

Number 5 Lincoln's Inn Fields

London, WC2A 3BP

Design and Access Statement, and Heritage Statement

Rock Townsend



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5 Lincoln's Inn Fields

Listed Building Application

5 Lincoln's Inn Fields,
London WC2A 3BP

Design and Access Statement, including Heritage Significance:

Site:

5 Lincoln's Inn Fields is a Grade II listed building on the National Heritage List for England, located on the north side of Lincoln's Inn Fields in Central London.

The building was temporarily used as offices for the London School of Economics and Political Science (LSE), and is now being reverted back to its original use as a C3 dwelling

Proposal:

The proposal is for 2no. minor internal alterations to cupboards and joinery within the building. There are **no** proposed changes to the exterior of the building.

Front Facade onto Lincoln's Inn Fields



Site Aerial



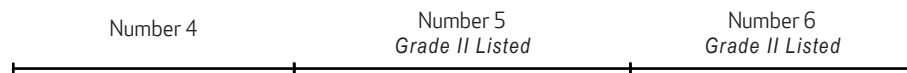
Number 5 Listing Importance:

Number 5 Lincolns Inn Fields (and attached railings) is Grade II listed on the National Heritage List for England.

A mid C18 Georgian terraced house, 4 storeys and a basement. The facade having been rebuilt early C19. The facade comprises of yellow stock brick with rusticated stucco along the ground floor and 1st floor cill string.

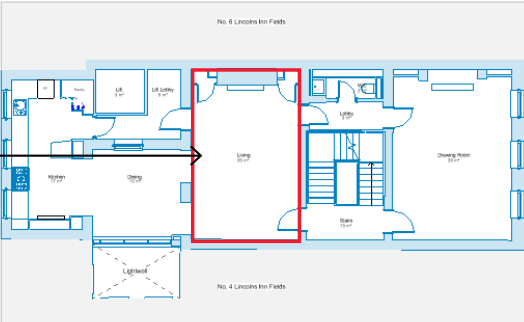
The building is set off of Lincoln's Inn Fields, around which there are a range of Grade I, Grade II and Grade II* buildings. The closest of these include Grade II listed Numbers 1&2 and Attached Railings, Grade II listed Numbers 6, 7 & 8 and Attached Railings, and Grade II* listed Powis House and Attached Railings. As the proposed works to Number 5 are only internal the application has no negative impacts on any surrounding buildings.

There are **no works** to the external being proposed as part of this application.

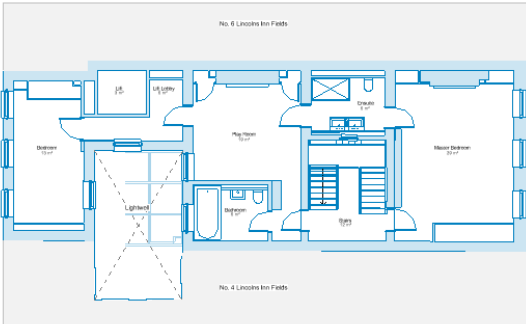


Existing Floorplans and Extent of Proposed Works:

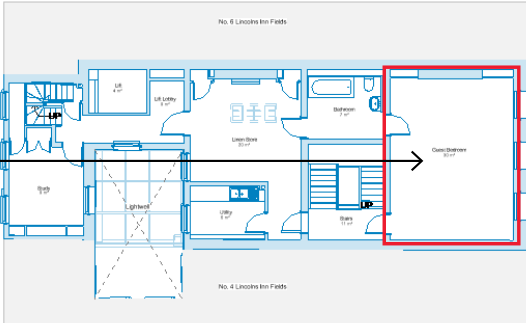
Level 01
Formal Dining Room
Remove doors to either side of fireplace and install flush panel and shallow shelving



Level 02
Guest Bedroom
No proposed works



Level 03
Living Room
Install new false wall around chimney breast to install recessed TV and fireplace feature



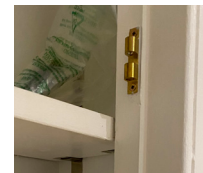
Proposed works to the existing first floor formal dining room consist of:

- Removal of 2no. cupboard doors and hardware on either side of existing chimney breast.
- Rear flush panel and shallow shelving introduced to create an interesting shelving feature within room.

- The proposed removed doors do not appear to be original.
- Doors and hardware will be carefully removed and stored for future use.
- Wooden panelling not to be effected by proposed works.

[illegible]

A technical line drawing of a fireplace surround and side cabinets. The drawing shows a central fireplace opening with a mantel, flanked by two side cabinets. Arrows indicate the placement of the 'FIREPLACE SURROUND' and 'CABINETS' components. The side cabinets are shown in a dark blue color, while the fireplace surround is white.



Existing Internal Elevation with Proposal Annotated:



A close-up photograph of a white, glossy shelf. A black arrow points to a small, dark, circular spot on the shelf's surface. The shelf is part of a larger white structure, possibly a cabinet or shelving unit. The lighting is bright, creating reflections on the shelf's surface.

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Third Floor Proposed Works - Living Room

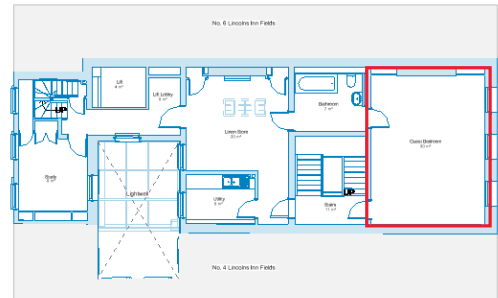
Proposed works to the existing third floor living room consist of:

- Demolition of 2no. existing timber cupboards to either side of the chimney breast (installed in 2011), each are formed of 2no. doors, 1no. shelf and 1no. drawer.
- Alcove cupboards are to be replaced by 7no. open timber shelves - 35mm American Oak with Osmo Oil stain - on each side of the chimney breast.
- Proposed false wall in front of the existing chimney breast with 2no. recesses to accommodate a recessed TV and recessed decorative log faux fireplace feature.

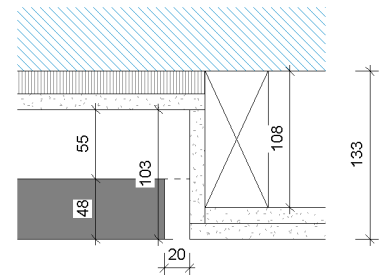
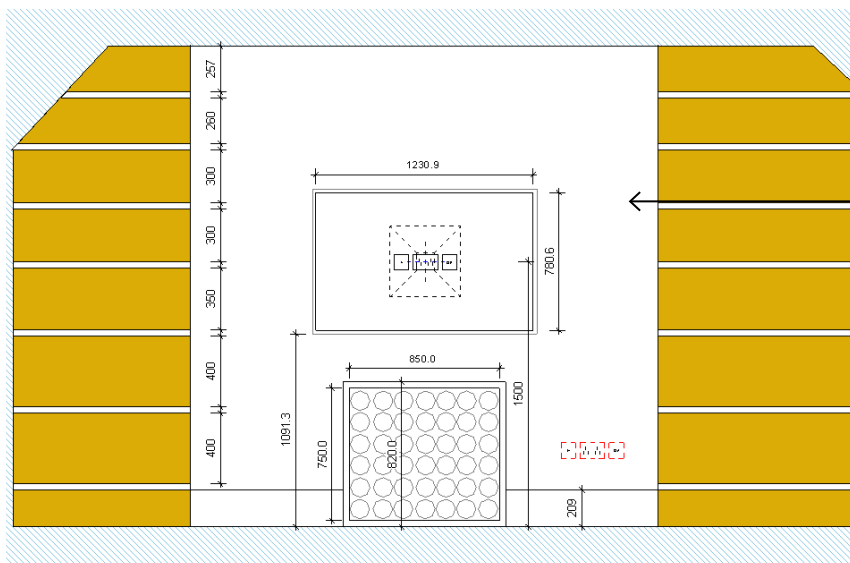
Notes:

- The proposed demolished cupboards are not original (installed 2011).
- There is no existing wooden panelling or fireplace in this room.

The proposals in this room cause *Minimal Harm* to the Grade II listed building.



Proposed Internal Elevation:



Proposed false wall to existing chimney breast, to be 133mm deep and constructed of plywood pattressing, standard plasterboard and timber studs

Number of wall fixings to be kept to a minimum to ensure limited impact on existing building fabric

Minimal Harm to Heritage Listing

Existing Internal Elevation with Proposal Annotated:



Demolition of 2011 constructed existing timber cupboards in alcoves to either side
No Harm to Heritage Listing

* Please see drawing number 5LIF-RTA-XX-01-DR-A-00013 for full scaled drawings and details

Conclusion

The proposed works are summarised as:

ITEM	ROOM	PROPOSED WORKS	SIGNIFICANCE OF AFFECTED FABRIC	POTENTIAL IMPACT	MITIGATION
1	Level 1 Formal Dining Room	Removal and storage of 2no. timber doors and hardware and construction of 2no. flush rear shelving panels	Low Significance - All removed doors and hardware are to be stored safely for possible future use. New rear shelving panels will include minimal fixings to limit the impact on the existing fabric whilst providing suitable structural stability.	Low Impact - If/when doors and hardware are removed fixings may cause minimal damage to existing fabric which will be made good and any hardware openings infilled.	New rear shelving panels are to have skim finish to match existing riser, with the number of proposed fixing to be kept to a minimum and screws countersunk for flush finish.
2	Level 2 Living Room	Demolition of 2no. non-original timber cupboards and construction of 1no. false wall with recesses	Low Significance - Joinery to be demolished is non-original and of low significance having been constructed in 2011.	Low Impact - If/when existing joinery is removed fixings may cause minimal damage to existing fabric which will be made good.	The new false wall is to have skim finish to match existing, and the number of proposed fixing are to be kept to a minimum. The false wall will be in keeping with existing fabric and existing skirting is to be reused where possible with side extrusions to match existing height and profile.

Heritage Impact:

Overall the proposed works to the existing building are minimal and their impacts minor. The scale, fixings and materiality of new proposed elements have been well considered to match the existing building's qualities. Demolition is limited to joinery installed in 2011 and there is no proposed demolition of original features or joinery. All proposed elements of construction are to have a limited number of wall fixings to ensure minimal impact on existing building fabric. The scope of the project does not effect the heritage aspects of the building and is sensitive to the existing qualities of the building and does not affect any of the key existing fabric.



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