

Design, Access and Heritage Statement for
Fabric repairs and new access equipment

LINCOLN'S INN – New Square Nos 1-11a, Thomas More Chambers and Nos 53, 54 & 55 Carey Street



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Chantrey Conservation Architects Ltd

Tel: 07856 828406

Email: marcus@ccarch.co.uk

Website: www.ccarch.co.uk

Chantrey Conservation Architects Ltd

Registered Office: St. Omer, The Street, Draycott, Somerset, BS27 3TH.

Registration No: 15229783 Registered in England & Wales.

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Revisions

Rev	Date	Action / Notes
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1 INTRODUCTION

- 1.1. The following Design, Access and Heritage statement has been prepared in support of a planning application and Listed Building Consent application for fabric repairs to the various buildings and the introduction of addition high access safety equipment to facilitate safe maintenance of the building.
- 1.2. In March 2024, a Planning and Listed Building Consent application was submitted and subsequently granted for fabric repairs to the basement render to Nos 4-11 New Square. This application acknowledges this approval and works for which consent has already been granted have not been reapplied for. The application references were: 2024/1185/P & 2024/2087/L.
- 1.3. In advance of developing proposals, an Historic Building Assessment has been prepared. This report, written in March 2012 by Donald Insall Associates is the primary historical reference document (Appendix I).
- 1.4. In January 2023, b2 architects ltd prepared a Render Study and Damp investigations report for No 1-11. The report sought to identify defects and the causes of damp observed internally. The report cross-referenced, and included scientific render analysis prepared by Rose of Jericho. (Appendix II). Only the sections relating to Nos 1-3 New Square are relevant to this application.
- 1.5. In November 2023, additional render analysis was sought from Rose of Jericho and the results are collated in a supplementary document (Appendix III). Only the analysis for No1 South has been included.
- 1.6. In November 2023, paint analysis was commissioned from Lisa Oestreicher and her report is attached in Appendix IV. The sections relating to Nos 1-3 New Square are relevant to this application.
- 1.7. Appendix V is a summary report prepared by Chantrey Conservation Architects Ltd which sought to collate the render and paint analysis and to assign a significance to the various paint and render surfaces to inform design decisions. Through undertaking this analysis, a repair strategy has been developed that seeks to ensure that all the historically important surfaces and finished are retained. Again, the sections relating to Nos 1-3 New Square are relevant to this application.
- 1.8. During the summer of 2024, a Condition report on the external fabric of all the New Square buildings was undertaken and these findings have informed the proposals identified within this application. A copy of this report can be made available if requested.
- 1.9. Appendix VI are the drawings which support this application.
- 1.10. This report has been prepared by Chantrey Conservation Architects Ltd.

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2 THE SITE

- 2.1. New Square in Lincoln's Inn was built between 1891 and 1697 on Fickett's Field and Nos 1-11 form a continuous terrace that wraps around three sides of the square. Nos 1-11 are collectively Grade II* listed.
- 2.2. Nos 1, 2 & 3 are located at the southern end of the east side; Nos 4-6 define the main southern elevation of the square and include a carriageway through to Carey Street. No 7 is located in the southwest corner and Nos 8-11 define the west elevation of the square. Close-by, there are a number of other Listed Buildings. An extract from Historic England's listed buildings map shows the square and each of the listed structures identified with a blue tab.



- 2.3. Immediately to the south of the New Square, Thomas More Chambers and Nos 53, 54 and 55 Carey Street are also part of this application. These buildings are all internally connected to the New Square buildings.
- 2.4. The site is located within the Bloomsbury Conservation Area.
- 2.5. The post code is: WC2A 3TL.

3 SUMMARY HERITAGE INFORMATION

3.1. Summary Description

- 3.1.1. For a detailed description and analysis of Nos 1-11A New Square, cross reference should be made to the Historic Building Assessment prepared by Donald Insall Associates. (Appendix I).
- 3.1.2. Below is an extract of the listing descriptions for Nos 1-11 New Square, No11A New Square and Thomas More Chambers as well as the listing descriptions of other buildings or structures close-by.
- 3.1.3. The listing description of Nos 1-11 including railings is as follows:

TQ3081SE LINCOLN'S INN 798-1/106/1027 (East side) 24/10/51 Nos.1-11 (consec) New Square and attached railings

GV II*

11 chambers. c1690-97. By Dr Nicholas Barbon. For Henry Vincent, Lord Chandos of Sudeley. The form of New Square established 1682 and foundations probably dug 1685 by Henry Serle, with whom Barbon had been involved through the former's partner, Robert Clerke, but who died in 1690. Brown brick with red brick dressings, basements now stuccoed. Slated roofs behind parapets. EXTERIOR: 4 storeys and basements, the top storey being added in C18. Stone, architraved doorcases with pulvinated frieze, console-bracketed cornice and curved, broken pediment with ball in centre, with the exception of No.10 with a triangular pediment and No.11 without a ball.

No.1: red brick bands at 1st and 2nd floor levels; 3rd floor with multi-coloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln's Inn in 1693, inscribed "This wall is built upon the ground of Linconles Inne. No windows are to be broken out without leave". INTERIOR: with original panelling to the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals.

No.2: red brick band at 2nd floor level. 9 windows. Gauged red brick segmental arches to slightly recessed sash windows. Ground floor and 5 windows of 1st floor with shutters. INTERIOR: with some panelling. Round iron balusters to stone stairs. RCHM (West London) suggests that No.2 was rebuilt during the C18 and C19.

No.3: brick band at 1st floor level. 4 windows and 1 window on right hand forward return. Gauged red brick flat arches to flush frame sash windows with exposed boxing. Shutters to 3 ground floor windows. INTERIOR: round iron balusters to stone stairs.

No.4: 3rd floor partly rebuilt in yellow stock brick. 4 windows and attic dormers. Ground floor with door to right and to left the Back Gate to Carey Street. 4 centred arch to New Square with grotesque keystone, carved brackets supporting broken segmental pediment with scrolls at sides. Above, 2 segmental pedimented enriched panels with coats-of-arms dated 1697 of De Lacy and Serle. The back gate originally consisted of a carriage-way and 2 flanking pedestrian passages. The footways were converted into shops c1843. Each footway of 4 bays with pilasters carrying groined vault. Shop fronts in bays with large panes. The 4-centred arch to Carey Street is flanked by panelled Doric pilasters with cornice, broken scroll pediment and elaborately

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panelled gates. Both arches are of painted cement. Below arches at both ends of the passage, C19 lamps of Nico type supported by scroll work. INTERIOR: altered; turned balusters and square newels to dog leg stair with closed string.

No.5: brick bands at 1st and 2nd floor. 4 bays of the 3rd floor stuccoed with architraved sashes and a cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs.

No.6: brick bands at 1st and 2nd floor. 6 bays of the 3rd floor stuccoed with architraved sashes and a rudimentary cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs.

No.7: brick bands at 1st and 2nd floor. On return, 3rd floor moulded brick band. 3 1/2 bays of 3rd floor stuccoed with architraved sashes and a rudimentary cornice. Rest of 3rd floor partly rebuilt. 4 windows and 1 window to right hand forward return. Gauged red brick flat arches to flush framed sashes. INTERIOR: turned balusters and square reveals to dog leg stairs.

No.8: moulded brick band to 2 left hand 3rd floor bays. Centre bays, 3rd and 4th floor yellow stock brick with red brick dressings. 11 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs.

No.9: brick bands at 1st, 2nd and 3rd floor levels. 4th storey in yellow stock brick. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs.

No.10: frontage rebuilt after a fire in 1752 and partly re-faced and re-roofed c1951 after war damage. Yellow stock brick. Stone bands at ground and 1st floor level. Stone 1st floor sill band and stone bracketed cornice at 3rd floor level. 9 windows. Flat brick arches to recessed sashes. 3 formers form central roof line feature with central window in arched recess with pediment. INTERIOR: dog leg stair with square iron balusters.

No.11: frontage partly re-faced and re-roofed c1951 after war damage. Red brick with plain brick band at 1st floor level and moulded brick band at 2nd floor. Tiled roof with dormers. 3 storeys, basement and attic. 8 windows. Gauged red brick flat arches to flush frame sashes with exposed boxing. At 1st floor level a carved and inscribed plaque dated 1691; also date plaques inscribed DSC 1693, FSG 1787 and TS 1951.

SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials. HISTORICAL NOTE: New Square is important as a very well preserved and early example of a set of early legal chambers, remarkably spacious and with good panelled interiors not seen. It is also one of the most complete surviving C17 set pieces in London.

3.1.4. No 11A is Grade II listed with the description as follows:

CAMDEN LINCOLN'S INN (West side) No.11A New Square 24/10/51 GV

II

Lodge house on south side of gate to Lincoln's Inn Fields. Mid C19. Red brick with diaper work and stone dressings. Tudor style. Two storeys. Windows of one, three and five lights with drip moulds. Doorway with portico with arched entrance and approached by steps. Parapet with stone coping. INTERIOR: not inspected.

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3.1.5. The listing description for Thomas More Chambers is as follow:

CAMDEN CAREY STREET (North side) Nos.51 and 52 Thomas More Chambers

GV II

Legal chambers. 1888. By George Sherrin, initials GMA in lintel. Cut red brick and stone with ground-floor shopfronts. Roof not seen. Two broad and two narrow windows to Carey Street with entrance under the left of the latter. Two storeys with tall single stack in line with front of building. Cut red brick swags and fruit decoration, oriels in broader bays to left with decorative stonework. Cornice with egg-and-dart moulding, bold projecting parapet with elaborate stone decoration. Single bay return to Serle Street similarly treated, with oriel over shopfront. Corner with plaque to Sir Thomas More 'some time Lord Chancellor of England 1535' and panelled door in Gibbs surround.

INTERIOR: entrance leads through to New Square, Lincoln's Inn (qv) with marble stone floors and staircase, the latter with bulbous vase-shaped timber balusters. Secondary stair with wrought-iron balustrade against Serle Street elevation.

3.1.6. Nos 12 & 13 in the northeast corner of the square are Grade I listed as follows:

TQ3181SW LINCOLN'S INN 798-1/107/1031 (East side) 24/10/51 Nos.12 and 13 New Square and attached railings

GV I

2 terraced chambers. 1534 with later alterations. Brown brick. 4 storeys. 4 windows each (irregular). Wide projecting chimney-stacks rising from the ground through the full height of the buildings (one separating Nos 12 and 13 and one to the right of No.13) indicate that they formed the rear of the Tudor range. Gauged red brick flat and segmental arches and dressings to flush framed windows with exposed boxing and C18 glazing bars. Parapets with small pointed gables (No.12, 3; No.13, 2). No.12: late C18. Wood doorcase with fluted half pilasters, architrave, paterae on frieze and dentil cornice. INTERIOR: not inspected but noted to be greatly altered. No.13: late C17. Wood doorcase with carved consoles, pulvinated frieze and broken segmental pediment. INTERIOR: not inspected but noted to be altered. Late C16 or early C17 overmantels in some of the rooms. SUBSIDIARY FEATURES: attached cast-iron railings. Nos 12 & 13 New Square formed from the rear of No.16 Old Buildings (qv).

3.1.7. The entrance gates and waterpumps on the north side of the square are Grade II listed:

TQ3081SE LINCOLN'S INN 798-1/106/1037 (North side) 14/05/74 Cotterell Garden north end entrance gateway and attached stone pumps (Formerly Listed as: LINCOLN'S INN Entrance gateway at North end of central gardens, New Square)

GV II

Entrance gate and water pumps. c1863. Elaborate wrought-iron screen and gates to either side. Screen with coat of arms and name "Brewster" under. Flanked by round, stone water pumps with enriched tops.

3.1.8. The nine lamp-posts in New Square are also listed and their listing description is:

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TQ3081SE LINCOLN'S INN 798-1/106/1044 Nine lamp posts in New Square 14/05/74

GV II

Lamp posts. C19. Cast-iron lamp standards with fluted or octagonal shafts. Bracketed lanterns of Windsor type, some with ladder bars.

- 3.1.9. The railings surrounding the Cotterell garden are also listed and their listing description is as follows:

TQ3081SE LINCOLN'S INN 798-1/106/1036 Surrounding railing piers to 14/05/74 Cotterell Garden, New Square (Formerly Listed as: LINCOLN'S INN Railing piers around central gardens, New Square)

GV II

Railing piers surrounding the central garden. c1845. Portland stone octagonal piers. The railings have been removed.

- 3.1.10. The railing to Nos 14 & 15 are also Grade II listed:

TQ3181SW LINCOLN'S INN 798-1/107/1033 (West side) 14/05/74 Forecourt railings, wall and gates to Nos.14 and 15 New Square

GV II

Railings and gates. c1928. Red brick wall on south side with piers surmounted by stone balls. Good wrought-iron railings on west side with gateway dated 1928.

- 3.1.11. The Seven Stars Public House is Grade II listed.:

TQ3081SE CAREY STREET 798-1/106/175 (North side) 14/05/74 Nos.53 AND 54 Seven Stars Public House

GV II

Formerly known as: The Log and Seven Stars Public House CAREY STREET. Public house. Perhaps C17 in origins (dated 1602) with later alterations and additions. Painted brick clads partial timber frame; slate roof. 2 storeys and attic; 4 windows, that to right broader and set in projecting jetty which may have been a separate building. Ground floor with C19 wooden public house frontage of 4 windows and 2 entrances flanked by pilasters; panelled aprons to windows. Gauged brick flat arches to 1st floor recessed sashes, except 1 window in jettied bay to right with reeded, architraved surround. INTERIOR: two rooms to ground floor. C19 bar backs with mirrors, that to larger bars with cupboards. Bar counters to both rooms of similar date. c1900 corner fireplace in right-hand bar, its joinery continues as ledges round side walls and across windows. Ceilings with thin beams of similar date masking earlier framing. Narrow stair to upper floors set behind main bar.

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4 POLICY AND GUIDANCE

4.1. In preparing this application, due consideration has also been given to the following National and Local Policies and advice documents:

- National Planning Policy Framework (2019).
- The Camden Local Plan (July 2017).
- Bloomsbury Conservation Area appraisal and management strategy. (April 2011).

5 RECENT PLANNING HISTORY

5.1. In March 2024, a planning and listed building consent application was submitted for 'Repairs to external render and windows at basement and ground floor levels' to Nos 4-11 New Square. The application reference Nos are:

Planning	2024/1185/P
Listed Building Consent	2024/2087/L

Permission was granted for both applications on 23 July 2024.

6 THE DESIGN PRINCIPLES AND CONCEPTS

- 6.1. At high level, re-roofing is proposed to the northern half of No1, sections of No10 and all of No11a. These roofs will continue to be of traditional construction, but remodelling will be required to parapet gutters so that bays lengths and steps meet best practice standards [Photo 001]. To No11a, the asphalt to the western end of the flat roof will be removed and the roof recovered in lead to match that the east end of the same roof. Slate use will continue on sloped areas but additional ventilators will need to be introduced. To No 4, the parapet gutters which are lead covered but which do not include any steps will be recovered in terne coated stainless steel. Patch repairs and like-for-like repairs to roofing will be carried out elsewhere.
- 6.2. To the chimneys, extensive cement pointing is present and missing or loose it will be removed and replaced with a lime mortar [Photo 002]. Where cement is well adhered and in good condition it will be retained to avoid damage to the brick arises etc. The approach is a continuation of the policy adopted during recent repair programmes at high level to Nos 5 & 6. In a few instances, cracking to chimney stacks will require the introduced of helibar reinforcement let into the mortar joints as part of the repointing exercise. To chimney CH69, rusty joint reinforcement will be replaced but with a non-ferrous equivalent [Photo 003].
- 6.3. Individual decayed bricks in chimney stacks will be replaced and flaunching to the tops of chimneys will be renewed where damaged or cracked [Photo 004]. Vegetation where growing will also be removed [Photo 005]. Any fractured chimney pots will be replaced. Damaged creasing tiles around the tops of chimneys will also be replaced and failing pointing renewed [Photo 006]. Locally, chimney shoulders will be capped with lead to provide a better first line of weather protection.
- 6.4. Rooflights and badly decayed roof access windows will replaced with new on a like-for-like basis [Photo 007]. Lead access covers which are heavy and unusable will be recovered in stainless steel so that they are lighter and safe to use.
- 6.5. Safe access for maintenance is a high priority and the Inn needs to continue to install access equipment to facilitate safe access to all sections of the roofs thereby ensuring all roofs are well maintained thereby minimising the risks to the fabric of the building caused by leaks [Photo 009]. New ladders are to be installed in various locations and generally these are direct replacements of existing steel ladders which are not fit for purpose [Photo 008]. Handrails are additionally required on the roof of No8. The access equipment is all of the same 'family' to that which has been introduced elsewhere already to New Square buildings and elsewhere on the site [Photo 010]. The stainless steel posts and wires to the southern elevation of No 4 will be removed with permanent access wires introduced [Photo 011].
- 6.6. To the tops of the parapets, the occasional badly decayed stone, brick or section of creasing tile will be replaced on a like-for-like basis [Photo 012].
- 6.7. All the elevations of the New Square buildings are primarily of brick construction. A light Thermatech clean of all the brickwork is proposed. The cleaning seeks to remove surface deposits allowing the condition to be better assessed and the brickwork to breath [Photo 013]. More intense cleaning in the form of ammonium carbonate poulticing is proposed the black skins/sulphation found on some of the more protected where water washing does not occur. This relates in particular to stone cills and the decorative Portland Stone cornice to No 10. This cleaning will improve the visual appearance and allow the surface of the stonework to breathe thereby reducing the risk of more extensive decay.

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- 6.8. The buildings have been increased in height since originally built and this coupled with fire and war damage means that there are a various brick type and different pointing. Where cement pointing exists and is missing or failing, the proposal is that it will be replaced with a hydraulic lime mortar (NHL 2.0). Patch repointing is generally proposed but where there are areas where the pointing condition is poor, wholesale replacement of cement pointing will be undertaken. The elevation drawings show these areas. Locally, individual bricks have been mortar repaired and where these are cement based, the opportunity will be taken to replace some of these with the priority given to repairs which are failing or which are having a detrimental effect on adjacent historic masonry [Photos 014 & 015].
- 6.9. There are gauged brick string courses between the various floors of many of the buildings. In some areas these have been well repaired but in other areas cement mortars and inappropriate bricks have been introduced [Photo 016]. Locally some of these areas are in very poor condition and the masonry has become unstable and needs to be rebuilt. Evidence of previous repairs and interventions are present. Inappropriate materials will be removed where found and where it is reasonably possible to do so without causing harm or damage to adjacent historic fabric [Photo 017]. New rubbed bricks will match the existing with moulded bricks re-introduced where repairs have resulted in the loss of the moulding.
- 6.10. Above the string courses, lead cover flashing are present in most areas where the offset is significant and where not present, new leadwork will be introduced. To the lesser projecting string courses, mortar fillets will be applied to shed water and this is continuation of a policy already in use [Photo 018]. To No10, poorly executed mortar repairs will be replaced with indent stone repairs and any rusting iron cramps behind removed [Photo 019].
- 6.11. Study of the basement string course in the various building has identified different details and many of these have been altered as part of previous repair programmes. Drg No 400.001 includes photographs of all of the drip details around the square and sketches show the localised variations. The use of a slate drip has been successful as a capping detail except where the slate has a back-fall or when the pointing fails between slates. The consequence is water ingress into the head of the wall and cracking and damage to the render at high level. At basement level to the front of Nos 1-3 and to the rear of Nos 4-6 where these is a change from brickwork to render, additional projecting lead drips will be introduced to shed water away from the face of the building [Photo 020]. Where necessary, slating and tile string courses will be repaired.
- 6.12. Almost all the windows are single glazed timber windows and mostly sash windows of various dates and varying detail. The windows all require a light overhaul and redecoration. Where extensive decay has occurred, scarf repair using a like-for-like timber is proposed [Photo 021]. Plastic repairs will be used for small holes and putty will be replaced where cracked. Applied draught seals and strips will also be applied to the windows to reduce draughts and heat losses.
- 6.13. Above the first and second floor windows to No1 North, a lead cover flashing will be introduced over the heads of the timber canopies to prevent the decay which has caused their condition to become so poor [Photo 022].
- 6.14. There are stone, concrete, tile and lead covered window cills present on the various building. Mortar repairs will be undertaken to decayed areas of stone and where lead covers conceal the condition of the cill below, the lead will be opened up and repairs or replacement undertaken. [Photos 023 & 024]

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- 6.15. To Nos 1, 2 & 3, the timber shutters will also be repaired in advance of redecoration and above Nos 2 & 3, a lead cover flashing will be introduced over the timber upper rail [Photo 023 & 026].
- 6.16. Where uPVC downpipes or soil pipes are present, it is proposed that these are replaced in cast iron to match the adjacent areas.
- 6.17. At basement level where downpipes are partially buried in the render, the downpipe will be moved off the wall face by introducing an offset, or increasing the size of the existing offset. Partially buried downpipes cannot easily be maintained and are believed to be the source of water ingress in at least one area [Photo 027].
- 6.18. At basement level to Nos 1-3, the existing render will be patch repaired. Through undertaking paint and render analysis, the importance and significance of the render surfaces has been identified and whilst, the removal of modern paints to allow a wall to 'breathe' is normally considered best practice, in this instance, the build-up of paint also adds to the significance. The render types also vary and whilst some of the renders are cement based, these are early renders and on reflection their removal seems inappropriate if the detailing can be improved to prevent water ingress in the first place. The importance of the different render surfaces has been identified in the conclusion of the Summary Report (Appendix V) and through this research, the proposal is therefore to retain and repair the rendered surfaces to Nos 1-3. The Rose of Jericho render analysis undertaken suggests mortar mixes that are likely to be most appropriate and this advice will be followed.
- 6.19. The rendered walls is currently painted with modern paints and whilst there is evidence of occasional applications of limewash, the detailed paint studies have revealed that the majority of the paints are non-breathable. Beneath, historic oil based paints are present and collectively these offer negligible 'breathability'. To retain as many of the historic surfaces and fabric as possible, the proposal is to paint over the existing with a breathable Keim Mineral paint. This paint will allow repaired areas of render to 'breathe' and maintain a consistency of appearance that can be applied to all of the basement walls. Locally, badly peeling and detaching paint will need to be removed to allow redecoration.
- 6.20. There are a multitude of air bricks and vents installed in the walls and here the build-up of paint is compromising their effectiveness. Paint will be removed and the vents then repainted.
- 6.21. At ground level, and immediately in front of the building, a French drain is proposed to minimise the opportunities for moisture to collect around the base of the wall and cause accelerated damage to the render.
- 6.22. There are lead covered pediments above the main entrance doors and here a 10mm lead upstand is proposed to shed water in an outwards direction to reduce the amount of water that runs down the brick walls. Where broken pediments are not lead covered, it is proposed that leadwork is introduced [Photo 028].
- 6.23. To the entrance bridges, joints between paving slabs and steps will be repointed and pieced-in repairs are proposed to damaged or missing areas [Photo 029] . The opening up, repainting of the iron bars where embedded in the stone is also proposed in conjunction the decoration of the ironwork generally [Photo 030] .
- 6.24. In the basement Areas, the retaining walls are mostly brick faced and limewashed and here patch repair of damaged bricks are proposed followed by the application of limewash [Photos 031 & 032] .

7 ACCESS

- 7.1. Access to the various buildings continues to be through the main entrances and the entrances are unaffected by the proposals.
- 7.2. Access to the roofs for maintenance purposes will be significantly improved with the planned modifications.

8 SUMMARY

- 8.1. Through undertaking the detailed study of the condition of the various buildings and their fabric, a conservation led approach is being proposed. The subtle changes are in line with Policy D2 and will cause negligible harm to the listed building and benefit the long-term survival of the fabric of the building.
- 8.2. The setting and the setting of other heritage assets would not be adversely affected.

9 SUPPORTING PHOTOS