

# Number 5 Lincoln's Inn Fields

London, WC2A 3BP

Design and Access Statement, and Heritage Statement

Rock Townsend



## **Rock Townsend**

Architecture & Design

---

The Old School  
Exton Street  
London SE1 8UE  
020 7261 9577  
[studio@rocktownsend.co.uk](mailto:studio@rocktownsend.co.uk)



[rocktownsend.co.uk](http://rocktownsend.co.uk)

## Contents:

Page 04 - Site Overview

Page 05 - Listed Building Importance Analysis

Page 06 - Existing Floorplan and Extent of Proposed Works

Page 07 - Second Floor Guest Bedroom Proposal

Page 08 - Conclusion



# 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 1 no. minor internal alteration 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



---

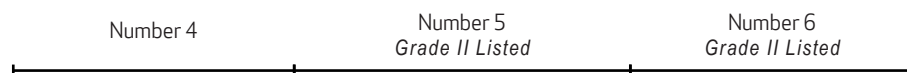
#### Number 5 Listing Importance:

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.

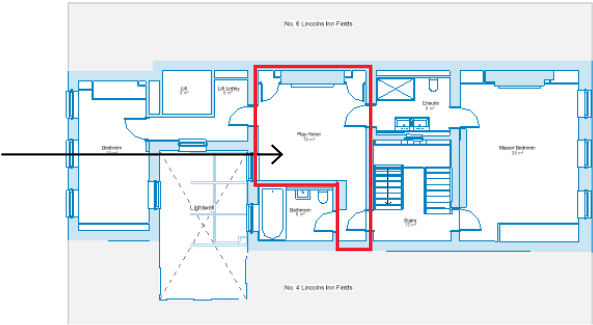
There are **no works** to the external being proposed as part of this application.



---

# Existing Floorplan and Extent of Proposed Works:

**Level 02**  
**Guest Bedroom**  
Remove door to cupboard on  
left side of fireplace





## Second Floor Proposed Works - Guest Bedroom

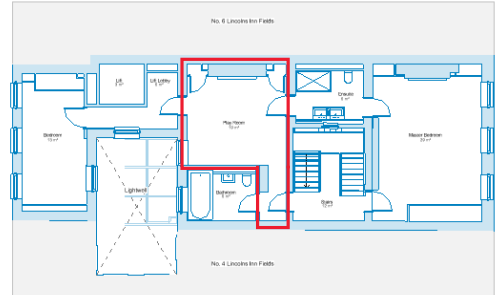
Proposed works to the existing second floor guest bedroom consist of:

- Removal and storage of 1no. existing timber door and hardware to the cupboard on the left of the existing chimney breast.

### Notes:

- The door proposed to be removed does not appear to be original.
- Door and hardware will be carefully removed and stored for future use.
- Wooden panelling not to be effected by proposed works.

The proposals in this room cause *No Harm* to the Grade II Listed building.



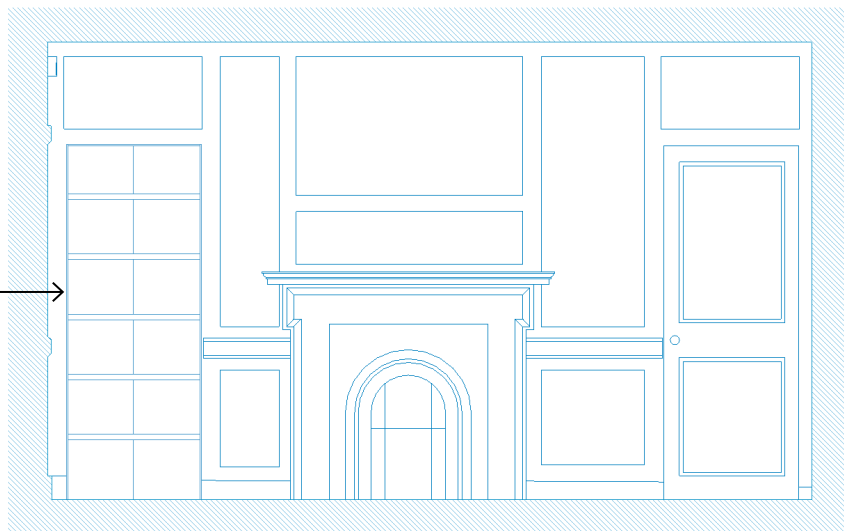
Timber panelling to wall not to be effected by application and existing timber architrave retained and hardware openings infilled



Removal of existing timber door to alcove on left side of existing chimney breast - all to be safely stored for future use  
*No Harm to Heritage Listing*



### Proposed Internal Elevation:



### Existing Internal Elevation:



\* Please see drawing number 5LIF-RTA-XX-01-DR-A-00012 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 2 Guest Bedroom	Removal and storage of 1no. timber door and associated hardware.	<b>Low Significance</b> - All removed doors and hardware are to be stored safely for possible future use.	<b>Low Impact</b> - 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.	Any required making good is to match existing fabric.

### Heritage Impact:

Overall the proposed works to the existing building are minimal and their impacts minor. There is no proposed demolition of original features or joinery. Any required elements of making good are to have a limited number of 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.





# Number 5 Lincoln's Inn Fields

## Design and Access Statement

### **Rock Townsend**

Architecture & Design

---

The Old School  
Exton Street  
London SE1 8UE  
020 7261 9577  
[studio@rocktownsend.co.uk](mailto:studio@rocktownsend.co.uk)



[rocktownsend.co.uk](http://rocktownsend.co.uk)

**FOLLOWING NOT IN USE**

## Number 5 Lincoln's Inn Fields

Design and Access Statement

### Rock Townsend

Architecture & Design

The Old School  
Exton Street  
London SE1 8UE  
020 7261 9577  
studio@rocktownsend.co.uk

rocktownsend.co.uk

## First Floor Proposed Works - Dining Room

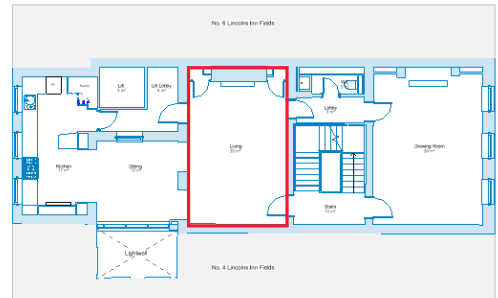
Proposed works to the existing first floor formal dining room consist of:

- 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.

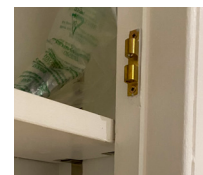
### Notes:

- 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.

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



### Proposed Internal Elevation:



Removal of existing timber doors to alcoves on either side of existing chimney breast - all to be safely stored for future use  
*No Harm to Heritage Listing*



Timber panelling to wall not to be effected by application and existing timber architraves retained and hardware openings infilled

### Existing Internal Elevation with Proposal Annotated:



Alcove recesses to be infilled to create continuous flush finish to rear of shelving  
*Minimal Harm to Heritage Listing*



\* Please see drawing number 5LIF-RTA-XX-01-DR-A-00010 for full scaled drawings and details

## Third Floor Proposed Works - Living Room

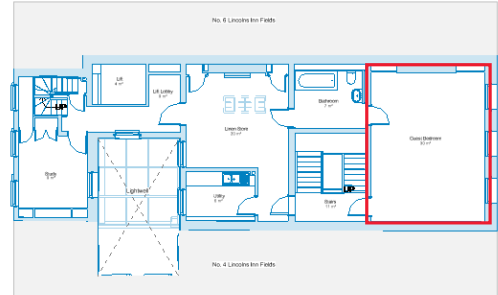
Proposed works to the existing third floor living room consist of:

- 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.

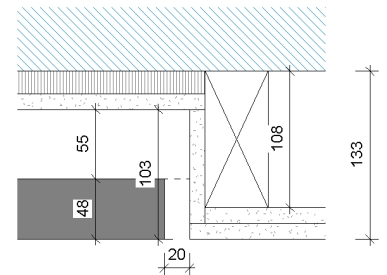
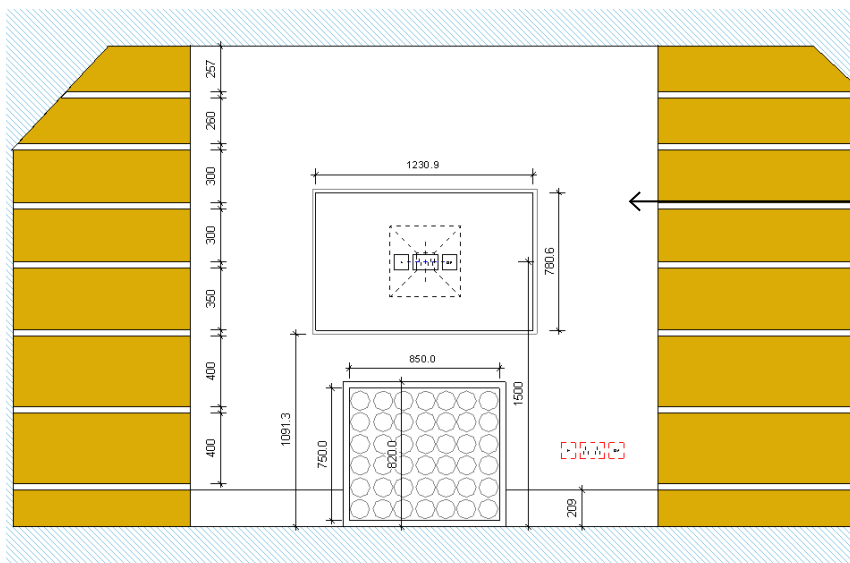
### Notes:

- 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