

The Sixty Fourth

LINCOLN CIVIC TRUST

annual report

2017



THE AIMS OF THE TRUST IN RELATION TO THE CITY OF LINCOLN

To increase and develop public amenities

To preserve buildings and monuments of historic
or artistic value and places of natural beauty

To encourage and co-ordinate activities relating to
architecture, music, drama and other arts

To co-operate for these purposes with Local Authorities
and with bodies with similar aims, both local and national

To encourage the work of the City's artists and craftsmen

To encourage a sense of citizenship by stimulating interests in these matters

Membership:

A form of application for membership of the Trust may be obtained from the Secretary,
Lincoln Civic Trust Ltd, St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF.
Telephone: (01522) 546422. E-mail: lincolncivictrust@btconnect.com and
www.lincolncivictrust.co.uk

Rates of Subscription:

Life Membership: £200.00

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Joint Husband & Wife Annual Subscription: £20.00

Junior Membership (under 21 yrs of age) £1.00 (Please state date of birth)

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PLEASE NOTE:

The Secretary, Mrs Cate Waby, can be reached at the above address and telephone number
as follows: Monday, Tuesday & Thursday's 9.30am until 1.30pm.



A GOOD LINCOLN READ

Medieval “Whodunits” have in recent years, become a significant feature of popular reading. For so many, where would the post-Christmas period be without Ellis Peters; C J Sansom; Michael Jecks or S J Parris to name but a few. However, during the past year my wife and I made a new author discovery ‘Maureen Ash’. What is special about her work is that her plots take place in Lincoln and certain of her characters belong to historic Lincoln. As you read the story so you trace the characters ‘steps’ as you cross from Castle to Cathedral; go down Michaelgate or pass through Newport Arch or visit an apiary at Nettleham. For a lover of Lincoln these books provide an immediacy which is both fascinating and exciting.

The series of books that focus on Lincoln have as their prime character a semi-retired and wounded Kings Templar, Bascot de Marins. Having escaped the Holy Land he has been chosen to serve (a character of history) Lady Nicola de la Haye, hereditary castellan of Lincoln. King John occasionally appears.

Of the six Templar Knights mysteries Maureen Ash has written, my wife and I have read five. Their titles express their plots. “The Alehouse Murders” “Death of a Squire”, “A Plaque of Poison”, “Murder of Christ’s Mass” and “A Deadly Penance”. We have yet to acquire “Shroud of Dishonour”.

It may seem curious to include in this Report such a Book Review. The reason for its inclusion is Lincoln itself. Yet when I enquired of friends if they were familiar with the Maureen Ash books I found almost total unfamiliarly.

Then I discovered that though she was born in England, Maureen Ash lives in Vancouver Island in British Columbia, Canada and her books are published by the Berkeley Group in New York and are thus harder to come by in a British bookshop – try Amazon.

Perhaps we could contrive to invite Maureen Ash to visit Lincoln when she next visits the UK, and perhaps interest her in St Mary’s Guildhall as a possible scene for future ‘skulduggery’. Try to read these excellent books. Let me know what you think of them. We could have a special meeting to discover Maureen Ash.

Have a good read and visit Medieval Lincoln

ALAN NUGENT

Chairman

A SPOTLIGHT ON SINCIL BANK

The Sincil Bank area is now home to over 6,000 people with widely varying circumstances and from many different backgrounds. Some have lived in the area all their lives, some have moved in quite recently; for some Sincil Bank is their settled home, for others it is more temporary. The area has experienced significant change since the houses were built in the early 20th century. The outcome of community consultation reveals that there are difficult challenges for people who live and work in Sincil Bank that require a coordinated response from residents, businesses, third sector and public sector organisations to address these challenges. In order to achieve this the Sincil Bank Revitalisation Partnership was formed in 2016, the partnership approach has been from the start to work with the grain of the place and its communities to find “home grown” solutions to the challenges people face.

To understand the contributions Sincil Bank area and its residents make to the life of Lincoln now, it is helpful to look back to the reasons why this part of the City was first built, why it was built the way it was and the role it played in Lincoln’s life at that time - the later 19th and early 20th Centuries. A short film in the British Film Institute’s Archive, dating from about 1901, provides a vivid glimpse into the life of what was then a relatively new and still-growing “urban extension” of Lincoln. The screen is filled by men leaving Robey’s engineering works on Canwick Road and crossing into Ripon Street on their way home. The stream of home-going workers is already in full flow as the short film starts and is continuing just as strongly when it ends. Captured here, in just two minutes, is the fundamental essence of this place’s creation: the Sincil Bank area is the direct product of the industrialisation that transformed Lincoln from the mid- 19th Century. The dense terraces between Canwick Road and the High Street were built for one overarching purpose - to house the large number of people employed in the huge engineering works nearby. The houses were built as close as possible to the factories (at this time there were also several streets of houses on the east side of Canwick Road) so that workers could walk there easily and quickly.

Sincil Bank neighbourhood has continued to grow and change, with, for example, some of the older housing being replaced by flats built by the City Council in the 1970s, some large-scale office and other buildings being added in the 1970s, 80s and 90s, and the railway lines and embankments being taken up and redeveloped with further houses in the 1990s. However, the industrial housing heritage from the 19th Century, with its dominant “grid-iron” pattern of terraced streets, continues to have a fundamental influence on life in this part of Lincoln. Understanding this – why Sincil Bank area is laid out as it is and why its houses were built as they were - provides insights in to some of this place’s inherent strengths and how they might be used to best effect in planning for its future.

The Sincil Bank Revitalisation Partnership are working together to address the key challenges raised by local residents and business owners in the area.

- Reviewing parking in the area, narrow streets close to the city centre mean that the area is used as a free car park.
- Reconfiguring the streets to prevent rat runs making them more pleasant and safer for pedestrians and cyclists to use.
- Identifying solutions to the high level of flytipping and litter in the area, such as introducing tougher enforcement measures.
- Seeking enforcement powers to reduce the permanent display of 'To Let' signs.
- Creating a community hub where all members of Sincil Bank's communities can get advice and support, mix in a sociable environment, and hold and share events.
- Working closely with the police and City of Lincoln Council antisocial behaviour team to address the antisocial behaviour issues.
- Working with owners of empty homes and bring them back into use.

In total the revitalisation Partnership are collectively working on over 50 initiatives which are aimed at Revitalising Sincil bank. For a full list of initiatives and more information about the partnership you can visit www.lincoln.gov.uk/sincilbank.



Heritage Lincolnshire is a **local charity** that works
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To find out more contact: **Heritage Trust of Lincolnshire**

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Lincoln Record Society

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The Deaneries of Aslaoe & Aveland

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Maurice Johnson 1714-1754

2015 Lincolnshire Parish Clergy 2 1214-1968
The Deaneries of Beltisloe & Bolingbroke

2016 Borough Government in Newton's Grantham
The Hall Book of Grantham, 1649-1662

2017 A Parson in Wartime
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In preparation for 2018

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ARCHAEOLOGY REVIEW

As Lincoln continues to experience a period of growth and change, the focus of archaeological advice in the planning system has altered somewhat. Now that developers are becoming more aware of both their exposure to archaeological costs and of their responsibilities to care for our archaeological heritage, they are beginning to work more closely with the planning team to enable more effective management of the resource. While this leads to fewer large excavations, it enables the resources that are being spent to be more closely targeted, and in general results in archaeological material being preserved in situ more often. Several of this year's projects demonstrate this approach, but there have also been one or two more traditional projects that have revealed new information about the city's past.

Cathedral Connected

The evaluation investigations of the playground of the Old Deanery confirmed that there is indeed a large structure of potentially Roman or Early Medieval date located some 3 to 4 metres below present ground level. After a great deal of hard work, the Cathedral's engineers and architects have achieved a raft foundation design, as initially recommended by the City Council Planning Team and Historic England's advisors. This removes the need for deep foundations, and will allow the structure to be preserved in situ. Further analysis of the radar survey and the borehole logs may reveal more information, and this will be shared with the public as it becomes available.

Chad Varah House

The redevelopment of this iconic building presented many challenges for both the developers and for the heritage team. One of the greatest of these was the need to deliver a high quality extension to the building along Wordsworth Street. Once the old extension had been demolished, a series of boreholes were undertaken which indicated the presence of significant medieval and Roman archaeology at depth, which would necessitate further investigation. Given the likely cost of such investigations, the developers engaged specialist structural engineers to devise a raft foundation solution for the new extension, without the need for deep piles, which allows the archaeology to be preserved beneath the building.

Mint Lane

The redevelopment of the former Stokes warehouse site has provided an opportunity for archaeological investigations. The excavation is still ongoing, but has so far revealed the entire footprint of a well preserved 12th-13th century building, apparently a high status residence with what appears to be a small workshop at the rear.

The Lawn

One of the smaller archaeological interventions of recent times has proved also to be one of the most interesting. While monitoring the extension of the car park at the Lawn Complex, archaeologists found a post medieval pit containing numerous fragments of redeposited human remains. On further examination, these remains proved to be 13th century date, and many of them had cut marks characteristic of the impact of bladed weapons. As such it is thought that these remains may be associated with the practice of trial by combat, which is recorded to have taken place on the nearby “Battle Piece”.

ARCADE – A new Heritage Database System for Lincoln

The ongoing project to upgrade the City Council’s Heritage Database is near to fruition. After three years of development and data processing, the new online ARCADE system will be launched for public access in May 2018. It will provide up to date information about the city’s built and archaeological heritage, and as an online system will allow for access and contributions by people all over the world.

Alastair MacIntosh, City Archaeologist



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LINCOLN CATHEDRAL

The last year has seen a significant amount of work continue on Lincoln Cathedral. Much of the work has been unseen, but that is soon to change!

During the last twelve months work has continued on the North (“Dark Side”) between the two transepts, this is important conservation work that has involved the disciplines of the masons, lead workers, carpenters and glaziers working together as a team. With the completion of the triforium roof we were able to put back in place the Swell and most of the Pedal organ of the Father Willis organ which had been dismantled over two years ago for safe keeping. Needless to say our musicians were delighted to have the organ complete again and to enjoy the full organ in all its splendour! Much of this work was funded through the ‘World War One Commemoration Fund’ and we, along with other cathedrals, were very grateful for this funding stream. The challenge continues to be finding similar funding into the future. The work on the Cathedral is not going to end anytime soon!

Along with this work ‘The Close’ continues to require regular, and often expensive maintenance and conservation. One considerable success was the conversion of the old ‘Precentory’ (16 Minster Yard) into a new Song School for our musicians. Again, this was a significant piece of Team Work, successfully completed on time with help and co-operation from friends across the City and beyond. This has created a wonderful facility for the cathedral and will only enhance the already high standard of music that we presently enjoy.

A significant change this year is going to be the actual beginning of physical work starting on the Lincoln Cathedral Connected Programme. As I write this report work is commencing on the West End with an impressive cantilevered scaffolding being put in place – it may just be scaffolding but it has already received a great deal of comment due to its elegant and creative engineering. This scaffolding is being put in place so that conservation can commence on the West End, Gallery of Kings and Romanesque Frieze. This in itself is a significant piece of work but it is soon going to be joined by work on the North Green, the Old Eastgate Deanery, Exchequergate Arch, West End Parvis as well as new floodlighting around the whole building. A great team of people have been working on this project for over five years, to see it being fully realised with the main contractor coming on site by the late Spring is very exciting.

Work, therefore, continues apace on our wonderful Cathedral and again Chapter and the whole Cathedral Community are grateful for the skill, expertise, support and encouragement that we receive from so many people across the City, County and beyond.

We trust that through our joint endeavours Lincoln Cathedral can continue to be a clear and visible reminder of God’s presence amongst us.

JOHN PATRICK
Subdean of Lincoln

SOCIAL & EVENTS COMMITTEE

This year marked the eight hundredth anniversary of the Battle of Lincoln Fair, so, it was only fitting that our first talk in March was given by Mr Eric Grigg about that important but little known event. We had already met in January for my photo quiz. Our next lecture in April prepared us for our visit to Newark in July. Mr Kevin Winter of Newark Civic Trust gave us an idea of what we could see and do there. We much enjoyed exploring the Castle, Museum and there delights in July. Many thanks to Tony Maltby for driving the mini bus.

In June, as our Chairman reminded us in his December Newsletter article we heard about the efforts District Councils have made and are making to keep our area clean and vermin free, from Mr Adrian Selby of West Lindsey District Council. Heritage Open Day in September brought a good number of interested visitors, about a hundred and fifty members of the public; some from a distance. A few days later the Lincoln Town Crier, Karen Crow, entertained us with demonstrations and the story of her office.

In October, for the first time, I can remember, we did not have a speaker – not Cate Waby's fault, she looks after us so well it proved to be a good opportunity for members to discuss the plans for the alterations on the Brayford Pool area. Mr Jeremy Wright of the Planning Committee gave us a very good idea of what was under discussion.

At our last meeting of the year, Mr Matt Corrigan from Lincoln BIG (Business Improvement Group) told us about their work and future plans.

I am most grateful to all the hard working members of this sub-committee for their help and ideas. This year we have welcomed Lucille. We also thank Mr and Mrs C Pickering for hosting sub-committee meetings.

ELYS M VARNEY

Chairman of Social & Events Committee

PLANNING APPLICATIONS SUB-COMMITTEE

The Civic Trust Planning Committee have continued to work hard during 2017 as the committee met 10 times during the year and reviewed 183 planning applications which was down slightly on 2016 which was 235.

New Developments	9
Alterations and extensions	111
Change of use & including alterations	27
Advertising and signs	12
Major developments	9

We have continued to be asked to comment on the change of use of dwelling houses to ‘Houses of Multiple Occupation’. Our response is normally the same in that we have to assume that the City Council Planning Officers have done their research and are satisfied that the number of HMO’s does not contravene the Council’s own stipulated number allowed in any one community and to confirm that they have considered the impact of the increase in “activity” that is generated by this type of property. By activity we mean the extra volume and stress put on the services such as medical services, educational facilities, refuse collection, vehicle parking and public transport. Most of these applications do not involve any structural changes to the buildings and hence as such we have very little to add to the debate.

The major applications that we have debated this year are the proposal to build a pedestrian footbridge over the railway line on Brayford Wharf East which we objected to and was subsequently refused by the council based on the lack of provision of a passenger lift. This was subsequently reversed on appeal and given the necessary authority to construct. To date we have not seen any further activity.

An outline plan to redevelop the St Marks Shopping Centre was submitted in February and has only just (January 2018) received consent and the project now moves to the more detailed phase with which we will have a keen interest.

In April we looked at the application for a Premier Inn hotel on Tentercroft Street which is in an area that has needed re-development for some time. Although, we were unhappy about the size and is rather bland façade, we felt the application would bring benefit as there are no hotels in the vicinity of the railway or bus stations. In July we looked at the application for the warehouse on the corner of Mint Lane and Park Street and the surrounding buildings. These are within the city centre and over the last few years have fallen into disuse. Whist we agreed with the principle of the redevelopment, we felt again as in so many applications that the “rush for the sky” was unnecessary. We suggested that the height of the warehouse and the developments next to it should be restricted to its current height and to avoid creating dark corridors of the streets in the area.

Also in July we looked at the resubmission of the proposal to build a “Medical Village” on Lindum Terrace. The project was divided into two phases and although we felt the area was prime for redevelopment, we felt that the scale of the application was far too great and detrimental to the area which is largely residential and would be affected by the

additional noise, movement and disturbance associated with such a large development. We specifically objected to the height of Phase 2 and the total inadequate provision for the additional vehicle movements that will be generated, the lack of available car parking and of an inadequate public transport service. This application has been granted; but with many conditions but none that address our basic concerns.

We moved on to look at a proposal to build a large residential and car park block on Grantham Street and we once again felt that this was an overdevelopment of the site concerned. We felt that the area, being within the 'Cultural Quarter' of the City demanded a more sympathetic design and, one that created less impact than the application proposed. We reviewed the application for the Washingborough Bowl and leisure complex and felt that these were quite acceptable. However, when we looked at what had been the 'Super Bowl' on Valentine Road Business Park, we became very concerned; firstly, about the proposal to site a purely residential development within a commercial site and secondly, the size and condensed nature of the proposal requiring vehicle access on a 24 hour basis,

We objected to the initial proposal for a residential home on Long Leys Road but this was subsequently amended and our objection was withdrawn. We are, however, concerned about another Hotel application this time on the corner of Flaxengate and Clasketgate which again we feel is overdevelopment of the site in the cultural area. We have no problem with the principle of a hotel but are concerned about the overall mass, height and design of the building. We also have an additional concern that there is no car park provision and/or even a drop-off area other than on the main carriageway.

As last year we continue to oppose the building of a restaurant on 'stilts' on Brayford Wharf North which was refused planning permission in 2016 but was overturned on



appeal by the 'Brayford Trust' We have continued to lobby the City Council because as owners on behalf of the public of Lincoln and custodians of the Brayford, we continue to believe that they owe a 'duty of care' to protect the Brayford Pool as a heritage asset which should not be destroyed by the siting of further buildings on the waterside of Brayford Wharf North. It is hoped that a final decision will be made early in 2018.

Our biggest concern in looking at most applications, is the problem that the increased activity will have on the transport system. We feel duty bound to make the appropriate comments as we are aware that the transport system and provision comes under the control of the 'Highways Department' of the Lincolnshire County Council and not under the City Council. This we feel creates an additional complication when assessing planning applications and are always surprised by the lack of comments from the Highways Department. Whilst in many cases the individual application, when viewed in isolation amounts to only a small increase in traffic, when it is looked at with other applications in the same area, presents a whole different picture. A case in point is the City end of Tritton Road with the Science and Innovation Park, The St Marks Retail redevelopment, the student accommodation on Valentine Road and the Western Growth Corridor (yet to come to Planning stage) coming together to make a substantial increase in the traffic on Tritton Road with the railway line to the west and the River Witham to the east creating barriers to finding an exit route. We will continue to make our points about the road structure and urge the Highways Department to look more closely at the applications and even possibly consult with the Lincoln Civic Trust to gain a wider view of the proposals.

On behalf of the Civic Trust Planning Committee, I would like to thank the City Council's willingness to continue to consult with us and to ask us to review the applications that they receive. In return we hope that our deliberations and views are constructive and helpful in the final planning decisions. It is inevitable that we will not always agree with the City's Planning Officers but do appreciate the work that the team put in to all the applications received. I am sure that there are many proposals that are consulted upon but never reach the application stage as the Planning team have already advised the developer of the pit-falls and problems with the applications.

We will continue to do our best to represent the views of the wider public but should you feel strongly about any application, please feel free to inform us of your concerns and ask us to look into it in more detail. We cannot promise to be able to help; but you can be assured that we will review the details.

TONY MALTBY

Chair of Planning Sub-committee



OFFICERS' & COUNCIL OF MANAGEMENT AS AT 31st DECEMBER 2016



PRESIDENT:

By Rotation - Ex-Officio
The Rt Worshipful The Mayor of Lincoln
The Rt Revd The Bishop of Lincoln
The Member of Parliament for Lincoln

ELECTED:

RETIRING 2016

Mrs A Salisbury
Mrs E Varney
C J Pickering

RETIRING 2017

-

RETIRING 2018

K M Franklin
V A R Hughes

COUNCIL OF MANAGEMENT:

President	Vice Presidents (Ex-Officio)
Secretary	Mrs C T Waby
Chairman	A Nugent
Treasurer	A Maltby
Vice-Chairman	J Cawdell

Ex-officio Honorary Treasurer, Trust Secretary

A representative of each of the following organisations:

The Lincolnshire County Council (Councillor Mr N Murray)
The Lincoln City Council (Councillor D Nannestad)
The Rotary Club of Lincoln Colonia (H Ruddock)
The Rotary Club of Bailgate (A Maltby)
The Rotary Club of Lincoln (A Nugent)
The Rotary Club of Lindum (S Bartle)
The Lincolnshire Chamber of Commerce (P Banks)
The Lincoln and Lincolnshire Association of Women Graduates (Miss M Blow)
The Dean and Chapter of Lincoln Cathedral (Canon John Patrick)
The Friends of Lincoln Museums and Art Gallery (Mrs M Walch)
The Society for Lincolnshire History & Archaeology (Mrs E M Varney)
Soroptimist International of Lincoln & District (Mrs R Russell)
Lincoln Improvement Group (M Corrigan)

ELECTED MEMBERS:

Retiring 2016

Mrs S Bunker

Retiring 2017

-

Retiring 2018

Mrs M Walch

Members of Sub-committees of the Council of Management:

As at 31st December 2016:

Ex-officio members of all committees:

Chairman & Vice-chairman of Council of Management

SOCIAL & EVENTS COMMITTEE:

Chairman: Mrs E M Varney

Mrs A Salisbury, Miss M Blow and C J Pickering

PLANNING APPLICATIONS COMMITTEE:

Chairman A Maltby

A Nugent, C J Pickering, Mrs M Walch, P Kirchen, J R Hunter, Mrs K Maddison, R Stephenson, J Wright, P Kirchen, R Lucas and M/s N Charles

REPRESENTATIVES SERVING ON OUTSIDE BODIES

Heritage Environment Assessment Panel

- A Maltby

Lincolnshire Heritage Forum

- A Nugent & A Maltby

LINCOLN CIVIC TRUST LIMITED

Statement of Financial Activities for the year ended 31st December 2017



LINCOLN CIVIC TRUST LIMITED

Balance Sheet as at 31st December 2017

LINCOLN CIVIC TRUST LIMITED

Notes to the Financial Statements for the year ended 31st December 2017

LINCOLN CIVIC TRUST LIMITED

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Notes to the Financial Statements for the year ended 31st December 2017

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