

CONSERVATION AREA APPRAISAL

CITY OF LINCOLN

ST. PETER-AT-GOWTS CONSERVATION AREA: No. 2

Conservation Area 2 is located on High Street between King Street and Scorer Street, occupying an area of 2.50 hectares and comprising High Street, short stretches of adjoining side streets and properties fronting on the High Street. The Conservation Area was designated in May 1975, and contains five Listed Buildings, one Scheduled Ancient Monument (SAM) (also a Listed Building), three buildings on the Local List¹, (106 High Street, Salvation Army Citadel (LL 44), 380-381 High Street (LL 4) and 115 High Street (LL 3,)), one Building at Risk (BAR) 114 High Street, and 28 unlisted buildings or groups of buildings [e.g. 119-122, 115-117, 99-100, and 398-400 High Street as well as Ashton's Court – 390-395 High Street [retail] and 1-22 Ashton's Court [residential]].

For location map, see Appendix 2.

1.0 Introduction.

Lincoln has 11 designated Conservation Areas. The ability to designate and control development within such areas is as outlined under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The latter defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Designation places certain duties upon Local Authorities to:

- draw up and publish proposals for the preservation and enhancement of conservation areas and to consult the local community about the proposals over a reasonable period.
- pay special attention when exercising their planning powers to the desirability of preserving or enhancing the character or appearance of conservation areas.

These duties have been reinforced by the Office of the Deputy Prime Minister in February 2005 through the inclusion of National Best Value Performance Indicators (BVPI) relating to Conservation Areas, which aims to monitor Local Authorities performance in relation to Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This appraisal is being undertaken in compliance with BVPI 219 and follows the consultative guidance published in February 2006 by English Heritage ("Guidance on Conservation Area Appraisals" English Heritage 2006).

¹ City of Lincoln Local Plan, 26 August 1998, Appendix F

St. Peter-at-Gowts Conservation Area. is one of a co-joining group of Conservation Areas covering the city's principal street, High Street, from St. Catherine's to The Strait.

2.0 Planning policy context:

The Regional Planning Context for the City is set out in the Regional Spatial Strategy For the East Midlands (RSS8), adopted in March 2005. The Policies in this document aim to promote better design and identify priorities for the planning of the Region.

With regard to the priorities for the Regions' Natural and Cultural resources, Policy 31 "Regional Priorities for the Historic Environment" has been influenced by:

- The Regional Environment Strategy; this emphasises the importance of ensuring change, but does not destroy the region's irreplaceable historic assets and distinctive character
- Viewpoints on the Historic Environment of the East Midlands (July 2002) produced by the Regions Heritage Forum
- The annual "Heritage Counts; the state of the East Midlands Historic Environment Report" produced by English Heritage.

Following the outcome of these documents English Heritage recommends that development plans and other strategies should be based upon an approach which:

- Adequately identifies and assesses the natural or cultural assets
- Considers the contribution that these make to local character and diversity
- Assesses the capacity of these assets to absorb change.

The City of Lincoln Council is currently in the process of replacing its 1998 Local Plan with a Local Development Framework. It is intended that the Core Strategy, currently at preferred options stage, will set out five Keynote Policies that all development must meet. Under a Heritage and Built Environment Keynote Policy all development will need to be consistent with strategies for conserving and enhancing the City's natural, historic and cultural assets.

The Conservation Appraisals will contribute to the baseline data required for Local Planning Policy formulation, appraisal and monitoring, as well as other local strategies relating to the City's natural, cultural and historic context such as the Cultural Strategy and Heritage Strategy which are to be subject to review in 2006.

3.0 Definition [or summary] of special interest:

Conservation Area 2 was the first of a 'chain' of Conservation Area (CA) designations along both sides of lower High Street. Urban and linear in form, it extends from King Street in the north to Scorer Street and Princess Street in the south, encompassing primarily the High Street frontage buildings, with a few exceptions at street junctions; for example on the returns of Monson Street and Sibthorp Street to the east and Princess Street to the west. The most significant historical elements of the CA are: St Mary's Guildhall, a Scheduled Ancient Monument² and grade I Listed building³; St Peter-at-Gowt's Church [grade I]⁴; The Unitarian Chapel [grade II]⁵; Central Methodist Church [grade II]⁶; 114 High Street [Former Lincoln Arms PH] containing a Romanesque door arch [grade II*]⁷ and Nos 107–113 High Street (St Andrew's Row) [grade II]⁸, displaying, together with a number of unlisted buildings making up the remaining fabric, a wide variety of architectural styles and ages of development.

These range from the limestone-built west range of St Mary's Guildhall of c. 1150-1160 (Gibbs 2003, Stocker 1991); the timber-framed and stucco-panelled mediaeval south chapel of St Peter-at-Gowt's Church, built as a chantry in 1347 - the church itself is in limestone, and contains work from the 11th to the 19th centuries (Stocker, D and Everson, P, forthcoming); the mid 17th- and early 18th-century St Andrew's Row of rendered/stuccoed stonework under a pitched pantiled roof; the impressive red Central Methodist Chapel of 1905 in Baroque Revival style – in red brick with ashlar dressings and slate roof, and the tallest building in this CA - a landmark building along with St Peter-at-Gowt's Church. The most recent ecclesiastical building is the 1912 Salvation Army Citadel at 106 High Street.

The most modern buildings of note in the CA are the former West's Garage – 116 High Street, now a furniture shop, built in 1963, of clad steel frame construction, and two former bank branches, also dating from the 1960s. With the exception of both St Peter-at-Gowt's Church and the Central Methodist Church, the predominant building height is of two and three storeys with pitched roofs and detailing contemporary with that of age and style.

² County List of Scheduled Monuments – Lincolnshire, English Heritage, March 1996. [monument No. 46]

³ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/2/179]

⁴ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/2/180]

⁵ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/14/178]

⁶ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/14/461]

⁷ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/2/146]

⁸ Revised List of Buildings of Special Architectural or Historic Interest for The City of Lincoln. DCMS 20 December 1999. [ref. 1941-1/5/145]

Development is of individual buildings in ‘terraces’ and actual terraces [St Andrew’s Row], or on their own sites [all four ecclesiastical buildings plus the vicarage at St Peter-at-Gowt’s Church], with the exception of Ashton’s Court, a courtyard housing development of c.1937. Larger key buildings [119-122 High Street] include four retail/restaurant units with residential accommodation over in one substantial ‘block’, and 115a-d High Street, a three storey block with residential accommodation over four retail units.

The predominant open area within the CA is that of High Street itself, based on Roman Fosse Way, which diverged from Ermine Street towards the northern limit of the CA, which dissects the built fabric for its full length, with a maximum width of 25m.

There are three small open green areas: that of the raised and walled graveyard curtilage of the Unitarian Chapel and the raised and walled churchyard to St Peter-at-Gowt’s church, break the enclosure of buildings on to High Street, whilst the enclosed open area within Ashton’s Court provides ‘private’ open space to the housing. All three contain little in the way of flora – and hence little biodiversity, but there are several mature trees in St Peter-at-Gowt’s churchyard.

Land and building uses are predominantly retail and restaurants interspersed with ecclesiastical buildings and public houses, with some residential accommodation over in flats or purpose built units such as Ashton’s Court. The area serves as a local commercial centre for substantial residential areas to the east and west off High Street.

There is a clear view northwards to the Cathedral along High Street, but the southern view in the direction of South Common is contained within the frontages; side streets to east and west provide views of their streetscapes.

Public realm is dominated by the dual carriageway High Street and side streets of standard construction with tarmac surfaces and concrete flagstone footpaths, with associated traffic and lighting paraphernalia. The only exception is the cobbled setts of the road surface of Anchor Street.

4.0 Assessing special interest:

4.1 Location and setting:

4.1.1 Location and context.

CA 2 is situated in the long (1.5km) lower High Street, with CA 5 to the south and CA 6 to the north. CA 7 stretches eastwards along Sibthorp Street. For nearly 2000 years the High Street has been the dominant route for vehicles and pedestrians travelling locally south-north to and through the city, although east and west inner relief roads now carry

most through vehicular traffic. The city centre and main historic core lie to the north, the continuation of High Street to the south. The context is exclusively urban.

4.1.2 General character and plan form.

The overwhelming character is urban and linear, and encompasses the carriageway and properties fronting on to High Street. Long burgage plots once stretched back from these buildings, to the upper Witham on the west and Sincil Dyke on the east, but the boundaries have vanished under modern development. Only the parts close to High Street are included within the CA. Occupation on the frontage is dense, broken only by six road junctions and the small open spaces in front of the Unitarian Church and surrounding St Peter-at-Gowts' Church and Vicarage. The carriageway widens by 8m at the south end of the CA, before narrowing again at Gowts' Bridge in CA5.

4.1.3 Landscape setting

Urban. Situated within the low-lying wetlands of the valley of the river Witham, the street is virtually flat within CA2, rising only c0.5m (1:500), from south to north, and the land to east and west is similarly even. The setting is as part of the long High Street, with views north to the Cathedral and upper city, while the street frontages channel the southern view within them. There is little public open space and only one small private space (Ashton's Court).

4.2 *Historic development and archaeology.*

4.2.1 The origins and historic development of the area.

Prehistoric to Roman 10000BC-AD400

No evidence for pre-Roman occupation has been found within the CA. The first causeway across what was previously waterlogged land was probably constructed in the Roman military period, from a point close to King Street northwards. The first Roman legionary fortress may have been established immediately south of here, with known cemeteries east and west of High Street; areas to the west contained both burials and pottery kilns. High Street, and the plan of central Lincoln as a whole, is based on the major south-north Roman road of Ermine Street, which is preserved north of King Street as the line of High Street. It was at this location that Ermine Street was joined by Fosse Way, whose line is preserved as High Street and Newark Road south of this point. Within the CA, the line of Ermine Street south of St Mary's Guildhall has not been recorded, but is known further south at South Common. From the second century Roman commercial buildings were constructed along the roadside at least as far south as St Mary's Guildhall.

Anglo-Saxon to Viking AD 400-1050

Little is known of the occupation of this area between the 5th and 9th centuries, but the northern part of the suburb of Wigford, (as far as Gowts Drain [CA5]) in which the CA lies, was reoccupied from the early 10th century. Great Gowts Drain was cut as a drainage and defensive measure.

Medieval AD 1050-1485

The high status of the medieval suburb was partly reflected by St Mary's Guildhall, possibly built as a palace for Henry II, and later used by the Great Guild of St Mary from the 13th to 16th century, and St Peter-at-Gowts Church, as well as buildings now lost, such as "John O'Gaunt's House" at 116 High Street (Stocker 1999), St Andrew's Church and the subsequent St Andrew's Hall (the site of 115 High Street) (Exley & Williamson 1955-6). A fragment of the hall is preserved within 114 High Street. The first known mayor of Lincoln is thought to have lived in a house immediately north of St Mary's Guildhall in the early 13th century.

Tudor, Stuart and Hanoverian AD 1485-1714

Major alterations were made to St Mary's Guildhall, with the addition of the Norman House to the rear, while in use as the Bluecoat School. Some fine properties were built in the 17th century, including 124 High Street, demolished in the early 1900s for the construction of the Central Methodist church, but the suburb, like the city as a whole, was not generally prosperous at this time. The row of small cottages 107-113 High Street, St Andrews Row, dates from the 17th century.

Georgian AD 1714-1830

Much rebuilding in the 18th century on High Street, as well as continuing use of existing buildings. The Unitarian Chapel was built in 1725. Commercial activity included tanning and leather treatment, by the Witham, and milling, with a windmill in Gaunt Street just west of the CA. c1800 Salthouse Lane/Princess Street laid out with a small cluster of housing.

Victorian to Modern AD 1830-present day

Although Monson Street was built with new housing in the 1840s, most of the 19th century expansion here took place 1860s-1910, the result of the city's industrial growth. Two maltings and Ruston's Wood Works (1865), approached via Anchor Street, were a spur to housing in the side streets and commercial growth on the High Street. Many of the High Street properties were rebuilt or converted to retail, with a police station established in 1860 at 380-1 High Street, and a police house at 383-384.

The medieval water supply through conduits was extended south to Bracebridge, with an 1864 conduit set into the boundary wall of at St Peter-at-Gowts' Church cemetery.

The tram system ran from 1881-1929 along the centre of High Street from St Benedict's Square to Bracebridge..

Major additions were made to St Peter-at-Gowts' Church 1852-1887. Side streets were built: c1840 Anchor Street; c1845 Monson Street; c1860 Gaunt Street; 1873 King Street; 1890 Foster Street; 1895 Sibthorp Street; 1907 Scorer Street (west end).

Ashton's Court (1937) replaced early 19th-century slum dwellings and included a range of lock-up shops fronting the High Street. One large structure, the former West's garage, (115a-d High Street) is the most imposing 20th-century building, while the 1896 St Peter at Gowts Parish Hall, attached to St Mary's Guildhall as a south range, was built as a commercial joiners' workshop and undertakers' store, replacing the original workshops housed in 18th-century cottages, which were removed to accommodate the entrance to Sibthorp Street.

4.2.2 Archaeology and conservation areas, including any scheduled monuments.

The 12th-century St Mary's Guildhall is a Scheduled Ancient Monument (SAM 46). The CA is within an area of high archaeological importance, having been occupied from the Roman period onwards, and situated on the most important arterial road in the city, where remains are most concentrated. A section of the Roman Fosse Way is exposed in the west range of St Mary's Guildhall. Back from the street properties are remains of a Roman cemetery and pottery industry, with little evidence, as yet, of Saxon and medieval activity away from the High Street. Little investigation has taken place on the frontages, and it is likely that future archaeological work here will reveal important evidence for occupation in the Roman and mediaeval periods.

4.3 *Spatial analysis.*

4.3.1 The character and interrelationship of spaces within the area.

Linear, along High Street with buildings containing views and vistas. Open space in association with St Peter-at-Gowts' Church and the Unitarian Chapel, and private in association with Ashton's Court.

4.3.2 Key views and vistas.

Linear – to cathedral and the hillside to the north, but contained to the south within the street as it curves gently eastwards.

Side streets. Lateral views are mainly along straight side streets, one narrow (Anchor Street), the others 2-lane, but none has a significant vista. Those on the east side carry more traffic, leading to the large residential area of Park Ward reaching to Canwick Road.

Key 'landmark' buildings. St Mary's Guildhall, St Peter-at-Gowts' Church, Unitarian Chapel, Central Methodist Church.

4.4 *Character analysis.*

4.4.1 Definition of character areas and zones.

A single unified zone

4.4.2 Activity, prevailing or former uses within the area and the influences of these on the plan form and building types:

Some of the side streets follow the medieval burgage plot lines, but most have not survived. Commercial, industrial and agricultural activities to east and west have been replaced by residential development, leaving very few visible signs. Yards and outbuildings behind High Street properties, particularly those on street corners, are reminders of stabling and workshops. The central reservation of the street coincidentally overlies the line of the rails of Lincoln's tram service (1881-1929).

Some former and current building uses:

- St Mary's Guildhall, now meeting and exhibition rooms, has been a palace, guild centre, school, maltings, builders' yard and joiners' workshop
- The retail shop of 114 High Street is the former Lincoln Arms public house
- 105 High Street, City Vaults public house (front part) is the former St Peter-at-Gowts sub post office
- 64 Monson Street, now a house in multiple occupancy, is a former 19th-century commercial bakery
- 380-381 High Street, now shops, was built as the Lindsey Police Station
- 383-384 High Street, now a shop, originally a police house for the superintendent of Lindsey County Police next door
- 97-98 High Street, built as a bank in c1968, now offices
- 382 High Street, built as a bank in c1969, now a shop
- the building adjacent to 2 Foster Street is a former smith's workshop
- In general, many mid-late 19th century residential properties were quick to add shop fronts

4.4.3 The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area.

St Mary's Guildhall may have been the property of Henry II constructed for crown-wearing ceremonies of Christmas 1157. There is a variety of building styles in CA2, from the medieval stone St Mary's Guildhall and St Peter-at-Gowts' Church, through 17th-century cottages and the 18th century Unitarian Chapel.

The dominant type is 19th and early 20th-century shops with accommodation above, but these vary in height and style, several with painted brick, some in inappropriate colours. There are also two blocks, 100a High Street/1-3 Foster Street on the west side and 396-400 on the east, which are in the (late Victorian) 'Queen Anne Style'

in painted brick with timber oriel windows, prominent chimneys and hipped tiled roofs.

Decorative features add a distinctiveness, such as mock asymmetrical battlements on the Salvation Army Citadel; a timber cupola surmounting no.115; applied civic insignia and fancy balconies on no.114.

Known architects of the commercial buildings are local (William Watkins, Watkins and Scorer, H Gamble), unlike the two 20th-century churches, Howdill and Sons of Leeds for the Central Methodist Church, and Oswald Archer for the Salvation Army Citadel.

4.4.4 The contribution of key unlisted buildings.

Salvation Army Citadel – distinctive frontage and corner location. It was the last church built in the CA (1912)

115a-d High St – with its row of four prominent gables, by local architect H G Gamble. Occupied for 75 years, at first in a piecemeal fashion, by West's, one of the earliest (1903) local motor dealers and garage operators

100a High Street/1-3 Foster Street – distinctive roof, by local architect William Watkins.

4.4.5 Local details.

Applied local civic insignia on no.114 High Street.

4.4.6 Prevailing and traditional building materials and the public realm.

Stone and red-brick, some painted. Roofs of slate and pantile.

Historic cobbled setts of Anchor St carriageway; previously used as an entrance to the industrial site of Ruston's Wood Works.

Stone walling around Unitarian Chapel

Brick walling and railings at St Peter-at-Gowts Church

Water conduit with inscription "Wm. Foster Esq. Mayor 1864", hidden behind bus shelter, restored in 1990 by the Lincoln Civic Trust (LCT 1990)

Locally-made cast-iron street name plates and drain covers, stamped with makers' names – mainly on side street entrances, not High Street itself.

High Street tarmac, pavement and street furniture are totally modern

4.4.7 An audit of heritage assets

An audit will be produced and attached as an appendix as part of the review of this document.

4.4.8 The contribution made to the character of the area by greenery and green spaces; and its ecology and biodiversity value.

Small grassed areas within Ashton's Court and surrounding the Unitarian Chapel. Larger open area with grass and mature trees at St Peter-at-Gowts Church

4.4.9 The extent of intrusion or damage, ie negative factors, modern buildings and unsympathetic alterations.

The frontage of the ex-garage and car showroom of 116 High Street presents a modern intrusion into the predominantly vertical emphasis of the west side, with large ground-floor glass panes, and over-heavy and plain box as a 1st-floor elevation.

Shop fronts vary greatly in treatment, style and colour scheme, sometimes within the same block, which affects the unity of the building, eg, 122 is in a colour different from nos. 119-121.

It could be argued that the carriageway of High Street itself has become a factor in reducing connections between both sides of the street. With no pedestrian crossings and constant heavy traffic, the difficulty of crossing reinforces the linear character. Dust and vehicle emissions have a negative impact on building fabric and quality of life; on the other hand, commercial businesses rely, to some extent, on car use for themselves and their customers.

4.4.10 Neutral areas.

Due to the small size and linear nature of the CA, there are no obviously neutral areas

4.4.11 General condition.

Occupancy - Properties are fully occupied at ground-floor level, but there may be some vacant upper-floor accommodation.

Fabric condition – generally good, but there has been a steady introduction of modern materials such as PVCU doors and windows, concrete roof tiles and plastic guttering and down pipes. There is a continuous need for maintenance of timber windows, particularly at upper-floor level. Some shop fronts are unsympathetically styled and decorated.

4.4.12 Problems, pressures and capacity for change.

Unsympathetic alterations to the properties

5.0 Community involvement.

The documents will be subject to a consultation with the public and stakeholder organisations as part of the review and the subsequent development of the Management Plans. This will follow the principles set out in the Authority's Statement of Community Involvement

6.0 Suggested boundary changes.

To be considered during the review of this document, and the results incorporated into the future Management Plan.

7.0 Local generic guidance.

To be considered during the review of this document, and the results incorporated into the future Management Plan.

8.0 Useful information, appendices and contact details. See: footnotes and bibliography.

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9.0 Management proposals.

To be considered following the review and in conjunction with “English Heritage 2006, Guidance on the management of conservation areas”.

10.0 Appendices:

- Appendix 1 – Bibliography
- Appendix 2 – Location map

Heritage Team, DDES 21 March 2006

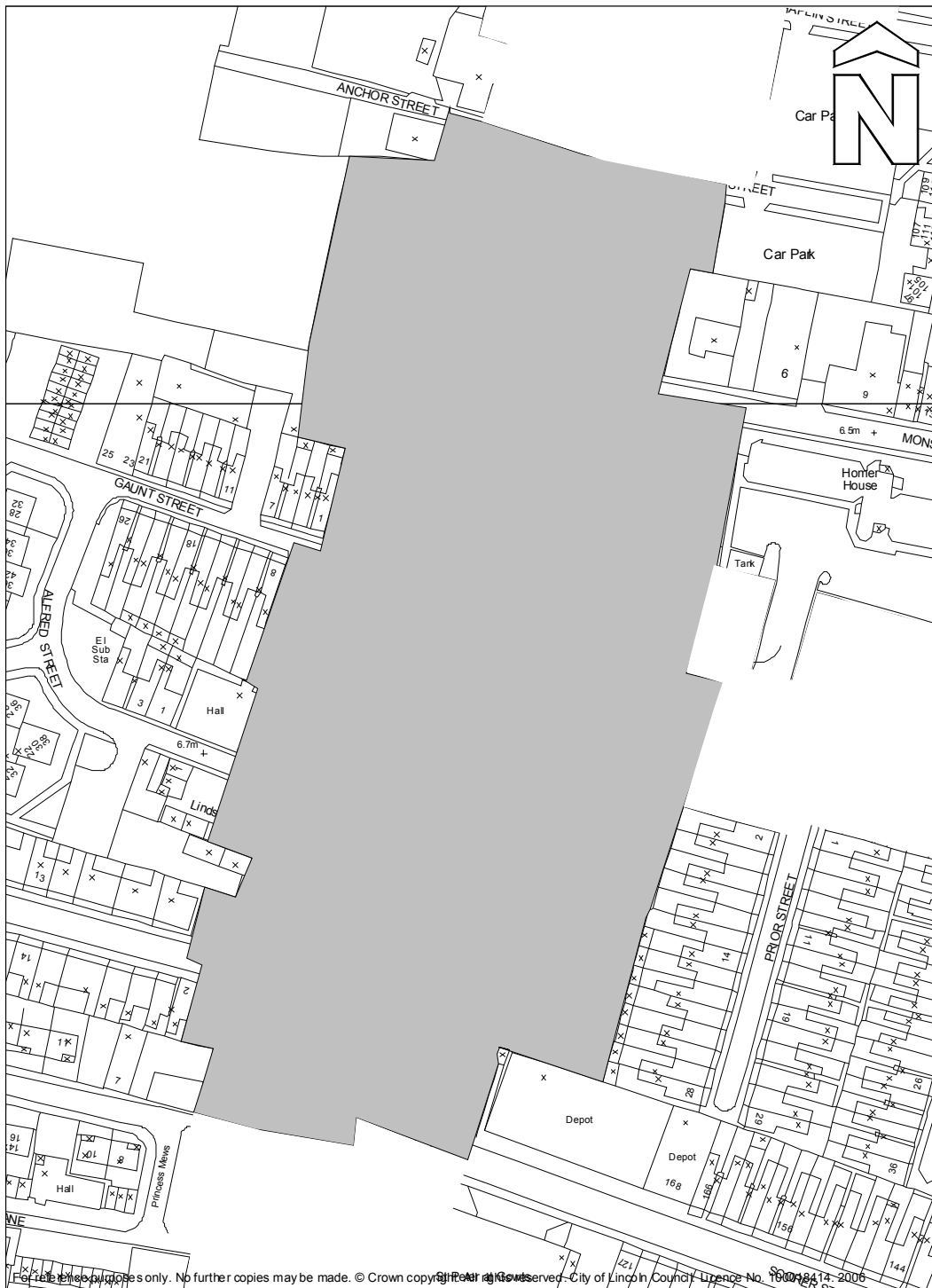
Appendix 1

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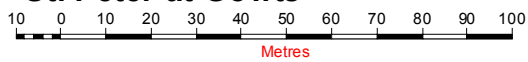
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Appendix 2 Location Map



Conservation Area 2 St. Peter-at-Gowts

Scale: 1:1250



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