

**Figure 8.40** Lincoln: High Bridge

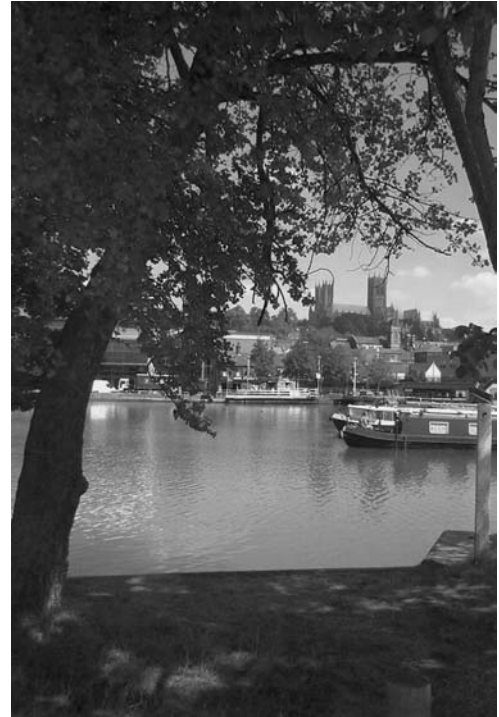
**Figure 8.41** Lincoln: View of the Cathedral



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in which it stands. It contrasts with the small-scale buildings that huddle in its shadow falling in layers to Brayford Pool below. This wonderful view has inspired artists such as Turner and Peter De Wint to portray Lincoln's tumbling townscape punctuated by delicate church spires, but with none able to compete with the dominance of the Cathedral on the heights above (Figure 8.41).

Brayford Pool has great potential in terms of tourism, recreation, transport, a fine townscape and a notable ecology: it also has the advantage of being located at the foot of a city with a long history. The city's main quarters, of which Brayford is one, have different characteristics but all have the common feature of buildings fronting directly onto streets and alleyways. The



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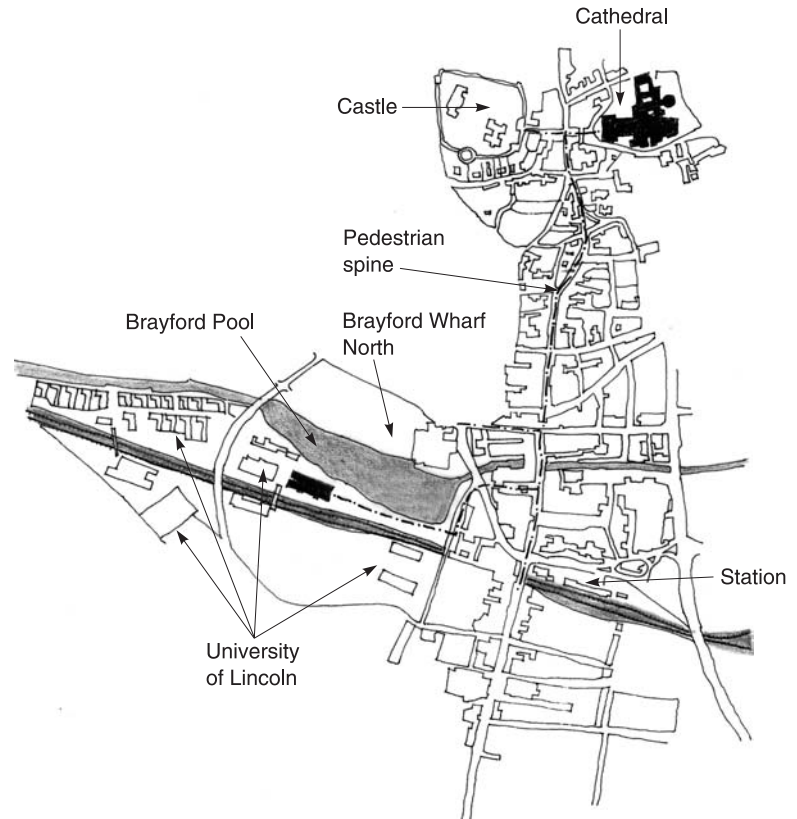
aim of regeneration is to build upon these positive qualities of the site using a combination of public and private finance (Lincoln City Council, 2001). There are two main parts of the Brayford area regeneration; there is Brayford Wharf North and the Glory Hole where the Lincoln City Council is the main actor; and the southern part of the site, which is being developed by the University of Lincoln.

Both frontages of the Pool have their problems. Brayford Wharf North is isolated and cut off from the shopping core of the city: it has many run-down properties awaiting redevelopment. To the south of the Pool the university site is bisected by the railway, which crosses, at ground level, the main road into Lincoln from the south. As rail traffic increases, the severance will

become increasingly more damaging. Unfortunately, to the south of the university site is located edge-of-town shopping, surrounded by a mass of car parking. Such development is not an appropriate foreground for a Cathedral setting, nor is it a visually exciting neighbour for the new university: in terms of attempting to develop a sustainable city, it can only be described as 'regrettable'.

Brayford Wharf North regeneration aims to reinforce the edge of Brayford Pool as an attractive lively waterfront for both residents and visitors: it is intended to continue developing the area with a mixture of land uses in a close-knit urban pattern with strong street frontages and enclosed courtyards, which mirror the existing small-scale grain of the traditional city of Lincoln. The streets are designed as part of the pedestrian network which link the waterfront walk with the High Street and the city shopping core (Figure 8.42).

The decision to locate the new University of Lincoln on the south bank of the Brayford Pool has begun to transform 20 hectares of derelict land in the heart of the city (Figures 8.43–8.48). When completed, it will form the new cultural and educational quarter for the city. The development has already stimulated



**Figure 8.42** Lincoln: Pedestrian network

renewed interest in the area from prospective developers. The University Campus provides the city with a unique opportunity for large-scale economic, social and environmental



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8.44

**Figure 8.43** Lincoln: Brayford Wharf North

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