

Figure 8.45 Lincoln: Brayford Pool



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Figure 8.46 The University of Lincoln: Main Academic Building



8.46

regeneration. This development is ideally located to the south of the city centre close to High Street, the main axis leading to the Cathedral and Castle. Rick Mather Architects Ltd have prepared the Master Plan for the university: it is the result of a competition sponsored by the East Midlands Development Agency (Mather R, 2001).

The university site is divided into four parts by two important transport routes; a 20-metre reservation accommodates the east coast railway line and runs east-west through the middle of the site, while a recently built Brayford link-road flyover cuts the site in a north-south curving line. Both the road and railway line are dominant physical barriers, clearly delineating the four sectors of the site. Despite the problems of

the fragmented site, the location of the university has many advantages, notably the inspiring Fossdyke and Brayford Pool which present the opportunity to develop a waterside university related to the magnificent views of Lincoln City Edge, Cathedral and Castle.

Already built is the student's Village, which occupies the North-West quadrant of the site facing onto the Fossdyke Canal; the Sport's Centre in the South-West quadrant; the Learning Resource Centre and the main Academic Building both in the North-East quadrant; and the Science Building in the South-East quadrant of the site. The quadrants of the site are connected by two footbridges spanning the railway and by an underpass beneath the flyover.

The maximum development for the University Campus is shown in Figure 8.49.

Figure 8.47 The University of Lincoln: Learning Resource Centre



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Figure 8.48 The University of Lincoln: Student Village



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It assumes rather optimistically that the railway will be tunnelled through the site and decked over. To the north is the waterfront esplanade facing onto Brayford Pool.

Bridges cross the canal to the east and connect the University to High Street; to the south, the site is edged by four-storey terraces of mixed-use accommodation, forming gateways to the University and framing important views to the Cathedral and Castle. The terraces also form a hard edge to both the University and the city, forming a buffer at this point where shoddy shopping developments mar an otherwise fine development.

The project with the Brayford Pool and the canals at its heart uses water as the dominant theme unifying both banks of this former inland port. Pedestrian streets encircle the Pool, while lanes radiate from the waterfront, which together with the bridges that cross the water at strategic points form links with the main pedestrian structure of the city. At the heart of the University is yet another water feature, the Delph Drain, a flood control device used to balance the water levels of the Brayford Pool and the Fossdyke Navigation Canal. Brayford Pool Regeneration may take a number of years to complete, but already this area of the city is beginning to acquire some of the qualities associated with those European cities with quarters centred on rivers and canals, which along with streets, squares and green areas make up the public realm of cities. Using a unique location to advantage, the regeneration of the Brayford Pool quarter brings back into use land that has long been derelict. The quarter is within walking distance of the city centre and the ancient religious acropolis: it has a mix of land uses and provides welcome employment for the city of Lincoln. In many ways the

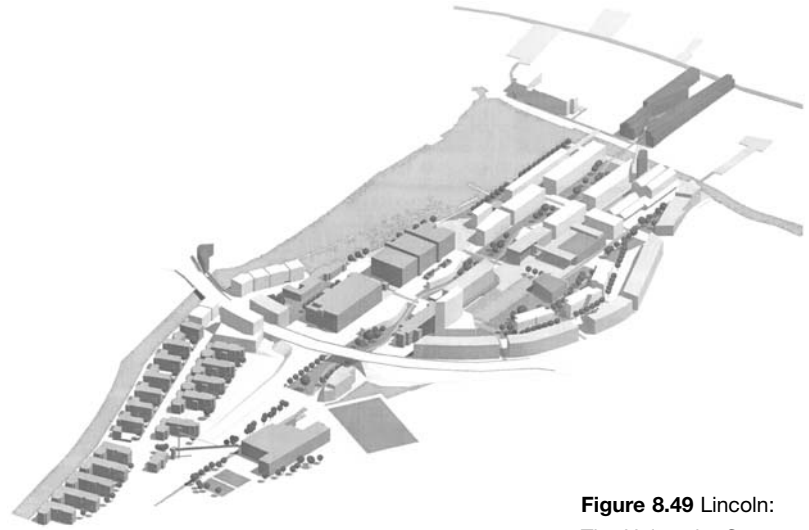


Figure 8.49 Lincoln:
The University Campus

quarter is a model of sustainable development following closely the ideas set out in *Towards an Urban Renaissance* (The Urban Task Force, 1999).

CONCLUSION

There are two divergent views about the size of the city quarter. There is that view represented by Jacobs which stresses the political function of the quarter. This view emphasizes the need for a community occupying a given territory to be able to organize itself politically. The community must be big enough and powerful enough to defend the group's interests. Jacobs believes that this is only possible for communities with a population greater than 100 000. Such groups, it is argued, have the muscle or political clout to affect the behaviour of elected representatives. At another extreme, Alexander argues that communal decision-making is only effective in small groups of 500 to 2000 people at the most. A small,