

Design and Access Statement

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

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 are to carry out such refurbishment of No. 2 New Square as is required to maintain the property in its original use and that for which it was intended, so as to secure that use for the future.

The Lincoln's Inn estate predominantly comprises properties occupied as barristers' chambers and their associated facilities. There are additionally: 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, the Old Hall, the Chapel, the 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 those, from all over the world, who are seeking to become barristers and for ministering to them once they have qualified.

The planning application seeks permission:

- i) to refurbish No. 2 New Square,
- ii) to provide new air conditioning and lift overrun plant at roof top level and
- iii) to provide a new wheelchair lift to the front of the building.

No change of use is proposed. The use of the entire building, from basement to 3rd floor, is to continue in office use (Chambers and ancillary uses). The building was last occupied as offices (solicitors' offices and ancillary use) and was vacated in June 2011 after a long period of continuous occupation. The building is incapable of re-occupation without refurbishment first being undertaken. It is envisaged that the building will be occupied by a single set of Barristers.

Implementation of the proposals in the application for planning permission (and accompanying listed building consent application) will increase the practicality of

occupation of 2 New Square by Barristers. There is no proposal to change the use of the building; nor to undertake any works beyond those that are necessary for reasons of necessary refurbishment and to meet the reasonable needs of prospective occupiers.

DESIGN PRINCIPLES AND CONCEPTS

Amount

The whole building is to be refurbished under these proposals. There is no proposed extension of the accommodation and, with the exception of plant and wheelchair lift, all works are within the confines of the existing building. The Net Internal Area (NIA) of Basement to 3rd floors is 924.85 m² (9,955 ft²).

Details of the plant which it is proposed to install are set out in the Planning Statement. Instead of having a double pitch roof, the building has one pitched roof to the west, facing New Square and a flat roof to the eastern half of the building. The plant is to be placed on the western part of the flat roof towards the middle of the building.

Layout

The proposed refurbishment retains the existing layout of the building in all important respects.

Where internal changes to layout and external changes to the roof and the introduction of an external wheelchair lift are proposed these are fully described in the Planning Statement and identified on the proposed floor plans.

The most significant changes to the building are:

- i) the insertion of a lift to all floors of the building;
- ii) toilets on each floor along with vertical risers to enclose necessary services;
- iii) introduction of new plant to the roof and rear vaults at basement level;
- iv) individual temperature control units in each room;
- v) replacement of the concrete staircase from ground floor to the basement;

- vi) movement of partitions to create a corridor between lift and lavatories; and
- vii) installation of an external wheelchair lift.

Although it is proposed that one set of barristers will occupy the whole building, the design of the refurbishment does not preclude the future separate occupation of each floor.

Scale

There are no external changes that impact on the scale of the building. Internally such changes as are proposed are designed to retain the existing large front rooms intact. Any necessary works to complete a central corridor, where it does not already exist, are to the rear of the central spine wall, thereby retaining the existing scale of the principal rooms.

Any visible changes proposed are necessary and appropriate to the maintenance of the existing use. Care will be taken to ensure that such works will be visually attractive. They will not change the scale or detract from the appearance of the building or result in any loss of its historic character externally or internally.

Within the refurbishment all door, window and detailing heights and widths will be retained or matched to existing formats so as to complement the existing internal scale.

Landscaping

All development with the exception of the wheelchair lift and roof-top plant is within the confines of the existing building. There is no landscaping relating to the application and the landscaping of the Inn's gardens in New Square and elsewhere within the Inn will not be affected.

Appearance

The external appearance of 2 New Square will remain unchanged. The only visible change from the front of the building will be the installation of the external wheelchair lift. The wheelchair lift from ground level to the basement area will be a

discreet addition accessed by a gate through, and designed to match, the existing railings.

Internally all changes arising from the refurbishment will match existing detailing, quality of finish, scale and, where appropriate, materials. The intention is for these to blend in seamlessly with the existing fabric. These changes are described more fully in the Planning Statement.

Refuse

Within the building provision is made to collect office and kitchen waste within the new front basement store beneath the standing for the exterior wheelchair lift. Waste will be transferred to the Inn's service area refuse point by the Inn's porters twice daily.

The Inn currently has provisions for refuse, recycling and waste removal within a secure service yard to the west of the Great Hall, accessed directly from Lincoln's Inn Fields for ease of collection. These arrangements will be unaffected by the proposed changes and refuse from 2 New Square will continue to be delivered to this area from the building and collected from there by the Council or contractor as at present.

ACCESS

Vehicular and transport links

There are no new vehicular or other transport links to be created. The users of the accommodation will use the existing vehicular access into the Inn and there are no changes proposed to any vehicular or pedestrian routes within the Inn.

There will be no dedicated parking spaces provided for the building.

Bicycle racks are located nearby: to the north outside the Old Hall. "Boris bikes" are available through the arch to the south of the building in Carey Street.

Tube stations are in easy and roughly equal reach: Chancery Lane to the north; Holborn to the west and Temple to the south.

Buses are similarly easy reached and frequent in the Strand to the south; Kingsway to the west; Holborn to the North.

Inclusive access

Access to all floors from the ground floor is currently by a single staircase. The building entrance is at raised ground floor level and is accessed by external steps from the pavement. There is also separate access to the basement via a gap in the railings and steps down to the external area along the frontage of 1 to 3 New Square. There is currently no disabled access into the building or from any one floor to another once in the building.

It is proposed that an external wheelchair lift is installed to provide step free access into the building at basement level. Once inside the basement the proposed internal passenger lift at the north end of the building would provide step free access to all floors.

In addition the external lift would be able to serve the whole of the terrace of 1-3 New Square by providing step-free access to all three buildings at basement level.

Langley-Taylor
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