

# SINGIL AREA



Placecheck Report | Summer 2009

Placecheck





# SUMMER 2009

## Sincil Area Placecheck

A record of what we like and dislike about our own neighbourhood with ideas for making it a better place.





## Introduction

In 2001 LCDP and Lichfield Planning applied to the Urban Design Alliance to take part in the National Pilot of Placecheck. Across the Country 10 Local Authorities were chosen and Lincoln was one of them.

Placecheck is a tool to use with the community to find out what they think about the place where they live. It focuses on people, place and movement and asks local people to identify what is good in an area, what is not so good and how can it be improved?

The area the first Placecheck covered was South High Street. Local people from that area felt there needed to be some sort of 'gateway' to the City at South Park roundabout, with funding gained from Government the South High Street sculptures were designed, made, and erected on the bridge. This funding also enabled Altham Terrace to be resurfaced and adopted by the Local Authority.

LCDP have now carried out 9 Placechecks across the City, all of which can be viewed on our website [www.lcdp.org.uk](http://www.lcdp.org.uk).

The second Placecheck in Sincil Area was carried out in 2005. This was instigated by the Sincil Area Action Group, which folded when funding for that area of the City ceased and the LCDP Community Development Worker moved to another area of the City.

This Placecheck raised a number of issues – some of which are still outstanding and have been recognised in the current Placecheck report. It is the intention of LCDP and Neighbourhood Management to keep on addressing these long term goals. The recommendations from the Action Plan are listed in the back of this report.

# Walkabout

Sincil Area Placecheck 2009 kicked off in May with a series of walkabouts around the area, involving local people, children from St Peter at Gowts and Bishop King Schools, University of Lincoln, City of Lincoln Council, The Police and Lincoln City Football Club.



## Thanks to:

- » Funders
- » Everyone who took part

## Helpful Publications

- » Streetscape Design manual  
(Lincolnshire County Council)
- » Save Our Streets  
(English Heritage and the WI)
- » CTZ Report  
(Highways)

# Thanks to all who took part!



# Sincil Area Placecheck



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# AREA 1 - Canwick Road to South Park, Bishop King School to St Andrews Street

## What we Like



New houses look clean and tidy

Nicely kept allotments



The 'Blue' Shop - always open!



Tudor-style houses look attractive and smart



## What we don't like



Cars and Trailers parked on pavements, blocking access and with bins too there's not much pavement left to walk on!



Looks like Someone emptied an ash tray here- yuck!



## What would make it better?



Painting the houses keeps them looking nice...



And making sure there are gardens with new houses - we want less urban, more greenery!

# AREA 2 - South Park to Sincil Bank to Scorer Street School



## What we Like



Astroturf, Allotments-  
Green and leafy!

Surestart Building-  
great place for  
parents and kids!



Sincil Drain –  
green and  
pretty.  
New houses  
keep the area  
looking good.  
We also have  
a great view  
of the  
Cathedral!



## What we don't like



Rubbish along the banks of Sincil Drain



And cars and vans parking on pavement

## What would make it better?



Do something with this waste land, and replace  
the old park on St Andrew's Close that was taken  
away!



# AREA 3- Sincil Bank to St Andrews Street, Scorer Street to Thesiger Street

The Chip Shop – comes with its own rubbish bin!



Alley gates and Dog poo bins are good ideas



## What we Like



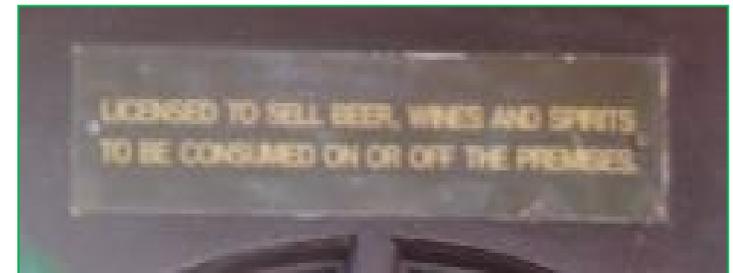
The plants here are happy too- Especially after they had a hair cut!



And the phone boxes all work!



Lions guarding the house on Kirkby Street- and was it once pub?



# AREA 3 - Sincil Bank to St Andrews Street, Scorer Street to Thesiger Street

## What we don't like



Wires hanging out of houses, gullies are deep and dangerous for wheelchairs and buggies



There's Litter- bins left out on streets, and dog poo!



Chewing gum- stuck to the bottom of Jeanne's shoe!

## What would make it better?



Cross Street & Kirkby Street – green space and lovely tree could be made into a more open area and improved. Sincil Drain needs clearing- is that a buggy in there?!



Speed bumps do not slow speeding cars- they need to be much higher, and put covers on the gullies to make them safer.



# AREA 4 - Sincil Bank to St Andrews Street, Thesiger Street to Chelmsford St

## What we like



Architecture on the old Co-Op building and a sunny bench to sit on



This is a good takeaway!

And there's a handy bright red post box

We really like the General Store- you can get just about anything you want here!



## What we don't like



Dangerous wires, and this derelict takeaway



## Fly Tipping!



Graffiti in the area needs cleaning up!



# AREA 4 - Sincil Bank to St Andrews Street, Thesiger Street to Chelmsford St

What would make it better?



Signage – improve the signs and people feel better about an area



This electricity box needs fixing! Garages could be improved, and pavements too



# AREA 5 - Sincil Bank to St Andrews Street - Chelmsford Street to Kesteven Street

## What we like



Alley gates are a great idea, and speed limiting signs help make the area feel safer



Good houses on vine street



## What we don't like



Barbed wire on garden walls and no play facilities!



## What would make it better?



Green spaces could be used for community and children's play



Tidy up the ivy so we can see the signs, and improve the outsides of houses



And make use of the area under Pelham Bridge! How about a Skate Park?



# AREA 6 Street / Portland Street to Railway Line - Canwick Road to High Street

## What we like



This beautiful old Tudor-style building is hidden away behind the freezer shop!



The Polish restaurant is nice, and the Magistrates court is a very tidy building



## What we don't like



Derelict building on Tentecroft Street



Boarded-up shop



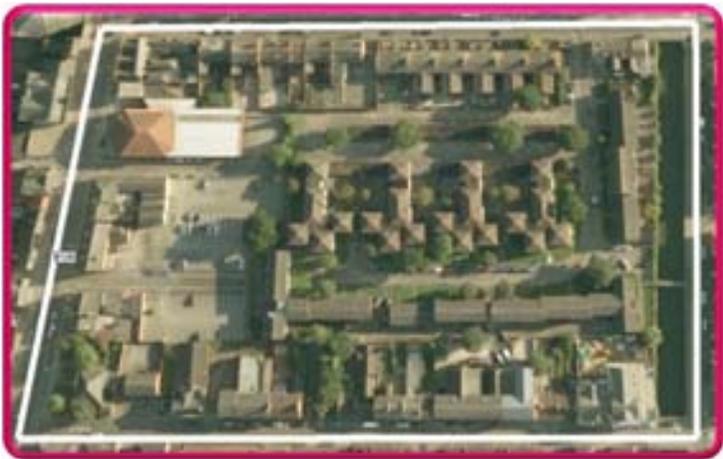
## What would make it better?



Interpretation board leading from Station to Football stadium – could be the history of Lincoln City Football Club



# AREA 7 Sincil Bank to High Street - Portland Street to Monson Street



## What we like



Gardens in Hermit Street and cottages on Sincil Bank are lovely and there's a great view of the Cathedral!



Portland Street is very multicultural, very smart but is spoilt by the amount of very heavy traffic cutting through to Great Northern Terrace and Canwick Road

Good looking old buildings- the Thomas Cooper Memorial Church and Central Methodist Church, plus some great architecture!



Amenities- dance centre caters for all ages, complimentary medicine centre offers something for everyone, and a chiropody clinic - it's all here!



Regeneration - New buildings look good



Bus timetables on the bus stop tell you how long you have to wait

# AREA 7 Sincil Bank to High Street - Portland Street to Monson Street

## What we don't like



Overgrown corner on Portland Street- could be lovely! But attracts undesireables, people don't feel safe walking past it- and pavements are in disrepair



Homer House- such an ugly building!



Litter and gullies, and a trolley in Sincil drain



Mobility problems- Cars parking on pavements, open gullies, no dropped kerbs!



## What would make it better?



Portland Street Junction needs a crossing...



And the Club on Monson Street could be improved and used by the community

Homer Lodge – make use of the window boxes!



And why not do something with the wasteland area on Portland Street?



### What we don't like



Cigarette ends everywhere!



### What would make it better?



St Mary's Guildhall needs to be publicised and open more often, so more people can see the wonderful Roman Road



### What we like



Architecture- lovely big windows



St Peter at Gowts Church & St Mary's Guildhall



# AREA 9 Sincil Bank to High Street - Scorer Street to Sewells Walk

## What we like



We have a fantastic view of Sincil Drain and the local wildlife

Beautiful bridge with wonderful balustrades



Ashton Court- very pleasant area of quiet just off the High Street, and lovely old tiles outside the front of some houses



Wide pavements- and plenty of dog bins!



Beautiful Houses by the water



# AREA 9 Sincil Bank to High Street - Scorer Street to Sewells Walk

Weeds, rubbish in Sincil Drain, and the railings are a bit vicious



What we don't like



Entrance alleyway to Ashton Court used for things it shouldn't be used for after the pubs have closed...

Tyre workshop / garage very run down and tatty



What would make it better?



Entrance to St Peter at Gowt's school could be brighter – could the children design some murals?



Area at side of drain could be used as a public space, and this lovely Art Nouveau shop front could be improved and made a feature of the High Street



Overflowing Wheelie bins



# AREA 10 Sincil Bank to High Street - Sewells Walk to Shakespeare Street



Greenery and Wildlife!



Why not make use of this green space as a play or community area?



## What we like



Handy local Cash Point and tidy houses



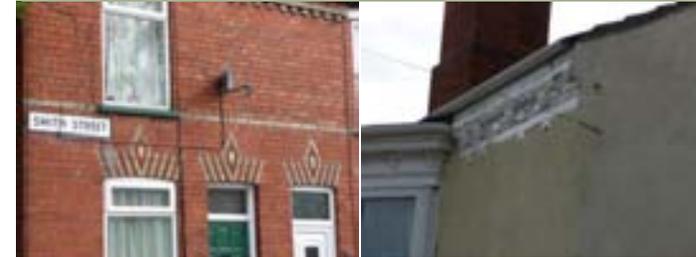
Bridge leading to lovely cobbled alley



Drain Repairs



Smith Street- lovely architecture and flowers on trees



# AREA 10 Sincil Bank to High Street - Sewells Walk to Shakespeare Street

## What we don't like



Shop windows – damaged, and why are they selling fireworks in May?



This run-down shop front is such a shame on a beautiful building!



Rubbish in the Drain and rotten wood!



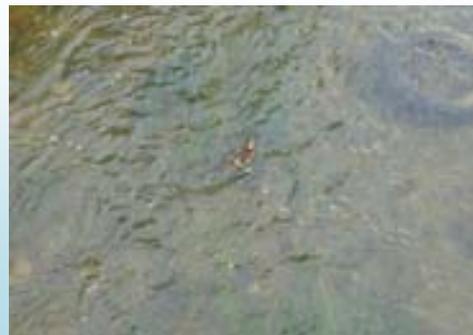
Spikes on garden walls and crumbling outhouses



Parking along Sewells Walk



Clean the drain!



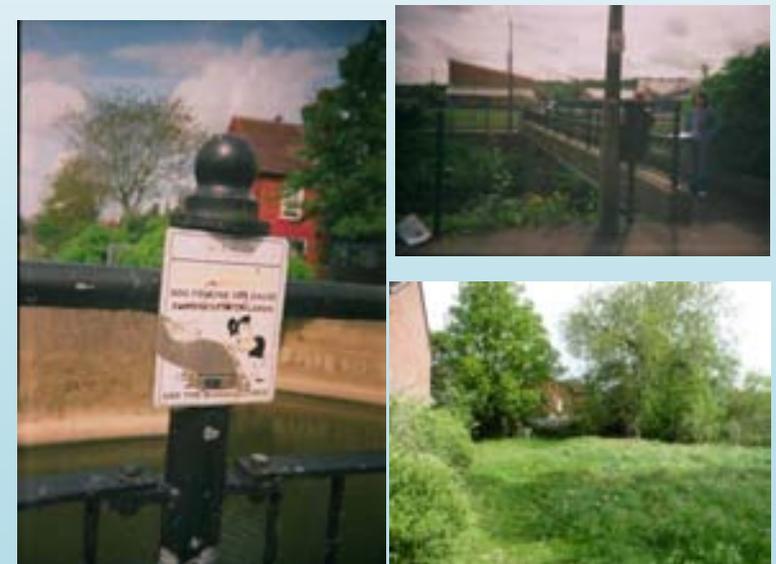
## What would make it better?



Get rid of dumped rubbish, clean off the graffiti



Use the land on the side of Mary Knox School as a community space, fix the sign and the dangerous gap in the railings!



# AREA 11 - Sincil Bank to High Street - Shakespeare Street to South Park

## What we like



St Botolph's green space around the Church



Architecture of the old Co-Op building



## What we don't like



Broken shop window with filler and rubbish around St Botolphs



Uneven, loose pavements



## What would make it better?



Better lighting and paving, remove grills from windows



# WHAT THE CHILDREN THINK



## Children's Walkabouts

There are two schools in the area covered by this Placecheck, St Peter at Gowts on the High Street and Bishop King situated on Kingsway, just off South Park. The children from both schools had very clear views about the area where they live and play. The walkabouts took place over a number of days when staff, parents, children and LCDP staff walked the streets with clip boards and cameras, talking about what they saw. We would like to thank everyone who took part.

### General issues that children agreed on being a problem

- Graffiti and broken signs
- Cigarettes, chewing gum and litter on streets
- Broken windows
- Dog poo on pavement
- Weeds
- Wires hanging out
- Bins out on pavement

### Childrens thoughts about what could make area nicer

- Remove rubbish and weeds
- More litter bins and dog poo bins
- Prune trees and bushes near lamp posts
- We need a good park nearby
- Stop cars parking on pavements
- More even paving needed
- More street lights
- Make Sincil Bank safer for cyclists
- Repair and take care of houses, increase number of plants in front gardens
- Tidy up shop frontages
- Clean up river

# WHAT THE CHILDREN THINK



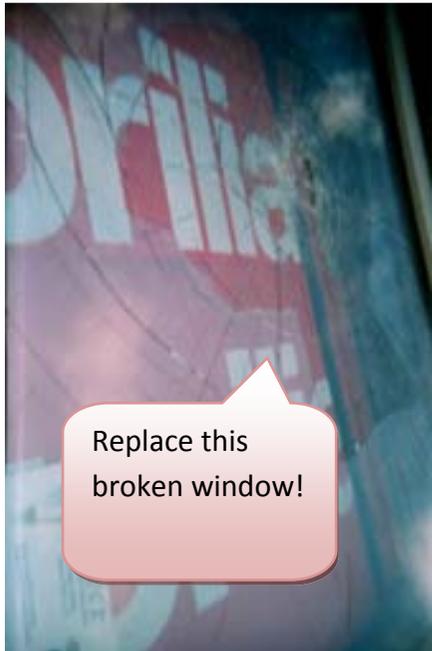
Where can the birds nest?

"Great view of Cathedral" from the Football Club



Shouldn't this be emptied?

There's a lot of traffic on the roads



Replace this broken window!

You can look through the bridge at the water



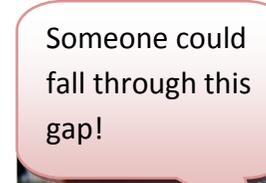
## St Peter at Gowts



More broken windows and we don't like the grills



Broken pavements as well!



Someone could fall through this gap!



# WHAT THE CHILDREN THINK

## Bishop King School



'Where there are gardens, you can smell the flowers'



And these Tudor-style houses are well kept and look nice



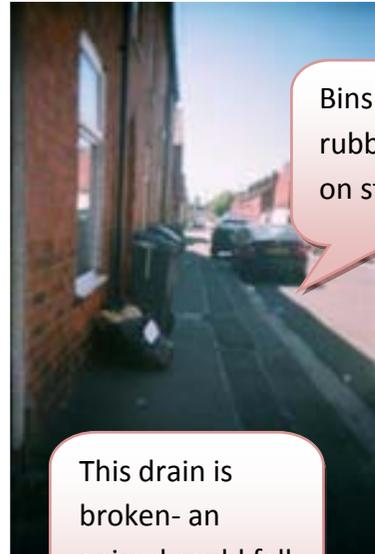
'Some houses look scruffy'



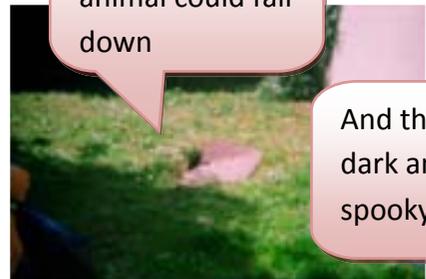
We'll write it all on the form!



'Parking on the paths, Mum's can't get past with the buggy'



This drain is broken- an animal could fall down



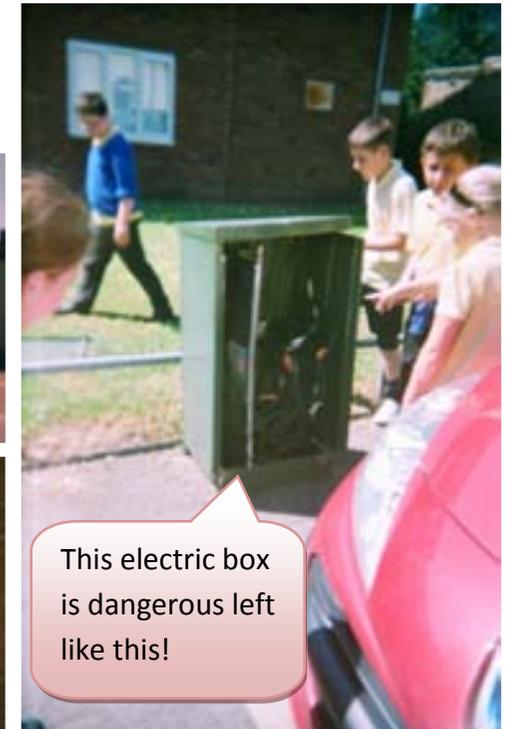
And this alley is dark and spooky...



We don't have anywhere to play- there is space by the garages, but it's dangerous



Graffiti and vandalism on this wall



This electric box is dangerous left like this!

# What do you want to eat?

Lincoln has grown into the most wonderful multi-cultural community with food for all tastes.

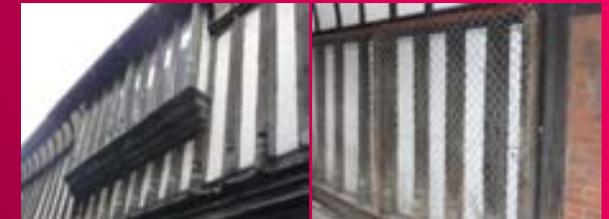


# Hidden Gems

St Mary's Guildhall – did you know that you can see a Roman Road through a glass floor in this building?



Tudor style building in an alleyway between the High St and Tentcroft St Car Parl. What a shame it has graffiti and has to be fenced off!



Where can you see a tandem bike on the wall? Here!



# High Street Architecture



Lincoln High Street is one of the main thoroughfares through the City. The first South High Street Placecheck highlighted this as a problem, the CTZ (Community Travel Zone) consultation also highlighted this as a problem – but there is not much that can be done about it in the short term.

We would just like to highlight some of the wonderful old and new architecture and sights that many people miss completely as they travel up and down the High Street in cars.

Our recommendation is – **get out and walk!**



Look up and you will see some of the most interesting features of the area – ball tower, onion top, and towers of all shapes & sizes!



# Recommendations

## Recommendation and Actions from Sincil Area Placecheck 2005:

- Better street lighting
- Better street cleaning
  - A community caretaker was employed by LCDP with Neighbourhood Renewal funds. This idea of a local caretaker has been taken on board by City of Lincoln Council who now have a dedicated person in the Neighbourhood Management areas of St Giles and Moorland
- Increase in student / Minority Ethnic population in the area
  - Since 2005 the University have increased the amount of purpose built student accommodation, this has reduced the number of students living the Sincil Area. In relation to Minority Ethnic Groups we feel the focus has changed from one of not knowing what to expect, to bringing a vibrant multi-cultural feel to this part of Lincoln.
- Better play areas
  - Though there has been no increase in facilities, the City of Lincoln Council now have Sports Development Workers and Play Rangers who work with children and families in their community on an area by area basis. We could negotiate their involvement in Sincil Area in the future.
- Traffic and car parking not being addressed in a joined up way
  - The South Park entrance to the Football Ground was trialled, and is now used every time there is a match at Sincil Bank.
  - Work is continuing in relation to the Eastern Rail Corridor and the Eastern Bypass to alleviate traffic congestion in the area and the City Centre Masterplan is ongoing.

## Recommendations by area

### Area 1

#### Canwick Road to South Park – Bishop King to St Andrews Street

- Wheelie bins left out on the pavement, sometimes all week – residents need to be informed of the days their refuse is collected. This needs to be done regularly as tenancies change hands OR create a welcome pack for new residents and tenants.
- Litter and weeds – better street cleansing and more often.
- Graffiti cleaned off regularly
- Cars speed around the streets – appropriate traffic calming measures need to be in place OR make the smaller streets one way.

### Area 2

#### South Park to Sincil Bank – Scorer Street including the football club and Bishop King School.

- Replace the Play Area on St Andrew's Close– it would make a great extension to the Children's Centre.
- Improve the car park area at the Football Club, it looks unkempt and uncared for.
- Clear out rubbish from Sincil Drain and banks. There is lots of wildlife here, we need to encourage birds, ducks, moorhens, coots and swans into the area – even a kingfisher has been spotted.
- Improve the street lighting, especially in the smaller streets – Dunlop Street has only 3 street lights!

# Recommendations

## Area 3

### Sincil Bank to St Andrews Street – Scorer Street to Thesiger Street

- Improve pavements, they are broken and uneven.
- The gullies across the pavement to the road are very deep and cause wheelchair users and parents with buggies problems. Some gullies have covers – this should be phased in over time.
- Parking on both sides of the street – half on road half on pavement, blocking the pavement for pedestrians and making it very difficult to cross the road, particularly for children as they cannot see over the cars.
- Implement parking laws and tow away abandoned vehicles or caravans.
- The greenspace at the corner of Kirkby Street and Cross Street has a wonderful tree; this could be improved and opened up as community space.
- Speed bumps on Scorer Street are inadequate, they are long and low hence cars do not slow down when crossing them – they could be made higher which would ensure cars slowed to cross them.

## Area 4

### Sincil Bank to St Andrews Street – Thesiger Street to Chelmsford Street

- Clear away fly tipping regularly.
- Chelmsford Street garages needs to be cleaned.
- Better lighting.
- More rubbish bins and dog poo bins – enforce the dog fouling laws.
- Parking !

## Area 5

### Sincil Bank to St Andrews Street – Chelmsford Street to Kesteven Street

- Graffiti has to be removed regularly, particularly racist comments
- More litter bins.
- Make better use of the area under Pelham Bridge, it's dark, dirty and totally useless as it is.
- Improve the play equipment in the Archer Street park.
- Improve the green space near the flats on Chelmsford Street into a community garden.

## Area 6

### Kesteven Street/ Portland Street to Railway line – Canwick Road to High Street

- Make a feature of the Tudor style exterior of building in the Alley way from the High Street to Tentercroft Street car park – it's beautiful, but it smells and it's dark.
- Paint a mural on the far wall of Tentercroft Street car park; this would brighten the whole place up.
- Improve loose paving slabs by St Marks pedestrian crossing, they are a hazard.
- Signage from train station to riverside path.

## Area 7

### Sincil Bank to High Street – Portland Street to Monson Street

- Repair pot holes in the pavements and roads.
- Improve street lighting.
- Encourage Homer Lodge to use their window boxes.
- Improve the seating area at the corner of Portland Street and Hermit Street, at the moment it is overgrown and people do not feel safe to use it.

# Recommendations

## Area 8

### Sincil Bank to High Street – Monson Street to back of Scorer Street

- Graffiti in the area needs removing.
- Tidy up the green area in Monson Court.
- Parking and wheelie bins don't mix, especially if you use a wheel chair, it's impossible to pass.
- The newer house and flats are well kept and improve the appearance; older properties could be improved to match.

## Area 9

### Sincil Bank to High Street – Scorer Street to Sewells Walk

- The turning point at the bottom of Sewells Walk need double yellow lines repainting to stop cars parking there.
- St Peter at Gowts school frontage could be 'brightened up' with murals designed and painted by the children.
- The pavements are wide – they could take setbacks for cars to park off the road.
- Green area at the bottom of Sewells Walk could be made into a wildlife reserve with seating.

- Tired and run down workshops need repainting.
- Better street lighting
- Dirt and rubbish in the river.
- Tidy up shop frontages
- Nothing in the area for young people, bring down the Sports Development Workers and Play Rangers.

## Area 10

### Sincil Bank to High Street – Sewells Walk to Shakespeare Street

- Review the ownership of empty building and shops on the High Street, if they were improved it would lift the whole place.
- More rubbish bins, especially on the High Street around the fast food outlets.
- Improve uneven pavements.

## Area 11

### Sincil Bank to High Street – Shakespeare Street to South Park

- Better street lighting, the place can be threatening at night.
- Fill in the gap in the railings by the side of Sincil Drain near Shakespeare Street.
- Utilise the green space by St Botolph's Church.

## General comments for the whole area:

- Parking on both sides of the road is a huge issue in all of the narrow streets in the area – introduce double yellow lines down one side, so pedestrians have one side to walk down at least.
- Improve / paint the railing along Sincil Drain. This walk is beautiful with a view of the Cathedral its whole length, it would be improved greatly by baskets of flowers along the length of the railings and benches for people to sit and ponder the wildlife.
- Interpretation boards and signage along the side of Sincil Bank to identify wildlife.
- Street signs are broken and vandalised across the area, if they were replaced it would make the area feel cared for.

# What has happened since

## Sincil Clean up!

Students from Bishop King and St Peter at Gowts schools took part in a massive litter-picking event, assisted by LCDP, City of Lincoln Council and local Police.



## Maze Matters



A new bi-monthly newsletter has been launched, written by residents of the area, to inform them of all the latest goings-on in the Sincil Area. The newsletter is distributed to every household and is sponsored by the City of Lincoln Council.

## How you can help

Park Ward Neighbourhood Working has funded LCDP to carry out the Sincil Area Placecheck. The Park Ward Neighbourhood Manager and Community Development Worker will use the Placecheck report as a basis from which to develop the Sincil Area Action Plan for Change. They will continue to work with the local community and partner agencies, to develop, implement and monitor the Sincil Area Action Plan for Change.

If you have any additional comments to make, please contact us on telephone number 01522 533510.





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**Funded by** City of Lincoln Council

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