

Design and Access Statement

2 NEW SQUARE, LINCOLN'S INN, LONDON WC2A 3RS

The proposal in this application supplements the permissions granted under applications 2012/2034/P and 2012/2264/L, in response to further development of the design since the previous applications were made.

This application seeks listed building consent:

- i) Creation of an opening and door from the north side of the internal entrance corridor into the reception room on the ground floor north of No. 2 New Square,
- ii) Insertion of a raised floor in the reception room adjacent to and north of the internal ground floor entrance corridor of No. 2 New Square.

This Design and Access Statement is provided notwithstanding that no planning permission is required for the internal works proposed; and that the Town and Country Planning (Development Management Procedure) (England) Order S.I. 2010/2184, Article 8(1)(h) does not apply.

Use

Lincoln's Inn, along with the other Inns of Court is and has been for centuries, a collegiate centre in which barristers practice and are trained. The proposals contained in this application and previous applications 2012/2034/P and 2012/2264/L aim to carry out the refurbishment of No. 2 New Square in order to maintain the property in its original use as a set of barristers' chambers and to secure that traditional use for the future.

The Lincoln's Inn estate predominantly comprises properties occupied as barristers' chambers together with their associated facilities. There are also: some solicitors' offices, a Territorial Army drill hall, residential flats occupied by barristers and others directly associated with the Inn, together with the Collegiate buildings of the Inn. The Collegiate buildings are the Great Hall, Old Hall, Chapel, Library and offices that are needed for the fulfilment of the Inn's many functions. Not least of these is the provision of educational facilities to students, from all over the world, who are seeking to become barristers; and for ministering to their needs when they have qualified.

The use of the entire building, from basement to 3rd floor, is to continue in office use as a single set of Chambers together with ancillary uses. The building was vacated in June 2011 after a long period of continuous occupation by one firm. The building is incapable of re-occupation without refurbishment.

Implementation of the proposal in this application for listed building consent and of the applications already granted (2012/2034/P and 2012/2264/L) will meet the essential needs of the set of barristers who will occupy 2 New Square in the future. There is no proposal to undertake any works beyond those that are necessary to meet the reasonable needs of the newly identified set of Chambers which will occupy the building.

DESIGN PRINCIPLES AND CONCEPTS

Amount

The works proposed in this application have no affect on the amount of development proposed. They are modest and limited to the provision of a new door and raised floor within one ground floor room in a building of some 924.85 m² (9,955 ft²) NIA.

Layout

The internal changes proposed are fully described in the Planning Statement and identified on the proposed plans. The opening is within the building and beyond the approved recessed entrance door. An automatic fire-rated glass sliding door will be installed on the Reception room side of the new opening. It will be enclosed, when open, in a casement which will match the existing treatment of the walls within the Reception room and which will be reversible development, with the exception of a very small loss of skirting. It will not be visible from New Square.

The proposal is similar to an opening permitted at 6 New Square (LS9904720 on 7th September 1999), albeit less intrusive. In that case the opening was made in a much older wall. That grant of consent allowed a new side access from an entrance corridor off New Square. It must follow that the current proposal is as or even more acceptable.

A cast-iron beam runs within the wall partially above existing floor level. This part of the fabric dates from the fire in 1849, its retention necessitates a step of 100mm from the corridor. A reversible raised floor is proposed within the Reception room to assist mobility and appearance and to avoid the need to step up and then immediately down again.

There will be a similar step between the Reception room and the rear waiting room.

Scale

There are no external changes to the building. The scale of the building will be unaffected externally.

The proposed internal opening in the entrance corridor will be appropriate for its purpose and in keeping with the scale of the existing room and entrance corridor and the existing doors. It will complement the existing internal scale. Detailing of skirtings, new stone hearth and the casement for the open doors will complement the existing internal scale.

The Reception room has a ceiling height of 3.10 meters. A 100mm raised floor will not impact on the scale of the rooms. In any event, the small alteration would be a reversible change.

Landscaping

As the proposal is wholly within the confines of the existing building, no landscaping considerations arise as the landscaping of the Inn's gardens in New Square and its appearance will not be affected.

Appearance

The external appearance of 2 New Square will remain unchanged. The internal appearance will respect and reflect the character of this restored building.

ACCESS

Vehicular and transport links

There are no changes to the vehicular or other transport links from the approved applications 2012/2034/P and 2012/2264/L.

Refuse

There are no changes to the refuse provision from the approved applications 2012/2034/P and 2012/2264/L.

Inclusive access

Under the approved applications 2012/2034/P and 2012/2264/L inclusive step free access will be provided by an external lift to basement level and then by an internal lift to all floors of the building.

On the ground floor, access between the lift and the Reception room will be by a single step in the entrance opening between the rear waiting room (to the east) and the Reception room (to the west).

There is no need for inclusive access to the front Reception room because it can only be approached once the external steps from New Square have been surmounted. Anyone requiring level access will have notified Reception of their approach by using the new external lift; will have entered at basement level; will have used the new internal lift to the ground floor north and will have emerged into the rear waiting room where they will be greeted. Access from this room to the remainder of the floor, apart from the Reception room, will be level.

There will therefore be no adverse effect on the approved design which radically improves access to the whole building.

Langley-Taylor
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