

Open Report on behalf of Richard Wills, Executive Director for Communities

Report to:	Councillor E J Poll, Executive Councillor for Economic Development
Date:	1 December 2011
Subject:	Lincoln Castle Conservation Plan
Decision Reference:	01980
Key decision?	No

Summary:

As part of a major redevelopment scheme the Lincoln Castle Conservation Plan has been reviewed and revised. The previous plan dates from 2008, but a review was needed in order to comply with the needs of potential external funders.

The special nature of the building, which is a Scheduled Ancient Monument with listed buildings, requires a considered approach to repairs and maintenance as well as to future development opportunities. As well as being a prerequisite for any external funding bids, the plan also supports the County Council's statutory obligation to maintain its historic buildings in an appropriate manner.

The policies in the plan are presented here for formal adoption.

Recommendation(s):

It is recommended that the revised Conservation Plan be formally adopted by Lincolnshire County Council.

Alternatives Considered:

1. Do not adopt the Conservation Plan and retain Lincoln Castle's 2008 Conservation Plan.

Reasons for Recommendation:

The purpose of a Conservation Plan is to consider and then assess the historical significances of a site or building and to formulate policies to guide its future care and development.

In order to establish the historical significances, the Conservation Plan begins by drawing together all the available information about the site, which in the case of Lincoln Castle, is considerable.

The historical significances are categorised as being: highly significant; significant; some significance; neutral; or detracts. From this, key issues for the site are identified.

The conservation policies, which are recommendations on how to address the issues identified, are grouped into topics such as site management, use and development, maintenance, conservation and repair. These policies are about general principles and approaches.

Management plans are developed from conservation plans and it is in these that action plans and timetables are detailed.

Conservation plans are significant because they set out the basic principles for the care and development of historic sites. It is important for the County Council to adopt these plans as it a public demonstration of its commitment to care for its historic buildings in an appropriate way and they are a prerequisite for external funding bids.

A copy of the policy section of the Lincoln Castle Conservation Plan is attached with this report (see Appendix A). A full copy of the plan is available on request through Economy and Culture.

1. Background

The County Council's Heritage Service cares a number of historic buildings as part of its property stock. The special nature of these buildings requires a considered approach to repairs and maintenance as well as to future development opportunities. Conservation plans play an important part in developing this approach. They are also a prerequisite to any external funding applications (e.g. Heritage Lottery Fund).

The County Council has an excellent track record in supporting this approach with Conservations plans at The Museum of Lincolnshire Life, Usher Gallery, Gainsborough Old Hall, Burgh Le Marsh Windmill, and the new plan for Lincoln Castle that is the subject of this report.

2. Conclusion

As a Scheduled Ancient Monument with a number of Grade 1 Listed Buildings in it Lincoln Castle needs a Conservation Plan. The proposed revision to the 2008 Conservation Plan meets the needs of external funding bodies such as the Heritage Lottery Fund and is one of a large number of documents which supports the Lincoln Castle Revealed Project.

3. Legal Comments:

The recommendation seeks to update the current Castle Conservation Plan. This is a decision within the remit of the Executive Councillor.

4. Resource Comments:

This report recommends the adoption of the Lincoln Castle Conservation Plan and does not commit the Council to any direct expenditure. However, implementation of the plan may have some financial impact e.g. repairs and maintenance, improving access, these will be funded from within the current revenue and capital programmes.

5. Consultation

The plan has been prepared by Alan Baxter and Associates LLP and was guided by members of the Lincoln Castle development project team in consultation with a number of external stakeholders including English Heritage, City of Lincoln Council, Heritage Trust of Lincolnshire, Heritage Lottery Fund and the Georgian Group.

a) Has Local Member Been Consulted?

Yes

b) Has Executive Councillor Been Consulted?

Yes

c) Scrutiny Comments

n/a

d) Policy Proofing Actions Required

N/A

6. Appendices

These are listed below and attached at the back of the report

Appendix A	A complete list of the policies contained in the Lincoln Castle Conservation Plan.
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7. Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Lincoln Castle Conservation Plan
Lincoln Castle Conservation Plan	Economy and Culture, Beech House, Waterside South, Lincoln, LN5 7JH

This report was written by Jonathan Platt, Head of Libraries and Heritage, Economy and Culture, who can be contacted on 01522 550586 or jonathan.platt@lincolnshire.gov.uk.

Appendix A: A complete list of the policies contained in the Lincoln Castle Conservation Plan:

Implementing the Conservation Plan

- CP1 This Conservation Plan will be formally adopted by Lincolnshire County Council as the principal strategic framework for guiding the future management of Lincoln Castle.
- CP2 The County Council will commission a Management and Maintenance Plan to provide detailed guidance for the implementation of the Policies contained in this Plan.
- CP3 The District Manager will be responsible for ensuring that the Conservation Plan is observed in the management of the Castle, and that its Policies are implemented.
- CP4 The County Council will continue to work with the Courts Service to align the stewardship of The Court House with the conservation of the wider site.
- CP5 The Conservation Plan will be reviewed by the County Council periodically in tandem with the Management and Maintenance Plan, at intervals no greater than five years.
- CP6 The Conservation Plan will be made publicly accessible.

Site Management

See policies CP2-CP5.

- SM1 A Fire and Disaster Salvage Plan should be reviewed and updated annually. Statutory and non-statutory controls

Statutory and Non Statutory Controls

- DES1 All works which affect the archaeological, architectural, artistic and historic interest of Lincoln Castle, as defined by statutory designation and identified in this Plan, will be planned in accordance with relevant legislation and national and local guidance on the historic environment and executed with the correct consents.
- DES2 The County Council, English Heritage and CoLC will draw up a Memorandum clarifying the extent of designations and the application of the relevant consent regimes.
- DES3 The County Council will work with CoLC to identify undesignated heritage assets on the site in order to protect the significance and setting of the Castle.

Maintenance, Conservation and Repair

- MCR1 All works to the Castle will be planned and carried out according to the highest appropriate conservation standards, and the assessment of significance and policies contained in this Plan. This may require archaeological investigation.
- MCR2 The County Council will commission Quinquennial Surveys as the basis of a regular cycle of inspection, maintenance and timely fabric repair. This results of the quinquennial will feed into the Management and Maintenance Plan (see CP2).
- MCR3 These documents will pay close attention to the stability of the Castle banks.
- MCR4 When carrying out repairs, removal of existing fabric will be kept to a minimum, and only take place following analysis to determine its date and significance.
- MCR5 All repairs will use appropriate materials and be carried out on a 'like for like' basis, unless structural, weathering or health and safety factors require otherwise.
- MCR6 Interventions will be readily identifiable by e.g. date inscription or by detailed and archived recording.
- MCR7 Any proposals to restore missing elements of the fabric will require special justification and be based on sound evidence.
- MCR8 The speculative re-creation of a presumed earlier state of the fabric is not acceptable.
- MCR9 As opportunities arise, items which detract from the site's significance will be removed.
- MCR10 All contractors working on the Castle should be appropriately qualified and aware of procedures for ensuring that repairs are properly undertaken.

Use and Development

- UD1 Uses of the site will aim to preserve the significance and interest of its historic fabric.
- UD2 Priority will be given to uses which enhance the public appreciation of the site and its role in the local community.
- UD3 The County Council will seek to allow free access to the Bailey at the earliest opportunity.
- UD4 The County Council will seek to extend public access to and interpretation of the Male Wing and exercise yards of The Prison.

UD5 All development proposals will be underpinned by a heritage impact assessment including an archaeological assessment, and where necessary field evaluation.

The Castle, its setting and the City

SET1 The County Council will work with CoLC to improve the setting of the two gateways to the Castle.

SET2 The County Council will work with CoLC to identify ways and means of improving the appearance of the City Council owned car parks in order to enhance the setting of the Castle.

SET3 The County Council will consider ways to protect the privacy of neighbouring property in manners which conserve the significance of the historic fabric.

SET4 The County Council will continue to work with CoLC to ensure the protection and enhancement of significant views of the Castle via local planning policies.

Movement

MT1 The need for on-site car-parking will be reviewed in order to reduce or eliminate it in the medium term.

MT2 The County Council will continue to encourage non-car use by staff and visitors through the effective promotion and support of alternative means of transport.

See also policy UD3

Access

AC1 Access for all will be provided to all the most significant areas of the Castle, including courtrooms, the prison chapel and the walls, providing this can be achieved without substantial harm to the significance of these areas.

AC2 Works to improve access will seek to minimise adverse impacts on areas and elements of significance, as identified in this Conservation Plan.

Archaeology and Understanding

AR1 All works which might affect the archaeology and below-ground remains of the Castle, whether or not they require statutory consent, will be planned in consultation with English Heritage and CoLC to minimise their impact on archaeology.

- AR2 Existing archaeological knowledge will inform the planning of all works programmes, which should continue to allow for appropriate archaeological investigation and recording.
- AR3 Any unavoidable impact on the fabric of the Castle or below-ground archaeological remains will be mitigated by appropriate programmes of research and evaluation.
- AR4 A proactive approach to archaeology (above and below ground) should be adopted so that the potential of archaeology to inform understanding and interpretation of the Castle, and the potential of repair and conservation works to generate new knowledge, is fully realised. This will take the form of a Research and Publication Framework and site archive.

Interpretation

- INT1 The County Council will commission an Audience Development Plan.
- INT2 The County Council will commission a Learning Policy.
- INT3 The County Council will commission an Interpretation Strategy taking account of different types of audiences, learning styles, accessibility and the life-span of technology.
- INT4 The County Council will set aside part of the management budget in order to maintain and enhance interpretation materials and facilities of the all elements of the Castle.
- INT5 When resources permit, the County Council will expand public access to an interpretation of the Male Wing and exercise yards of the Prison.

Magna Carta and George III

- MG1 The County Council will follow the recommendations of The Lincoln Magna Carta Conservation Plan in devising and managing a new display for Magna Carta and the Charter of the Forest.
- MG2 The County Council will ensure that all parts of the Coade stone statue of George III are appropriately cared for whilst a strategy for the object's long-term care and public display is agreed with stakeholders.

Landscape and Ecology

- LE 1 The County Council will prepare a Landscape Management Plan for Lincoln Castle, in order to maximise its potential as a public green space.

- LE2 The Landcape Management Plan will incorporate a policy for the management of memorial trees and ash scattering so that requests can be handled in a fair and consistent manner.
- LE3 In conjunction, the County Council will commission an Ecological Survey (including bat survey) for the whole site, and repeat every 10 years.
- LE4 The County Council will remove or repair elements which detract from the significance of the landscape and setting of historic structures.
- LE5 The County Council will complete the tree felling programme and implement the Banks Management Plan.
- LE6 The County Council will continue to co-operate with private owners in Drury Lane and CoLC over the removal of trees on their land.

Sustainability

- SUS1 The County Council will prepare an Environmental Management Strategy for Lincoln Castle.
- SUS2 The site Management and Maintenance Plan will incorporate the policies and procedures to implement the Environmental Management Strategy.