

Design, Access and Heritage Statement for Listed Building and Conservation Area Consent

**8 New Square
Lincoln's Inn
London
WC2A 3QS**

Prepared on behalf of

**The Honourable Society of Lincoln's Inn
Treasury Office
Lincoln's Inn
London
WC2A 3TL**

Job No: 25734

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For and on behalf of Baily Garner LLP

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Design, Access and Heritage Statement for Listed Building and Conservation Area Consent

1. Introduction

- 1.1. This Design and Access Statement has been prepared by Baily Garner on behalf of The Honourable Society of Lincoln's Inn. It is for the repair to the external brickwork wall to the front elevation of No. 8 New Square.
- 1.2. This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.3. The structure and content of the statement has been informed by DCLG Circular 01/2006 *Guidance on Changes to the Development Control System* (12 June 2006) and *Design and Access Statements: How to Write, Read and Use Them* (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

Structure of the Statement

Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

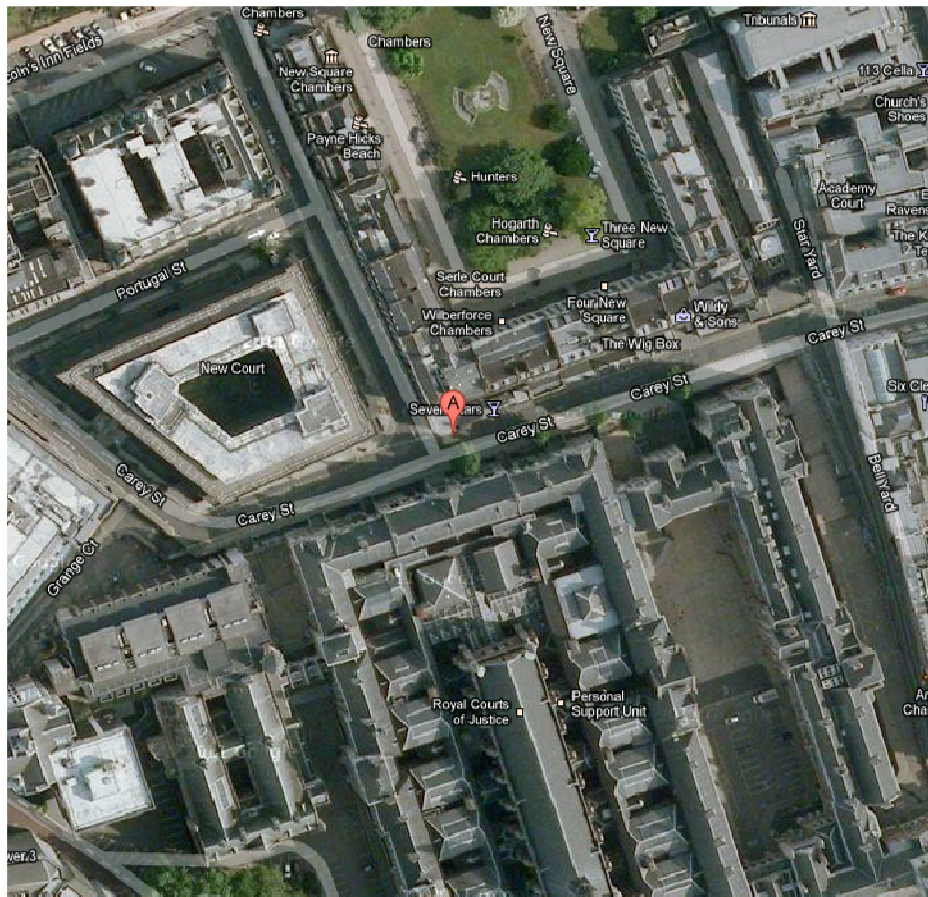
- **Section 2.0 Understanding the Context**
- **Section 3.0 Design**
 - **Description of Proposal, Use, Layout, Scale and Appearance**
- **Section 4.0 Access**
- **Section 5.0 Summary and Conclusion**

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2. Understanding the Context

2.1. Strategic Context

No.8 New Square is located within Lincoln's Inn.



Lincoln's Inn Estate

2.2. Property Description

No.8 New Square is a grade II Listed Building (C.1690) and is situated within Bloomsbury Conservation Area. The property, along with the others in New Square, are owned by the Honourable Society of Lincoln's Inn and are situated on the Lincoln's Inn Estate. There are various tenancies within the buildings, most occupied by legal chambers.

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3. Design

3.1. Description of Proposal

The proposal is to repair the external brickwork wall to No.8 New Square (photo 1-3) which shows significant signs of structural instability, with the outer skin of brickwork significantly bulging (approx.. 100-125mm out of plumb). The existing severely bulging section of brickwork will be carefully taken down, with the bricks being set aside for reuse. Bricks which cannot be reused will be replaced with 'Lambs handmade Dark multi-clamp stocks ref (P03)' bricks to match existing (See photo 4 for proposed brick). This will also include the reconstruction of 2nr gauged brick arches which have failed. These will be reconstructed using Lambs red rubber bricks all to match existing.

The section of external wall is to be rebuilt incorporating structural supports proposed by 'Helifix', these supports are to be a mixture of Helifix BowTies HD connecting the external wall to the internal timber joists and DryFix wall ties to reconnect the two external wall leaves. More detail can be found within the Helifix project data sheet/report appended to the Listed Building Consent application.

Minor repair works are also proposed, including: patch repointing, window overhaul and redecoration, replacing slipped/damaged tiles, lead flashing replacements, (where necessary) individual brick replacements, repairing/replacing stone subcills and boundary railing redecoration. These are all viewed as necessary to purely stabilise deteriorated elements and prevent any further or potential damage to the building fabric.

The above minor repair works will all be with traditional materials to match existing and will be sympathetic to the age and character of the building e.g. the use of non-hydraulic lime mortars.

3.2. Use

The existing properties are used as offices.

3.3. Layout

No changes are proposed to the existing layout.

3.4. Scale

No change in scale is proposed and therefore this item is not considered applicable.

3.5. Appearance

The new external brickwork wall to the front elevation will not alter the appearance of the existing building. The proposals allow for the reuse of existing bricks and any new brickwork used will be handmade red bricks supplied by 'Lambs' and will be agreed with the conservation officer before use. All repointing to this area will be with NHL 3,5 mortar to match original.

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The minor repairs proposed namely, patch re-pointing and window redecoration, should not alter the appearance. These works only aim to stabilise deteriorated elements on the building using traditional materials to match existing.

3.6. Access

No changes are proposed to the access arrangements.

4. Summary

- 4.1.** The current existing external brick wall has shown signs of progressive movement and there is currently an approximately 100mm – 125mm bulge in the brickwork located below two windows and extending laterally under the two side windows. The brickwork will be carefully taken down and rebuilt using existing bricks where possible and new handmade red bricks where needed. This work is urgently needed to be undertaken due to the structural nature of the defect and the concern of collapse if the works are not carried out as a matter of priority.

Appendix A

Photo Schedule

Appendix A

Photo Schedule



Photo 1: Existing front elevation to no.8 New Square

Appendix A

Photo Schedule



Photo 2: Bulging section of brickwork to front elevation



Photo 3: Closer view of bulging external brickwork wall to front elevation

Appendix A

Photo Schedule



Photo 4: View of Lambs bricks specified in the repair to the external wall:

Top Brick (No.2) = Lambs medium rubber range facings (ref: C02)

Bottom Brick (no.3) = is the Lambs handmade dark multi-clamp stocks (ref:P03) used to rebuild section of external wall.