate itself, to which I have no personal connection and comment upon as a neutral member of the public.

I am very familiar with this site and the plans submitted for it. I've lived in the area for nearly three decades and this site has been a disgraceful eyesore during my time living off Steep Hill and am sure the many visitors to Lincoln who have traversed Michaelgate would think the same.

Moreover, this land has often been used for unfortunate activities and it's common to find syringes and tinfoil around the buildings. If somebody is prepared to invest in improving the area by developing this land, then Lincoln's historic centre should be all the better for it.

Some of the negative public comments are suggestive that it would be better to leave this brown-field site as a tip and eyesore rather than redevelop and improve it, which is frankly perplexing. This area is crying out for improvement.

The architectural design of the house is well considered and compliments Michaelgate because it forms a transition between the controversial and outspoken 'Siritizia' house below it and the more gentle mix of 1970s and heritage architecture above it. It will act as an architectural 'anchor' therefore, to the betterment of Michaelgate. The alternative to this would be an historical forgery or 'pastiche' design and these invariably end up looking out of place despite the opposing intent. The proposed contemporary architecture is very well placed here and shouldn't be seen as controversial, but rather a natural transition and evolution.

The scale and massing is sensitive to the location and it's obvious that much thought and consideration has been given to the surrounding neighbours.

I support this positive proposal for the redevelopment of brown-field waste-land; the proposal is good for Michaelgate and good for Lincoln.

Yours,
Robert Dorrian

68 Andover Road Nottingham NG5 5FF (Objects)

Comment submitted date: Tue 09 Feb 2021

My fiancée is a health care visitor. She visits this area. The shortage of available resident and visitor car parking on Michaelgate hill is already dire. If she has to walk up the hill with all her gear when all the parking has gone she hates it

Not sure it's very fair to ask everybody to go find a Pay and display some strenuous walk away at the top or bottom of this steep hill, just so we can pretend to 'enjoy' this spectacle.

Just been told on FB that there's only 4 parking places planned for 3 big houses so where's everybody going to park? I walked this way last Autumn, the present unkempt condition, fly tipping etc I understand is the current contribution of the developer/ owner, yes?

I'm sure Lincoln can do much better than this, I don't visit Lincoln to see flattops that I can see in every other town to be honest

4 Turner Street Lincoln Lincolnshire LN1 3JL (Supports)

Comment submitted date: Mon 08 Feb 2021

In my opinion Lincoln stands as one of the most aesthetically pleasing, and architecturally vibrant cities in England. This visual appeal stems from the balanced union of opposing traits; the flat expanse and endless skies of alluvial marshland, divided by a contrasting - yet complimentary - ridgeline, the hill itself crowned by the indelible gothic narthex and vaulting towers of Lincoln Cathedral, whose soaring pinnacles intermingle freely with an ever-flowing tide of clouds.

Just as the form and skyline of Lincoln's hill compliments and enhances the natural landscape (because of, not in spite of, the inherent visual difference), so too does the modern synergise with the historic in the urban cityscape. I feel that Lincoln structurally melds old and new seamlessly, or as close to this as any city or town could realistically aspire to doing. Lincoln's medieval quarter provides a near-pristine historic heart, whilst as one moves out - in almost any direction - from the cathedral, castle and palace, innovative buildings of modern vintage appear, with increasing frequency, alongside their older brethren. In this manner, the downward slope of our hill reflects a gradual parallel in time; from the Roman and Norman heart to the pioneering 21st century university architecture, via the progressive mix of old and new in between. This may seem asinine and obvious, yet it touches upon the core of why I find Lincoln's balance of architectural styles and eras so appealing.

Having examined the proposed structures in as much detail as possible, I'm convinced that both buildings maintain the aforementioned trend. They provide understated, yet compelling, testaments to the notion of carefully thought-out modern architecture blending successfully into an historic setting.

Presently, the land in question is a ruinous waste of collapsing brick skeletons and forlornly impacted gravel; clearly complimenting neither old nor new, failing in this regard in a manner highly visible from multiple angles and aspects. I'm naturally critical of many modern developments, however one mustn't make the mistake of assessing a proposed structure in a proverbial vacuum; consideration should be given to what the proposed structure would replace, what styles its neighbouring buildings represent and whether it blends profitably with the greater urban landscape it would assume a part in.

In summary, I feel that to develop a patch of notably desolate wasteland into a couple of modern buildings (that would be very much in keeping with the style offered by the landmark modern building South of it, and by No 11's modernist extension N'E of it) would be an extremely positive move in general. When consideration is given to the subtle form and modest height of the proposed structured, the aforementioned positive conclusion is only, in my view, strengthened.

Many thanks,

Mr H F Charlton

5 Cecil Street Lincoln Lincolnshire LN1 3AT (Supports)

Comment submitted date: Sun 07 Feb 2021

Lincoln is evolving and that people are prepared to put exciting new showpiece architecture where it works best (around the edges of the historic part of Lincoln) can only push us further on. Like that smart new build on the corner of Drury Lane and Spring Hill, or The Collection or Sam Scorer Gallery, this plan will show off our desire to be innovative and creative and put this generation's stamp on our city's development.

Really like the way the larger new house frames the route up Michaelgate and invites tourists up into our bustling and innovative uphill centre, and whilst the the snug little coach house adjacent is very low key, it looks really nice too.

Who wouldn't want to live in these places? And what visitors wouldn't be impressed with the innovation here. desirable houses and good for Lincoln. At the moment, that place is a tip....literally. How could we want to keep dumping ground here instead of this improvement? really like it.

There's a Facebook Group about this plan and there's lots of strong positive comment about it . Good to see Lincoln growing, changing and getting better. Can we have more buildings like this please?

61 High Street Billinghamay Lincoln Lincolnshire LN4 4AU (Objects)

Comment submitted date: Sun 07 Feb 2021

VANITY PROJECT - if there's anyone out there still thinking this vanity project is a good idea from above ground - please just dig a little deeper

I am a professional building contractor, worked on this important Lincoln Heritage site only last year and respected where we were throughout. Just read the proper qualified Conservation Structural Engineer's tech. report in the attached documents. This contrived plaything of a development is gonna rip a big hole in Lincoln's treasured Scheduled Monument. Why?

I'm presuming Historic England and our Archaeology guys must step in and stop this. They generally do a great job whenever we've needed Archaeology support

20 Michaelgate Lincoln LN1 3BT (Objects)

Comment submitted date: Thu 04 Feb 2021

The proposal has failed to take into account local character and setting and does not relate to or compliment the features widely visible in the surrounding built environment.

The application gives no consideration of views of the site or its direct negative impacts from other key vantage points (other than the single view from the southern part of Michaelgate looking north), nor from neighbouring dwellings.

In addition, it is unclear how the views of Lincoln Cathedral have been considered in designing site layout, given how significantly obscured this view would become if the development is permitted.

To start with, the harm and permanent impact upon the views into and through the Conservation Area, including important open sightlines and views of Lincoln Cathedral, are perhaps best demonstrated by the applicants own photographic illustration submitted with the planning application (on drawing number 723-2-007 'View North').

The graphic superimposes the proposed development against the existing view up and along Michaelgate.

Views through the site (notably north towards the Cathedral and Listed Buildings at the north end of Michaelgate) are shown in the submission to be considerably restricted by the introduction of their proposed development, and the buildings offer little to offset this or make any positive contribution to the street scene to mitigate the lost view.

I object to the harm that the development will have on neighbourhood in terms of the impact of noise, dust and vibration in the course of any permitted construction works.

It remains unclear from the application how these matters will be appropriately managed and mitigated.

This is additionally important given the likelihood of tourists and residents using Michaelgate as a key route to the Cathedral quarter, and consideration should be given as to how deliveries and construction traffic can safely visit the site and be safely managed at all times.

Instead of an appropriately scaled development, two dwellings are squeezed into a site area that, relative to the character and plot sizes of nearby dwellings, should only have one building present at most. The result is constrained access into and within the site, and virtually no private outdoor amenity space for either home. Designated car parking areas (5) within the site are too few for 3 dwellings

aggregating a total of 13 bedrooms. A scarcity of local on-street car-parking spaces adjacent to the site would likely create nuisance parking on Michaelgate and on Michaelgate Terrace.

71 Woodfield Avenue Birchwood Lincoln LN6 0LU (Objects)

Comment submitted date: Thu 28 Jan 2021

Having seen the proposed dwelling in the picture provided i had one immediate thought, how many postcards of our historical part of the city is that scene going to sell. I think you will agree its not in keeping with the surroundings which have taken hundreds of years to develop. The proposed dwelling has its place but it cannot be there, its an area of the city that tourists head for because of its history and it would be wrong for them to travel all the way there to give them the impression that we don't appreciate it ourselves. Travelodge will soon be in castle square at this rate. The area has been looked after for us lets do the same please.

39 Woodfield Avenue Lincoln LN6 0LJ (Objects)

Comment submitted date: Wed 27 Jan 2021

just seen this, how disappointing. My partner and I so enjoy our twice weekly city walks through the Cultural and Historic areas of Lincoln, it's also always a thrill to show off the city's heritage to our friends from less lucky parts of the country. The quieter Michaelgate approach into the Bailgate is a joy, catching sight of the Cathedral in any weather is always such an uplift for the soul, especially during these current troubling times.

Surely the view from the lower part of Michaelgate helps give Lincoln its identity and uniqueness, a treasured approach into the Uphill Quarter. Strelitzia is a showstopper, but it is set back from Michaelgate, intentionally I always assumed, so as not to blot out our beloved Cathedral.

'Look at Me - who, still cares about the Cathedral?' is all this building will ever shout out isn't it? What message do we really want to give to Lincoln's residents and our tourism alike - is it 'Welcome to ToyTown'?

Modern design has a role for sure, but it isn't to erase our past. I hope someone's listening out there

Strelitzia Michaelgate Lincoln Lincolnshire LN1 3BT (Supports)

Comment submitted date: Tue 26 Jan 2021

Strelitzia
Michaelgate

Lincoln

Dear Mr Manning,

I am writing to give my support to this planning application which will enhance the area.

Best regards,
David Lewis

10 Steep Hill Lincoln Lincolnshire LN2 1LT (Supports)

Comment submitted date: Sun 24 Jan 2021

The proposal is very well balanced - it provides for a non intensive and long overdue redevelopment of waste land and derelict buildings which have been left in a state of decay for decades. The proposal is in an asset to the neighbours and to the Conservation Area. Every effort has been made to restrain the scale and massing of the proposed buildings so as to not block views and light to neighbouring properties and to avoid overlooking of neighbouring dwellings. The proposed development sits very well on the hillside - it respects the vernacular and evolution of the hillside and is at once in keeping with the heritage of the locality and a welcome contemporary addition to it. It sits snug within the hillscape and subtly adds to it without being overbearing or ungainly. It's good to see forward thinking and evolutionary architecture combined with historic sensibility on a small site.

The very minor loss of amenity to my property (10 Steep Hill; Grade 2 listed) is overcompensated for through the addition of a walled garden and provision of discreet and concealed parking beyond the walled garden. The only actual loss to 10 Steep Hill is a two metre strip of garden land: a small price to pay for the gain in amenity within the proposal. The proposal in general improves the setting and amenity of 10 Steep Hill.

The proposal, moreover, significantly improves the Conservation Area as a whole by filling in the street scene on Michaelgate and restoring historic building lines along the roadside. This is a long overdue opportunity to rectify the street scene and massively improve Michaelgate. It also helps improve the locality by preventing the land being given to alternative uses such as intensive parking (its previous use) and removing derelict and potentially dangerous buildings which have recently been the source of complaint to the LA (environmental health) and the police (derelict garages used by criminals to store goods).

It's overall impact on the adjacent Listed building (No 10) is positive in my view.

It's overall impact on the area is positive in my view and suspect this should be generally obvious to the lay person notwithstanding the Heritage Report Statement that the proposal is 'Heritage-neutral' as a whole. Whilst technically/legally 'heritage neutral', that is a professional opinion based on all sorts of technical quantification and I firmly believe that to the lay person, this proposal is of huge positive benefit to Michaelgate.

In considering this proposal from many angles and perspectives, the only negative impact this entire proposal might have is restricted to one neighbour only and then entails only some minor loss of views from the garden of the property above (to the North). However, no one is entitled to 180degree panoramic views from all parts of their property and it is clear that the submission has been made so as to limit as far as possible any such negative impact on all properties to the North where views might have been impacted upon. The only effected property immediately to the north retains panoramic views from its main garden zone and from its principle living areas. The fact that any negative impact to the neighbours has been so convincingly restrained whilst presenting a proposal that provides so many benefits to the neighbouring properties , the Conservation Area, and the hillside scene in general, is testament to how much thought has been given to this proposal which has taken eighteen months to piece together and involved intensive consultation with involved peoples and neighbours. I would say this perhaps because I have been intrinsically involved in the process, but I think this perspective is also fair and objective. The result is a very well balanced and positive proposal that will clearly improve Michaelgate and the area as a whole. This land has been derelict and actually dangerous for decades and this is an open-goal opportunity to bring it into use and improve the neighbourhood and the City.

Of course, contemporary architecture is not everyone's cup of tea and there will naturally be those who dislike further contemporary construction in this location, but townscapes need to evolve and I imagine that if constructed, it will become a much loved and appreciated land mark development on the edge of the historic Core; a kind of gateway to that core. I think it's great.

Given the very high costs of building on the hillside and in such high quality materials, it's clear that the proposal is being made by locals who intend to leave a positive mark on the historic core and it is by no means obvious that this scheme will be particularly profitable. It is not a high density 'developer' scheme, but a boutique scheme that would be built at high cost to the builders and the opportunity to develop what is currently a blot on the historic core may not come around again soon if rejected. I am an interested party of course, but I do genuinely feel that this proposal is a very good one that has been well considered and balanced and that there might later be generalised regret amongst the residence if it were not accepted and built out.

5 Michaelgate Lincoln Lincolnshire (Supports)

Comment submitted date: Sun 24 Jan 2021

The garages on the Michaelgate aspect of the proposed development have been an eyesore since I moved into Michaelgate in 1980

Therefore I am pleased to see that there will be a new residence there, it can only enhance the area.

Architecture representing centuries can be seen on Steep Hill and Michaelgate which makes the area attractive and fascinating to residents and visitors alike.

It is good to see that the 21st century is also being represented.

11 Steep Hill Lincoln LN2 1LT (Objects)

Comment submitted date: Wed 03 Feb 2021

After reading this planning application I cannot support it and wish to object for the following reasons.

This proposed new building does not sit snug within the hillscape? It is too close to the well utilised pedestrian pavement, it's position not setback to allow continued appreciation of the Cathedral views when walking up Michaelgate as a resident or tourist.

The current view afforded visitors walking up Michaelgate to the historic centre of Lincoln is the magnificent Cathedral. This view will be severely impaired and that is wrong.

The design of the building also ensures that when descending Michaelgate you will no longer have the amazing view of the city scape and green vista to the South Common. The Bomber Command Memorial is also obscured sadly. Replaced by a very ugly solid featureless brick wall. A perfect target for graffiti.

Yes, the proposed development will fill in the street scene but, as it will be squeezing in the 2 x properties on an undersized plot the developers are giving very little consideration to the other residents of Michaelgate and available amenity

The proposed development would result in three properties with approximately 10/12 bedrooms in total but with apparent parking for just 4 x vehicles. Obviously, no visitor off-street parking has been allowed for.

There is some limited on-street parking available on St Michaels Terrace, directly opposite the proposed development - this is currently fully utilised by existing residents. It cannot be assumed that it would be available for the sole use of the new development for parking - this development will without doubt increase burden on the street parking scene

I feel that this is not a sympathetic development for this area but more an opportunity for a developer to maximise profit on a relatively small parcel of land.

3 February 2021

Neighbour Consultee response ref: 2021/0002/FUL + 2021/0003/LBC

Neighbour consultation response in respect of:

**Planning Application Ref: 2021/0002/FUL and;
Listed Building Consent Application Ref: 2021/0003/LBC** pursuant to:

“Erection of 2no. detached dwellings and demolition of garages” at:

Land to the rear of 10, Steep Hill, Lincoln, LN2 1LT

Introduction

This letter sets out the basis for our firm **objections** to the proposals to erect two new detached dwellings on land to the rear of 10 Steep Hill in Lincoln, registered with Lincoln City Council under planning application reference 2021/002/FUL and Listed Building Consent reference 2021/0003/LBC.

Our objections to these applications relate to numerous material planning considerations that overwhelmingly demonstrate that planning permission for the proposed development cannot feasibly be considered and should be refused. These objections can be broken down into two distinct themes, relating to:

- i) The impact and substantial harm the development will cause to a Scheduled Ancient Monument and to a protected and unique historical setting, and;
- ii) The direct and negative impact of the proposal on local residents, in particular to the occupiers of 11 Steep Hill, Lincoln

As detailed within this consultation response, the proposals are considered to be wholly inappropriate for the site's sensitive and prominent position, with little apparent thought having been given to the appropriateness of the development or the practicalities of delivering such a scheme without significant and permanent harm to the conservation area and designated heritage assets.

1. Impact on the SAM, Conservation Area, historical environment and setting

- **Irreversible damage to the Scheduled Ancient Monument** – A very significant portion of the application site falls within the designated Scheduled Ancient Monument (SAM) of Lincoln Roman Colonia (Lindum), identified in the National Heritage List for England (NHLE) maintained by Historic England under list entry no.1003569. Whilst there are parts of the site that are not directly within the SAM designation, the full site area clearly forms a part of its setting and is a key part of the wider historic environment.

The NHLE entry confirms that this monument is scheduled under the *Ancient Monuments and Archaeological Areas Act 1979* (as amended) and is identified by the Secretary of State as being of national importance.

The Heritage Statement submitted with the application states at para 4.1.14 that *"In accordance with Paragraph 199 and Footnote 63 of the NPPF alongside Policy LP25 of the Central Lincolnshire Local Plan, intrusive groundworks across all areas of the Site will need to be preceded and/or accompanied by an appropriate scheme of archaeological fieldwork as agreed with the local planning authority and Historic England where relevant"*.

It is of serious concern that this matter has not been meticulously and professionally investigated prior to submission as part of the preparation of the planning application, so as to provide firm assurances to neighbours and consultees that the development will not irreversibly impact upon the integrity of the SAM, particularly given the 'Direct Impacts' listed at para. 3.2 of the statement, which refer specifically to the risk of 'direct adverse impact' on below ground archaeological remains.

Whilst the building is designed with a proposed 'raft' foundation, it is nonetheless very clear that this is a measure proposed only to help mitigate damage and harm, rather than to wholly address it. The potential for harm to the SAM and archaeological remains is therefore high.

Where this is the case, LP25 requires developers to "undertake field evaluation in advance of determination of the application". It is apparent that this work has not been undertaken.

This is further supported under para 189 of the NPPF, which states that "*Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*".

A detailed field examination would be appropriate in this case, and until such evidence is available the application appears to be in conflict with the requirements of both the CLLP and the NPPF, as well as lacking in important information necessary to appropriately appraise the impact of the development on the SAM.

The statement continues (at para. 4.1.16) to relate the proposed development to wording contained in paragraph 196 of the National Planning Policy Framework (NPPF) and attempts to show compliance with policy LP25 (The Historic Environment) of the Central Lincolnshire Local Plan, with a reference to the "minor degrees of harm brought about by the site's development".

It is considered that given the national importance of the SAM, and the direct impact outlined in the statement that is likely, that the proposal would *significantly* exceed 'minor degrees of harm'. This rather dismissive summary of the proposal in the statement does not give appropriate weight to the fact that the site is of national significance.

Furthermore, it is unclear how the development of such an important historical site could ever reasonably be outweighed by the delivery of two open market homes, as claimed within the statement and DAS – homes that could feasibly be built almost anywhere else in the City and in a far less sensitive location.

- **Permanent changes and harm to the Conservation Area and historic Environment:** The site is located within the defined 'Conservation Area Number 1 – Lincoln Cathedral and

City Centre' and forms a part of the setting of numerous listed buildings. These constraints result in a number of additional heritage considerations that the planning applications are in clear conflict with.

LP25 states that, with regards Conservation Areas, "*Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting*".

The policy continues to detail a number of criteria that proposals must comply with, most of which cannot be demonstrated by this proposed development.

To start with, the harm and permanent impact upon the views into and through the Conservation Area, including important open sightlines and views of Lincoln Cathedral, are perhaps best demonstrated by the applicants own photographic illustration submitted with the planning application (on drawing number 723-2-007 'View North').

The graphic superimposes the proposed development against the existing view up and along Michaelgate.

The illustration clearly shows severity of change to the existing vista and how the introduction of the modern and challenging building designs are totally at odds with the historic setting.

Views through the site (notably north towards the Cathedral and Listed Buildings at the north end of Michaelgate) are shown in the applicant's submission to be considerably restricted by the introduction of their proposed development, and the buildings offer little to offset this or make any positive contribution to the street scene to mitigate the lost view – certainly not akin to preserving or enhancing the site's appearance.

As such, the fundamental requirements of LP25 with regards avoiding harm to Conservation Areas are conflicted.

In addition to the impact on local character, criteria (j),(k),(m) and (n) of LP25 cannot be met, by virtue of the change of building lines that the development would introduce, the potential loss of archaeological features, the introduction of both overdeveloped and inappropriately scaled buildings and the permanent change to an historic skyline.

As an historical part of the City, the application site is surrounded by, and considered to be within the setting of, many listed buildings, notably 9, 10 (the host dwelling), 11a, 12, 13,14,16 Steep Hill, and 40-42 Michaelgate (the latter being in direct line of sight when viewed from the southern end of Michaelgate).

LP25 states that "*Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances. Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building*".

The introduction of modern and incongruous design proposed by this development would result in harm to the setting of these listed buildings (substantially to 10, Steep Hill, the donor Listed Building for this proposed development) and have a permanent impact upon the future enjoyment of them, and the wider historical setting that they are located within.

Furthermore, no exceptional circumstances are presented that would outweigh the harm caused by the development. The developers desire to build 2 new properties would clearly benefit them, but this cannot be considered an 'exceptional circumstance' under any interpretation of the policy.

Paragraph 193 of the NPPF states that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)*".

Para 195 continues "*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*".

Policy LP29 (Protecting Lincoln's Setting and Character) adds further policy considerations that have not been met by this proposal. The policy states a number of criteria that are relevant to this proposal as detailed below, which state that development should:

- a. Protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline;*
- c. Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built-up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context;*
- d. Protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements;*
- e. Seek to improve the public realm as part of development proposals to enhance Lincoln's attractiveness;*

This proposal conflicts with the requirements of both the NPPF and LP29 in failing to protect views of the Cathedral, harming the special character of a conservation area, having a demonstrably negative and harmful impact on important heritage assets and harming the attractiveness of part of Lincoln's historic core.

Given the national importance of the SAM, the historical setting and views of the Cathedral, these matters must attract significant weight in considering the planning applications. Again, these considerations cannot feasibly be offset by the benefit of delivering just two new open market properties.

The level of direct harm and potential harm to the SAM, Conservation Area, Listed Buildings and the wider historic environment is severe, and refusal of permission is therefore clearly justified.

- **Proximity to the SAM, retaining wall and boundaries** - The proposals would locate development to within 1-1.5m of the recently discovered medieval wall and directly adjacent to the recent installed (2019) gabion wall (following serious and sudden collapse (Dec 2017) of same adjoining section of former stone built wall). The gabion wall was designed sympathetically to the SAM solely to support the wall and prevent further deterioration of the SAM both below and retained above on neighbouring (raised) land at number 11.

The structure is strictly not designed to facilitate development adjacent to it, and risks being severely undermined by the proposed works.

This matter is subject to separate consideration, submitted with this objection, to demonstrate how the applicants proposed approach is flawed, potentially dangerous and could result in substantial harm to both the structural integrity of the area and to the designated heritage assets. Please see additional information enclosed and attached from CARE accredited Structural Engineer - Alan Wood & Partners, the Commissioned specialist Conservation Engineer, Jenny Bulmer.

- **Damage caused from the applicant's preliminary site investigations** – Finally, I would like to draw your attention to the potential harm that may have already been caused to the heritage assets or any below ground archaeology through the applicant's preliminary site investigations and query whether these have been appropriately authorised? The resultant investigations appear to have accelerated damage to the wall and should be considered further. There is also evidence of recent and continued site clearance tipping on the SAM potential to cause further erosion of retaining wall is large – it is assumed that import of building debris and general waste for tipping purposes from other sites has also been appropriately authorised.

2. Impact on local residents and direct harm to the amenity of 11 Steep Hill

- **LP17 (Landscape, Townscape and Views)** – It is considered that there are numerous policy conflicts with the requirements of policy LP17 arising from the proposed development.

The proposal has failed to properly take into account local character and setting (detailed above in an historical environment context) and does not address, relate to or compliment the features widely visible in the surrounding built environment.

The policy emphasises that *"All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through*

considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints”.

The application gives no consideration of views of the site or its direct negative impacts from other key vantage points (other than the single view from the southern part of Michaelgate looking north), nor from neighbouring dwellings.

In addition, it is unclear how the policy requirement to maintain and protect views of Lincoln Cathedral have been considered in designing site layout, given how significantly obscured this view would become if the development is permitted.

Lincoln’s historic skyline is specifically referenced in LP17, which states that *“The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon... upon Lincoln’s historic skyline”.*

Whilst ridge heights of the dwellings have been considered by the applicants to minimise impact, the scale and massing of the two proposed buildings still totally undermines any attempts to adhere to the very clear requirements outlined under policy LP17.

Further supporting this, policy LP26 (Design and Amenity) requires proposals to (part i) *“Protect any important local views into, out of or through the site”.* The application therefore fails to meet this further policy requirement too.

- A number of direct impacts on neighbouring properties and residents have been identified and these are described below in the context of the likely impact of the development on the residents at 11 Steep Hill, which will see its privacy, amenity and enjoyment affected considerably by these proposals.

The majority of the matters identified demonstrate that the development does not adhere to the broad requirements of CLLP Policy LP26 (Design and Amenity), and therefore several further policy conflicts can be identified.

- **Design Principles** – LP26 states that *“All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place”.*

In proposing a design that is described in the application as being likely to be the ‘subject of some subjectivity’ it is apparent that, rather than respond to the wider context of the historical setting, there has been a purposeful design created that would stand out and provoke comments, instead of a development that could sympathetically blend into the historic fabric and truly unique character of the site’s setting.

Given the overwhelmingly important heritage value the site holds, this approach is quite staggering. Instead of an appropriately scaled development, two dwellings are squeezed into a site area that, relative to the character and plot sizes of nearby dwellings, should only have one building present at most. The result is constrained access into and within the site, and virtually no private outdoor amenity space for either home. Designated car parking areas (4-5) within the site are too few for 3 dwellings aggregating a total of 12-13 bedrooms. A scarcity of local on-street car-parking amenity adjacent the site would create extra burden and potential nuisance parking by increased visitor numbers.

- **Amenity considerations** – the second part of LP26 requires applicants to demonstrate how amenity considerations have been taken into account.

In lieu of a Construction Management Plan (or similar) being submitted with the application, very little consideration is given to the likely impact of the development on neighbouring properties. This gives rise to the following concerns, and thus potential conflicts with LP26:-

Risk of structural damage or collapse, and risk to neighbouring land and property – Whilst the application includes a proposal for stabilising the retaining wall, as detailed earlier in this report, this basic plan is considered to be fundamentally flawed and reliant on an existing gabion support that was not designed to accommodate the additional stresses caused by development of the site or the vibration caused by construction machinery.

Additionally, it is not clear whether the structural integrity of the site has been properly assessed by a suitably qualified surveyor to confirm absolutely that *any* development of the application site can safely be achieved without 1) undermining the integrity of the retaining wall, and; 2) a risk to the integrity of ground stability to the rear of 11 Steep Hill, which occupies an elevated position.

At present it is considered that this presents a serious and realistic risk to both the development site and to 11 Steep Hill if the development is allowed to proceed, in particular its rear private garden area and main vehicular access. Undermining the structural integrity of the site and wall would also have direct implications on the archaeological remains and SAM, as detailed earlier in this response.

Neighbour Impact - Whilst it is recognised that residential use is compatible with the surrounding area and would not itself result in harm, subject to a more appropriately designed and lower density development, we nonetheless object to the harm that the development will have on neighbours in terms of the impact of noise, dust and vibration in the course of any permitted construction works.

It remains unclear from the application how these matters will be appropriately managed and mitigated.

This is additionally important given the likelihood of tourists and residents using Michaelgate as a key route to the Cathedral quarter, and careful consideration should be given as to how deliveries and construction traffic can safely visit the site and be safely managed at all times. Currently, these matters are not thoroughly addressed in the application, as required by policy LP26 of the CLLP.

Policy LP26 states that *"The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development"*.

As presented, it is considered that the application is in conflict with these policy requirements in terms of the negative impact on the privacy and amenity of 11 Steep Hill, in particular the enjoyment of the property's private rear gardens and open outlook.

In conclusion, it is considered that the applications, if approved, would result in significant harm to the local area and potentially irreversible damage to a monument of national significance. The impact of the development on the character of the area would be substantial, and its impact on neighbouring properties severe.

The relatively insignificant planning gains that would be achieved through the delivery of two private dwellings would not benefit the wider area, or Lincoln as a whole, and cannot be considered to outweigh the demonstrable policy conflicts and harm the development would result in.

For these reasons the applications clearly cannot gain planning approval. I look forward to discussing this more fully with the Planning Officer on site at 11, Steep Hill when convenient. This must be important, so we may learn more fully the implications on the SAM following appraisal of attached Technical report completed by CARE Structural Engineer, Jenny Bulmer BEng(Hons), CEng MStructE CARE

Finally, apologies for the lateness in my Consultee response, also I admit, this an unusual lengthy tome for a neighbour response, apologies once more. I have been in regular communication with the Lincoln City Planning Department regarding this unfortunate but necessary delay, hoping to keep all stakeholders informed. Two weeks is just such a very short time to prepare a researched response to this application. From the outset it was clear that the Northern retaining wall on the site had not been researched; simply because the applicants, throughout the entire process, have failed to enter into dialogue with myself or parties interested in the property, 11, Steep Hill, and its occupiers. I find this extraordinary, frustrating, and a source of bafflement.

The professional guidance and written reports of a suitably qualified (and very familiar with site) CARE Structural Engineer has been invaluable. Also of great support in this consultation response - professional advice from Qualified Party Wall Surveyors familiar with Conservation. Only with this knowledge, having confirmed the irrelevance of the application's suggestion to employ a wall anchor solution for this specific Party Fence

3 February 2021

Neighbour Consultee response ref: 2021/0002/FUL + 2021/0003/LBC

Wall, could I effectively confirm the 'rail-roading' over 11, Steep Hill's Rights in Law. There will, if this application is approved as currently written, be unavoidable but wholly unnecessary large disturbances to one of Lincoln's finest landmark Heritage sites

Thank you for your continued interest in this matter

Sincerely

David Butler

11, Steep Hill, Lincoln,

LN2 1LT

- to be read in conjunction

Technical Note on Proposed Development at 10 Steep Hill, Lincoln

Project Number: - 45038/JMB/TN001

Jenny Bulmer BEng(Hons), CEng MStructE CARE

Photograph – Recent wall section collapse, highlighting vulnerability of walls, also loose and undefinable historic made ground

Photograph – Anglian Water Authority Asset – deep public sewer serving various shops and dwellings on Steep Hill, including 11, Steep Hill, exiting downhill Michaelgate.

Photograph – Medieval wall find adjacent to and within 1,5m proposed raft foundation for new dwelling (minimum 750mm excavation)

Photographs – various, applicant exploratory digs on SAM - presumed Scheduled Monument Consent applied for and granted – displaying minimal foundation

Photographs – various, apparent fly tipping on SAM – presumed Scheduled Monument Consent applied for and granted

Issuing Office

Hallamshire House
Meadow Court
Hayland Street
Sheffield
S9 1BY

Telephone: 01142 440077

Email: eng@alanwood.co.uk

Website: www.alanwood.co.uk

TECHNICAL NOTE

Proposed Development at 10 Steep Hill

Prepared by: Jenny Bulmer
Associate
BEng(Hons), CEng MStructE, CARE

Approved by: James Shores
Director
BEng(Hons), CEng MStructE

Date: 28.01.2021

1.0 INTRODUCTION

Planning and Listed Building Consent has been submitted for works to the rear of Number 10 Steep Hill, Lincoln, Lincolnshire, LN2 1LT, the full details of which can be obtained on the planning portal under the reference 2021/0002/FUL and 0201/0003/LBC. The works relate to the demolition of two existing garages and the erection of two dwellings.

The site is positioned on a Scheduled Ancient Monument (SAM) and the boundary walls to Number 10 are Grade II Listed by virtue of the Listing upon Number 10 itself.

Alan Wood and Partners were involved in works on the boundary of Numbers 10 and 11 Steep Hill to carry out stabilisation and rebuilding works following the collapse of a section of the boundary retaining wall. The initial visits design works and consents were obtained in 2018 with the work being completed in 2019.

The new proposal involve the demolition of garages which provide buttressing support to the un-remediated sections of wall supporting the land at Number 11 as well as construction of new buildings adjacent to this and the new gabion section of retaining wall.

Mr Butler of Number 11 has concerns relating to the planned works and has requested the professional opinion of Alan Wood and Partners as both the designers of the retaining wall and from the point of view of an accredited Conservation professional.

The following technical note covers the concerns that have been identified based upon the proposed submission and our knowledge of the retaining walls.

2.0 CONSTRUCTION ADJACENT TO NEW GABION WALL AND STABILISED BRICK WALL

The proposals are to construct a new dwelling in close proximity to the 2019 gabion wall and the section of wall stabilised in 2019 with ground anchors.

The works to form the gabion wall were done with very shallow foundations in order to minimise the impact upon and disturbance to the SAM. The formation excavated for the wall was not natural material as would usually be the case but the historic made ground associate with the SAM. This makes the ground more inconsistent and unpredictable than would usually be the case.

The proposed new build is to be constructed in close proximity and the foundation being proposed to it is a 600mm deep raft. This 600mm depth refers to the depth of concrete. It is usual practice to form a raft upon a stone blanket of a typical minimum depth of 150mm. As such the proposed foundation will be a minimum 750mm deep.

As the toe of the new raft foundation will protrude beyond the wall face of the proposed new building and the toe of the gabion wall also protrudes beyond the face of the gabion wall the actual distance between foundations will be less than the plan distance between structures. It will be essential to ensure that the new foundation is positioned sufficiently far from the gabion wall to not risk undermining it. Any undermining could induce a slip circle failure similar to the one which caused the original wall to collapse.

The stabilised historic brick wall has even more minimal foundations and any excavation in proximity to this should be carried out with extreme care and careful consideration.

3.0 REMOVAL OF BUTRESSING GARAGES AND STABILISATION OF REMAINING WALLS

The garages which are proposed for demolition currently act as retention to an area of land which forms the rear driveway access and part of the gardens to No. 11 Steep Hill. There are a number of concerns associated with the proposals in terms of suitability and achievability.

The proposal for stabilisation is that the walls be fixed back utilising ground anchors similar to the system employed on the stabilised section of wall.

- Ground anchors rely on the wall which is being anchored through to act as a stiff diaphragm – the walls in this instance are in an extremely poor condition and could not be expected to perform this function. See photos of existing wall condition.



Images 1 & 2 - condition of existing wall

- The ground anchor design employed on the section of stabilised wall relied upon test data obtained by sinking test anchors into the ground on the retained side and establishing their pull out capacity. While it may seem that over such a small distance that the same test data could be assumed for the next section of wall, the nature of the ground conditions mean that this is not the case. The existing ground, as observed following the collapse of the previous wall, is made ground with little to no homogeneity: see Image 3.
- The only way to obtain the required test data would be to carry out further testing on the land to be retained e.g. Number 11, which Mr Butler does not consent to.



Image 3 - retained ground conditions

- The area of retained land beyond the party wall includes an Anglian Water Asset which would be at risk of harm by the introduction of the ground anchors in this location. Due to the length of anchor required this would breach the Easement in place on the Anglian Water Asset.



Image 4 – Anglian Water asset within retained land

- Alternative options to the ground anchors are technically difficult, the retained ground is part of the Scheduled Ancient Monument – the Archaeological work carried out as part of the 2018 wall collapse and rebuild found a segment of previously unrecorded medieval wall along with other items of interest. Traditional retaining wall construction techniques would involve battering back the retained ground to a safe angle of repose. In this case this is not an option for the following reasons – the ground to be battered back is in the ownership of another party, the process of battering back would constitute harm to the SAM and the process of battering back

would create an incursion into the Anglian Water easement. Other options for support include driven sheet piles, which would again cause harm to the SAM and would have to be driven within land owned by others. King post retaining wall solutions have the same technical issues as a sheet pile wall.



Image 5 - Medieval Wall discovered behind retaining wall

4.0 CONCLUSIONS

It is clear that at this stage the application does not adequately demonstrate that there is a satisfactory and workable solution to the demolition of the garages and safe retention of the ground belonging to Number 11 Steep Hill. The solution submitted for consideration is not technically viable and relies upon cooperation from the party wall neighbour which is has not been sought and would not be obtained.

Anglian Water Authority Asset – shared public sewer - exiting via drop to Michaelgate



2017 – Sudden wall collapse – please review technical report for further information



2019 Medieval wall find – adjacent 1.5 metre distant proposed 750mm raft excavation



2018-2020

Fly tipping within SAM and adjacent walls



June 2020 – Various exploratory digs within SAM – also location map



Neighbour consultation response in respect of
Applicants' updated (26/07/21) Structural report and Design and Access Statement:

Planning Application Ref: 2021/0002/FUL and;
Listed Building Consent Application Ref: 2021/0003/LBC pursuant to:

"Erection of 2no. detached dwellings and demolition of garages"
at: Land to the rear of 10, Steep Hill, Lincoln, LN2 1LT

Introduction

The application now includes an updated (26/07) Structural Report with specific regard to both the Northern and Southern retaining walls on this compact site. Also, a revised Design and Access Statement.

As a shared owner of the Northern wall (retaining designated Scheduled Monument, our garden area, and singular driveway access onto Michaelgate from No. 11) this required additional research is very welcomed. I believe the report helps establish required structural methodology to protect the Northern retaining wall and hence the integrity of Scheduled Ancient Monument (SAM) during any proposed construction work for the contemporary dwelling on the West, Michaelgate side of site. It should be noted however from our own 2017 experience of a sudden failure and total collapse of a section of this same wall (see images appended) any SAM Excavations to underpin the Northern retaining wall will be considerably larger along the entire length than the 300mm wide x 400mm deep suggested within the Design and Access Statement (Core26/07 -page 11)

There is now I believe the beginnings of a truer understanding regarding the extent of disturbance to this ancient wall and designated Heritage Asset that this development proposes. The extensive intrusion to underground archaeology is now clearer and evident.

Concerns

I have concern that no information is included within the revised reporting with regard sections of the old wall adjacent planned excavations for the proposed in-fill dwelling to the East of the proposed scheme. This is a section of retaining wall that is wholly within the designated Scheduled Ancient Monument (SAM) of Lincoln Roman Colonia (Lindum), identified in the National Heritage List for England (NHLE) maintained by Historic England under list entry no.1003569. – appended location map

There has been no comment regarding the supportive role that the outbuildings requested for demolition have upon the Eastern sections of wall. As evidenced by the prior sudden collapse and failure of same wall (2017) the buttressing support currently provided by these outbuildings must be considered prior demolition by the developer – also any remediation strategy fully researched prior continuation any larger scale excavation into SAM for the proposed 2-bedroomed private dwelling.

National Planning Policy Framework (NPPF) July 2021 (Para 194)

'... Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Also, recently confirmed by Historic England, Scheduled Monument partial consent, dated 09/04/2021 (published- Application documents tab) – extract below

'In the light of concerns relating to the party retaining wall, retained ground and services lying to the north of the application area and for the better holistic understanding of archaeological significance and impacts it is considered appropriate at this time to only issue a partial consent covering exploratory archaeological and engineering works'

As I understand the preceding authoritative statements strongly infer that the applicants should undertake a comprehensive written scheme of investigation to ascertain the full implications of both proposed new private dwellings affecting the Scheduled Monument and buried archaeology.

NPPF (Para 195)

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

It is clearly evident that the limited investigation undertaken to date has not fully disclosed the true extent of intrusion into our Scheduled Monument, the likely wholesale disturbance of buried archaeological remains of potential National Importance. To fully disclose the invasive and destructive works necessary within the SAM to build out this development this research becomes fundamental. This research should include all sections of wall that may affect the Scheduled Monument. The preservation and conservation of our treasured and irreplaceable Scheduled Ancient Monument is a Planning consideration that should have great weight for Planning decision makers. Until such information is available to Planning Committee decision makers, they may be minded to refuse consent for development within the SAM.

NPPF (para 199 extract)

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'

NPPF (para 201 extract)

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss ...'

The application's updated Design and Access Statement (Corearchitects-26/07) concluding comment as below

'evidence shows the existing part demolished existing garages give no structural support to the wall'

is inconsistent with 'on the ground' factual evidence for large sections of the wall and is very likely to mislead the reader (appended images)

I understand that the DAS comment is borrowed from the updated structural report (Carr- 26/07), however it is questionable whether relevant sections of the wall within the SAM (specifically behind Easternmost garages) have been suitably considered within this revised reporting. Further, such statement cannot be substantiated through inconsistent trial hole excavations (TH3 - page 11 - haphazard mispositioned by 5+ metres)

It is not coincidence that the 2017 wall collapse terminated at the adjacent garages. Supportive outbuilding constructions have been located at this position for at least 110yrs - see appended SHATS OS Maps 1907 & 1966.

Moreover, the statement contradicts the Conservation accredited Structural Engineer, Jenny Bulmer BEng(Hons), CEng MIStructE, **CARE** report (see application documents) - Jenny Bulmer is familiar with site having visited on numerous occasions

Addendum

Photographic evidence

During the recent wall reconstruction work (2019) we took incidental photography that clearly shows the supportive nature of the garage buttressing at this wall section – images appended
This Planning Application has clearly not sought to design out impacts upon the significance of buried remains within the scheduled area.

David Butler

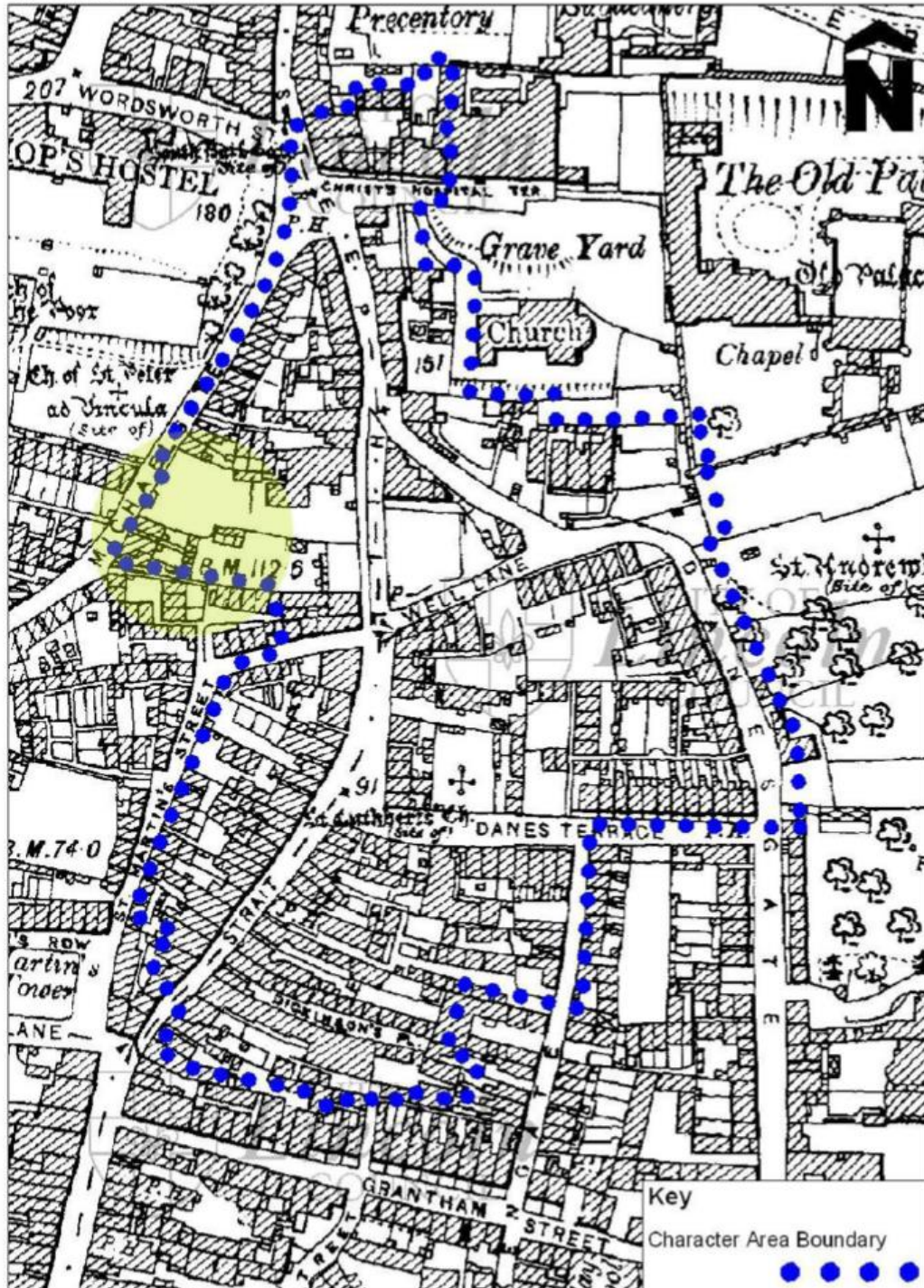
Addendum

illustrations and photography (10)

- *Location map with Northern Wall sections legend – SAM outlined in red*
- *Proposed development – northern wall structural reporting*
- *original_SHATS_OS_1907_Map*
- *original_SHATS_OS_1966_1967_Map*
- *existing stone wall cross section photograph – 2017 collapse*
- *wall failure at garage intersection*
- *NE corner collapsed wall (2017) - supportive buttressing of outbuildings*
- *NE corner collapsed wall (2017) - wall abutment outbuildings > retaining wall*
- *archaeologist at exposed wall at circa 400mm below ground level*
- *aerial view of NE corner buttressing – also showing exposed wall below ground level*



First Edition OS 1:2500 - 1907

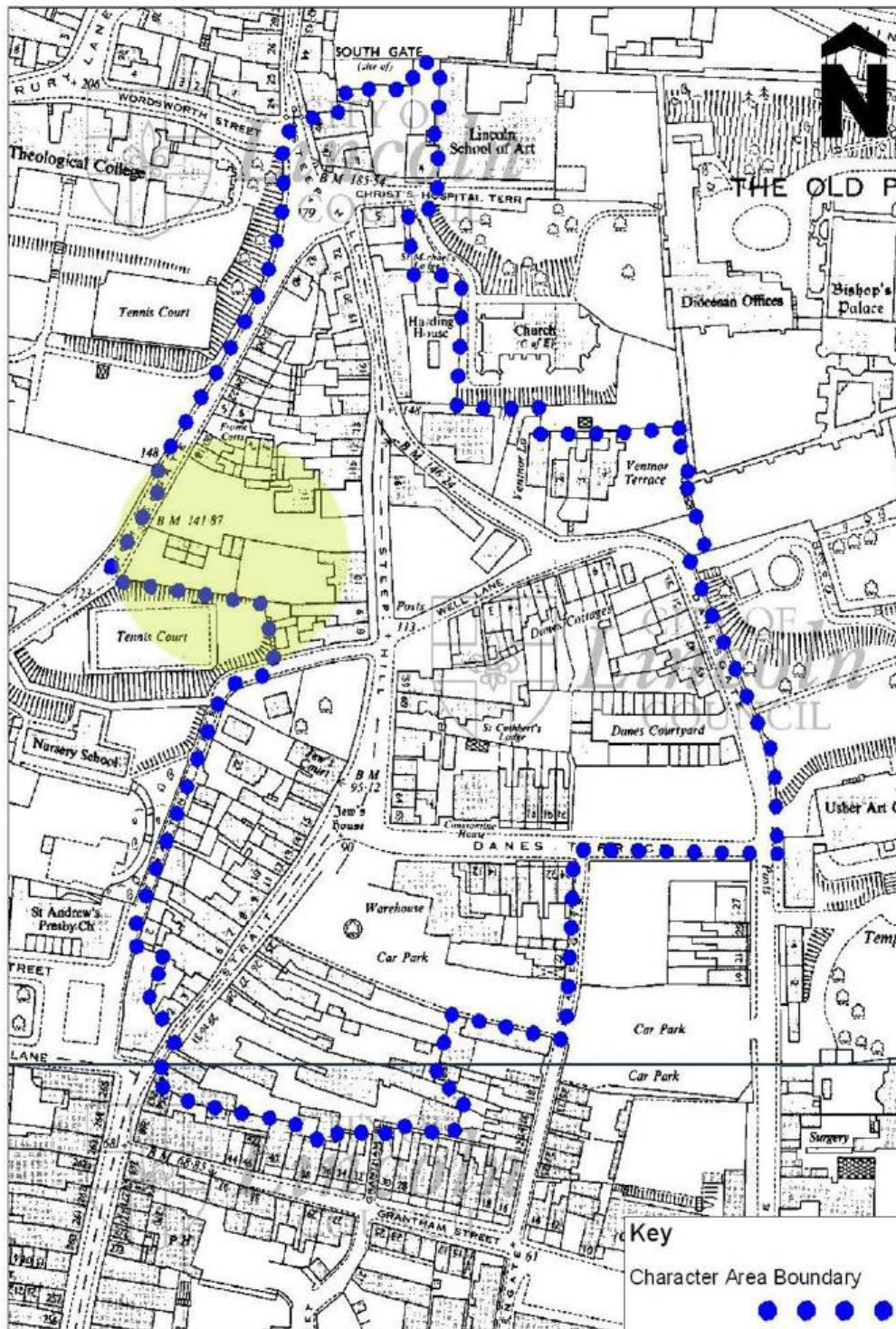


This produce includes mapping data licensed from Ordnance Survey
© Crown Copyright and/or database right 2009. Licence number 100018414.

Shown at approximately 1:1300 at A4



First Edition OS 1:1250 - 1966/7



This product includes mapping data licensed from Ordnance Survey
© Crown Copyright and/or database right 2009. Licence number 100018414.

Shown at approximately 1:1300 at A4





Northern retaining Stone wall cross section

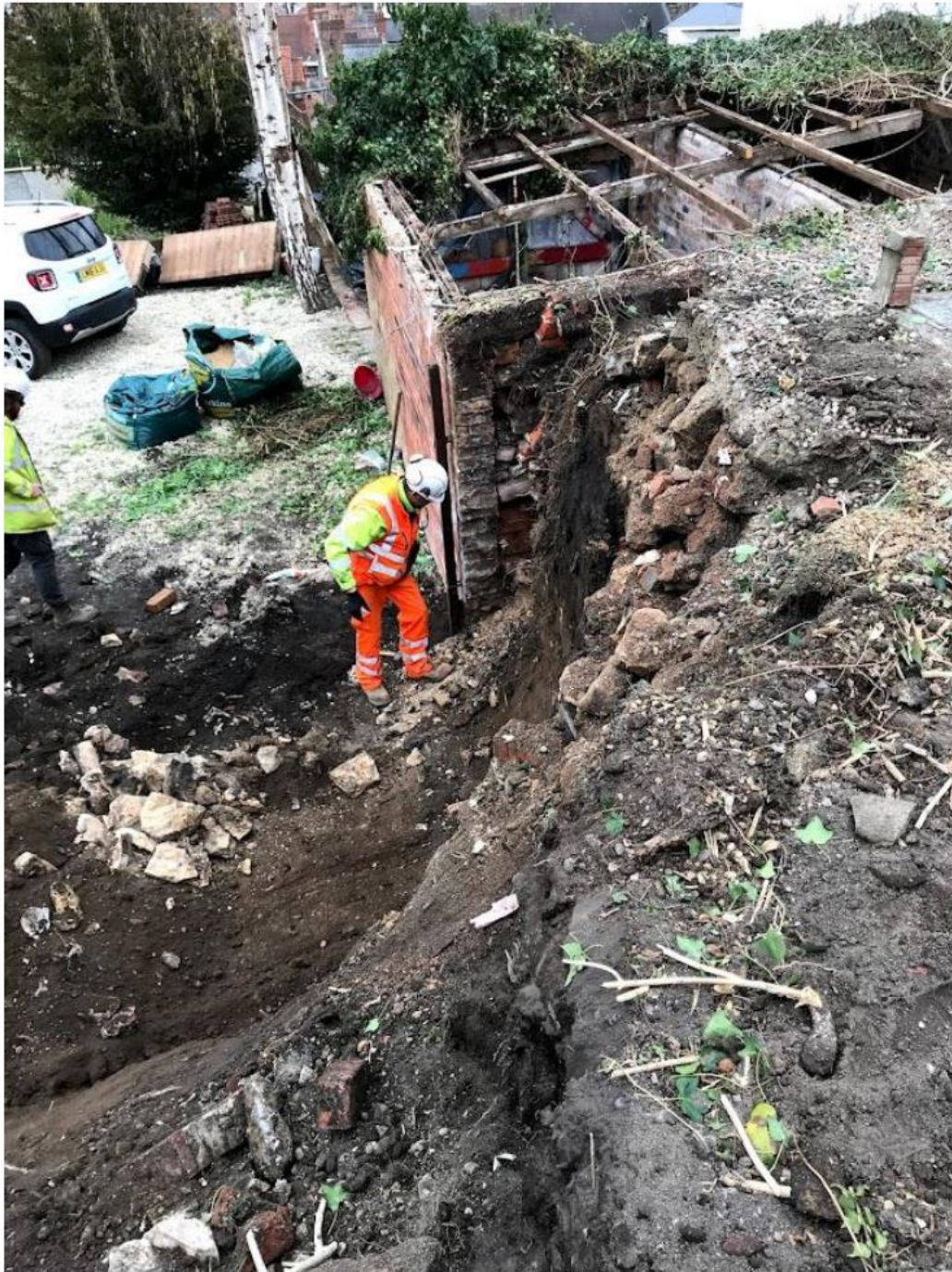
showing

- to the right original wall cross-section, variable approx. 600-750mm width
- to the left, medieval wall uncovered during excavations to repair collapsed retaining wall



Wall failure at intersection with outbuildings





Clearly showing outbuildings are wall to wall abutting and therefore supportive to SAM retaining Northern wall.



Alternative view of buttressing support structure of outbuildings – wall to wall abutment



Viewing stone wall structure behind outbuildings and reliant upon the support



Showing 'cleaned' exposed wall top at depths approx. 400mm



North-East aerial view of buttressing effect of outbuilding, also showing exposed wall top at circa 400mm, depth of wall estimated at 600-700mm at this point

Lincoln Civic Trust

Comment Date: Mon 01 Mar 2021

OBJECTION

We are in agreement that the site is in need of development and could add greatly to the street scene of Michaelgate which has been neglected in the recent past.

However, we feel that this application is unacceptable because:

' We feel it is an overdevelopment of the site in that there is room for one property only to be created and not two. There is no provision for any 'green' space for either of the two proposed properties and we feel that building right to the pavement edge with virtually a blank wall on the road side is unacceptable.

' The design is not suitable for the environment in which it sits. The precedent for a modern building set by the property next door should not be allowed to influence firstly further proposals for development on Michaelgate in the same vain and certainly should not be used to allow featureless buildings which are of a purely block design.

' This is an area of significant important and sited on the edge of a Scheduled Monument site and should be far more sympathetic to its surrounds.

We strongly oppose this application.

Anglian Water

Comment Date: Fri 05 Feb 2021

The Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater. However, if there are specific drainage issues you would like us to respond to, please contact us outlining the details.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

Highways & Planning

Comment Date: Wed 20 Jan 2021

No objections.

Lincolnshire Police

Comment Date: Wed 06 Jan 2021

No objections