

8 AND 9 STONE BUILDINGS

ROOF REPAIRS HERITAGE, DESIGN
AND ACCESS STATEMENT

MARCH 2024



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1.0 INTRODUCTION

PURPOSE OF THE REPORT

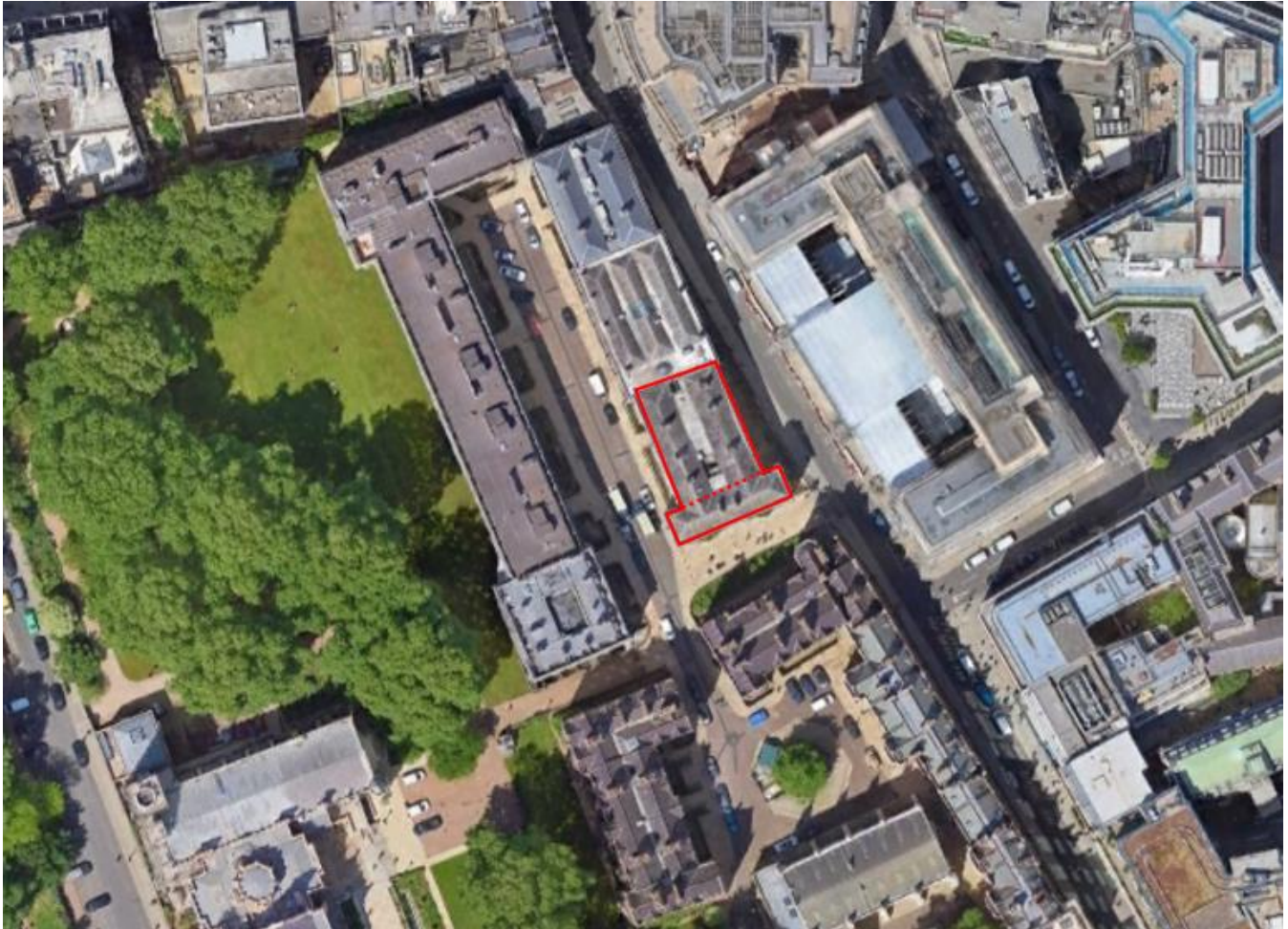
1.1 Montagu Evans have been instructed by the Honourable Society of Lincoln's Inn (hereby referred to as the 'Applicant') to provide consultancy services in support of proposals which are subject to an application for listed building consent and planning permission at 8-9 Stone Buildings, London, WC2A 3TA (the 'Site'). The comprehensive report comprises both a Design and Access Statement as well as a Heritage Statement.

1.2 The proposal is summarised as follows:

'Works to the roof including replacement of roof slates, like for like replacement of existing asphalt surfaces, replacement of existing rooflights with conservation-style roof lights, replacement leadwork.'

2.0 SITE DESCRIPTION AND HISTORY

THE SITE



Aerial of the Site – 8 and 9 Stone buildings highlighted.

LINCOLN'S INN FIELDS

2.1 Lincoln's Inn is located to the east of Lincoln's Inn Fields. The Inn is bound by Newman's Row to the west and Chancery Lane to the east. The rear of buildings located at High Holborn form the northern boundary. Carey Street borders the site to the south.

2.2 The Building, including the entire Lincoln's Inn, is located within the Camden Bloomsbury Conservation Area. Westminster's Strand Conservation Area borders Lincoln's Inn to the south. To the east of Lincoln's Inn is the City of London's Chancery Lane Conservation Area.

2.3 The Honourable Society of Lincoln's Inn has been evolving and expanding since its foundation in 1422.

2.4 The four Inns of Court – Lincoln's Inn, Inner Temple, Middle Temple and Gray's Inn - are professional societies of barristers. All barristers who practise in England and Wales, and all students intending to become barristers must belong to one.

2.5 The Inns also provide professional accommodation for their members, dining and meeting facilities and places of worship. There is of course also office space associated with the administration and management of the Inn itself. The Inn is a self-contained collegiate-type precinct. Many of the buildings are of historic interest – indeed the Inns collectively are the custodians of a significant number of nationally significant buildings. The heritage and architecture of the Inns attract many visitors, both tourists and those who live or work in the vicinity. Lincoln's Inn is open for public enjoyment every day. It is a quiet, pleasant green refuge.

STONE BUILDINGS

2.6 The terraces referred to as Stone Buildings were constructed between 1775 and 1780 to the designs of Sir Robert Taylor. The Stone Buildings were designed and constructed as chambers and to provide a new space for the library and offices for the Court of Chancery.

2.7 The Black Books of Lincoln's Inn (Vol. 5: 1846 to 1914) states:

'The Stone Buildings were the joint enterprise of the Society and the Officers of the King's Court of Chancery, with the approbation of the Lord Chancellor. Those Officers were the Six Clerks and the Sworn Clerks, and also the Registers, the Clerks of Enrolments and the Accountants General, and their deputies, whose function was to keep the records, decrees, orders and books of account relating to the business of the Court.'

By an Act of 1774 provision was made for rebuilding the office of the Six Clerks and erecting offices for the Register and Accountant General, and by August of that year Sir Robert Taylor's ground plan and drawing of the elevation of the building had been approved by the Council, the Accountant General, the Registers of the Court of Chancery and the Lord Chancellor. Thomas Clarke, the Society's bricklayer, was directed to proceed with the construction of a 'basement storey' for seven sets of chambers on the garden side, beginning at the South end, but leaving space for a hall then intended to be built on the site of what is now No. 7 Stone Buildings. The sites for the offices of the Accountant General at the North end on the Chancery Lane side, and of the Registers of the Court at the South end (now numbered 11, 9 and 8) were purchase out of public funds, and the buildings were not put up by the Society. This also happened to the Office of the Six Clerks, who negotiated independently, and bought the site in the middle (now No. 10).'

2.8 The variation in procuring the sites would explain the slight variation in external appearance. Nos. 8, 9 and 11 are yellow stock brick with stone basements and dressings, which contrast with No. 10 which has a rusticated stone ground floor, ashlar first floor and attic.

2.9 The Black Books of Lincoln's Inn confirms that "*all the new buildings appear to have been finished before 1780 except Nos. 1 and 2*". No. 7 was completed by P Hardwick in 1845 as accommodation for the Masters of the Court of the Exchequer.

2.10 The Building remained in use by the Accountant General and/or the Registers of the Court, until: In 1880 the business of the offices of the Accountant General, the Registrars in Chancery, the Clerks of the Records and Writs and the Clerk of the Enrolments was transferred to the Royal Courts of Justice, and the site of those offices was vested in the Trustees of the Real Estate of the Society on December 20th, 1881.

2.11 The Pevsner (1998) guide refers to Nos.1-11 as a whole and states:

'The main front is to the W, stone-faced (hence the name) and with angle pavilions emphasised by attached giant columns and pediments. The long middle part is entirely plain. The S end of this range has pilasters. The oblong back court is completely regular. The S end of the W range again has attached columns, to make a point-de-vue for those coming from Chancery Lane through the gate facing this pavilion. The shorter E range has a stone-faced centre with arched principal windows, but the ends and sides are brick. The narrow N end of this court or close is a part of the composition of the W range; at its E end, one bay flanked by pilasters. Obviously some change of plan was made here. The S end of the W range was added by Philip Hardwick in 1842-5 to Taylor's original design.'

2.12 The design of the building would have come late in Taylor's career, who died in 1788. Taylor is an architect of note, having designed several public buildings of special architectural and historic interest, including London Bridge (1758-62); The Bank of England (1766-88); and, The Guildhall, Salisbury (1788-95, built with some alterations after death).

2.13 He had been appointed surveyor to the Bank of England in 1764; in March 1769 he joined the office of works, succeeding William Chambers in the post of one of the two architects of the works; in 1777 he became a member of the board of works with the title of master carpenter; in 1780 he was promoted master mason and deputy surveyor, again to Chambers; in 1788 he became surveyor to Greenwich Hospital, and he was also surveyor to Lincoln's Inn and the Foundling Hospital.

2.14 The buildings addressed in this document include 8-9 Stone buildings. 8-9 Stone Buildings were constructed in approximately 1775, and are constructed using Portland stone dressings, string course and copings. The roof is formed of two shallow slate-covered roof areas with a central flat section covered by asphalt.

3.0 THE PROPOSAL

3.1 An assessment of the building conditions revealed that the current roof covering of 8-9 Stone Buildings is beyond its operational life.

3.2 In order to preserve the Grade I listed buildings, the following repairs are necessary:

- Repairs to roof coverings, including replacement of slate, lead and asphalt where beyond repair.
- Repairs to leadwork, including gutters and rainwater downpipes,

3.3 A schedule of the works is outlined below:

NO.	ELEMENT	CONDITION	PROPOSED WORKS
1	Slates	Slates show signs of aging with numerous areas of delamination, fractures, and crumbling.	Sourcing of the original slates and the replacement of these to match existing. Following an analysis by Sandbergs LLP, it was determined that Westmoreland Green Slate is the most appropriate. The tiles are approximately 590 x 300m.
2	Asphalt	This is in a very poor condition, with this de-bonded, slumping, cracked and blistering in most areas.	Removal of the asphalt down to the timber deck, repairs to the existing deck as necessary, then the provision of new asphalt, built up in layers.
3	Leadwork to flat roof areas	The existing leadwork to the flat roof areas is showing signs of aging and splits and needs to be replaced with new lead.	Replacement of existing lead work with new lead. Thickness of sheet lead will be in accordance with Lead Sheet Training Academy standards for historic property.

EVIDENCE FOR PROPOSAL

3.4 Following an assessment of building conditions, the above works were identified as being necessary for the preservation and integrity of the listed buildings. As can be seen in the images of the building conditions, many components on the roof including the slate, rooflights, and lead work are in a state which is beyond repair as the materials are past their useful life (See Figure 2). As a result, the materials will need to be replaced as is outline above.

3.5 The essential maintenance works will serve to safeguard the continuous preservation of the Grade I Listed building, ensuring its longevity and historical significance. These proposed actions align with Camden's Local Plan, specifically Policy D2 (Heritage), which mandates the preservation of listed structures without causing substantial harm. Furthermore, the proposed plan fully adheres to Camden's standards, as the works will be executed in a manner that meticulously preserves the historic fabric. This will be achieved through the meticulous use of appropriate materials and adherence to established building guidelines, thereby ensuring a seamless, like-for-like appearance.

3.6 Based on these conditions the proposal fulfils the statutory duty which is outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.0 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE OF THE SITE

4.1 Section 16 (for listed building consent) of the 1990 Act states that, when determining applications, the local planning authority or the Secretary of State, 'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.'

4.2 By virtue of paragraph 194 of the National Planning Policy Framework (2023), applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood.

4.3 In April 2008, English Heritage published 'Conservation Principles', which sets out policies and guidance for the sustainable management of the historic environment. The document seeks to understand the values of a place, how to assess heritage significance, and how to manage change to significant places. According to the document, the value of an asset should be assessed according to four values. These are not discrete, self-contained concepts but overlap and interact to some extent. These values have been adopted for the purpose of assessment as best practice and are:

- Evidential
- Historical (Illustrative and Associative)
- Aesthetic (Design value)
- Communal (Commemorative & Symbolic and Social)

4.4 Stone Buildings as a whole have particular aesthetic value. The principal elevations, fronting Lincoln's Inn Fields, form a collective grand palace addressing the green space.

4.5 The application Building itself forms a further composite to the north, in conjunction with Nos. 8, 9 and 10. One elevation is presented to Stone Buildings street within Lincoln's Inn and a further to Chancery Lane. The composition of each is not symmetrical as with the grand palace, although a balance is achieved by virtue of repetition of detail, and particularly the yellow stock brick Nos. 8, 9 and 11 framing the central No.10 formed of rusticated stone and ashlar. The building exterior itself is detailed to a high standard, including a central square-headed door to the Stone Buildings frontage with elaborate Nico lantern bracketed over and round-headed fanlight, in shallow round-headed recess.

- 4.6 The interior fixtures and fittings of the Building have been altered in some areas where changes are proposed. The plan form appears, however, to follow what may have been the Sir Robert Taylor designs, although it is noted that the original plans have not been located in the archives searched to date.
- 4.7 The Building has historic value as a notable design of a public building by Sir Robert Taylor. The classical design is an excellent example of Taylor's work, although it is noted that the original plans may have been drafted by John Leach whilst a clerk in Taylor's office, who afterwards became a student of Lincoln's Inn.
- 4.8 As a whole Stone Buildings formed an important part in the historic development of Lincoln's Inn, comprising chambers and a new space for the library and offices for the Court of Chancery. It is noted that, amongst those to use the chambers, was William Pitt the Younger, although Pitt's chambers were at No. 4.
- 4.9 The interrelationship between the buildings of Lincoln's Inn, including the application Building, provide evidential value of the development of the Inns of Court and the overarching development of the legal system within the UK.
- 4.10 In addition to the above, the Inn as a whole has communal value by virtue of the meaning of the place to its barristers and its status as an institution within the wider community.

OTHER HERITAGE CONSIDERATIONS

- 4.11 We note that the building is located in the Bloomsbury Conservation Area and is also within the immediate vicinity of Nos.1-7 Stone Buildings opposite, also statutorily listed Grade I.
- 4.12 The Conservation Area was designated in 1968 by the London Borough of Camden. The Bloomsbury Conservation Area Audit and Management Strategy was adopted on the 18 April 2011 and identifies both Nos. 1-7 and 8-11 in sub-area 9: Lincoln's Inn Fields/Inns of Court/High Holborn. With reference to the Building the Audit states:

'The lawyers' chamber buildings vary in date from the 16th to 20th centuries. They have relatively plain classically-influenced elevations, relieved by horizontal banding, and punctured by regular rows of sash windows and pedimented doorcases. The finest examples include the grade I listed, late 18th century Stone Buildings, and the grade I listed 15th century Old Hall and gateway and the 16th century chambers of Old Buildings which are the earliest surviving buildings on the site. There are 19th century chambers in Old Square which adhere to a neo Tudor architectural idiom, and the grade II listed New Hall, which dates from the 1840s.'*

- 4.13 Section 66 (for planning permission when required) of the 1990 Act, when determining applications, the local planning authority or the Secretary of State, 'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.'

4.14 Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of the area.

4.15 The statutory requirements set out above have been considered where proposing changed which affect the external appearance of the buildings.

5.0 POLICY SUMMARY

POLICY SUMMARY

5.1 The following policies have been considered for the proposals to determine that the works do not require listed building consent:

- Camden Local Plan - Policy D2: Heritage
- Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 16: Decision on Application

5.2 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.

5.3 In considering whether to grant listed building consent for any works Section 16 (Decision on application for listed building consent) requires that the local planning authority or the Secretary of State have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, the local planning authority or the Secretary of State, "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

5.4 Having regard to the above, the statutory provision is satisfied if development proposals preserve a listed building and/or the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

MATERIAL CONSIDERATIONS

- National Planning Policy Framework (NPPF) (2023);
- Historic England, Practical Building Conservation: Roofing (2013)



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